

# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, September 14, 2020 7:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Keith Jenken, Madelyn McCarthy, Joseph Moran, Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven
4. **COMMUNICATIONS**
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Planning Commission. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
  - A. August 10, 2020 Meeting Minutes
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
  - A. Public Hearing: Text and Map Amendments to Zoning Code
  - B. Site Plan: 6700 South River Road
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
August 10, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, August 10, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, with public participation through virtual telephone conference, was called to order by Chairperson Moran at 7:00 pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell (arrived at 7:14); Keith Jenken; Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven, Deputy Clerk Michele Goodrich

**Absent:** None

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the Agenda. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Ross, seconded by Commissioner Allan, to approve the July 13, 2020 meeting minutes. All Ayes. Motion Carried.

**Unfinished Business**

None.

## **New Business**

### ***Public Hearing: Rezoning – Charles Beattie***

Chairperson Moran announced that the Planning Commission would conduct a Public Hearing to receive public comments for and against the proposed rezoning request by Charles Beattie; for vacant property located on Degurse Avenue, located between Degurse Avenue and Gladys Street. The rezoning request as to change the present zoning of R-M to R-1A.

Chairperson Moran opened the Public Hearing at 7:03pm.

No public comments were received.

Chairperson Moran closed the Public Hearing at 7:04pm.

John Monte, of Project Control Engineering, Inc., on behalf of owner Charles Beattie, presented plans that identified the proposed lots and their sizes.

City Commissioner Klaassen stated that he had asked Mr. Monte about mitigation prior to the meeting. Mr. Monte explained to the Board that a portion of the property is in a conservation easement that has already been dedicated per the DEQ. He explained that the site was originally designed several years ago however, the plans became too expensive. He stated that the rezoning of the lots to Single Family Residential would allow the lots to be developed at less density than if they were Multiple-Family Residential.

Commissioner Ross questioned if the future owners of the lots would own the wetlands; Mr. Monte responded that the wetland conservation easement could not be built upon and that information would be recorded in the master deed.

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the rezoning of the vacant property on Degurse Avenue from Zoning R-M Multiple-Family Residential to R-1A One Family Residential, and to make the recommendation to the City Commission. All Ayes. Motion Carried.

### ***Nautical Mile District Guidelines for Historical Buildings - Discussion***

City Manager Leven informed the Board that she had not yet received any input from the City Planners.

Commissioner Ross discussed potential guidelines that could be put in place for new construction within the Nautical Mile District, in addition to possible guidelines that must be adhered to prior to the demolition of a historic home. He stated that there was clarity regarding the Nautical Mile District borders however, the term, "nautical theme" is too vague when describing the appearance of buildings located in the Nautical Mile District and that his intention was to maintain the charm of Marine City.

Commissioner Allan asked what the Planning Commission would need to do to create mandatory language regarding what is allowable in the Nautical Mile District. City Manager Leven answered that the zoning ordinances would need to be amended and offered the idea of utilizing form based zoning criteria for the Nautical Mile District. Commissioner Jenken agreed with revising the ordinances.

Commissioner Ross stated he wanted to focus on identifying what a contributing and non-contributing building was and wanted to define "nautical theme" so that there was more clarity for builders and purchasers. Commissioner Moran recommended that Commissioner Ross provide the Board with what a potential ordinance change would look like and provide guidelines regarding the appearance of a building for purchasers and builders.

## **Adjournment**

Motion by Commissioner Jenken, seconded by Commissioner Ross, to adjourn at 7:57 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk

## Proposed Marine City Zoning Code Amendments

Prepared by Wade Trim Associates, Inc.  
July 14, 2020 – DRAFT

Key:

~~Text proposed to be deleted~~

**Text proposed to be added**

*Wade Trim Commentary explaining selected amendments*

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Zoning Code Amendments (Chapter 160)  
(PC Public Hearing Required for Zoning Change, followed by City Commission Adoption)

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### **Residential Use Language in B-1 District Chapter 160 – Zoning Code (Section 160.081,(M))**

160.081 PRINCIPAL USES PERMITTED (B-1, CENTRAL BUSINESS DISTRICT).

- (M) Residential units **on upper floors above permitted uses on the ground floor.**  ~~, provided they are an integral part of the structure containing a permitted use, and the residential use is subordinate to the other permitted use.~~

### **Off-Street Parking Requirements in Nautical Mile District Chapter 160 – Zoning Code (Section 160.214,(B))**

160.214 OFF-STREET PARKING REQUIREMENTS.

- (B) The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy as hereinafter prescribed.

*[No proposed changes to items (1) through (11)]*

- (12) The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule. ~~except that said schedule shall not apply to the erection, alteration or extension of any use or building within the developed business district bounded by Broadway Street on the north, the St. Clair River on the east, Bridge Street and the centerline of same projected easterly to the St. Clair River on the south, and the centerline of Market Street on the west; except as required in division (B)(5) above. Further, in any District where off-street parking areas have been provided through special assessments the~~

~~required number of spaces as required hereinafter may be reduced by the Board of Appeals by that number of spaces which can be prorated to the use which was specially assessed.~~ **Lands within the Nautical Mile District shall be subject to the off-street parking requirements of Section 160.180.**

*Wade Trim Commentary: Currently, the zoning ordinance does not require any off-street parking to be provided for new development or expansion within the portion of the City “bounded by Broadway Street on the north, St. Clair River on the east, Bridge Street and the centerline of same projected easterly to the St. Clair River on the south, and the centerline of Market Street on the west.” This proposed amendment would eliminate this outright exemption. Instead, special off-street parking requirements would apply within the Nautical Mile District – refer to the proposed amendment below, Section 160.180.*

## **Nautical Mile District Chapter 160 – Zoning Code (Sections 160.175 to 160.183)**

**Proposed changes to the Nautical Mile District limits are shown in the enclosed map, dated July 14, 2020.**

160.175 INTENT.

- (A) The nautical mile is of special public interest because of its unique location along the St. Clair River as a focal point of community redevelopment activities. The Nautical Mile District (NMD) is intended to encourage the redevelopment of the Nautical Mile in a compatible mixture of housing, recreation, entertainment, commercial, office, cultural, public and hotel uses through the flexible application of land regulatory standards. Such uses may be located in various combinations of mixed-use and single-use development. It is also the intent of the District to encourage a high quality of private development with reasonable public amenities to improve the overall living, working, shopping and recreational environment of the Nautical Mile. The Nautical Mile encompasses property ~~within the DDA District and~~ as designated by the City’s Zoning Map. ~~Special district objectives. The Zoning Enabling Act, Public Act 110 of 2006, as amended, allows for the creation of special land development regulations to address problems and needs in specific areas. Accordingly, the Nautical Mile was established to address the special land management and redevelopment needs of the Nautical Mile.~~ **The Nautical Mile District is an overlay district and does not replace or restrict the range of uses allowed in the underlying use district. The overlay district provides additional development options and standards which must be met.**

*Wade Trim Commentary: This amendment clarifies that the Nautical Mile District is an overlay district and applies in addition to (“on top of”) the underlying district standards.*

- (B) The establishment of special development regulations is designed to achieve the following objectives:
- (1) Ensure that development is guided by provisions of the Marine City Master Plan; ~~the Coastal Zone Management Plan, the Downtown Development Plan~~ and other

**policy** documents, **as may be adopted by the City**, supporting the overall redevelopment program of the Nautical Mile;

- (2) Encourage the development of public parks and recreation facilities which recognize and enhance the unique waterfront location, public needs and amenities of Nautical Mile;
- (3) Provide commercial activity which will serve as an attraction draw to the regional trade area and meet the needs of local residents for convenient shopping;
- (4) Ensure that all new construction and renovation is designed and located in a manner which capitalizes upon the unique waterfront environment **and the mid-19<sup>th</sup> to mid-20<sup>th</sup> Century charm of the district**;
- (5) Provide for unification of the area through landscaping, signage, lighting and street furniture; and
- (6) Ensure that the location, design, visual appearance and construction of individual buildings and structures is consistent with overall design objectives and redevelopment efforts.
- (7) **Encourage the preservation of historic structures and resources within the district.**

#### 160.176 PRINCIPAL USES PERMITTED.

- (A) **The following land uses are permitted in the Nautical Mile District — NMD. The principal uses specified in the underlying district as well as the principal uses specified in the B-1 Central Business District shall be permitted.**
- ~~(B) — The uses shall conform to standards set forth in this chapter and other applicable portions of the City Zoning Ordinance listed below:~~
  - ~~(1) — Residential, R-1A, R-1B, R-M Residential; and~~
  - ~~(2) — Commercial, B-1 Central Business District.~~

#### 160.177 USES SUBJECT TO SPECIAL CONDITIONS.

- (A) ~~The special condition uses specified in R-1A, R-1B, R-M and B-1 Central Business Districts~~ **The special condition uses specified in the underlying district as well as the special condition uses specified in the B-1 Central Business District shall be permitted,** subject to the conditions imposed by each use and subject further to the review and approval of the Planning Commission.
- (B) The following uses shall not be permitted in this zone:
  - (1) Junkyards and other mobile home parks;
  - (2) Storage or parking or use of moving vans and the like;

- (3) Outdoor storage or parking of wrecked or partially dismantled vehicles;
- (4) Drive-in theaters;
- (5) Drive-in restaurants; and
- (6) Automotive wash establishments.

***Wade Trim Commentary:** The Nautical Mile overlay district primarily encompasses properties along both sides of Water Street and Broadway Street. The proposed changes to the overlay district are shown on the enclosed map. Additional lands along Broadway Street and South Belle River Avenue are proposed to be included in the district. Underlying zoning districts include B-1 (Central Business), B-2 (General Business), W-M (Waterfront) and R-M (Multiple Family). This amendment clarifies that the uses allowed within the underlying districts are allowed in the Nautical Mile, in addition to uses allowed within the B-1.*

160.178 DEVELOPMENT REVIEW AND SITE PLANS.

- (A) **Site plan review and approval of all development proposals within the Nautical Mile District is required in accordance with the provisions of Section 160.300. Prior to the issuance of a building permit for any multifamily and commercial building to be built or modified, a site plan shall be approved as provided for hereunder. Site plans shall be required for all permitted uses hereunder and all uses subject to special conditions.**
- ~~(B) The site plan submission shall contain the following information:~~
- ~~(1) Existing topography recorded at a minimum contour interval of 2 feet showing all natural features, such as trees, rivers and open areas; all features shall be identified as to which remain and which will be removed or altered. Topography shall extend 50 feet beyond all property lines;~~
  - ~~(2) General soils information;~~
  - ~~(3) Location and size of buffer areas;~~
  - ~~(4) Use and general class of each different type of structure;~~
  - ~~(5) The site plan shall be at a scale of not greater than 1 inch equals 20 feet nor less than 1 inch equals 50 feet;~~
  - ~~(6) The site plan shall show all signage and provisions for pedestrian circulation, both on the site and to and from it;~~
  - ~~(7) Name and address of all property owners, as listed by the City Assessor or the county's Register of Deeds;~~
  - ~~(8) Statement of interest in the property, including conditions for sale or purchase of parcel, such as deed restrictions, reservations of land for other uses or other conditions which may have bearing on the total land development;~~



- (9) Vicinity map of all property within 300 feet of the proposed development, showing streets, zonings and land uses at a scale no greater than 1 inch equals 200 feet;
- (10) Elevation drawings of typical proposed structures and improvements, including signs, except for single-family detached homes;
- (11) Proposed agreements, deed restrictions, bylaws or articles of incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain the open space;
- (12) Proposed grading shall show 1-foot contour intervals;
- (13) All existing vegetation 4 inch caliper and over must be located on the plans;
- (14) Total amount of open space required by this chapter;
- (15) Total amount of landscape area required by this chapter;
- (16) A map showing the drainage area of all land which drains onto or across the site and estimated runoff of the entire drainage area. Show existing runoff and estimated runoff after construction;
- (17) Location and dimension of all curb cuts; and
- (18) The Zoning Commission may refer requests for special approval land uses or site plans to professional consultants and other public bodies for review and comment.

*Wade Trim Commentary: This current language is redundant with Section 160.300 of the zoning ordinance and is therefore proposed to be deleted to eliminate any confusion and/or contradictions.*

160.179 ARCHITECTURAL STANDARDS AND NAUTICAL MOTIF.

- (A) **New or remodeled buildings within the Nautical Mile District shall be designed in harmony with the guidelines set forth in the Marine City Master Plan or a Nautical Mile District Sub-Area Plan, as may be adopted by the City.** Wherever possible, new or remodeled buildings shall incorporate building designs consistent with the nautical theme. The styles should be similar to those design recommendations presented within the Nautical Mile Coastal Zone Plan and within the plans developed by the Downtown Development Authority.
- (B) In an NMD Nautical Mile District, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement or other appurtenant features) or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the Planning Commission prior to the issuance of a building permit.
- (B) (C) **Design review shall occur by the City as part of site plan review in accordance with Section 160.300.** The review of the Planning Commission shall be advisory to the Building Inspector in the issuance of a building permit. The purpose of the Planning Commission

**design** review is to advise on actions which may or may not be compatible with the desirable nautical theme, architectural or cultural aspects of the District. The ~~Planning Commission~~ **City** may consider Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, prepared by the U.S. Department of Interior, for reviewing actions within the NMD.

- (C) ~~(D)~~ The provisions of this section shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in an NMD district. Further, the provisions of this section shall not prevent the construction, alteration, restoration or demolition of any feature which the Building Inspector certifies is required because of a threat to public safety.

*Wade Trim Commentary: In 1981, the City prepared (not sure if it was officially adopted) a "Nautical Mile Master Plan." This plan contains a variety of recommendations for development along the waterfront, primarily in the form of narratives and "plan-view" concepts. Only one image was included that illustrates desired "architectural details" for buildings. We would suggest that the City consider updating this plan or preparing a new design guidelines plan, as part of the City Master Plan. The above zoning language would require new development to be designed "in harmony with" any design guidelines adopted as part of the City Master Plan.*

#### 160.180 OFF-STREET PARKING.

~~Off street parking facilities shall be provided as specified herein.~~

- (A) **In recognition of its pedestrian-oriented and mixed-use character, as well as the availability of public parking, the following provisions shall apply to lands within the Nautical Mile District:**
- (1) **Minimum Number of Off-Street Parking Spaces. A reduction of fifty percent (50%) shall be applied against the minimum number of off-street parking spaces by type as determined by Section 160.214,(B),(12).**
  - (2) **Payment in Lieu of Providing Off-Street Parking. The owner or owners of a new or expanded use may make application to the City for the option of paying a dollar amount established by resolution of the City Commission per required parking space in lieu of providing such required spaces per the requirements set forth in division (A),(1) above. These monies would be paid into a special parking district fund established by the City Commission specifically for the purpose of providing or improving on-street or off-street parking areas to serve uses located within the Nautical Mile District. The timing of parking spaces provided and their location shall be at the sole discretion of the City Commission. The amount paid into the parking fund described above shall not apply against any present or future special assessments levied by the City for parking improvements.**
    - a. **Exception Criterion. The exception authorized by this division (A),(2) may only be granted by the City Commission. Granting of such exception shall be based upon evidence presented by the property owner or owners showing that the reasonable ability to provide any or all of the parking spaces as required in division (A),(1) above does not exist.**

- b. Payment Required Prior to Occupancy. A property owner or owners granted the exception of contributing to the parking fund will not receive an occupancy permit until such monies have been paid into such fund in full.**

*Wade Trim Commentary: Within the Nautical Mile District, a 50% parking reduction would be established. If a new or expanded use in the Nautical Mile District does not have the ability to provide the required off-street parking at the 50% reduced rate, they would be required to pay into a parking fund established and managed by the City Commission with the purpose of providing or improving public parking within the Nautical Mile District. The fee to be paid for each parking space not provided on-site would be established by the City Commission as part of its fee schedule.*

160.181 EXTERIOR LIGHTING.

- (A) The requirement for exterior lighting is intended to protect the security and safety of pedestrians and motorists using public plazas, pedestrian corridors, off-street parking areas and other spaces open to the public located on private property.
- (B) This section is also intended to regulate the spillover of light and glare on operators of motorized and nonmotorized vehicles, pedestrians and land uses in the proximity of the light source.
- (1) Whenever plazas, pedestrian corridors, off-street parking areas and other spaces open to the public are provided on private property, the site plan shall incorporate exterior lighting concepts **as set forth in the Marine City Coastal Zone Management Plan and provisions adopted by the Downtown Development Authority; designed in harmony with the guidelines set forth in the Nautical Mile District Design Guidelines document, as may be adopted by the City Commission.**
- (2) The site plan shall illustrate the location and type of lighting fixtures, amount of illumination provided and direction of illumination;
- (3) Exterior lighting shall provide sufficient illumination to ensure public safety and security; and
- (4) Exterior lighting shall be located and directed in a manner which does not produce a glare which is a nuisance to nearby land uses or a safety hazard to motorized and non-motorized vehicles or pedestrians.

*Wade Trim Commentary: If and when Nautical Mile district design guidelines are adopted, this language would require new lighting designs to be in harmony with the guidelines.*

160.182 PERMITTED, SPECIAL USE SIGNAGE.

- (A) The requirement for signage is intended to protect public safety, maintain quality in the visual appearance of the Nautical Mile, protect the value and economic stability of adjacent land use and allow for the conduct of competitive commerce. The intent of this section is to regulate the height, area, number, location and style of signs within the Nautical Mile

District. It is also the intent to encourage signs erected in the District to be designed in a nautical concept. **All requirements of Section 160.220 shall apply within the Nautical Mile District, in addition to the requirements of this Section.**

(B) Application of sign requirements:

- (1) No sign may be erected or altered without the issuance of a zoning compliance permit.
- (2) When a site plan is required by this chapter, a scaled drawing illustrating sign details, including design, color, area and height shall be submitted. The location of all signs shall be illustrated on the site plan. Sign details and location shall be considered part of site plan review and approval.
- (3) When a site plan is not required by this chapter, the Building Inspector shall require a zoning compliance permit for signs erected or altered in the Nautical Mile District. The application for the zoning compliance permit shall be accompanied by a scaled drawing illustrating sign details, including design, color, area and height. ~~The Building Inspector shall submit the application and scaled drawing to the Planning Commission for review and approval. The Planning Commission shall follow the same procedure as required for site plan review.~~

(C) General provisions:

- ~~(1) No sign, except those established and maintained by the city, county, state or federal governments, shall be located in, project into or overhang a public right-of-way or dedicated public easement, except as established in this section.~~
- ~~(2) All directional signs required for the purpose of orientation, when established by the city, county, state or federal government shall be permitted.~~
- ~~(3) Signs used for advertising land or buildings for rent, lease or sale shall be permitted, provided such signs are located on the property intended to be rented, leased or sold. Such signs shall conform to height and area provisions.~~
- ~~(4) The repainting and preventive maintenance of signs shall not be considered an alteration requiring a zoning compliance permit.~~
- (1) All sign types allowed and regulated in Section 160.220,(B),(4),(b) for the B-1, B-2, W-M and P-1 district shall be allowed within the Nautical Mile District.**
- (2) (5)** Projecting signs shall **also** be permitted within the Nautical Mile Overlay District for all structures other than single-family detached dwellings, subject to the following requirements:
  - (a) Projecting signs shall not extend more than 4 feet from the wall of the building, and shall not be closer than 3 feet from the back of curb line.
  - (b) Minimum height. No portion of any sign which extends over the public right-of-way shall be less than 8 feet from the surface below.

- (c) All projecting signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any projecting sign be secured with wire, strips of wood or nails. The method of attachment shall be stated on the permit application. All plans for the erection of signs shall be submitted to the Building Inspector for review and approval and shall be further subject to all codes and ordinances of the city.

~~(D) Sign requirements for all structures except single family detached dwellings:~~

- ~~(1) Each structure shall be permitted 1 accessory or monolith sign and 1 of the following additional accessory sign types: Wall mounted, projecting or graphic (on private property). For multiple uses, such as shopping centers, office complexes and mixed use developments, the Planning Commission may permit 1 wall mounted, projecting or graphic accessory sign for each individual use within the development.~~
- ~~(2) Structures which abut more than 1 public street shall be permitted 1 additional accessory ground or monolith sign located along such abutting public street.~~

**(D) Temporary and portable signs shall be allowed subject to Section 160.220,(B),(6),(b) and (c).**

~~(E) Prohibited signs:~~

- ~~(1) Flashing, animated or moving signs, other than those signs which convey noncommercial information, such as time and temperature requiring periodic change;~~
- ~~(2) Exterior spinners, streamers or string lights, except those used for holiday decorations;~~
- ~~(3) Any sign not permanently anchored to the ground or building, except those signs used to temporarily advertise land or buildings for rent, lease or sale; and~~
- ~~(4) Any sign which is not electrically or structurally safe.~~

*Wade Trim Commentary: The proposed amendments to this Section would make it consistent with the general regulations for signs throughout the City as outlined in Section 160.220. Any redundant language is unnecessary and therefore is proposed to be deleted. The primary advantage of being within the Nautical Mile overlay is that projecting signs would be permitted (projecting signs are not currently allowed by Section 160.220).*

**160.183 LANDSCAPING REQUIREMENTS.**

- (A) The owner of a parking lot or vehicular use area which abuts a public right-of-way shall install and maintain landscaping between such area and such right-of-way, unless the parking lot or vehicular use area is visually screened by a building or structure or existing landscaping which meets the buffering requirements.

- (B) Where an off-street parking lot or vehicular use area in the NMD zoning district abuts a public right-of-way, screening shall be placed at all locations, excluding sidewalks and driveways, which are between any portion of the right-of-way and the parking lot or vehicular use area visible from the right-of-way as follows:
- (1) A strip of land at least 5 feet in width located between the abutting right-of-way and the parking or vehicular use area exposed to the abutting right-of-way.
  - (2) One tree per 50 feet lineal, or fraction thereof, located between the abutting right-of-way and parking or vehicular use area.
  - (3) A hedge wall, berm, change of grade or any combination of these landscape elements forming a continuous screen at least 3 feet in height. If a wall or fence is used, a minimum average of 1 shrub or vine per 10 lineal feet of wall length shall be provided.
  - (4) Grass or ground cover shall be planted and maintained on all portions of the required landscape strip not occupied by other landscape material or existing vegetation.
  - (5) In cases where the parking areas or vehicular use areas are 50 feet or more from the public right-of-way, and provided that such an area has trees and shrubs which serve to buffer the parking area or vehicular use area, buffering (as required in this section) may be reduced, provided the intent of this section is carried out to the satisfaction of the Building Inspector.

### **Front Yard Parking**

#### **Chapter 160 – Zoning Code (Section 160.214,(B))**

#### 160.214 OFF-STREET PARKING REQUIREMENTS.

- (B) The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy as hereinafter prescribed.

*[No proposed changes to items (1) and (2)]*

- (3) Residential off-street parking spaces shall consist of a permanent hard surface parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. **For the purposes of this section, hard surface shall mean concrete, asphalt, brick, cut stone or similar material and shall not include crushed materials, gravel, wood chips or natural surfacing.** Off-street parking for single-family and two-family dwellings shall further be subject to the following:
  - (a) Off street parking shall not be permitted within the front yard, except within such parking strip, parking bay, driveway, garage, or combination thereof. This requirement shall not apply to parking for temporary special events normally associated with the residential use of the property, such as graduation and holiday parties, **or during City designated snow**

City of  
Marine City

# Potential Nautical Mile District Expansion

July 7, 2020 DRAFT



Proposed Nautical Mile District Expansion

Existing Nautical Mile District Limits

## Existing Zoning Districts

- R-1A One-Family Residential
- R-1B One-Family Residential
- R-M Multiple-Family Residential
- B-1 Central Business District
- B-2 General Business District
- W-M Waterfront Recreation and Marina
- I-1 Light Industrial
- I-2 Heavy Industrial
- MHP Mobile Home Park
- P-1 Vehicular Parking



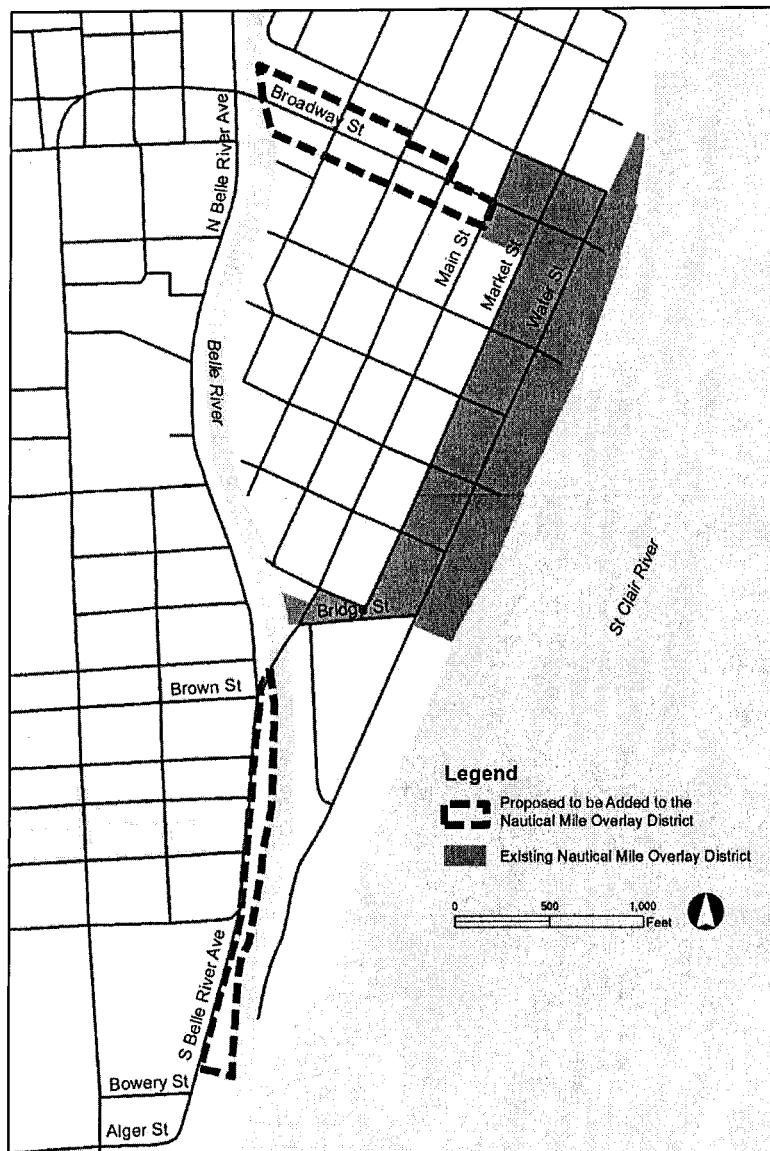
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CITY OF MARINE CITY  
NOTICE OF PUBLIC HEARING  
ZONING TEXT AND MAP AMENDMENTS**

On September 14, 2020, at 7:00 P.M., at the Marine City Fire Hall, located at 200 South Parker, Marine City, Michigan, 48039, the City of Marine City Planning Commission will hold a public hearing on text and map amendments to the Marine City Zoning Code (Chapter 160). The proposed text amendments are summarized as follows: amending Section 160.081 pertaining to residential units on upper floors in the B-1 District; amending Nautical Mile Overlay District provisions (Sections 160.175 through 182), including intent, principal uses permitted, uses permitted subject to special conditions, development review and site plans, architectural standards and nautical motif, off-street parking, exterior lighting and signage; amending Section 160.214 pertaining to off-street parking, including residential off-street parking; amending Section 160.300 pertaining to site plan phasing; and, amending Section 160.220 pertaining to temporary signage. A zoning map amendment is also proposed to include two new areas as part of the Nautical Mile Overlay District as depicted on the enclosed map.

The full text of the proposed zoning amendments and zoning map may be examined during regular business hours at Marine City offices located 303 South Water Street, Marine City, Michigan, 48039. Those unable to attend the public hearing are invited to submit written comments to the attention of the City Clerk at the City office address cited above. All written comments must be received by no later than 5:00 P.M., on September 14, 2020. Persons needing special accommodations to attend the public hearing should contact the City Clerk.

Kristen Baxter, City Clerk  
August 17, 2020





02-001-2021-000 BUCKINGHAM KRISTINE 245 N BELLE RIVER AVE MARINE CITY MI 48039	02-001-2022-000 ARCHAMBEAU RICHARD & N 242 N SECOND ST MARINE CITY MI 48039-1500	02-001-2022-100 SHOVAN LINDSEY ANN 239 N BELLE RIVER AVE MARINE CITY MI 48039
02-001-2023-000 VAN HOEY JOSEPH P 15959 BRYCE RD CAPAC MI 48014	02-001-2023-001 BAKER EUGENE L 342 S MAIN ST MARINE CITY MI 48039	02-001-2023-002 FORST GARY D & PATRICIA A 1095 MILL ST ALGONAC MI 48001-1030
02-001-2023-003 BAKER EUGENE L 342 S MAIN ST MARINE CITY MI 48039	02-001-2023-004 SPRING WATERS 5855 BELLE RIVER RD CHINA MI 48054	02-001-2033-000 AVERY TERRANCE ALLEN 407 WESTMINSTER MARINE CITY MI 48039
02-375-0010-000 AVERY TERRANCE A & ALICE S 407 WESTMINSTER MARINE CITY MI 48039	02-375-0011-000 CITY OF MARINE CITY 303 S WATER ST MARINE CITY MI 48039	02-375-0013-000 TROY PROPERTY INVESTMENTS LLC 6887 DAKOTA DR TROY MI 48098
02-375-0015-000 WENDELL DOUGLAS/TINA 140 WEST BLVD MARINE CITY MI 48039	02-375-0079-000 SANKUER PATRICK 400 HILL ST MARINE CITY MI 48039-1795	02-475-0278-000 GARWOOD THOMAS S/PENNIE R 124 S WATER ST MARINE CITY MI 48039-1687
02-475-0279-000 GARWOOD THOMAS S/PENNIE R 124 S WATER ST MARINE CITY MI 48039-1687	02-475-0280-000 MARINE CITY INVESTMENTS LLC ERNEST VANDALE 37891 LAKEVILLE HARRISON TOWNSHIP MI 48045	02-475-0285-000 ST CLAIR COUNTY COMMUNITY MENTAL HEALTH AUTHORITY 3111 ELECTRIC AVE PORT HURON MI 48060
02-475-0291-000 SZATKOWSKI DAVID/SARA 146 S MARKET ST MARINE CITY MI 48039	02-475-0292-000 GRAF THOMAS E 140 S MARKET ST MARINE CITY MI 48039	02-475-0293-000 HUFF DANIEL D II 132 S MARKET ST MARINE CITY MI 48039
02-475-0294-000 HOPKINS NANCY & TOMMY 367 WALNUT DR EAST CHINA MI 48054-4193	02-475-0295-000 GABLER CHRISTOPHER & ALLISON 2651 BELLE RIVER RD EAST CHINA MI 48054-4902	02-475-0297-000 OLD TIMES N SUCH LLC 113 N EIGHTH ST SAINT CLAIR MI 48079
02-475-0298-000 MTW PROPERTIES LLC 508 S MARKET ST MARINE CITY MI 48039	02-475-0299-000 OLD TIMES N SUCH LLC 113 N EIGHTH ST SAINT CLAIR MI 48079	02-475-0300-000 GRACE GAIL 762 S WATER ST MARINE CITY MI 48039
02-475-0301-000 CAMPBELL GAIL GRACE/MUELLER KENNETH 762 S WATER ST MARINE CITY MI 48039	02-475-0302-000 NEAGOS JOHN C/DAWN M 750 OAKWOOD LANE SAINT CLAIR MI 48079	02-475-0304-000 MARINE CITY PHYSICAL THERAPY 5009 POINTE DR EAST CHINA MI 48054

02-475-0305-000 GUC STEPHEN JEROME 1637 S RIVERSIDE #5 SAINT CLAIR MI 48079	02-475-0306-000 JOKOTY JOHNATHON M/DAYNA R 135 S MAIN ST MARINE CITY MI 48039	02-475-0307-000 KOSS ROBERT/CYNTHIA 151 S MAIN ST MARINE CITY MI 48039-1625
02-475-0308-000 SILLS DEAN & LISA 141 S MAIN ST MARINE CITY MI 48039-1625	02-475-0314-000 SAPIENZA JOHN EDWARD 126 JEFFERSON ST MARINE CITY MI 48039-1613	02-475-0315-000 MCDONALD NICKOLAS E/BRANDALYNN L 142 S MAIN ST MARINE CITY MI 48039
02-475-0316-000 KNOWLES WINFORD W & DIANNE 132 S MAIN ST MARINE CITY MI 48039-1623	02-475-0317-000 TAUBE DEBORAH S 122 S MAIN ST MARINE CITY MI 48039-1623	02-475-0318-000 MCCOLLUM JULIAN PATRICK 186 HARVEY ST CHATHAM ONTARIO CANADA N7M 1M7
02-475-0319-000 PET FANTASY & FEED 301 BROADWAY ST MARINE CITY MI 48039-1609	02-475-0320-000 NASTO STEPHEN J/DENISE 311 1/2 BROADWAY MARINE CITY MI 48039	02-475-0321-000 ENDRES DAVID/JANE 6130 URBAN DR EAST CHINA MI 48054
02-475-0322-000 URBAN ARKADIUSZ 117 S ELIZABETH ST MARINE CITY MI 48039	02-475-0323-000 FROST DEE ANN 123 S ELIZABETH ST MARINE CITY MI 48039	02-475-0324-000 PATSA LIS ANGELO & PATSA LIS JOHN 2771 BELLE RIVER RD EAST CHINA MI 48054
02-475-0325-000 OMARA CHRISTOPHER P 147 S ELIZABETH ST MARINE CITY MI 48039	02-475-0331-000 SULLIVAN JAMES E 156 S ELIZABETH ST MARINE CITY MI 48039	02-475-0332-000 KEKHOVA CHARINA 150 S ELIZABETH ST MARINE CITY MI 48039
02-475-0333-000 REICHLE SANDRA KAY 680 FRANCIS ST EAST CHINA MI 48054	02-475-0334-000 INVEST ONE LLC P O BOX 130 MARINE CITY MI 48039	02-475-0335-000 IRELAND PATRICK P 130 S ELIZABETH ST MARINE CITY MI 48039
02-475-0336-000 CURLEY CARLA B/PATRICK 124 S ELIZABETH ST MARINE CITY MI 48039	02-475-0337-000 DUMARS STEVEN 4410 KING RD EAST CHINA MI 48054	02-475-0338-000 TEBEAU WILLIAM E/DONNA L 6799 RIVER RD MARINE CITY MI 48039
02-475-0339-000 DUMARS STEVE & NANCY 4410 KING ROAD EAST CHINA MI 48054	02-475-0340-000 BELANGER FAMILY TRUST 3472 CONGER ST PORT HURON MI 48060	02-475-0341-000 VERCAMMEN CHERYL 321 CHARTIER MARINE CITY MI 48039
02-475-0342-000 HILLA RALEIGH TRENT 5341 RIVER RD EAST CHINA MI 48054-4179	02-475-0343-000 PRICE KAREN/WILTSHIRE JANET L 261 SUPERIOR AVE MARINE CITY MI 48039	02-475-0344-000 DUMARS STEVEN & NANCY 4410 KING RD EAST CHINA MI 48054

02-475-0345-000  
LOWE LOREN/LEANN  
121 S WILLIAM ST  
MARINE CITY MI 48039-3610

02-475-0346-000  
BUCKLEY MICHAEL/DENISE  
129 S WILLIAM ST  
MARINE CITY MI 48039-3610

02-475-0347-000  
REBECCA CARRIE E  
135 S WILLIAM ST  
MARINE CITY MI 48039

02-475-0348-000  
VALLA JOSEPH M  
141 S WILLIAM ST  
MARINE CITY MI 48039-3610

02-475-0349-000  
STEINMETZ GARY/KIM  
145 S WILLIAM ST  
MARINE CITY MI 48039-3610

02-475-0350-000  
ZIELINSKI KENNETH/THERESA  
149 S WILLIAM ST  
MARINE CITY MI 48039-3610

02-475-0354-000  
ST MARTINS LUTH CHURCH  
156 S WILLIAM  
MARINE CITY MI 48039-1614

02-475-0355-000  
SMITH MARGARET M  
144 S WILLIAM ST  
MARINE CITY MI 48039-3607

02-475-0356-000  
PETERS MARK/KAMI  
136 S WILLIAM ST  
MARINE CITY MI 48039

02-475-0357-000  
PARCELL RICHARD C & STELLA A  
130 S WILLIAM ST  
MARINE CITY MI 48039-3607

02-475-0358-000  
NUGENT LAURA  
539 BROADWAY ST  
MARINE CITY MI 48039-1611

02-475-0359-000  
FOURNIER MARK  
122 S WILLIAM ST  
MARINE CITY MI 48039-3607

02-475-0360-000  
PHELPS KENNETH JR/REBECCA  
1183 WEST BLVD  
MARINE CITY MI 48039-1587

02-475-0361-000  
PHELPS KENNETH JR/REBECCA  
1183 WEST BLVD  
MARINE CITY MI 48039-1587

02-475-0362-000  
BOUSSON CAROLYN  
517 BROADWAY ST  
MARINE CITY MI 48039-1611

02-475-0363-000  
TYLER MELANIE S  
523 BROADWAY ST  
MARINE CITY MI 48039

02-475-0364-000  
NUGENT LAURA  
539 BROADWAY ST  
MARINE CITY MI 48039-1611

02-475-0366-000  
MORNINGSTAR AUDREY/GENAW JOAN  
117 S MARY ST  
MARINE CITY MI 48039

02-475-0367-000  
MCKENZIE CRAIG A & MICHELLE L  
551 BROADWAY ST  
MARINE CITY MI 48039

02-475-0368-001  
MCNIFF PATRICIA/HUDSON/DARRYL  
125 S MARY ST  
MARINE CITY MI 48039

02-475-0369-001  
MENCHACA RUDY & AMBER  
135 S MARY ST  
MARINE CITY MI 48039-1653

02-475-0371-000  
RICHARDSON CHARLENE  
159 S MARY ST  
MARINE CITY MI 48039-1653

02-475-0375-000  
GILSBACH ALAN/CHERYL  
130 S MARY ST  
MARINE CITY MI 48039-1650

02-475-0376-000  
GARWOOD JOAN  
160 S MARY ST  
MARINE CITY MI 48039-1650

02-475-0378-000  
STOCKWELL DENNIS III  
150 S MARY ST  
MARINE CITY MI 48039-1650

02-475-0379-000  
SHELTON ANN I  
142 S MARY ST  
MARINE CITY MI 48039-1650

02-475-0380-000  
BLACK DALE/JULIE  
124 S MARY ST  
MARINE CITY MI 48039

02-475-0381-000  
BROWNING NANCY ANN REV LIV TRUST  
5196 KING RD  
CHINA MI 48054

02-475-0383-000  
PAULUS JAMES & DONNA  
PO BOX 32  
611 BROADWAY ST  
MARINE CITY MI 48039-0032

02-475-0384-000  
PAULUS JAMES/DONNA TRUST  
611 BROADWAY ST  
MARINE CITY MI 48039-0032

02-475-0385-000  
STEINMETZ TOM  
635 BROADWAY  
MARINE CITY MI 48039

02-475-0386-000  
STEINMETZ THOMAS/SUSAN  
635 BROADWAY ST  
MARINE CITY MI 48039

02-475-0387-000  
ACHATZ JOSEPH A  
645 BROADWAY ST  
MARINE CITY MI 48039

02-475-0387-010  
BROWNING NANCY ANN  
618 RIVER ST  
MARINE CITY MI 48039

02-475-0388-000  
MCKELLAR GRETCHEN E  
506 BROADWAY ST  
MARINE CITY MI 48039

02-475-0389-000  
SNAY PATRICK J & CHERYL  
514 BROADWAY ST  
MARINE CITY MI 48039

02-475-0390-000  
CHOLAGH LLC  
16002 COMO COURT  
MACOMB MI 48042

02-475-0391-000  
NEGRO PAUL A/ALAN/FRANEY JOHN  
538 BROADWAY ST  
MARINE CITY MI 48039-1605

02-475-0392-000  
MANN CYNTHIA/ET-AL  
558 BROADWAY ST  
MARINE CITY MI 48039

02-475-0393-000  
NEGRO PAUL&ALAN& FRANEY PAULA  
550 BROADWAY ST  
MARINE CITY MI 48039-1605

02-475-0394-000  
MEYERS MICAYLA  
128 N MARY ST  
MARINE CITY MI 48039

02-475-0395-000  
COX MICHAEL A  
161 BIG SANDY RD  
ELIZABETHTON TN 37643-7007

02-475-0396-000  
SCHRADER RICHARD A  
533 PEARL ST  
MARINE CITY MI 48039

02-475-0397-000  
ASPENLEITER GARY  
525 PEARL ST  
MARINE CITY MI 48039

02-475-0398-000  
STEINMETZ SUSAN M/THOMAS E  
635 BROADWAY ST  
MARINE CITY MI 48039

02-475-0399-000  
MIRACLE KATHERINE J  
135 N WILLIAM ST  
MARINE CITY MI 48039

02-475-0400-000  
MCCRACKEN MARGARET  
404 PARKDALE AVE  
BUFFALO NY 14213-1215

02-475-0401-000  
NELSON RICHARD/CORALEE  
109 N ELIZABETH ST  
MARINE CITY MI 48039-3402

02-475-0402-000  
RANDOLPH ROBERT  
133 N ELIZABETH ST  
MARINE CITY MI 48039-3402

02-475-0403-000  
DUMARS STEVEN & NANCY  
4410 KING RD  
EAST CHINA MI 48054

02-475-0404-000  
HADLEY SANFORD W/CATHERINE A  
421 PEARL ST  
MARINE CITY MI 48039-3472

02-475-0405-000  
BRELOSKI DOMINIC  
5850 PLANK RD  
MARINE CITY MI 48039

02-475-0406-000  
SAPIENZA JOHN A  
126 JEFFERSON ST  
MARINE CITY MI 48039-1613

02-475-0407-000  
SAPIENZA JOHN A  
126 JEFFERSON ST  
MARINE CITY MI 48039-1613

02-475-0408-000  
SAPIENZA JOHN E  
126 JEFFERSON  
MARINE CITY MI 48039

02-475-0409-000  
HALL JOYCE CAROL  
44830 SANTA ROSA CT  
INDIAN WELLS CA 92210

02-475-0410-000  
KORNILOV TARA MARIE  
215 PEARL ST  
MARINE CITY MI 48039

02-475-0411-000  
PALMER DARLENE & LAVELY LAWRENCE TR  
127 N MARKET ST  
MARINE CITY MI 48039-3447

02-475-0412-000  
D6W3 LLC  
214 BROADWAY ST  
MARINE CITY MI 48039

02-475-0413-000  
KORNILOV TARA MARIE  
215 PEARL ST  
MARINE CITY MI 48039-3471

02-475-0414-000 VORHOFF WILLIAM J/JACQUELYN M 136 N MAIN ST MARINE CITY MI 48039-3431	02-475-0415-000 KISCHUK RANDOLPH/SANDRA 1507 ST CLAIR RIVER DR ALGONAC MI 48001	02-475-0422-000 GOIKE-FRITZ BARBARA J TRUST 126 BROADWAY ST MARINE CITY MI 48039
02-475-0422-100 PERRUCHE HAIR & SKIN CARE 136 BROADWAY ST MARINE CITY MI 48039-1601	02-475-0433-000 MERCHANT JENNIFER M 216 N MARKET ST MARINE CITY MI 48039	02-475-0434-000 HAHN FAMILY TRUST 618 LYON AVE WHEATON IL 60187-3922
02-475-0436-001 MCCARTNEY JUSTIN F/MARILYN 206 PEARL ST MARINE CITY MI 48039-3466	02-475-0437-000 CONOVER JASON M & SHANNON M 216 PEARL ST MARINE CITY MI 48039	02-475-0438-000 MERCHANT REALTY LLC 222 N MAIN ST MARINE CITY MI 48039
02-475-0439-000 MERCHANT REALTY LLC 222 N MAIN ST MARINE CITY MI 48039	02-475-0450-000 MERCHANT REALTY LLC 222 N MAIN ST MARINE CITY MI 48039	02-475-0451-000 MERCHANT REALTY LLC 222 N MAIN ST MARINE CITY MI 48039
02-475-0452-000 BERNARDO-VALES CHRISTIAN/KOSINSKI M 213 N MAIN ST MARINE CITY MI 48039	02-475-0453-000 BOUREN AMY FOOTE 201 N MAIN ST MARINE CITY MI 48039-0219	02-475-0454-000 DRUM JAMES/ANGELA 219 N MAIN ST MARINE CITY MI 48039
02-475-0455-000 PIACENTINI JOHN DANIEL 714 N 9TH ST SAINT CLAIR MI 48079	02-475-0456-000 OSTERLAND RENEE/HART NICOLE 227 N MAIN ST MARINE CITY MI 48039-3436	02-475-0468-000 DOWNER ROBERT L/SHARRON A 234 N ELIZABETH ST MARINE CITY MI 48039-3406
02-475-0469-000 SEIGNEURIE CHARLES E/LAURA A 224 N ELIZABETH ST MARINE CITY MI 48039	02-475-0470-000 SHELDON THOMAS 214 N ELIZABETH ST MARINE CITY MI 48039-3406	02-475-0471-000 GRAY MARK/PENNY 326 PEARL ST MARINE CITY MI 48039-3467
02-475-0472-000 TENYER ROBERT 338 PEARL ST MARINE CITY MI 48039-3467	02-475-0473-000 MELI RAYMOND 408 PEARL ST MARINE CITY MI 48039-3468	02-475-0474-000 RODRIGUEZ ARTURO/YVONNE 414 PEARL ST MARINE CITY MI 48039-3468
02-475-0475-000 METCALF RICHARD R 2128 HALL ST SE GRAND RAPIDS MI 49506	02-475-0476-000 ARMSTRONG ANN 225 N ELIZABETH ST MARINE CITY MI 48039	02-475-0477-000 BAYVIEW LAND MANAGEMENT 420 SOUTH WATER STREET #130 MARINE CITY MI 48039
02-475-0488-000 INGLES DAVID C 234 N WILLIAM ST MARINE CITY MI 48039	02-475-0489-000 RADHS KEITH/HODGES ELIZABETH ANN 224 N WILLIAM ST MARINE CITY MI 48039	02-475-0490-000 HORN MICHAEL/ GISELA 218 N WILLIAM ST MARINE CITY MI 48039

02-475-0491-000  
DUDDY JOHN THOMAS  
428 PEARL ST  
MARINE CITY MI 48039

02-475-0492-000  
JONES SAMANTHA  
436 PEARL ST  
MARINE CITY MI 48039

02-475-0493-000  
DELBRIDGE JOHN/CATHERINE  
3300 SHIMMONS RD  
AUBURN HILLS MI 48326-2066

02-475-0494-000  
ZMICK JOANN  
107 JOAN COURT  
MARYSVILLE MI 48040

02-475-0495-000  
ASPENLEITER GARY  
524 PEARL ST  
MARINE CITY MI 48039-3469

02-475-0496-000  
SPRINGBORN JOSEPH F & ROBERTA M  
516 PEARL ST  
MARINE CITY MI 48039-3469

02-475-0497-000  
EMERY ERMA J  
219 N WILLIAM ST  
MARINE CITY MI 48039-3705

02-475-0513-000  
STREET CHRISTOPHER M  
214 N MARY ST  
MARINE CITY MI 48039-3453

02-475-0514-000  
TAHHAN RALPHEAL J/DUBAY GLORIA J  
540 PEARL ST  
MARINE CITY MI 48039

02-475-0515-000  
ANDING ELIZABETH/DARGO KAREN  
212 N MARY ST  
MARINE CITY MI 48039-3453

02-475-0516-000  
GABLER CHRIS F/LINDA A/GARY F  
544 PEARL ST  
MARINE CITY MI 48039-3469

02-475-0517-000  
CAMPBELL DARRELL/DAWN  
645 MATTISON  
EAST CHINA MI 48054

02-475-0518-000  
WILLIAMS BEN/BASNEY AMANDA  
612 BROADWAY ST  
MARINE CITY MI 48039

02-475-0519-000  
COLLINS CHARLES R  
626 BROADWAY ST  
MARINE CITY MI 48039-1606

02-475-0519-050  
HASLER ROBERT C/DIANE L  
1841 BELLE RIVER RD  
EAST CHINA MI 48054

02-475-0520-000  
BRYNN MARY H  
2806 MILITARY ST  
PORT HURON MI 48060

02-475-0521-000  
PROHM NICOLE  
36738 POPLAR DR  
NEW BALTIMORE MI 48047

02-475-0522-000  
HEATH THOMAS/ELLEN  
715 PEARL ST  
MARINE CITY MI 48039-3475

02-475-0523-000  
WARD KAREN  
434 E ST CLAIR ST  
MARINE CITY MI 48039-3475

02-475-0524-000  
RICHARDS ALLEN/JANET  
661 PEARL ST  
MARINE CITY MI 48039-3474

02-475-0525-000  
MASTEJ MICHAEL  
653 PEARL ST  
MARINE CITY MI 48039-3474

02-475-0526-000  
ZACHARIAS ROSANNE  
645 PEARL ST  
MARINE CITY MI 48039

02-475-0527-000  
MARSHALL EDWARD G TRUST  
406 QUAY ST  
PORT HURON MI 48060

02-475-0528-000  
BAXTER BILLY RAY  
617 PEARL ST  
MARINE CITY MI 48039-0232

02-475-0529-000  
FURST HOMES LLC  
P O BOX 85  
SAINT CLAIR MI 48079

02-475-0595-000  
HOLT PAULA L  
604 PEARL ST  
MARINE CITY MI 48039

02-475-0596-000  
SALMEN LESLIE  
616 PEARL ST  
MARINE CITY MI 48039

02-475-0597-000  
LYSTLLA ALAN/KIMBERLY  
2151 BELLE RIVER ROAD  
EAST CHINA MI 48054

02-475-0598-000  
DARGAJ CHRISTOPHER  
634 PEARL ST  
MARINE CITY MI 48039

02-475-0599-000  
MILLER SHERRY R  
644 PEARL ST  
MARINE CITY MI 48039-3470

02-475-0600-000  
FOSTER DENNIS M  
211 PLEASANT ST  
MARINE CITY MI 48039

02-475-0601-000  
BUJAK MARION  
217 N MARY ST  
MARINE CITY MI 48039-3460

02-475-0617-000  
BEAMAN NICHOLAS R  
218 PLEASANT ST  
MARINE CITY MI 48039

02-475-0632-000  
CITY OF MARINE CITY-CITY HALL  
303 S WATER  
MARINE CITY MI 48039

02-500-0001-000  
HAAS WILLIAM II/LISA  
203 PLEASANT ST  
MARINE CITY MI 48039-3480

02-500-0002-000  
FOSTER DENNIS M  
211 PLEASANT ST  
MARINE CITY MI 48039-3480

02-500-0003-000  
MACKER SUSAN K  
223 PLEASANT ST  
MARINE CITY MI 48039

02-500-0008-000  
CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

02-500-0015-000  
YOUNKINS ANDREA M  
207 HAROLD ST  
MARINE CITY MI 48039-3420

02-500-0016-000  
HAAS WILLIAM II & LISA  
203 PLEASANT ST  
MARINE CITY MI 48039

02-550-0001-000  
B W CHURCH OF THE NAZARENE  
111 WEST BLVD  
MARINE CITY MI 48039-1574

02-550-0002-000  
BORK SUZANNE & SHARON  
125 WEST BLVD  
MARINE CITY MI 48039-1574

02-550-0009-000  
PASHLEY PETER R  
29062 BAY POINTE  
CHESTERFIELD MI 48047

02-550-0010-000  
ALEXANDER JAMES/ROBIN E  
23180 LAWSON AVENUE  
WARREN MI 48089

02-550-0011-000  
B W CHURCH OF THE NAZARENE  
111 WEST BLVD  
MARINE CITY MI 48039-1574

02-550-0034-000  
B W CHURCH OF THE NAZARENE  
111 WEST BLVD  
MARINE CITY MI 48039-1574

02-550-0035-000  
MAHONEY PATRICK  
4952 WITT  
SAINT CLAIR MI 48079

74-02-975-0028-000  
FAUCHER GREG, FAUCHER CHARLENE  
1241 S WATER ST  
MARINE CITY, MI 48039-3600

74-02-975-0026-000  
WEBER MICHAEL J, WEBER PATRICIA A  
1225 S WATER ST  
MARINE CITY, MI 48039-3600

74-02-975-0025-000  
PAPIN DAVID R  
1190 S WATER ST  
MARINE CITY, MI 48039-

74-02-975-0024-000  
HATCHER DERIAN/HEATHER  
1159 S WATER ST  
MARINE CITY, MI 48039

74-02-975-0023-000  
HATCHER DERIAN  
1159 S WATER ST  
MARINE CITY, MI 48039

74-02-975-0022-000  
KUCHERS DONALD C  
1127 S WATER ST  
MARINE CITY, MI 48039

74-02-975-0021-000  
KUCHERS DONALD  
1127 S WATER ST  
MARINE CITY, MI 48039-1699

74-02-975-0020-000  
ENDRES D, PARISE ANNE ENDRES  
1908 KAREN ST  
ST. CLAIR, MI 48079

74-02-975-0019-000  
STARKEL JAMES M TRUST  
4863 E WICKFORD  
BLOOMFIELD HILLS, MI 48302

74-02-975-0018-000  
MARCINAK EUGENE/MCINTOSH P  
1115 S WATER ST  
MARINE CITY, MI 48039-1699

74-02-975-0017-000  
BERRY FAMILY LIVING TRUST  
1107 S WATER ST  
MARINE CITY, MI 48039-1699

74-02-975-0015-000  
JENKEN KEITH/SUZANNE M  
809 S WATER ST  
MARINE CITY, MI 48039

74-02-975-0014-000  
ALLAN GRAHAM P, ALLAN VICKIE J  
801 S WATER ST  
MARINE CITY, MI 48039-1698

74-02-975-0013-000  
BRADFORD JAMES LAWRENCE  
797 S. WATER ST.  
MARINE CITY, MI 48039

74-02-975-0012-000  
BEAUVAIS ROBERT/HELEN TRUST  
779 S WATER ST  
MARINE CITY, MI 48039-1697

74-02-975-0011-000  
ZAWACKI MICHAEL A  
775 S WATER ST  
MARINE CITY, MI 48039-1697

74-02-980-0000-000  
DEL-DOT HARBOR MARINA  
1900 PRODUCTION DR  
ROCHESTER, MI 48063

74-02-900-0004-001  
BLUE WATER PIZZA PROPERTY LLC  
37 GRATIOT  
MARYSVILLE, MI 48040

74-02-900-0003-000  
DUNN WALTER L, DUNN MARILYNN D  
1206 S. BELLE RIVER  
MARINE CITY, MI 48039-2307

74-02-900-0002-000  
DUNN WALTER L/PATRICK D  
1206 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2307

74-02-900-0001-000  
DUNN WALTER L/PATRICK D  
1206 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2307

74-02-875-0052-000  
SCC ROAD COMMISSION  
21 AIRPORT DR  
SAINT CLAIR, MI 48079

74-02-875-0033-100  
RIVERSIDE SPLINE & GEAR  
1390 S PARKER ST  
MARINE CITY, MI 48039-2334

74-02-875-0032-000  
BROWN R SIDNEY/ESTHER  
1474 S. PARKER  
MARINE CITY, MI 48039

74-02-875-0031-000  
BROWN SID  
1474 S PARKER ST  
MARINE CITY, MI 48039

74-02-875-0030-000  
RIVERSIDE SPLINE & GEAR  
1390 S PARKER  
MARINE CITY, MI 48039-0340

74-02-875-0029-000  
SMITH DANIEL J TRUST, SMITH MARYL  
1484 S PARKER  
MARINE CITY, MI 48039

74-02-875-0028-000  
LEVY INDIANA SLAG CO  
9300 DIX  
DEARBORN, MI 48120-1528

74-02-875-0027-000  
LEVY INDIANA SLAG CO  
9300 DIX  
DEARBORN, MI 48120-1528

74-02-875-0026-000  
LEVY INDIANA SLAG CO  
9300 DIX  
DEARBORN, MI 48120-1528



74-02-875-0025-000  
BELLE DOCK INVESTMENTS  
164 S ROWLES  
ROMEO, MI 48065

74-02-875-0024-000  
SPEELMAN JESSE/WEBB DIANA  
329 ALGER  
PORT HURON, MI 48060

74-02-875-0023-000  
MCPHILLIPS MATTHEW II  
413 ALGER ST  
MARINE CITY, MI 48039

74-02-875-0022-000  
BRELOSKI DOMINIC  
5850 PLANK RD  
MARINE CITY, MI 48039-1320

74-02-875-0021-100  
MI DEPT OF TRANSPORTATION  
425 W OTTAWA ST  
LANSING, MI 48933-1532

74-02-875-0021-000  
BUTROS MARK A/JOYCE M TRUST  
6865 S RIVER RD  
MARINE CITY, MI 48039

74-02-875-0020-100  
STATE OF MICHIGAN  
D.O.T.  
LANSING, MI 48913-0001

74-02-875-0020-000  
GABRIEL ANTHONY  
1331 S PARKER ST  
MARINE CITY, MI 48039

74-02-875-0019-000  
HEATH ELIZABETH, HEATH MARSHA  
410 ALGER ST  
MARINE CITY, MI 48039-2302

74-02-875-0018-000  
BEAL, MICHAEL  
332 ALGER ST  
MARINE CITY, MI 48039-2300

74-02-875-0017-000  
DELUDE THOMAS J ET-AL  
326 ALGER ST  
MARINE CITY, MI 48039-2300

74-02-875-0016-000  
LEVY INDIANA SLAG CO  
9300 DIX  
DEARBORN, MI 48120-1528

74-02-875-0015-000  
LEVY INDIANA SLAG CO  
9300 DIX  
DEARBORN, MI 48120-1528

74-02-875-0014-000  
IKERA JOHN K, IKERA EVELYN K ET-AL  
5195 PALMS RD  
CASCO, MI 48064

74-02-875-0012-100  
STATE OF MICHIGAN

74-02-875-0012-000  
DEHENAU JAMES M  
338 N ELIZABETH  
MARINE CITY, MI 48039

74-02-875-0011-000  
INGRAO, ZACHARY  
327 BOWERY  
MARINE CITY, MI 48039

74-02-875-0010-000  
BUEL EUGENE N/JEAN ET-AL  
375 BOWERY ST  
MARINE CITY, MI 48039-2312

74-02-875-0009-000  
TWO BROS CONCEPT LLC  
8869 MESKILL RD  
COLUMBUS, MI 48063

74-02-875-0008-000  
TWO BROS CONCEPT LLC  
8869 MESKILL RD  
COLUMBUS, MI 48063

74-02-875-0007-000  
TWO BROS CONCEPT LLC  
8869 MESKILL RD  
COLUMBUS, MI 48063

74-02-875-0006-000  
KEEVER DANIEL, KEEVER JAIME  
1298 S BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-875-0005-000  
ISRAEL ARTHUR/WANDA  
1294 S BELLE RIVER  
MARINE CITY, MI 48039

74-02-875-0004-000  
HINKLEY ANDREW L  
1284 S BELLE RIVER RD  
MARINE CITY, MI 48039-

74-02-875-0003-000  
DUPINE MICHAEL F  
1276 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2307

74-02-875-0002-000  
MUSSON WILLIAM L/RACHEL  
1268 S BELLE RIVER RD  
MARINE CITY, MI 48039

74-02-875-0001-020  
THOMAS PATRICK JOHN, THOMAS  
KEVIN L  
338 AVALON BEACH  
MARINE CITY, MI 48039

74-02-875-0001-002  
THOMAS PATRICK JOHN, THOMAS  
KEVIN L  
338 AVALON BEACH  
MARINE CITY, MI 48039

74-02-750-0034-000  
LADENSACK FRANCIS W TRUST,  
LADENS  
518 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1727

74-02-750-0033-000  
GABLER CHRIS, GABLER ALLISON  
2651 BELLE RIVER RD  
EAST CHINA, MI 48054

74-02-750-0032-000  
WARD DAVID N, WARD GLORIA J  
540 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1727

74-02-750-0031-000  
HUFF DANIEL D, HUFF JANET G  
124 BELL AVE  
MARINE CITY, MI 48039-1712

74-02-750-0030-000  
LADENSACK JEANETTE, LADENSACK  
CARL  
134 BELL AVE  
MARINE CITY, MI 48039-1712

74-02-750-0022-000  
WATSON STACIE H  
139 BELL AVE  
MARINE CITY, MI 48039-1714

74-02-750-0021-000  
WATSON, WILLIAM  
846 S PARKER  
MARINE CITY, MI 48039

74-02-750-0020-000  
PROVOST RONALD, PROVOST DIANA  
123 BELL AVE  
MARINE CITY, MI 48039-1714

74-02-750-0019-000  
HARRISON DAVID/CYNTHIA  
606 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1728

74-02-750-0018-100  
GAUTHIER JEFFERY  
1650 RECOR RD  
CHINA, MI 48054

74-02-750-0018-000  
FAUCHERD THOMAS W/SHARI L  
616 BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-750-0017-000  
LADENSACK SCOTT W  
630 S BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-700-0080-000  
MARINE CITY MARINE AND SERVICE LLC  
1030 S BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-700-0078-000  
RIVER REC TEEN ZONE  
300 BROADWAY ST  
MARINE CITY, MI 48039-1603

74-02-700-0076-000  
SCHARNWEBER MICHAEL  
270 N MARKET  
MARINE CITY, MI 48039

74-02-700-0052-000  
CLEMONS CHRISTOPHER  
JOHN/ANGELA B  
158 SCOTT ST  
MARINE CITY, MI 48039

74-02-700-0051-000  
SMITH MARK E/JULIA A  
148 SCOTT ST  
MARINE CITY, MI 48039

74-02-700-0050-010  
SATTERLY STEPHANIE  
1114 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2306

74-02-700-0050-002  
SIMONS WILLIAM D/CATHY A  
1154 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2306

74-02-700-0049-000  
SMITH RICHARD/PEGGY  
129 SCOTT ST  
MARINE CITY, MI 48039-3538

74-02-700-0048-000  
DUCHANE ROBERT J  
135 SCOTT ST  
MARINE CITY, MI 48039-3538

74-02-700-0047-000  
WIEGAND JASON, BELLAMY FRANKLIN  
W  
149 SCOTT ST  
MARINE CITY, MI 48039-3538

74-02-700-0046-000  
MARTIN CONSTANCE  
157 SCOTT ST  
MARINE CITY, MI 48039-3538

74-02-700-0001-000  
CORNER LOT APARTMENTS LLC  
7350 MEISNER RD  
CHINA, MI 48054

74-02-675-0010-000  
DESIMONE STACY  
159 ROBERTSON ST  
MARINE CITY, MI 48039-3522

74-02-675-0009-000  
ROBINSON KEITH, ROBINSON  
FLORENCE  
486 N BELLE RIVER  
MARINE CITY, MI 48039-3522

74-02-675-0006-000  
FURST HOMES LLC  
P.O. BOX 130  
MARINE CITY, MI 48039-3514

74-02-675-0005-000  
CHRISTIE WILLIAM J  
150 ROBERTSON ST  
MARINE CITY, MI 48039-3514

74-02-675-0004-000  
BROUWER, MARK  
327 N WILLIAM ST  
MARINE CITY, MI 48039-3706

74-02-675-0003-000  
BRYDON PATRICK  
704 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1729

74-02-675-0002-000  
SCHOOF DAVID  
138 ROBERTSON  
MARINE CITY, MI 48039

74-02-675-0001-000  
SMALSTIG DAVID  
644 S BELLE RIVER  
MARINE CITY, MI 48039

74-02-475-0005-000  
KUHR STEVEN MICHAEL/DONNA RENA  
7804 LONG ISLAND CT  
FAIR HAVEN, MI 48023

74-02-475-0004-000  
CAPPS CYNTHIA L  
609 S MAIN ST  
MARINE CITY, MI 48039-1636

74-02-475-0002-000  
COTTRELL'S COVE  
5081 POINTE DR  
EAST CHINA, MI 48054

74-02-475-0001-000  
COTTRELL'S COVE  
2084 FRED MOORE HWY  
ST CLAIR, MI 48079

74-02-250-0020-000  
SHARROW, MELVIN  
800 S WATER ST  
MARINE CITY, MI 48039-

74-02-250-0019-000  
HEASLIP PEGGY J  
854 S MAIN ST  
MARINE CITY, MI 48039

74-02-250-0018-000  
MUEHLEISEN JAMES  
844 S MAIN ST  
MARINE CITY, MI 48039

74-02-250-0017-000  
ENDRES DAVID N/JANE M  
834 S MAIN ST  
MARINE CITY, MI 48039-1632

74-02-250-0016-000  
JOACHIM FAMILY TRUST  
824 S MAIN ST  
MARINE CITY, MI 48039-1632

74-02-250-0015-000  
QUE DENNIS  
PO BOX 60  
NORTHVILLE, MI 48167

74-02-250-0014-000  
LIPA LORI A/ELLIS ALVAN V  
802 S MAIN ST  
MARINE CITY, MI 48039-1632

74-02-250-0013-000  
CULLEN PATRICK  
790 S MAIN ST  
MARINE CITY, MI 48039-1631

74-02-250-0012-000  
FRIEDERICHS ANDREW R ET-AL  
850 S WATER ST  
MARINE CITY, MI 48039-0181

74-02-250-0011-100  
DEAVER DWAYNE R/THERESE  
770 S MAIN ST  
MARINE CITY, MI 48039

74-02-250-0011-000  
LIZEE RUTH  
774 S MAIN ST  
MARINE CITY, MI 48039-1631

74-02-250-0010-000  
SCHINDLER THOMAS/MARY BETH  
762 S MAIN ST  
MARINE CITY, MI 48039-1631

74-02-250-0009-000  
SCHINDLER THOMAS R/MARY BETH  
762 S MAIN ST  
MARINE CITY, MI 48039-3491

74-02-250-0008-000  
MASSEY MARK G  
756 S MAIN ST  
MARINE CITY, MI 48039

74-02-250-0007-050  
FRIENDS OF CITY HALL  
300 BROADWAY ST  
MARINE CITY, MI 48039-1603

74-02-250-0007-000  
PAULUN JOHN J, PAULUN COLLEEN ET-  
A  
754 MAIN ST  
MARINE CITY, MI 48039

74-02-250-0006-000  
CAMPBELL ROGER, CAMPBELL GAIL  
GRACE  
762 S WATER ST  
MARINE CITY, MI 48039

74-02-250-0005-000  
FISHER BELL ALMA  
700 S WATER ST  
MARINE CITY, MI 48039-3602

74-02-250-0004-000  
BARR GARY L, BARR KELLY R  
680 S WATER ST  
MARINE CITY, MI 48039-3601

74-02-250-0003-000  
MOONEY REAL ESTATE HOLDINGS  
12 STATE STREET  
DETROIT, MI 48226

74-02-250-0002-000  
MOONEY REAL ESTATE HOLDINGS  
12 STATE STREET  
DETROIT, MI 48226

74-02-250-0001-000  
MOONEY REAL ESTATE HOLDINGS  
12 STATE STREET  
DETROIT, MI 48226

74-02-200-0048-000  
CITY OF MARINE CITY  
300 BROADWAY ST  
MARINE CITY, MI 48039-1603

74-02-200-0020-000  
ZAHN PATRICIA L  
808 N JOYCE ST  
ULYSSES, KS 67880

74-02-200-0019-000  
KIZER PAUL F/MARIE E  
144 CARROLL ST  
MARINE CITY, MI 48039-1764

74-02-200-0018-000  
BRELOSKI DOMINIC  
5850 PLANK  
MARINE CITY, MI 48039-1764

74-02-200-0015-000  
WEIL KIM  
157 BROWN ST  
MARINE CITY, MI 48039-1738

74-02-200-0014-000  
PIERSON DAVID/LINDA  
149 BROWN ST  
MARINE CITY, MI 48039-1738

74-02-200-0013-000  
DUPIUE JAMES N, DUPIUE CAROLYN L  
137 BROWN ST  
MARINE CITY, MI 48039-1738

74-02-200-0009-000  
BECK BRIAN L/CYNTHIA A  
136 BROWN ST  
MARINE CITY, MI 48039-1734

74-02-200-0008-000  
WOOD DAVID B, LORRAINE I ET-AL  
720 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1729

74-02-200-0007-001  
BELLE RIVER INVESTMENT  
7901 COLONY  
ALGONAC, MI 48001-3603

74-02-200-0006-000  
MAYHEW DAVID A, MAYHEW PAMELA  
822 S BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-200-0005-000  
DELOR DAVID/LINDA  
834 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1730

74-02-200-0004-000  
MC NIFF ROBERT E  
850 BELLE RIVER RD  
MARINE CITY, MI 48039

74-02-200-0003-000  
RUSSELL TANYA M  
135 CARROLL ST  
MARINE CITY, MI 48039-1772

74-02-200-0002-000  
KIZER MICHAEL H  
155 CARROLL ST  
MARINE CITY, MI 48039

74-02-200-0001-000  
WARD CHARLES  
902 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1731

74-02-125-0028-001  
BELLE RIVER INVESTMENT  
7901 COLONY DR  
ALGONAC, MI 48001

74-02-125-0019-000  
EVANS KIMBERLY, LIAGRE MICHAEL J  
PO BOX 184  
ISHPEMING, MI 49849

74-02-125-0018-000  
KLEPAK, JESSE  
150 BRUCE ST  
MARINE CITY, MI 48039-1744

74-02-125-0017-000  
RICHARDS RUTH STIWELL  
316 PARK AVE  
YALE, MI 48097

74-02-125-0016-000  
SCHALES STEPHANIE L  
128 BRUCE ST  
MARINE CITY, MI 48039-1744

74-02-125-0007-000  
GRAY JILL M  
149 BRUCE ST  
MARINE CITY, MI 48039-1752

74-02-125-0006-000  
ROBB PAULINE K AND DEAN ALAN  
139 BRUCE ST  
MARINE CITY, MI 48039-1752

74-02-125-0005-000  
HAMPTON DUANE & JUDITH  
127 BRUCE ST  
MARINE CITY, MI 48039-1752

74-02-125-0003-100  
DIETLIN MATTHEW JOSEPH  
3990 FRED MOORE HIGHWAY  
ST. CLAIR, MI 48079

74-02-125-0002-000  
LAVELY LINDA  
930 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1731

74-02-125-0001-000  
BROWN PATRICK S/DONNA M  
922 S BELLE RIVER AVE  
MARINE CITY, MI 48039

74-02-012-3002-000  
DUNN WALTER L/PATRICK D  
1226 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2307

74-02-012-3001-000  
ZOBL FRANCIS J, EDWARD STACY LEE  
142 CHARTIER ST  
MARINE CITY, MI 48039

74-02-012-2017-000  
WEND DENNIS J/DIANA L  
1315 S WATER ST  
MARINE CITY, MI 48039-3606

74-02-012-2016-000  
DECKER BRIAN M, DECKER JEANNE C  
1275 S WATER ST  
MARINE CITY, MI 48039

74-02-012-2015-150  
BRISCOE ROBERT F/MARGARET M KAYE  
1355 S WATER ST  
MARINE CITY, MI 48039

74-02-012-2015-100  
BEAUCHAMP H CAROL TRUST  
1184 CHARMING ST  
MAITLAND, FL 32751

74-02-012-2015-050  
PAGE RICHARD/SUSAN  
1335 S WATER ST  
MARINE CITY, MI 48039

74-02-012-2015-000  
HENSON RONALD/ROSEANN  
1325 S WATER ST  
MARINE CITY, MI 48039-3606

74-02-012-2014-001  
FRIEDERICHS ANDREW ET-AL  
850 S WATER ST  
MARINE CITY, MI 48039-0181

74-02-012-2014-000  
SHARROW MELVIN  
800 S WATER ST  
MARINE CITY, MI 48039-3603

74-02-012-2013-000  
BASSETT KAREN ANN ET-AL  
251 NORTH SECOND ST  
MARINE CITY, MI 48039

74-02-012-2012-000  
BEATTIE CHARLES W TRUST  
780 S WATER ST  
MARINE CITY, MI 48039-3602

74-02-012-2009-003  
SIMONS WILLIAM/CATHY  
1154 S BELLE RIVER AVE  
MARINE CITY, MI 48039-2306

74-02-012-2008-000  
SIMONS MICHAEL R  
7980 MORROW  
COTTRELLVILLE, MI 48039

74-02-012-2007-000  
VALLA GERALDINE J, STAPLEY M ET-AL  
1024 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1732

74-02-012-2006-000  
MARINE CITY MARINE AND SERVICE LLC  
38209 DODGE PARK  
STERLING HEIGHTS, MI 48312

74-02-012-2005-000  
BECKER SEAN H/W, BECKER CASSIE  
120 SCOTT ST  
MARINE CITY, MI 48039-3530

74-02-012-2004-000  
LEWIS CLIFTON/CHRISTINE  
130 SCOTT ST  
MARINE CITY, MI 48039

74-02-012-2003-000  
ROBELLI DOROTHY  
142 SCOTT ST  
MARINE CITY, MI 48039-3530

74-02-001-4024-000  
WARD HARVEY/ANN  
608 S 3RD ST  
MARINE CITY, MI 48039-1707

74-02-001-4023-000  
PHILLIPS JOSEPH  
20690 E RIVERSIDE DR  
HILLMAN, MI 49746

74-02-001-4022-000  
LADENSACK FRANCIS/WENDY  
518 S BELLE RIVER AVE  
MARINE CITY, MI 48039-1727



# CITY OF MARINE CITY

303 S WATER ST.  
MARINE CITY, MI 48039  
PHONE (810) 765-8846 • FAX (810) 765-1040

09.03.2020

To: City of Marine City Planning Commission

Re: 6700 S. River Rd.  
Elevation Change

Planning Commissioners,

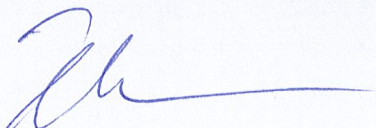
Prantzalos Design, LLC. Has submitted on behalf of the owners to the building department, prints and application to alter the façade located at 6700 S. River Rd. Marine City, MI 48039 the legal description is: *PART OF PC 598, T3N R17E, COTTRELLVILLE TWP, ST CLAIR COUNTY, MICHIGAN, DESC AS: COMM AT THE INT/SEC OF THE SWLY LINE OF PC 598 & THE WLY LINE OF RIVER RD (M-29), BEING 66' WIDE, TH N 10D 56M 30S E 406.11', TH N 8D 20M 15S E 230.81', TH N 5D 44M E 174.27'*

Also known as the "old Big Boys".

My preliminary review has found the plans to be in compliance of the Michigan Building Code and City of Marine City, Ordinances, but the ordinance also states that the Planning Commission has the approval process at the board level.

Please find and review the attached prints.



Tracy Kallek,  
  
Building Official/Zoning Admin



City of Marine City  
 Building Department  
 303 S. Water St.  
 Marine City, MI 48039  
 (810) 765-9011  
 buildingdepartment@marinecity-mi.org

## SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Cash Receipting Code: Plan Com

<b>Application Fees:</b> \$200.00 \$300.00 \$200.00	<b>Single &amp; Multi-Family (up to 3 units)</b> <b>Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)</b> <b>Special Use Application</b>
--	---

When this completed application is filed in conjunction with the site plan for the proposed development, it will serve to initiate processing of the plans in accordance with the review procedure as described in the City of Marine City Zoning Ordinance. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at [www.cityofmarinecity.org](http://www.cityofmarinecity.org), and complying with the various requirements therein. Further, these professionals shall make themselves aware of all master plan requirements including, major thoroughfares, land use, recreation, etc. Be sure to complete each applicable section of this application, omission of any required information will delay the review process. **Applicant will reimburse the City of Marine City for all planning Consultant fees and Engineering Consultant fees associated with this application prior to being placed on the agenda.**

Applicant Name(s): DASHKOT MARVIN GOJCAT

Applicant Address: 6700 S. River Rd MARINE CITY MI

Phone: 586-489-4223 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner Name(s): same

Property Owner Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: PALUSHAIT@yahoo.com

Name of Proposed Development: Former Big Boy

Address of Development: 6700 River Rd MARINE CITY

Parcel No.: \_\_\_\_\_ Description of Development:  New  Addition

Copy of Legal Description Attached

Proposed Use: RESTAURANT

I (We) hereby attest that all of the information provided in this application and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: [Signature] Date: 8-26-20

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site Plan Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If petitioner is not the owner, state the basis for representation (i.e. Attorney, Representative, Option-to-Buy, etc.): \_\_\_\_\_



City of Marine City  
Building Department  
303 S. Water St.  
Marine City, MI 48039  
(810) 765-9011  
buildingdepartment@marinecity-mi.org

# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

## Checklist of Required Data to be Included on Site Plan

Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a minimum scale of 1" = 20' if the subject property is less than three acres, and 1" = 50' if three or more acres. Applicant must submit ten (10) sets of sealed plans at least thirty (30) days prior to the next regular scheduled meeting. If the proposed development requires landscaping, then a landscape architect seal must also be on the plans. Included on the site plan will be all dimensions and the following:

### General:

- Proprietors name, address and telephone number
- Date (month, day, year) including revisions
- Title block
- Scale
- North point
- Location map drawn at a scale of 1" = 2000' with North point indicated
- Architect, engineer, surveyor, landscape architect, or planner's seal
- Existing lot lines, building lines, structures, parking areas, etc. on the parcel, and within 100 feet of the site
- Centerline and existing and proposed right-of-way lines
- Zoning classification of petitioner's parcel and all abutting parcels
- Gross acreage figure
- Proximity to major thoroughfare and/or section corners

### Physical Features:

- Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs, curbing, and acceleration, deceleration, and passing lanes
- Location of existing and proposed service facilities above and below ground, including:
  - Storage, loading, and disposal areas for chemicals, hazardous substances, salt, and fuels
  - Water main, hydrants, pump houses, standpipes, and building services and sizes
  - Sanitary sewers and pumping stations
  - Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways, and other facilities, including calculations for sizes
  - Location of all easements
- All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures
- Dimensioned parking spaces and calculations, drives, and method of surfacing



**Complete Applicable Proposed Use Information:**

**Churches, stadiums, theaters**

Theater, hospitals, convalescent homes, auto washes, furniture and appliance stores, household equipment repair stores, all trades such as plumbers or electricians, all repair activities, auto dealers, golf courses and miniature golf courses.

Seating Capacity

Existing persons

Number of employees

18 Persons

**Industrial**

Numbers of Employees by Shift

Shift

Employees

<u>8 AM</u> to <u>8 PM</u>	<u>                    </u>
to	<u>                    </u>
to	<u>                    </u>

Hospitals, convalescent homes

Number of Beds                     

Private golf and/or swimming clubs

Number of Members                     

Barbers, beauty salons

Number of Chairs                     

Lodge halls, pool parlors, roller/skate rinks

Health Department Capacity                     

Laundromats

Number of Machines                     

Doctor Office

Number of Exam Rooms                     

Dentist Office

Number of Chairs                     

Hotels, motels, commercial lodging

Number of Employees                     

Number of Rooms                     

Multiple family dwellings

Number of Units                     

Number of Bedrooms



City of Marine City  
 Building Department  
 303 S. Water St.  
 Marine City, MI 48039  
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 buildingdepartment@marineicity-mi.org

# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

## PARKING

EXISTING

		YES	NO	N/A
1	PARKING REQUIREMENTS MET			
2	HANDICAP PARKING			
3	HANDICAP RAMPS			
4	PARKING LOT LAYOUT ACCEPTABLE (IE BACKING, CROSS MOVEMENTS CAUSE CONFLICT)			
5	PARKING SPACE DIMENSIONS			
6	LOADING AND UNLOADING			
7	PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS & TRAFFIC TYPE)			
8	CURB SECTION			
9	LOCATION OF ADJACENT/OPPOSITE DRIVEWAYS, SOIL BORINGS			

## STREETS

		YES	NO	N/A
1	INTERSECTIONS AT RIGHT ANGLES			
2	ACCELERATION AND DECELERATION LANES			
3	MINIMUM RAD - II CURVES			
4	RAD-II ON CUL-DE-SACS			
5	RAD-II AT INTERSECTIONS			
6	FIRETRUCK ACCESSIBLE			
7	PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS)			
8	CURB SECTION			
9	PROFILE INC. STORM SEWER PROFILE, ALL OTHER (EX. OR PROPOSED UTILITY CROSSINGS)			
10	IS ROADS DEPT. REVIEW WARRANTED?			
11	SHOULD TRAFFIC IMPACT STATEMENT BE REQUESTED?			

## GRADING

		YES	NO	N/A
1	MINIMUM 1% GRADES, MAXIMUM 5% GRADES ON PAVEMENT			
2	MAXIMUM 8% SLOPE IN NONPAVED AREAS			
3	RETENTION WALL DESIGN AND DETAILS			
4	OFFSITE GRADING (EASEMENT OBTAINED)			
5	REQUIRED LANDSCAPE BERMS			
6	REASONABLE INTERSECTION GRADES			
7	ONSITE SOILS INFORMATION			



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# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

## SANITARY SEWER

EXISTING

		YES	NO	N/A
1	EXISTING INVERTS			
2	FIRST FLOORS SERVICED			
3	BASEMENT FLOORS SERVICED (IF INDICATED)			
4	SERVICE LEADS SHOWN IN PLAN & PROFILE & SIZED APPROPRIATELY			
5	MINIMUM SLOPES ACCEPTABLE (2FPS REQUIRED)			
6	MANHOLE SPACING (400' MAX)			
7	CLEANOUTS ON LEADS			
8	IS CAPACITY AVAILABLE IN EXISTING COLLECTION SYSTEM/P.S.			
9	SEWER ACCESSIBLE			
10	ADEQUATE SEPTIC TANK WHERE NECESSARY			
11	ADEQUATE DRAINFIELD AREA (AND RESERVE AREA			
12	ADJACENT PROPERTIES SEPTIC TANK/DRAINFIELD			
13	EASEMENTS WHERE REQUIRED (20' MINIMUM IF IN REAR OR SIDE YARD)			
14	CONSTRUCTION DETAILS (M.H., TRENCH, PIPE MATERIALS, CONNECTIONS TO M.H., CASTINGS)			
15	PROFILE INCLUDING ALL EX. & PROPOSED UTILITY CROSSINGS (NO CONFLICTS WITH ANY OTHER UTILITIES ESPECIALLY SEWER LEADS)			
16	SEWER SIZED AND EXTENDED TO SERVE ADJOINING PROPERTY			
17	DETAILS FOR SEWER TESTING PROVIDED			
18	BASIS OF DESIGN & SERVICE DISTRICT SERVICE MAP ON PLAN (MDEW PERMIT APPLICATION REQUIRED)			

## MISCELLANEOUS SITE DETAILS

		YES	NO	N/A
1	TRASH CONTAINERS AND ENCLOSURES			
2	LIGHTING			
3	UNDERGROUND WIRING			
4	SIGNS			
5	SIDEWALKS			
6	MISS DIG NOTES			

## REQUIRED APPROVALS

		YES	NO	N/A
1	COUNTY DRAIN COMMISSION (SOIL EROSION CONTROL)			
2	COUNTY ROAD COMMISSION			
3	MDOT			
4	HEALTH DEPARTMENT			
5	MDEQ - SANITARY SEWER			
6	MDEQ - WATER			
7	MDEQ - WETLANDS			
8	MDEQ - LAND & WATER MANAGEMENT			