



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street  
Regular Meeting: Monday, June 14, 2021 7:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Benjamin Heath, Keith Jenken, Madelyn McCarthy, Joseph Moran; 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.      May 10, 2021 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A.      Master Plan – Final Approval
9. **NEW BUSINESS**
  - A.      Site Plan Review – Harvest Church
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
May 10, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, May 10, 2021 by virtual telephone conference, and was called to order by Chairperson Moran at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Madelyn McCarthy, Keith Jenken; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Michele Goodrich

**Absent:** Commissioner Benjamin Heath

#### **Communications**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to receive and file the County of St. Clair Master Plan and Recreation Plan Update. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

#### **Approve Agenda**

Motion by Commissioner Allan, seconded by Commissioner Jenken, to approve the agenda. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

#### **Public Comment**

None.

#### **Approve Minutes**

Motion by City Commissioner Klaassen, seconded by Commissioner McCarthy, to approve the April 12, 2021 meeting minutes. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

#### **Unfinished Business**

None.

## **New Business**

### Public Hearing: Master Plan

Chairperson Moran announced the Public Hearing open at 7:09 pm to receive public comment on the Master Plan Revisions.

City Manager Leven advised the Board that there was nothing that had changed with the maps since the last time the Commission received the Master Plan.

Lisa Hendrick – 186 S. Third. Mrs. Hendrick stated that all of the maps, charts and graphs were incorrect and believed that they needed to be corrected before the Master Plan was published.

Chairperson Moran closed the Public Hearing at 7:11 pm.

### Site Plan Review – Beindit Investments, LLC

Chairperson Moran advised that the plan from Beindit Investments was submitted for a preliminary review. He stated that the Commission needed to decide if the plan met with the principal uses permitted and the only consideration that needed to be addressed was the obscuring fencing.

City Commissioner Klaassen questioned if there were any wetlands in that area. Howard Beindit responded that as far as he was aware, the property was not zoned as wetlands and that it was zoned as light industrial.

City Manager Leven advised the Board that this was Phase III of the storage site plan review approval. She stated that Building Official Kallek had reviewed the plan and he did not feel that it needed to have a review letter from Wade Trim. City Manager Leven also informed the Board that if they had any issues with the site plan then it could be submitted to Wade Trim for further review. City Manager Leven advised that Building Official Kallek was having technical difficulties and was unable to call in.

Chairperson Moran questioned the obscuring fencing, and wanted to confirm that the trees and shrubs were adequate to meet the ordinance.

City Commissioner Klaassen stated that the main driveway was 25ft across but there was no 20ft easement for the fire department. Mr. Beindit responded that the blackened area would be a concrete or asphalt drive and that the outside perimeter would be gravel. He advised that there would be 18ft of concrete on the outside plus an additional 4ft of gravel which was more than adequate to get around.

City Commissioner Klaassen questioned how many fire hydrants there would be and Mr. Beindit believed that there would be one by the pumping station.

Commissioner McCarthy said she believed that an obscuring fence would be required along the road. Chairperson Moran recalled that the Planning Commission had made an exception to allow the use of a greenbelt to serve as an obscuring fence.

Commissioner McCarthy questioned if there was a chain link fence and Mr. Beindit confirmed that there would be a 6ft chain link fence around the perimeter.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the plans for Phase III pending approval from Building Official Kallek and the engineering firm, if necessary. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

### **Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to adjourn at 7:28pm. **Roll Call Vote.** Ayes: Moran, Heath, Allan, Jenken, Klaassen, McCarthy. Nays: None. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk



# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

**To:** Chairman and Members of the Marine City Planning Commission  
**From:** Tracy Kallek, Building Official  
**Date:** June 3, 2021  
**Subject:** 6385 King Rd.

**Re:** Change of Use

**Review:** Harvest Church, has requested that the PC Board accept their application to use the existing facility as a place of worship. Its currently located in a B-2 Zone which requires the boards approval. Places of worship are allowed in the B-1 Zone.

I see no adverse effect to the B-2 district by allowing this change.

## B-1, CENTRAL BUSINESS DISTRICT

### § 160.080 INTENT.

The B-1 Central Business District is designated to serve as the major shopping center for the trade area of Marine City in addition to serving as a shopping center for tourist trade. This district is typified by uses which are compatible one to another and are not interrupted by automotive uses or facilities creating a break in the continuity of stores which would be caused by driveway cuts for self service types of stores or services. It is the intent of this chapter to provide for such uses which cause interruption of the continuity of the B-1 District in other districts.

(Prior Code, App., § 600)

### § 160.081 PRINCIPAL USES PERMITTED.

(l) Churches and other facilities normally incidental thereto on the same property, including secular counseling services, such as family and individual counseling (not including dormitory

use), whether provided directly or under lease with other charitable or governmental organizations. Buildings of greater than the maximum height allowed herein, may be allowed.

**§ 160.082 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.**

Under such conditions as the Planning Commission, after hearing, finds the use as not being injurious to the B-1 District and environs and not contrary to the spirit and purpose of this chapter and subject further to the conditions hereinafter imposed for each use, the following uses may be permitted:

**B-2, GENERAL BUSINESS DISTRICT**

**§ 160.095 INTENT.**

The B-2 General Business District is designed to furnish areas served by the B-1 Central Business District with a variety of automobile services and goods incompatible with the uses in such B-1 Central Business District. The B-2 General Business District is characterized by More diversified business types and is located to serve transient traffic in addition to tourist accommodations and services.

(Prior Code, App., § 700)

**§ 160.097 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.**

Under such conditions as the Planning Commission, after hearing, finds the use as not being injurious to the B-2 District and environs, and not contrary to the spirit and purpose of this chapter, and subject further to the conditions hereinafter imposed for each use, the following uses may be permitted:

Respectfully,



Tracy Kallek

Building Official

City of Marine City



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

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

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): Joe Westvrine  
 Applicant Address: 31595 N. River Road Harrison Township Mi 48045  
 Phone: 810-333-0045 Fax: 810-765- Email: pastorjow@SBCglobal.net  
 Property Owner Name(s): Joe Westvrine  
 Property Owner Address: same  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Proposed Development: Harvest Church  
 Address of Development: 6385 King Road M.C.

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

Copy of Legal Description Attached

Proposed Use: Church & Hall

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: 5-24-21

Owner's Signature: [Signature] Date: 5-24-21

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

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



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# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

## Site Plan Review Process for Applicant

- Applicant contacts Marine City Building Department for an appointment to discuss zoning, permitted uses, and special land uses (if applicable), and the review process.
  - If a variance is required, applicant may be directed to complete application for the Zoning Board of Appeals.
  - Planning Commission Approval is required for the following:
    - Division of Parcels of land & splitting lots.
    - For any & all uses in the following zoning districts: RM Multi Family Residential, WM Waterfront Recreation & Marina, MHP Mobile Home Park, B-1 General Business District, B-2 General Business District, I-1 Light Industrial, I-2 Heavy Industrial, P-1 Vehicular Parking.
    - For special uses in single family districts – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting
    - Where special or changes of use approval is requires as stated in each individual zoning district list in the ordinance – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting.
    - Any addition to an existing principal or accessory building within districts listed above where the proposed addition constitutes an increase of 1000 sq ft or 10% more of the existing building, whichever is less – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting.
- Applicant contracts with engineer to prepare site plan based on discussions with the Marine City Building Department.
- Applicant submits **completed application, fee and three (3) sets of signed and sealed site and landscape plans** to the City of Marine City for review by the Marine City Building Department, City Manager and Wade Trim Engineering Firm.
  - Upon review from Wade Trim Engineering Firm, a plan review identifying site plan violations will be forwarded to the applicant indicating the necessary and advisable site plan revisions.
  - Upon review, Wade Trim may require a Zoning variance. The applicant will be directed to complete the application for the Zoning Board of Appeals.
- After the initial review, applicant will revise site plans in accordance with Wade Trim Engineering Firm recommendations and resubmit revised plans to the Planning Commission. **Applicant will need to submit ten (10) copies of signed & sealed revised site and landscape plans at least Twenty One (21) calendar days prior to the next Planning Commission meeting (second Monday of each month).**
  - Each re-visit of plans due to deficiencies or tabling of the original site plan will incur a charge of 75% of the original cost and may incur additional fees assessed by City Planning and/or Engineering Consultants (ie a re-submission of a Commercial Site Plan will be charged an additional \$225.00, minimum)

**NOTE: APPLICANT WILL BE RESPONSIBLE FOR REIMBURSING 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.**





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

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### 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

**Physical Features Continued:**

- Exterior lighting locations and illumination patterns
- Location and description of all existing and proposed landscaping, berms, fencing, and walls
- Sidewalks and bike paths
- Trash receptacle pad location and method of screening
- Transformer pad location and method of screening
- Dedicated road or service drive locations
- Entrance details including sign locations and size
- Designation of fire lanes
- Any other pertinent physical features

**Natural Features**

- Existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.
- A grading plan showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling, and grading.
- Location of existing drainage courses, lakes, ponds, wetlands, river and streams, including their water surface elevation, floodplain elevation, and ordinary high water mark.
- Location of other natural resources features, including woodlands.

**Additional requirements for Multiple-Family, and PUD Developments:**

- Density calculations by type of unit by bedroom count
- Designation of units by type of unit in each building
- Carport locations and details where proposed
- Specific amount of space and locations
- Type of recreation facilities to be provided in recreation space
- If proposed, details of community building and fencing of swimming pool

**Additional requirements for commercial and industrial developments:**

- Loading / unloading areas
- Gross and useable floor area
- Number of employees in peak usage

**Note: Incomplete applications will delay the review process**

**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 400 Persons

Number of employees 1 Persons

**Industrial**

Numbers of Employees by Shift	<u>Shift</u>	<u>Employees</u>
	_____ to _____	_____
	_____ to _____	_____
	_____ to _____	_____

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 \_\_\_\_\_



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Additional information may be needed for the City of Marine City Engineer's review of your site plan. Please review the following checklist and include any of the mentioned items as they apply to your project.

## GENERAL LAYOUT

		YES	NO	N/A
1	DATE			
2	NORTH ARROW			
3	CORRECT SCALE (Not <1:50 for property < 3 ac or 1:100 for property > 3 ac)			
4	PROPERTY LINES/LOT LINES LOCATED AND DIMENSIONED			
5	LOCATION/HEIGHT OF EX. & PROP. STRUCTURES WITHIN 100'			
6	EX. & PROP. DRIVEWAYS, SIDEWALKS LOCATED & DIMENSIONED			
7	EX. & PROP. CURB OPENINGS & SIGNS LOCATED AND DIMENSIONED			
8	EX. & PROP. EXTERIOR LIGHTING LOCATED			
9	EX. PARKING AREAS SHOWIN W/TYP. PARKING SPACE DIMENSIONED			
10	PROPOSED PARKING AREAS LOCATED AND DIMENSIONED			
11	EX. & PROP. UNLOADING AREAS LOCATED AND DIMENSIONED			
12	EX. & PROP. RECREATION AREAS LOCATED AND DIMENSIONED			
13	RIGHT - OF -WAY WIDTHS OF ABUTTING STREETS & ALLEYS			
14	LOCATION OF PAVEMENTS OF ABUTTING STREETS, ALLEYS			
15	NAME/ADDRESS OF PROFESSIONAL FIRM OR INDIVIDUAL			
16	SEAL OF PROFESSIONAL(S)			
17	NAME/ADDRESS OF PROPERTY OWNER OR PETITIONER			
18	LOCATION OF TRASH RECEPTACLES			
19	LOCATION OF LANDSCAPING			
20	LOCATION, HEIGHT & TYPE OF FENCES OR WALLS			
21	SIZE & LOCATION OF EX/ & PROP UTILITIES INCLUDING PUBLIC UTILITY CONNECTIONS			
22	LOCATION OF ALL FIRE HYDRANTS			
23	NUMBER AND TYPE OF PROPOSED DWELLINGS			
24	RESIDENTIAL AREA: ACREAGE OF SITE, SUBAREAS, & STAGING AREAS			
25	MULTI-FAMILY: TYP ELEVATION VIEWS, DIMENSIONED FLOOR PLAN			
26	SIZE AND LOCATION OF ALL SURFACE DRAINAGE FACILITIES			
27	EX. & PROP. TOPOGRAPHY (2' MIN. CONTOUR INT., TREES, ECT.)			
28	PLAN SIZE 24" X 36"			
29	VICINITY MAP			
30	LEGAL DESCRIPTION			
31	USGS BENCHMARK (2 MIN - USE CITY LIST OF BM)			
32	EX. & PROP UTILITY EASEMENTS LABELLED			
33	ADJACENT TOPOGRAPHY WITHIN 100' OF SITE			
34	FINISH FLOOR ELEVATIONS			
35	SIDEWALKS INDICATED (ALONG EX/PROP. PUBLIC ROWS, ONSITE AS NECESSARY)			
36	100 YEAR FLOODPLAN (MDEQ APPROVAL)			
37	WETLANDS LIMITS, SETBACKS (MDEQ) APPROVAL			



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# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

## PARKING

		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

## DRAINAGE

		YES	NO	N/A
1	DRAINAGE DISTRICTS AND DESIGN CALCULATIONS PROVIDED			✓
2	HYDRAULIC GRADE LINES SHOWN IN PROFILE ON PLANS			✓
3	ONSITE RETENTION OR DETENTION	✗	✓	
4	ADEQUATE OUTLET - [DETAIL]	✓		
5	ADEQUATE FREEBOARD	✓		
6	RETENTION POND FENCED			✓
7	STORM SEWER DESIGN (DIA., SLOPES, PIPE MATERIALS)	✓		
8	2.0 FPS MINIMUM VELOCITY			✓
9	10.0 FPS MAXIMUM VELOCITY			✓
10	SOIL EROSION CONTROL	✓		
11	STORM SEWER SIZED & EXTENDED FOR ADJOINING PROPERTIES (CHECK MASTER PLAN)			✓
12	SUMP PUMP CONNECTIONS SHOWN (NO BLIND TAPS)			✓
13	ROOF DRAINS, OUTLET	✓		
14	DRAINAGE TO RIGHT-OF-WAY RESTRICTED			✓
15	IS HYDROLOGY REVIEW WARRANTED?			✓
16	EASEMENTS WHERE REQUIRED (12" MINIMUM)			✓
17	CONSTRUCTION DETAILS (MANHOLES, C.B.'S, PIPE MATERIALS)			✓

## WATER SUPPLY

		YES	NO	N/A
1	EXISTING BORINGS, PROBES, WELLS			✓
2	PROPOSED WELLS			✓
3	ADEQUATE ISOLATION			✓
4	WATER MAIN SIZE ADEQUATE	✓		
5	WATER MAIN LOOPED (IF SERVING MORE THAN 30 UNITS)			✓
6	ADEQUATE FIRE HYDRANT COVERAGE	✓		
7	FIRE HYDRANT OR FIRE HYDRANT & GATE VALVE PROVIDED AT DEAD ENDS IF WATER MAIN TO BE EXTENDED			✓
8	F.G. PROVIDED FOR FIRE HYDRANT AND GATEWELL RIMS			✓
9	PROPER JOINT RESTRAINT PROVIDED			✓
10	WATER MAIN SIZED & EXTENDED TO SERVE ADJOINING PROPERTY			✓
11	VALVE LOCATIONS (1250' MAX. SPACING, NOT MORE THAN 30 DISCONNECTED WHEN CLOSING SECTIONS, NOT MORE THAN 4 VALVES TO CLOSE OFF SECTION)			✓
12	ADEQUATE SEPARATION FROM SEWERS			✓
13	ARE INDIVIDUAL SERVICES SHOWN ON PLANS			✓
14	IS HYDRAULICS DEPARTMENT REVIEW WARRANTED			✓
15	EASEMENTS WHERE REQUIRED (12" MINIMUM)			✓
16	CONSTRUCTION DETAILS (VALVES, TRENCH, HYDRANT, AND MATERIALS SPECIFICATIONS FOR VALVES, TRENCH, HYDRANT)			✓



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# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

## SANITARY SEWER

		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 YEARD)	✓		
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			✓