



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, January 9, 2023 6:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Andrew Pakledinaz, Keith Jenken, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; City Manager Holly Tatman
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. November 14, 2022 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A. Request for Proposals – Master Plan & Master Recreation Plan
9. **NEW BUSINESS**
  - A. Planning Commission Annual Report: 2022
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
November 14, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, November 14, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:05 pm.

The Pledge of Allegiance was led by Chairperson Moran.

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

**Absent:** None.

**Communications**

Chairperson Moran encouraged Board members to sign up for MSU Extension emails.

**Approve Agenda**

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the agenda, with the amendment that New Business be moved to Agenda Item 8, before Old Business. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by City Commissioner Klaassen, seconded by Commissioner Jenken, to approve the October 10, 2022 meeting minutes. All Ayes. Motion Carried.

**New Business**

Marine City Place Apartments – Parcel #74-02-012-3004-000: Initial Site Plan Review

Per Planning Commission's request to be more involved with all major projects in the City from the beginning, City Manager Tatman informed the Board that the Marine City Place Apartment Project was submitted to the Building Department and this was an introductory review of the plans. She stated that this was the time for the Board to raise concerns and issues up front so that everyone was prepared before the final site plan review came before the Board.

Chairperson Moran thanked the project representative for bringing the development proposal to Marine City. He stated that he saw three variance issues including: density, the plans were for a 3 story building but were only zoned for 2 stories and that he did not believe there were enough parking spaces. He stated the project would need to go before Zoning Board of Appeals.

Commissioner McCarthy questioned the max length of the building and advised the Board that the Ordinance stated the length of a building cannot be more than 180 feet. She requested clarification if each building unit was considered separately or as one continuous structure.

City Commissioner Klaassen disputed that the parcel was located in Marine City, believing it may be in Cottrellville. He also stated that the developers may be able to tap into a water line located behind the property instead of tapping into M-29.

City Manager Tatman informed the Board that the Building Official was aware of the zoning issues concerning density and height requirements and reminded the Board that this was an introductory review of the site plan.

Nathan Waggner, on behalf of Cash Waggner & Associates, informed the Board that the intent was to have the buildings be 80% brick with Hardie cement board around the patios. He stated that the housing would be market rate and did not consider the development to be low-income housing.

Commissioner Allan questioned the location of handicap parking spaces. Mr. Waggner advised that the ADA units were located in the middle of the buildings and that if those units ran out of availability that each unit was able to be converted to be an ADA unit.

Commissioner Jenken stated his concern regarding the impact the development would have on the City. City Manager Tatman responded that the development should be considered an overall benefit for the City – it would bring people in to the South side of the City, increase kids in the local schools and strengthen the business economy. Commissioner Jenken questioned the impact on downtown parking. City Manager

Tatman responded that a parking study had been done in 2018 and found there was ample parking downtown – people may just have to walk a block instead of parking right in front of the business they wanted to visit; she also stated her belief that not all residents in the new apartment complex would be downtown at the same time.

Mr. Waggner informed the Board that the developers are intent on going to Zoning Board of Appeals and that the project was before the Planning Commission for initial comments and that they were interested in Marine City because it was hard to find a large parcel with existing infrastructure and Marine City offered that.

Chairperson Moran recommended the Marine City Apartments project go before the Zoning Board of Appeals without Planning Commission recommendations.

Schneider Motorsports & Marine – Parcel #74-02-875-0035-000: Initial Site Plan Review

Commissioner McCarthy spoke to the Ordinance requiring gravel lots be paved within one year of occupancy. City Manager Tatman informed the Board that she had spoken to the Building Official and confirmed the Ordinance required a hard surface be installed after one year.

Larry Nichols, on behalf of, Armstrong, Miller & Nichols, Inc. Architects, spoke to the gravel lots being used for boat and trailer storage and that there was an existing catch basin. He stated the existing lot was gravel and had been there for years. Owner Chris Schneider, questioned what was considered a hard surface and requested some consideration by the City to complete the hard surface in phases due to cost.

Chairperson Moran questioned if the storage space was open to the public. Mr. Schneider advised that his business was located in Fair Haven and this would be his overflow lot. His staff would take the boats and trailers and put them in the storage spaces, it was not open to the public to store their items themselves.

Commissioner McCarthy questioned if there were any landscaping requirements. Mr. Schneider informed the Board that it was his intention to make the exterior of the building aesthetically appealing with stone wainscoting, gables and landscaping enhancements.

The Board was given a site plan review response completed by Wade Trim. City Manager Tatman informed the Board the document had just been received that day and it had not yet been reviewed by the Building Official. Chairperson Moran reminded the Board that the building itself didn't require Planning Commission since it was an existing structure

and that the parking lot issue would need to come back to Planning Commission with the Building Official's recommendation.

Motion by City Commissioner Klaassen, seconded by Commissioner Beutell, to approve the Schneider Motorsports & Marine Site Plan Review, subject to landscaping and gravel lot review, with the caveat that the architect discuss the Wade Trim site plan review with the Building Official and Wade Trim prior to moving forward. Ayes: Beutell, Klaassen, Moran, Pakledinaz, Jenken, Allan. Nays: McCarthy. Motion Carried.

St. Clair County Community Mental Health – Parcel #74-02-925-0075

City Manager Tatman informed the Board that St. Clair County Community Mental Health had purchased a building on King Road and that they were currently working on the interior, with the intent of developing meeting spaces. She stated that they planned on building additions, adding on a temporary gravel lot, which would then turn into a hard surface parking lot. The agenda item was presented to keep the Planning Commission informed.

**Unfinished Business**

Landscaping Ordinance

Commissioner McCarthy questioned if the City regularly inspected for non-compliant landscaping. City Manager Tatman responded that the City inspected, and could enforce, landscaping that was overgrown and considered blight but they did not inspect for dead grass or overall landscaping beautification. She stated if there were dead trees or overgrowth, to bring it to the attention of the code enforcer.

Commissioner McCarthy stated her belief that property owners of new buildings needed to maintain the landscaping that was approved and that there should be money in the budget for the City to inspect and enforce landscaping requirements. City Manager Tatman stated that Commissioner McCarthy could present her concerns at a City Commission meeting.

Request for Proposals – Master Plan & Master Recreation Plan

City Manager Tatman informed the Board that she had sent a Request for Proposals to 9 different consulting firms in the Detroit/Ann Arbor area and that upon receipt and review, firm interviews would be presented on a future Planning Commission Agenda.

**Adjournment**

Motion by City Commissioner Klaassen, seconded by Commissioner Beutell, to adjourn at 7:08 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Shannon Adams  
City Clerk

**CITY OF MARINE CITY  
PLANNING COMMISSION ANNUAL REPORT: 2022**

**1. Membership**

Planning Commission Member	Term Expiring
Joseph Moran	6/30/2024
Graham Allan	6/30/2023
William Beutell	6/30/2023
Keith Jenken	6/30/2025
Madelyn McCarthy	6/30/2023
Andrew Pakledinaz	6/30/2025
William Klaassen	City Commission Representative

**2. Meetings (MPEA requires four meetings annually)**

The Marine City Planning Commission met 10 times. This meets the minimum requirements of the MPEA.

**3. Master Plan Review**

The Planning Commission approved the City to prepare and put out a Request for Proposals for revising the Master Plan and Master Recreation Plan 09/12/2022.

**4. Zoning Ordinance Amendments**

- Document the section numbers amended and indicate any work in progress
- Review rezoning requests; indicate location, request description, and status
- Identify any zoning ordinance updates to undertake in the upcoming year

Planning Commission approved request to rezone 300 Broadway (parcel 02-475-0632-000) to B-1, Central Business.

Planning Commission approved request to rezone 6242 King Road to I-1, Light Industrial.

## 5. Development Reviews

Project Type	Location	Description	Status	Recommendation to legislative body	Date of Action
Site Plan Review	6221 King (02-925-0075-000)	Request to approve temporary rear gravel parking lot to be surfaced within 1 year of occupancy.	Approved as presented.	N/A	4/11/2022
Site Plan Review	74-02-002-2000-101	Request for Special Land Use for semi truck repair shop in Light Industrial Zoned District; applicant sought approval under uses permitted under special conditions.	Public Hearing Set for 08/08/2022.	N/A	7/11/2022
Site Plan Review	74-02-002-2000-101	Request for Special Land Use for semi truck repair shop in Light Industrial Zoned District; applicant sought approval under uses permitted under special conditions.	Approved as presented.	N/A	8/8/2022
Initial Site Plan Review	74-02-012-3004-000	Introductory review of plans for the Marine City Place Apartment Project.	No Action Taken	Recommendation that the project go before the ZBA without Planning Commission recommendations.	11/14/2022
Initial Site Plan Review	74-02-875-0035-000	Introductory review of plans for Schneider Motorsports & Marine.	Approved subject to landscaping and gravel lot review, with the caveat that the architect discuss the Wade Trim side plan review with the Building Official and Wade Trim prior to moving forward.	N/A	11/14/2022



**6. Variances**

Variance Type	Location	Description	Status	Recommendation to legislative body	Date of Action
Variance - Setbacks	452 S. Market	Variance request 22-01 to rebuild garage that burnt down on 9.5% of the lot at 440 sq ft, where it will be located in an existing dedicated public right of way easement, within 3 feet of a rear or side lot line.	Denied by the Zoning Board of Appeals	N/A	12/7/2022

**7. Actions by legislative body**

The Planning Commission approved the Vacant Storefront Ordinance No. 22-02 and forwarded to the City Commission for adoption 05/09/2022.

**8. Zoning Map**

The Planning Commission approved the revisions to the Master Plan Zoning Map and forwarded to the City Commission for adoption 08/08/2022. The Planning Commission held a Public Hearing on 10/10/2022 to receive comments on the proposed Master Plan Zoning Map updates and approved the City of Marine City Zoning Map as presented on 10/10/2022.

**9. Trainings**

Topic/Description		Date
Chairperson Moran discussed MSU Extension training opportunities.	All Board Members	4/1/2022
Chairperson Moran discussed MSU Extension training opportunities.	All Board Members	9/12/2022
MSU Extension Articles: Zoning & Condominiums and Zoning Districts	All Board Members	11/14/2022

**10. Joint Meetings**

There were no joint meetings

**Signatures**

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 Joseph Moran  
 Chairperson  
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 Date

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 Shannon Adams  
 City Clerk  
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 Date