



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Guy Community Center, 260 South Parker Street

Regular Meeting: Monday, November 8, 2021 7:00 PM

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 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. October 11, 2021 Meeting Minutes
 - B. October 21, 2021 Special Meeting Minutes
8. **UNFINISHED BUSINESS**
 - A. Vacant Storefronts
9. **NEW BUSINESS**
 - A. Marine City Mini Storage Phase III Site Plan – Beindit Investments
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
October 11, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, October 11, 2021 at 260 South Parker Street, 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 William Beutell, Madelyn McCarthy, Benjamin Heath, Graham Allan; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: Commissioner Keith Jenken

Motion by Commissioner Allan, seconded by Commissioner Beutell, to excuse Commissioner Jenken from the meeting. All Ayes. Motion Carried.

Communications

None.

Approve Agenda

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the October 11, 2021 Planning Commission agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Commissioner Beutell, seconded by City Commissioner Klaassen, to approve the September 13, 2021 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Public Hearing: Zoning Code Amendments (Chapter 160)

Chairperson Moran announced that the Planning Commission would conduct a Public Hearing to receive public comments for and against the proposed Zoning Code Amendments (Chapter 160).

Chairperson Moran opened the Public Hearing at 7:02pm.

No public comment was received.

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

Motion by Commissioner Heath, seconded by Commissioner Beutell, to make the recommendation to the City Commission to adopt the Zoning Code Amendments (Chapter 160). All Ayes. Motion Carried.

Vacant Storefronts

Chairperson Moran questioned what the City was able to do, if anything, regarding vacant storefronts.

Commissioner Heath stated that if a commercial building was not occupied or utilized for a year that the City needed to go in and inspect the property. He stated that commercially zoned buildings should be held to different regulations than residential.

City Manager Tatman advised that if a building was clearly being used for something that it was not zoned for, the City may have some ground to address the issue. An example of this is a vacant storefront on Water Street being utilized for storage.

Commissioner Beutell questioned the legality of visually inspecting businesses.

Chairperson Moran tasked the City with contacting the City Attorney to advise on the following:

- To what extent was the Building Department allowed to inspect vacant storefronts
- Was it possible to create an ordinance to incentivize/penalize commercial property owners whose storefronts are vacant

- Can vacant storefronts in a viable commercial district be considered blight
- What is the definition of a storefront
 - It was discussed that there were converted homes on Water Street that were once businesses

Adjournment

Motion by City Commissioner Klaassen, seconded by Commissioner Allan, to adjourn at 7:29pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Kristen Baxter
City Clerk

**City of Marine City
Planning Commission Meeting
October 21, 2021**

A special meeting of the Marine City Planning Commission was held on Monday, October 21, 2021 at 260 South Parker Street, and was called to order by Chairperson Moran at 12:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

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

Also Present: Building Official Tracey Kallek

Absent: None

Communications

None.

Approve Agenda

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the October 21, 2021 Planning Commission Special Meeting agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

None.

Unfinished Business

None.

New Business

402 South Water Street Façade Approval

Building Official Kallek explained to the Board that the plans submitted for 402 South Water Street were sent to Adam Young at Wade Trim for review and it was decided that the plans did not meet the requirements necessary for Planning Commission approval. Upon further review, it was noted that any façade changes in the Nautical Mile District do require Planning Commission approval. In an effort to prevent any further delay, a Special Meeting was called to review the façade only.

City Commissioner Klaassen questioned who would be responsible for paying for the Planning Commission Special Meeting. City Manager Tatman responded that the City would be absorbing the cost.

Motion by Commissioner Allan, seconded by City Commissioner Klaassen, to approve the façade at 402 South Water Street. All Ayes. Motion Carried.

Adjournment

Motion by City Commissioner Klaassen, seconded by Commissioner Jenken, to adjourn at 12:09 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Kristen Baxter
City Clerk



City of Marine City
Building Department
260 S. Parker St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@cityofmarinecity.org

10-12-2021

To: City of Marine City
Planning Commission

Re: Marine City Mini Storage Phase Three
Parcel # 74-02-002-2000-110

Dear Commissioners,

Please find enclosed, a site plan, and review letter from Wade Trim (v.2) for the above mentioned project, it's located on King Road, directly across from phase two of the same use, Mini Storage.

Best Regards, Tracy Kallek

A handwritten signature in cursive script that reads "Tracy Kallek". The signature is written in black ink and includes a horizontal line extending to the right.

Building Official City of Marine City



Wade Trim Associates, Inc.
 500 Griswold Street, Suite 2500 • Detroit, MI 48226
 313.961.3650 • www.wadetrim.com

October 12, 2021

City of Marine City
 303 South Water Street
 Marine City, MI 48039

Attention: Planning Commission

Re: Revised Site Plan Review
 Marine City Mini Storage Phase 3
 Vacant Land on West Side of King Road
 Wade Trim File No.: MRN 6001-21D, Phase 103

Dear Commissioners:

We are in receipt of a revised site plan, submitted by applicant Beindit Investments, LLC., to establish a new mini storage use on vacant land on the west side of King Road in Marine City. We have been asked by the City to review the project and are pleased to respond to this request. For your reference, below is a table summarizing the key facts pertaining to this request.

<i>Summary of Facts</i>	
Property Address:	n/a
Property Owner:	Beindit Investments, LLC
Applicant/Developer:	Beindit Investments, LLC
Property ID:	74-02-002-2000-110
Property Size:	6.0 acres
Project Location:	West side of King Road, north of Plank Road
Property Frontage:	389 feet on King Road
Current Use of Property:	Undeveloped
Existing Zoning of Property:	I-1, Light Industrial
Proposed Use:	Mini storage
Allowance for Use:	Not specifically listed, but may be allowed per Section 160.126 (G) - We note that mini storage use is found across the street from this site on property zoned I-1 District
Future Land Use Designation of Property:	Industrial

The proposed project will consist of the construction of eight new storage buildings of the following sizes:

- Two buildings will be 20-feet wide by 150-feet long (3,000 square feet), containing 32 storage units each

- Four buildings will be 30-feet wide by 150-feet long (4,500 square feet), containing 34 storage units each
- Two buildings will be 40-feet wide by 150-feet long (6,000 square feet), containing 36 storage units each

The project will also include the construction of four, 50-foot wide by 150-foot long (7,500 square feet) outdoor storage areas with covered canopies. The eight storage buildings and four storage areas with covered canopies will be situated on concrete surfacing. Finally, a gravel open storage area is proposed which encompasses approximately 40,000 square feet in area.

Additional proposed improvements will include a driveway to King Road, frontage landscaping beds, fencing, lighting, stormwater piping and an underground detention pond.

Site Plan Review

The revised site plan for this project is dated September 11, 2021, and includes an overall project plan sheet, site plan sheet, grading plan sheet, elevation views sheet, and topographical survey sheet. We have reviewed the revised site plan for compliance with the City of Marine City Zoning Ordinance and sound planning principles. We note the following concerns or omissions:

1. Per Section 160.300, (B), (3), the seal of the professional designer will need to be added to the plan set for the Township's file copy.
2. It appears that bumper blocks are proposed along the western edge of the gravel open storage area, but this is not confirmed nor are any details provided.
3. Off-Street Parking – A note on Sheet 2 states that “mini storage parking requirement discussed and resolved w/ City Boards during Phase 2 expansion – no new parking proposed in this phase of expansion.” The Planning Commission should confirm this statement and any prior agreements made that have an impact on this Phase 3. For purposes of record, the specific nature of the agreement should be specified on this site plan. A formal access easement agreement for the use of off-site parking may be appropriate.
4. General Landscaping – As shown in Sheet 2, no new landscaping is proposed except within the front yard/road frontage area. Some of the existing vegetation that currently exists in the western portion of the site will be removed. Additional new trees and vegetation must be provided in other locations of the site and to comply with the following requirements:
 - Section 160.219, (F) – formula for required open space based on total site area (min. 10% of site area)
 - Section 160.219, (F), (2) – formula for required trees based on total required open space area (min 1 tree for each 3,000 sq. ft. of required open-space area)
 - Section 160.219, (H), (2) –landscaping strips along the perimeter of a parking lot or driving lane
5. Sidewalk Width – The site plan does not specify the width of the proposed sidewalk along King Road. It must be at least 6-feet wide in accordance with Section 160.231, (B).

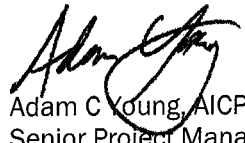
Recommendation

Pending a satisfactory resolution to the above noted comments, we recommend site plan approval.

If you have any questions, please feel free to contact us.

Very truly yours,

Wade Trim Associates, Inc.

A handwritten signature in black ink, appearing to read "Adam C. Young". The signature is written in a cursive style with a large, stylized initial "A".

Adam C. Young, AICP
Senior Project Manager

ACY:ikf
MRN 6001-21D, Task 103
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