

**City of Marine City
Planning Commission Meeting Minutes
October 09, 2023**

A regular scheduled meeting of the Marine City Planning Commission was held on Monday, October 9, 2023 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, Andrew Pakledinaz, William Beutell; City Manager Adkins; Deputy Clerk Michele Goodrich

Absent: Commissioners Madelyn McCarthy and William Klaassen

Motion by Commissioner Moran, seconded by Commissioner Pakledinaz, to excuse Commissioner McCarthy from the meeting. All Ayes. Motion Carried.

Communications

An email will be sent to Planning Commission members requesting them to confirm if they would be attending and the City would submit the registration form and payment to the County.

Approve Agenda

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the agenda with the following changes: Move 8A to 9B. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by City Commissioner Beutell, seconded by Commissioner Pakledinaz, to approve the September 11, 2023 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Master Plan

Commissioner Moran reviewed the Current Goals worksheet with the Planning Commission and recommended that the Board complete the worksheet to be returned to the City Offices. Commissioner Pakledinaz expressed disappointment in the way the questions were worded. City Manager Adkins advised that he would like Planning Goal 6 to reference “accessibility” of transportation. Chairperson Moran stated that he would like the City’s vision statement to reference inclusivity.

Trans UA Truck Repair Facility Site Plan Review (Parcel #74-02-002-2000-101)

Building Official Kallek provided the Board with the engineering report from BMJ that recognized paving requirements were for the required business parking lots only and that back lots and side lots were not required to be paved. City Manager Adkins stated that the City did not want to require too many impervious surfaces as it would create a drainage issue.

Motion by Commissioner Beutell, seconded by Commissioner Pakledinaz, to approve the site plan for the Trans UA Truck Repair Facility to allow for a gravel rear lot since it was determined that only the required parking needed to have an impervious surface. All Ayes. Motion Carried.

New Business

1300 South Parker - Discussion

Building Official Kallek informed the Board that the South parcel had been removed from the initial submittal to meet the upcoming deadline of the original Planning Commission approval. He advised that the corner lot was originally a gravel lot, for what he expected was decades, and that the applicant added limestone as a top off and that they had not stripped away any topsoil. Commissioner Moran stated that if the applicant would be using the gravel lot for storage than a fence would be required. Building Official Kallek agreed that an obscuring fence would be required with the caveat that the visual triangle would need to be addressed so as not to create a traffic hazard.

Building Official Kallek stated that he had contacted the architect of record and informed him that the facility needed to remove the feather signs and that the truck sitting on M-29 needed to be removed.

City Manager Adkins suggested that the Board look into the whole intersection as part of the Master Plan review with the potential of creating a commercial overlay district to give leniency to the allowable and special land uses.

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the plans for parcel 02-875-0035-000. All Ayes. Motion Carried.

Open Discussion

Commissioner Moran informed the Board that the parking schedule previously referenced by Commissioner McCarthy no longer existed and that the current regulations regarding parking were adopted in 2018.

City Manager Adkins advised the Board that he had requested revised Marijuana zoning maps from County GIS however had not yet received them. Commissioner Moran stated that currently East China was included in the maps but not Cottrellville and that moving forward, if the City included East China than it would have to include Cottrellville or both would need to be removed.

City Manager Adkins informed the Board that they were still accepting applications for the vacant Planning Commission seat.

Adjournment

Motion by Commissioner Allan, seconded by Commissioner Beutell, to adjourn at 7:06 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Jason Bell
Interim City Clerk