

**City of Marine City
Planning Commission Meeting Minutes
February 12, 2024**

A regular scheduled meeting of the Marine City Planning Commission was held on Monday, February 12, 2024 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, Madelyn McCarthy, William Klaassen, William Beutell, Max Bade, Andrew Pakledinaz; City Manager Adkins; Deputy Clerk Michele Goodrich

Absent: None.

Communications

None.

Approve Agenda

Motion by Commissioner Beutell, seconded by Commissioner Klaassen, to approve the agenda with moving of 9:A to 8A. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by City Commissioner Allan, seconded by Commissioner Pakledinaz, to approve the November 13, 2023 meeting minutes. All Ayes. Motion Carried.

New Business

425 Jefferson (parcel # 02-475-0110-000) Special Land Use Application

Applicants Joshua Mills and Kelly Grove presented their Special Land Use application requesting that the Board consider the repurposing of 425 Jefferson to be used as an office incubator space.

City Manager Adkins stated that school buildings and churches were historically always located in residential areas and zoned residential and that problems arose when the intended use no longer

existed and cities then faced the issue of how to use the property. He informed the Board that in 2006 Michigan adopted the Zoning Enabling Act, which allowed for conditional or contract zoning. Marine City adopted conditional rezoning in 2019, §160.306, which was the platform under which the applicants may request consideration for conditional zoning.

City Manager Adkins stated that the request submitted for 425 Jefferson would change the zoning and allowable use of the property only as it pertained to the conditional request and would leave it to the City Commission to adopt the conditional zoning as an ordinance. He advised that it was not permanent zoning and if the business ceased to exist, or was sold, the zoning would revert back to the original zoning of the property; the change would not stay with the land. He informed the Board that Marine City allowed for special land use under the adaptive reuse of an existing structure and the Planning Commission would require a site plan to be presented under conditional zoning. City Manager Adkins advised that the purpose of the initial application presentation was to establish a Public Hearing date to receive community input.

Chairperson Moran questioned how many employees would be on site. Mr. Mills responded that there were no employees, just the tenants who had membership agreements and that historically they only utilized the offices 2-3 days per week.

City Manager Adkins advised the applicants to address parking and hours of use in their site plan submission.

Motion by City Commissioner Beutell, seconded by Commissioner Klaassen, to set the Public Hearing for 425 Jefferson Special Land Use at the next scheduled meeting. All Ayes. Motion Carried.

Unfinished Business

Master Plan

Lauren, on behalf of McKenna, informed the Board that the Master Plan documents presented were a rough draft and not in completed form. She requested feedback on the major themes, proposed future land uses and action plans.

Chairperson Moran questioned the presentation of the document and suggested a change in the syntax to reflect a first person narrative approach. City Manager Adkins stated that he was used to seeing a summary of goals and objectives with instructions on how to achieve them and that he would like recommendations for consideration for zoning ordinances to be included that addressed form based code and mixed use ordinances. Lauren stated that the Master Plan was being presented with goals that are actionable and not so much aspirational. Commissioner Beutell referenced several missing and outdated pieces information. Commissioner Allan suggested more emphasis on housing needs with stronger and more specific statements. Chairperson Moran referenced several graphic charts and corresponding narratives that he would like clarified so that they were easily understood by the

community. Lauren encouraged the Planning Commission to review the Master Plan and Master Recreation Plan and provide edits to the City Manager within the next two weeks so that the document may be updated and re-reviewed at the next Planning Commission Meeting.

Open Discussion

Set Public Hearing

City Manager Adkins informed the Board that in addition to the 425 Jefferson Special Land Use Public Hearing, the applicants for the proposed planned unit apartment development requested to move forward with their project, which also required a Public Hearing. He stated that the apartment applicants were not available to attend the 03/11/2024 meeting and to accommodate both projects, suggested the Planning Commission meeting be rescheduled for 03/18/2024.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to cancel the 03/11/2024 meeting and reschedule for 03/18/2024. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to adjourn at 7:42 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Administrative Assistant

Jason Bell
City Clerk