

**City of Marine City
Planning Commission Meeting
March 9, 2015**

A regular meeting of the Marine City Planning Commission was held on Monday, March 9, 2015, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Rebecca Lepley at 7:00 pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Lepley.

Present: Chairperson Lepley; Commissioners Jenken, McKenzie, Menchaca; City Commissioner Simpson; and, City Clerk Baxter

Absent: Commissioners Gabler & Skwiers

Motion by Commissioner Menchaca, seconded by City Commissioner Simpson, to excuse Commissioners Gabler and Skwiers from the meeting. All Ayes. Motion Carried.

Approve Agenda

New Business

Amend: Item #9-A Site Plan Review to #9-B

Add: Item #9-A Public Hearing

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the Agenda, as amended. All Ayes. Motion Carried.

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the February 9, 2015 Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

The following Communication was presented:

- ❖ Charter Township of East China

❖ Stephen R. Saph, Jr. ~ Board Member's Insurance Coverage

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to accept and file the Communication. All Ayes. Motion Carried.

Public Comment

No residents addressed the Commission.

Unfinished Business

Non-Motorized Transportation Plan

No new developments reported at this time. Chairperson Lepley and City Commissioner Simpson commented the Non-Motorized Transportation Plan should be kept on the agenda for future meetings.

New Business

Public Hearing ~ Special Land Use - Jet's Pizza & Future Retail

Building Official Brian Bayly reported that Applicant Michael Morris was requesting site plan approval for Jet's Pizza and future retail. However, the project will be completed in phases. Mr. Bayly said the site plan appeared to meet all requirements and made the recommendation that the approval be granted.

Chairperson Lepley opened the Public Hearing at 7:05 pm.

Resident George Bukowski, 318 Chartier Street, said he lived across the street from proposed location and said he had no problem with the site plan, however, he was concerned with the lighting at night, as well as a potential for a garbage problem if not picked up regularly. Mr. Bukowski also expressed concern over the city sustaining seven pizza businesses in town. He wished the applicant good luck.

Chairperson Lepley closed the Public Hearing at 7:07 pm.

Applicant Michael Morris and his architect, Rick Konik, addressed Mr. Bukowski's concerns and said that the lighting for the restaurant will be shielded, per ordinance. Mr. Morris also addressed the trash concern and said it will be closely monitored.

Motion by Commissioner McKenzie, seconded by City Commissioner Simpson, to approve the Special Land Use, as presented. All Ayes. Motion Carried.

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the Site Plan as presented. All Ayes. Motion Carried.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to adjourn at 7:28 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk