

**City of Marine City  
Planning Commission Meeting  
April 10, 2017**

A regular meeting of the Marine City Planning Commission was held on Monday, April 10, 2017, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00 pm.

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

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Keith Jenken, Rudolofo Menchaca; City Commissioner David Simpson; Building Official Susan Wilburn; City Manager Elaine Leven; City Clerk Kristen Baxter

**Absent:** Commissioner Linda Gabler

**Communications**

No Communications were received.

**Public Comment**

No residents addressed the Commission.

**Approve Agenda**

Motion by Commissioner Allan, seconded by Commissioner Jenken, to approve the Agenda, as presented. All Ayes. Motion Carried.

**Approve Minutes**

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the March 13, 2017 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

## **Unfinished Business**

### ***Master Plan Project***

Geoff Donaldson and Kara Schrader from SCC Metropolitan Planning Commission said drafts of the Community Profile Chapter and Transportation Chapter of the Master Plan were distributed for review by the Planning Commission. Mr. Donaldson said the purpose of the review was to streamline the plans and get rid of anything not essential.

Commissioner Jenken noted that the City Hall Building on Page 40 of the Community Profile Chapter needed to be updated. Several of the updates included:

- Amending the historic style from Queen Anne to Richardson Romanesque
- The statement that the building had been deemed “unsafe for occupancy”
- The required renovation work on the building

Chairperson Moran commented that the City Hall Building section could be moved to another section of the Master Plan – possibly the Future Land Use Chapter.

Motion by Chairperson Moran, seconded by Commissioner Menchaca, to adjourn for a five minute break at 8:31 pm. All Ayes. Motion Carried.

Motion by Chairperson Moran, seconded by Commissioner Menchaca, to reconvene the meeting at 8:36 pm. All Ayes. Motion Carried.

A Land Use Map from 2008 was provided with discussion on the interpretation of what was going on in the community at that time. Mr. Donaldson asked the Board if the map was still accurate, or would changes be necessary.

Downtown parking was also discussed as well as the options available to add additional parking spots. City Manager Leven commented that not all the maps showed parks and parking lots and asked that the inconsistencies be cleaned up.

The Board concurred that Future Land Use needed to be discussed at length at a future meeting. Mr. Donaldson to bring back recommendations to the Board after he examines the zoning ordinance.

## **New Business**

### ***Site Plan Review – Lucy’s Dog House***

A Site Plan Review was received from applicant Lisa Morelli, Lucy's Dog House, LLC for 147 South Water Street, parcel #02-475-0264-000. Ms. Morelli stated that the building previously housed Morelli's Café and she was asking for a change of business use for a pet boutique. She further advised that although she would not offer a pet grooming service immediately upon opening, it would be a service available in the near future. She stated that there would be no physical changes to the structure.

Building Official Wilburn explained that the reason the request came to the Planning Commission was due to the zoning for the location being zoned Waterfront Recreation and Marina District. She explained that sometime in the past, the property most likely housed a marina or a dock and was zoned accordingly.

Resident Lynn Twydell, 155 South Water Street, said she lives next door to the proposed site and said she supports the pet boutique, but is worried about the grooming aspect of the business. She said that a number of families live next door in Newport Manner and she is concerned about dogs barking.

City Manager Leven responded and said that any noise or nuisance issues would be addressed by the city.

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve Special Land Use Application No. 01-2017, as presented. All Ayes. Motion Carried.

### ***SCC Planning Workshop***

Chairperson Moran reported on the SCC Metropolitan Planning Commission Annual Workshop held on March 30, 2017 and said it was a good review of what the Planning Commission's responsibilities were and what they needed to be effective.

Commissioner Allan agreed and said that the Land Use Section was particularly informative.

City Commissioner Simpson commented that we, as a city, don't put enough importance on our Capital Improvement Plan and the legal aspects of it.

City Manager Leven noted that it was nice to see the procedure the County uses on property splits.

### ***Waterfront Street Ends Study***

A brief discussion took place on the importance of the Waterfront Street End Study and how it would benefit the Master Plan. No final decision was made on how much of the study to use and where to place it in the Master Plan, but the Future Land Use and Commercial Services & Facilities sections were recommended.

### **Adjournment**

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to adjourn at 9:27 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

Kristen Baxter  
City Clerk