

**City of Marine City  
Planning Commission Meeting  
September 14, 2015**

A regular meeting of the Marine City Planning Commission was held on Monday, September 14, 2015, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Vice Chairperson Rudy Menchaca at 7:00pm.

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

**Present: Vice Chairperson Menchaca; Commissioners Gabler, Jenken, McKenzie, Moran; City Commissioner Simpson; Building Official Garbarino; City Manager Leven; City Clerk Baxter**

**Absent: Chairperson Lepley**

Motion by Vice Chairperson Menchaca, seconded by City Commissioner Simpson, to excuse Chairperson Lepley from the meeting. All Ayes. Motion Carried.

**Approve Agenda**

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

**Approve Minutes**

Motion by City Commissioner Simpson, seconded by Commissioner McKenzie, to approve the August 10, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

**Communications**

No Communications were received.

## **Public Comment**

No residents addressed the Board.

## **Unfinished Business**

### ***Master Plan Update***

A quote of \$12,000 from St. Clair County for a “light” update to the City of Marine City Master Plan was presented to the Board for consideration. A discussion ensued on whether the update was budgeted and if it should be done in-house, or contracted out. City Manager Leven informed the Board that the update did not have to be started until 2016. That way, she explained, the city could budget for planning in 2016 and 2017.

Commissioner Moran suggested the city start looking at the original Master Plan and matching demographics to see how much could be done in-house and to give the Board an idea on what needed to be contracted out.

City Commissioner Simpson agreed and said it would be a good idea to spread out the necessary tasks before budget time and to obtain quotes from other companies.

City Clerk Baxter to obtain additional quotes for light updates and contact the County to see if their price could be reduced if some of the demographic work was completed by city employees. Updated information to be provided to the Board at their October 12, 2015 meeting.

### ***Fence Ordinance ~ Attorney Review***

A discussion of City Attorney Downey’s review of the proposed Fence Ordinance took place. Mr. Downey’s review included new language to sharpen definitions contained within the ordinance, in addition to the following:

- Adding back Section 156.02, which must remain in order to criminalize the violations of the ordinance.
- The language on subparagraph (b) of Section 156.02 amended to clearly define what constitutes an “obscuring fence or wall” or permissible “decorative” fencing.
- Address the issues presented by residential landscaping, screening, and greenbelts.
- Re-labeling Sections 156.03, 156.04 and 156.05.

- Replicating subparagraphs (e) & (f) in residential and replacing (f) in non-residential with them.

Commissioner Moran distributed a proposed revision of subparagraph (b) Section 156.02 for consideration and discussion. Upon its review, the Board largely approved of the revision and made several language amendments.

Proposed amendments to be forwarded to City Attorney Downey for review and brought back to the Board for consideration and approval at its October 12, 2015 meeting.

### ***Non-Motorized Transportation Plan***

City Commissioner Simpson asked the Board how they would like to start the process of developing a Non-Motorized Transportation Plan. Mr. Simpson said he would like to get the plan in place when Tap Grants (Transportation Alternatives Program) are distributed in April, 2016. In addition, Mr. Simpson said it would be a good time to add it to the Master Plan.

It was decided that Board Members would individually walk city bike paths, trails and waterways prior to their October 12, 2015 meeting and bring back notes for discussion on how to proceed.

### **Adjournment**

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to adjourn at 8:07 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

Kristen Baxter  
City Clerk