

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

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

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

Present: Chairperson Lepley; Commissioners Gabler, Jenken (Arrived at 7:04pm), Menchaca, Moran, McKenzie; City Commissioner Simpson; Building Official Garbarino; City Manager Leven; Deputy Clerk McDonald

Absent: None

Approve Agenda

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 September 14, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Motion by Commissioner Menchaca, seconded by City Commissioner Simpson, to approve the October 12, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

The following communication was received:

- Mark McClain

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

Public Comment

Mark McClain, 6591 River Road, requested clarification on the proposed fence ordinance concerning the existing chain link fences within the city, as well as Section 156.03 (1b) regarding the qualification of chain-link fencing. He expressed his opposition towards passing the ordinance as is.

Darlean Sugameli-Jarfas, 2025 S. Parker, expressed her opposition in passing the proposed fence ordinance. She stated that there were too many questionable areas in the proposed ordinance and that the Board was bending the rules for certain individuals.

Dave Danneels, 6577 S. Parker, addressed the Board with regard to the proposed fence ordinance, and the issues he is having with the surveys for his home.

Unfinished Business

Master Plan Update

City Manager Leven gave an update on the Master Plan. She reported that she has been in communication with St. Clair County and that they were willing to work with the city on completing the updates. She also said that the city will be able to do portions of the changes on its own. Lastly, she stated that work on the Master Plan does not need to be started until 2016, allowing the city to budget for planning in 2016-2017.

Fence Ordinance ~ Final Approval

Chairperson Lepley spoke about the process the Board used in obtaining information to formulate the proposed fence ordinance. Mrs. Lepley stated that the Board had gathered surrounding municipality's fence ordinances and discussed them with the City Manager and Building Inspector to put together the first draft. Once the ordinance was drawn up, a review was completed by City Attorney Downey. She then went on to clarify that once the proposed ordinance was approved by the Planning Commission, it will then need to go to the City Commission for final approval. Discussion then ensued regarding the enforceability of the ordinance and the need to clarify specific topics within the ordinance.

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to table the item in order to gather further research and bring results to the December 14, 2015 meeting. All Ayes. Motion Carried.

Non-Motorized Transportation Plan

Walking path data, along with an example of solar powered cross walk signage, was given to the Board for review and discussion.

City Commissioner Simpson started the discussion on the Non-Motorized Transportation Plan by stating that 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. Lastly, he declared that Safe Routes to School encourages safety and physical fitness.

Chairperson Lepley agreed that the Safe Routes to School Program would encourage children to have a healthier lifestyle and make the parents feel safer having their children walk to school.

The Board will review the collected data at its December 14, 2015 meeting.

New Business

Graphics Display ~ 302 S. Water Street

John McDonald, owner of 302 S. Water Street, addressed the Board stating that he was opening a music and comic book store and would like to put up a graphics display on the north outside wall of the building. He also mentioned that he had added nautical flags, boats, and a lighthouse to his original design of the vinyl building wrap, in order to comply with the Nautical Mile District motif.

Discussion then ensued on the compliance of the sign with sizing requirements constituted through the city ordinances and whether or not it met content requirements.

Chairperson Lepley then gave three suggestions to Mr. McDonald on how to proceed with the sign since the Board was unable to approve the sign as it did not meet sizing requirements dictated in the city ordinances. The suggestions were as follows:

- 1) Reduce the size of the sign in order to be in compliance with the city ordinances.

- 2) Appeal to the Zoning Board of Appeals.
- 3) Petition the City Commission to change the current sign ordinance.

Chairperson Lepley highly recommended that Mr. McDonald go to the Zoning Board of Appeals in regards to the size of the sign.

It was then decided by the Board that the proposed sign was consistent with the Nautical Mile District regulations, but that it did not meet sizing requirements, therefore, the Board could not approve the proposed sign as is.

Graphics Display ~ 358 S. Water Street

Ed Phillips, of Phillips Sign & Lighting, and Tom Vertin, owner of the Riverbank Theatre, approached the Board concerning the proposed signage at the Riverbank Theatre. Mr. Phillips explained that the proposed signage is for the marquee and for temporary signage that will be changed out for each show. He also noted that all the lighting on the signage will be LED lighting.

Discussion then took place on whether the signage met sizing requirements for the square footage of the building.

The Board decided that as long as the vertical signage remained temporary and the Riverbank Theatre pulled permits each time the previous permit pulled expired, that the square footage sizing requirements would be met.

Motion by Chairperson Lepley, seconded by Commissioner Jenkins, to approve the proposed signage as is with the agreement that a permit will be pulled each time the existing permit expires as required by city ordinance. All Ayes. Motion Carried.

Marine City Little League

Chris Simons and Corey Ames of the Marine City Little League approached the Board to obtain the approval to add restroom facilities to the Little League's concession building at King Road Park. They spoke of the various improvements that the Marine City Little League has done for the city parks in the past and how they hoped the Board would allow them to begin this project. Lastly, they stated that they have already obtained a building permit and had received confirmation from the Department of Public Works that a backhoe and operator would be supplied to complete the project.

Motion by City Commissioner Simpson, seconded by Commissioner Jenkins, to approve the proposed addition of restroom facilities to the Little League's concession building at King Road Park, as presented. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Jenkins, seconded by Commissioner Menchaca, to adjourn at 8:33 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk