

**City of Marine City
Planning Commission Meeting
May 9, 2016**

A regular meeting of the Marine City Planning Commission was held on Monday, May 9, 2016, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Commissioner Rudolof Menchaca at 7:13pm.

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

Present: Commissioners Keith Jenken, Rudolof Menchaca, Joseph Moran, and; City Commissioner David Simpson; Building Official Arthur Garbarino; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

Absent: Chairperson Rebecca Lepley; Commissioners Linda Gabler and Thomas McKenzie

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the April 11, 2016 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

None.

Public Comment

Lisa Hendrick, 186 S. Third, expressed that she wanted to see the Board compromise with the residents on the placement of the pavilion and restrooms and minimize the view obstruction caused by the proposed facility.

Rosalie Skwiers, 211 Michigan, stated concerns in regard to ADA accessibility at the proposed pavilion and restroom facility.

William Klaassen, 620 N. Mary, shared his concerns with the downtown parking problem.

Joyce Milaszewski, 504 S. Water Street, approached the Board in regard to the lack of parking in the downtown area. She also stated that she has had trouble with people parking at her business to walk downtown and questioned whether the Board had plans to address the parking issues.

Unfinished Business

Site Plan Review ~ Riverside Spline & Gear

Building Official Garbarino stated that the Site Plan was for two small additions to the current building and to increase the overflow parking by use of hardscaped greenbelt/parking utilizing hollow core landscape pavers over normal parking lot sub-grade. He explained that the overflow parking design would allow for storm water drainage.

A representative from Riverside Spline & Gear told the Board that the green area depicted on the Site Plan was the proposed overflow parking area.

The Board discussed concerns with meeting zoning requirements as well as turn-around space for large vehicles.

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to approve the Site Plan for Riverside Spline & Gear, as presented. All Ayes. Motion Carried.

Beach Pavilion & Restroom Facility

Building Official Garbarino stated that he was waiting for final plans and had discussed the expressed safety concerns that had been brought up at a previous board meeting with Mr. Kadouh and the project members.

The Board discussed ADA requirements for the proposed buildings. It was mentioned that Mr. Kadouh was willing to donate extra funds in order to make the site ADA accessible. It was decided that the Board could not move forward with the approval of the project until final plans were brought to them.

Master Plan

City Manager Leven stated that the Metropolitan Planning Commission (MPC) would need at least a month notice to schedule the visioning session to be held by the Board for the Master Plan update.

City Commissioner Simpson said that, at the previous Master Plan update, the Board had substituted a regular Board meeting for the visioning session. He then briefly discussed the process of the visioning session used with prior updates.

The Board discussed possible dates and locations for the public visioning. City Manager Leven expressed that she would like it to take place in June and would update the Board in the near future.

New Business

Site Plan Review ~ Inn on Water Street

Vincent Cataldo, Infuz Architects Ltd., and Tom Vertin, 160 S. Water, approached the Board to discuss the preliminary Site Plan for the Inn on Water Street. Mr. Cataldo said that the concept for the boutique hotel was to meld the shipyard and farming themes. He briefly discussed how the plan included outdoor dining, condos, and parking accommodations for hotel guests, condo residents, and all employees including those for the retail and restaurant areas. It was mentioned that the parking did not account for guests of the restaurant and retail space.

Mr. Vertin asked that the Board consider striping the parking spaces along S. Water Street, that are south of Bridge Street in front of the Church, as that would add approximately forty-three (43) more parking spaces.

Zoning concerns were discussed in regard to the mixed use of business and residential. It was noted that a special use could be granted by the Board and that existing properties along S. Water had similar construction materials and style to each other. The Board was concerned about the use of the purposefully rusted corrugated metal, which was noted in the Wade Trim information.

The Site Plan concerns from the City engineering consultant, Wade Trim, were reviewed with the Board and discussed. Mr. Cataldo and Mr. Vertin then asked the Board of any potential issues with the project before moving forward with final site plans. The number of proposed parking spaces was discussed at length. Lighting and drainage concerns were also discussed.

Motion by Commissioner Menchaca, seconded by City Commissioner Simpson, to approve the conceptual plans for the Inn on Water Street, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Belle River Investment, LLC.

Phillip and Matt Perkowski approached the Board about the proposed storage units and building plans. The Site Plan review from Wade Trim was then discussed and addressed by Mr. Perkowski.

The Board talked about concerns in regard to space within the building for vehicles, as well as a sidewalk being installed, if a parking lot was built on the lot. It was mentioned that the parcels would need an updated legal description per Wade Trim. The Board recommended that a survey of the property be completed and that Mr. Perkowski meet with the City Building Official to receive suggestions on how to proceed.

Adjournment

Motion by Commissioner Jenken, seconded by City Commissioner Simpson, to adjourn at 9:14pm. All Ayes. Motion Carried.

Respectfully submitted,
Elizabeth McDonald
Elizabeth McDonald
Deputy Clerk
Kristen Baxter
Kristen Baxter
City Clerk