

**City of Marine City
Planning Commission Meeting
March 14, 2016**

A regular meeting of the Marine City Planning Commission was held on Monday, March 14, 2016, 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 Jenken, Menchaca, Moran, and McKenzie; City Commissioner Simpson; City Manager Leven; Deputy Clerk McDonald

Absent: Commissioner Gabler; Building Official Garbarino

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

Approve Agenda

Motion by Commissioner Menchaca, seconded by Commissioner Moran, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the February 8, 2016 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

None.

Public Comment

Lisa Hendrick, 186 S. Third Street, read a letter that was sent to the City Commissioners and written by Carol Keais, who lives across from the City Park, known as 134 N. Water Street. The letter spoke of the concerns and opposition that Ms. Keais has about building the pavilion/restroom facility at the proposed location.

Unfinished Business

Master Plan Update

City Manager Leven began by stating that the City received a quote from the St. Clair County Metropolitan Planning Commission (MPC) for a stakeholder survey and visioning meeting. The total project cost is not to exceed \$2,500.00. City Manager Leven advised that if the Board accepted the received quote, then final approval would have to come from the City Commission. Lastly, she pointed out that the \$2,500.00 would only be a portion of the cost to update the Master Plan, but that by having the MPC complete this portion, this Board will be able to analyze changes since the last Master Plan.

The Board then discussed the benefits of having the MPC carry out this portion of the updates and how the cost for the service was reasonable.

Motion by Commissioner Menchaca, seconded by Commissioner Jenken, to accept the Addendum to Professional Services Agreement from the St. Clair County Metropolitan Planning Commission for the Marine City Master Plan Update (Dated March, 2016), as presented. All Ayes. Motion Carried.

New Business

Proposed Beach Pavilion & Restrooms

Due to the absence of Building Official Garbarino, City Manager Leven briefly summarized the Site Plan Review which stated that, upon approval, a complete set of drawings with all required documents would be needed prior to issuing a building permit.

The Board then discussed safety issues that may arise from building the pavilion and restrooms at the proposed location, as well as talked about building the project at the park behind the beach, instead. The Board agreed that more detailed plans would be needed in order to fully approve the building plans.

Chafic Kadouh, the donor of the proposed pavilion and restrooms, spoke to the Board about his vision for the project, and how it was meant to be a separate gathering place from the beach for residents and visitors. He also mentioned that he only wanted the project to be built at the original proposed location and was willing to donate funds for the installation of a sidewalk to connect the proposed lot to the beach in response to expressed safety concerns.

Appointment of a liaison from the Board to work with Mr. Kadouh on the project was then discussed.

Motion by Commissioner Moran, seconded by Commissioner Menchaca, to appoint Commissioner Jenken as a liaison for the project, as well as approved the conceptual plans as presented, pending a complete set of drawings and all required documents. All Ayes. Motion Carried.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to adjourn at 7:54 pm. All Ayes. Motion Carried.

Respectfully submitted,
Elizabeth McDonald

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
Kristen Baxter
City Clerk