



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, July 10, 2017 7:00 PM

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1. **CALL TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Jacob Bryson, Linda Gabler, Keith Jenken, Joseph Moran; City Commissioner David Simpson; Building Official Susan Wilburn; City Manager Elaine Leven
4. **COMMUNICATIONS**
5. **PUBLIC COMMENT**      *Residents are welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*
6. **APPROVE AGENDA**
7. **APPROVE MINUTES**
  - A. June 12, 2017 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A. Master Plan
9. **NEW BUSINESS**
  - A. Appoint Vice Chair
  - B. Appoint Planning Commission Representative to Zoning Board of Appeals
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
June 12, 2017**

A regular meeting of the Marine City Planning Commission was held on Monday, June 12, 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 William Beutell, Linda Gabler, Keith Jenken; City Commissioner David Simpson; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

**Absent:** Commissioners Graham Allan & Rudolofo Menchaca; Building Official Susan Wilburn

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

### **Communications**

Received:

- Resignation Letter – Commissioner Rudolofo Menchaca

Motion by Commissioner Simpson, seconded by Commissioner Jenken, to accept and file the Communication. All Ayes. Motion Carried.

The Board thanked Commissioner Menchaca for his years of service on the City Boards.

### **Public Comment**

None.

## **Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner Gabler, to approve the Agenda, as presented. All Ayes. Motion Carried.

## **Approve Minutes**

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the May 8, 2017 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

## **Unfinished Business**

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

Drafts of the Parks and Recreation Plan: Community Description, Administrative Structure, Recreation Inventory, Planning Process and Public Input, Parks and Recreation Goals and Objectives, and Parks and Recreation Action Plan were distributed for review by the Planning Commission.

The Board discussed the demographics portion of the Community Description. City Manager Leven noted that the demographics were summarized in this chapter since it was discussed more in depth in the City Master Plan.

Commissioner Beutell noted the following:

- Information needed to be filled in on **Page 6: Table 7-2: Marine City Projected Recreation Expenditures, 2018 & the State and Federal Grants** list. City Manager Leven stated that this information would be provided by the City Treasurer.
- Add “ADA Mobi-Mat” to the **Marine City Beach Highlights on Page 9**.
- Remove the word “restrooms” from the **Lighthouse Park/The Guy Center Highlights on Page 11** as they were no longer located there.
- Add the word “restrooms” to the **St. Clair Park Highlights on Page 18**.
- Remove the words “Coin-Op Binoculars” from the **Water Works Park Highlights on Page 17** if they are no longer in the park.

City Commissioner Simpson stated that it needed to be confirmed with the City Commission if the park name was “Watchman Park” on **Page 19**.

Chairperson Moran noted that in the **Recreation Goals and Strategic Actions Goal 1 heading, Page 40**, that the heading should read “Provide Parks and Recreation Opportunities and Amenities to Citizens of All Ages and Abilities”

The Board then suggested the following changes be made to **Table 7-6: Parks and Recreation Capital Improvements on Page 44** as well as the projects subsequent paragraphs on **Pages 45 & 46**:

- Review and update the estimated costs for the projects
- Remove Nautical Mile Park Expansion
- Update the estimated cost for 300 Broadway Restoration Project
- Remove 300 Broadway Annual Exterior Maintenance
- Remove Belle River Marina Land Acquisition
- Add Public/Private Partnership and/or Land Acquisition for Transient Boat Dockage
- Remove Peche Island Rear Range Lighthouse – Exterior Repairs and Painting

The Board said that the project descriptions on **Pages 45 & 46** would need to be updated with accurate information, specifically the **Bike Path & 300 Broadway Restoration Project**.

### **New Business**

None.

### **Adjournment**

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 8:00 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald  
Deputy Clerk

Kristen Baxter  
City Clerk



## COUNTY OF ST. CLAIR



### Metropolitan Planning Commission

David Struck – Executive Director

# Memo

**To:** Elaine Leven, City Manager  
**CC:** Planning Commission  
**From:** Geoffrey Donaldson  
**Date:** June 29, 2017  
**Re:** Marine City Combined Master Plan/Recreation Plan Update

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As outlined in our Professional Services Agreement, the Metropolitan Planning Commission (MPC) will deliver a combined master plan/parks and recreation plan document based on citizen input and grounded in professional planning analysis.

To date, MPC staff has:

- Conducted a Local Leadership Survey focused on the Master Plan,
- Facilitated a Community Visioning Meeting focused on the Master Plan,
- Completed an analysis of the input received from both the Master Plan survey and Master Plan visioning meeting,
- Reviewed the existing Planning Objectives of the 2010 Marine City Master Plan and has either:
  - Left existing planning objectives that remain valid in place,
  - Recommended deletion of objectives that are either no longer valid or are in conflict with new objectives, and
  - Drafted new Planning Objectives based on observations made throughout the community, feedback received from the survey and visioning meeting, and discussion with key community stakeholders;
- Conducted a Parks & Recreation Local Leaders Survey,
- Facilitated a Parks & Recreation Public Input Meeting,
- Delivered a Draft Community Profile Chapter,
- Delivered a Draft Transportation Chapter,
- Facilitated a discussion of Existing and Future Land Use, and
- Delivered a full draft of the Recreation Master Plan Chapter

Upcoming Deliverables:

- Draft Future Land Use Chapter
- Draft Zoning Plan Chapter
- Revised Recreation Plan Chapter (based on planning commission feedback)
- Full draft document – combined Master Plan/Recreation Plan

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While there was much meaningful discussion of Existing and Future Land Use at the April Township Planning Commission Meeting, there is still time to provide input! If there are any thoughts on changing the Future Land Use map please share your comments with MPC staff.

Specific items on which we are seeking final feedback include:

1. Are there any specific changes to the existing Future Land Use map desired?
  - a. Is there any desire to do anything along Parker to enhance this commercial corridor?
2. Are there any zoning issues in particular that the planning commission feels should be addressed? Items that have been problematic? Issues that have resulted in frequent variance requests?
3. Are there any more planned or potential road projects that have not already been identified?

## ZBA REPRESENTATIVE

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The Planning Commission needs to appoint a representative to serve on the Zoning Board of Appeals.

The Zoning Board of Appeals meets, as needed, on the first Wednesday of each month at 7:00 pm in the Fire Hall.