

**City of Marine City
Planning Commission Meeting
August 14, 2017**

A regular meeting of the Marine City Planning Commission was held on Monday, August 14, 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 Graham Allan (arrived at 7:01pm), William Beutell, Jacob Bryson, Keith Jenken; City Commissioner David Simpson; City Manager Elaine Leven; Building Official Susan Wilburn; Deputy Clerk Elizabeth McDonald

Absent: Commissioner Linda Gabler

Communications

None.

Public Comment

None.

Approve Agenda

Motion by Commissioner Allan, 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 Beutell, to approve the July 10, 2017 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Unfinished Business

City Manager Leven reported that the St. Clair County Metropolitan Planning Commission (MPC) would have a draft of the full Master Plan for the September 11, 2017 meeting. The draft would be emailed and hand delivered to the Board members so that there was ample time to review it prior to the scheduled meeting.

New Business

Revised Site Plan Review – The Inn on Water Street

Tom Vertin, 560 S. Water Street, thanked Building Official Wilburn for doing a wonderful job in regard to working with those involved with the Inn on Water Street project. He also thanked the Planning Commission members for allowing him to be on the agenda at the meeting.

The Board and Mr. Vertin reviewed the proposed revisions one by one. These were the points discussed:

- Change the Water Street patio wall material from wrought iron to a brick knee wall. Per Building Official Wilburn, the brick knee wall met the corner clearance requirement in the ordinance.
- Add a screen to the Water Street patio to make it screened in.
- Reconfigure the parking spaces away from the structure to the north side of the parking lot in addition to moving the parking lot entrance next to the structure. One parking space would be gained by doing this.
- Per Wade Trim, a screening wall on Market Street would be required due to the onsite parking. With the proposed screening wall, there would be 8 feet between the sidewalk and road.
- Move the transformer from the Northwest corner of the structure to the North side of the parking lot; DTE made the request to place the pole in that location.
- Move the City light post from Bridge Street to Market Street. Mr. Vertin had been in contact with DTE regarding this matter, but the City needed to agree with the new location of the pole. Any light poles on the private property would be the responsibility of the Inn on Water Street to pay for.

- Omit the privacy fence on the roof of the structure.
- The site fencing would be removed soon and replaced with caution tape during the completion of the parking lot and sidewalks.

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to approve the revisions of the Site Plan for the Inn on Water Street, as presented, with the exception of eliminating the fencing on Market Street. The approval would also include the adjustments, as discussed, in regard to the relocation of 3 feet of sidewalk, moving it closer to the road and changing the distance from 11 feet to 8 feet. All Ayes. Motion Carried.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 7:35 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald

Elizabeth McDonald
Deputy Clerk

Kristen Baxter

Kristen Baxter
City Clerk