

**City of Marine City  
Planning Commission Meeting  
September 11, 2017**

A regular meeting of the Marine City Planning Commission was held on Monday, September 11, 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, William Beutell, Jacob Bryson; City Commissioner David Simpson; City Manager Elaine Leven; Building Official Susan Wilburn; Deputy Clerk Elizabeth McDonald

**Absent:** Commissioners Linda Gabler & Keith Jenken

**Communications**

None.

**Public Comment**

None.

**Approve Agenda**

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to amend the agenda as follows:

- Item 8-A Site Plan Review – Vivjon, LLC.
- Item 8-B Site Plan Review – Marine City Mini Storage
- Item 8-C Master Plan

All Ayes. Motion Carried.

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to approve the agenda, as amended. All Ayes. Motion Carried.

### **Approve Minutes**

Motion by Commissioner Allan, seconded by City Commissioner Simpson, to approve the August 14, 2017 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

### **New Business**

#### ***Site Plan Review – Vivjon, LLC.***

Jeff Moore, representative of Vivjon, LLC., briefly reviewed the proposed Site Plan with the Commission. The project would mainly consist of putting gravel over existing topsoil and creating an outdoor storage yard enclosed by security fencing.

City Commissioner Simpson questioned whether the applicant had been in contact with the County Drain Commission since there was a County ditch on the property. He requested that if the County had not been contacted by the applicant, that they do so promptly.

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to approve the Site Plan for Vivjon, LLC., as presented, pending that all County and City permit requirements were met. All Ayes. Motion Carried.

#### ***Site Plan Review – Marine City Mini Storage***

Jeff Moore, representative of Marine City Mini Storage, spoke to the Commission and stated that landscaping was required, but that the owner was not ready to put it in yet. He requested that the landscaping requirement for the front building be removed and the original Site Plan be amended to reflect that.

City Manager Leven stated that the originally approved Site Plan did not include the newly acquired property and no future Site Plan had been created for both properties. Site Plan approvals were only good for one year.

Building Official Wilburn noted that the applicant currently was operating under a temporary Certificate of Occupancy and was waiting until the Site Plan was amended or approved.

The Commission mentioned that they would like the applicant to attend the next meeting in order to have questions answered with regard to the Site Plan.

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to table the item until the October 9, 2017 meeting. All Ayes. Motion Carried.

### **Unfinished Business**

City Manager Leven stated that the St. Clair County Metropolitan Planning Commission (MPC) made the requested changes to the individual draft chapters of the Master Plan based on the revisions submitted at prior meetings. It was noted that the Master Plan update process was behind schedule by one month.

The Commission reviewed a rough draft Master Plan that was developed based on the changes submitted during the Master Plan chapter review process. During the review, the Commission identified content, formatting, spelling and grammatical issues. City Manager Leven to forward suggested changes to the MPC for modification.

### **Adjournment**

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 8:40 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Elizabeth McDonald*

Elizabeth McDonald  
Deputy Clerk

*Kristen Baxter*

Kristen Baxter  
City Clerk