

**City of Marine City
Planning Commission Meeting
April 9, 2018**

A regular meeting of the Marine City Planning Commission was held on Monday, April 9, 2018, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:02pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Keith Jenken; City Commissioner David Simpson; Building Official Susan Wilburn; Deputy Clerk Elizabeth McDonald

Absent: Commissioners Jacob Bryson & Brian Ross; City Manager Elaine Leven

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to excuse Commissioners Bryson, Ross, and City Manager Leven from the meeting. All Ayes. Motion Carried.

Communications

None.

Public Comment

No residents addressed the Board.

Approve Agenda

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

New Business

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| Item #8-A | Site Plan Review ~ Beindt Investments, LLC. – 6215 King Road |
| Item #8-B | Site Plan Review ~ Philip Harrison – 1119 South Parker |

- Item #8-C Site Plan Review ~ Whittlesey Development Ltd. – 887 Degurse Avenue**
- Item #8-D Site Plan Review ~ MC4 Investments – 334 South Water Street**
- Item #8-E Discussion – Zoning Ordinance Text Amendments: Chapter 160**

Unfinished Business

Item #9-A Downtown Signage

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to approve the March 12, 2018 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

New Business

Site Plan Review ~ Beindt Investments, LLC. – 6215 King Road

Chairperson Moran asked applicant, Howard Beindt, about the location of the landscaping that was postponed until the additional property was purchased.

Howard Beindt responded by stating that the location of the landscaping would now be along King Road.

Building Official Wilburn told the Board that the Ordinance did not dictate where the landscape had to be located, but instead was based on a percentage.

Motion by Commissioner Jenken, seconded by Commissioner Buetell, to approve the Site Plan for Beindt Investments, LLC. at 6215 King Road, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Philip Harrison – 1119 South Parker

Chairperson Moran inquired about the lot lines and the two driveways on the property.

Applicant, Philip Harrison, stated that the lot line was going to remain where it was and the driveway on the Chartier side of the property would be fenced off and used as needed. He intended to work with his neighbor in regard to the use of the driveway.

Building Official Wilburn stated the second, shorter driveway was an existing nonconformity and the Ordinance was only enforced for new construction projects.

Commissioner Jenken inquired as to what the storage yard would be used for.

The applicant said he planned on opening a sports shop for repairs, parts and service. He would utilize a portion of the property as a loading/unloading area. In the future he wanted to get into machine rentals.

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the Site Plan for Philip Harrison at 1119 South Parker, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Whittlesey Development Ltd. – 887 Degurse Avenue

Building Official Wilburn informed the Board that the applicant was on the Agenda for the May 2, 2018 Zoning Board of Appeals meeting and was requesting Site Plan approval from the Planning Commission contingent upon ZBA approval.

The Board discussed concerns with the applicant that had been addressed by Wade Trim.

Building Official Wilburn stated that the applicant needed the following approvals from the Board:

- Special Use permission to substitute the required six foot masonry wall for a landscape barrier
- Special Use permission for the use of the property
- Site Plan approval

Motion by Commissioner Allan, seconded by City Commissioner Simpson, to approve the Special Use for the applicant to install a landscape barrier in lieu of a six foot masonry wall, as presented. All Ayes. Motion Carried.

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to approve the Special Use for storage at 887 Degurse Avenue, as presented. All Ayes. Motion Carried.

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to approve the Site Plan for 887 Degurse Avenue, as presented, contingent upon Zoning Board of Appeals approval. All Ayes. Motion Carried.

Site Plan Review ~ MC4 Investments – 334 South Water Street

Building Official Wilburn stated that the applicants needed usage approval.

The Board briefly discussed the application and the building layout.

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the usage for 334 South Water Street, as presented. All Ayes. Motion Carried.

Discussion – Zoning Ordinance Text Amendments: Chapter 160

Chairperson Moran announced that the Board would briefly be discussing the zoning text amendments within Chapter 160, but that Wade Trim was scheduled to be at the May 14, 2018 meeting in order to discuss it more in depth. He then invited the public to give input.

James Turner, 361 North Main Street, addressed the Board and stated that he was happy to see the Ordinances being looked at. He inquired about Ordinance 160.235 regarding outdoor café service and asked what the procedure would be for a business to obtain approval for outdoor café service.

Building Official Wilburn stated that a Zoning Application and layout plan similar to a Site Plan would be required in order to make the Ordinance enforceable. She said that she would speak to City Manager Leven to find out if a fee could be added to the Application and the Fee Schedule.

Commissioner Allan said that he was unsure if the distinction between outdoor seating and outdoor service was made within the current Ordinance.

The Board discussed outdoor cafés and permanent outdoor service cafés.

No action was taken by the Board.

Unfinished Business

Downtown Signage

Chairperson Moran stated that the sub-committee met and looked at promoting a downtown loop that would consist of Broadway, South Water Street, Bridge Street, Chartier, and South Parker/M-29. The sub-committee also looked at downtown parking and creating signage for that as well.

City Commissioner Simpson said that having a simple design would be best; they needed to think about what could be viewed in a glance. He also noted that there was a spelling error on the wayfinding signage that should be corrected to read "Theatres".

Commissioner Jenken said he liked the idea of having a topper on the wayfinding signage so that visitors could distinguish them from the other signage in the City.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to recommend that the sub-committee findings go before the City Commission. All Ayes. Motion Carried.

Chairperson Moran said that the parking signs in the downtown area needed to be updated and that possible locations were identified on the map provided to the Board. He stated that Commissioner Allan had suggested that the word "Free" be placed on the parking signs in order to promote more use from residents and visitors.

Motion by Commissioner Beutell, seconded by Commissioner Allan, to bring the sub-committee findings to the City Commission and recommend that the parking signs are updated and strategically placed throughout the downtown area. All Ayes. Motion Carried.

The Board discussed making South Market Street a one-way street and the idea of placing a parking map on the City website when signage and locations were finalized.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 8:09 pm. All Ayes. Motion Carried.

Respectfully submitted,



Elizabeth McDonald
Deputy Clerk



Kristen Baxter
City Clerk