

**City of Marine City  
Planning Commission Meeting  
February 11, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, February 11, 2019, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00pm.

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

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, Trent Attebury, William Beutell, Keith Jenken, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Clerk Kristen Baxter

**Absent:** City Manager Elaine Leven

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the Agenda. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the January 14, 2019 meeting minutes of the Planning Commission. All Ayes. Motion Carried.

**Unfinished Business**

None.

## **New Business**

### ***Site Plan Review ~ Mike Thomas: 1257 South Parker Street & 1242 South Belle River Avenue***

Applicant Mike Thomas requested Site Plan approval for a proposed open marketplace located at 1257 South Parker Street, and a proposed parking lot at 1243 South Belle River Road.

Mr. Thomas stated that he had previously received a variance for a gravel surface, along with year round storage for boats and recreational vehicles, for the back half of the site (1243 South Belle River Road).

Mr. Thomas said that his plan would provide gravel on the approach from South Parker Street, as well as four lanes within the marketplace. He said that the vendors would be on a grass surface.

He said the marketplace would be open during daytime hours on weekends over the summer months. Although the plans were in excess of 100 spaces for vendors, he said his goal was for 50 vendors on Saturdays and Sundays.

The Board discussed whether the gravel lanes would make it more difficult for people in wheelchairs and it was decided that it would work better than a grass surface. They also discussed potential parking issues if all vendors were in attendance.

Building Official Wilburn said the open marketplace on South Parker could be considered an “open front store”, which was an allowable use in zone B-2 General Business District.

She also advised the Board that the South Belle River frontage was zoned Waterfront Recreation and Marina and said that it was the parcel that would be used for customer parking. She said that parking was not listed in allowable uses permitted in W-M Waterfront Recreation and Marina, and may require Zoning Board of Appeals’ approval upon the direction from the Planning Commission.

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the Site Plan Review for 1257 South Parker Street and 1242 South Belle River Avenue with a reduced number of vendors to be limited to (60) so it met parking requirements and, contingent on Zoning Board of Appeals approval for customer parking in the back area during operating hours of the marketplace. Site Plan to be reviewed by the Planning Commission after one season, and fees for the review to be waived. All Ayes. Motion Carried.

## ***Planning Commission Annual Report***

Motion by Commissioner Beutell, seconded by Commissioner Jenken, to accept the Planning Commission Annual Report for 2018. All Ayes. Motion Carried.

## ***Parks Plan ~ Discussion***

Chairperson Moran stated that the City Commission had tasked the Planning Commission with the Parks Plan which would entail an inventory of each City park and would look for the following:

- What was in the parks and what kind of condition was it in
- What was missing and what could be added to enhance its value to the City
- What was the park being used for and what was the best use of that specific area

Commissioner Attebury suggested that each member of the Board receive the results from the First Impressions meeting because it provided valuable information on how the City could improve their waterfront, such as:

- Additional seating in the downtown area
- Improving signage
- Providing more information about the City's maritime history

Commissioners Jenken, Attebury, Beutell, and Ross to tour the parks prior to the March 11, 2019 meeting.

## **Adjournment**

Motion by Commissioner Jenken, seconded by Commissioner Allan, to adjourn at 8:30 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

Kristen Baxter  
City Clerk