

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

A regular meeting of the Marine City Planning Commission was held on Monday, March 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, Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven; Building Official Susan Wilburn; Deputy Clerk Elizabeth Desmarais

Absent: Commissioner Keith Jenken

Motion by Commissioner Allan, seconded by Commissioner Ross, to excuse Commissioner Jenken from the meeting. All Ayes. Motion Carried

Communications

Received:

Spring Metropolitan Planning Commission Workshop – Save the Date

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 Beutell, seconded by Commissioner Ross, to approve the February 11, 2019 meeting minutes of the Planning Commission. All Ayes. Motion Carried.

Unfinished Business

Parks Plan ~ Results of Park Inventory

Commissioner Attebury reported that he and the other Board members tasked with this did not have a chance to complete the park inventory due to the weather.

Commissioner Ross stated that he had interviewed business owners on ideas for the parks and had received suggestions such as bollards in the park.

Chairperson Moran requested that the park inventory be completed and results be brought back to the Board at the April 8, 2019 meeting.

New Business

Site Plan Review ~ Hidden Harbor Condominiums: 930 Metropolis Street

Building Official Wilburn said that she had received a letter and list from Wade Trim regarding their concerns with the project as presented. She also reminded the Board that this was a preliminary Site Plan Review and that the applicant would need to come back to the Board in the future and receive final Site Plan Review approval.

The water and sewer infrastructure for the project was discussed and Building Official Wilburn reported that Department of Public Works Superintendent Mike Itrich advised her that there would be no foreseen issues with water and sewer.

Item #1 within the Wade Trim letter regarding sidewalks for the proposed condominiums and surrounding area were discussed at length, especially the sidewalk gap along the north side of Metropolis Street. It was questioned whether the applicant or the homeowner should be responsible for paying to install the sidewalk.

City Manager Leven stated the City's Sidewalk Inspection Program would not be addressing spalled or gapped sidewalks for some time. She suggested that the City provide contact information for the homeowner allowing the applicant to contact the homeowner and come to an agreement on who would pay for the sidewalk.

Commissioner Allan expressed concern about ignoring Wade Trim's recommendation of requiring the applicant to install sidewalk at the gapped area in addition to the already required areas.

The Board decided that Wade Trim should be contacted with regard to the sidewalk recommendation and determine if it was a requirement that the Planning Commission could make the applicant comply to due to the area in question being in front of a private residence.

Applicant representative, Phil Porte of BMJ Engineering, addressed the Board with regard to the trash enclosure and waste hauling plan as referred to in Item #2. He proposed to change the plan from a trash enclosure to utilizing curbside pickup. The Board agreed that this would be a viable solution.

City Commissioner Klaassen stated that he was concerned about the fact that there was not an additional street to exit the condominium site in case of a fire emergency.

Building Official Wilburn said that the Site Plan was not reviewed by the Marine City Area Fire Authority.

City Manager Leven stated that if Wade Trim did not raise it as a concern in their letter then it should not be an issue, but she could request that Fire Chief Joseph Slankster look at the Site Plan prior to final Site Plan approval by the Board.

Mr. Porte responded and said that normally larger condominiums with hundreds of units were required to provide a second street exit, but smaller sites were not generally required to provide this.

He also addressed Item #6 and questioned why the existing industrial site that was adjacent to the proposed condominium location had not been required to install buffering in the past. He did agree that landscaping should be utilized as a buffer for the benefit of the future condo owners.

Chairperson Moran suggested the use of a greenbelt to meet the buffering requirements between the industrial and residential sites.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the preliminary Site Plan Review for Hidden Harbor Condominiums at 930 Metropolis Street with the stipulations that further research be conducted with regard to the Wade Trim sidewalk recommendation, review of Site Plan by the Marine City Area Fire Authority, and the trash enclosure be changed to curbside pickup. All Ayes. Motion Carried.

Site Plan Review ~ John Reichle: VJ Storage, 827 Degurse Avenue

Chairperson Moran reminded the Board that the applicant was adding a storage building addition to their existing manufacturing building. He said that the applicant already received a Variance for the eleven feet side yard encroachment.

Applicant representative, John Reichle, addressed the five concerns that were discussed in Wade Trim's letter and said that they were willing to comply with Items 1-4, and said that Item #5 was able to be completed, but requested that it not be required as there was only one other property on Degurse that had a sidewalk.

Building Official Wilburn said that it was common for sidewalk installation to be required for new construction projects.

Motion by Chairperson Moran, seconded by Commissioner Beutell, to approve the Site Plan Review for VJ Storage at 827 Degurse Avenue, contingent upon Items 1-4 within Wade Trim's letter being addressed on a revised Site Plan submitted to the City for building plan approval and sidewalks being installed at the property. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner Ross, to adjourn at 7:56 pm. All Ayes. Motion Carried.

Respectfully submitted,



Elizabeth Desmarais
Deputy Clerk



Kristen Baxter
City Clerk