

**City of Marine City  
Planning Commission Meeting  
Amended Minutes  
April 21, 2014**

*Prior to the meeting being called to order, Commissioners David Simpson and Linda Gabler were sworn into office by City Clerk Kristen Baxter*

A regular meeting of the Marine City Planning Commission was held on Monday, April 21, 2014, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson David Simpson at 7:00 pm. The regularly scheduled meeting of April 14, 2014 was cancelled due to a power outage.

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

**Present:** Chairperson Simpson; Commissioners Beauvais, Gabler, Lepley, Menchaca, and Skwiers; Building Official Bayly; City Manager Gabor; and, City Clerk Baxter.

**Absent:** None

**Appoint Chairperson**

Due to Commissioner Simpson being appointed to the City Commission and, therefore, taking a seat on the Planning Commission Board as City Commission Representative, the need for a new Planning Commission Chairperson arose. Motion by Commissioner Menchaca, seconded by Commissioner Gabler, to appoint Commissioner Rebecca Lepley as Planning Commission Chairperson. All Ayes. Motion Carried.

**Approve Agenda**

Motion by Commissioner Simpson, seconded by Commissioner Menchaca, to approve the Agenda, as presented. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Menchaca, seconded by Commissioner Simpson, to approve the February 10, 2014 Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

### **Communications**

- China Township Master Plan ~ Minor Update

Motion by Commissioner Simpson, seconded by Commissioner Menchaca, to accept the communication and place it on file. All Ayes. Motion Carried.

### **Public Comment**

No residents addressed the Commission.

### **Unfinished Business**

None.

### **New Business**

#### ***Site Plan Review ~ River Bank Theatre (358 S. Water Street)***

Building Official Bayly described the Site Plan Review as an addition to a proposed theatre with a 570 square foot footprint, a two bedroom apartment (1596 square feet) above the theatre, and enclosing the existing bank drive-through with a covered theatre entrance.

Parking for the facility was discussed with Building Official Bayly stating that (14) spots will be provided onsite. City Manager Gabor said that on-street parking is available, as well as a public parking lot located nearby. The parking situation in general was discussed at length with City Manager Gabor sharing that the City Commission is looking at coordination for Special Events within the City, which will help the immediate problem. Long term, he said that providing additional parking downtown needs to be addressed; an option may be to buy several houses and tear them down to provide necessary space.

Commissioner Skwiers questioned the proposed exterior remodel, as the building was located in the Nautical Mile. She said the building should follow the Coastal Plan which states that the nautical theme should be kept in mind on newer or remodeled buildings.

City Manager Gabor said that the building has historical value and may be eligible for a façade grant; changing the outside of building to a nautical theme could jeopardize grant opportunities. He explained that the applicants have torn down anything that wasn't original to the old bank building and are trying to restore its beautiful architecture.

Commissioner Skwiers suggested making updates to the Coastal Plan, found in the Nautical Mile District Zoning, so it may be used as a guideline and reference in the future.

Motion by Commissioner Beauvais, seconded by Commissioner Menchaca, to approve Site Plan Review ~ River Bank Theatre, as presented. All Ayes. Motion Carried.

***Site Plan Review ~ River Place Pavilion (S. Water & Jefferson Streets)***

Building Official Bayly described the Site Plan Review as an 1800 square foot Artist Pavilion with two bathrooms and a concession area.

Applicant John Sapienza said the screened pavilion would be utilized for six months a year and would house artists and a concession area. He said the pavilion would be an asset to the community, affording visitors another attraction in Marine City.

Commissioner Lepley questioned private parties having liquor on the premises. Mr. Sapienza said he did not plan on serving alcohol at the facility, but that private parties may get a temporary liquor license and insurance for the event and provide their own alcohol. He said he would bring it to the attention of the City if this were to happen.

Building Official Bayly said he thought the pavilion would be a wonderful addition to the City. In addition, he said the design provided a "nautical" look to the building.

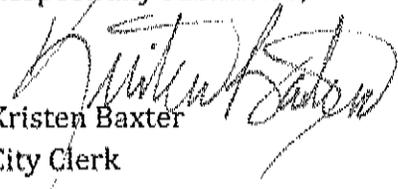
City Manager Gabor said this type of opportunity would change the focus of what Marine City is, to something more "artsy" that would draw people to town year around.

Motion by Commissioner Beauvais, seconded by Commissioner Menchaca, to approve Site Plan Review ~ River Place Pavilion, as presented. All Ayes. Motion Carried.

**Adjournment**

Motion by Commissioner Simpson, seconded by Commissioner Skwiers, to adjourn at 7:30 pm. All Ayes. Motion Carried.

Respectfully submitted,

  
Kristen Baxter  
City Clerk