

**City of Marine City
Planning Commission Meeting
August 12, 2013**

A regular meeting of the Marine City Planning Commission was held on Monday, August 12, 2013, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson David Simpson at 7:00 PM.

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

Present: Chairperson Simpson; Commissioners Beauvais, Menchaca and Skwiers; Mayor Browne; Building Official Bayly; City Manager Gabor; and, City Clerk Kade.

Absent: Commissioner Draft

Motion by Mayor Browne, seconded by Commissioner Menchaca, to excuse Commissioner Draft from the meeting. All Ayes. Motion Carried.

Approve Agenda

It was noted that an "Amended Agenda" had been previously provided to the Planning Commission.

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

Approve Minutes

Motion by Mayor Browne, seconded by Commissioner Beauvais, to approve the Minutes of the Regular Planning Commission Meeting of July 8, 2013, as presented. All Ayes. Motion Carried.

Communications

There were no Communications presented.

Public Comment

No residents addressed the Commission.

Unfinished Business

None

New Business

Public Hearing ~ Rezoning Application - Bernard J. Pelc and Ann M. Pelc

Building Official Brian Bayly reported that Applicants Bernard and Ann Pelc were requesting the rezoning of their property located at 416 Robertson Street from B-2, General Business District to R-1A, One Family Residential District. He commented that the property was originally zoned R-1A, and said that the proposed change would not affect the land use in the Master Plan.

Chairperson Simpson opened the Public Hearing at 7:03 PM.

Applicant Bernard Pelc addressed the Commission and provided a history of the residence since his purchase of the property in 2004. He said the property was zoned commercial when he bought the residence, and that the property had been used for an office for several years. The business had recently left the area, and Mr. Pelc said he was asking to return the zoning back to R-1A, One Family Residential District.

Building Official Bayly stated that the property would be inspected before it would return to a family residence.

It was noted that Mr. Pelc also owned an adjoining vacant lot, which he was not asking to be rezoned.

Joseph Aprile Jr., 406 Robertson Street, Marine City, identified himself as the property owner next door to the subject property. He said he wanted to see the property rezoned back to R-1A.

Chairperson Simpson closed the Public Hearing at 7:12 PM.

Motion by Commissioner Beauvais, seconded by Commissioner Menchaca, to recommend the approval of the Rezoning Application by Bernard J. Pelc and Ann M. Pelc to restore the zoning of their property located at 416 Robertson, Marine City, to R-1A, One Family Residential District, to the City Commission. All Ayes. Motion Carried.

St. Clair County 2040 Master Plan

Chairperson Simpson discussed the Local Planning Commission Survey received from the County for inclusion in the St. Clair County 2040 Master Plan. The County was asking for one completed survey from each local Planning Commission by August 26th. Chairperson Simpson reviewed the questions on the survey.

Commissioner Beauvais stated that she had already filled out the survey and returned it.

Mayor Browne commented that most of the answers were in Marine City's Master Plan, and suggested that it be completed directly off of the Plan and returned to the County.

It was agreed that the City's greatest need was money; and, that its greatest asset was the water.

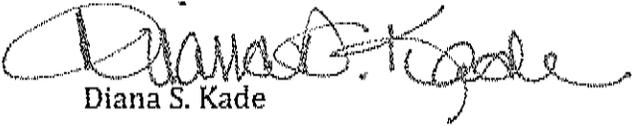
Commissioner Skwiers also commented about low crime in the City.

Chairperson Simpson encouraged everyone to send in the survey individually.

Adjournment

Motion by Commissioner Menchaca, seconded by Mayor Browne, to adjourn at 7:20 PM. All Ayes. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Diana S. Kade". The signature is fluid and cursive, with a large initial "D".

Diana S. Kade
City Clerk