

CITY OF MARINE CITY

PLANNING COMMISSION MEETING

AGENDA

Special Meeting: Tuesday, July 21, 2015; 10:00 am

City Manager's Office

303 S. Water Street, Marine City, Michigan

- 1. CALL TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL:** Chairperson Rebecca Lepley; Commissioners Linda Gabler, Keith Jenken, Rudolfo Menchaca, Joseph Moran, and Thomas McKenzie; City Commissioner David Simpson; Building Official Brian Bayly; and, Acting City Manager Donald Tillery
- 4. APPROVE AGENDA**
- 5. APPROVE MINUTES**
 - A. Planning Commission Minutes ~ June 8, 2015
- 6. COMMUNICATIONS**
- 7. PUBLIC COMMENT** *Residents are welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - A. Site Plan Review ~ Marine City Fish Company
- 10. ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
June 8, 2015**

A regular meeting of the Marine City Planning Commission was held on Monday, June 8, 2015, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Rebecca Lepley at 7:00 pm.

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

Present: Chairperson Lepley; Commissioners Gabler, Jenken, Menchaca; Acting City Manager Tillery, and, City Clerk Baxter

Absent: Commissioners McKenzie, Simpson, Skwiers

Motion by Commissioner Menchaca, seconded by Commissioner Jenken, to excuse Commissioners McKenzie, Simpson and Skwiers from the meeting. All Ayes. Motion Carried.

Approve Agenda

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

Approve Minutes

Motion by Commissioner Menchaca, seconded by Commissioner Jenken, to approve the May 11, 2015 Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

No Communications were presented.

Public Comment

No residents addressed the Board.

Unfinished Business

Non-Motorized Transportation Plan

City Commissioner Dianne Lovett made a presentation on the ***Safe Routes to School Program*** which is a national program to make it safe, convenient, and fun for children to bicycle and walk to school. Mrs. Lovett provided a maps of the Marine City area, which pinpointed where school-aged children live. From the maps, and from completed online surveys from parents of the children, teams will be formed to do walking audits, and to come up with an action plan to improve the routes.

Chairperson Lepley suggested that the information be implemented into the Master Plan when it is updated in the near future.

New Business

Fence Ordinance ~ Review

The fence ordinance was again discussed with the Board stating that they needed to be clear on what the end goal was. It was decided that a sub-committee be formed consisting of Chairperson Rebecca Lepley and Commissioners Gabler and Jenken. The sub-committee to determine language to differentiate between the St. Clair River and the Belle River, in addition to other amendments that may need to be made on the existing fence ordinance, prior to submitting to the Board for review.

Master Plan

Options to review and update the Master Plan to be discussed at the August 10, 2015 meeting.

Meeting Cancellation

Motion by Commissioner Menchaca, seconded by Commissioner Jenken, to cancel the July 13, 2015 meeting due to summer vacation schedules and lack of business. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Menchaca, seconded by Commissioner Jenken, to adjourn at 7:55 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

9A



CITY OF MARINE CITY

303 S. Water Street
MARINE CITY, MICHIGAN 48039
(810) 765-8846 • Fax (810) 765-4010

To: Chairman and Members of the Marine City Planning Commission

From: Brian W. Bayly, Building Official

Date: June 18, 2015

Subject: Site Plan Review for a proposed expansion of Marine City Fish Company Restaurant #74-02-475-0240-000, # 74-02-475-0239 Marine City

REVIEW

Zoning

Current zoning is B-1 Central Business and Nautical Mile District.

Proposed Use

Complies with principal uses permitted listed in section 160.081 (D) B-1 Central Business.

ZONING ORDINANCE REQUIREMENTS

Building Setback, height

The proposed buildings meet the current setback and building height requirements.

Parking

No off street parking required in district bounded by Broadway Street, St. Clair River, Bridge Street and Market Street, therefore no requirements for parking are necessary per Section 160.214 (B)(12).

Off-street loading and unloading

Off-street loading and unloading is not required as listed in section 160.216(A).

Landscaping

The plan shows minimal landscaping, but is not required per section 160.219(B)(1).

Signage

No additional signage is proposed.

Fencing

Dumpster enclosure meets the requirements of section 160.221 Obscuring Walls and Fences.

Lighting

Plan does not show any exterior lighting.

Drainage

Drainage to conform to all requirements and standards of the City of Marine City and the St. Clair County Road Commission, Drain Commission , and Health Department.

Fire Department Review

A copy of the site plan was sent to the Marine City Fire Department for review.

DPW Review

A copy of the site plan was sent to DPW for review.

SCC Health Department

The applicant needs to contact the Health Department for a review and the issuance of a soil erosion permit prior to the issuance of a building permit.

SUMMARY

Applicant is requesting site plan approval for entire project; however the two parcels will need to be combined. Site plan appears to meet all requirements and it is the recommendation of this department that approval be granted.

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City of Marine City

SITE PLAN REVIEW APPLICATION

CITY OF MARINE CITY, MICHIGAN

309 S. Water Street, Marine City, Michigan 48039

Regular meetings of the Planning Commission are held on the second Monday of each month. This Application must be submitted with seventeen (17) sets of sealed plans at least thirty (30) days prior to the next regular scheduled meeting. If the proposed development requires landscaping, then a landscape architect seal must also be on the plans. Applicant will reimburse the City of Marine City for all Planning Consultant fees and Engineering Consultant fees associated with this application before being placed on the Agenda.

Application fees:

\$200.00	Single & Multi-Family (up to 3 Units)
\$300.00	Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more Units)
\$100.00	Special Use Application

Applicant's Name: Melissa R. Fisher

Address: 244 S. MARKET ST MI 48039
Street City State Zip

Phone: (269) 760-7613 Fax: N/A Email: mfish005477@gmail.com

Name of Proposed Development: MARINE CITY FISH CO. EXPANSION

Location of development: 240 S. WATER ST. 74-02-475-0240-000
74-02-475-0239-000
Number Street Parcel #

Copy of Legal Description Attached

Description of Development: New: _____ Addition: X

Proposed Use: RESTAURANT

Property Owner: JOHN K IKERIA
 Address: 5195 PALMS RD CASCO MI 48064
Street City State Zip
 Phone: ~~(810) 335-2347~~ (810) 335-2347 Fax: N/A Email: N/A
 Site Plan Preparer: PCE
If petitioner is not the owner, state basis for representative (i.e. Attorney, Representative, Option-to-Buy, etc)

Checklist of Required Data to be Included on Site Plan

Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a minimum scale of 1" = 20' if the subject property is less than three acres, and 1" = 50' if three or more acres. Included on the site plan will be all dimensions and the following:

General:

- Proprietors name, address and telephone number
- Date (month, day, year) including revisions
- Title block
- Scale
- North point
- Location map drawn at a scale of 1" = 2000' with North point indicated
- Architect, engineer, surveyor, landscape architect, or planner's seal
- Existing lot lines, building lines, structures, parking areas, etc. on the parcel, and within 100 feet of the site
- Centerline and existing and proposed right-of-way lines
- Zoning classification of petitioner's parcel and all abutting parcels
- Gross acreage figure
- Proximity to major thoroughfare and/or section corners

Physical Features:

- Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs, curbing, and acceleration, deceleration, and passing lanes
- Location of existing and proposed service facilities above and below ground, including:
 - Storage, loading, and disposal areas for chemicals, hazardous substances, salt, and fuels
 - Water main, hydrants, pump houses, standpipes, and building services and sizes
 - Sanitary sewers and pumping stations
 - Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainageways, and other facilities, including calculations for sizes

- Location of all easements
- All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures
- Dimensioned parking spaces and calculations, drives, and method of surfacing
- Exterior lighting locations and illumination patterns
- Location and description of all existing and proposed landscaping, berms, fencing, and walls
- Sidewalks and bike paths
- Trash receptacle pad location and method of screening
- Transformer pad location and method of screening
- Dedicated road or service drive locations
- Entrance details including sign locations and size
- Designation of fire lanes
- Any other pertinent physical features

Natural Features

- Existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.
- A grading plan showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling, and grading.
- Location of existing drainage courses, lakes, ponds, wetlands, river and streams, including their water surface elevation, floodplain elevation, and ordinary high water mark.
- Location of other natural resources features, including woodlands.

Additional requirements for Multiple-Family, and PUD Developments:

- Density calculations by type of unit by bedroom count
- Designation of units by type of unit in each building
- Carport locations and details where proposed
- Specific amount of space and locations
- Type of recreation facilities to be provided in recreation space
- If proposed, details of community building and fencing of swimming pool

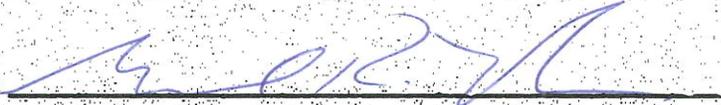
Additional requirements for commercial and Industrial developments:

- Loading / unloading areas
- Gross and useable floor area
- Number of employees in peak usage

OMISSION OF ANY REQUIRED DATA WILL RESULT IN PROCESSING DELAY

I (We) hereby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

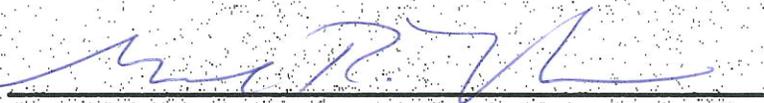
Applicant's Signature:



Dated:

6/11/15

Owner's Signature:



Dated:

6/11/15

Return to: City of Marine City
303 South Water Street
Marine City, Michigan 48039



Project Control Engineering, Inc.
Professional Engineers, Surveyors, and Consultants

2420 Pte. Tremble Road • P.O. Box 307 • Algonac, Mi 48001 • Tel (810) 794-1931 • Fax (810) 794-3331

LETTER OF TRANSMITTAL

To: City of Marine City
303 S. Water Street,
Marine City, MI 48039

Date: 06/11/15

Job Number: 15-020

Attention: Planning Commission

US MAIL

UPS/FED EX

Reference: Marine City Fish Co.

OUR DELIVERY

YOUR PICKUP

Copies	Description of Item
17	Site Plans
1	Check for application fee
1	Site plan review application

FOR YOUR APPROVAL FOR YOUR USE FOR YOUR COMMENT PER YOUR REQUEST

Remarks: The Marine City Fish Co. is planning a building addition and site improvements including a patio, Dumpster enclosure and landscaping.

Signed: _____

Erin Jones
ejones@pce-eng.com
Ext: 225