



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street
Regular Meeting: Monday, June 13, 2016 7:00 PM

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Chairperson Rebecca Lepley; Commissioners Linda Gabler, Keith Jenken, Rudolof Menchaca, Joseph Moran; City Commissioner David Simpson; Building Official Susan Wilburn; City Manager Elaine Leven
4. **APPROVE AGENDA**
5. **APPROVE MINUTES**
 - A. May 9, 2016 Meeting Minutes
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**
 - A. Master Plan Update
9. **NEW BUSINESS**
 - A. Site Plan Review ~ Marine City Beach Pavilion
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
May 9, 2016**

A regular meeting of the Marine City Planning Commission was held on Monday, May 9, 2016, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Commissioner Rudolof Menchaca at 7:13pm.

After observing a moment of silence, the Pledge of Allegiance was led by Commissioner Menchaca.

Present: Commissioners Keith Jenken, Rudolof Menchaca, Joseph Moran, and; City Commissioner David Simpson; Building Official Arthur Garbarino; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

Absent: Chairperson Rebecca Lepley; Commissioners Linda Gabler and Thomas McKenzie

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the April 11, 2016 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

None.

Public Comment

Lisa Hendrick, 186 S. Third, expressed that she wanted to see the Board compromise with the residents on the placement of the pavilion and restrooms and minimize the view obstruction caused by the proposed facility.

Rosalie Skwiers, 211 Michigan, stated concerns in regard to ADA accessibility at the proposed pavilion and restroom facility.

William Klaassen, 620 N. Mary, shared his concerns with the downtown parking problem.

Joyce Milaszewski, 504 S. Water Street, approached the Board in regard to the lack of parking in the downtown area. She also stated that she has had trouble with people parking at her business to walk downtown and questioned whether the Board had plans to address the parking issues.

Unfinished Business

Site Plan Review ~ Riverside Spline & Gear

Building Official Garbarino stated that the Site Plan was for two small additions to the current building and to increase the overflow parking by use of hardscaped greenbelt/parking utilizing hollow core landscape pavers over normal parking lot sub-grade. He explained that the overflow parking design would allow for storm water drainage.

A representative from Riverside Spline & Gear told the Board that the green area depicted on the Site Plan was the proposed overflow parking area.

The Board discussed concerns with meeting zoning requirements as well as turn-around space for large vehicles.

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to approve the Site Plan for Riverside Spline & Gear, as presented. All Ayes. Motion Carried.

Beach Pavilion & Restroom Facility

Building Official Garbarino stated that he was waiting for final plans and had discussed the expressed safety concerns that had been brought up at a previous board meeting with Mr. Kadouh and the project members.

The Board discussed ADA requirements for the proposed buildings. It was mentioned that Mr. Kadouh was willing to donate extra funds in order to make the site ADA accessible. It was decided that the Board could not move forward with the approval of the project until final plans were brought to them.

Master Plan

City Manager Leven stated that the Metropolitan Planning Commission (MPC) would need at least a month notice to schedule the visioning session to be held by the Board for the Master Plan update.

City Commissioner Simpson said that, at the previous Master Plan update, the Board had substituted a regular Board meeting for the visioning session. He then briefly discussed the process of the visioning session used with prior updates.

The Board discussed possible dates and locations for the public visioning. City Manager Leven expressed that she would like it to take place in June and would update the Board in the near future.

New Business

Site Plan Review ~ Inn on Water Street

Vincent Cataldo, Infuz Architects Ltd., and Tom Vertin, 160 S. Water, approached the Board to discuss the preliminary Site Plan for the Inn on Water Street. Mr. Cataldo said that the concept for the boutique hotel was to meld the shipyard and farming themes. He briefly discussed how the plan included outdoor dining, condos, and parking accommodations for hotel guests, condo residents, and all employees including those for the retail and restaurant areas. It was mentioned that the parking did not account for guests of the restaurant and retail space.

Mr. Vertin asked that the Board consider striping the parking spaces along S. Water Street, that are south of Bridge Street in front of the Church, as that would add approximately forty-three (43) more parking spaces.

Zoning concerns were discussed in regard to the mixed use of business and residential. It was noted that a special use could be granted by the Board and that existing properties along S. Water had similar construction materials and style to each other. The Board was concerned about the use of the purposefully rusted corrugated metal, which was noted in the Wade Trim information.

The Site Plan concerns from the City engineering consultant, Wade Trim, were reviewed with the Board and discussed. Mr. Cataldo and Mr. Vertin then asked the Board of any potential issues with the project before moving forward with final site plans. The number of proposed parking spaces was discussed at length. Lighting and drainage concerns were also discussed.

Motion by Commissioner Menchaca, seconded by City Commissioner Simpson, to approve the conceptual plans for the Inn on Water Street, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Belle River Investment, LLC.

Phillip and Matt Perkowski approached the Board about the proposed storage units and building plans. The Site Plan review from Wade Trim was then discussed and addressed by Mr. Perkowski.

The Board talked about concerns in regard to space within the building for vehicles, as well as a sidewalk being installed, if a parking lot was built on the lot. It was mentioned that the parcels would need an updated legal description per Wade Trim. The Board recommended that a survey of the property be completed and that Mr. Perkowski meet with the City Building Official to receive suggestions on how to proceed.

Adjournment

Motion by Commissioner Jenken, seconded by City Commissioner Simpson, to adjourn at 9:14pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk



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: Susan Wilburn, Building Official
Date: June 2, 2016
Subject: Marine City Beach Pavilion
74-02-475-0424-00, 74-02-475-0425-00

Re: Marine City Beach Pavilion

Site Plan Review:

Attached with this memo are the site plan and building floor plan for proposed pavilion and restrooms.

The Pavilion and Restrooms are proposed to be built on city property (74-02-475-0424-00, 74-02-475-0425-00). The zoning for these parcels is W-M Waterfront Recreation and Marina.

The drawings propose the addition of a 716.62 s.f. separate men's and women's restrooms and storage area. Also, for a 1,756.73 s.f. open sided pavilion.

This project has not been reviewed by Wade Trim Associates, Inc.

Summary:

Upon Planning Commission approval, 2 complete sets of detailed site plan and architectural drawings (including ADA requirements) will be required. These drawings will be subject to the Building Official's (and possibly Wade Trim Associates, Inc.) plan review approval.

SITE PLAN REVIEW APPLICATION

CITY OF MARINE CITY, MICHIGAN

303 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: CHAFIC KADOUH

Address: _____
Street City State Zip

Phone _____ Fax: _____ Email: _____

Name of Proposed Development: MARINE CITY BEACH PAVILION

Location of development:

<u>S. BEACH PROP.</u>	<u>N WATER ST</u>	<u>74-02-475-0424-00</u>
Number	Street	Parcel #
		<u>74-02-475-0425-00</u>

Copy of Legal Description Attached

Description of Development: New: PAVILION + REST ROOM Addition: _____

Proposed Use: BEACH PAVILION + REST ROOM

Property Owner: CITY OF MARINE CITY

Address: _____
Street City State Zip

Phone: _____ Fax: _____ Email: _____

Site Plan Preparer: HOME DESIGN - GORDON FOURNIER
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.

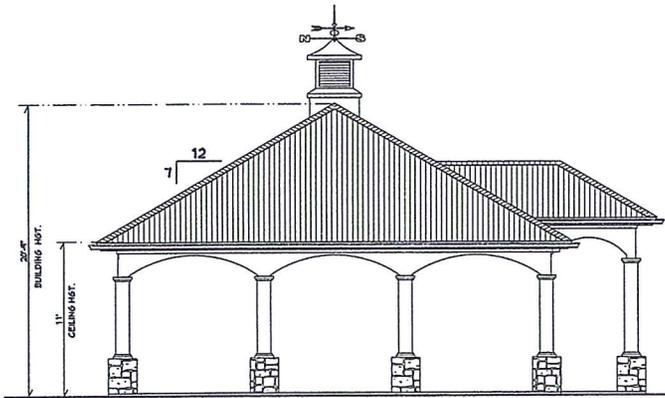
x Applicant's Signature: _____ 

Dated: 01/1/14 _____

Owner's Signature: _____

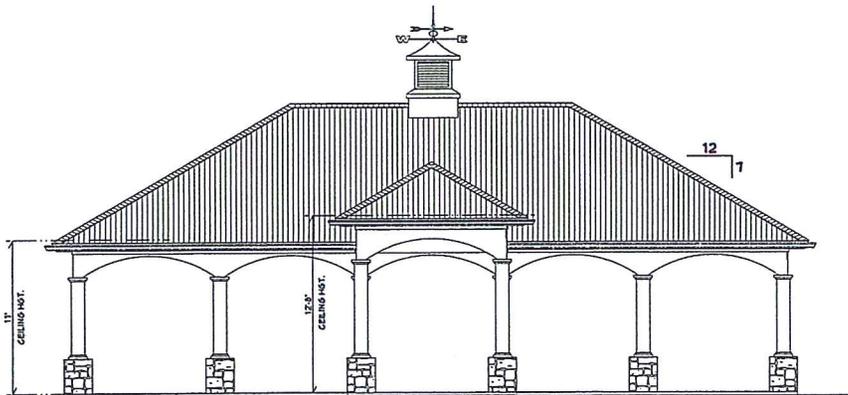
Dated: _____

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



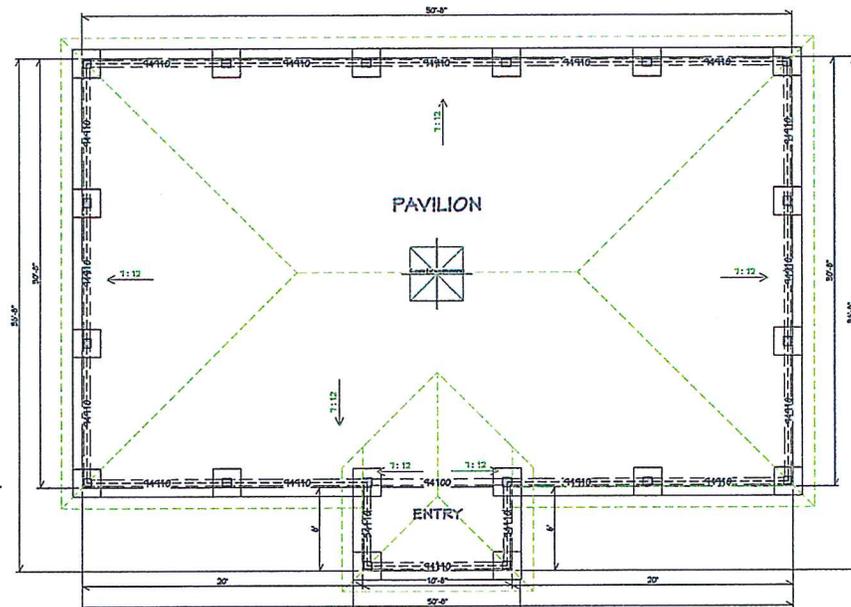
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' - 0"



FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



1st FLOOR PLAN

SCALE: 1/4" = 1' - 0"



Gerald Fournier

514 PARKWAY COURT
ST. CLAIR, MI 48094
PH: (517) 324-5222

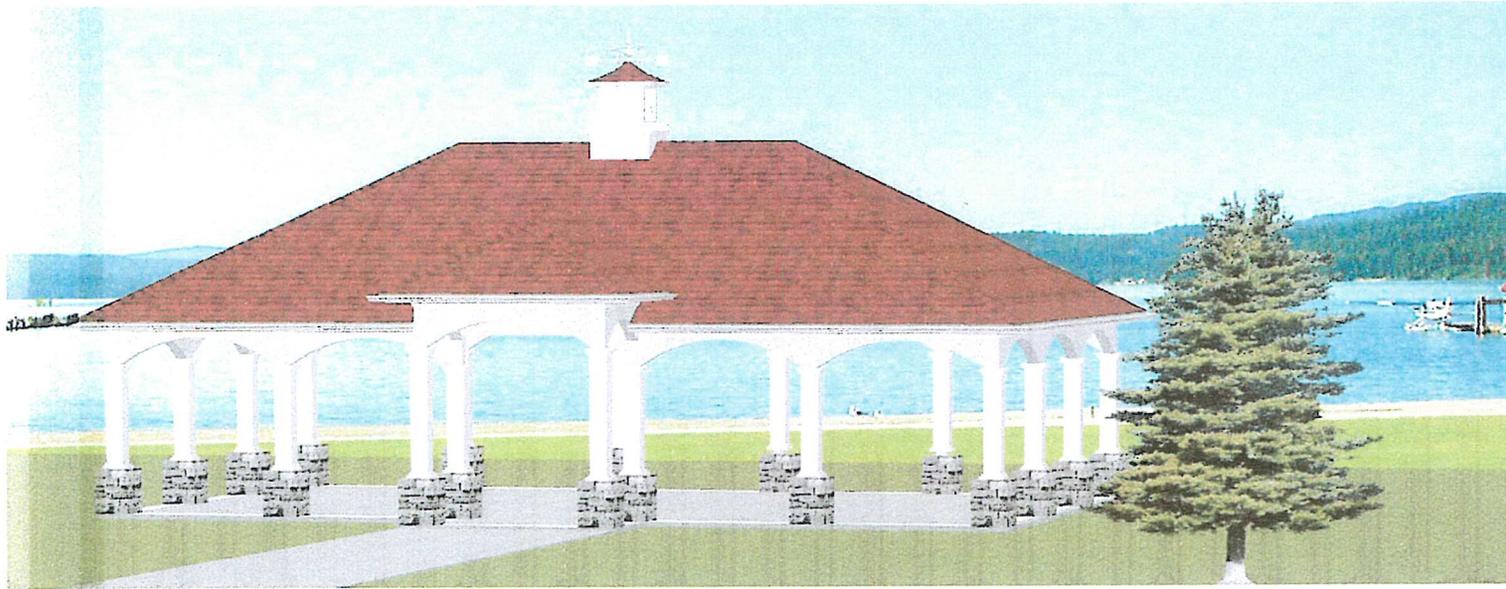
JOSEPH ROGISHOOD
LICENSED ENGINEER
(503) 725-1202

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MARINE CITY BEACH PAVILION
WATER STREET
MARINE CITY, MI 48084

American Institute
of Building Design
A | B | D
Member

REVISIONS:
DRAWN BY: GMF
DATE: MAY 14, 2016
PLAN NO. 16'0129
SHEET 2 OF 3



Gerald Fournier
 914 HAWKWAY COURT
 ST. CLAIR, MI 48091
 P: 810.224.5822

JOSEPH HOGGHOOD
 LICENSED ENGINEER
 (313) 753-1592

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 SHEET
 3 OF 3