

**City of Marine City
Planning Commission Meeting
July 11, 2016**

A regular meeting of the Marine City Planning Commission was held on Monday, July 11, 2016, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Rebecca Lepley at 7:01pm.

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

Present: Chairperson Rebecca Lepley; Commissioners Graham Allan, Linda Gabler, Keith Jenken, Joseph Moran; Building Official Susan Wilburn; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

Absent: Commissioner Rudolofo Menchaca; City Commissioner David Simpson

Motion by Commissioner Moran, seconded by Commissioner Allan to excuse Commissioner Menchaca and City Commissioner David Simpson from the meeting. All Ayes. Motion Carried.

Approve Agenda

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

Approve Minutes

Motion by Commissioner Gabler, seconded by Commissioner Moran, to approve the June 13, 2016 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

The following communication was received:

- Metropolitan Planning Commission of St. Clair County

Motion by City Commissioner Allan, seconded by Commissioner Moran to receive and file the communication. All Ayes. Motion Carried.

Public Comment

William Klaassen, 620 N. Mary, said he was opposed to the process of approving/denying building projects in the City and how it is unfair to builders.

Unfinished Business

Site Plan Review ~ Belle River Investments, LLC

Phillip Perkowski, representing Belle River Investments, LLC, informed the Board that the variance request he applied for through the Zoning Board of Appeals was approved on July 6, 2016 and that he had addressed the concerns expressed by Wade Trim.

The Board discussed the following at length:

- Proposed parking area
- Size limitations on vehicles/trailers entering the building
- Possible vision obstructions while exiting the building
- Parcel segmentation

Motion by Commissioner Moran, seconded by Commissioner Gabler, to approve the Site Plan Review for Belle River Investments, LLC, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Marine City Beach Pavilion

Commissioner Jenken spoke on behalf of the Marine City Beach Pavilion and told the Board that the bathroom setback variance had been approved at the July 6, 2016 Zoning Board of Appeals meeting.

Building Official Wilburn stated that there were no issues from the Building Department with the project moving forward.

At this time, the Board allowed public comment and the following residents addressed the Board:

Steven Hoerr, 125 N. Water Street, questioned who would be maintaining the property and bathrooms after completion.

Lisa Hendrick, 186 S. Third Street, inquired as to whether any final plans had been submitted yet, what the distance the pavilion would be from the seawall, if a survey of surrounding residents had been done, and if the checklist on the Site Plan Review application had been completed. She also wondered if the parking plans had moved forward yet.

Carol Keais, 135 N. Water Street, expressed her opposition towards building the proposed pavilion and restrooms at that location as she felt there were unaddressed safety concerns.

William Klaassen, 620 N. Mary Street, questioned where the funds would be coming from to maintain the buildings and whether it would close if budget requirements weren't met.

Commissioner Jenken spoke on behalf of the applicant, Mr. Kadouh, and stated that he was building the pavilion and restrooms in order for the entire City to enjoy. He would like everyone to have a slice of the riverfront and use the beautiful facilities. He also wanted to remind everyone that it was a donation.

The Board briefly addressed the public comments made.

Motion by Commissioner Moran, seconded by Commissioner Allan, to approve the Site Plan Review for the Marine City Beach Pavilion, as presented. All Ayes. Motion Carried.

Master Plan Update

City Manager Leven reminded everyone that the Master Plan Visioning Session was to be held on July 19, 2016 from 6:30-9:30pm at the Washington Life Center and that all were welcome to come and could even arrive after the start time. She mentioned that it had been advertised on several different platforms in order to attract as many participants as possible.

Chairperson Lepley briefly noted that the street end plans would be part of the Master Plan discussion.

New Business

MDOT Training Wheels Event Update ~ Lynn Zyrowski & Dianne Lovett

Lynn Zyrowski addressed the Board and provided several handouts that detailed the results of the MDOT Training Wheels Event from May 11, 2016. She discussed the following at length with the Board:

- Marine City's involvement in Trail Towns
- The International Bike Route
- Identifying network improvements
- Existing or potential safety issues with the bike trail facilities

Mrs. Zyrowski and the Board then went over the results from the event and the improvement maps that were provided, and discussed possible improvements that could be made. It was mentioned that the information would be beneficial to take to the Master Plan Visioning Session and that grant programs were likely available for this type of project.

Chairperson Lepley thanked Mrs. Zyrowski for the hours that she had spent on the project and for providing the Board with the information.

Adjournment

Motion by Commissioner Jenken, seconded by Commissioner Moran, to adjourn at 7:54pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk