

CITY OF MARINE CITY

PLANNING COMMISSION MEETING

AGENDA

Regular Meeting: Monday, January 11, 2016; 7:00 pm

Marine City Fire Hall: 200 South Parker 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, Rudolofo Menchaca, Joseph Moran, and Thomas McKenzie; City Commissioner David Simpson; Building Official Arthur Garbarino; and, City Manager Elaine Leven
- 4. APPROVE AGENDA**
- 5. APPROVE MINUTES**
 - A. Planning Commission Minutes ~ November 9, 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**
 - A. Master Plan Update
 - B. Fence Ordinance ~ Proposed Replacement Ordinance and Draft Letter to City Commission
 - C. Non-Motorized Transportation Plan
- 9. NEW BUSINESS**
 - A. Site Plan Review ~ Beindit Investments - 6215 King Road
- 10. ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
November 9, 2015**

A regular meeting of the Marine City Planning Commission was held on Monday, November 9, 2015, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Rebecca Lepley at 7:00pm.

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

Present: Chairperson Lepley; Commissioners Gabler, Jenken (Arrived at 7:04pm), Menchaca, Moran, McKenzie; City Commissioner Simpson; Building Official Garbarino; City Manager Leven; Deputy Clerk McDonald

Absent: None

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the September 14, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Motion by Commissioner Menchaca, seconded by City Commissioner Simpson, to approve the October 12, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

The following communication was received:

- Mark McClain

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

Public Comment

Mark McClain, 6591 River Road, requested clarification on the proposed fence ordinance concerning the existing chain link fences within the city, as well as Section 156.03 (1b) regarding the qualification of chain-link fencing. He expressed his opposition towards passing the ordinance as is.

Darlean Sugameli-Jarfas, 2025 S. Parker, expressed her opposition in passing the proposed fence ordinance. She stated that there were too many questionable areas in the proposed ordinance and that the Board was bending the rules for certain individuals.

Dave Danneels, 6577 S. Parker, addressed the Board with regard to the proposed fence ordinance, and the issues he is having with the surveys for his home.

Unfinished Business

Master Plan Update

City Manager Leven gave an update on the Master Plan. She reported that she has been in communication with St. Clair County and that they were willing to work with the city on completing the updates. She also said that the city will be able to do portions of the changes on its own. Lastly, she stated that work on the Master Plan does not need to be started until 2016, allowing the city to budget for planning in 2016-2017.

Fence Ordinance ~ Final Approval

Chairperson Lepley spoke about the process the Board used in obtaining information to formulate the proposed fence ordinance. Mrs. Lepley stated that the Board had gathered surrounding municipality's fence ordinances and discussed them with the City Manager and Building Inspector to put together the first draft. Once the ordinance was drawn up, a review was completed by City Attorney Downey. She then went on to clarify that once the proposed ordinance was approved by the Planning Commission, it will then need to go to the City Commission for final approval. Discussion then ensued regarding the enforceability of the ordinance and the need to clarify specific topics within the ordinance.

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to table the item in order to gather further research and bring results to the December 14, 2015 meeting. All Ayes. Motion Carried.

Non-Motorized Transportation Plan

Walking path data, along with an example of solar powered cross walk signage, was given to the Board for review and discussion.

City Commissioner Simpson started the discussion on the Non-Motorized Transportation Plan by stating that he would like to get the plan in place when TAP Grants (Transportation Alternatives Program) are distributed in April, 2016. In addition, Mr. Simpson said it would be a good time to add it to the Master Plan. Lastly, he declared that Safe Routes to School encourages safety and physical fitness.

Chairperson Lepley agreed that the Safe Routes to School Program would encourage children to have a healthier lifestyle and make the parents feel safer having their children walk to school.

The Board will review the collected data at its December 14, 2015 meeting.

New Business

Graphics Display ~ 302 S. Water Street

John McDonald, owner of 302 S. Water Street, addressed the Board stating that he was opening a music and comic book store and would like to put up a graphics display on the north outside wall of the building. He also mentioned that he had added nautical flags, boats, and a lighthouse to his original design of the vinyl building wrap, in order to comply with the Nautical Mile District motif.

Discussion then ensued on the compliance of the sign with sizing requirements constituted through the city ordinances and whether or not it met content requirements.

Chairperson Lepley then gave three suggestions to Mr. McDonald on how to proceed with the sign since the Board was unable to approve the sign as it did not meet sizing requirements dictated in the city ordinances. The suggestions were as follows:

- 1) Reduce the size of the sign in order to be in compliance with the city ordinances.

- 2) Appeal to the Zoning Board of Appeals.
- 3) Petition the City Commission to change the current sign ordinance.

Chairperson Lepley highly recommended that Mr. McDonald go to the Zoning Board of Appeals in regards to the size of the sign.

It was then decided by the Board that the proposed sign was consistent with the Nautical Mile District regulations, but that it did not meet sizing requirements, therefore, the Board could not approve the proposed sign as is.

Graphics Display ~ 358 S. Water Street

Ed Phillips, of Phillips Sign & Lighting, and Tom Vertin, owner of the Riverbank Theatre, approached the Board concerning the proposed signage at the Riverbank Theatre. Mr. Phillips explained that the proposed signage is for the marquee and for temporary signage that will be changed out for each show. He also noted that all the lighting on the signage will be LED lighting.

Discussion then took place on whether the signage met sizing requirements for the square footage of the building.

The Board decided that as long as the vertical signage remained temporary and the Riverbank Theatre pulled permits each time the signs were changed, that the square footage sizing requirements would not be an issue.

Motion by Chairperson Lepley, seconded by Commissioner Jenkins, to approve the proposed signage as is with the agreement that a permit will be pulled each time a temporary sign is installed. All Ayes. Motion Carried.

Marine City Little League

Chris Simons and Corey Ames of the Marine City Little League approached the Board to obtain the approval to add restroom facilities to the Little League's concession building at King Road Park. They spoke of the various improvements that the Marine City Little League has done for the city parks in the past and how they hoped the Board would allow them to begin this project. Lastly, they stated that they have already obtained a building permit and had received confirmation from the Department of Public Works that a backhoe and operator would be supplied to complete the project.

Motion by City Commissioner Simpson, seconded by Commissioner Jenkins, to approve the proposed addition of restroom facilities to the Little League's concession building at King Road Park, as presented. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Jenkins, seconded by Commissioner Menchaca, to adjourn at 8:33 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk

GENERAL PROVISIONS

156.01 DEFINITION

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

FENCE. Any artificial permanent fence, partition, structure or gate erected as a dividing marker, barrier or enclosure.

(Prior Code, 10-1) (Ord. passed 1-5-1967)

Proposed Replacement Ordinance for Previous Sections 156.02 – 156.06

156.02

1. Residential Fences.

Residential Fences are permitted or required, subject to the following:

- a. Fences on all lots of record in all residential districts, which enclose property and/or are within a side or rear yard that is not waterfront to either the St. Clair River or the Belle River, shall not exceed six (6) feet in height. This height shall be measured from the average established grade to the highest point of the fence. No fence, wall or hedge shall rise over four (4) feet in height in front of the house or any yard that is waterfront to the St. Clair River or Belle River, or in the minimum front yard, whichever is greater; the measuring technique employed shall be the same as stated above. In addition, no fence, wall, or hedge shall be located within a public right-of-way, occupy a clear vision zone as established by section 156.04, or interfere with visibility from a driveway. The Zoning Administrator is hereby empowered to cause obstructions to be removed in the interest of public safety.
- b. No obscuring fence or wall shall be located within the front yard or any yard that is waterfront to either the St. Clair River or the Belle River. All Chain-link fencing is obscuring. Decorative fencing which does not materially impede vision shall be permitted in a front or waterfront to either the St. Clair River or the Belle River provided it does not exceed a height of four (4) feet.
- c. Fences shall consist of at least one side of “finished” quality. The term “finished” refers to the covering of raw material so as to protect it from the natural elements; this includes but is not limited to the painting of metal, and the painting or staining of wood. A finished side of the fence shall be exposed to all adjacent properties including the St. Clair River and the Belle River. The finished side shall generally be the side without post exposure or with the least post exposure. The Building Inspector shall determine the “finished” side.
- d. Fences shall not contain barbed wire, pointed or sharp extrusions on the top, electric current, or charge of electricity. All fences shall be constructed of treated wood, plastic, aluminum, or galvanized metal or similar materials as approved by the Building Inspector and/or Zoning Administrator. Temporary fencing such as chicken wire or plastic snow fencing, shall be prohibited as permanent fencing material.
- e. All fences shall comply with the requirements of the applicable building and zoning codes.
- f. All fences shall be maintained so as to not endanger life or property.

January 11, 2016

To
the Mayor and Commissioners of Marine City, Michigan

From
The Planning Commission of Marine City, Michigan

Dear Mayor and Commissioners of Marine City, Michigan,

We have proceeded on your request to investigate and draft a fence ordinance for your consideration. We used the following Process:

- Gathered Fence Ordinances from the surrounding municipalities and townships;
- Read, studied and considered each ordinance.
- Gleaned what we thought would be useful in Marine City.
- Crafted the useful portions together and worked them into our existing format;
- Submitted that document for editing of grammar, spelling and clarity to a subcommittee of the Planning Commission;
- Submitted the edited document to the City Attorney and City Manager;
- Made suggested corrections;
- Resubmitted the document to the City Attorney;
- Upon his suggestion clarified what could be considered ambiguous language;
- Aligned the enumeration and lettering designations with the Ordinances of the City of Marine City, Michigan;

The various articles of this proposed fence ordinance are well researched and considered tenable. We submit it without prejudice. You may use some of it, all of it, or none of it, as you deem best.

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Baird Lepley". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

The Rev. Rebecca Baird Lepley, Chair of the Planning Commission of Marine City, Michigan



CITY OF MARINE CITY

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

9-A

To: Chairman and Members of the Marine City Planning Commission
From: Arthur Garbarino, Building Official *AGC*
Date: December 28, 2015
Subject: 6215 Preliminary Site Plan Approval.

Re: 6215 King Road

Site Plan Review:

Attached with this memo is an application for site plan review for the address referenced above.

The preliminary plans were forwarded to our Engineering Consultant: WadeTrim Associates, Inc. for review. (attachment 1)

I concur with all items mentioned in the review letter with the elaboration of items 1 & 7.

Item 1: It has been discussed and agreed upon with the owner, that pursuant to receiving a Certificate of Occupancy; the asphalt paving will be in place, negating the requirement for a bond.

Item 7: I do not see the need to submit to the ZBA prior to submission to the planning commission. With the planning commissions consent to the site plan, there would be no need to submit to the ZBA for something that is not in direct conflict with the ordinances. It becomes a mutes point.

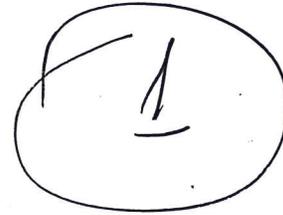
Two additional letters are attached from Project Control Engineering, Inc, the owners' representative, in response to the review letter from WadeTrim. (Attachments 2 & 3).

Summary:

The additional letters from Project Control Engineering state compliance and a willingness to work within the confines on the City of Marine City ordinances and it is my recommendation having stated the above to approve the preliminary site plan.



WADE TRIM



December 18, 2015

City of Marine City
303 S. Water Street
Marine City, Michigan 48039

Attention: Planning Commission

Re: Site Plan Review
6215 King Street
Proposed Mini Storage Buildings
Wade Trim File No.: MRN 6114-01D

Dear Commissioners:

We are in receipt of a site plan dated November 4, 2015 prepared by Project Control Engineering, Inc. on behalf of the applicant (Beindit Investments). The applicant is proposing to add four mini storage buildings totaling 18,600 square feet. Each storage building will be 10.66 feet in height. Upon completion, the site will contain a total of five buildings totaling 23,616 square feet offering 126 storage units. Information provided on the Site Plan Review Application form indicates the facility will be open between the hours of 7:00 a.m. to 5:00 p.m. and employ five people. Additionally, the site plan shows three sheds are proposed to be removed from the site.

The 2.64-acre site fronts King Road (east side), north of Metropolis Street, as may be extended. The property is currently zoned I-1, Light Industrial District. The proposed use is a permitted principal use in the I-1 District (please refer to Section 160.126,(G)).

We have reviewed this site plan for compliance with local zoning requirements and sound planning principles. We note the following concerns or omissions:

1. Sheet 1 illustrates a 5" Asphalt Section. Areas proposed for asphalt pavement should be clearly identified on the site plan by either notes or use of a legend. We caution the applicant that, pursuant to Section 160.215,(L), the owner must execute and deliver to the Planning Commission an approved performance bond guaranteeing that the parking area (and proposed maneuvering lanes) will be hard surfaced as required within one year after occupancy. Further, delivery of the bond is a condition precedent to the site plan approval.
2. It appears a building located west of the proposed dumpster pad will remain as part of the operation. The applicant should identify the intended use of this structure.
3. A sidewalk is not identified along the front property line pursuant to Section 160.231.

Wade Trim Associates, Inc. 313.961.3650
500 Griswold Avenue 313.961.0898 fax
Suite 2500 www.wadetrim.com
Detroit, MI 48226



4. The applicant has not provided any information pertaining to site signage. At a minimum, the site plan should contain a note indicating "all site signage will comply with Section 160.220 requirements".
5. Two evergreen trees are located in front of the detention pond access gate; they should be relocated on the site.
6. The detention basin is located at the rear of the property, immediately adjacent to property zoned R-M, Multiple-Family Residential District. Given this land use relationship, this basin must be redesigned to accommodate a 20-foot wide greenbelt located along the easterly property line (see Section 160.196, (L)) as well as to contribute to general site landscaping requirements; that is, constructed to have a natural shape (see Section 160.219,(F)). Additionally, we suggest a cross-section of the detention basin be provided for local review (see Section 160.219,(c),(6)).
7. The applicant has accurately calculated the required number of off-street parking spaces (43) using the formula for industrial establishments found in Section 160.214. (The Zoning Ordinance does not contain a formula for determining the number of required off-street parking spaces for a mini-storage facility or similar use; thus, the flexibility allowance offered by Section 160.214,(a),(9) does not apply). As such, a note on the site plan indicates the applicant will be seeking a variance from local requirements – a waiver of 27 off-street parking spaces. Any motion in support of site plan approval should be conditioned upon the approval of this variance request by the City Board of Appeals under authority of Section 160.318. (We caution the applicant that a reduction in off-street parking spaces permitted by the Board of Appeals may result in 20 or more parking spaces being required by the City. In such an instance, the landscape plan must be amended to include interior parking lot landscaping as required by Section 160.219,(G)).
8. It appears site landscaping proposals have been prepared by a Michigan licensed professional engineer. Section 160.219,(C),(1) provides that a landscape plan must bear the seal of a landscape architect licensed to practice in Michigan; however, this requirement may be waived by the Planning Commission if it concludes that the nature of landscaping improvements is not sufficient to warrant professional design and when the value of landscaping improvements (as determined by the Planning Commission) is less than \$5,000.
9. Significant site landscaping is already located in the front yard. A total of 57 new plantings are proposed to be installed as part of site improvements. As such, the site plan should contain a note indicating "all diseased, damaged or dead landscape material will be replaced pursuant to Section 160.219,(C),(10)".
10. An irrigation plan must be submitted showing the design of an underground sprinkler system (see Section 160.219,(c),(11)).

City of Marine City
December 18, 2015
Page 3

In conclusion, we recommend action on this site plan be postponed for not more than 90 days to allow the applicant time to submit a revised site plan which addresses the concerns or omissions described above, and to afford the applicant time to submit a performance guarantee to ensure that the proposed new pavement will be installed within one year.

Very truly yours,

Wade Trim Associates, Inc.



Adam C. Young, AICP
Project Manager

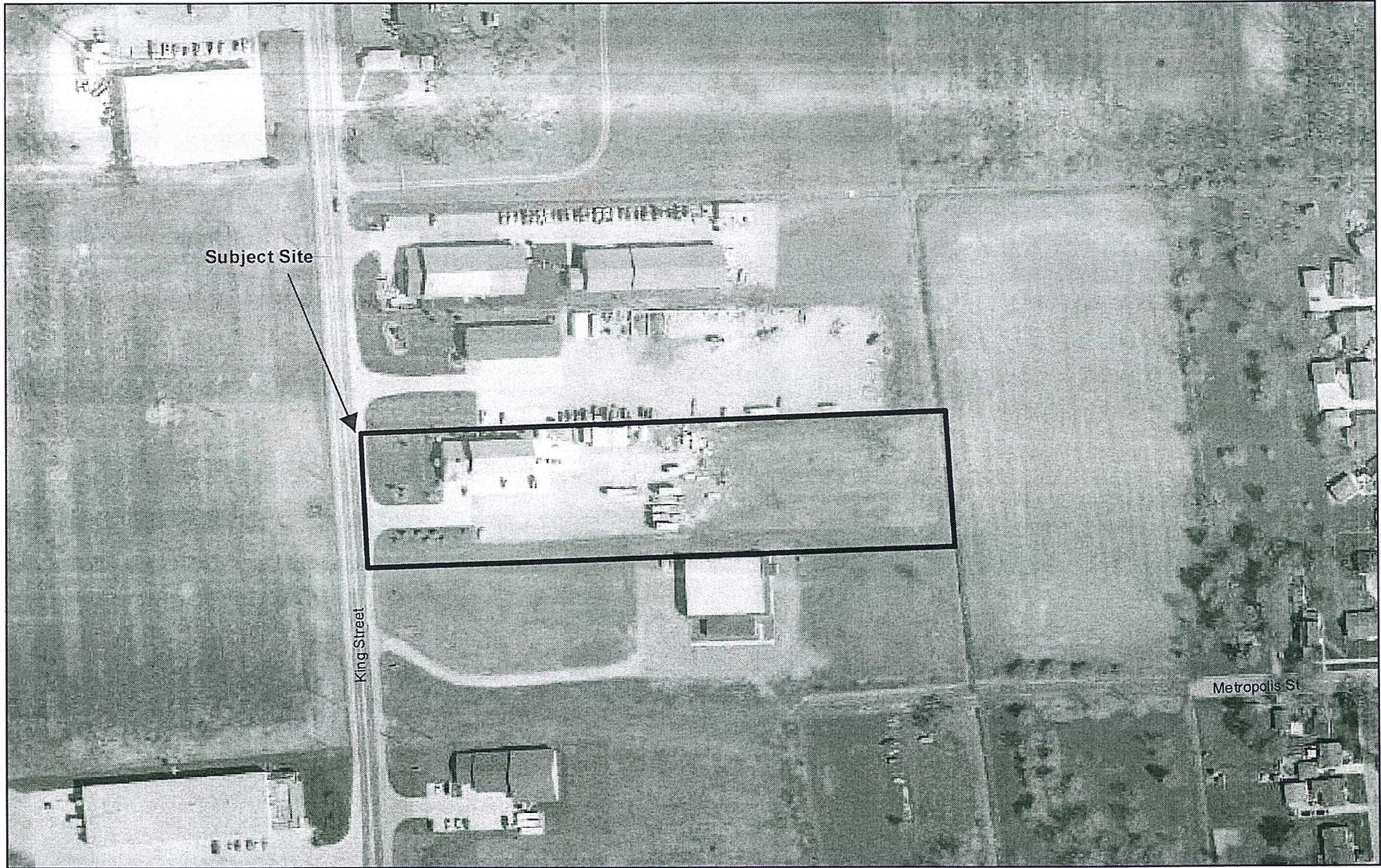
ACY:NPL:ka

MRN 6114-01D

SPR 6215 King Road Mini Storage Bldgs.docx

Attachment (*Aerial Photograph of Subject Site and Vicinity*)

cc: Mr. Arthur Garbarino, City Building Official



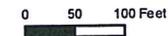
Subject Site

King Street

Metropolis St

Area Development Pattern

Proposed Mini-Storage Buildings
6215 King Street
City of Marine City, Michigan
Aerial: SEMCOG 2010



MRN6114-01D



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

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

December 28, 2015

Marine City Planning Commission
303 S. Water Street
Marine City, MI 48039

2

Re: Beindit Investments- 6215 King Road
Proposed Mini Storage Site Plan
Wade Trim Review Comments

Dear Planning Commissioners,

We have received a copy of the review letter prepared by Wade Trim Associates dated December 18, 2015, for the above referenced project.

We met with the building official to discuss each item, and we agree to comply with the requirements.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Project Control Engineering, Inc.

A handwritten signature in black ink, appearing to read 'John T. Monte', written in a cursive style.

John T. Monte, P. E.
President
jtmonte@pce-eng.com



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

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

December 28, 2015

Marine City Planning Commission
303 S. Water Street
Marine City, MI 48039

3

Re: Beindit Investments- 6215 King Road
Proposed Mini Storage Site Plan
Wade Trim Review Comments

Dear Planning Commissioners,

We have revised the site plan drawings in accordance with review comments contained in Wade Trim Associates review letter dated December 18, 2015. We also met with the building official to discuss each item. Drawing revisions related to each comment are as follows:

1. Asphalt has been clearly labeled. A performance bond will be provided as directed by the building official.
2. Use of the existing building has been noted as "Glazing Contractor"
3. Sidewalk has been added
4. Sign location and note regarding compliance with the ordinance has been added
5. Evergreens and entrance gate have been removed (access location changed)
6. A 20' wide green belt was added along the east property line with landscape screening. In doing so, the easterly building was removed and the north & south buildings were extended.
7. The building official agreed that parking was not identified in the ordinance for mini storage use and that the amount provided was reasonable.
8. The owner will be installing all landscaping. Estimated cost is below \$5,000
9. A note has been added regarding diseased or damaged landscape
10. An irrigation plan will be provided with the building permit drawings.

Other than the items listed above, no other changes have been made. If you have any questions, please do not hesitate to contact us.

Sincerely,
Project Control Engineering, Inc.

A handwritten signature in black ink, appearing to read 'John T. Monte', written in a cursive style.

John T. Monte, P. E.
President
jtmonte@pce-eng.com

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: Beindit Investments

Address: 6215 King Road Marine City MI 48039
Street City State Zip

Phone: 810-420-0753 Fax: 810-420-0754 Email: preferredglass1@yahoo.com

Name of Proposed Development: Proposed Mini Storage Buildings

Location of development:

6215 King Road 74-02-001-2030-026
Number Street Parcel #

Copy of Legal Description Attached see site plan

Description of Development: New: 18,600 sf Addition: _____

Proposed Use: Mini Storage

Property Owner: Beindit Investments

Address: 6215 King Road Marine City MI 48039
Street City State Zip

Phone: 810-420-0753 Fax: 810-420-0754 Email: preferredglass1@yahoo.com

Site Plan Preparer: Project Control Engineering, Inc., Algonac, MI 810-794-1931
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

Complete Applicable Proposed Use Information:

Churches, stadiums, theaters

Seating Capacity _____ Persons

Theater, hospitals, convalescent homes, auto washes, furniture and appliance stores, household equipment repair stores, all trades such as plumbers or electricians, all repair activities, auto dealers, golf courses and miniature golf courses.

Number of employees _____ Persons

Industrial

Numbers of Employees by Shift

<i>Shift</i>	to	<i>Employees</i>
7	5	5
_____	_____	_____
_____	_____	_____
_____	_____	_____

Hospitals, convalescent homes

Number of Beds _____

Private golf and/or swimming clubs

Number of Members _____

Barbers, beauty salons

Number of Chairs _____

Lodge halls, pool parlors, roller/skate rinks

Health Department Capacity _____

Laundromats

Number of Machines _____

Doctor Office

Number of Exam Room _____

Dentist Office

Number of Chairs _____

Hotels, motels, commercial lodging

Number of Employees _____

Number of Rooms _____

Multiple family dwellings

Number of Units _____

Number of Bedrooms _____

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at www.marinecity-mi.org, and following all requirements therein. Further, these professionals shall make themselves aware of all master plan requirements (such as major thoroughfares, land use, recreation, etc).

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: _____

Owner's Signature: Harold B. J.

Dated: 11/4/15

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