

CITY OF MARINE CITY

PLANNING COMMISSION MEETING

AGENDA

Regular Meeting: Monday, March 14, 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, Rudolfo 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 ~ February 8, 2016
- 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. Proposed Beach Pavilion & Restrooms
- 10. ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
February 8, 2016**

A regular meeting of the Marine City Planning Commission was held on Monday, February 8, 2016, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Rebecca Lepley at 7:02pm.

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

Present: Chairperson Lepley; Commissioners Menchaca, Moran; City Commissioner Simpson; City Manager Leven; Deputy Clerk McDonald

Absent: Commissioners Gabler, Jenken, and McKenzie; Building Official Garbarino

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

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the January 11, 2016 Meeting Minutes of the Planning Commission, as amended. All Ayes. Motion Carried.

Communications

The following communication was received:

- East China Township

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

Public Comment

No residents addressed the Board.

Unfinished Business

Master Plan Update

City Manager Leven began the discussion by reminding the Board that prior to the meeting they were to review the current Master Plan in order to determine the extent of the needed updates. She mentioned that whether the City worked with the County or did the updates in house, that utilizing an open house would be beneficial to the process.

The Board then discussed ideas on how and where to conduct an open house. In addition, it was mentioned that the ratio of owner-occupied versus renter-occupied has changed since the last Master Plan update and should be considered when conducting the updates.

It was decided that, prior to the March 14, 2016 meeting, that City Manager Leven would obtain a price quote from the County detailing the costs of conducting an open house.

New Business

None.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to adjourn at 7:30 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk

**Addendum to Professional Services Agreement
March 2016**

**Scope of Work:
MARINE CITY MASTER PLAN UPDATE
COMMUNITY VISIONING COMPONENT**

SCOPE OF SERVICES

The professional planning staff of the St. Clair County Metropolitan Planning Commission (MPC) will facilitate a public visioning process to inform the update of the Marine City Master Plan. Services to include:

- Local Leadership Survey and Analysis
- Community Visioning Meeting and Analysis (Prep/Facilitation)
- Development/Validation of Community Vision Statement/Goals/Objectives
- Finalizing Community Vision and Goals/Objectives Chapter
- Summary update to Marine City Planning Commission

Project Duration: 3 months (1 month for survey, 1 month for meeting prep and advertising, 1 month for visioning meeting and final deliverables).

PROJECT OUTCOMES

Services will result in an updated goals and objectives chapter for the Marine City Master Plan based on citizen input and grounded in professional planning analysis. The outcomes of this activity will include:

- A local leadership survey (input from key stakeholders sitting on city boards and commissions).
- A community visioning event that presents trends and background information to attendees and runs them through a series of small group discussions to generate ideas and suggestions for the future of the city.
- An updated community vision statement.
- An updated set of planning goals and objectives for the master plan document.

DELIVERABLES

At the conclusion of the project, the MPC will provide the Marine City Planning Commission with the following deliverables:

- A CD containing all digital files associated with the community visioning component (i.e. all presentations, survey results, draft documents for integration into the plan).

COST OF SERVICES

Total Project Cost: **NOT TO EXCEED \$2,500**



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: Arthur Garbarino, Building Official
Date: February 29, 2016
Subject: Proposed Pavilion & Restrooms

Re: Proposed Pavilion & Restrooms at 134 N Water Street (vacant waterfront south of the beach)

Site Plan Review:

Attached with this memo are sketches for a proposed beach pavilion with restrooms to be erected at 134 N Water Street. The cost for construction for the same is proposed to be donated by local business man Chafic Kadouh owner of the Dairy Queen at 236 Fairbanks Street.

The property for the proposed location is owned by The City of Marine City and is zoned W-M, Waterfront Recreation and Marina District.

The use of the structure: pavilion with barrier free restrooms and storage room complies with the zoning requirements of Section 160.110 of the City of Marine City Ordinances.

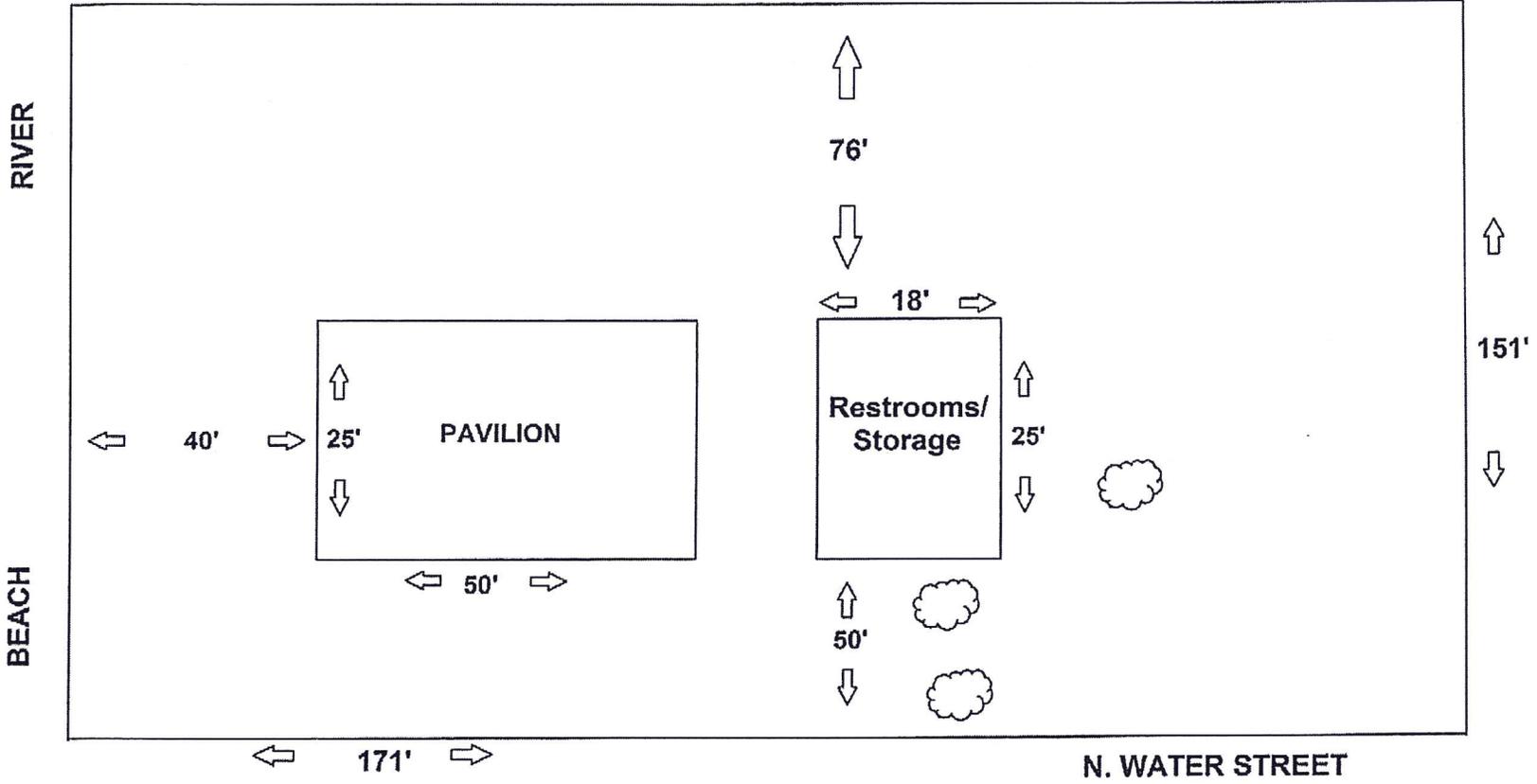
The size and location of the structure in relation to the property lines complies with the Regulations Schedule, Section 160.195 of the City of marine City Ordinances.

Summary:

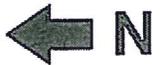
Upon approval, a complete set of drawings with all required documents will be forthcoming prior to issuing a building permit.



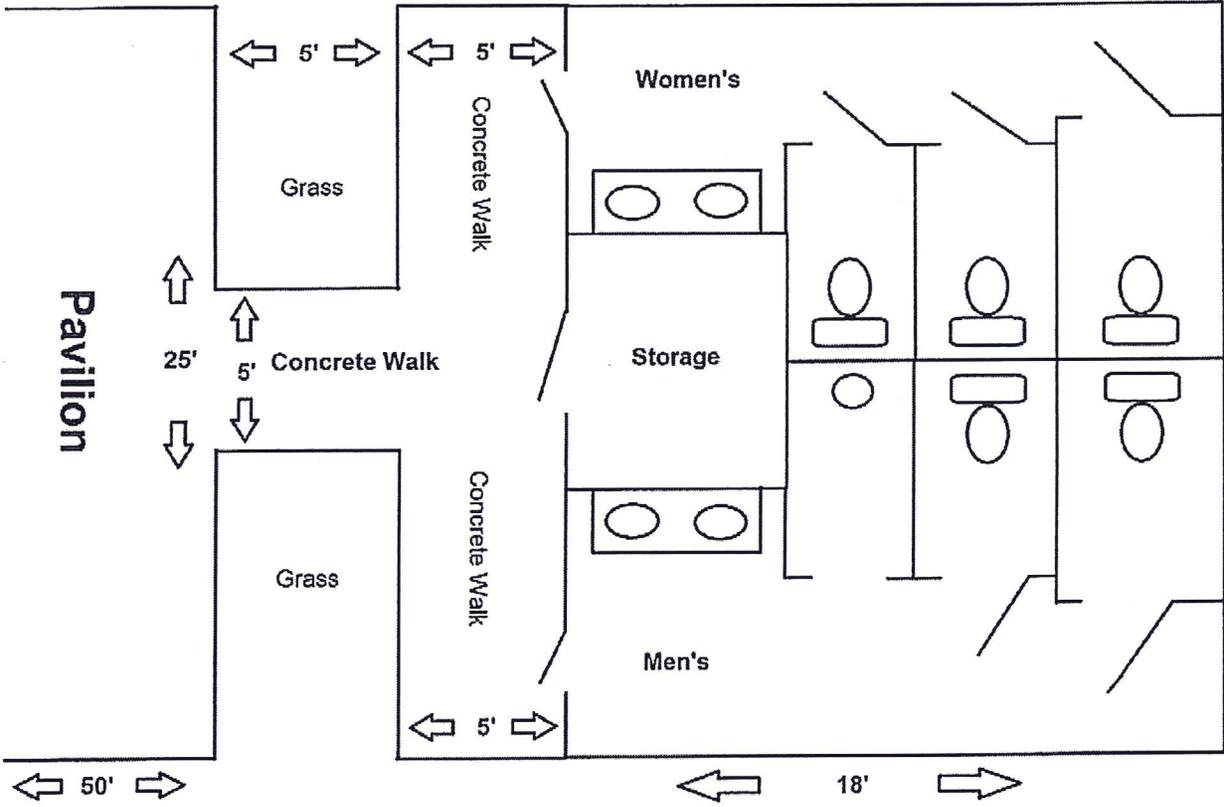
ST. CLAIR RIVER



PROPOSED PAVILION & RESTROOMS AT BEACH SOUTH



St. Clair River



**Proposed Restroom/
Storage Facility**

Detail Sketch

- Restroom Details:
- 2 Handicap Accessible
- 3 Regular
- 1 Urinal