

CITY OF MARINE CITY

PLANNING COMMISSION MEETING

AMENDED AGENDA

Regular Meeting: Monday, November 9, 2015; 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, Rudolof 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 ~ September 14, 2015
 - B. Planning Commission Minutes ~ October 12, 2015
- 6. COMMUNICATIONS**
 - A. Mark McClain
- 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 ~ Final Approval
 - C. Non-Motorized Transportation Plan
- 9. NEW BUSINESS**
 - A. Graphics Display ~ 302 S. Water Street
 - B. Graphics Display ~ 358 S. Water Street
 - C. Marine City Little League ~ Restroom Facility

10. ADJOURNMENT

**City of Marine City
Planning Commission Meeting
September 14, 2015**

A regular meeting of the Marine City Planning Commission was held on Monday, September 14, 2015, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Vice Chairperson Rudy Menchaca at 7:00pm.

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

Present: Vice Chairperson Menchaca; Commissioners Gabler, Jenken, McKenzie, Moran; City Commissioner Simpson; Building Official Garbarino; City Manager Leven; City Clerk Baxter

Absent: Chairperson Lepley

Motion by Vice Chairperson Menchaca, seconded by City Commissioner Simpson, to excuse Chairperson Lepley from the meeting. All Ayes. Motion Carried.

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Simpson, seconded by Commissioner McKenzie, to approve the August 10, 2015 Meeting Minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Communications

No Communications were received.

Public Comment

No residents addressed the Board.

Unfinished Business

Master Plan Update

A quote of \$12,000 from St. Clair County for a "light" update to the City of Marine City Master Plan was presented to the Board for consideration. A discussion ensued on whether the update was budgeted and if it should be done in-house, or contracted out. City Manager Leven informed the Board that the update did not have to be started until 2016. That way, she explained, the city could budget for planning in 2016 and 2017.

Commissioner Moran suggested the city start looking at the original Master Plan and matching demographics to see how much could be done in-house and to give the Board an idea on what needed to be contracted out.

City Commissioner Simpson agreed and said it would be a good idea to spread out the necessary tasks before budget time and to obtain quotes from other companies.

City Clerk Baxter to obtain additional quotes for light updates and contact the County to see if their price could be reduced if some of the demographic work was completed by city employees. Updated information to be provided to the Board at their October 12, 2015 meeting.

Fence Ordinance ~ Attorney Review

A discussion of City Attorney Downey's review of the proposed Fence Ordinance took place. Mr. Downey's review included new language to sharpen definitions contained within the ordinance, in addition to the following:

- Adding back Section 156.02, which must remain in order to criminalize the violations of the ordinance.
- The language on subparagraph (b) of Section 156.02 amended to clearly define what constitutes an "obscuring fence or wall" or permissible "decorative" fencing.
- Address the issues presented by residential landscaping, screening, and greenbelts.
- Re-labeling Sections 156.03, 156.04 and 156.05.

- Replicating subparagraphs (e) & (f) in residential and replacing (f) in non-residential with them.

Commissioner Moran distributed a proposed revision of subparagraph (b) Section 156.02 for consideration and discussion. Upon its review, the Board largely approved of the revision and made several language amendments.

Proposed amendments to be forwarded to City Attorney Downey for review and brought back to the Board for consideration and approval at its October 12, 2015 meeting.

Non-Motorized Transportation Plan

City Commissioner Simpson asked the Board how they would like to start the process of developing a Non-Motorized Transportation Plan. Mr. Simpson said 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.

It was decided that Board Members would individually walk city bike paths, trails and waterways prior to their October 12, 2015 meeting and bring back notes for discussion on how to proceed.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Moran, to adjourn at 8:07 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

5B

**City of Marine City
Planning Commission
October 12, 2015**

A regular meeting of the Planning Commission was scheduled in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Monday, October 12, 2015 at 7:00 pm.

Present: City Commissioner Simpson; Commissioners Gabler and Moran; City Manager Leven; Building Official Garbarino; and, City Clerk Baxter.

As there was no quorum present at this meeting, City Clerk Baxter called the meeting at 7:19 pm.

Respectfully submitted,

Kristen Baxter
City Clerk

6-A

I am in receipt of correspondence concerning the construction of a chain link fence at the above referenced address. Since no name or signature was attached I am responding to the e-mail address that was provided. I am also a "Concerned Resident" and live within 10 houses of the mentioned property. Since you have outlined your concerns, whoever you are, I will outline my concerns. I will state that I do not know who you are and do not know the folks who live at 2025 S. Parker. Nonetheless I will state my concerns as follows.

- 1.) I have watched the property at 2025 S. Parker transform from a ramshackle and dilapidated property to the attractive home that it is today. It is obvious that the owners have undertaken an incredible amount of time and expense to upgrade and update the property. That is a very good thing for property values in the immediate area.
- 2.) A chain link fence does not obstruct views, and in fact the views are now better since the owners have cleared the trees and shrubs that were blocking the views prior to the extensive clean up they completed.
- 3.) If you are going to ask for money have the decency to identify who you are.
- 4.) Passing the hat to spread expense among many to beat up on the individual owners is something I find reprehensible. The current owners appear to have spent a significant amount of money to greatly improve their property. Now it seems they will have to respond to the "complaints" of others while simply trying to exercise the rights of ownership to their own property. The neighbors that I have talked to have no problem with the chain link fence and are perplexed why it has caused such a ruckus.
- 5.) It seems a rude welcome to the neighborhood that after tremendous time, effort and money greatly improving your property to then have to spend further time and expense defending your right to build a simple fence to contain your dog. The opposition coming from the very people who have benefited from the extensive improvements that have been made.
- 6.) As a "concerned resident residing along South Parker Street marine City, MI" I am more focused on any perception that might arise in the area due to the perception that nosy neighbors who won't mind their own business make residing along South Parker Street not worth the aggravation. That is much more problematic for me than a chain link fence ever would be.
- 7.) I have talked to several neighbors who feel exactly the same way that I do. There is a belief that whoever is stirring the pot is being counterproductive to the interests of peacefully living on the shores of the Saint Clair River.
- 8.) I am always troubled when I receive a correspondence from someone who won't identify who they are, but then has the audacity to ask me for money. The money to be spent for an unnamed attorney recommended by an unnamed "distinguished neighbor, with many years of legal experience". For people who claim to be "concerned" I am troubled by the fact that you won't stand and be recognized as you plot and scheme in secrecy I will, of course, not be sending any money to you and am considering passing the hat for the residents of 2025 South Parker. It smacks of unfairness to have them fund the defense of their property rights against a pack while they stand alone. It is no surprise that there are lawyers with their hands out from the onset. Nothing like the emotion surrounding land use and property rights to crank up the billable hours.

In closing, as a concerned resident I would like to see this foolishness stop. As a taxpayer I am disturbed that there is discussion of suing the city. You foolishly ask me for money to fund a lawsuit that will potentially cost the municipality I help fund. I have no interest in such a fool's errand. I have no interest in the dilution of individual property rights for those who "reside along South Parker Street". We all live in one of the nicest areas along the Saint Clair River. I would prefer to revel in that fact and not get caught up in the idiocy being brought by you who act in anonymity, pursuing a selfish agenda.

Unlike you I am not ashamed of identifying myself. I also have no qualms publicly stating my opinion on this matter.

Truly,

Mark A. McClain
6591 River Road
Marine City, MI 48039

B-A

Kristen Baxter

From: Elaine Leven
Sent: Monday, October 05, 2015 12:52 PM
To: Kristen Baxter
Subject: FW: Marine City

From: Michael Hilfinger [mailto:michael.hilfinger@live.com]
Sent: Monday, September 21, 2015 9:00 AM
To: 'Struck, David' <dstruck@stclaircounty.org>; 'Donaldson, Geoff' <GDonaldson@stclaircounty.org>
Cc: Elaine Leven <eleven@marinecity-mi.org>
Subject: RE: Marine City

Thanks David

From: Struck, David [mailto:dstruck@stclaircounty.org]
Sent: Thursday, September 17, 2015 1:19 PM
To: 'Michael Hilfinger'; Donaldson, Geoff
Cc: eleven@marinecity-mi.org
Subject: RE: Marine City

Elaine,

We look forward to meeting and working with you. Welcome to St. Clair County!

Mike,

I am aware of the city's desire to update its master plan and recreation plan due to recent discussions I have had with Kris Baxter at the city. At the end of July she requested a proposed scope of work and cost estimate for Metro Planning to carry out the master plan update, as we did the city's existing plan under contract back in 2010. I did send her an estimate of \$12,000 in early August. That was based on updating the existing document, particularly the data/tables/maps, goals and objectives, and associated text changes. It also included all of the public involvement and visioning meetings. We would use as much of the existing plan as possible, keeping in mind that the economy has changed quite a bit in the past five years and there has been a lot of positive momentum in Downtown Marine City since the last plan. We could change the scope of work and develop a "road map" for the planning commission or other city officials to take on more of the work themselves, which would bring the overall costs down. That is always an option. We have worked with other cities and townships on just handling specific components of their plan updates.

As for outside funding for those plans, there are not a lot of options out there – and the options that do exist are quite competitive. One of the best options would be the Coastal Zone Management Program grant through MDEQ. They fund the development and update of master plans in coastal communities. The grant would cover 50% of the overall cost. We have written these grants for local units in the past, most recently for Algonac (which was successful) and Fort Gratiot Twp (which was not awarded). In the case of Fort Gratiot, MDEQ said they wanted more of a direct purpose of the project to be focused on specific coastal issues, as opposed to a general master plan for the township. In recent years, they have typically had 1-2 application windows - one in April and one at the end of December. Here is the link to the CZM website: http://www.michigan.gov/deq/0,1607,7-135-3313_3677_3696---,00.html.

Unfortunately, none of the MDNR recreation grants like the Michigan Natural Resources Trust Fund, Recreation Passport or the Land & Water Conservation Fund will fund the development of recreation plans. They are generally for acquisition and/or development. As I mentioned earlier about the master plan update, we could work with the city and provide them with a "road map" or a scope of work that lays out what needs to be done for the city to take on the work themselves, utilizing Metro Planning for specific components if needed (i.e. mapping, facilitating public meetings, etc).

Our staff is constantly keeping an eye out for funding programs and grant opportunities. If we come across any grant program that may help either of these projects move forward, we will certainly share them with you and Elaine.

Dave Struck, AICP | Executive Director
St. Clair County Metropolitan Planning Commission
200 Grand River Avenue, Suite 202
Port Huron, MI 48060
phone: 810.989.6950
dstruck@stclaircounty.org

From: Michael Hilfinger [<mailto:michael.hilfinger@live.com>]
Sent: Thursday, September 17, 2015 12:28 PM
To: Struck, David; Donaldson, Geoff
Cc: eleven@marinecity-mi.org
Subject: Marine City

David and Geoff,

Elaine Leven's (new Marine City manager) top priority is to update the master plan and draft a 5 year recreation plan. One reason is to ensure the City's eligibility for economic development and DNR grants.

The City does not have funds for this endeavor. Do you have any ideas on where the City may obtain funds for this project?

I have attached a draft of some action items investors in the City are "kicking around" to give you an idea of how Marine City is moving forward as the economy improves.

I would also like to introduce you to Elaine, if you have not met her, when you have time.

Look forward to hearing from you.

Mike Hilfinger
Strategic Communication Solutions
michael.hilfinger@live.com
248.982.5120
<http://www.scsmichigan.com/>

B-B

City of Marine City, Michigan Code Ordinances

Chapter 156: Fences

Section

Page 1 of 4

General Provisions

- 156.01 Definition
- 156.02 Residential Fences
- 156.03 Nonresidential Fences
- 156.04 Corner Clearance and Visibility
- 156.05 Board of Appeals

Permit Provisions

- 156.20 Required
- 156.21 Application
- 156.22 Fee

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 Unlawful Construction

It shall be unlawful for any person to construct or cause to have constructed any fence upon any property within the city, except in accordance with the requirements and restrictions provided in this chapter. (Prior Code, Section 10-2) (Ordinance passed 1-5-1967) Penalty, see Section 10.99.

156.03

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. Decorative fencing (i.e., post and rail, post and chain, etc.) shall be permitted, provided it does not impede vision – 80% or more of the space being uniformly left open and does not exceed a height of four (4) feet. Chain-link fencing does not qualify. Additionally, residential landscaping, screening and greenbelts must also maintain the 80% unobstructed requirement stated above.
- 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.

156.04

2. Nonresidential Fences

- a. Fences located in other than residential districts or on the boundary between such districts shall not exceed eight (8) feet in height, measured from the surface of the ground.
- b. Fences, which enclose public or institutional parks, playgrounds, or public landscaped areas situated within an area developed with recorded lots, shall not obstruct vision to an extent greater than twenty-five (25) percent of the fences total area. Fences bordering waterfront to the St. Clair River or the Belle River shall not be obscuring.
- c. No fence, wall, or hedge shall be located within a public right-of-way, occupy a clear vision zone established by section 156:04, or interfere with visibility from a driveway. The Zoning Administrator is hereby empowered to cause all such obstructions to be removed in the interest of public safety.
- d. Fences located within twenty-five (25) feet of an intersection shall not exceed thirty (30) inches in height.
- e. Fences shall not contain barbed wire, electric current, or charge of electricity. In the case where the security of industrial and commercial property is concerned, the Planning Commission may approve a fence eight (8) feet in height with barbed or razor wire attached to the top as a part of the site plan review.
- f. All fences shall comply with the requirements of the applicable building and zoning codes.
- g. All fences shall be maintained so as to not endanger life or property.

156.05

3. Corner Clearance and Visibility

- a. No Fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection excepting shade trees which would be permitted where all branches are not less than eight (8) feet above the road level. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. In the case of a driveway/street intersection, the aforementioned technique shall also be used however a ten (10) foot dimension shall be utilized situated along the driveway and property line. Decorative fencing which would be approved on a corner could include open weave, split rail or similar fencing. Refer to illustration 3-1.

- b. For purpose of this ordinance, unobstructed view bordering the waterfront of the St. Clair River and/or the Belle River, shall include an unobstructed view ninety (90) degrees out from the corners of the main exterior wall most parallel to the water. Fences, walls or similar barriers may be permitted by the Zoning Board of Appeals.

- *ninety (90) degrees reflects a recent court ruling*

156.06 BOARD OF APPEALS

Upon appeal in writing by any person directly or indirectly affected hereby, the Zoning Board of Appeals of the city may, after a hearing in accordance with the established procedure of the Board, in its sound discretion and in the interests of the public health, safety or welfare of the inhabitants of the community, reduce or remit the requirements of this chapter in individual cases.

PERMIT PROVISIONS

156.20 REQUIRED

Any person desiring to build or cause to be built a fence upon property within the corporate limits of the city, shall first apply to the building Inspector for a permit to do so.

156.21 APPLICATION

Application for a permit under this chapter shall contain any and all information, including drawings required and necessary for the determination of whether the erection of such fence would be contrary to the provisions in this chapter or the laws of the state.

156.22 FEE

A fee in the amount established by resolution of the City commission shall be paid for each permit under this chapter.

9-A



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: October 28, 2015
Subject: Permitted Sign Usage in the Nautical Mile District.

Re: 302 S Water Street

REVIEW:

Attached is a sample graphic display for the street side of the business located at 302 S Water. Actual graphic has marine motif in the graphics. Applicant is requesting authorization prior to permit application.

Per the zoning ordinance:

Section 160.179 (B): In an NMD Nautical Mile District, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement or other appurtenant features) or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the Planning Commission prior to the issuance of a building permit..

Section 160.182 (A) The requirement for signage is intended to protect public safety, maintain quality in the visual appearance of the Nautical Mile, protect the value and economic stability of adjacent land use and allow for the conduct of competitive commerce. The intent of this section is to regulate the height, area, number, location and style of signs within the Nautical Mile District. It is also the intent to encourage signs erected in the District to be designed in a nautical concept.

SUMMARY:

Please note any concerns that you may have regarding the above issue. The main reasons for approval or denial should always be listed and the applicant only needs to show practical difficulty for the granting of the variance.

302 South Water Street



9-B



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: October 28, 2015
Subject: Permitted Sign Usage in the Nautical Mile District.

Re: 358 S Water Street

REVIEW:

Attached with this memo is a copy of the permit application and the graphics design for the signage requested for the address above.

Per the zoning ordinance:

Section 160.179 (B): In an NMD Nautical Mile District, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement or other appurtenant features) or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the Planning Commission prior to the issuance of a building permit..

Section 160.182 (A) The requirement for signage is intended to protect public safety, maintain quality in the visual appearance of the Nautical Mile, protect the value and economic stability of adjacent land use and allow for the conduct of competitive commerce. The intent of this section is to regulate the height, area, number, location and style of signs within the Nautical Mile District. It is also the intent to encourage signs erected in the District to be designed in a nautical concept.

SUMMARY:

Please note any concerns that you may have regarding the above issues. The main reasons for approval or denial should always be listed and the applicant only needs to show practical difficulty for the granting of the variance.

Electrical Permit Application

City of Marine City
303 S. Water St. Marine City, MI 48039
Phone: (810) 765-8846 FAX: (810) 765-4010 wwwMarineCity-Mi.org

E 2010 E

Authority:	1972 PA 230
Completion:	Mandatory to obtain permit
Penalty:	Permit can not be issued

I. Job Location

NAME OF OWNER/AGENT RIVERBANK THEATRE	HAS A BUILDING PERMIT BEEN OBTAINED FOR THIS PROJECT? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not required
STREET ADDRESS AND JOB LOCATION (Street Number and Name) 358 S WATER STREET	NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED <input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township OF: ST CLAIR

II. Contractor / Homeowner Information

INDICATE WHO THE APPLICANT IS <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner	NAME PHILLIPS SIGN & LIGHTING INCL	STATE LICENSE NUMBER 5306184	EXPIRATION DATE 12/31/15
ADDRESS (Street Number and Name) 40920 EXECUTIVE DRIVE		STATE REGISTRATION NUMBER	LOCAL LICENSING JURISDICTION
CITY HARRISON TOWNSHIP	STATE MI	ZIP CODE 48045	LOCAL LICENSE NUMBER EXPIRATION DATE
TELEPHONE NUMBER (Include Area Code) (586) 468-7110		FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38 2905220	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) AUTO OWNERS		UIA NUMBER (or reason for exemption)	

III. Type of Job

<input type="checkbox"/> Single Family	<input type="checkbox"/> New	<input type="checkbox"/> Service Only	<input type="checkbox"/> Premanufactured Home Setup (State Approved)	<input type="checkbox"/> State Owned
<input type="checkbox"/> Other	<input type="checkbox"/> Alteration	<input type="checkbox"/> Special Inspection	<input type="checkbox"/> Manufactured Home Setup (HUD Mobile Home)	<input type="checkbox"/> School

IV. Plan Review Required

Plans must be submitted with an Application for Plan Examination and the appropriate deposit before a permit can be issued, except as listed below.

Plans are not required for the following:

1. When the electrical system rating does not exceed 400 amps and the building is not over 3,500 square feet in area.
2. Work completed by a governmental subdivision or state agency costing less than \$15,000.00.

If work being performed is described above, check box below "Plans Not Required."

What is the rating of the service or feeder in ampere? _____

What is the building size in square footage? _____

Plans are required for all other building types and shall be prepared by or under the direct supervision of an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.

BCC Plan Review Project No. _____ Plans Not Required

V. Applicant Signature

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF CONTRACTOR OR HOMEOWNER (Homeowner signature indicates compliance with Section VI, Homeowner Affidavit) 	DATE 10-2-15
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VI. Homeowner Affidavit

I hereby certify the electrical work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Michigan Electrical Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the State Electrical Inspector. I will cooperate with the State Electrical Inspector and assume the responsibility to arrange for necessary inspections.

Complete Application on Back Side

Item #17, Mobile Home Unit Site:
 When installing a site service in a park, the permit application must include the application fee, service, plus the number of park sites.
 When setting a HUD mobile home in a park, a permit must include the application fee and a feeder. This shall be done by a licensed electrical contractor.
 When setting a HUD mobile home or a premanufactured home on private property, a permit must include the application fee, service and feeder.

VIII. Fee Chart - enter the number of items being installed, multiply by the unit price for total fee.

	Fee	# Items	Total		Fee	# Items	Total
1. Application Fee (non-refundable)	\$50.00	1	\$50.00	K.V.A. & H. P.			
Service				19. Units up to 20	\$6.00		
2. Through 200 Amp.	\$10.00			20. Units 21 to 50 K.V.A. or H.P.	\$10.00		
3. Over 200 Amp. thru 600 Amp.	\$15.00			21. Units 51 K.V.A. or H.P. & over	\$12.00		
4. Over 600 Amp. thru 800 Amp.	\$20.00			Fire Alarm Systems (not smoke detectors)			
5. Over 800 Amp. thru 1200 Amp.	\$25.00			22. Up to 10 devices	\$50.00		
6. Over 1200 Amp. (GFI only)	\$50.00			23. 11 to 20 devices	\$100.00		
7. Circuits	\$5.00			24. Over 20 devices	\$5.00 each		
8. Lighting Fixtures - per 25	\$6.00			Data / Telecommunication Outlets***			
9. Dishwasher	\$5.00			31. 1 - 19 devices	\$5.00 each		
10. Furnace - Unit Heater	\$5.00			32. 20 - 300 devices	\$100.00		
11. Electrical - Heating Units (baseboard)	\$4.00			33. Over 300 devices	\$300.00		
12. Power Outlets (ranges, dryers, etc.)	\$7.00			Energy Management Temp. Control			
Signs				25. Energy Retrofit - Temp. Control	\$45.00		
13. Unit	\$10.00	1	10.00	34. Circuits - Energy Management	\$5.00 each		
14. Letter	\$15.00			26. Conduit only or grounding only	\$45.00		
15. Neon - each 25 feet	\$20.00			Inspections			
16. Feeders-Bus Ducts, etc. - per 50'	\$6.00			27. Special Insp. (pertaining to sale of building) (does not include an electrical service inspection)	\$50.00		
17. Mobile Home Park Site*	\$6.00			28. Additional Inspection	\$50.00		
18. Recreational Vehicle Park Site	\$4.00			29. Final Inspection	\$50.00		
				30. Certification Fee**	\$20.00		

* See VII. Fee Clarification Item #17 above
 ** Required for all school and state-owned construction projects
 *** The Michigan Electrical Code Rules no longer contain requirements to permit and inspect data and telecommunications wiring; therefore, this section is voluntary.

Total Fee (Must include the \$50.00 non-refundable application fee) **\$60.00**

IX. Instructions for Completing Application

Make checks payable to "City of Marine City"

General: Electrical work shall not be started until the application for permit has been filed with the Bureau of Construction Codes. All installations shall be in conformance with the Michigan Electrical Code. **No work shall be concealed until it has been inspected.** The telephone number for the inspector will be provided on the permit form. When ready for an inspection, call the inspector providing as much advance notice as possible. The inspector will need the **job location and permit number.**

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. **A PERMIT WILL BE CLOSED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CLOSED PERMITS CANNOT BE REFUNDED. THE CHARGE TO RE-OPEN A CLOSED PERMIT IS \$75.00.**

Where to Submit Application: The Bureau of Construction Codes is responsible for code enforcement in units of government throughout the state which have no local program and for all state owned buildings as well as public and charter school construction where a local delegation of authority does not exist. Permit applications for state issued permits should be sent to the address on the front of this application. If you are not sure whether a state permit or a local permit is appropriate, contact our office or your local building inspector. Questions regarding state issued permits may be directed to the Office of Management Services, Permit Section at 517-241-9313. Code questions may be directed to the Electrical Division at 517-241-9320.

VALIDATION AREA



Building Permit Application

Authority: 1972 PA 230
 Completion: Mandatory to obtain permit
 Penalty: Permit will not be issued

Applicant to Complete All Items in Sections I, II, III, IV, V and VI

Note: Separate Applications Must Be Completed for Plumbing, Mechanical, and Electrical Work Permits

I. PROJECT INFORMATION				
PROJECT NAME RIVERBANK THEATRE		ADDRESS 358 S WATER STREET		
CITY MARINE CITY	VILLAGE	TOWNSHIP	COUNTY ST CLAIR	ZIP CODE 48039
BETWEEN		AND		
II. IDENTIFICATION				
A. OWNER OR LESSEE				
NAME RIVERBANK THEATRE		ADDRESS 358 S WATER STREET		
CITY MARINE CITY	STATE MI	ZIP CODE 48039	TELEPHONE NUMBER	
B. ARCHITECT OR ENGINEER				
NAME		ADDRESS		
CITY	STATE	ZIP CODE	TELEPHONE NUMBER	
LICENSE NUMBER			EXPIRATION DATE	
C. CONTRACTOR				
NAME PHILLIPS SIGN & LIGHTING INC.		ADDRESS 40920 EXECUTIVE DRIVE		
CITY HARRISON TOWNSHIP	STATE MI	ZIP CODE 48039	TELEPHONE NUMBER 586 468 7110	
BUILDERS LICENSE NUMBER 5306184			EXPIRATION DATE 12/31/15	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		38 2905220		
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		AUTO OWNER		
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		1121107		
III. TYPE OF IMPROVEMENT AND PLAN REVIEW				
A. TYPE OF IMPROVEMENT Cost of Improvement or Project: \$				
1. <input type="checkbox"/> NEW BUILDING	3. <input type="checkbox"/> ALTERATION	5. <input type="checkbox"/> DEMOLITION	7. <input type="checkbox"/> FOUNDATION ONLY	9. <input type="checkbox"/> RELOCATION
2. <input type="checkbox"/> ADDITION	4. <input type="checkbox"/> REPAIR	6. <input type="checkbox"/> MOBILE HOME SET-UP	8. <input type="checkbox"/> PREMANUFACTURE	10. <input type="checkbox"/> SPECIAL INSPECTION
B. PLAN REVIEW REQUIRED				
Plans must be submitted with an Application for Plan Examination and the appropriate fee before a permit can be issued, except as listed below. Plans are not required for alterations and repair work determined by the building official to be of a minor nature.				
Plans and specifications are required for all other building types and shall be prepared by or under the direct supervision of an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.				
Plan Review Submission No. _____				

IV. PROPOSED USE OF BUILDING

A. RESIDENTIAL

- | | | |
|--|--|---|
| 1. <input type="checkbox"/> ONE FAMILY | 3. <input type="checkbox"/> HOTEL, MOTEL
NO. OF UNITS _____ | 5. <input type="checkbox"/> DETACHED GARAGE |
| 2. <input type="checkbox"/> TWO OR MORE FAMILY
NO. OF UNITS _____ | 4. <input type="checkbox"/> ATTACHED GARAGE | 6. <input type="checkbox"/> OTHER _____ |

B. NON-RESIDENTIAL

- | | | |
|--|---|---|
| 7. <input type="checkbox"/> AMUSEMENT | 11. <input type="checkbox"/> SERVICE STATION | 15. <input type="checkbox"/> SCHOOL, LIBRARY, EDUCATIONAL |
| 8. <input type="checkbox"/> CHURCH, RELIGION | 12. <input type="checkbox"/> HOSPITAL, INSTITUTIONAL | 16. <input type="checkbox"/> STORE, MERCANTILE |
| 9. <input type="checkbox"/> INDUSTRIAL | 13. <input type="checkbox"/> OFFICE, BANK, PROFESSIONAL | 17. <input type="checkbox"/> TANKS, TOWERS |
| 10. <input type="checkbox"/> PARKING GARAGE | 14. <input type="checkbox"/> PUBLIC UTILITY | 18. <input type="checkbox"/> OTHER _____ |

NONRESIDENTIAL-DESCRIBE IN DETAIL PROPOSED USE OF BUILDING, E.G. FOOD PROCESSING PLANT, MACHINE SHOP, LAUNDRY BUILDING AT HOSPITAL, ELEMENTARY SCHOOL, SECONDARY SCHOOL, COLLEGE, PAROCHIAL SCHOOL, PARKING GARAGE FOR DEPARTMENT STORE, RENTAL OFFICE BUILDING, OFFICE BUILDING AT INDUSTRIAL PLANT. IF USE OF EXISTING BUILDING IS BEING CHANGED, ENTER PROPOSED USE.

V. SELECTED CHARACTERISTICS OF BUILDING

A. PRINCIPAL TYPE OF FRAME

- | | | | | |
|---|--|--|---|-----------------------------------|
| 1. <input type="checkbox"/> MASONRY, WALL BEARING | 2. <input type="checkbox"/> WOOD FRAME | 3. <input type="checkbox"/> STRUCTURAL STEEL | 4. <input type="checkbox"/> REINFORCED CONCRETE | 5. <input type="checkbox"/> OTHER |
|---|--|--|---|-----------------------------------|

B. PRINCIPAL TYPE OF HEATING FUEL

- | | | | | |
|---------------------------------|---------------------------------|---|----------------------------------|------------------------------------|
| 6. <input type="checkbox"/> GAS | 7. <input type="checkbox"/> OIL | 8. <input type="checkbox"/> ELECTRICITY | 9. <input type="checkbox"/> COAL | 10. <input type="checkbox"/> OTHER |
|---------------------------------|---------------------------------|---|----------------------------------|------------------------------------|

C. TYPE OF SEWAGE DISPOSAL

- | | |
|--|--|
| 11. <input type="checkbox"/> PUBLIC OR PRIVATE COMPANY | 12. <input type="checkbox"/> SEPTIC SYSTEM |
|--|--|

D. TYPE OF WATER SUPPLY

- | | |
|--|--|
| 13. <input type="checkbox"/> PUBLIC OR PRIVATE COMPANY | 14. <input type="checkbox"/> PRIVATE WELL OR CISTERN |
|--|--|

E. TYPE OF MECHANICAL

- | | |
|--|--|
| 15. WILL THERE BE AIR CONDITIONING? <input type="checkbox"/> YES <input type="checkbox"/> NO | 16. WILL THERE BE FIRE SUPPRESSION? <input type="checkbox"/> YES <input type="checkbox"/> NO |
|--|--|

F. DIMENSIONS/DATA

17. NUMBER OF STORIES	18. USE GROUP	19. CONST. TYPE	20. NO. OF OCCUPANTS	21. FLOOR AREA:	EXISTING	ALTERATIONS	NEW
					BASEMENT	1ST & 2ND FLOOR	3RD - 10TH FLOOR
_____	_____	_____	_____		_____	_____	_____
					_____	_____	_____
					_____	_____	_____
					_____	_____	_____
					_____	_____	_____

G. NUMBER OF OFF STREET PARKING SPACES

- | | |
|--------------------|--------------------|
| 22. ENCLOSED _____ | 23. OUTDOORS _____ |
|--------------------|--------------------|

VI. APPLICANT INFORMATION

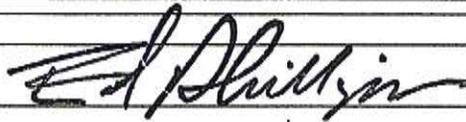
APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES APPLICABLE TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION.

NAME PHILLIPS SIGN & LIGHTING INC		TELEPHONE NO. 586 468 7110	
ADDRESS 40920 EXECUTIVE DRIVE	CITY HARRISON TWP	STATE MI	ZIP CODE 48039
FEDERAL I.D. NUMBER/SOCIAL SECURITY NUMBER 38 2905220			

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT



BUILDING PERMIT FEE ENCLOSED \$ _____ OR STATE ACCOUNT NUMBER _____

VII. LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION

ENVIRONMENTAL CONTROL APPROVALS

	REQUIRED?	APPROVED	DATE	NUMBER	BY
A - ZONING	<input type="checkbox"/> YES <input type="checkbox"/> NO				
B - FIRE DISTRICT	<input type="checkbox"/> YES <input type="checkbox"/> NO				
C - POLLUTION CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
D - NOISE CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
E - SOIL EROSION	<input type="checkbox"/> YES <input type="checkbox"/> NO				
F - FLOOD ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO				
G - WATER SUPPLY	<input type="checkbox"/> YES <input type="checkbox"/> NO				
H - SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO				
I - VARIANCE GRANTED	<input type="checkbox"/> YES <input type="checkbox"/> NO				
J - OTHER	<input type="checkbox"/> YES <input type="checkbox"/> NO				

VII. VALIDATION - FOR DEPARTMENT USE ONLY

USE GROUP _____ BASE FEE _____

TYPE OF CONSTRUCTION _____ NUMBER OF INSPECTIONS _____

SQUARE FEET _____

APPROVAL SIGNATURE

TITLE _____ DATE _____

Item #4: Air Awning

Item #2: Building Banners

Item #3: Lockable Poster Cabinet

132' TOTAL
 60' B WOODS

 192' <

2400 sq'
 10% 240' B'

80 ft (+/-)

TOP OF SIGN TO GRADE
 12 ft
 10 ft
 BOTTOM OF SIGN TO GRADE



21 ft 4 in

30 ft

Internally illuminated Cabinet / 21 Panform faces

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
 Harrison Twp., MI
 48045-1363

JOB NO: _____

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.

PROJECT: Riverbank Theatre

FILE: Riverbank Theatre-10-9-15

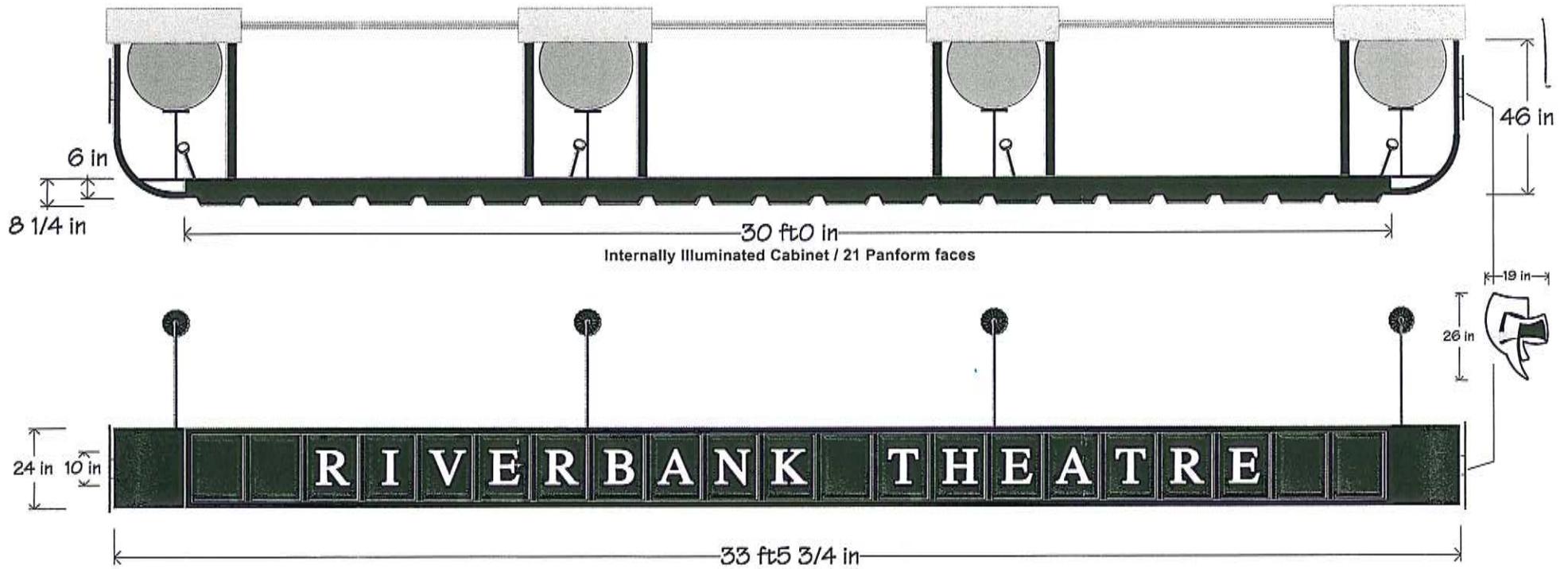
SITE ADDRESS: 358 S. Water St., Marine City, MI

ARTIST: KP DATE: 6-8-15 REV: KP-10-9-15



www.phillipssign.com

Item #4:



GOR!

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

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PROJECT: Riverbank Theatre

FILE: Riverbank Theatre-10-9-15

SITE ADDRESS: 358 S. Water St., Marine City, MI

ARTIST: KP DATE: 6-8-15 REV: KP-10-9-15

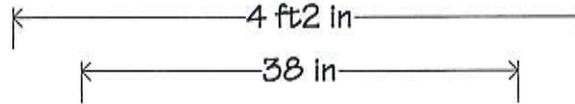
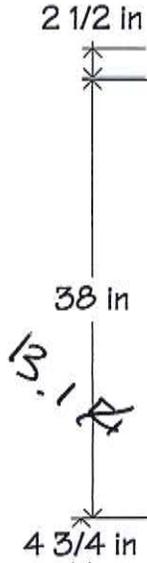
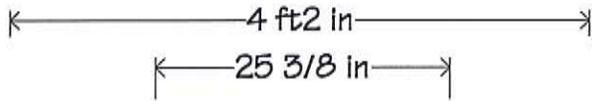
PS&L

www.phillipssign.com

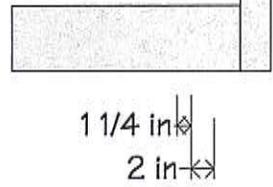
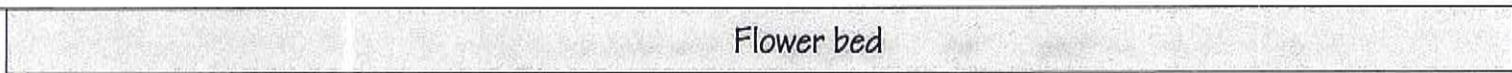
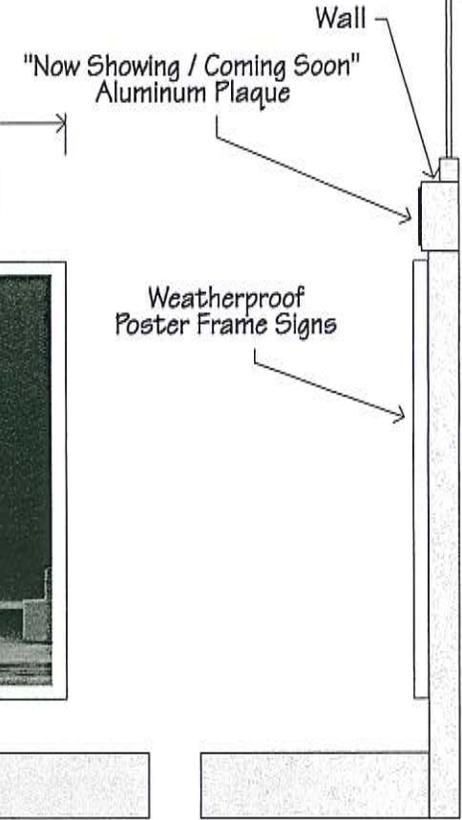
Item #3: Weatherproof Poster Frame Signs

Qty: (2)

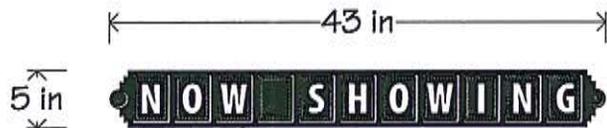
Frames to be mounted directly to building wall



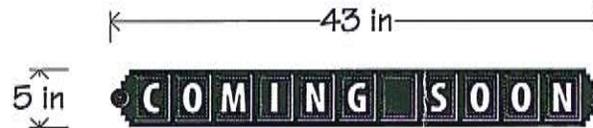
13.1 ft



Optional: Aluminum Plaque with Digital Print



1.5 ft



1.5 ft



Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: _____

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PROJECT: Riverbank Theatre
FILE: Riverbank Theatre-7-10-15
SITE ADDRESS: 358 S. Water St., Marine City, MI
ARTIST: KP DATE: 6-8-15 REV: KP-10-5-15

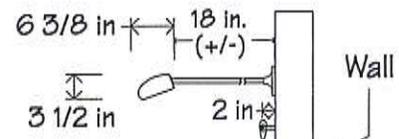
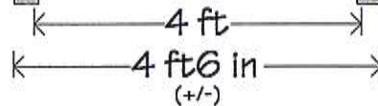
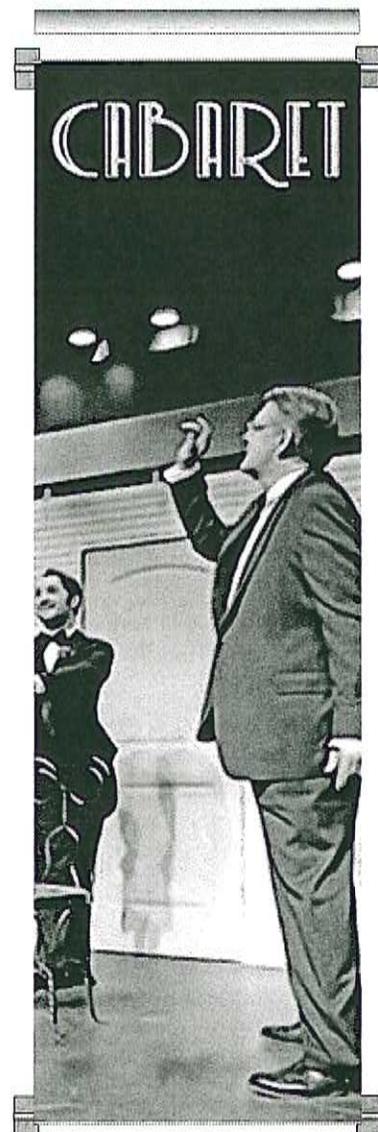


www.phillipssign.com

Item #2: Wall Banners

Qty: (2)

Linear Light Fixtures



Banner to Project from Wall 2 in (+/-)

*Final Layout / images to be determined.

Client Approval: _____ Date: _____ Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.
 40920 Executive Drive
 Harrison Twp., MI
 48045-1363

JOB NO: _____
 PROJECT: Riverbank Theatre
 FILE: Riverbank Theatre-7-10-15
 SITE ADDRESS: 358 S. Water St., Marine City, MI
 ARTIST: KP DATE: 6-8-15 REV: KP-9-8-15

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Arthur Garbarino

From: Arthur Garbarino
Sent: Monday, October 26, 2015 3:24 PM
To: 'stephanie@phillipssign.com'
Subject: 358 S Water Street
Attachments: image001.gif

Regarding the Riverbank Theatre application.

Per the Zoning Ordinances Section 160.179 an application to the Planning Commission must be made and approved prior to issuance of a building permit.

☞ **§ 160.179 ARCHITECTURAL STANDARDS AND NAUTICAL MOTIF.**

- (A) Wherever possible, new or remodeled buildings shall incorporate building designs consistent with the nautical theme. The styles should be similar to those design recommendations presented within the Nautical Mile Coastal Zone Plan and within the plans developed by the Downtown Development Authority.
- (B) In an NMD Nautical Mile District, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement or other appurtenant features) or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the Planning Commission prior to the issuance of a building permit.
- (C) The review of the Planning Commission shall be advisory to the Building Inspector in the issuance of a building permit. The purpose of the Planning Commission review is to advise on actions which may or may not be compatible with the desirable nautical theme, architectural or cultural aspects of the District. The Planning Commission may consider Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, prepared by the U.S. Department of Interior, for reviewing actions within the NMD.
- (D) The provisions of this section shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in an NMD district. Further, the provisions of this section shall not prevent the construction, alteration, restoration or demolition of any feature which the Building Inspector certifies is required because of a threat to public safety.
- (Prior Code, App., § 2004) (Ord. 88-1, passed 3-17-1988)

Thanks,

Arthur Garbarino
Building Inspector
City of Marine City
810-765-9011

9c

CITY OF MARINE CITY AND MARINE CITY LITTLE LEAGUE ~ Meeting Minutes, April 24, 2015

City Offices, 303 S. Water St., Marine City, MI 48039

Present: Acting City Manager Tillery, DPW Supervisor Itrich, Parks & Recreation Director Zyrowski, Building Inspector Bayly and Marine City Little League President Simons.

An informal meeting was held at 2:00pm on Friday, April 24, 2015 at City Office, to discuss the potential option of adding bathrooms to the Little League's Concession building at King Road Park. The discussion also addressed the current status of the plumbing capabilities at the building.

Acting City Manager Tillery began the discussion by stating the issues to be discussed; a MCLL representative, Mr. Cory Ames, had requested the DPW turn on water at the King Road concession building and he approached the DPW Supervisor about adding a bathroom facility to the King Road Park concession building during the 2015 baseball season.

Acting City Manager Tillery stated the City of Marine City supports the efforts of the Little League and wishes for their success in creating a sports complex that will attract visitors to the City and the parks, as long as the Little League follows the proper protocol and submits the necessary paperwork needed to move forward.

The DPW Supervisor Itrich, stated maintenance and a budget for repairs of a bathroom facility once it is built needed to be addressed. The facility will be City-owned and right now the City does not have funding available for any additional maintenance or repairs.

Acting City Manager Tillery stated the City had not been provided with a plan for the placement of a bathroom facility. Prior to the meeting, Mr. Ames had provided Acting City Manager with information on potentially installing a septic vault apparatus that would pump sewage from the bathrooms in the concession building to the existing city sewer line alongside King Road. The information was reviewed by the Building Inspector, Mr. Bayly, and the Code Enforcer, Mr. Chuck Bayly, and found to be in violation of the City's ordinance regarding septic tanks on city property.

MCLL President Simons stated the Little League has contributed many volunteer hours, built many park amenities, such as the dugouts, the (2) pavilions, the concession building and stated the organization will continue to be a viable organization in the community.

DPW Supervisor Itrich made a proposal to the MCLL: the Department of Public Works would supply a backhoe and operator, to make a sewer tap from the concession stand to the existing city sewer line. He requested the MCLL organization pay for the sewer pipe and volunteer their services to lay the pipe down. DPW Supervisor Itrich gave a cursory estimate of costs, at today's market price, for the project:

An estimated cost of installing the 6" sewer line; depending on the distance chosen for the sewertap:

- 700 feet from the concession stand to the sewer line: \$3000.00
- 417 feet from the concession stand to the sewer line: \$1584.00

The estimated cost to install the sewer pipe without the donated backhoe services and material was estimated at around \$25,000.00.

Building Inspector Bayly stated that the MCLL will need to submit engineered blueprints of the proposed bathroom facility and the sewer hookup, to the City Commission and to the City Planning Commission. Plumbing and building permits need to be submitted also.

MCLL Simons accepted the offer from the City and said he will begin to develop the plans for the bathroom facility.

MCLL President Simons stated the MCLL pays for the electric bill for Ward Street/Klieman Field and asked if the City could pay for the electricity instead.

DPW Supervisor stated the City pays \$80/month for DYKE Security systems at the park to protect the concession building from vandalism; a demand made by the City's insurance company. He commented the city is already helping with the costs at the field.

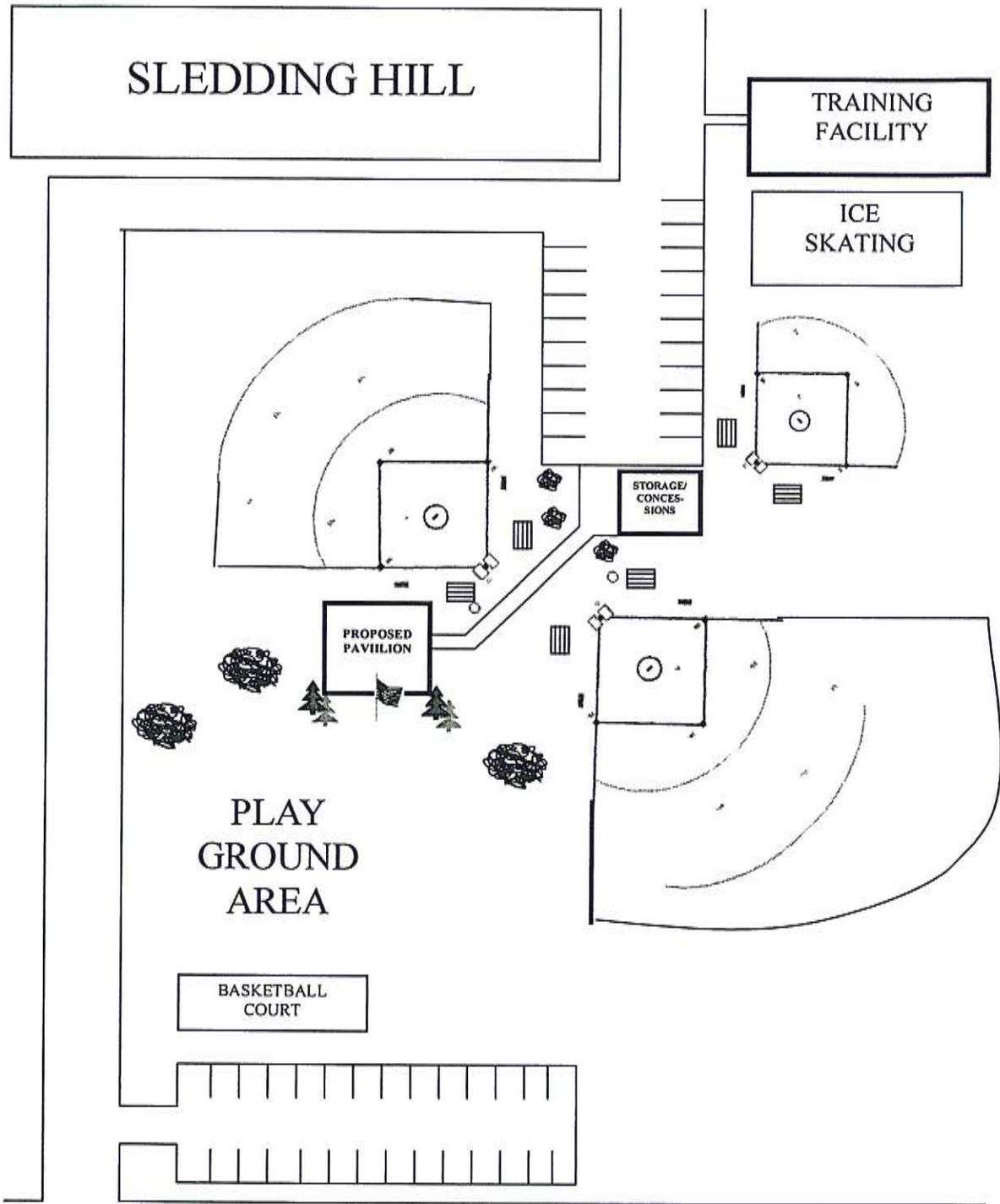
Meeting adjourned at 3:40pm.

Respectfully Submitted,

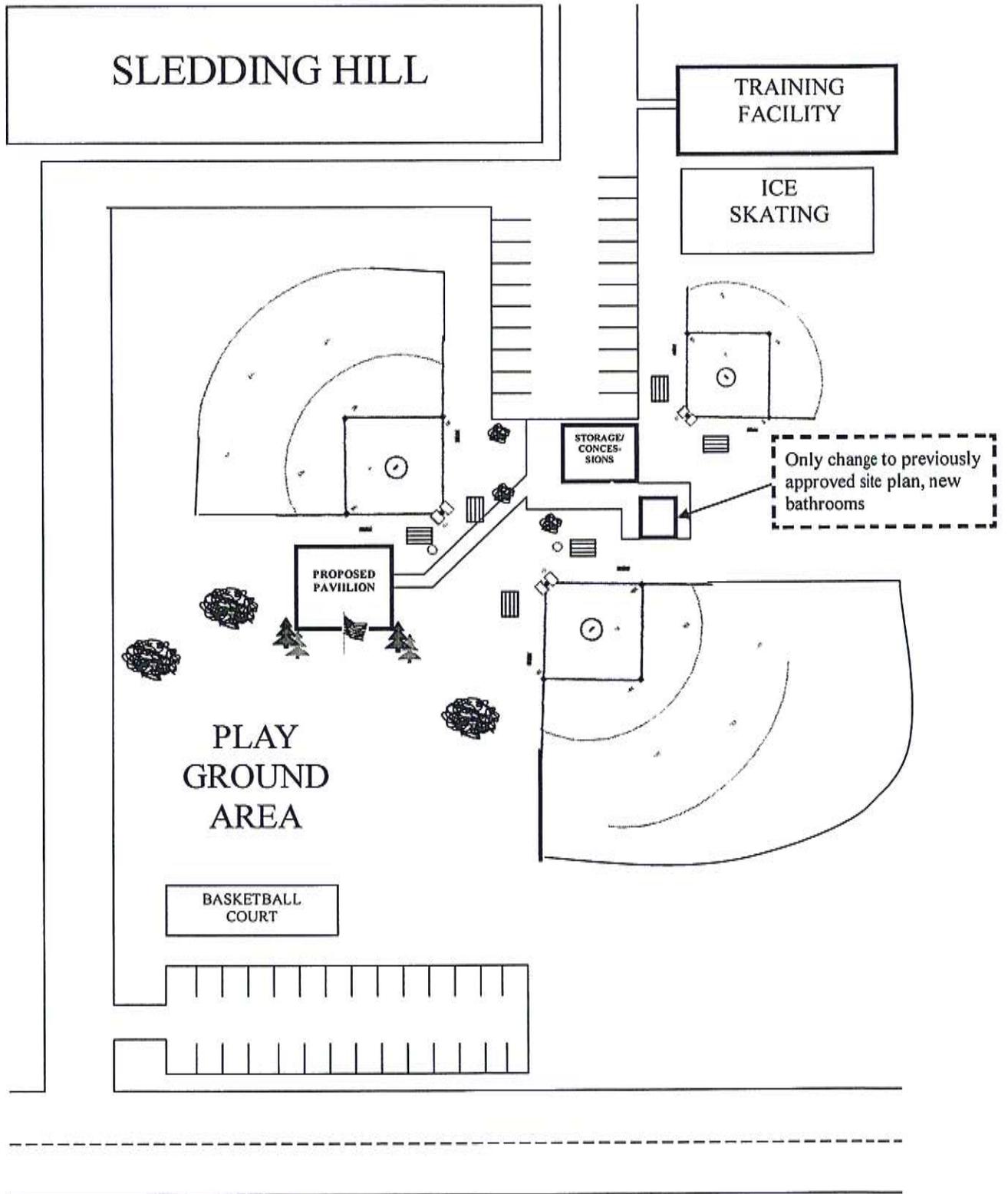
Lynn Zyrowski, Parks and Recreation Director

Cc: Donald Tillery
Michael Itrich
Brian Bayly

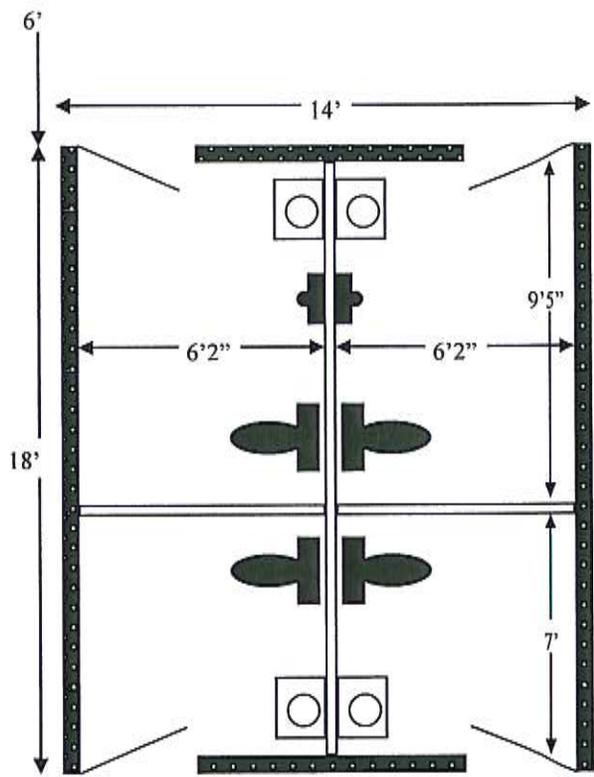
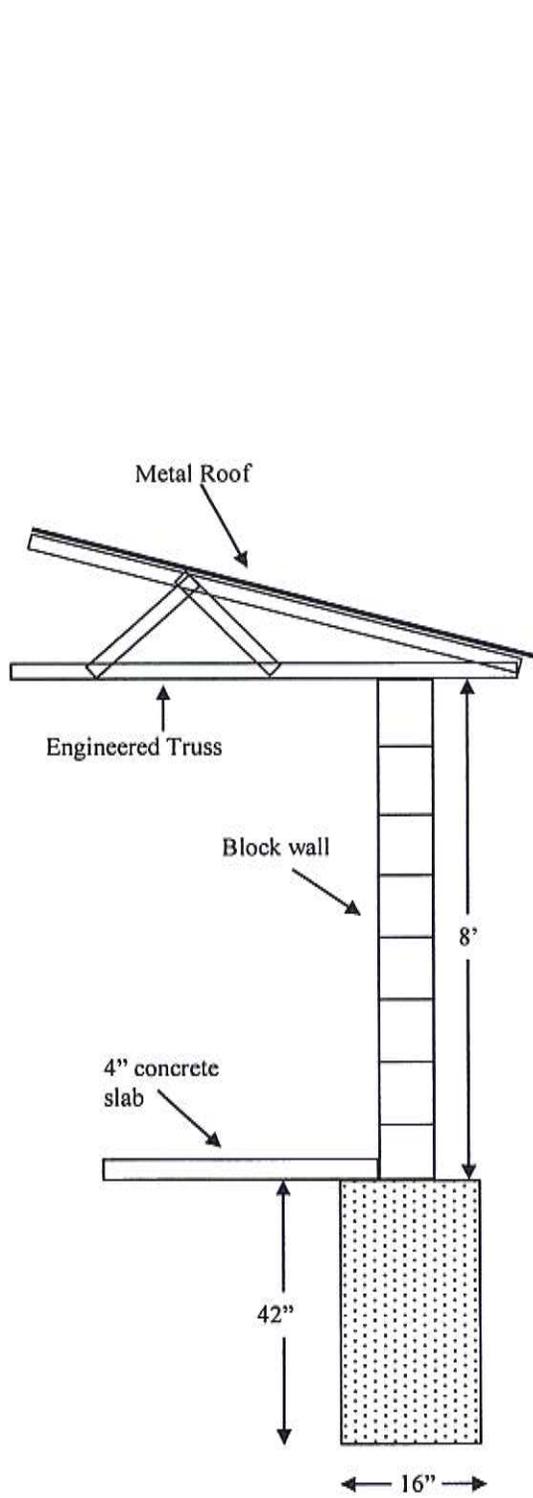
KING RD PARK



KING RD PARK



Existing Concession Building



█ = BLOCK WALL

▬ = WOOD WALL

