

**CITY OF MARINE CITY**  
**PLANNING COMMISSION MEETING**  
**AGENDA**  
***Regular Meeting: Monday, February 8, 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 ~ January 11, 2016
6. **COMMUNICATIONS**
  - A. East China Township
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**
10. **ADJOURNMENT**

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

A regular meeting of the Marine City Planning Commission was held on Monday, November 11, 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 Jenken, Menchaca, Moran; City Commissioner Simpson; Building Official Garbarino; City Manager Leven; Deputy Clerk McDonald

**Absent:** Commissioners Gabler and McKenzie

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

**Approve Agenda**

The following item was added to the Agenda:

**Item #8-D ~ Waterfront Street End Study**

Motion by Commissioner Moran, 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 November 9, 2015 Meeting Minutes of the Planning Commission, as amended. All Ayes. Motion Carried.

**Communications**

No Communications were received.

### **Public Comment**

No residents addressed the Board.

### **Unfinished Business**

#### ***Master Plan Update***

City Manager Leven gave an update on the Master Plan. She reported that she has reviewed the Master Plan and determined that approximately one-third of the plan requires updating. The major areas that she feels need the most updates are the sections that include the information received from the Southeast Michigan Council of Governments, as well as the city's vision, objectives, and Capital Improvement Plan. City Manager Leven highly recommended the Board review the Master Plan, especially Chapter 3, as that would help determine whether or not they should go out for bid, or if the city can work with the county on an update.

The Board then discussed whether or not an open house could be utilized to review the entire plan. City Manager Leven noted that April, May, or June would be the best timeframe to hold an open house.

It was decided that, prior to the February 8, 2016 meeting, that the Board will review the suggested material to determine the extent of the Master Plan updates.

#### ***Fence Ordinance ~ Proposed Replacement Ordinance and Draft Letter to City Commission***

Chairperson Lepley mentioned that the revision to the proposed fence ordinance pertained to chain-link fencing and that it states "all chain-link fencing is obscuring". She also declared that all existing fences will be grandfathered in once the proposed ordinance was approved. The Board then agreed that there should be a bullet point in the letter to the City Commission stating that public opinion and input was requested when drafting the ordinance. The proposed ordinance and the amended cover letter will then go to the City Commission for approval at a future City Commission meeting.

Motion by Commissioner Moran, seconded by Commissioner Menchaca, to approve the amended preliminary plan for the proposed Fence Ordinance. All Ayes. Motion Carried.

### ***Non-Motorized Transportation Plan***

City Commissioner Dianne Lovett, presented the Board with the following updates to the Safe Routes To School Program:

- Detailed program implementation data
- An example of solar powered cross walk signage

City Commissioner Lovett began the discussion on the Safe Routes To School Program by stating that possible grant monies from MI Fitness and the Michigan Department of Transportation were available and could be anywhere between \$600,000 - \$800,000; the deadline to apply for the grant is February 2, 2016. She then discussed the five categories of the implementation data and the major recommendations within each category. City Commissioner Lovett mentioned that the solar powered cross walk signs cost approximately \$5,000 - \$6,000 each and then specified the proposed installation locations.

The Board discussed issues with the enforcement of speeding in school zones, monitoring safe crossings, and rewarding good pedestrian behavior, due to the fact that the Police Department is currently short staffed. It was pointed out that a Cadet Program could be beneficial to execute the enforcements established by the Safe Routes To School Program.

Lastly, the Board thanked City Commissioner Lovett and everyone who has worked on the project thus far for all of their hard work.

### ***Waterfront Street End Study***

Bill Danneels, 206 Westminister, approached the Board with regard to the Waterfront Street-End Study completed by the Montgomery Associates, Inc. in October 2005 as well as Public Act 341 of 1927. He began the discussion by briefly reviewing the study and noting the following:

- There are 8 platted public street ends fronting on the St. Clair River
- There are 13 platted public street ends fronting on the Belle River
- Of the 13 Belle River platted street ends, only 1 is located on the west bank of the Belle River

He also reminded the Board that a local public street or portion cannot be abandoned, discontinued, vacated, or altered resulting in a loss of public access. Mr. Danneels

requested that the Board consider including the Waterfront Street End Study and the Summary of Public Act 341 of 1927 in the updated Master Plan.

**New Business**

***Site Plan Review ~ Beindit Investments ~ 6215 King Road***

John Monte, President of Project Control Engineering, Inc., addressed the Board on behalf of Beindit Investments with regard to the proposed mini storage site plan at 6215 King Road. Mr. Monte stated that the mini storage site will include three mini storage buildings with approximately 106 units. The site will also contain minimal parking as the nature of the business does not require a significant amount of parking spaces and no city ordinance pertains to this specific business for parking requirements. Wade Trim Associates, Inc., reviewed the site plan prior to the meeting and gave recommended changes to the site plan before approval by the Board. The amended site plan was then given to the Board and each revision was briefly discussed. It was stated by Mr. Monte that the plan follows all St. Clair County Drain Commission rules as well, particularly pertaining to the detention basin.

Motion by City Commissioner Simpson, seconded by Commissioner Menchaca, to approve the site plan for Beindit Investments ~ 6215 King Road, as amended. All Ayes. Motion Carried.

**Adjournment**

Motion by Commissioner Moran, seconded by City Commissioner Simpson, to adjourn at 8:09 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald  
Deputy Clerk

Kristen Baxter  
City Clerk



# Charter Township of East China

OFFICES AT 5111 RIVER ROAD ♦ EAST CHINA, MI 48054 ♦ 810-765-8879 ♦ FAX 810-765-1408

6-A

January 21, 2016

City of Marine City  
Planning Commission  
303 South Water Street  
Marine City MI 48039

Dear Sirs and Madams;

This letter is to notify you that the East China Township Planning Commission, at their October 13, 2015 meeting, after holding a duly noticed public hearing, adopted an updated Master Plan. In accordance with Section 43 of the Planning Enabling Act, Public Act 33 of 2008, we are also notifying you that an electronic copy of the adopted Master Plan Update is available for download from the website of our planning firm, Wade Trim, at the following link:

[www.wadetrim.com/eastchina/MasterPlanAdopted.pdf](http://www.wadetrim.com/eastchina/MasterPlanAdopted.pdf)

If you have any questions, feel free to contact me at 810-765-8879.

Sincerely,

Deanna Kramm, Township Clerk  
On Behalf of the East China Township Planning Commission

RECEIVED  
JAN 25 2016

City of Marine City