

CITY COUNCIL MEETING
St. Ignace, Michigan
Monday, May 18, 2020 – 7:00 p.m.
Remote Attendance Meeting

******A G E N D A******

- I. Call to Order
- II. Pledge of allegiance
- III. Invocation
- IV. Roll call
- V. Consideration of minutes of the May 4, 2020 meeting
- VI. Business

1. **FAVORITE PROPERTY LEASE PROPOSAL**
2. **DOCK #3 LEASE EXTENSION**
3. **RESOLUTION TO LIFT ZONING RESTRICTIONS**
4. **RESOLUTION TO ESTABLISH FUNDING FOR STREETS**
5. **FINANCIALS**

- VII. Public Comment
- VIII. Consideration of Bills

**City of St. Ignace
Council Proceedings
(Unofficial)**

A Regular Meeting of the St. Ignace City Council was held on Monday, May 4, 2020, remotely via Zoom video conference.

The meeting was called to order at 7:00 p.m. by Mayor Litzner, with the Pledge of Allegiance. Councilmember Clapperton gave the invocation.

Present: Councilmember Clapperton, Mayor Litzner, Mayor Pro-Tem Paquin, Councilmembers Pelter, St. Louis and Tremble.

Absent: Councilmember Fullerton. It was moved by Mayor Litzner, seconded by Councilmember Clapperton, to excuse Councilmember Fullerton from the meeting due to being out of town.

Roll Call Vote:

Yes: Mayor Litzner, Mayor Pro-Tem Paquin, Councilmembers Pelter, St. Louis, Tremble and Clapperton.

No: None.

Motion carried unanimously.

Staff Present: Mike Stelmaszek, City Manager; Kyle Mulka, City Assessor; Lauren Yoder, Marina Director; Tony Brown, Police Chief; Charles Palmer, City Attorney; Andrea Insley, City Clerk/Treasurer.

Consideration of minutes from April 20, 2020 Council meeting:

It was moved by Councilmember St. Louis, seconded by Councilmember Clapperton, to approve the minutes from April 20, 2020.

Roll Call Vote:

Yes: Mayor Pro-Tem Paquin, Councilmembers Pelter, St. Louis, Tremble, Clapperton and Mayor Litzner.

No: None.

Absent: Councilmember Fullerton.

Motion carried unanimously.

1. REQUEST TO DECLARE WASTEWATER PROJECT 16-0072 ESSENTIAL:

Removed from agenda – not needed.

2. COMMITTEE APPOINTMENTS:

Mayor Litzner requested Council's approval for the following appointments to the St. Ignace COVID Response Team Committee: Clayton Graham, Nikki St. Andrew, Marina Director Lauren Yoder, Julie Lipnitz, Police Chief Tony Brown, Mayor Pro-Tem Paquin, Mayor Litzner and DPW Director Bill Fraser. The first meeting for this Committee is scheduled for Wednesday, May 6th at 1 p.m. via Zoom conference.

It was moved by Councilmember Pelter, seconded by Councilmember Tremble, to approve the appointments as presented.

Roll call vote:

Yes: Councilmembers Pelter, St. Louis, Tremble, Clapperton, Mayor Litzner and Mayor Pro-Tem Paquin.

No: None.

Absent: Councilmember Fullerton.

Motion carried unanimously.

3. UPDATE ON AMBULANCE SERVICE:

City Manager Stelmaszek introduced Mark Wilk to present the ambulance service update to Council regarding the number of runs and COVID response practices.

4. UPDATE FROM POLICE CHIEF BROWN:

City Manager Stelmaszek introduced Police Chief Brown to present a Police Department update.

Public Comment:

Public comment was received regarding the following:

St. Ignace Visitors Bureau announced the cancellation of the Car Show parade; Planning Commission meeting request; alternative services for downtown businesses; Enbridge barge performing anchor installations; recycle and trash services; Census submissions; Marina offering mask station and Mackinac Straits Health System announcement.

Consideration of Bills:

It was moved by Councilmember Clapperton, seconded by Councilmember St. Louis, to approve payment of the bills in the amount of \$25,769.79.

ADVANCED VOIP DATA LLC	1,829.00
AIRGAS USA LLC	56.72
ASTREA	1,955.00
BIOLOGICAL RESEARCH SOLUTIONS	325.00
GRAINGER INC	278.38
HARRELL'S INC	360.00
HAWKINS	2,638.58
KSS ENTERPRISES	288.72
MACKINAC ISLAND FREIGHT CO, LLC	12,975.94
MACKINAC PLUMBING AND HEATING CO	86.63
MICHAEL RICHARD LAMB	358.20
MICROBIOLOGICS INC	205.97
NATIONAL OFFICE PRODUCTS	200.00
OTIS ELEVATOR CO	39.92
R S TECHNICAL SERVICES INC	4,079.09
SAULT PRINTING COMPANY	68.52
WEX	24.12
Grand Total:	\$25,769.79

Roll Call Vote:

Yes: Councilmembers St. Louis, Tremble, Clapperton, Fullerton, Mayor Litzner, Mayor Pro-Tem Paquin and Councilmember Pelter.

No: None.

Absent: Councilmember Fullerton.

Motion carried unanimously.

There being no further business, the meeting adjourned at 7:25 p.m.

Connie Litzner, Mayor

Andrea Insley, City Clerk/Treasurer

**CITY COUNCIL MEETING
BY REMOTE ATTENDENCE
MONDAY, May 18th, 2020 at 7:00PM
****MANAGERS REPORT******

FAVORITE PROPERTY LEASE PROPOSAL

The Mackinac Island Freight Company has asked us to extend their current lease agreement. In exchanged for the extension they have offered to lease their favorite dock property to the City with an option to buy as part of the lease agreement. Under this agreement the City will have until the end 2023 to seek funding for the purchase of this property.

DOCK #3 LEASE EXTENSION

This agreement will require a separate vote. The Favorite lease agreement is contingent on the Cities approval of this extension.

RESOLUTION TO ASSIST BUSINESS IN THE REOPENING OF THE CITY

In response to the economic Impact caused by the Covid-19 pandemic. This resolution eases zoning restrictions to allow businesses within the downtown districts to conduct business in response to this emergency. It allows an easing of parking restrictions, conducting business outside on their property and on the sidewalk directly in front of businesses. The resolution also allows for more than one temporary sign to address the need for additional signage also needed to explain necessary information to conduct business in response to the current pandemic.

RESOLUTION TO ESTABLISH A REQUEST FOR FUNDING

This is the same kind of request made last year and was not granted to the City. The competition for the funding is intense. For this year Bill Fraser has modified our request to comply more specifically with the grant objectives. It is my intent to lobby hard with our state legislators for their support. If we succeed, our match of \$250,000 would come from the fund cash balance of our Local and Major Street Funds. These two Funds have a combined unaudited cash balance of \$604,693 (see attached cash summery sheet dated 5/7/20).

FINANCIALS

There is no change from what I reported last month. I hope to schedule a Finance Committee meeting in the weeks to come to go over revised budget amendments and report on our current financial situation.

OTHER MATTERS

In light of our current situation with the Pandemic and a review of the recreation budget, Magen Lamb has been laid off. We hope to bring her back later this year when we have a clearer understanding of the kind of programs that can be offered and their funding.

I was contacted by Paul Krause from the Ford Dealership; both pickup trucks ordered earlier this year will have first priority when Ford starts production back up. He was advised by the factory that they should arrive to the dealership in July.

The South State Street Sewer project will be getting back underway this week

LEASE AGREEMENT

Lease entered into, by and between **MACKINAC ISLAND FREIGHT COMPANY, LLC., d/b/a ARNOLD FREIGHT COMPANY**, of Mackinac Island, Michigan 49757, hereinafter called "Lessor" and **CITY OF ST. IGNACE, a municipal corporation**, of 396 North State Street, St. Ignace, MI 49781, hereinafter referred to as "Lessee";

The parties represent to each other that each has the right to enter into this Lease on the terms and conditions set forth herein, it being understood that **MACKINAC ISLAND FREIGHT COMPANY, d/b/a ARNOLD FREIGHT COMPANY** is the owner in fee simple of the leased property.

1. **PROPERTY LEASED:** SEE ATTACHED LEGAL DESCRIPTION.

2. **TERM OF LEASE:** For the term beginning at the time the lease is agreed upon and signed, through December 31, 2023 AND further subject to and conditioned upon acceptable lease terms at 303 Ferry Lane. St. Ignace, MICHIGAN

3. **RENT TO BE PAID:** Lessee agree to pay MACKINAC ISLAND FREIGHT COMPANY, LLC, the base lease rate of \$25,000.00 per year. For 2020, that rent will be pro-rated at a rate of \$12,500. The rent will be \$25,000.00 per year thereafter, payments to be made in two equal installments by July 15 and January 15 of each successive year. The parties acknowledge that they are involved in a Lease whereby MACKINAC ISLAND FREIGHT COMPANY, LLC, rents Dock 3 from the CITY OF ST. IGNACE. Therefore, any rent to be paid under this agreement would be offset by rent owed to the CITY OF ST. IGNACE by MACKINAC ISLAND FREIGHT COMPANY, LLC, pursuant to the Dock 3 Lease for 2020.

4. **GENERAL PROVISIONS:**
 - 1) Lessee will utilize the area leased for municipal purposes only, including, but not limited to, parking, special events, but under no circumstance shall Lessee cause to interrupt or interfere with Lessors normal course of business operations.
 - 2) Lessee agrees that Lessor may prescribe the means and routes of ingress and egress for their business operations.

5. **SPECIAL PROVISIONS:**

- 1) Lessee will be responsible for its own electrical power, security, sanitary sewage, if any, and water service to the property at no cost to the Lessor.
- 2) Lessor retains the right to use all existing dockage space on the pier per past practice including refueling. The use of and related to their maintenance building located on the property shall include up to 30' around the perimeter of the maintenance building. Lessor agrees to remove all personal property not mutually agreed upon to stay on the premises within 30 days of the start of the lease.
- 3) Lessee may make improvements to the property, its docks and accessories subject to prior approval of Lessor. Signage for parking has already been approved, subject to Lessors review of location. Buildings or other trade fixtures and improvements made or applied by Lessee hereafter may be removed within thirty (30) days thereafter Lease termination and if not shall be deemed the property of the Lessor free and clear of any right, title or interest of the Lessee.
- 4) Except for the maintenance building, the Lessee will provide all labor, equipment, and supplies for maintenance of the premises; mowing, sweeping, cleaning, general repairs and improvements.
- 5) Lessor may inspect the property at all times and have access to its maintenance building as desired seven days a week.
- 6) All repairs to be made to the dock must first be approved by the Lessor and its agent and all such improvements shall remain the property of the Lessor when the lease terminates unless otherwise agreed to between the parties and their agents in writing.
- 7) Lessee will provide the Lessor with a certificate of insurance naming Lessor as an additional insured on its current liability policy and in an amount of no less than two million dollars.
- 8) No new structures, including signs, shall be installed without prior approval of Lessor.
- 9) Lessee to hold Lessor harmless and indemnify the Lessor for any fines, penalties, suits or other actions resulting directly or indirectly from Lessee's, it agents or others on the property.
- 10) Lessee agrees that all matters pertaining to the operation of the premises by the City/Lessee will be communicated to the Lessor and or its Agent in a timely fashion to avoid and conflicts of operations of the parties.

- 11) Lessee may not assign, sublet or lease the property without Lessor's agent's permission.
- 12) Lessee shall have the rights of first refusal for any new Lease of the premises covered hereby immediately following this Lease. Further, contingent on agreeable terms to an amendment to the existing Lease referenced in Paragraph 3 herein, Lessee shall have an option to purchase the property at a price and terms agreed upon by the parties at the time Lessee exercises this option. If the parties cannot agree to a purchase price, each party shall obtain an independent appraisal and the price shall be determined based on those findings. The option shall be contingent on a reservation by MIFC of dock space in an amount not less than what MIFC currently reserves and uses during the term of this Lease. This option to purchase may be exercised at any time during the term of this Lease.

If any breach in terms of the Lease are committed in Lessors judgment and within reason the Lessor shall have the right to forthwith oust, enjoin and put out the Lessee from all areas subject to the Lease and terminate the same.

NOTICE: Michigan Law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have any questions about the interpretation or legality of a provision of this Agreement, you may want to seek assistance from a lawyer or other qualified person.

The name and addresses at which notice required under the Truth in Renting Act may be given to the said Lessor at:

NAME: Mackinac Island Freight Company, LLC
 ADDRESS: P.O. Box 220
 Mackinac Island, MI 49757

MACKINAC ISLAND FREIGHT
 COMPANY, LLC. (Lessor)/dba Arnold Freight Co.

 Witness

By: _____
 Veronica Dobrowolski, CEO/Manager/Agent

 Witness

Date: _____

CITY OF ST. IGNACE (Lessee

Witness

By: _____
Connie Litzner, Mayor

Witness

Date: _____

DRAFT

Favorite Dock Parcel Descriptions

052-200-013-00:

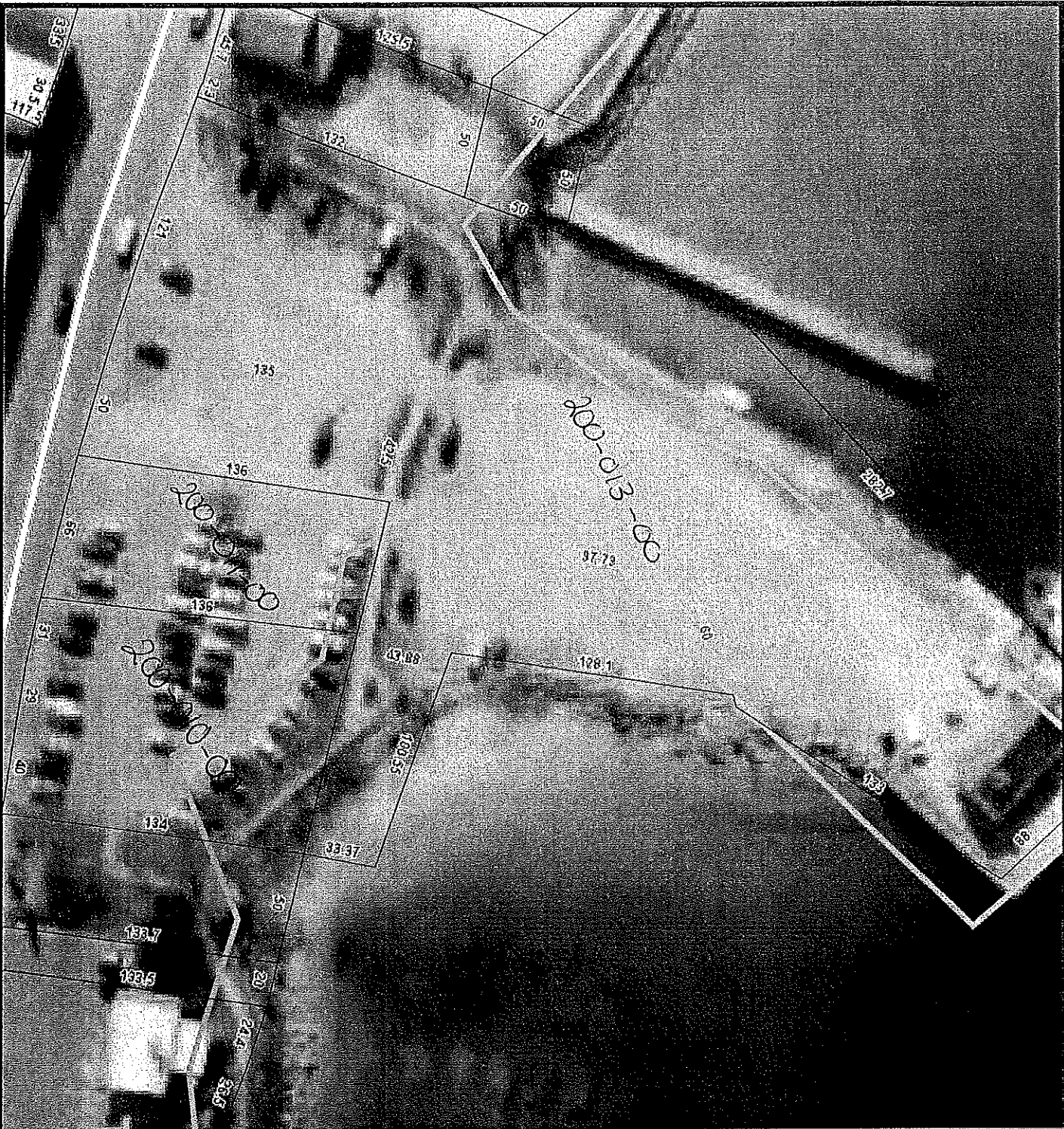
BOTTOMLANDS LEASE 865/511; ASSESSOR'S PLAT NO. 4 LOTS 6 AND 7 BLOCK 2
ALSO BOTTOMLANDS BEG AT NW COR LOT 7 TH N 27 DEG 12'33"E 23.00 FT TH S
69 DEG 21'15"E 17.00 FT TH N 28 DEG 19'43"E 180.00 FT HT N 51 DEG 58'07"W
4.00 FT TH N 36 DEG 33'12"E 75.00 FT TH N 41 DEG 11'28"E 117.50 FT TH S 48
DEG 55'22"E 96.00 FT TH S 41 DEG 52'47"W 85.59 FT TH S 57 DEG 01'52"W 40.00
FT TH S 01 DEG 07'13"E 40.00 FT TH S 08 DEG 31'20"W 100.00 FT TH S 27 DEG
47'20"E 45.00 FT TH S 38 DEG 05'04"E 50.00 FT TH N 77 DEG 59'58"W 271.50 FT
ALG LAKWARD PLAT LINE TO POB AND ALSO BOTTOMLANDS COMM AT N MOST
COR LOT 7 TH N 27 DEG 12'33"E 23.00 FT TO POB TH N 27 DEG 12'33"E 27.00 FT
TH 23 DEG 05'02"E 217.84 FT N 41 DEG 11'28"E 180.00 FT TH S 48 DEG 55'22"E
176.50 FT TH S 41 DEG 52'47"W 126.00 FT TH N 48 DEG 07'13"W 40.00 FT TH N
41 DEG 52'47"E 85.59 FT TH N 48 DEG 55'22"W 96.00 FT TH S 41 DEG 11'28"W
117.50 FT TH S 36 DEG 33'12"W 75.00 FT TH S 51 DEG 58'07"E 4.00 FT TH S 28
DEG 19'43"W 180.00 FT TH N 69 DEG 21'15"W 17.00 FT TO THE POB

052-200-011-00:

ASSESSOR'S PLAT NO. 4 LOT 5 BLOCK 2; BOTTOMLANDS LEASE 864/526

052-200-010-00

ASSESSOR'S PLAT NO. 4 LOTS 3 & 4 BLOCK 2; BOTTOMLANDS LEASE 864/526



Eastern UP GIS



Map Publication:
04/30/2020 2:14 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. EUP expresses no warranty for the information displayed on this map document.

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE ("First Amendment") is made this ____ day of _____, 2020, by and between **City of Saint Ignace**, a municipal corporation, of 396 North State Street, St. Ignace, Michigan 49781 (Lessor), and **Mackinac Island Freight Company, LLC**, a Michigan Limited Liability Company, d/b/a Arnold Freight Company of Mackinac Island, Michigan, 49757 (Lessee), on the following terms and conditions.

RECITALS

- A. Lessor and Lessee are parties to that certain Lease dated June 26, 2019 (the "Original Lease") located at the real property commonly known as "Dock 3", in St. Ignace, Michigan, and more particularly described as:

The south mooring and land area adjacent to the Center Pier of Dock No. 3, more specifically described as: All the land area lying westerly of the Center Pier, easterly of the Pier Drag Apron and Transfer Bridge and the North Center Pier Drag Apron, Transfer Bridge and Approach. Also, all of the mooring area and approach known as the South Center Pier Drag Apron and Transfer Bridge.

- B. The Parties desire to extend the term of the Lease for an additional 15 years and amend certain other paragraphs as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein and the agreement between the Parties in a separate Lease and option to purchase for the property commonly referred to as the "Favorite Dock", the receipt and sufficiency being acknowledged by both parties, it is hereby agreed that the June 26, 2019 Lease is amended as follows:

1. Paragraph 2 shall be amended to read as follows:
 2. Term of Lease: For the term beginning January 1, 2020 through December 31, 2039.
2. Paragraph 3 shall be amended to read as follows:
 3. Rent to be paid: Lessee agrees to pay the City of St. Ignace the base lease rate of \$28,500.00 in 2020, with annual increases thereafter of 3% for the next four years.

Payments of \$29,355.00 in 2021, \$30,236.00 in 2022, \$31,143.00 in 2023, and \$32,077.00

in 2024. The annual rent payments shall remain at the 2024 rate for the remainder of the Lease Term. Payments to the City for the bi-annual Lease period will be in two equal increments, one on or before January 15, and one on or before July 15, of each year of this Lease.

3. All other provisions of the June 26th, 2019 Lease shall remain in full force and effect.

MACKINAC ISLAND FREIGHT
COMPANY, LLC. (Lessor)/dba Arnold Freight Co.

By: _____
Veronica Dobrowolski, CEO/Manager/Agent

Witness

Date: _____

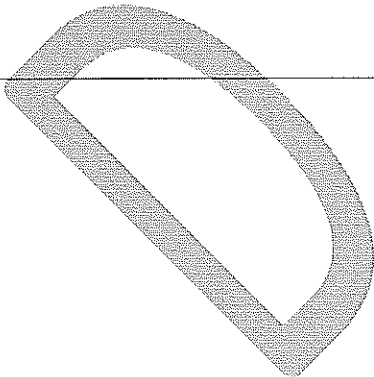
Witness

CITY OF ST. IGNACE (Lessee)

By: _____
Connie Litzner, Mayor

Witness

Date: _____



RESOLUTION TO LIFT ZONING RESTRICTIONS IN THE BUSINESS DISTRICT

The following resolution was offered to adoption by Councilmember _____, supported by Councilmember _____:

Whereas, in the face of the economic impact caused by the COVID-19 virus outbreak of 2020, the City of Saint Ignace finds it necessary and proper to promote outdoor business activity as soon as businesses are allowed by the State of Michigan to re-open; and

Whereas, the City Council of the City of Saint Ignace hereby issues emergency waiver of all requirements for off-street parking in the Business Districts in the City, for the purpose of allowing owners of businesses to conduct business activity outdoors on their own property; and

Whereas, the City Council of the City of Saint Ignace will waive all the following zoning restrictions related to requirements for doing business “on premises within a completely enclosed building” to include Chapter 38 Sec. 38-232 (1), (2), (3), (11)b. City Council will further waive all off-street parking requirements in business districts including those referred to in Sec. 38-251 Description of District and in Sec. 38-253 (a), Sec. 38-492 (3) e, k, & n; and

Whereas, the City Council of the City of Saint Ignace also resolves to allow business owners to use designated areas of City property, e.g., designated areas on City sidewalks, to conduct business outside, and to issue separate Resolutions, when required, for businesses needing such Resolutions to accompany applications to the State of Michigan for extensions of existing liquor licenses to accommodate outdoor sales of alcoholic beverages; and

Whereas, the businesses using City sidewalks are limited to the area directly in front of their business and must keep an area of at least 60” from the curb clear for pedestrian use; and

Whereas, the City Council of the City of Saint Ignace will suspend the limits of one sign per business as stated in the Zoning Ordinance Sec. 38-555(3) for temporary signs; and

Whereas, the number of temporary signs allowed in front of any commercial business shall be what is reasonably required to explain the new manner of conducting business in response to the COVID-19 emergency.

Whereas, to include, but is not limited to, signs showing location of curbside pickup, signs marking the location of lines to enter businesses, signs stating limitations to the number of patrons who may enter a business at the same time, and signs showing the need for patrons to wear protective masks or other protective equipment.

Roll Call Vote:

Yes: _____

No: _____

Absent: _____

Resolution declared: _____

I hereby certify that the above Resolution is a true copy of a Resolution presented to the St. Ignace City Council for adoption at a regular meeting held Monday, May 18, 2020, at 7:00 p.m.

Andrea Insley, City Clerk

AI/ht

Sec. 38-188. Lot coverage.

No lot in the R-3 residential district used for one-family, two-family or multifamily dwelling shall be occupied by buildings to an extent greater than 35 percent of the total lot area. (Ord. No. 600, § 15.168, 2-21-2005)

Sec. 38-189. Reserved.

Editor's note—An ordinance adopted Aug. 20, 2007, repealed § 38-189, in its entirety. Prior to amendment, § 38-189 pertained to rear dwellings prohibited and derived from Ord. No. 600, § 15.169, adopted Feb. 21, 2005.

Secs. 38-190—38-210. Reserved.

DIVISION 5. R-4 MOBILE HOME PARK DISTRICT

Sec. 38-211. Description of district.

The R-4 district is composed of areas suitable for residential development. The R-4 district is limited to the prefabricated types of single-family mobile dwellings units and other uses characteristics of a residential area. The regulations of the R-4 district are designed to permit a density of population and an intensity of land use in those areas which are served by a central water and sewer system and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement, or serve such a density or intensity. (Ord. No. 600, § 15.201, 2-21-2005)

Sec. 38-212. Permitted uses.

Uses by right in the R-4 district shall be as follows:

Mobile home park.
(Ord. No. 600, § 15.202, 2-21-2005)

Sec. 38-213. Mobile home park regulations.

All mobile home parks developed in the R-4 mobile home park district shall conform to the following regulations:

- (1) All park shall comply with Public Act No. 96 of 1987 (MCL 125.2301 et seq.) which is the mobile home commission lot and the single state construction code.

- (2) Each mobile home park shall be served by a central water supply system and central sanitary sewage system.

- (3) All mobile home residential districts are required to be subject to special land use regulations as outlined in article V of this chapter.
(Ord. No. 600, § 15.203, 2-21-2005)

Secs. 38-214—38-230. Reserved.

DIVISION 6. CBD CENTRAL BUSINESS DISTRICT

Sec. 38-231. Description of district.

The central business district (CBD) is designed to provide for office buildings, retail stores, and personal service establishments, which normally occupy the prime retail frontage to service the comparison, convenience, and personal service shopping needs of the community. The central business district regulations are designed to promote convenient pedestrian shopping and stable retail development by encouraging a continuous retail frontage and by prohibiting outdoor automotive-related and outdoor business activities.

(Ord. No. 600, § 15.231, 2-21-2005)

*

Sec. 38-232. Permitted uses

In the central business district (CBD), no building, structure or part thereof shall be erected, altered, or moved upon a structure or parcel of land in said district, and no parcel of land shall be used, for any purpose other than one or more of the following:

- (1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: food, drugs, liquor, furniture, clothing, dry goods, notions, and hardware.
- (2) Any personal service establishment which performs service on the premises within a completely enclosed building, such as, but not limited to, repair shops (watches, radio, television, shoes, etc.), tailor shops,

beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.

- (3) Restaurants and taverns, where the patrons are served while seated within a building or attached deck area occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto any service of a drive-in or open front store.
- (4) Theaters or assembly halls when completely enclosed.
- (5) Offices and office buildings of an executive, administrative, or professional nature.
- (6) Banks, with drive-in facilities permitted.
- (7) Municipal buildings and governmental offices.
- (8) Offices and showrooms of plumbers, electricians, decorators, or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by said establishment is being used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products, or merchandise, and provided that: ground-floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display.
- (9) Newspaper offices and printing plants.
- (10) Storage facilities when incidental to and physically connected with any principal use permitted provided that such facility be within the confines of the building or part thereof occupied by said establishment.
- (11) Other uses which are similar to the above and subject to the following restrictions:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers.

Goods produced on the premises shall be sold at retail from premises where produced.

- b. All business, servicing, or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
 - c. Outdoor storage of commodities shall be expressly prohibited, except on the owners property.
 - (12) Accessory structures customarily incidental to the above permitted uses.
 - (13) Any hotel or motel provided off-street parking requirements of article VIII of this chapter are met.
 - (14) Marinas and retail business in conjunction therewith.
 - (15) Boat docks, boat passenger terminals and parking facilities in conjunction therewith, but not including wholesale and warehousing activities.
 - (16) Dwelling units are allowed except on the ground floor store front and off-street parking must be provided in accordance with article VIII of this chapter. The number of units allowed shall be in accordance with section 38-182 and shall comply with the single state construction code.
 - (17) Non-family apartments as described in article IV of this chapter, sections [38-359—38-363].
- (Ord. No. 600, § 15.232, 2-21-2005; Ord. No. 564, 12-5-2016)

Sec. 38-233. General conditions.

- (a) *Parking.* No off-street parking is required in the central business district (CBD), except as specified.
- (b) *Height.* No building in the central business district shall exceed a maximum of 40 feet. Structures on the lake side of the street shall be a maximum of 20 feet.

(c) *Setback, side, and rear yards.* There shall be no front, side, or rear yard requirements in this area except that where a building is not constructed to the lot line, there shall be a side yard of not less than ten feet, and where a commercial site abuts a residential district there shall be a side yard of not less than 15 feet and a rear yard of not less than 25 feet.

(d) *Construction.* Construction shall comply with single state construction code. (Ord. No. 600, § 15.233, 2-21-2005)

Secs. 38-234—38-250. Reserved.

DIVISION 7. GBD GENERAL BUSINESS DISTRICT

* — Sec. 38-251. Description of district.

The general business district (GBD) is designed to provide for the general retail stores and service establishments of the community. The general business district regulations are designed to promote convenient shopping for motorists as well as pedestrians, with off-street parking being provided by each business. (Ord. No. 600, § 15.261, 2-21-2005)

Sec. 38-252. Permitted uses.

In the general business district (GBD), no building, structure, or part thereof shall be erected, altered, or moved upon any parcel of land in said district, and no parcel of land shall be used for any other purpose than for one or more of the following:

- (1) Any use permitted in the central business district (CBD) subject to the general provisions of this chapter.
- (2) Stores for carrying on the trade of electricians, plumbers, decorators, photographers, and similar trades.
- (3) Motor vehicle sales and service establishments, provided that no services except the retail sale of gasoline shall be allowed outside of a completely enclosed building and no outside storage of any vehicles, parts, or materials shall be allowed except for new or used vehicles receiving service.

- (4) Retail sale and operation service establishments which include a drive-in restaurants, open fruit markets and outdoor recreation facilities.
- (5) Parking facilities.
- (6) Storage of materials or goods to be sold at retail provided such storage is within a building or on owners property.
- (7) Other uses which are similar to the above uses.
- (8) Accessory structures customarily incidental to the above permitted uses.
- (9) Any hotel and motel.
- (10) Dwelling units are allowed except on the ground floor store front and off-street parking must be provided in accordance with article VIII of this chapter. The number of units allowed shall be in accordance with section 38-182 and shall comply with the single state construction code.
- (11) Non-family rental dwellings. Non-family apartments as described in article IV of this chapter, sections [38-359—38-363]. (Ord. No. 600, § 15.262, 2-21-2005; Ord. No. 564, 12-5-2016)

* Sec. 38-253. General conditions.

— (a) *Parking.* Off-street parking is required as provided in article VIII of this chapter.

(b) *Height.* No building in the general business district shall exceed a maximum of 40 feet. Structures on the lake side of the street in the general business district shall be a maximum of 20 feet.

(c) *Setback, side and rear yards.* There shall be no front, side or rear yard requirements in the general business district, except as is necessary to provide the required parking area; provided that where a building is not constructed to the lot line, there shall be a side yard of not less than ten feet and where a commercial site abuts a residential district, there shall be a side yard of not less than 15 feet and a rear yard of not less than 25 feet.

(c) No person owning, operating, managing or employed by or within a cabaret shall dance, perform or serve food, beverages or alcoholic liquors while displaying or allowing to be visible specified anatomical areas, as defined in this article, or allow any other person to do so.

(d) No person owning, operating, managing or employed by or within a cabaret shall, by means of dancing, acting or otherwise moving about, perform specified sexual activity, as defined in this article, or allow any other person to do so.

(e) No person owning a cabaret, or his agent or employee, shall knowingly permit any exhibition or advertising, in connection with any establishment prohibited under this section, to be displayed in any manner which is visible from any public street or highway, which exhibition or advertising depicts, describes or relates to specified sexual activities or specified anatomical areas, as defined in this article.

(Ord. No. 600, § 15.802, 2-21-2005)

Sec. 38-463. Zoning compliance.

No person shall operate an adult bookstore or cabaret, or place of live entertainment until he shall have complied with the requirements of the provisions of this article and other applicable ordinances of the city.

(Ord. No. 600, § 15.803, 2-21-2005)

Secs. 38-464—38-490. Reserved.

ARTICLE VIII. PARKING AND LOADING AREAS

Sec. 38-491. Location.

All off-street parking required by this chapter for residential purposes shall be provided on the same lot with the principal building, and parking space required for commercial and industrial uses shall be on the same lot or within 300 feet of it.

(Ord. No. 600, § 15.451, 2-21-2005)

* Sec. 38-492. Requirements.

Whenever parking is required by this chapter it shall be provided according to the following schedule:

(1) Residential.

- a. Housing for the elderly: One for each four units; should units revert to general occupancy, then 1½ spaces per unit.
- b. Residential, one- and two-family: Two for each dwelling unit.
- c. Residential, multiple family: One for each dwelling unit plus one-half space per bedroom.
- d. Mobile home parks: Two for each mobile home.
- e. Non-family apartments and houses, boarding or employee housing: One space for each dwelling plus one space per bedroom (sleeping room) must be provided by the rental dwelling owner, either on the lot of the rental dwelling or at another location assigned to the occupants.

(2) Institutional.

- a. Hospitals and sanitariums: One for each bed.
- b. Homes for the aged and convalescent homes: One for each three beds.
- c. Churches or temples: One for each three seats or six feet of pews in the main unit of worship.
- d. Elementary and junior high schools: One for each one teacher, employee, or administrator.
- e. Fraternity or sorority: One for each five permitted active members.
- f. High schools: One for each one teacher, employee, or administrator, and one for each ten students.
- g. Private clubs or lodges: One for each three persons allowed within the maximum occupancy load as established by the fire marshal.

- h. Stadium and sports arena or similar outdoor place of assemble: One for each three seats or six feet of benches.
- i. Theaters and auditoriums, multi-purpose rooms: One for each three persons allowed within the maximum occupancy load as established by the fire marshal.

*
(3) *Commercial.*

- a. Auto wash: One for each one employee, in addition, reservoir parking equal in number to five times the maximum capacity of the auto wash for automobiles awaiting entrance to the auto wash will be provided. Maximum capacity of the auto wash for the purpose of determining the required reservoir parking shall mean the greatest number possible of automobiles undergoing some phase of washing at the same time which shall be determined by dividing the length of feet of each wash line by 20.
- b. Beauty parlor or barber shops: Three spaces for each chair.
- c. Bowling alleys: Five for each bowling lane.
- d. Dance halls, roller rinks, exhibition halls, and assemble halls without fixed seats: One for each three persons allowed within the maximum occupancy load as established by the fire marshal.
- e. Establishments for sale and consumption, on the premises, of beverages, food, or refreshment: One for each three persons allowed within the maximum occupancy load as established by the fire marshal.
- f. Furniture and appliance, household-equipment repair shops, showroom of a plumber, decorator, electrician, or similar-trade, shoe repair and other similar uses: One for each 800 square feet of useable floor area.

(For that floor area used in processing, one additional space shall be provided for each two persons employed therein.)

- g. Gasoline service stations: Two for each lubrication stall, rack or pit, and one for each gasoline pump.
- h. Laundromats and coin-operated dry cleaners: One for each two machines.
- i. Miniature golf course: One space per hole plus three spaces for employees.
- j. Mortuary establishments: One for each 50 square feet of assembly room useable floor space, parlors, and slumber rooms.
- k. Motel or hotel: One for each rental unit, plus two additional spaces for management and/or service personnel.
- l. Motor vehicle sales and service establishments: One for each 200 square feet of useable floor area of sales room and one for each auto-service stall in the service room.
- m. Pool hall or club: One for each three persons allowed within the maximum occupancy load as established by the fire marshal.
- n. Retail stores except as otherwise specified herein: One for each 150 square feet of useable floor area.

(4) *Offices.*

- a. Banks: Six for each lobby teller cage or window.
- b. Business offices or professional offices except as indicated in the subsection (4)c. of this section: One for each 300 square feet of useable floor area.
- c. Professional offices of doctors, dentists or similar professions: One for each 100 square feet of useable floor area in waiting room, and one for each examining room, dental chair.

- (5) Permanent signs on accessory structures. The total sign area per each accessory structure may not exceed 20 percent of the mounting wall of the structure.
- (6) Boundary signs, signs not visible from public areas, interior signs, required signs. Signs:
 - a. Placed along the boundary lines of a residential property which do not exceed four square feet per sign and are no more frequent than two signs per 100 feet of frontage;
 - b. Not visible to motorists or pedestrians on any road, alley, water body, public lands, or adjacent parcels;
 - c. Located inside a building (including within display window areas);
 - d. Required signs which may or shall be located within the parcel, under authority of this article site plan approval;
 - e. Required signs, under authority of any statute or ordinance, which are located along any county, city, village road; state and federal highway, and private road;
 - f. Which are legal postings as required by law.

(7) Murals.
(Ord. No. 611, 4-16-2007; Ord. of 08-21-2017(1))

*** Sec. 38-555. Temporary signs.**

Non-illuminating exterior temporary signs may be erected in accordance with the regulations of this section and shall not require permits for erection.

- (1) Temporary signs. Temporary signs with a maximum area of six square feet per side are permitted. These signs must be constructed and mounted as noted in section 38-553, general provisions, may be placed no more than 90 days prior to the event, and shall be removed within ten days following the day of that event

and may not be placed on city property in the DDA Zone without permission of a city administrator.

- (2) Signs which are paper flyers or posters mounted with staples, tacks, tape or other non-permanent fasteners placed on private property with permission of the property owner or on a pole, window, or other surface belonging to the property owner may be placed 30 days prior to an event and removed within ten days of the end of the event. These temporary signs may not be placed on city property without written permission of a city administrator.
- (3) Portable signs are permitted where a commercial use is present or at special event locations. These signs are to be removed each day at the close of business or at the end of the special event and are not to obstruct public rights-of-way. In the DDA Zone, each commercial building with one or more operating businesses shall be limited to one such sign and the total sign area shall not exceed six square feet per side with no more than 12 square feet aggregate. Portable signs may not be placed on city property without permission of a city administrator.
- (4) Banners.
 - a. Banners on commercial property. These banners shall not exceed 32 square feet and must be in good repair. Such banners must be attached safely to the premises. There shall be no more than two banners per side of any commercial building or deck and no more than six banners per business property.
 - b. Banners over a city or state right-of-way. Banners over a city or state right-of-way, such as those announcing functions occurring within the city limits that are sponsored by non-profit organizations, service groups, or city-sanctioned special events may be placed for no more than ten days. The maximum width

CITY OF ST. IGNACE RESOLUTION

A RESOLUTION TO ESTABLISH A REQUEST FOR FUNDING, DESIGNATE AN AGENT, ATTEST TO THE EXISTENCE OF FUNDS AND COMMIT TO IMPLEMENTING A MAINTENANCE PROGRAM FOR Resurfacing of East Truckey Street, East Spring Street, Service Drive, North and South Marley Street, MaLoney Hill/Goudreau Street, McCann Street and Reagon Street FUNDED BY THE TRANSPORTATION ECONOMIC DEVELOPMENT FUND CATEGORY B PROGRAM.

Minutes of a regular meeting of the City Council of the City of St. Ignace, Mackinac County, Michigan, held in the Municipal Building, 396 North State Street, in said City, on May 18,2020 at 7:00p.m.

The following preamble and resolution were offered for adoption by Councilmember _____ supported by Councilmember _____.

WHEREAS, the City of St. Ignace is applying for \$500,000.00 in funding through MDOT from the Transportation Economic Development Category B Program to construct/resurface on of East Truckey Street, East Spring Street, Service Drive, North and South Marley Street, MaLoney Hill/Goudreau Street, McCann Street and Reagon Street.

WHEREAS, MDOT requires a formal commitment from the public agency that will be receiving these funds and will be implementing and maintaining these infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED THAT, the City has authorized Bill Fraser DPW Director to act as agent on behalf of the City to request Transportation Economic Development Fund Category B Program funding, to act as the applicant's agent during the project development, and to sign a project agreement upon receipt of a funding award.

BE IT FURTHER RESOLVED THAT, the City attests to the existence of, and commits to, providing at least \$250,000.00 (50%) toward the construction costs of the project(s), and all costs for design, permit fees, administration costs, and cost overruns.

BE IT FURTHER RESOLVED THAT, the City commits to owning operating, funding and implementing a maintenance program over the design life of the facilities constructed with Transportation Economic Development Fund Category B Program funding.

Roll Call Vote:

YAHS:

NAYS:

ABSENT:

RESOLUTION DECLARED

I hereby certify that the above Resolution is a true copy of a Resolution presented to the St. Ignace City Council for adoption at a regular meeting held Monday, May 18, 2020 at 7:00p.m.

Andrea Insley, City Clerk

AI/ht

FROM 04/30/2020 TO 04/30/2020

User: ANDREA

DB: St Ignace
 FUND: 101 102 103 151 202 203 206 208 209 211 245 248 249 260 271 272 273 280 303 304 305 306 308 310 311 350 369 370 376 394 401 408 471 472 473 474
 490 491 492 493 494 499 500 508 509 546 547 548 570 571 584 589 590 591 592 593 594 595 596 597 599 636 641 664 701 702 703 704 715 729 901 934 935 951

952

CASH ACCOUNTS

Fund	Description	Beginning Balance 04/30/2020	Total Debits	Total Credits	Ending Balance 04/30/2020
101	GENERAL FUND	736,354.81	39,491.00	30,460.07	745,385.74
102	TREASURER FUND	38,835.84	0.00	0.00	38,835.84
151	CEMETERY TRUST FUND PERPETUAL CARE	25,000.39	0.00	0.00	25,000.39
202	MAJOR STREETS	480,853.41	6,892.59	2,186.19	485,559.81
203	LOCAL STREET	124,391.43	0.00	5,257.06	119,134.37
206	FIRE FUND	126,161.09	0.00	0.00	126,161.09
209	CEMETERY FUND	42,860.44	0.00	178.29	42,682.15
248	DDA GENERAL DOWNTOWN	108,979.03	0.00	2,135.19	106,843.84
249	BUILDING INSPECTOR	16,991.61	0.00	167.53	16,824.08
260	LAW ENFORCEMENT FUND	101,741.64	0.00	0.00	101,741.64
271	LIBRARY FUND	358,268.51	1,759.80	6,759.15	353,269.16
273	DOCK NO. 3 IMPROVEMENTS	242,859.49	0.00	0.00	242,859.49
304	FIRE TRUCK DEBT SERV	(0.29)	0.00	0.00	(0.29)
306	MARINA DEBT SERV	(10,391.89)	0.00	0.00	(10,391.89)
310	AMBULANCE	31,788.21	0.00	0.00	31,788.21
369	FIRE HALL DEBT FUND	1,691.87	0.00	0.00	1,691.87
370	CITY HALL/DPW DEBT FUND	(26,867.79)	0.00	0.00	(26,867.79)
394	DDA DEBT SERVICE	5.01	0.00	0.00	5.01
401	FIRE HALL CONSTRUCTION	225,498.84	0.00	0.00	225,498.84
408	LBE PARK CONSTRUCTION	70,582.68	0.00	0.00	70,582.68
471	BLDG IMPROVEMENT FUND	40,026.93	0.00	0.00	40,026.93
472	FIRE TRUCK FUND	45.66	0.00	0.00	45.66
490	WASTEWATER IMPROVEMENT PROJECT	802.35	0.00	0.00	802.35
494	DDA CAPITAL PROJECTS	28,333.28	0.00	0.00	28,333.28
508	RECREATION PROGRAM	55,217.64	0.00	0.00	55,217.64
509	COMMUNITY CENTER OPERATIONS	53,434.80	0.00	3,819.42	49,615.38
570	MUSEUM	15,790.14	0.00	3,044.80	12,745.34
571	MUSEUM STORE	50,052.51	0.00	699.55	49,352.96
584	GOLF COURSE FUND	76,626.74	0.00	3,859.44	72,767.30
590	SEWER FUND	951,025.52	493.74	8,770.23	942,749.03
591	WATER FUND	1,072,244.53	400.00	12,249.81	1,060,394.72
594	MARINA FUND	330,326.36	2,745.00	1,445.99	331,625.37
596	GARBAGE COLLECTION	42,155.52	54.00	0.00	42,209.52
641	EQUIPMENT FUND	274,500.86	7,808.14	1,995.39	280,313.61
664	OFFICE EQUIPMENT POOL	44,120.51	0.00	352.57	43,767.94
701	CAPITAL IMPROVEMENT FUND	49,445.60	0.00	0.00	49,445.60
703	CURRENT TAX COLLECTION	12,150.00	0.00	0.00	12,150.00
715	PAYROLL CLEARING ACCOUNT	106,134.78	67,357.37	110,894.30	62,597.85
729	OTHER EMPLOYEE BENEFITS TRUST	267,692.40	0.00	0.00	267,692.40
934	GASB 34	(165,616.00)	0.00	0.00	(165,616.00)
935	GASB 34 DDA	(60,265.00)	0.00	0.00	(60,265.00)
951	GEN LONG TERM DEBT	4,076,019.91	0.00	0.00	4,076,019.91
952	DDA LONG TERM DEBT	758,002.00	0.00	0.00	758,002.00
	TOTAL - ALL FUNDS	10,773,871.37	127,001.64	194,274.98	10,706,598.03