

ALGONAC PLANNING COMMISSION
Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001

Agenda
Regular Meeting
Monday, March 31, 2025
6:00 p.m.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Presentations
5. Communications and Notices
6. Citizens to be Heard
7. Public Hearing *(if necessary)*
8. Approval of Minutes – January 27, 2025
9. Unfinished Business
 - a. Consider amendment to Chapter 50 “Zoning”, Article XV “General Provisions”, Section 459 “Exterior Lighting”.
10. New Business
 - a. Review 2025-2026 Capital Improvement Plan.
11. Items for Next Agenda
12. Adjournment

The next meeting will be Monday, August 25, 2025

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the city clerk at P.O. Box 454, Algonac, Michigan, 48001 (810) 794-9361 ext 215 or e-mail address cityclerk@cityofalgonac.org.



Item No: 8
Meeting: 1.27.2025

Business of the Algonac Planning Commission

Agenda Statement

Item Title: To approve Planning Commission meeting minutes

Submitted by: Denice A. Gerstenberg, City Manager

Summary

Meeting minutes from January 27, 2025 are attached for your review.

Suggested Action

MOVED BY:

SUPPORTED BY:

To approve Planning Commission meeting minutes of January 27, 2025 as presented.

APPROVED/Denied

ALGONAC PLANNING COMMISSION
Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001
Proposed Minutes
Monday, January 27, 2025
6:00 p.m.

Call to Order

Chairperson Thompson called the meeting to order at 6:09 p.m.

Roll Call

Present: Rich Arpan, Amanda Hass, Michelle Nolan, Adam Ragsdale, Darryl Sopata,
Terry Stoneburner, Mark Thompson, Brian Tideswell

Absent: Gale Anthony

Others: Lisa Borgacz, City Clerk

Pledge of Allegiance

Chairperson Thompson led the Pledge of Allegiance.

Presentations

There were no presentations.

Communications and Notices

There were none.

Citizens to be Heard

There were none.

Public Hearing

There was none.

Approval of Minutes – October 28, 2024

Motion by Stoneburner, supported by Ragsdale to approve the October 28, 2024 Planning Commission meeting minutes as presented. Motion carried.

Unfinished Business

None

New Business

- a. Consider amendment to Chapter 50 "Zoning", Article XV "General Provisions", Section 459 "Exterior Lighting".**

This ordinance amendment was suggested mainly to require additional lighting to ensure security and safety, especially in the case of vacant buildings.

Commission members discussed the purpose for the amendment, and raised several questions, including:

1. The amendment doesn't state that lights need to be turned on.
2. There is no timeframe noted, such as dusk to dawn, for the lights to be on.
3. Section (5) shows maximum illumination levels, but no minimum. What's adequate?
4. Are existing buildings grandfathered?
5. Add types of lighting, including LED lights.
6. Add type of zoning or zoning district this applies to. Is this commercial only or does it include residential?

Motion by Stoneburner, supported by Nolan to deny recommendation to City Council until further clarification and/or modification to Chapter 50 "Zoning", Article XV "General Provisions", Section 459 "Exterior Lighting" ordinance can be made, as noted. Motion carried.

Items for Next Agenda

FY 25-26 Capital Improvement Plan

Adjournment

Motion by Ragsdale, supported by Stoneburner to adjourn the meeting at 6:30 p.m.

Signed _____ Respectfully submitted _____
Mark Thompson Lisa Borgacz
Chairperson City Clerk



Business of the Algonac Planning Commission

Agenda Statement

Item Title: To consider amendment to Chapter 50 "Zoning", Article XV "General Provisions", Section 459 "Exterior Lighting".

Submitted by: Denice A. Gerstenberg, City Manager

Summary

This ordinance amendment was first brought before the Planning Commission at their meeting of January 27, 2025. Further amendments were made based on the input from the Planning Commission as follows:

- Timeframe was added, recommended to be "illuminated from dusk until sunrise"
- Illumination levels were added
- Types of lighting, including LED lights, were added
- Added zoning districts (all commercial and multiple family residential) EXCEPT One-Family and One-and-Two Family Residential
- The ordinance states "shall be sufficiently illuminated" in Section (1)
- Existing buildings are not grandfathered

The current ordinance is as follows:

Sec. 50-459. - Exterior lighting.

All lighting for parking areas or for the external illumination of buildings and uses shall be directed away from and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

Suggested amendments to the existing ordinance require additional lighting to ensure security and safety, location of lighting to prevent any nuisance glare, placement and shielding so as not to bother adjoining properties or distract motorists, and light fixture height limitations.

City staff members worked with the city attorney to draft these ordinance amendments because of complaints received from community members.

Suggested Action

MOVED BY:

SUPPORTED BY:

To recommend City Council approve amendment to Chapter 50 "Zoning", Article XV "General Provisions", Section 459 "Exterior Lighting" ordinance.

APPROVED/Denied

ORDINANCE NO. 2025- _____

CITY OF ALGONAC

COUNTY OF ST. CLAIR, MICHIGAN

AN ORDINANCE OF THE CITY OF ALGONAC, ST. CLAIR COUNTY, MICHIGAN TO AMEND CHAPTER 50 "ZONING," ARTICLE XV "GENERAL PROVISIONS," SECTION 459 "EXTERIOR LIGHTING."

THE CITY OF ALGONAC ORDAINS:

SECTION 1. AMENDMENT

CHAPTER 50—ZONING

ARTICLE XV—GENERAL PROVISIONS

Section 50-459. Exterior Lighting.

(1) Subject to the provisions set forth herein, all parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas of all commercial properties and multiple family residential in all zoning districts EXCEPT One-Family and One-and-Two-Family Residential shall be sufficiently illuminated from dusk until sunrise to ensure the security of property and the safety of persons using such public or common areas.

(2) Exterior lighting shall be located and maintained to prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians and neighboring land uses. These provisions are not intended to apply to public street lighting.

(3) Only white, non-glare lighting such as metal halide, color-corrected high-pressure sodium, or other types of lighting which achieve the same effect shall be permitted. Existing lighting shall be allowed; all new lighting shall include LED. Lighting shall be placed and shielded so as to direct the light onto the site and away from adjoining properties. Lighting shall be shielded so that it does not cause glare for motorists.

(4) Lights shall be recessed into the fixture so that bulbs or elements are not visible from adjoining properties.

(5) Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.2 1.0 footcandles along property lines. Lighting for uses adjacent to non-residential properties shall be designed and maintained such that illumination levels do not exceed 0.3 1.0 footcandles along property lines. Light intensity shall not exceed a maximum of 20 footcandles in any given area. The Planning Commission, upon City Planner's recommendation, may allow for an increased level of lighting above maximum permissible levels when it can be demonstrated that such lighting is necessary for safety and security purposes.

Minimum/Maximum¹ Footcandle Amounts for Various Land Uses

Land Uses ⁴	Illumination of:	Public Buildings, Parking, Office Uses	Commercial Uses
	General	0.2 min. 0.5 max.	0.2 min. 0.5 max.
	Driveway	0.2 min. 1.0 max.	0.2 min. 1.0 max.
	Parking	0.2 min. 1.0 max.	0.2 min. 1.0 max.
	Walks	0.2 min. 1.0 max.	0.2 min. 1.0 max.
	Protective	0.5 min. 1.0 max.	0.5 min. 1.0 max.
	Building	0.5 min. 3.0 max.	1.0 min. 5.0 max.
	Loading areas	0.2 min. 1.0 max.	0.2 min. 1.0 max.
Gas station/convenience store	Apron ²	N/A	N/A
	Canopy ³	N/A	N/A

Notes to Table of Minimum/Maximum¹ Footcandle Amounts:

¹The Maximum allowable footcandle levels shall be governed by the 4:1 ratio of average to minimum illumination of the surface being lit, expressed as the average across the total area of the site or building being lighted, or directly beneath a canopy, divided by the minimum from the table above. The planning commission may modify these requirements where they determine it is necessary to protect nearby residences or drive visibility on adjacent roads.

²Apron areas are away from the gasoline pump island, used for parking or vehicle storage.

³Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy.

⁴The planning commission may require special conditions for properties adjacent to residential uses and districts.

(6) Lighting fixtures shall not exceed a height of 25 feet. In portions of a site adjacent to residential areas, lighting fixtures shall not exceed a height of 20 feet.

(7) All lighting, including ornamental lighting, shall be shown on site plans in sufficient detail to allow determination of the effects of such lighting upon adjacent properties, and traffic safety. Building or roof-mounted lighting intended to attract attention to the building and/or use and not strictly designed for security purposes is not permitted. Temporary holiday lighting is exempt from the aforementioned provision.

(8) All lighting for parking areas or for the external illumination for buildings or grounds or for the illumination of signs shall be directed away from and shall be shielded from adjacent residential districts, and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

SECTION 2. SEVERABILITY

This ordinance and each of the various parts, sections, subsections, sentences, phrases, and clauses hereof are declared to be severable. If any part, section, subsection, sentence, phrase, or clause is determined to be invalid or unenforceable by a court of competent jurisdiction, it is hereby provided that the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

SECTION 3. REPEAL OF ORDINANCES IN CONFLICT HEREWITH.

Any and all Ordinances of the City of Algonac or any parts or provisions thereof, to the extent that they are contrary to or inconsistent with the provisions of the within Ordinance, are hereby expressly repealed.

SECTION 4. RATIFICATION

All other provisions of the Code of Ordinances of the City of Algonac, Michigan except as herein modified or amended are hereby expressly ratified and affirmed.

SECTION 5. PUBLICATION.

This Ordinance shall be published in accordance with the terms, provisions, and requirements of the City Charter of the City of Algonac, Michigan, and in accordance with and to the extent required by the statutes of the State of Michigan.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take immediate effect upon publication in accordance with the provisions and requirements of the City Charter of the City of Algonac, but in no case sooner than ten (10) days after enactment pursuant to Charter Section 7.3(f).

ORDINANCE DECLARED ADOPTED.

Rocky B. Gillis, Mayor
City of Algonac, Michigan

CERTIFICATION

The foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Algonac, County of St. Clair, State of Michigan, at a regular meeting of the City Council on held on the _____ day of _____, 2025, and public notice of said meeting was given pursuant to and in accordance with the requirements of Act No. 267 of the Public Acts of 1976, as amended, being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.

Members Present:
Members Absent:

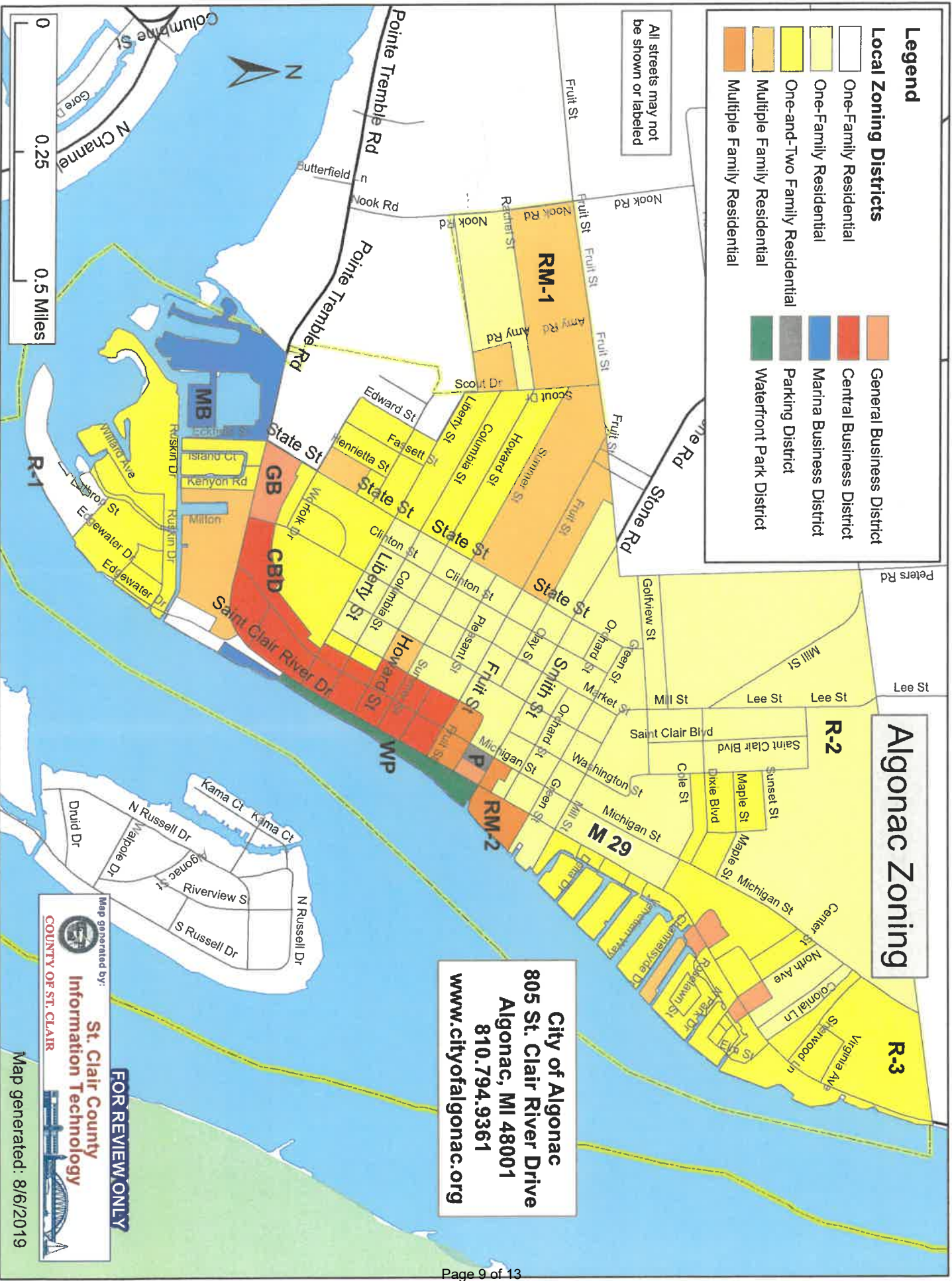
It was moved by Member _____ and supported by Member _____ to adopt the Ordinance.

Members voting yes:
Members voting no:

The Ordinance was declared adopted by the Mayor and has been recorded in the Ordinance Book of the City of Algonac.

Lisa M. Borgacz, City Clerk
City of Algonac, Michigan

INTRODUCED:
ADOPTED:
PUBLISHED:
EFFECTIVE:





Business of the Algonac City Council

Agenda Statement

Item Title: To review and approve the Capital Improvement Plan for 2025-26

Submitted by: Denice A. Gerstenberg, City Manager (Presentation)

Summary

Each year the Planning Commission is asked to review the proposed capital improvement plan for the upcoming fiscal year, which also includes projected future projects.

Attached is the 2025-2026 proposed capital improvement plan which also includes projected future projects thru 2029-2030.

Suggested Action

MOVED BY:

SUPPORTED BY:

Resolved, to recommend to City Council approval of the Capital Improvement Plan as presented for FY 2025-2026 and future years thru 2029 -2030.

2025-2026 CAPITAL IMPROVEMENT PLAN (CIP)
EXHIBIT E

Project Description		FUND	Projected Total Cost	Budget	Amend #1	Proposed				
				2024-2025	2024-2025	2025-2026	2026-27	2027-28	2028-29	2029-30
Major Road Projects										
Smith Street Pump Replacement (Storm Sewer)		2	\$ 495,000	\$ 165,000	\$ 18,000	\$ 477,000				
Total Major Road Fund			\$ 495,000	\$ 165,000	\$ 18,000	\$ 477,000	\$ -	\$ -	\$ -	\$ -
Local Road Projects										
Golfview (Mill to End)		3	\$ 12,000	0	\$ 12,000					
North Ave (East), Elm St, Chestnut - Design Eng. CON		3	\$ 362,000	\$ 345,000	\$ 32,000	\$ 330,000				
North Ave (West) (+WM) - Design Eng. Con		3	\$ 273,000			\$ 37,000	\$ 236,000			
Center St (+WM) - Design Eng. Con		3	\$ 145,000				\$ 20,000	\$ 125,000		
Lathrop (+WM) - South from Ruskin		3	\$ 230,000						\$ 30,000	\$ 200,000
Total Local Road Fund			\$ 1,022,000	\$ 345,000	\$ 44,000	\$ 367,000	\$ 256,000	\$ 125,000	\$ 30,000	\$ 200,000
Water Main										
Golfview		7	\$ 28,000	0	\$ 28,000					
DWAM Project - Identify Lead Water Services (Grant)		7	\$ 193,780	\$ 170,000	\$ 193,780					
DWAM Project- AMP portion (Grant)		7	\$ 100,000	0	\$ 100,000					
TMF Project - Continuation of DWAM (Grant)		7	\$ 159,400	0	\$ 25,000	\$ 110,000	\$ 24,400			
Replace Lead Water Services - 5% per Year		7	\$ -	\$ 5,000	0					
Edgewater from Conley to N side of bridge. Install new 8" WM 475LF. SCRD to Ruskin and Hydrant 28.		7	\$ 442,000	\$ 325,000	\$ 37,000	\$ 405,000				
EPA AWA Risk & Resiliency Assessment (Due 6/30/26) & Emergency Response Plan Update (Due 12/31/26)		7	\$ 20,000		\$ 20,000					
North Ave (West) WM 4" AC to 8" PVC with road work (900LF)		7	\$ 408,000			\$ 58,000	\$ 350,000			
Center St Water Main 4" AC to 8" PVC (500LF)		7	\$ 230,000				\$ 30,000	\$ 200,000		
Water System Regulatory Activities-Reliability Study, General Plan Update, Asset Mgmt Plan, CIP		7	\$ 50,000					\$ 50,000		
Lathrup. Replace 4" WM with 8" WM south from Ruskin. 800LF.		7	\$ 345,000						\$ 45,000	\$ 300,000
Lathrup. Replace 6" WM with 8" WM from size transition south to dead end. 1,620LF.		7	\$ 750,000						\$ 100,000	\$ 650,000
Kenyon. Replace 4" WM with 8"WM to dead end. 710LF.		7	\$ 315,000						\$ 40,000	\$ 275,000
Michigan St. Replace 4"WM with 8"WM from Mill to North of Maple & Mill St from Washington to M29		7	\$ 700,000						\$ 150,000	\$ 550,000
Summer St & Washington. Loop existing 8" WM, possible connection to 12" WM in Washington St.		7	\$ 700,000						\$ 150,000	\$ 550,000
Lee St. Replace 4" with 8" WM Dixie N to dead end. 1,810 LF.		7	\$ 815,000						\$ 115,000	\$ 700,000
Total Water Fund			\$ 5,256,180	\$ 500,000	\$ 383,780	\$ 593,000	\$ 404,400	\$ 230,000	\$ 600,000	\$ 3,025,000
Sanitary Sewer Projects		6								
San Sewer Repairs to Pipes, Manholes, Siphons & Pump Stations in priority areas per SAW		6	\$ 1,400,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Lateral San Sewer Inspection in priority areas per SAW		6	\$ 215,000	\$ 55,000	0			\$ 55,000	\$ 75,000	\$ 85,000
M29 Sanitary Fix - 609 SCRD		6	\$ 13,000	\$ 50,000	\$ 13,000					
Sanitary Investigations/Smoke Testing		6	\$ 293,000		\$ 40,000	\$ 228,000	\$ 25,000			
Ruskin Siphon Replacement		6	\$ 750,000				\$ 250,000	\$ 250,000	\$ 250,000	
Total Sewer Fund			\$ 2,671,000	\$ 255,000	\$ 203,000	\$ 478,000	\$ 513,000	\$ 555,000	\$ 575,000	\$ 335,000

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2025-2026 CAPITAL IMPROVEMENT PLAN (CIP)
EXHIBIT E

Project Description	FUND	Projected Total Cost	Budget	Amend #1	Proposed	2026-27	2027-28	2028-29	2029-30
			2024-2025	2024-2025	2025-2026				
ACRF (Water Plant)									
Membrane actuators, flow meters, pressure transmitters, sensors, valves	12	\$ 500,000	\$ 200,000	\$ 200,000	\$ 300,000				
Electric Unit Heaters (2)	12	\$ 13,600	\$ 15,000	\$ 13,600					
Filter Room Lighting/Fan Install	12	\$ 7,000	\$ 20,000	\$ 7,000					
SCADA/PLC Upgrades	12	\$ 138,000	\$ 75,000	\$ 68,000	\$ 45,000	\$ 25,000			
Clearwell ROV Inspections	12	\$ 25,000			\$ 25,000				
Water Plant Audit/CIP adjustment	12	\$ 125,000			\$ 125,000				
Ground Storage Tank Sensors	12	\$ 25,000			\$ 25,000				
Neutralization Tank System	12	\$ 200,000				\$ 200,000			
Raw Water Traveling Screen	12	\$ 350,000					\$ 75,000	\$ 275,000	
Membranes (360)	12	\$ 350,000							\$ 350,000
Total ACRF		\$ 1,733,600	\$ 310,000	\$ 288,600	\$ 520,000	\$ 225,000	\$ 75,000	\$ 275,000	\$ 350,000
Motor Pool Fund									
DPW & Fire Utility Vehicle	8	\$ 40,800	\$ 42,000	\$ 40,800					
Grass Unit Replacement: Diesel pick up with skid unit assembly	8	\$ 73,000			\$ 73,000				
Utility Unit Replacement: Diesel pick up V-Plow Package	8	\$ 69,000				\$ 150,000	\$ 69,000		
2011 Dump Truck upgrade New Plow, new dump box	8	\$ 150,000							
Total Motor Pool Fund		\$ 332,800	\$ 42,000	\$ 40,800	\$ 73,000	\$ 150,000	\$ 69,000		
Capital Projects									
Algonac Pool (\$1,700,000 Grants, \$1,225,000 City)	5	\$ 2,925,000	\$ 1,623,000	\$ 2,925,000					
Bridge to BayTrail Signs (Ralph Wilson grant \$11,600)	5	\$ 17,353	\$ 21,850	\$ 17,353					
Fire Department Battery Powered Ventilation Fans (2)	5	\$ 11,200	\$ 15,000	\$ 11,200					
DPW Fence Replacement	5	\$ 7,700	\$ 9,000	\$ 7,700					
Algonac Elementary School/Activity Center (ARPA & LEO Grants)	5	\$ 870,000	\$ 250,000	\$ 320,000	\$ 550,000				
Lions Field Pathway (Recreation Passport Grant)	5	\$ 245,000	0	\$ 15,000	\$ 230,000				
Lights Across M-29 & Flowers on Light Poles	5	\$ 25,000				\$ 25,000			
Riverfront Park 1396 SCR-D 1) add restrooms 2) exterior	5	\$ 90,000	\$ 20,000	0		\$ 40,000	\$ 50,000		
Customs Building 202 SCR-D- Façade & Roof	5	\$ 60,000				\$ 60,000			
Riverfront Park Boardwalk - Engineering	5	\$ 400,000				\$ 200,000	\$ 200,000		
DPW Roof Replacement	5	\$ 37,000				\$ 37,000			
City Hall Concrete Replacement at dumpster	5	\$ 12,200					\$ 12,200		
Pole Mounted Christmas Decorations (17)	5	\$ 15,000						\$ 15,000	
Riverfront Park Boardwalk Replacement - N of Ferry	5	\$ 625,000						\$ 625,000	
Riverfront Park Boardwalk Replacement - S of Ferry	5	\$ 1,400,000						\$ 1,400,000	
City Hall Façade & Plaza Improvements - Design	5	\$ 95,000						\$ 25,000	\$ 70,000
Total Capital Projects		\$ 6,835,453	\$ 1,934,850	\$ 3,296,253	\$ 780,000	\$ 335,000	\$ 299,200	\$ 2,065,000	\$ 70,000
TOTAL Expenditures		\$ 18,346,033	\$ 3,555,850	\$ 4,274,433	\$ 3,288,000	\$ 1,885,400	\$ 1,373,200	\$ 3,545,000	\$ 3,980,000

2025-2026 CAPITAL IMPROVEMENT PLAN (CIP)
EXHIBIT E

Project Description	FUND	Projected Total Cost	Budget	Amend #1	Proposed					
			2024-2025	2024-2025	2025-2026	2026-27	2027-28	2028-29	2029-30	
Grant Funding:										
Algonac Elementary School/ Activity Center (ARPA)	5	\$ 200,000	\$ 200,000	\$ 200,000						
Algonac Elementary School/Activity Center (State Grant)	5	\$ 500,000			\$ 500,000					
Algonac Pool at Lions Field (RAP Grant)	5	\$ 400,000	\$ 400,000	\$ 400,000						
Algonac Pool at Lions Field (MNRTE Grant)	5	\$ 300,000	\$ 300,000	\$ 300,000						
Algonac Pool at Lions Field (LEO - State Grant)	5	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000						
Bridge to BayTrail Signs (Raiph Wilson Grant)	5	\$ 11,600	\$ 11,600	\$ 11,600						
Lions Field Pathway (Recreation Passport Grant)	5	\$ 150,000			\$ 150,000					
Volunteer Fire Capacity Program (MDNR Grant)	5	\$ 7,400		\$ 7,400						
Drinking Water Asset Management (DWMAM) (Grant)	5	\$ 193,780	\$ 170,000	\$ 193,780						
DWMAM Project- AMP portion (Grant)	5	\$ 100,000		\$ 100,000						
TME Project - Continuation of DWMAM (Grant)	5	\$ 159,400		\$ 25,000	\$ 110,000	\$ 24,400				
Total Grant Funding		\$ 3,442,133	\$ 2,081,600	\$ 2,237,780	\$ 669,000	\$ 24,400				
TOTAL Expenditures (less grant funding)		\$ 15,323,853	\$ 1,474,250	\$ 2,036,653	\$ 2,528,000	\$ 1,861,000	\$ 1,373,200	\$ 3,545,000	\$ 3,980,000	