

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

**Agenda**  
**Regular Meeting**  
**Monday, March 23, 2026**  
**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 26, 2026
9. Unfinished Business
10. New Business
  - a. Review 2026-2027 Capital Improvement Plan.
11. Items for Next Agenda
12. Adjournment

**The next meeting will be Monday, August 24, 2026**

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](mailto:cityclerk@cityofalgonac.org).



Item No: 8  
Meeting: 3.23.2026

## **Business of the Algonac Planning Commission**

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### **Agenda Statement**

**Item Title:** To approve Planning Commission meeting minutes

**Submitted by:** Artie Bryson, City Manager

#### **Summary**

Meeting minutes from January 26, 2026 are attached for your review.

#### **Suggested Action**

**MOVED BY:**

**SUPPORTED BY:**

To approve Planning Commission meeting minutes of January 26, 2026 as presented.

APPROVED/Denied

**ALGONAC PLANNING COMMISSION**  
**Council Chambers, 805 St. Clair River Drive**  
**Algonac, MI 48001**  
**Proposed Minutes**  
**Monday, January 26, 2026**  
**6:00 p.m.**

**Call to Order**

Chairperson Thompson called the meeting to order at 6:00 p.m.

**Roll Call**

Present: Joanne Dare, Adam Ragsdale, Darryl Sopata, Jamie Sternberg, Mark Thompson, Brian Tideswell

Absent: Amanda Hass

Others: Artie Bryson, City Manager, Evah Newman, Deputy City Clerk

**Pledge of Allegiance**

Chairperson Thompson led the Pledge of Allegiance.

**Presentations**

There were no presentations.

**Communications and Notices**

A letter was received on January 26, 2026 from members of Trinity United Methodist Church, 424 Smith, in opposition of request.

**Citizens to be Heard**

City Manager Bryson advised that he is starting an ordinance committee to review all the city's ordinances and make necessary updates.

**Public Hearing**

Motion by Sternberg, supported by Ragsdale to open the Public Hearing at 6:05 p.m.  
Motion carried.

No formal comments were received.

Motion by Thompson, supported by Tideswell to close the Public Hearing at 6:25 p.m.  
Motion carried.

**Approval of Minutes – August 25, 2025**

Motion by Sternberg, supported by Tideswell to approve the August 25, 2025 Planning Commission meeting minutes as presented. Motion carried.

**Unfinished Business**

There was none.

## **New Business**

### **a. To consider Request for Special Land Use at 1309 St. Clair River Drive.**

Chairman Thompson explained this building was previously a gas station. As far as noise, there may be air tools working on mufflers, etc., however, he doesn't think it will be anything out of the ordinary, or anything different than someone would be doing in their own driveway.

He also shared a story of when he was on City Council and Henry's restaurant was torn down. Russell Island wanted to put a parking lot in where Henry's was. No one was in favor of the parking lot, but if the use is allowed with a zoning district, it's difficult for City Council or the Planning Commission to say no.

Applicants, Christa and Doug Betts, explained they own Doug's Muffler in Fair Haven. They are looking to put a light mechanic shop in the space (brakes, exhaust, mufflers, front end work). Exhaust is something Doug specializes in; his father started the business in 1992. The lease on the building in New Baltimore is coming to an end, and they would like the opportunity to move out this way and purchase a building. They intend to paint and update the building, and create a plan for ensuring cars are not kept on the lot long. The shop in Fair Haven is kept orderly. The hours of operation will be Monday-Friday, 9am-5pm.

Commissioner Sopata inquired about the type of work being done. Suspensions, front end shocks, just small stuff. They try to get the customer their car back as soon as possible.

Commissioner Tideswell asked how is the repair business these days, as there seem to be quite a few shops from here to New Baltimore. Mr. Betts said it is busy and steady work especially in the winter. This will be a long-term business. The Fair Haven store opened in 2016.

Commissioner Dare asked if there would be any vehicles after hours, and is concerned about cars being dropped off on the off hours. Mrs. Betts said they would have to figure a plan out, but they live close by and could move cars right away, if needed.

Sternberg inquired if they use a waste disposal service? They have companies that pick up the oil and tires will be taken to Fair Haven. The business will open in mid-April, if approved.

An agreement to purchase the building via land contract is in place contingent upon approvals by the city.

Motion by Sternberg, supported by Sopata to APPROVE the request for Special Land Use for minor automotive repair use at 1309 St. Clair River Drive subject to the following special conditions per Section 50-258 (6):

- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
- b. Access to and from such use shall not be cause for traffic to utilize residential streets.
- c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
- d. Vehicles shall not be allowed to be stored outside the building for more than 48 hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
- e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
- f. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing shall be conducted within a building.
- g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- h. A six-foot obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district, and
- i. Incorporate architectural design elements, exterior lighting, and signage that reflect a cohesive nautical theme that strengthen the city's identity as a unique and engaging waterfront community. Applicant should submit a plan for implementation of such elements for approval by the City Manager and Building Official prior to commencing any work.

**Roll Call Vote:**

Ayes: Sopata, Sternberg, Thompson, Tideswell

Nays: Dare, Ragsdale

Absent: Hass

Motion carried.

**Items for Next Agenda**

- Capital Improvement Plan Presentation

**Adjournment**

Motion by Tideswell, supported by Sternberg to adjourn the meeting at 6:28 p.m.

Signed \_\_\_\_\_ Respectfully submitted \_\_\_\_\_  
 Mark Thompson Lisa Borgacz  
 Chairperson City Clerk



## **Business of the Algonac City Council**

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### **Agenda Statement**

**Item Title: To review and approve the Capital Improvement Plan for 2026-27**

**Submitted by:** Artie Bryson, 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 2026-2027 proposed capital improvement plan which also includes projected future projects thru 2030-2031.

#### **Suggested Action**

#### **MOVED BY:**

#### **SUPPORTED BY:**

Resolved, to recommend to City Council approval of the Capital Improvement Plan as presented for FY 2026-2027 and future years thru 2030 -2031.

**2026-2027 CAPITAL IMPROVEMENT PLAN (CIP)  
EXHIBIT E**

Project Description	FUND	Projected Total Cost	Budget	Amend #1	Budget	Proposed	2027-28	2028-29	2029-30	
			2024-2025	2024-2025	2025-2026	2026-27				
<b>Major Road Projects</b>										
Smith Street Pump Replacement (Storm Sewer)	2	\$ 505,000	\$ 165,000	\$ 18,000	\$ 487,000	\$ 487,000				
<b>Total Major Road Fund</b>		\$ 505,000	\$ 165,000	\$ 18,000	\$ 487,000	\$ 487,000				
<b>Local Road Projects</b>										
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	
<b>Total Local Road Fund</b>		\$ 1,022,000	\$ 345,000	\$ 44,000	\$ 330,000	\$ 330,000		\$ 87,000	\$ 561,000	
<b>Water Main</b>										
Golfview	7	\$ 28,000	\$ 0	\$ 28,000						
DWAM Project - Identify Lead Water Services (Grant)	7	\$ 193,780	\$ 170,000	\$ 193,780						
EPA RWIR RISK & Resiliency Assessment (Due 6/30/26) & Emergency Response Plan Update (Due 12/31/26)	7	\$ 100,000	\$ 0	\$ 100,000						
TME Project - Continuation of DWAM (Grant)	7	\$ 30,000			\$ 30,000					
Water System Regulatory Activities-Reliability Study, General Plan Update, Asset Mgmt Plan, CIP	7	\$ 135,000	\$ 0	\$ 25,000	\$ 110,000			\$ 50,000		
Edgewater from Conley to N side of bridge. Install new 8" WM	7	\$ 50,000								
475LF. SCRD to Ruskin and Hydrant 28.	7	\$ 442,000	\$ 325,000	\$ 37,000					\$ 405,000	
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	
Lathrop. Replace 4" WM with 8" WM south from Ruskin. 800LF.	7	\$ 345,000						\$ 45,000	\$ 300,000	
Lathrop. 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 Dike N to dead end. 1,810 LF.	7	\$ 815,000						\$ 115,000	\$ 700,000	
<b>Total Water Fund</b>		\$ 5,241,780	\$ 495,000	\$ 383,780	\$ 140,000	\$ 140,000		\$ 50,000	\$ 688,000	\$ 3,980,000
<b>Sanitary Sewer Projects</b>										
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	
Lateral San Sewer Inspection in priority areas per SAW	6	\$ 215,000	\$ 55,000	\$ 0				\$ 55,000	\$ 85,000	
M29 Sanitary Fix - 609 SCRD	6	\$ 13,000	\$ 50,000	\$ 13,000						
Sanitary Investigations/Smoke Testing	6	\$ 243,000			\$ 228,000	\$ 15,000				
Ruskin Siphon Replacement	6	\$ 500,000							\$ 500,000	
<b>Total Sewer Fund</b>		\$ 2,371,000	\$ 255,000	\$ 163,000	\$ 478,000	\$ 265,000		\$ 305,000	\$ 325,000	\$ 835,000

**2026-2027 CAPITAL IMPROVEMENT PLAN (CIP)  
EXHIBIT E**

Project Description	FUND	Projected Total Cost	Budget	Amend #1	Budget	Proposed	2027-28	2028-29	2029-30
			2024-2025	2024-2025	2025-2026	2026-27	2027-28	2028-29	2029-30
<b>ACRF (Water Plant)</b>									
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	113,000	75,000	68,000	45,000				
Water Plant Audit/CIP adjustment	12	125,000			52,000	110,000.00			
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	
<b>Total ACRF</b>		<b>1,683,600</b>	<b>310,000</b>	<b>288,600</b>	<b>422,000</b>	<b>185,000</b>	<b>475,000</b>	<b>350,000</b>	
<b>Motor Pool Fund</b>									
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						69,000	
2011 Dump Truck upgrade New Plow, new dump box	8	150,000						60,000	
Mini Excavator								60,000	
<b>Total Motor Pool Fund</b>		<b>332,800</b>	<b>42,000</b>	<b>40,800</b>	<b>73,000</b>	<b>120,000</b>	<b>69,000</b>	<b>69,000</b>	
<b>Capital Projects</b>									
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		30,000			
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	1,570,000	250,000	320,000		500,000		750,000.00	
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	
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
<b>Total Capital Projects</b>		<b>7,535,433</b>	<b>1,938,850</b>	<b>3,296,253</b>		<b>897,200</b>	<b>1,037,000</b>	<b>2,085,000</b>	<b>70,000</b>
<b>TOTAL Expenditures</b>		<b>18,691,633</b>	<b>3,550,850</b>	<b>4,234,433</b>	<b>1,930,000</b>	<b>1,954,200</b>	<b>1,936,000</b>	<b>3,515,000</b>	<b>5,446,000</b>

**2026-2027 CAPITAL IMPROVEMENT PLAN (CIP)  
EXHIBIT E**

Project Description	FUND	Projected Total Cost	Budget	Amend #1	Budget	Proposed	2027-28	2028-29	2029-30
			2024-2025	2024-2025	2025-2026	2026-27			
<b>Grant Funding</b>									
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	750,000		
Algonac Pool at Lions Field (RAP Grant)	5	400,000	400,000	400,000					
Algonac Pool at Lions Field (MNRTF 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 Bay/Trail Signs (Ralph Wilson Grant)	5	11,600	11,600	11,600		15,000.00			
Lions Field Pathway (Recreation Passport Grant)	5	150,000				150,000			
Volunteer Fire Capacity Program (MDNR Grant)	5	7,400	0	7,400					
Drinking Water Asset Management (DWAM) (Grant)	5	193,780	170,000	193,780					
DWAM Project- AMP portion (Grant)	5	100,000	0	100,000	0				
TWF Project - Continuation of DWAM (Grant)	5	159,400	0	25,000	110,000				
<b>Total Grant Funding</b>		<b>3,075,780</b>	<b>2,081,600</b>	<b>2,237,780</b>	<b>110,000</b>	<b>665,000</b>	<b>750,000</b>		
<b>TOTAL Expenditures (less grant funding)</b>		<b>\$ 15,669,453</b>	<b>\$ 1,469,250</b>	<b>\$ 1,996,653</b>	<b>\$ 1,820,000</b>	<b>\$ 1,289,200</b>	<b>\$ 1,186,000</b>	<b>\$ 3,515,000</b>	<b>\$ 5,446,000</b>