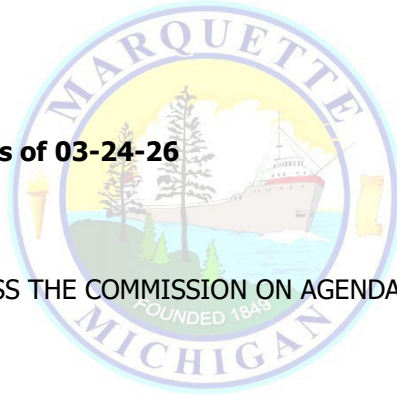


∞ AGENDA ∞

MARQUETTE CITY PLANNING COMMISSION
Tuesday, April 7, 2026, at 6:00 p.m.
Commission Chambers at City Hall – 300 W. Baraga Ave.

MEETING CALLED TO ORDER

- 1) ROLL CALL
 - 2) APPROVE AGENDA
 - 3) APPROVE MINUTES: **Minutes of 03-24-26**
 - 4) CONFLICT of INTEREST
1. PUBLIC HEARINGS
 2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
 3. OLD BUSINESS
 4. NEW BUSINESS



A. 01-SPR-04-26 – 100 & 119 S Lakeshore Blvd. - Site Plan Review

5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
7. TRAINING
8. WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Land Development Code Amendments

9. COMMISSION AND STAFF COMMENTS
10. ADJOURNMENT

PUBLIC COMMENT

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes. Time does not need to be reserved for an item of business listed on the agenda, or otherwise addressed under Item #2, as time is provided for public comment for each item of business.

PUBLIC HEARINGS

The order of presentation for a public hearing shall be as follows:

- a. City Staff/Consultants
- b. Applicant
- c. Correspondence
- d. Public Testimony
- e. Commission Discussion (Commissioners must state any Ex-Parte contact or Conflicts of Interest prior to engaging in any discussions), if it occurred, prior to entering into discussion or voting on a case).



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettetemi.gov

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: April 1, 2026
SUBJECT: 01-SPR-04-26 – 100 & 119 S Lakeshore Blvd (PIN: 0150942 & 0150970)

Staff have reviewed the proposed site plan for the construction of a new commercial building with hotel and restaurant use, attached parking garage, balconies, parking lot, roof patio, dumpster enclosure, landscaping, lighting, and site improvements for 100 & 119 S Lakeshore Blvd, and have provided comments regarding the plan.

Please see attached STAFF REPORT/ANALYSIS packet for more specific information regarding the site plan.

Recommended Action:

The Planning Commission should review the site plan and support information provided in this packet and determine whether or not the site for the construction of a new commercial building with hotel and restaurant use, attached parking garage, balconies, parking lot, roof patio, dumpster enclosure, landscaping, lighting, and site improvements for (01-SPR-04-26) is in compliance with the City of Marquette Land Development Code, more specifically, the Site Plan Review Standards in Section 54.1402(E).

Staff also recommends that the Planning Commission consider appropriate conditions of approval to ensure that any comments provided by staff and which the Planning Commission concurs with and have not been answered by the developer, are addressed.

As always, it is highly recommended that any motion regarding the amended plan include:

*After review of the site plan and the supplemental documentation dated 3-10-26, and the Staff Report for 01-SPR-04-26, the Planning Commission (*finds/does not find*) substantial compliance with the City of Marquette Land Development Code, the Site Plan Review Standards in Section 54.1402(E), and hereby (*approves/denies*) the site plan (*as presented/with the following conditions*).*

Staff recommends the following condition of approval - that an amended plan is submitted to meet staff comments.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
MARCH 24, 2026

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, March 24, 2026, in the Commission Chambers at City Hall. This meeting is also available as a video recording on the City's website.

ROLL CALL

Planning Commission (PC) members present (7): M. Rayner, J. Guter, N. Vermaat, D. Fetter, J. Fitkin, S. Lawry, Vice-Chair A. Wilkinson

PC Members absent: Chair Kevin Clegg

Staff present: City Planner and Zoning Administrator D. Stensaas; Zoning Official A. Landers.

AGENDA

It was moved by J. Guter, seconded by M. Rayner, and carried 7-0 to approve the agenda as presented.

MINUTES

It was moved by M. Rayner, seconded by J. Fitkin, and carried 7-0 to approve the minutes of 03/03/26 with the corrections annotated by S. Lawry.

CONFLICT OF INTEREST

Nobody stated a conflict.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Nobody provided comments.

NEW BUSINESS

A. 01-CSD-03-26 & 02-SPR-03-26 – McClellan Meadows Site Condominiums

A. Landers stated, while showing visuals of the referenced materials:

City staff has reviewed the proposed site condominium subdivision to be named McClellan Meadows, consisting of seven units located on McClellan Ave., and have provided comments regarding the case. Those comments are in the staff report, and the Land Development Code specifies a two-step review process. The Planning Commission will review the site condominium proposal and provide a recommendation to the City Commission, and then the City Commission will review it. In the agenda, you have the staff file review, including the site plan review application and the applicant's narrative regarding the site plan review items that were not in the set. See staff comments, their responses to staff comments, the area map with parcels outlined in blue, the block map with parcels outlined in blue, photos of the site, and then the site condominium proposal. Did the Planning Commission have any questions to the staff?

S. Lawry said that he had a procedural question for staff, and read from the Land Development Code "the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design."

A. Landers said that staff is working on a text amendment on that, which will be brought to the Planning

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
MARCH 24, 2026

Commission soon, because in part H of that section, it states that they don't do the Master Deed until the City Commission approval. She talked to the City Attorney and she said that part H supersedes the first section.

S. Lawry said the utilities have all been installed ahead of time in this area, and is wondering why that happened, and asked why a different procedure was followed in this case.

A. Landers responded that the question should be addressed to the applicant.

Megan Hornbogen, representing the applicant, said that she is the President for Habitat for Humanity in Marquette County and also an architect for Barry Polzin's office. She said this project started with Habitat for Humanity acquiring property on Spring St. to build housing, but the Beacon House wanted that parcel and assisted Habitat in finding another parcel for them. She related that a new parcel was found on McClellan Ave., but Habitat's stipulation for swapping parcels was "like for like", in that utilities had to be installed, as they were installed at the Spring St. parcel prior to ownership. She said the McClellan Ave. parcel has been split into parcel sizes allowed by zoning in the Mixed Use district to build some affordable housing in Marquette.

It was moved by S. Lawry, seconded by J. Guter, and carried 7-0 to suspend the rules for discussion.

A. Wilkinson began a review of relevant items covered in the Staff Report, reading the staff comments for items in Land Development Code section 54.503, beginning with item/subsection (E) and through item (N). He then began to read through the list of eleven Site Plan standards of review (section 54.1402(E)) and relevant staff comments from the Staff Report. The following comments were raised during this part of the review:

D. Fetter asked for clarification of the process and what the Planning Commission is being asked to do.

A. Landers said that this is an administrative review, a site plan review, and that it's now your opportunity to evaluate staff findings and make any comments that you may have on these items, and in your motion on the case, you will refer back to your review of these sections.

D. Stensaas said that this is a finding of facts process. He also said that the LDC process follows the State [site condominium] law, and that it basically requires the same process.

J. Fitkin said since it's not a construction proposal, a lot of the things aren't applicable or don't need a ton of review.

S. Lawry said even though utilities aren't part of this, he still had questions about utilities. He asked if they had been accepted as public utilities.

A. Landers said she didn't know if the City was still in the process of that.

S. Lawry didn't seem to think the utilities met City standards.

Ms. Hornbogen said North Country Surveying and Engineering had submitted the drawings and obtained permits from the City. The only City comment was to create an easement, so the water line was far enough away from the sanitary line. There was a 25' easement to accommodate the request at the front of the property.

S. Lawry said there is a high-pressure water main near the structures being built and asked whether that

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
MARCH 24, 2026

was being taken into consideration, or if any precautionary measures were being taken to account for it in the design.

Ms. Hornbogen said the required structure setback the easement for the water lines are in the same area, and there will be at least ten feet (10') between the utilities and the homes, but the exact location of the houses will be determined later.

J. Guter asked staff about the recommended condition of approval in the model motion. Staff confirmed that it should be used in the motion.

It was moved by J. Guter, seconded by J. Fitkin, and carried 7-0 that after review of the site plan and the supplemental documentation dated 02-17-26, and the Staff Report for 02-SPR-03-26 & 01-CSD-03-26, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code Section 54.1405 and Section 54.503 and hereby recommends that the City Commission approve 02-SPR-03-26 & 01-CSD-03-26 with the following condition that an amended plan is submitted to meet staff comments.

B. Presentation – Climate Action Plan Outline

Anna Tousley, introduced herself, saying that she is an NMU student and Rural Leadership Fellow, and this Climate Action Plan is her fellowship project. She said she will be an MPA student next year and is finishing her bachelor's degree in political science. She used slides and spoke to them, informing the Planning Commission that a climate action plan is a strategy document that sets goals and outlines a set of initiatives that reduce greenhouse gas emissions. She read the content of her slides, which were included in the published agenda, and summarized or paraphrased some of the content. She then asked if anyone had questions.

S. Lawry said the City has done several energy efficiency improvement projects in the past with Johnson Controls and their records would be a major source of historical information.

Ms. Tousley said she is using Johnson Controls, as well as City employees as resources.

J. Guter asked about the timeline for the project.

Ms. Tousley said that the goal is to have a final draft completed by December, which is the end of her fellowship term.

J. Fitkin asked Ms. Tousley about public engagement opportunities.

Ms. Tousley said there will be a survey, a steering committee, stakeholder sessions or open houses, and possibly public engagement "where people are" such as at people's employment. She said the plan would be a community plan, not her opinions, and represent what the community wants.

D. Stensaas said Anna asked him about the repealed Woodland Protection portion of the Land Development Code, and he explained a bit about that, and said that he hopes the Climate Action Plan can help us to create a tree canopy standard that would then make its way into the LDC and the City's tree ordinance for street trees and other public trees. He said that after the repeal, the Planning Commission

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
MARCH 24, 2026

was eager to see us create a replacement to the section, but that it is a very problematic task, and he learned at the state planning conference a couple of years ago that no community in Michigan has been successful in creating a legally-defensible tree protection ordinance. He related that having a canopy standard seems to be the most likely way that we can accomplish tree protection.

Ms. Tousley said the recommendation would be part of the natural resources section of the Plan.

A. Wilkinson asked about the Tree City USA requirements.

Ms. Tousley said that she wasn't sure about the requirements, but that the City has maintained that status for 44 years.

S. Lawry said the responsibility was originally with the Parks Department, but it now falls to the City Arborist division of Public Works to maintain that. He said that the National Arbor Day Association standards require a tree committee, which we used to have as a standing committee. He said those responsibilities were later given to the Public Advisory Board, and now either the Planning Commission or the City Commission is listed as a qualifying tree board, to basically resolve any disputes over trees. He said that the standards are based on the community population and a certain level of tree planting. He said the standards can be found at the National Arbor Day foundation.

J. Fitkin asked if the scope of the project was going to be limited specifically to City of Marquette activities and operations, or can it branch into zoning.

Ms. Tousley said it will be based on what the City can do, but she can make recommendations for the Plan, such as updating the Land Development Code. She said that there are going to be actions that are for the government, and recommendations for the community.

D. Stensaas said that to keep expectations realistic, this Plan is going to be mainly about city operations, just like the County's climate plan is.

Ms. Tousley said that is based on jurisdiction and law.

D. Stensaas said and also the scope of what the City can manage and reasonably expect to accomplish.

Ms. Tousley said that she is still trying to figure out which buildings need to be included.

J. Fitkin thanked Ms. Tousley for her presentation.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Nobody provided comments.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
MARCH 24, 2026

WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Land Development Code (LDC) Amendments

A. Landers presented the proposed addition of content to Article 54.611, sections (E) and (H). She also addressed proposed changes to Figures 6 and 7, to provide further clarification of yard and right-of-way areas on typical interior lots, corner lots, and through lots. She also presented proposed text additions to clarify definitions and meanings of three terms in Article 54.321, the G3 subdistrict of the Marquette Downtown Waterfront form-based code.

D. Stensaas presented proposed amendments to Article 54.1403(A), the standards for Special Land Use review, and to Article 54.1405, the standards for the review of Land Development Code text and Zoning map amendments.

The Planning Commission asked several questions and discussed these potential LDC changes for approximately forty minutes, and staff was asked to do some follow-up regarding the Conditional Rezoning Agreement requirements.

COMMISSION and STAFF COMMENTS

M. Rayner asked if staff knew how big, in square feet, the Habitat homes on McClellan Ave. are going to be. Staff replied that they aren't certain, but that the concept renderings show moderately sized homes.

S. Lawry said Habitat has four adjacent homes they constructed on Union St, and a pretty good idea of size can be gathered from them, as he thought they used a limited pattern book.

D. Fetter said she thought flowcharts would be beneficial for an applicant to see for the steps of the development processes. Also, she said that since Grammarly is being used, the comments function may be beneficial for us during our LDC amendment reviews by providing explanations for the proposed changes.

J. Guter asked if they were still going to re-word temporary wildlife fencing in the front yard, and if there had been any work done or a response from the City Manager regarding data centers. Staff replied "yes" regarding the fence text and "no" to the second question.

A. Landers said that there is a case that will be on the agenda for the April 7th meeting.

ADJOURNMENT

A. Wilkinson adjourned the meeting at 7:25 p.m.

Prepared by A. Cook, Administrative Assistant (transcription), and D. Stensaas, Planning Commission Staff Liaison (transcription and editing).



STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator

File #: 01-SPR-04-26

Date: March 31, 2026

Project/Application: Final Site Plan Review for the construction of a new commercial building with hotel and restaurant use, attached parking garage, balconies, parking lot, roof patio, dumpster enclosure, landscaping, lighting, and site improvements.

Location: 100 & 119 S Lakeshore Blvd

Parcel ID: 0150942 & 0150970

Available Utilities: Electricity, City Water, City Sewer, Natural Gas, and Garbage Collection.

Surrounding Zoning: North: MDW G3 & G5
South: MDW G3
East: MDW WWZ
West: MDW G5

Zoning District and Standards (Staff Comments in Bold Text):

Section 54.321 Marquette Downtown Waterfront District Form-Based Code

General 3 Sub-district

(20) Permitted Uses (General 3)

RESIDENTIAL, COMMERCE, and LIGHT MANUFACTURING uses as defined by this Section or [Article 2](#), as applicable.

Per Figure 12 in the Land Development Code and the above, Hotel and Restaurant use falls under Commerce use – Retail Service, which is a Permitted Principal Use.

Section 54.903 Minimum Number of Parking Spaces Required (Staff Comments in Bold Text):

(6) Hotels and Motels	1 space per rental unit, plus 1 space per employee on peak shift. A hotel or motel may provide parking spaces and power hookups for recreational vehicles (RVs). The maximum number of spaces for RVs shall be ten (10) percent of the number of rental units/rooms.
-----------------------	--

Figure 57. Bicycle Parking Calculations

LAND USE TYPE	PARKING STANDARDS – MINIMUM SPACE REQUIREMENTS
A) RESIDENTIAL: Single-Family 1-4 units	A) No spaces required, but storage space should be allocated.
B) RESIDENTIAL: Multi-Family 5+ units w/ Private Garage Space for Units	B) 1 weather-protected/sheltered space for any units without a garage or other large storage space.
C) RESIDENTIAL: Multi-Family 5+ units w/o Private Garage Space for Each Unit	C) 1 sheltered space per dwelling unit.
OFFICE	2 spaces + 1 sheltered space for each 10 employees per shift (e.g. 34 employees per shift = 3 sheltered spaces + 2 others)
RETAIL	2 spaces + 1 additional space/10,000 sq. ft. of floor area + 1 sheltered space / 20 employees per shift(part-time or full-time)
RESTAURANT or TAVERN	2 spaces + 1 additional space/5,000 sq. ft. of floor area + 1 sheltered space/20 employees per shift
ASSEMBLY, INDOOR RECREATION, and OUTDOOR RECREATION uses.	2 sheltered spaces + 1 add'l sheltered space/10,000 sq. ft. of floor area + minimum of 1 sheltered space / 20 employees per shift
A) CIVIC: Non-assembly	2 spaces + 1 add'l space/10,000 sq. ft. of floor area or minimum of 1 space / 20 employees per shift
B) CIVIC: Assembly	2 sheltered spaces + 1 add'l sheltered space/10,000 sq. ft. of floor area + minimum of 1 sheltered space / 20 employees per shift
LODGING	2 sheltered spaces + 1 sheltered space / 20 employees per shift

The proposed site plan has 122 total vehicular parking spaces, and 14 proposed bicycle parking spaces. Please see the cover sheet for the calculations, which meets the Land Development Code.

Relationship to Site Plan Review Standards (Staff Comments in Bold Text):

Per Section 54.1402(E) of the Land Development Code, "Site Plan Review Standards. In addition to the development standards of this Ordinance as well as the underlying zoning district, each site plan shall be designed to ensure that":

- (1) Public Health, Safety, and Welfare. The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.

The proposed site plan is for the construction of a new commercial building with hotel and restaurant use, attached parking garage, balconies, parking lot, roof patio, dumpster enclosure, landscaping, lighting, and site improvements. The proposal is not anticipated to harm the public health, safety, or welfare.

- (2) Safe and Efficient Traffic Operations. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be

provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.

The site plan indicates driveway access from E. Washington Street and E. Main Street to Parking Level 2, an additional driveway from E. Main Street to Parking Level 3, and a driveway from S. Lakeshore Boulevard to Parking Garage Level 1.

- (3) Vehicular and Pedestrian Circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned street and pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping centers, and other uses which generate a considerable amount of pedestrian traffic.

City sidewalks are present along all three streets. The proposed bicycle parking is situated along an interior sidewalk that connects directly to the City sidewalk network.

- (4) Topography and Landscaping. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding property.

Landscaping details are provided on Sheet L1.0. Please see Zoning comments and applicants' responses regarding the proposed landscaping for Sheet L1.0. To be determined by the Planning Commission, per Section 54.1006 (provided below), the Planning Commission may modify the landscaping screening requirements as long as the intent of the of the article is met.

Section 54.1006 Modifications to Landscaping Requirements

In consideration of the overall design and impact of the landscape plan, the Planning Commission may modify or adjust the requirements outlined in this Article for required landscaping, provided that any such adjustment is keeping with the intent of this Ordinance and more specifically, with the intent of this Article.

- (5) Storm Water Management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

They are proposing storm water management and it meets the Land Development Code.

- (6) Emergency Vehicle Access. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access as required by the Fire Department and Police Department.

The Police and Fire have reviewed the plans and have no comment regarding vehicle access.

- (7) Outdoor Storage and Loading and Unloading Areas. All outside storage areas, including refuse storage stations, shall be screened from the view of the street and/or adjacent residentially zoned properties. All loading and unloading areas shall be reasonably screened for residentially zoned properties.

Per the site plan sheets AS1.0 and L1.0, they will store their trash inside a proposed dumpster enclosure that will consist of a +/-9-ft high split-faced CMU, and a +/-7-ft high gates with T&G treated panels over steel gate frames.

- (8) Lighting. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and bodies of water so that it does not impede the vision of traffic along adjacent streets or impair navigation on the waterway. Flashing or intermittent lights shall not be permitted.

Per Sheet L1.0 they will be providing 12-ft high light poles with LED Cutoff at 70 degree fixtures.

- (9) Location of Building Entrances. For consistency in areas where adjoining properties face the street, the Planning Commission may require that primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.

The hotel's main entrances face E. Washington Street and S. Lakeshore Blvd. The restaurant's main entrance is on the corner of S. Lakeshore Blvd., and E. Main Street.

- (10) Nuisances. No noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.

It is not anticipated that this development will be a nuisance to surrounding properties.

- (11) City of Marquette Engineering Design and Construction Standards. The site plan must comply with the City of Marquette Engineering Design and Construction Standards.

This must be met.

STAFF FILE REVIEW/ANALYSIS

Page 5 of 5

Attachments:

- Site Plan Review Application
- PD Staff comments
- Applicant's responses to Arborist, Assessing, Engineering, Fire, and Zoning Staff comments
- Area Map
- Block Map
- Photos
- Site plan

PRINT

CITY OF MARQUETTE SITE PLAN REVIEW APPLICATION



CITY STAFF USE

Parcel ID #: 0150942 + 0150970 File #: 01-SPR-04-26
Receipt/Inv #: 537421 Check #: 10444 Received by and date: Am 3-10-26
Site Plan Sheet Set (PC Review - 6 copies/Admin Review - 3 copies) Submitted: YN Digital Copy: YN
If applicable - Hearing Date: 4-7 Notice Date: N/A Application complete (checklist, etc): Y/N
Does the site plan meet the required items: YN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE SITE PLAN REVIEW REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

Businesses may need to be made accessible to the public and employees per the Americans with Disabilities Act and State Construction Code.

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

Commercial, Industrial, Residential with 3 or more units, and Final PUD Site Plan (includes zoning compliance fee)

- | | |
|--|---------|
| ☐ Sketch Plan | \$1,005 |
| ☐ Preliminary SPR | \$1,990 |
| ☐ Administrative Review (CDRT review) | \$2,185 |
| ☐ Administrative Review (Non-CDRT review) | \$1,145 |
| ☒ Planning Commission Review | \$2,495 |

Revised Site Plan (Developer Initiated)

- | | |
|--|---------|
| ☐ Administrative Review (CDRT) | \$1,645 |
| ☐ Administrative Review (Non-CDRT review) | \$1,110 |
| ☐ Planning Commission Review | \$1,900 |

Site Condominium

- | | |
|--|---------|
| ☐ Site Condominium Review | \$2,855 |
| ☐ Revised (Developer Initiated) | \$1,045 |

Plats/Subdivision

- | | |
|--|---------|
| ☐ Preliminary | \$2,930 |
| ☐ Final | \$4,450 |
| ☐ Revised (Developer Initiated) | \$1,535 |

- ☐ Site Plan Review fee is included in the Special Land Use Permit or Planned Unit Development application fees

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Planning Commission page for filing deadline and meeting schedule
Excerpts from the City Land Development Code

- Section 54.1402 Site Plan Review (this is attached to the application).
- Section 54.1401 Zoning Permits and Zoning Compliance Review.
- If you are applying for a Site Condominium/Plat/Subdivision, please review Article 5.

STORMWATER

Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☒ No

If yes, please refer to the Stormwater Utility Fee Reduction Application on the City website at www.marquettemi.gov under the Engineering applications.

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Site Plan Review. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Marquette Vault LLC
Address: 47711 Gundlach Rd.
City, State, Zip: Houghton, MI 49931
Phone #: _____
Email: jen@thebraveworks.com

APPLICANT/OWNER'S REPRESENTATIVE

Name: Barry J. Polzin Architects Inc.
Address: 101 N. Lakeshore Blvd.
City, State, Zip: Marquette, MI 49855
Phone #: 906-226-8661
Email: bpolzin@bjparchitects.com

ARCHITECT

Name: Barry J. Polzin Architects Inc.
Address: 101 N. Lakeshore Blvd.
City, State, Zip: Marquette, MI 49855
Phone #: 906-226-8661
Email: bpolzin@bjparchitects.com

ENGINEER

Name: Wickwire Solutions
Address: 3224 US 41W #240
City, State, Zip: Marquette, MI 49855
Phone #: 906-250-5729
Email: bsavolainen@wickwiresolutions.com

SURVEYOR

Name: Lake State Land Surveying, Inc.
Address: PO Box 533
City, State, Zip: Iron Mountain, MI 49801
Phone #: 906-235-0404
Email: andy@lakestatesurveying.com

119 + **PROPERTY INFORMATION** 0150942 +

Property Address: 100 S. Lakeshore Blvd.

Property Identification Number: 0150970

Size of property (frontage / depth / sq. ft. or acres): 218'x147', 32,919 s.f. (0.76A)

Zoning District: MDW-G3

Current Land Use: Parking

Surrounding Zoning Districts:

North - MDW - 63x65
East - MDW-WORKING WATERFRONT
South - MDW-G3
West - MDW-G5

Surrounding Land Use:

North - Mixed Use
East - Office/Light Industrial
South - Mixed Use
West - Mixed Use

DESCRIPTION OF PROJECT

Proposed use(s): Hotel, restaurant, and parking

Proposed structures (including stairs) and dimensions, building style, and materials:

Hotel/restaurant building and parking structure. See plans for dimensions. The building style has a historic feel to blend it into the surrounding historic downtown environment. The exterior is to be clad in brick with some metal siding. The parking structure is primarily hidden from view. The second phase of the parking will include similar historic facades at both E. Main St. and E. Washington St.

Proposed site improvements:

The site will be fully used for building and parking. Street trees will be provided and an improved E. Main St. streetscape will be included.

Proposed phases and timelines for work:

The initial phase will include the hotel/restaurant building and two levels of parking. This is to be completed in 2027. The upper layer of parking with its street facades will be built along with the adjacent Vault Hotel project within.

Ultimate ownership: Owner

SIGNATURE

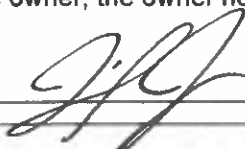
I hereby certify the following:

1. I desire to apply for a site plan review indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
2. The request would not violate any deed restrictions attached the property involved in the request.
3. I have read the attached Site Plan Review section of the Land Development Code and understand the necessary requirements that must be completed.
4. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
5. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full.
6. I acknowledge that no work can commence until the review process has been completed (includes clearing and earthwork).

Applicant Signature: 

Date: 2.17.26

1. I am the legal owner of the property for which this application is being submitted.
2. I authorize City Staff and the Planning Commission members to inspect the site.
3. If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf.

Property Owner Signature: 

Date: 2.17.26

Project Name: Trestle Hotel File #: 01-SPR-04-26

Parcel #: 0150970 + 0150942

PLEASE VERIFY THAT YOU HAVE ADDRESSED ALL THE ITEMS ON THIS LIST IN YOUR SITE PLAN. IF THERE IS NOTHING SHOWN ON THE SITE PLAN PLEASE INCLUDE A STATEMENT AS TO WHY IT HAS NOT BEEN SHOWN, OR MARK IT "NOT APPLICABLE". FAILURE TO ADDRESS THESE ITEMS WILL DELAY APPROVAL. SITE PLAN REVIEW WILL NOT BE SCHEDULED UNTIL COMPLETE PLANS ARE SUBMITTED.

Site Plan Information Required in the Site Plan Set (See Figure 65 in LDC)		APPLICANT Location in site plan	
Identification of Project			
1. The applicant's name.	Cover		
2. Name of the development.	Cover		
3. The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.	Cover		
4. Small scale location sketch of sufficient size and scale. (SKETCH PLAN ONLY)	n/a		
5. A survey of the property, sealed by a surveyor licensed in the State of Michigan.	S1.0		
6. Date of preparation and any revisions.	Cover		
7. North arrow.	All Drawings		
8. Complete and current legal description and size of property in acres.	S1.0		
Existing Features			
9. Property lines and dimensions drawn to scale.	Cover		
10. Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.	Cover		
11. Lot lines and all structures on the property and within 100 feet of the site's property lines.	Cover		
12. Locations of all significant natural features – streams, wetlands and floodplains (see Section 54.805), steep slopes (see Section 54.806).	Cover		
13. Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806	n/a		
14. Any existing private or public easements	S1.0		
15. Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.	Cover		
16. Locations of existing utilities.	C0.1		
17. Existing topography at a minimum of two (2) foot contour intervals.	C0.1		
	Location in site plan	N/A attach reason	
Proposed Construction			
18. Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See Article 3 , Article 4 , and Article 7 .	All Dwgs		
19. Floor area and ground coverage ratios. See Article 3 and Article 4 .	Cover		
20. Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. (Preliminary Site Plan submittal only)		n a	
21. Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	C1-C1.1		

	APPLICANT	
	Location in site plan	N/A attach reason
22. Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806		n a
23. Location and method of screening for all waste dumpsters. See Section 54.1003(F) .	AS1.0/L1.0	
24. Location and dimensions of parking spaces. See Article 9 .	AS1.0/AS1.1	
25. General landscaping design concept acceptable to the Zoning Administrator. (SKETCH PLAN ONLY)		n/a
26. A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See Article 10	L1.0	
27. Details of exterior lighting including locations, height, and method of shielding. See Section 54.802 .	AS1.0	
28. The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See Article 11 .		n/a
29. Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per Section 54.803 . Any proposed public or private easements.	C 2	
30. Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.	AS1.0	
31. If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed. Tree clearing and grading is limited to the areas that are proposed and approved for a phased timeline.	Cover	
Site Circulation Details and Access Design		
32. General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See Section 54.907 . (SKETCH PLAN ONLY)		n/a
33. Street horizontal and vertical dimensions, including curve radii.	C1-C1.1	
34. Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See Section 54.907 .	C1-C1.1	
35. Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	C1-C1.1	
36. Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See Section 54.907 .	C1-C1.1	
37. Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths or trails.	C1-C1.1	
38. Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	C1-C1.1	
39. Written verification of access easements or agreements, if applicable.	S1.0	
Additional Information		
40. Any other information necessary to establish compliance with this and other ordinances.		n/a

	APPLICANT	
	Location in site plan	N/A attach reason
Voluntary Information/Considerations – callouts/notes and narrative would be appreciated		
41. Infrastructure for Electric Vehicle (EV) charging stations (wiring, conduit, etc.)		n/a
42. Incorporation of green infrastructure elements such as a bioswale/rain garden (see Fig. 41), pervious pavers, vegetative/green roof, living retaining wall, French drains.		n/a
43. Public art elements such as sculpture, murals, interactive installations.		n/a
44. Affordable housing (including of explanation of how affordability is calculated).		n/a
45. Encourage colorful cladding materials (black, white, grey materials should be limited to <50 percent of total exterior cladding and trim colors).	A3.0	
46. Inclusion of bicycle parking facilities (racks, shelters, lockers, etc.) not required by the LDC.	AS1.0	

	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
ENGINEERING DEPT			
Please refer to the Engineering Department General Guidelines and Standards for Street and Utility Design: https://www.marquettemi.gov/wp-content/uploads/2019/03/Design-and-Construction-Standards-Rev.-5-4-16.pdf			
Will you be managing stormwater and applying for a stormwater utility fee reduction? ____ Yes ____ No If yes, please refer to the Stormwater Utility Fee Reduction Application: https://www.marquettemi.gov/wp-content/uploads/2019/03/Fillable-Stormwater-Utility-Fee-Reduction-Application.pdf			
47. Include under general statements: "All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"	C 2		
48. Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	Cover		
49. Vehicle maneuvering lane size	AS1.0		
50. Pavement width/type	AS1.0/Civil Dwgs		
51. Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	AS1.0		
52. Storm sewer ≥12" diameter, in right-of-way, shall be reinforced concrete	C-03.2		
53. Sumps in catch basins?	D-3		
54. Plans to be stamped, dated and signed by a professional engineer	All Civil Dwgs		
55. Is the downstream storm sewer capacity adequate?	C-02		
56. Verify that storm water runoff volume or velocity is not increased onto adjacent properties	C-02		
57. Does any earthwork disturb adjacent properties?		n/a	
58. Wetland concerns/proper permits obtained?		n/a	
59. Traffic impact minimal to existing conditions (stacking, etc.)?			

ENGINEERING DEPT CONT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
60. Vehicular and non-motorized circulation	AS1.0		
61. Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	C-02		
62. Is there a hydrant at the end of any proposed dead end water main?		n/a	
63. Size and material type of proposed and existing utilities shown?	C-02		
64. Street horizontal and vertical dimensions, radii		n/a	
65. Width and materials for non-motorized paths	AS1.0		
66. Dimension of access points including distance from adjacent driveways or intersecting streets	AS1.0		
67. Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance	C-03.2		

PUBLIC WORKS DEPT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
68. Delineate & dimension all public or private easements	S1.0		
69. Show public utility main locations & sizes within 100 feet of property boundary	C-02		
70. Extension or re-routing of public utility systems required		n/a	
71. Capacity and condition concerns of existing utility lines to serve the project	C-02		
72. Abandonment of existing utility lines associated with the project		n/a	
73. Location of existing and proposed utility services (with sizes), including storm water to be shown	C-02		
74. Utility metering requirements of the project	C-02		
75. Backflow and cross connection requirements applicable to the project including any proposed irrigation systems	L1.0		
76. Sanitary waste pretreatment requirements		n/a	
77. Adequate snow storage provided on the property, without clear vision or utility obstructions	AS1.0		
78. Provisions to collect drainage from snow storage areas collected on property	AS1.0		
79. Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)	AS1.0		
80. Additions or changes to public signing or traffic control required or recommended		n/a	

PUBLIC WORKS DEPT. CONT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
81. Additions to existing public sidewalks, or plowed routes, required or recommended		n/a	
82. Impact of project on public snow removal/storage		n/a	
83. Effect on plowing or ice control priorities		n/a	
84. New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements	AS1.0		
85. Adequate, proper, and accessible on-site waste storage	AS1.0/L1.0		
86. Adequate clearances and clear vision maintained for maintenance and sanitation equipment	AS1.0		
87. Removal, trimming, or planting of public trees required	L1.0		
88. Maintenance-friendly design for any portions of the project to become public property		n/a	
89. Storage of hazardous materials associated with the project near public utilities		n/a	
90. Blasting near public utilities associated with the project		n/a	

FIRE DEPARTMENT DEPT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
91. Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code	Cover		
92. Proper water supply for fire suppression including fire hydrants and water mains	C-02		
93. Safe outlets for flushing fire hydrants	C-02		
94. Easements to test hydrants	C-02		
95. Water supply meets NFPA standards	C-02		
96. Fire Apparatus Access	AS1.0		
97. Surface Construction	AS1.0		
98. Ability to support fire trucks	AS1.0		
99. Fire truck angle of approach	AS1.0		
100. Outside turning radius	AS1.0		
101. Grade of drive or road ok	AS1.0		
102. Overhead clearance adequate	AS1.0		
103. Driveways and access roads meet NFPA standards	AS1.0		

POLICE DEPARTMENT DEPT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
104. Cross reference with accident data at nearest intersection(s)			

Section 54.1402 Site Plan Review

- (A) Intent.** It is the intent of this section to establish procedures and standards for the review and approval of site plan applications and to ensure proper relationships between the development features as they relate to the standards outlined in this section. This section is further intended to ensure that developments are compatible with adjacent uses of land and promote the use of land in a desirable manner that does not impair the surrounding uses by the erection of structures, additions, alterations, or site improvements that may negatively impact surrounding development, while providing for the orderly development of the City of Marquette.
- (B) Uses Subject to Site Plan Review, Minor Site Plan Review, and Exemptions.** The required review process for uses and development is described in [Figure 64](#). All uses and development, regardless of whether site plan review is required, are subject to the Zoning Compliance review requirements of [Section 54.1401](#). The Zoning Administrator may approve or conditionally approve site plans that meet the standards herein, as described in [Figure 64](#) and [Section 54.1402\(D\)\(1\)](#), with the exception of those for Special Land Uses, Planned Unit Developments, and those for any commercial development (incl. multi-family dwellings) that is:
- (1)** proposed to have either a footprint area of 16,000 square feet or greater, or a gross floor area of 40,000 sq. ft. or greater.
 - (2)** proposed to have more than 20 dwelling units or lodging rooms.
 - (3)** recommended by the Zoning Administrator or City Attorney for review by the Planning Commission.

Figure 64. Required Review Process Based on Development Activity

Development Activity	Site Plan Review Required by P.C.	Minor/Admin Site Plan	Exempt From Site Plan Review
Special land uses	●		
Planned Unit Developments	●		
New building construction totaling more than either 16,000 sq. ft. in footprint area or 40,000 sq. ft. in gross floor area.	●		
New construction for multi-family residential units that contain or will contain more than twenty (20) dwelling units.	●		
Site Condominium development – New, amendment, or expansion	●		
Additions, alterations, non-residential and multi-family accessory structures, and renovations that are more than 16,000 sq. ft. in footprint area or 40,000 sq. ft. in gross floor area.	●		
Filling a parcel of land to an elevation above the established grade of adjacent developed land.		●	
New construction, additions, alterations, or site improvements for multi-family residential units that contain or will contain five (5) to twenty (20) dwelling units, and for multi-family residential additions, alterations, or site improvements that are not otherwise exempt (as stated below), unless site plan review is required due to size criteria being met.		●	

Article 14: Administrative Procedures

Section 54.1402: Site Plan Review

Development Activity	Site Plan Review Required by P.C.	Minor/Admin Site Plan	Exempt From Site Plan Review
Conversion of an existing building or part thereof from a residential use to a non-residential use, including site improvements that result from a change in the use of the building or part thereof from residential use to nonresidential use.		•	
Additions, alterations, non-residential and multi-family accessory structures, Solar Energy Systems ≥20kw to 2 MW – Accessory Use, Solar Energy Systems ≥20kw to 2 MW – Principal Use, and renovations that are more than 10% of the size of the original commercial or multi-family residential building footprint or more than 500 square feet, unless otherwise exempt.		•	
Relocation of a building approved via Site Plan Review, with associated utilities.		•	
Any expansion or change in an existing land use if more parking in addition to that already provided is required.		•	
Any earthwork greater than 20,000 square feet in size for a non-residential use; or earthwork that is more than half the size of the parcel upon which commercial, industrial, mixed-use or multi-family land use is occurring or intended.		•	
Site improvements of more than 2,000 square feet that include landscaping, site access, and parking lot grading, layout, and new off-street parking, unless the activity is exempt		•	
Commercial and non-residential buildings less than 16,000 square feet, unless the activity requires site plan review		•	
Condominium development – New, amendment, or expansion		•	
If only adding a new driveway to an existing off-street parking lot and not affecting the parking lot.			•
Single-family dwellings and their accessory facilities on individual parcels			•
Two-family dwellings and their accessory facilities on individual parcels			•
Multi-family residential units that contain or will contain three (3) or four (4) dwelling units.			•
Additions, alterations, non-residential and multi-family accessory structures, Solar Energy Systems <20kw – Accessory Use, and renovations that are up to 10% of the size of the original industrial, commercial or multi-family residential building footprint or up to 500 square feet.			•
Relocation of a building approved via a site or plot plan, no corresponding utilities.			•
Interior remodeling or interior construction			•
Landscaping that is less than 25% of the parcel size or 2,000 square feet			•
Site improvements that are less than 2,000 square feet, and site lighting, unless the activity requires site plan review or minor site plan review			•
Alterations to exterior walls such as window openings, façade changes, etc., provided there is no change to the building footprint			•
Re-paving of an off-street parking lot, provided there are no grading changes and no changes to the configuration of the parking lot layout			•

(C) Information Required for Site Plans and Sketch Plans. The site plan review application materials shall include all the following information, unless the Zoning Administrator determines that some of the required information is not reasonably necessary for consideration of the plan.

- (1) Application and Fee.** A completed application form, supplied by the Zoning Administrator, and an application fee.
- (2) Proof of Ownership.** Current proof of ownership or evidence of a contractual ability to acquire such land, such as an option or purchase agreement or a written statement from the property owner indicating permission for the filing of the application.
- (3) Site Plan.** Six (6) copies of plan sheet(s) providing the information listed below ([Figure 65](#)). For minor site plans, three (3) copies of plan sheets are required. Sheet size of submitted drawings shall be at least 24-inches by 36-inches, with graphics at an engineer's scale of one (1) inch equals twenty (20) feet for sites of 20 acres or less; and one (1) inch equals fifty (50) feet for sites over 20 acres. The surrounding area drawing may be in a scale of one (1) inch equals one-hundred (100). One digital copy of the complete plan set must also be submitted. Upon request of the applicant, the Zoning Administrator may waive individual site plan requirements if the requirements are found to be unnecessary or irrelevant to the intent of providing the information; however, the Planning Commission has the right to require all of the information in [Figure 65](#).
- (4) Sketch Plan.** A sketch plan must include the information listed below ([Figure 65](#)). The number of plans submitted is determined by the Zoning Administrator, based upon whether or not the plans need to be reviewed by the Fire Dept., Police Dept., and/or Dept. of Public Works – in addition to the Engineering and Planning-Zoning functions of the Community Development Department. One digital copy of the complete plan set must also be submitted. The sheet size of submitted drawings shall be at a scale acceptable to the Zoning Administrator. Upon request of the applicant, the Zoning Administrator may waive individual sketch plan requirements if the requirements are found to be unnecessary or irrelevant to the intent of providing the information; however, the Planning Commission has the right to require all of the in information in [Figure 65](#).

Figure 65. Site Plan Information Required in the Site Plan Set

Site Plan Information Required in the Site Plan Set	Sketch Plan	Preliminary Site Plan	Final Site Plan
Identification of Project			
The applicant's name.	•	•	•
Name of the development.	•	•	•
The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.		•	•
Small scale location sketch of sufficient size and scale.	•		
A survey of the property, sealed by a surveyor licensed in the State of Michigan.		•	•
Date of preparation and any revisions.	•	•	•
North arrow.	•	•	•
Complete and current legal description and size of property in acres.	•	•	•
Existing Features			
Property lines and dimensions drawn to scale.	•	•	•
Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.	•	•	•
Lot lines and all structures on the property and within 100 feet of the site's property lines.		•	•
Locations of all significant natural features – streams, wetlands and floodplains (see Section 54.805), steep slopes (see Section 54.806), woodlands and protected trees (see Section 54.807).	•	•	•
Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806		•	•
Any existing private or public easements		•	•
Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.	•	•	•
Locations of existing utilities.	•	•	•
Existing topography at a minimum of two (2) foot contour intervals.		•	•
Proposed Construction			
Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See Article 3 , Article 4 , and Article 7 .	•	•	•
Floor area and ground coverage ratios. See Article 3 and Article 4 .	•	•	•
Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code.		•	
Proposed topography with a site grading plan with topography at a minimum of two (2) foot contour intervals.		•	•
Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806		•	•

Site Plan Information Required in the Site Plan Set	Sketch Plan	Preliminary Site Plan	Final Site Plan
Location and method of screening for all waste dumpsters. See Section 54.1003(F) .		•	•
Location and dimensions of parking spaces. See Article 9 .	•	•	•
General landscaping design concept acceptable to the Zoning Administrator.	•		
A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See Article 10 .		•	•
Details of exterior lighting including fixture and pole locations, height, and method of shielding. See Section 54.802 .		•	•
The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See Article 11 .	•	•	•
Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per Section 54.803 . Any proposed public or private easements.			•
Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.			•
If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed. Tree clearing and grading is limited to the areas that are proposed and approved for a phased timeline.	•	•	•
Site Circulation Details and Access Design			
General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See Section 54.907 .	•		
Street horizontal and vertical dimensions, including curve radii.		•	•
Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See Section 54.907 .		•	•
Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.		•	
Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See Section 54.907 .		•	
Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths or trails.			•
Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.			•
Written verification of access easements or agreements, if applicable.		•	•

Additional Information			
Any other information necessary to establish compliance with this and other ordinances.	•	•	•

Voluntary Information/Considerations – callouts/notes and narrative would be appreciated
Infrastructure for Electric Vehicle (EV) charging stations (wiring, conduit, etc.)
Incorporation of <i>green infrastructure</i> elements such as a bioswale/rain garden (see Fig. 41), pervious pavers, vegetative/green roof, living retaining wall, French drains.
Public art elements such as sculpture, murals, interactive installations.
Affordable housing (including of explanation of how affordability is calculated).
Encourage colorful cladding materials (black, white, grey materials should be limited to <50 percent of total exterior cladding and trim colors).
Inclusion of bicycle parking facilities (racks, shelters, lockers, etc.) not required by the LDC.

(D) Site Plan Review Procedures. No Zoning Compliance or Special Land Use Permit shall be issued for any uses subject to site plan review except in accordance with a site plan approved by the Planning Commission, or a Minor Site Plan approved by the Zoning Administrator, in accordance with the following procedures:

- (1) Minor Site Plan Review.** The Zoning Administrator may approve or conditionally approve Minor Site Plans as described in [Figure 64](#); however, Minor Site Plans may also be subject to review by the Planning Director, Engineering Department, Fire Department, or any other City department deemed necessary by the Zoning Administrator. After approval of a Minor Site Plan, the applicant may apply for a Zoning Permit pursuant to [Section 54.1401](#).
- (2) Pre-Application Concept Plan Review.** At the option of the applicant, the applicant may submit a concept plan to the City be reviewed by the Zoning Administrator, City Planner, and Engineering Department prior to submitting an application for site plan review. Depending on the scope of the development proposal, the City staff may require the concept plan to contain as little detail as a Zoning Compliance Review ([Section 54.1401\(C\)](#)) or as much detail as a Sketch Plan Review ([Figure 65](#)). The concept plan must contain enough detail to explain the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; function of open space; and buildings or floor areas contemplated, as applicable. The purpose of concept plan review is for the City staff to review the concept plan and provide the applicant an advisory opinion whether the concept plan appears to meet the standards of this Ordinance with respect to use, location, character, and zoning district requirements. The City's review of a concept plan is advisory only, and the City shall not approve, deny, or take any other action on a concept plan.
- (3) Sketch Plan Review.** At the option of the applicant, preliminary sketches of proposed site plans may be submitted for review to the Planning Commission prior to submission for formal site plan review. Submission of preliminary sketch plans shall be made no later than fourteen (14) days prior to the meeting at which the review is to take place. The Planning Commission shall advise the applicant as to the general acceptability of the proposed plan, but shall not be bound by any statements or indications of acceptance to the plan. The Zoning Administrator shall determine the number of plans to be submitted. Sketch plans must include at a minimum the required information for sketch plans in [Figure 65](#).

(4) Preliminary Site Plan Review. The purpose of preliminary site plan review is to allow for the review and decision on most aspects of the site without the need for final detailed engineering unless required by the City Engineer. An applicant may submit some of the engineering elements in schematic/diagram form in the Preliminary site plan set per the requirements shown in [Figure 65](#), and such items must be approved per the Final Site Plan Review (FSPR) requirements prior to staff completion of a Zoning Compliance Permit for the project. Applications for preliminary site plan review must be submitted to the Zoning Administrator at least twenty (20) business days prior to the meeting at which the review is to take place. The Planning Commission shall review the preliminary site plan, together with any reports and recommendations from staff, consultants and other reviewing agencies and any public comments. The Planning Commission shall then make a determination based on the requirements of this Ordinance and the standards of [Section 54.1402\(E\)](#). The Planning Commission is authorized to postpone, approve, approve subject to conditions or deny the preliminary site plan as follows:

- (a) Postponement.** Upon determination by the Planning Commission that a preliminary site plan is not sufficiently complete for approval or denial or upon a request by the applicant, the Planning Commission may postpone consideration until a later meeting.
- (b) Denial.** Upon determination that a preliminary site plan does not comply with the standards and regulations set forth in this Ordinance, or would require extensive revisions to comply with said standards and regulations, the site plan shall be denied. If a site plan is denied, a written record shall be provided to the applicant listing the reasons for such denial.
- (c) Approval.** Upon determination that a preliminary site plan is in compliance with the requirements of this Ordinance and other applicable ordinances and laws, including the standards of [Section 54.1402\(E\)](#), the preliminary site plan shall be approved. Upon approval of the preliminary site plan, the applicant may apply for final site plan review.
- (d) Approval Subject to Conditions.** The Planning Commission may approve a preliminary site plan, subject to one (1) or more conditions necessary to address minor modifications to the preliminary site plan, ensure that public services and facilities can accommodate the proposed use, protect significant natural features, ensure compatibility with adjacent land uses, or otherwise meet the intent and purpose of this Ordinance. Such conditions may include the need to obtain variances or approvals from other agencies. Upon approval of the preliminary site plan and the satisfaction of conditions, the applicant may apply for final site plan review.
- (e)** The Planning Commission may elect by an affirmative vote to be the approving authority of the Final Site Plan, otherwise the approving authority will be the Zoning Administrator. The scope of the proposal, the potential impact of the project, and/or or the estimated value of public input or of conducting the approval in a public forum are all reasons that the Planning Commission may elect to be the review authority for the Final Site Plan. The Zoning Administrator may recommend that the Planning Commission be the approving authority in the staff report for the site plan review.

(5) Final Site Plan Review.

- (a) Deadline to Submit Final Site Plan Application.** Applications for final site plan approval shall be submitted to the Zoning Administrator at least twenty (20) business days prior to the meeting at which the review is to take place.
- (b) Staff Review of Site Plan Materials.** The Zoning Administrator, Engineering Department, Fire Department, Planning Staff, and other City departments if required by the Planning Commission to determine compliance with this Ordinance, will review application materials to determine if they are in proper form, all of the required information is present, and the site plan is in compliance with this Ordinance. Each department that reviews an application shall provide a report or relevant comments to the Zoning Administrator. If the site plan is determined to not be complete or in compliance with the ordinances, the Zoning Administrator shall return the reports to the applicant. The Planning Commission shall not review a site plan that is not complete unless the incomplete items are minor.
- (c) Additional Information.** The Planning Commission, prior to granting approval of a site plan, may request from the applicant any additional graphics or written materials, prepared by a qualified person or person(s), to assist in determining the appropriateness of the site plan. Such material may include, but is not limited to, photographs, estimated impact on public schools and utilities, and traffic impacts.
- (d) Planning Commission and/or Administration Action.** Except as noted in directly above, and as stated in [Section 54.1402\(D\)\(4\)\(c\)](#) for Preliminary Site Plan Review, the Planning Commission, or City Staff, shall approve, approve with conditions, or deny the site plan based on the compliance of the plan with City Ordinances and the review standards of this Ordinance. If conditional approval is granted, the conditions shall be stated specifically so that the Zoning Administrator or other reviewing departments can determine compliance with the conditions and grant approval following submission of revised plans; said review not to exceed ten business (10) days unless additional time is required by the Zoning Administrator or other reviewing departments to determine compliance with the conditions of site plan approval. A site plan shall be approved if it contains all of the information required by the ordinance and is in compliance with the standards of the Land Development Code (including [Section 54.1402\(E\)](#)), other City planning documents, City ordinances, and state and federal statutes.
- (e) Signed Copies of Final Approved Plans.** The Planning Commission Chair and the applicant shall sign two (2) copies of the approved site plan, one of which is kept by the Zoning Administrator, the other by the applicant. If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City be signed.
- (f) Certificate of Zoning Compliance.** A Zoning Compliance permit shall not be issued until the Planning Commission has approved the plan. The Zoning Compliance permit shall be reviewed and issued in accordance with [Section 54.1401](#).

(6) Single-Step Site Plan Approval. Nothing in this Ordinance shall prohibit the Planning Commission from granting final site plan approval without first granting a preliminary site plan approval if the plans are in compliance with the requirements of this Ordinance for a final site plan.

(E) Site Plan Review Standards. In addition to the development standards of this Ordinance as well as the underlying zoning district, each site plan shall be designed to ensure that:

- (1) Public Health, Safety, and Welfare.** The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.
- (2) Safe and Efficient Traffic Operations.** Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.
- (3) Vehicular and Pedestrian Circulation.** The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned street and pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping centers, and other uses which generate a considerable amount of pedestrian traffic.
- (4) Topography and Landscaping.** The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding property.
- (5) Storm Water Management.** Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.
- (6) Emergency Vehicle Access.** All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access as required by the Fire Department and Police Department.
- (7) Outdoor Storage and Loading and Unloading Areas.** All outside storage areas, including refuse storage stations, shall be screened from the view of the street and/or adjacent residentially zoned properties. All loading and unloading areas shall be reasonably screened for residentially zoned properties.
- (8) Lighting.** Exterior lighting shall be arranged so that it is deflected away from adjacent properties and bodies of water so that it does not impede the vision of traffic along

adjacent streets or impair navigation on the waterway. Flashing or intermittent lights shall not be permitted.

(9) Location of Building Entrances. For consistency in areas where adjoining properties face the street, the Planning Commission may require that primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.

(10) Nuisances. No noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.

(11) City of Marquette Engineering Design and Construction Standards. The site plan must comply with the City of Marquette Engineering Design and Construction Standards.

(F) Validity of Approved Site Plans and Expiration.

(1) Approval, including Conditions, Attached to the Property. Approval of a site plan, including conditions made as part of the approval, is attached to the property described as part of the application and not to the owner of such property.

(2) Validity of Approved Site Plans.

(a) Expiration. Site plan approval shall expire one (1) year from the date of approval by the Planning Commission, or by the Zoning Administrator for minor site plans, except for phased projects that are required to follow a project timeline. If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City prior to the expiration date.

(b) Halt in Construction. The Planning Commission or Zoning Administrator, according to which entity approved the plan, may revoke the zoning approval if work on a project is halted for at least two (2) months, except during winter conditions, if the conditions warrant.

(c) Extension. The Planning Commission may grant two (2) one-time extensions to the expiration deadline, not to exceed one (1) year each, provided the request for an extension must be submitted at least 26 days prior to the expiration of the site plan approval and must meet the following standards. The Zoning Administrator may similarly grant extensions of administratively approved site plans.

(i) The approved plan conforms to zoning at the time the extension is granted

(ii) Any and all Federal and State approvals and permits are current.

(d) Relevant LDC Amendment. If the Land Development Code is amended within one year of site plan approval and approved work has not been completed, any less intensive standards provided by the amendment may be applied to the unfinished aspects of the site plan if a revised site plan is submitted before the one year site plan approval period expires.

(e) Resubmission of Expired Plans. Site plans whose approval has expired shall require resubmission as an initial application.

(G) Amendments to Approved Site Plans.

(1) No changes, erasures, modifications, or revisions shall be allowed for any approved site plan without prior approval by the Zoning Administrator or the Planning Commission, in accordance with [Figure 64](#) of this Ordinance.

(2) The ability to approve any changes to an approved site plan shall remain consistent with the ability of the Planning Commission or Zoning Administrator to approve or deny a specific development activity stated in [Figure 64](#).

(H) Performance Guarantees. To ensure compliance with this Ordinance and any condition imposed thereunder, the City may require that a cash deposit, certified check, irrevocable bank letter of credit, or other financial instrument acceptable to the City covering the estimated cost of improvements associated with a project (verified by the City Engineer) for which site plan approval is sought, be deposited with the Treasurer of the City to ensure faithful completion of the improvements and also be subject to the following:

(1) Prior to development activity or the issuance of a permit, the performance guarantee shall be deposited prior to the issuance of the building permit authorizing the activity of the project. The City shall return the performance guarantee on deposit upon verification by the City that all work and improvements have been satisfactorily completed. A return of the performance guarantee does not relieve the applicant from satisfying all applicable maintenance warranties and/or guarantees necessary to ensure the proper functioning of the public improvements.

(2) As used in this Section, “improvements” means those features and actions associated with a project which are considered necessary by the body or official granting approval, to protect natural resources, or the health, safety and welfare of the residents of the City and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, sidewalks, screening, landscaping and surface drainage.

(I) Development Agreement. The Planning Commission may require, as a condition of approval, that the owner/developer enter into a Development Agreement with the City of Marquette, incorporating therein the terms and conditions of final site plan approval, and record the same in the Office of the Register of Deeds for Marquette County. The Development Agreement shall be signed by the applicant and/or developer and approved by the City Commission. The Agreement shall include such provisions as the deposit of funds to defray variable costs and expenses and performance guarantees per [Section 54.1402\(H\)](#) to ensure that improvements depicted on a site plan meet the provisions of this Ordinance, adopted standards and regulations, and conditions set by the Planning Commission. The cost to prepare, review, and record this Agreement shall be borne by the applicant/developer.

(J) Compliance Guarantees. Prior to construction, the Zoning Administrator may require that the property boundaries be staked by a licensed surveyor. At any time during construction, the Zoning Administrator may inspect the site to determine compliance with the approved site plan. If the Zoning Administrator determines that the construction is not in accordance with

the approved site plan, the Zoning Administrator shall issue a stop work order and take action to ensure compliance with the approved site plan.

(K) Appeals of Site Plans.

(1) Any person aggrieved by the decision of the Planning Commission or Zoning Administrator with respect to an approval or denial of a site plan shall have the right of an appeal to the Board of Zoning Appeals in accordance with [Section 54.1404](#). The appeal shall be filed in writing within thirty (30) days of the decision.

(2) The filing of such an appeal shall act to stay or suspend the issuance of any permit.

(3) No new evidence may be submitted to the Board of Zoning Appeals that is in addition to the evidence considered by the Zoning Administrator or Planning Commission during its review.

(L) Required As-Built Plans. Upon completion of the development, as-built plans of the final development must be provided to the City in CAD format or other digital format required by the City.

(M) Revocation. Approval of a site plan may be revoked by the Planning Commission if the construction or use is not in conformance with the approved site plan. In such case, the site plan shall be placed on the agenda of the Planning Commission for consideration and written notice shall be sent to the applicant at least ten (10) days prior to the meeting. The Zoning Administrator, applicant, and any other interested persons shall be given the opportunity to present information to the Planning Commission and answer questions. If the Planning Commission finds that a violation of the approved site plan exists and has not been remedied prior to the hearing, then it shall revoke the approval of the site plan.

Identification of Project

4. Small scale location sketch of sufficient size and scale. (Sketch plan only).
This submission is not a sketch plan.

Existing Features

13. Boundary of any Riparian Overlay Districts, per Section 54.320(E). Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steel slopes (>12 percent), per Section 54.906.
There are no streams and/or steep slopes, wetlands or surface water bodies impacted by the proposed development.

Proposed Construction

20. Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. (Preliminary Site Plan submittal only).
This is not a Preliminary Site Plan submittal.
22. Boundary of any Riparian Overlay Districts, per Section 54.320(E). Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steel slopes (>12 percent), per Section 54.906.
There are not streams and/or steep slopes, wetlands or surface water bodies impacted by the proposed development.
25. General landscaping design concept acceptable to Zoning Administrator. (Sketch plan only).
This submission is not a sketch plan.
28. The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction.
Signs will be submitted under separate permit application.

Site Circulation Details and Access Design

32. General site circulation and access including: indication of street right-of-way and pavement widths; access points; and locations of pedestrian paths. (Sketch plan only).
This submission is not a sketch plan.
33. Street horizontal and vertical dimensions, including curve radii.
No new streets are proposed.

Voluntary Information/Considerations

- 40. Any other information necessary to establish compliance with this and other ordinances.
No other information is necessary to establish compliance.
- 41. Infrastructure for Electric Vehicle (EV) charging stations (wiring, conduit, etc.)
Electric Vehicle (EV) charging stations will not be provided.
- 42. Incorporation of green infrastructure elements such as bioswale/rain garden, pervious pavers, vegetative/green roof, living retaining wall, French drains.
Elements such as bioswale/rain garden, pervious pavers, vegetative/green roof, living retaining wall, French drains are not part of this project.
- 43. Public art elements such as sculpture, murals, interactive installations.
Public art elements are not part of this project.
- 44. Affordable housing (including an explanation of how affordability is calculated.)
Affordable housing is not part of this project.

Engineering Department

- 57. Does any earthwork disturb adjacent properties?
Earthwork does not disturb adjacent properties.
- 58. Wetland concerns/proper permits obtained?
No wetland concerns or permits to obtain.
- 62. Is there a hydrant at the end of any proposed dead end water main?
No new watermain proposed.
- 64. Street horizontal and vertical dimensions, radii
No new streets are proposed.

Public Works

- 70. Extension or re-routing of public utility systems required
No extensions or re-routing of public utility systems required.
- 72. Abandonment of existing utility lines associated with the project.
No existing utility lines to be abandoned.
- 76. Sanitary waste pretreatment requirements
No pretreatment required.
- 80. Additions or changes to public signing or traffic control required or recommended
No additions or changes to public signing or traffic control required.
- 81. Additions to existing public sidewalks, or plowed routes, required or recommended.
No additions to public sidewalks, or plowed routes.
- 82. Impact of project on public snow removal/storage
The project does not impact public snow removal/storage.
- 83. Effect on plowing or ice control priorities
The project does not effect plowing or ice control priorities.
- 88. Maintenance-friendly design for any portions of the project to become public property
No portions of the project to become public property.
- 89. Storage of hazardous materials associated with the project near public utilities

No hazardous materials associated with the project to be stored near public utilities.

90. Blasting near public utilities associated with the project.

No blasting near public utilities.



**CITY OF MARQUETTE
POLICE DEPARTMENT
300 W. BARAGA AVE.
MARQUETTE, MI 49855
(906) 228-0400
www.marquettemi.gov**

MEMORANDUM

TO: Planning Commission
FROM: James Finkbeiner, Road Patrol Captain
DATE: March 11, 2026
SUBJECT: Review of 01-SPR-04-26

**Parcel ID's # 0150942, 0150970
100 & 119 South Lakeshore Boulevard
Marquette Vault LLC – The Trestle Hotel Site Plan**

I have reviewed the plans and have no comments at this time.

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department



Applicant's Response

Arborists Comments



Outlook

Re: 01-SPR-04-26 100 & 119 S Lakeshore Blvd - Trestle Hotel

From Daniel Carter <dcarter@marquettetmi.gov>

Date Wed 3/18/2026 12:40 PM

To Andrea Landers <alanders@marquettetmi.gov>

Hi Andrea, I have no issues with the species of the landscape. I do have a concern of the vision triangle at the corner of E. Washington and Lakeshore Blvd. The tree are lined up with the stop bar on E. Washington which will cause a possible vision obstruction.

Two of the trees will be removed to create a clear vision triangle at the corner of E. Washington St. and Lakeshore Blvd.

Applicant's Response



Outlook

RE: 01-SPR-04-26 100 & 119 S Lakeshore Blvd - Trestle Hotel

From Dulcee Atherton <datherton@marquettetemi.gov>

Date Wed 3/25/2026 6:58 AM

To Andrea Landers <alanders@marquettetemi.gov>; Ann Cook <acook@marquettetemi.gov>; Chad Hightshoe <chightshoe@marquettetemi.gov>; Daniel Carter <dcarter@marquettetemi.gov>; David Stensaas <dstensaas@marquettetemi.gov>; Dennis Stachewicz <dstachewicz@marquettetemi.gov>; James Finkbeiner <jfinkbeiner@marquettetemi.gov>; Jeffrey Fossitt <jfossitt@marquettetemi.gov>; Kellen Wessels <kwessels@marquettetemi.gov>; Melissa Erkkila <merkkila@marquettetemi.gov>; Michael Sjolund <msjolund@marquettetemi.gov>; Mik Kilpela <mkilpela@marquettetemi.gov>; Mark Oneill <moneill@marquettetemi.gov>; Nicole Bennett <nbennett@marquettetemi.gov>; Scott Cambensy <scambensy@marquettetemi.gov>; Tim Smith <tsmith@marquettetemi.gov>

Good morning Andrea-

I would like to request the two parcels impacted by this development be combined into one parcel for assessment purposes.

The Trestle Hotel and parking deck are both to be on a single parcel (see survey). "100 S. Lakeshore Blvd." is the only address for the property. The separate adjacent parcel which contains the existing Savings Bank Building and is the future Vault Hotel will remain a separate parcel.

Applicant's Response

SITE PLAN REVIEW COMMITTEE

Site Plan Review
CITY OF MARQUETTE
300 W. Baraga
Marquette, MI 49855

Date: March 25, 2026

Location: 119 S. Lakeshore

Submittal Documents:

Plan Title: Trestle Hotel - Braveworks

Submitted by: BJP Architects

Plans Stamped: 3/10/26

The following are plan review comments from the Engineering Department for the documents identified above.

- General Comments:

The parking, curb, and sidewalk reconfiguration on E. Main Street is to be considered under a separate site plan review application. No approval is being given for work in the Main Street right of way from this review.

We will coordinate with the City as a future Site Plan Review application.

- As an additional note, the tree plantings shown on E. Main Street are directly over an existing watermain, and should be located elsewhere in the project area.

The street trees at Main St. will be deleted.

- Will long duration road and sidewalk closures be required for construction other than roadway and utility related work? Vehicular and pedestrian access and detours will need to be maintained throughout the project and coordinated with the City.

Vehicle and pedestrian access detours will be maintained throughout the project. These will coordinated with the City.

- Currently there are water and sewer services feeding the Savings Bank building and new service lines proposed for the new Hotel. The buildings must not be connected or plumbed together a future date to avoid cross connection.

The existing water and sewer services of the Savings Bank Building will remain separate. The new hotel will have it's own water and sewer services and will not be plumbed together.

- AS1.0

- The curb bump outs along Main Street are problematic for snow removal. Straight curb lines are preferrable. This can be addressed in the future E. Main site plan.

The curb bump will be straightened out when addressed in the future E. Main St. site plan review.

- MDOT type M driveway openings should be used at all driveway entrances.
MDOT type M driveway openings will be used at all driveway entrances.
- Sidewalk should extend through all driveway openings.
Sidewalks will extend through all driveway openings.
- C-01.1
 - Will construction impact/ affect the integrity of the sidewalk along Lakeshore throughout the entire frontage? If so, this should be removed and replaced during construction.
The Lakeshore Blvd. sidewalk will be completely removed and replaced.
 - Asphalt cuts must conform to the City's pavement cut policy.
Note will be added to comply with the City's policy.
- C-01.1
 - Sidewalks must extend through all driveway openings with a maximum grade of 2% across the driveway.
We will adjust and show in details. The existing sidewalk according to our survey data exceeds 2%. There will need to be a segment that exceeds 2% to tie back into existing sidewalk to the west.
- C-02
 - A water valve must be placed on the service line near the right of way.
A water valve will be included.
 - The diameter of all proposed piping should be labeled. The legend indicates a 6" diameter sanitary lateral and the profile sheet indicates an 8" diameter.
Legend will be revised to 8" and pipe sizes labeled.
 - The City's sanitary sewer standard details have been updated to require a reverse cleanout at the right of way. Please show the double cleanouts and update the standard details.
Detail will be replaced and cleanout label revised.
 - Will the storm sewer labeled as roof drain also accommodate melt water from the heated parking deck or will this be tied to the other storm tap? Site hydrology calculations should be shown in a table, or in a format where all numbers are legible and in the same units. If sub-catchments are referenced in a table or diagram, they should be called out on plan view. Please also show where the expected flows will intercept City infrastructure (which is primary, secondary, etc).
The upper, open air, deck will be tied into the main storm sewer. Roof drains are for building only and tied into the storm sewer in the middle of the building. We will provide a table of calculations and expected flows that will intercept City infrastructure with permit submission.
- C03.4
 - The inverts on SMH47 are both labeled as out. Also, the inlet is 2.55ft higher than the outlet. Either a drop structure should be used, or the inlet should be lowered to close the existing flowline.
We will lower the invert elevation. Labels will be corrected.

- AS1.1
 - It appears that the level 3 parking deck is accessed by means of the driveway that is to be constructed during phase 2 of the project. Is this a correct understanding?
Yes, the driveway for the level 3 parking deck will be part of the future Vault Marquette building project (Phase 2).

Respectfully Submitted,

Engineering Department

Applicant's Response



CITY OF MARQUETTE
Fire Department
418 S. Third St.
MARQUETTE, MI 49855
(906) 225-8941
jfossitt@marquettemi.gov



MEMORANDUM

TO: Andrea Landers
FROM: Jeff Fossitt
DATE: 3-18-26
SUBJECT: 01-SPR-04-26
100 & 119 S Lakeshore Blvd.
Parcel Numbers: 0150942 + 0150970

FIRE DEPARTMENT COMMENTS:

- Will the hotel structure and parking structure have standpipes installed per NFPA 14?
The hotel will include a standpipe per NFPA 14.

Thank you,

Jeff Fossitt
Fire Marshal
Marquette Fire Department



Applicant's Response



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Barry Polzin Architects
FROM: Andrea Landers, Zoning Official
DATE: March 24, 2026
SUBJECT: Review of plans submitted on 3-10-26 for – No address & 119 S. Lakeshore Blvd (PIN: 0150942 & 0150970)

Sheet L1.0

1. Please provide how you will screen the relocated electrical equipment from the abutting parcels to meet Section 54.1003(G). The proposal has reed grass adjacent to abutting parcels and Section 54.1003(G) states evergreen requirements.

The relocated electrical equipment serve the existing abutting parcels as well as the proposed development. Evergreen plants are to placed to screen view from the street. Tall ornamental grasses are called for on the other three sides of the electrical equipment as the MBLP does require that any plantings near their equipment be easily crushed for their service access.

Sheet C-01.1

1. This sheet does not match the architectural sheet for elevation 634. Architectural has 42 parking spaces and this sheet only shows 40.

The correct number of parking spaces for elevation 634 is 42 Sheet C-01.1 has the same but has less graphic clarity.

01-SPR-04-26 Area Map

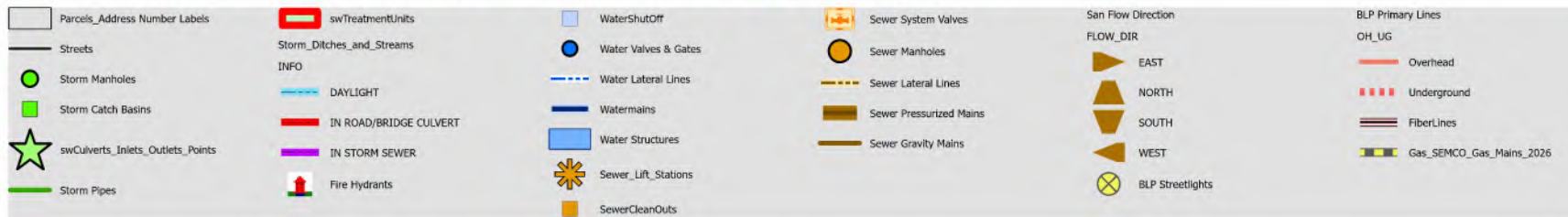


Parcels_Address Number Labels

Building Footprints

Contours2FT_From_2002

01-SPR-04-26 Block Map



The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.









TRESTLE HOTEL

100 S. LAKESHORE BLVD.
MARQUETTE, MI 49855

MARCH 10, 2026

Braveworks.

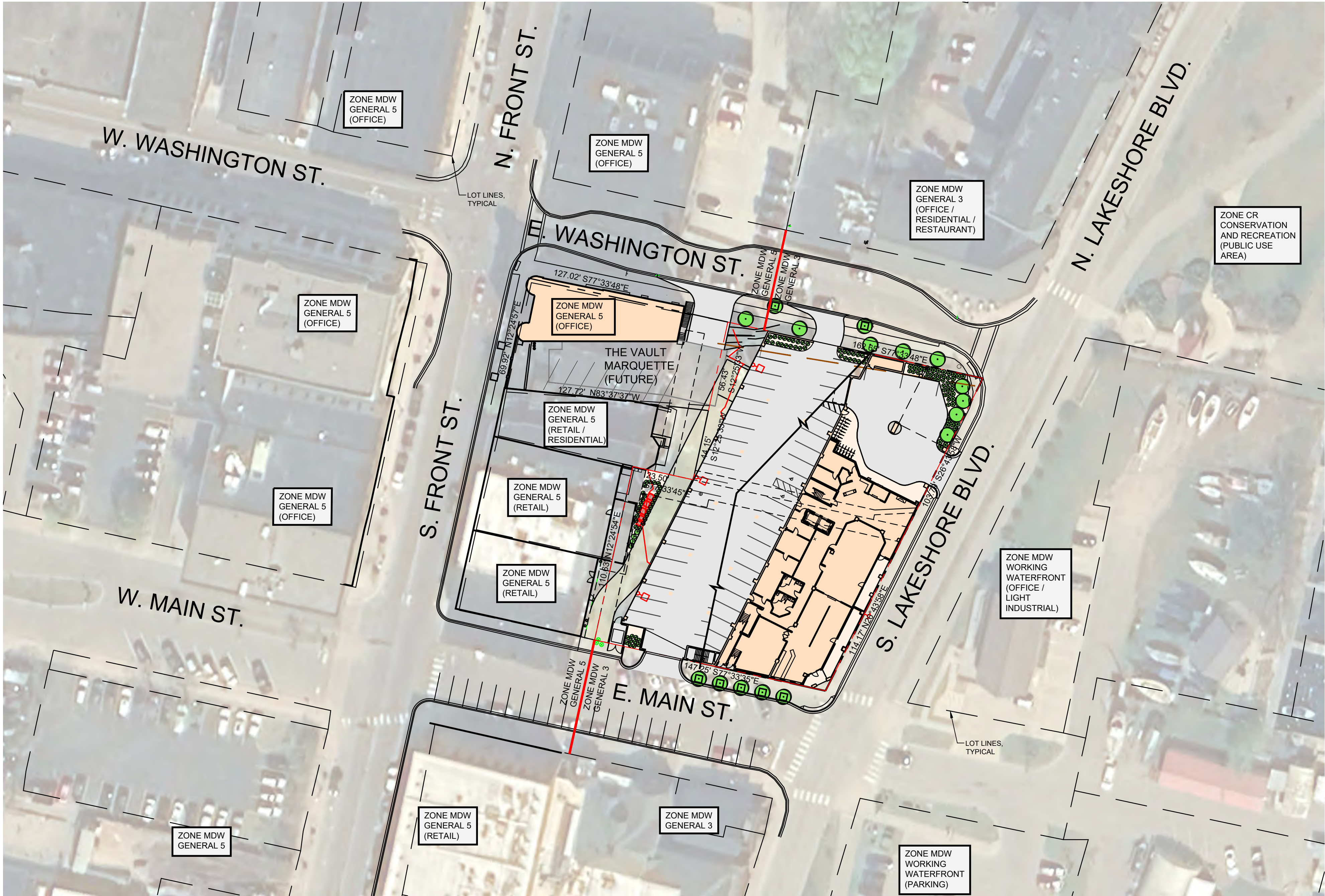
OWNER:
MARQUETTE VAULT LLC
47711 GUNDLACH RD.
HOUGHTON, MI 49931

ARCHITECT:
BARRY J. POLZIN ARCHITECTS INC.
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855

DEVELOPER:
100 SOUTH LAKESHORE BLVD LLC
47711 GUNDLACH RD.
HOUGHTON, MI 49931



RENDERING FOR ILLUSTRATION PURPOSES ONLY



NEIGHBORHOOD SITE PLAN

SCALE: 1" = 40'-0"

BUILDING INFORMATION

USE GROUP:	R1/A2/S2
CONSTRUCTION TYPE:	FIRST FLOOR 1A; FLOORS 2-5 5A
NUMBER OF GUEST ROOMS:	80
FLOOR AREA (GROSS):	
FIRST FLOOR:	PARKING AREA: 12,443 S.F. HOTEL AREA: 9,081 S.F.
PARKING LEVEL 634/MEZZANINE:	13,651 S.F. 933 S.F.
SECOND FLOOR:	11,932 S.F. 11,932 S.F.
THIRD FLOOR:	10,528 S.F. 10,528 S.F.
FOURTH FLOOR:	10,202 S.F. 10,202 S.F.
FIFTH FLOOR:	56,675 S.F.
TOTAL GROSS AREA:	39,727 S.F.

THE ENTIRE BUILDING IS PROTECTED BY AN NFPA 13 AUTOMATIC FIRE SUPPRESSION SYSTEM.

APPLICABLE CODES

2021 MICHIGAN BUILDING CODE
2021 MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2023 NATIONAL ELECTRIC CODE
2017 ACCESSIBLE/USABLE BUILDINGS/FACILITIES ICC A117.1
2021 NFPA 1 FIRE CODE
2021 NFPA 101 LIFE SAFETY CODE

SITE INFORMATION

LOT AREA:	32,919 S.F. (0.76A)
ZONING:	MARQUETTE WATERFRONT DISTRICT - GENERAL 3
PROPOSED LAND USE:	RETAIL SERVICE

PARKING	
1 PER GUEST ROOM	80
1 PER EMPLOYEE ON PEAK SHIFT	4
PARKING REQUIRED	84
PARKING REDUCTION (SEE BELOW)	-2
TOTAL PARKING REQUIRED	82
TOTAL PHASE I PARKING PROVIDED	83
PHASE 2 PARKING PROVIDED	39
TOTAL PARKING PROVIDED	122

BICYCLE PARKING	
LODGING (2 + 1 PER 20 EMPLOYEES PER SHIFT)	3
RESTAURANT (2 + 1 PER 20 EMPLOYEES PER SHIFT)	3
TOTAL BICYCLE PARKING REQUIRED	6
TOTAL BICYCLE PARKING PROVIDED	14

8 EXTRA BIKE PARKING SPACES ALLOW FOR (2) VEHICLE PARKING SPACE REDUCTION

NOTES

ALL LOCAL, STATE, OR FEDERAL PERMITS THAT ARE REQUIRED WILL BE OBTAINED PRIOR TO CONSTRUCTION

DRAWING INDEX

	COVER/NEIGHBORHOOD SITE PLAN
S1.0	SURVEY
AS1.0	SITE PLAN
AS1.1	PARKING SITE PLANS
L1.0	LANDSCAPE PLAN
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
R1.0	RENDERINGS
C-0.1	EXISTING SITE/REMOVAL PLAN
C-01	FIRST LEVEL SITE GRADING PLAN
C-01.1	SECOND LEVEL SITE GRADING PLAN
C-01.2	SECOND LEVEL SITE GRADING PLAN
C-02	UTILITY SITE PLAN
C-03.1	SITE SECTIONS
C-03.2	SITE SECTIONS
C-03.3	SITE SECTIONS
C-03.4	SITE SECTIONS
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D-2	DETAILS
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D-4	DETAILS

PHASING OF PARKING DECK CONSTRUCTION

THE FIRST AND SECOND PARKING LEVELS ARE TO BE CONSTRUCTED ALONG WITH THE TRESTLE HOTEL. ANTICIPATED START OF APRIL 2026 WITH COMPLETION JUNE OF 2027. THESE TWO LEVELS PROVIDE 83 PARKING SPACES WHICH MEETS THE REQUIRED NUMBER OF SPACES FOR THE HOTEL.

THE THIRD LEVEL OF PARKING ALONG WITH THE STREET FACADES OF THE PARKING DECK ON E. WASHINGTON ST. AND E. MAIN ST. WILL BE CONSTRUCTED IN THE NEXT PHASE OF THE DEVELOPMENT WHICH WILL COINCIDE WITH THE CONSTRUCTION OF THE VAULT MARQUETTE PROJECT ADJACENT TO THIS SITE.

PLAT OF SURVEY

Lot One (1), Lot Two (2), Lot Three (3), Part of Lot Seven (7) lying East of the West 25 feet of Lot Seven (7), Lot Eight (8) and Lot Nine (9) all in Block Number Seventeen (17) of the "Map of That Part of the Town of Marquette Included in Lot Number Two (2), of Fractional Section Twenty-Three (23), Township Forty-eight (48) North, Range Twenty-five (25) West" commonly known as the Thirty-Six Acre Plat, City of Marquette, Marquette County, Michigan.

TITLE INSURANCE COMPANY INFORMATION
MARQUETTE COUNTY TITLE AGENCY, INC.
827 N. THIRD STREET
MARQUETTE, MI 49855
AGENT FOR: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 SECOND AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55401
TITLE COMMITMENT EFFECTIVE DATE: MAY 18, 2021 8:00 AM
COMMITMENT NUMBER 21-32333
INSURED: BRAVEWORKS, INC. A MICHIGAN CORPORATION

ITEMS PERTAINING TO SCHEDULE BII SHOWN ON PAGE 1:

- NOTE: Item is plotted on survey, look for the item letter with a circle (29) on the map.
3. Encroachments or overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical personal inspection of the premises.
17. Grant of perpetual easement in favor of the City of Marquette more fully set forth in Liber 171 of Misc. Records, Page 59. Easement as shown on map.
18. Grant of perpetual easement in favor of the City of Marquette more fully set forth in Liber 171 of Misc. Records, Page 53. Easement as shown on map. Easement as shown on map.
19. Grant of easement in favor of the City of Marquette more fully set forth in Document Number 2012R-07588.
20. Easement in favor of Michigan Bell Telephone Company, set forth in Liber 130 of Miscellaneous Records, Page 874.
21. Subject to a right of way for all purposes, over, upon, and across the East 15 feet of the West 33 1/2 feet of Lot Number 7, Block 17, Thirty-Six Acre Plat, excepting and reserving therefrom that portion of said right of way occupied and used as a stairway, said stairway being located at the Southwest corner of said right of way, as more fully set forth in Liber 146 of Deeds, Page 72, Marquette County records.
24. Together with and subject to easement set forth in Liber 23 of Miscellaneous Records, Page 479.

LEGAL DESCRIPTION (copied from Exhibit A of Title Commitment):
PARCEL 1B:
Lots Numbered One (1), Two (2), Three (3), in Block Number Seventeen (17) of the Plat of Lot Number Two (2) of fractional Section Twenty-three (23) in Township Forty-eight (48) North, Range Twenty-Five (25) West, commonly known as "THIRTY-SIX ACRE PLAT" of the City of Marquette, Michigan.

PARCEL 2:
A parcel of land comprised of Lot 7 except the Westerly 25' thereof and all of Lots 8 and 9, Block 17, of the "Map of That Part of the Town of Marquette Included in Lot Number 2 of Fractional Section Number Twenty-three (23), Township Forty-eight North, Range Twenty-five West (T48N, R25W)" commonly known as the Thirty-Six Acre Plat, City of Marquette, Marquette County, Michigan more fully described as commencing at the Northeast corner of Block 9 of said Plat, also being the Northwest corner of Block 1, Hewitt's Addition, City of Marquette on the South Right-of-Way (R/W) line of Ridge Street (66' R/W, June 2002); thence S00°06'38"W, 380.15' along the line common to said Thirty-Six Acre Plat and Hewitt's Addition to the relocated Northwesterly R/W Line of Lakeshore Boulevard (50' R/W, June 2002, platted as Water Street, 66' R/W and also formerly known as Lake Street); thence S63°06'06"W, 144.29' along said Lakeshore Boulevard R/W line to a bend; thence S26°33'16"W, 332.39' along said R/W line to a bend; thence S26°56'38"W, 150.39' along said R/W line to the POINT OF BEGINNING; thence continuing S26°56'38"W 114.17' along said Northwesterly R/W line to the Northerly R/W line of Main Street (74' R/W, June 2002); thence N77°20'55"W, 147.25' along said Northerly Main Street R/W line and the Southerly line of said Lots 9, 8 and 7 to the Easterly line of the Westerly 25' of said Lot 7; thence N12°37'37"E, 110.63' along said Easterly line to the Northerly line of said Lot 7; thence N12°37'37"E, 110.63' along said Easterly line to the Northerly line of said Lot 7; thence S77°21'01"E, 175.49' along the Northerly line of said Lots 7, 8 and 9 to the POINT OF BEGINNING.

I, ANDREW M. BUCK, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON AND THAT RELATIVE POSITIONAL PRECISION IS WITHIN ACCEPTED LIMITS OF A PROFESSIONAL SURVEYOR PRACTICING IN THE STATE OF MICHIGAN AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

LAKE STATE LAND SURVEYING, INC. MICHIGAN • WISCONSIN SURVEYING P.O. BOX 533 IRON MOUNTAIN, MI 49801 (906) 235-0404 www.LakeStateLS.com	CERTIFIED BOUNDARY SURVEY FOR: BRAVEWORKS, INC. 47711 GUNDLACH RD. HOUGHTON, MI 49931 DRAWN: A.M.B. JOB No: 24095 DRAWING: 24095-Revised Parcel Division KMS BASIS OF BEARING: GEODETIC NORTH ERROR OF CLOSURE: LESS THAN 1/5000 DATE: 2/13/2026	ANDREW M. BUCK, P.S. 58062 2-13-2026 STATE OF MICHIGAN ANDREW MILES BUCK PROFESSIONAL SURVEYOR No. 4001058062 LICENSED PROFESSIONAL SURVEYOR
PAGE 2 of 3		

PLAT OF SURVEY

Lot One (1), Lot Two (2), Lot Three (3), Part of Lot Seven (7) lying East of the West 25 feet of Lot Seven (7), Lot Eight (8) and Lot Nine (9) all in Block Number Seventeen (17) of the "Map of That Part of the Town of Marquette Included in Lot Number Two (2), of Fractional Section Twenty-Three (23), Township Forty-eight (48) North, Range Twenty-five (25) West" commonly known as the Thirty-Six Acre Plat, City of Marquette, Marquette County, Michigan.

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MINNEAPOLIS, MINNESOTA 55401
TITLE COMMITMENT EFFECTIVE DATE: MAY 18, 2021 8:00 AM
COMMITMENT NUMBER 21-32333
INSURED: BRAVEWORKS, INC. A MICHIGAN CORPORATION

Proposed Legal Description:

Lot One (1), Lot Two (2), Lot Three (3), Part of Lot Seven (7) lying East of the West 25 feet of Lot Seven (7), Lot Eight (8) and Lot Nine (9) all in Block Number Seventeen (17) of the "Map of That Part of the Town of Marquette Included in Lot Number Two (2), of Fractional Section Twenty-Three (23), Township Forty-eight (48) North, Range Twenty-five (25) West" commonly known as the Thirty-Six Acre Plat, City of Marquette, Marquette County, Michigan, more precisely described as follows:

Commencing at the Northwest Corner of Lot 5, monumented by a Mag nail with a brass washer PS 58062, located in the Southeast quadrant of Washington Street and Front Street in the City of Marquette; thence South 77 deg. 33 min. 48 sec. East along the North line of Lot 5 and the North line of Lot 4, a distance of 127.02 feet to the Northeast corner of Lot 4 of said plat monumented by a 5/8 inch rebar with PS 58062 cap and the Point of Beginning; thence continuing South 77 deg. 33 min. 48 sec. East along the North lines of Lots 3, 2 and 1 a distance of 162.65 feet to the Northeast corner of Lot 1 and monumented by a Mag nail with a brass washer PS 58062; thence South 26 deg. 43 min. 58 sec. West along the East line of Lots 1 and 9 a distance of 217.95 feet to the Southeast corner of Lot 9 monumented by a Mag nail with a brass washer PS 58062; thence North 77 deg. 33 min. 35 sec. West along the South line of Lots 9, 8 and 7 a distance of 147.25 feet to a point marking the West 25 feet line of Lot 7 and being monumented by a Mag nail with a brass washer PS 58062; thence North 12 deg. 24 min. 54 sec. East along a line marking the West 25 feet of Lot 7 a distance of 90.60 feet to the South line of Lot 4; thence South 77 deg. 33 min. 45 sec. East along the South line of Lot 4 a distance of 38.50 feet to the Southwest corner of Lot 3 monumented by a 5/8 inch rebar with PS 58062 cap; thence North 12 deg. 25 min. 33 sec. East a distance of 100.58 feet to the Northeast corner of Lot 4 monumented by a Mag nail with a brass washer PS 58062 and the Point of Beginning.

Parcel contains 0.76 Acres more or less

I, ANDREW M. BUCK, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON AND THAT RELATIVE POSITIONAL PRECISION IS WITHIN ACCEPTED LIMITS OF A PROFESSIONAL SURVEYOR PRACTICING IN THE STATE OF MICHIGAN AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

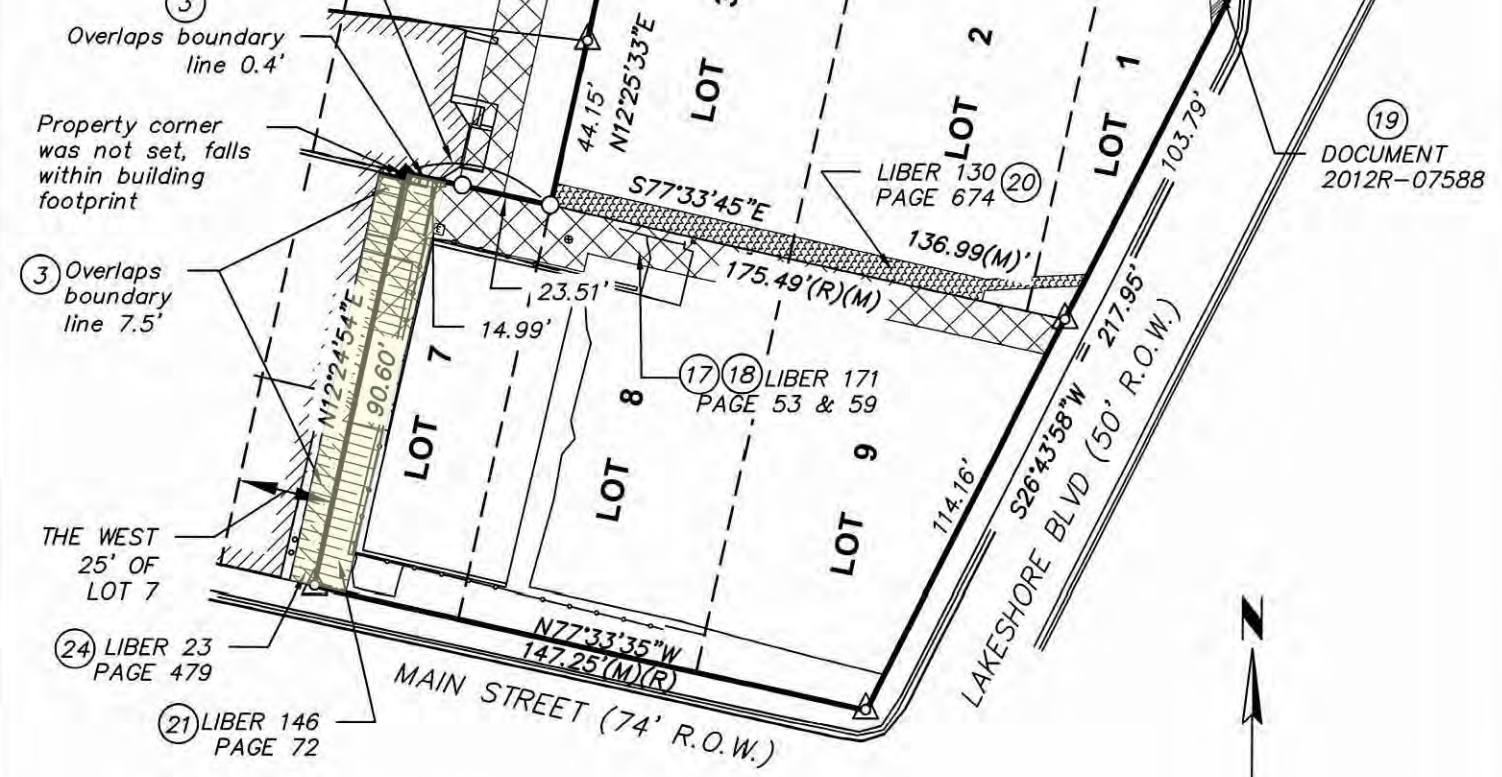
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

LAKE STATE LAND SURVEYING, INC. MICHIGAN • WISCONSIN SURVEYING P.O. BOX 533 IRON MOUNTAIN, MI 49801 (906) 235-0404 www.LakeStateLS.com	CERTIFIED BOUNDARY SURVEY FOR: BRAVEWORKS, INC. 47711 GUNDLACH RD. HOUGHTON, MI 49931 DRAWN: A.M.B. JOB No: 24095 DRAWING: 24095-Revised Parcel Division KMS BASIS OF BEARING: GEODETIC NORTH ERROR OF CLOSURE: LESS THAN 1/5000 DATE: 2/13/2026	ANDREW M. BUCK, P.S. 58062 2-13-2026 STATE OF MICHIGAN ANDREW MILES BUCK PROFESSIONAL SURVEYOR No. 4001058062 LICENSED PROFESSIONAL SURVEYOR
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LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND (SEE NOTE)
- MAG NAIL SET WITH BRASS WASHER P.S. 58062
- 5/8" IRON PIN W/58062 CAP SET
- CALC. POSITION
- MAG NAIL WITH WASHER FOUND
- (R)=RECORDED DEED MEASUREMENT
- (A)=RECORD DISTANCE 1990
- ALTA SURVEY PS. 30097
- (M)=MEASURED

SCALE
1 25 50 100
1 INCH = 50 FEET

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PAGE 1 of 3		

107 S. FRONT EASEMENT

BARRY J. POLZIN
ARCHITECTS

TRESTLE HOTEL

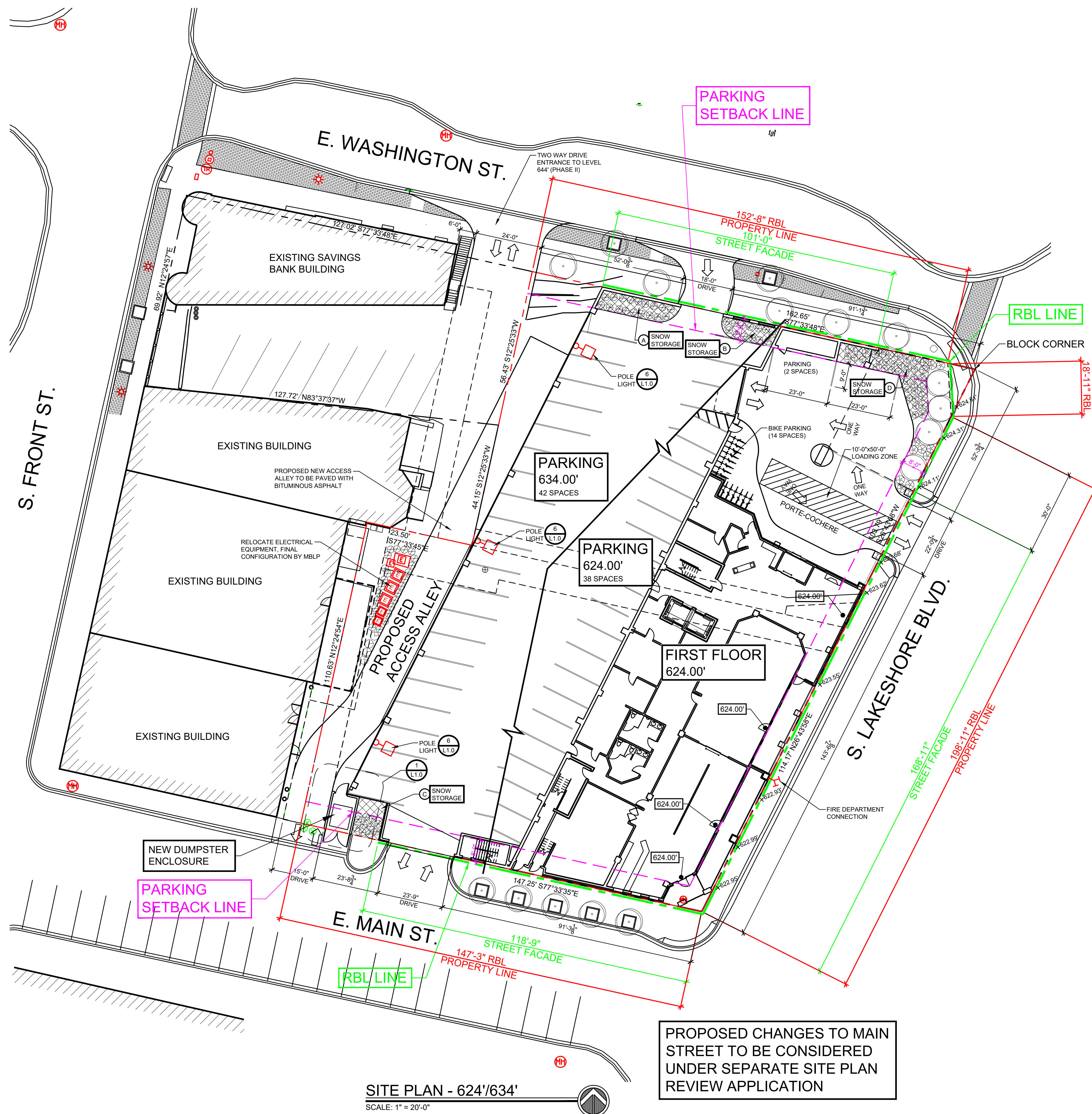
MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By: EKH
Date of Issue: 3/10/26

REVISION	DATE	ISSUE	BY

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SHEET:
S1.0



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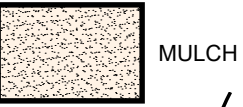
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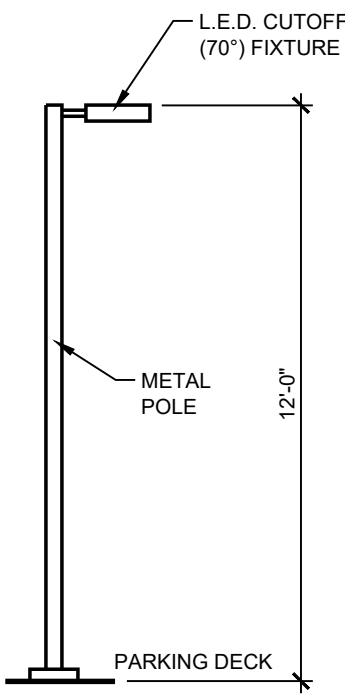
STREET TREES		
LENGTH OF ROAD FRONTAGE: E. WASHINGTON ST. 162' - 15' DRIVE = 147' S. LAKESHORE BLVD. 216' - 22' DRIVE = 196' E. MAIN ST. 147' - 24' DRIVE = 123' TOTAL LENGTH: 466'		
	REQUIRED	PROVIDED
STREET TREES (466 L.F. / 30 L.F.)	16	16*

*NOTE: S. LAKESHORE BLVD. HAS 6'-0"± FROM BACK OF CURB TO THE PROPERTY LINE WHICH DOES NOT ALLOW FOR PLANTING OF STREET TREES. ADDITIONAL STREET TREES HAVE BEEN PROVIDED AT E. WASHINGTON ST. AND E. MAIN ST.

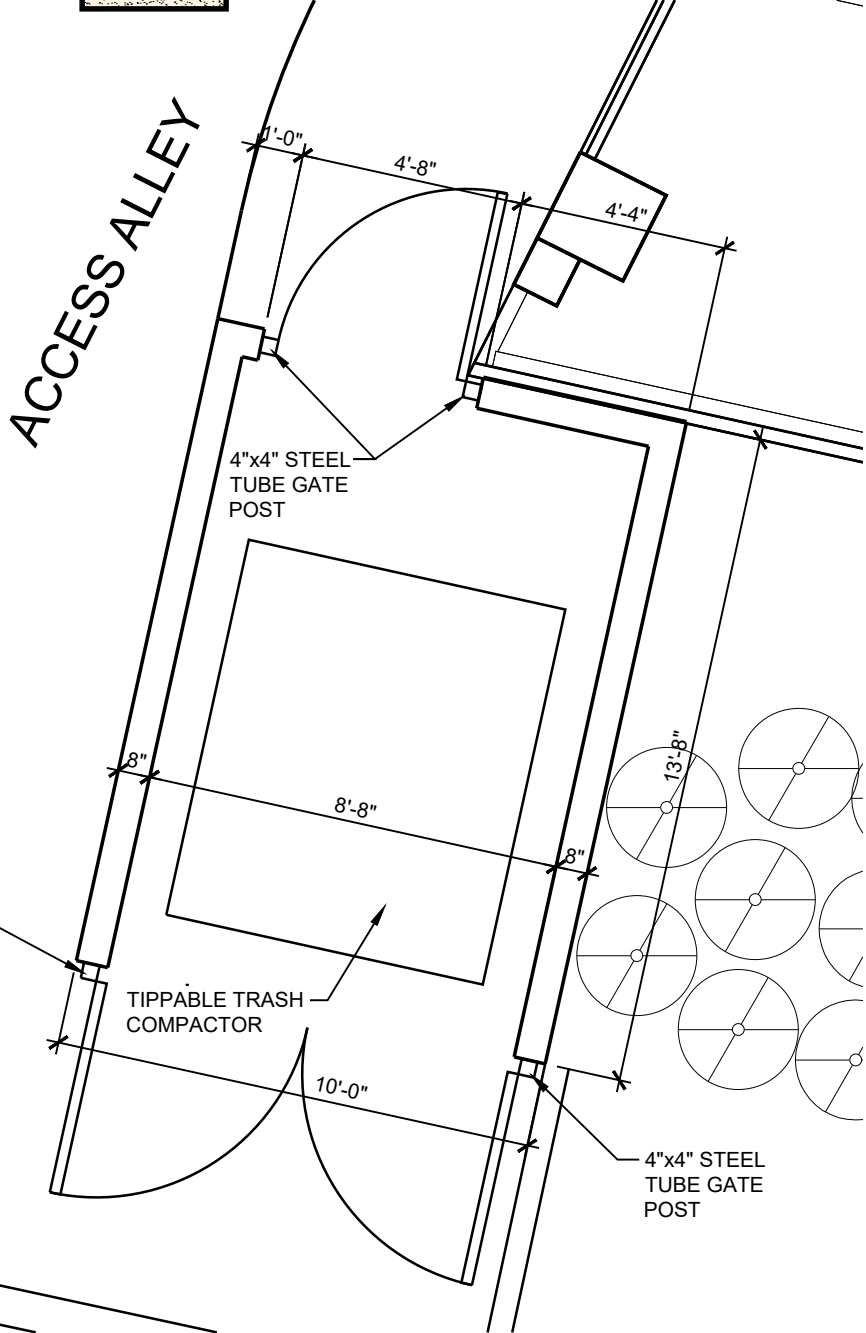
PLANT LEGEND					
SYMBOL	TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
	L-1	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	7' - 8'	35' - 50'
	L-2	TAUNTON'S YEW	TAXUS X MEDIA 'TAUNTON'	18"	5'
	L-3	RUSSIAN CYPRESS	MICROBIOTA DECUSSATA	18"	8'
	L-4	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL.	32"
	L-5	HETZ WINTERGREEN ARBORVITAE	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	6"	8'



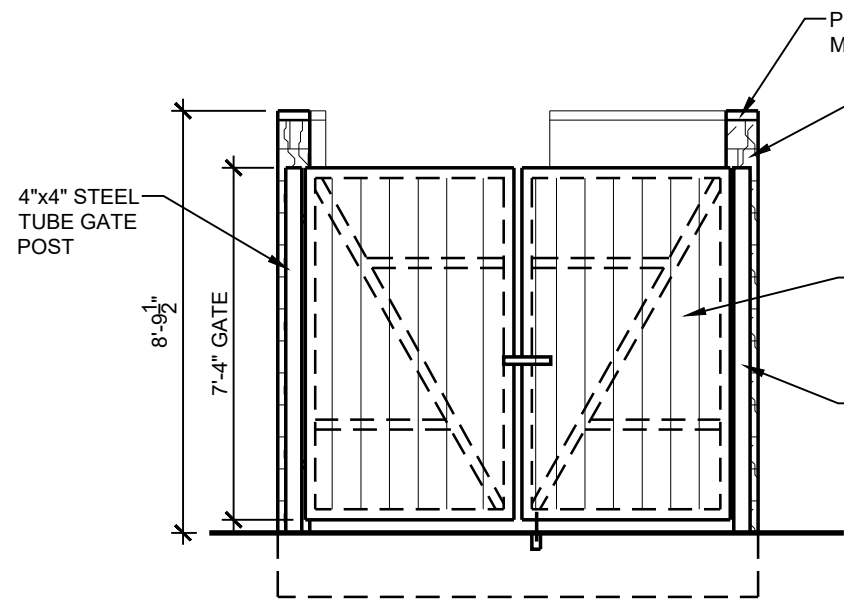
MULCH



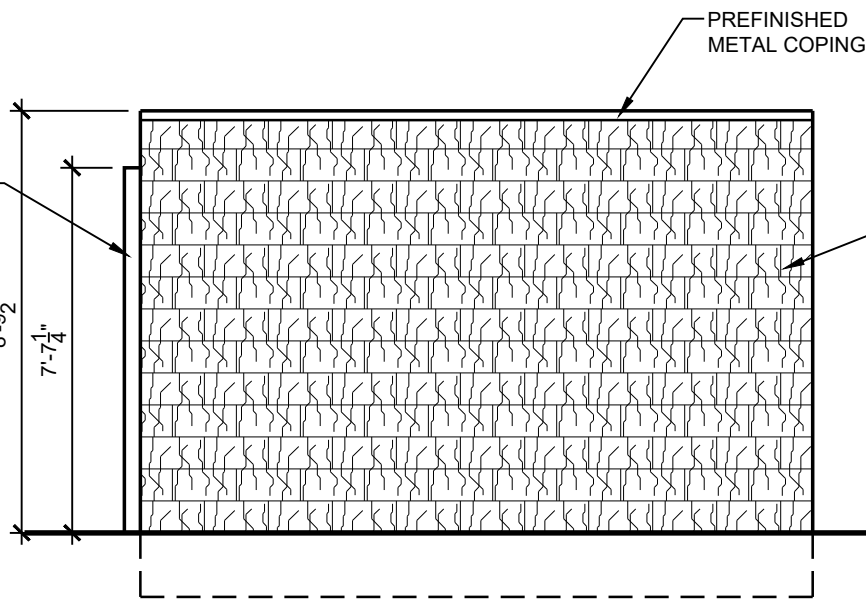
LIGHT POLE DETAIL
SCALE: 1/4" = 1'-0"



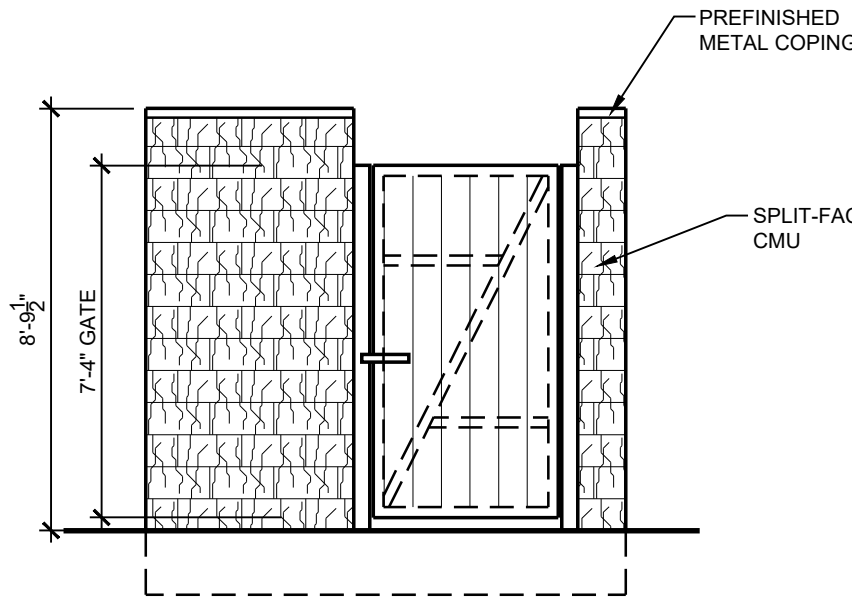
ENLARGED DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



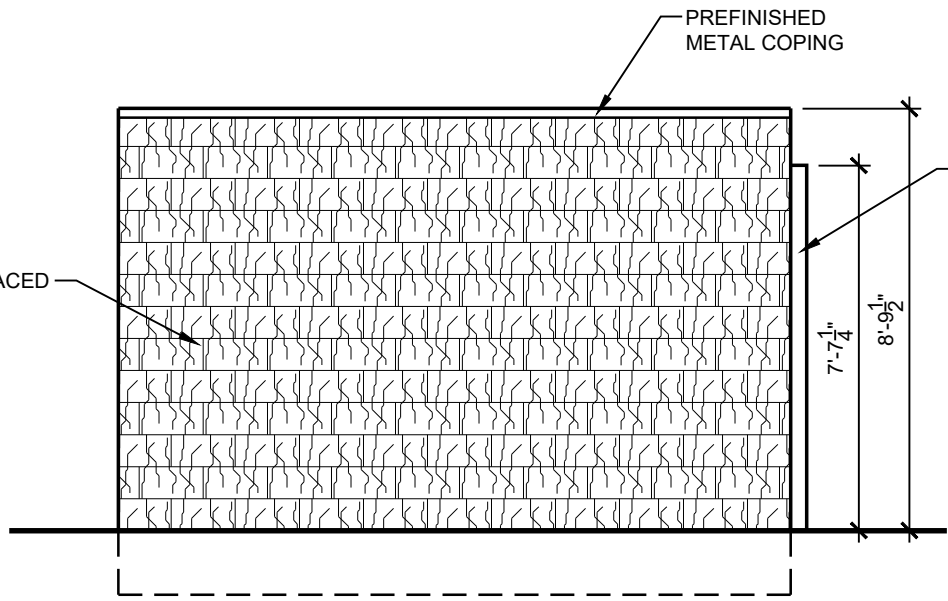
DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NOTE:
PROVIDE AND INSTALL IRRIGATION
METER (CITY ISSUED) AND ANY
REQUIRED BACKFLOW PREVENTION.

REVISION		
DATE	ISSUE	BY

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TRESTLE HOTEL

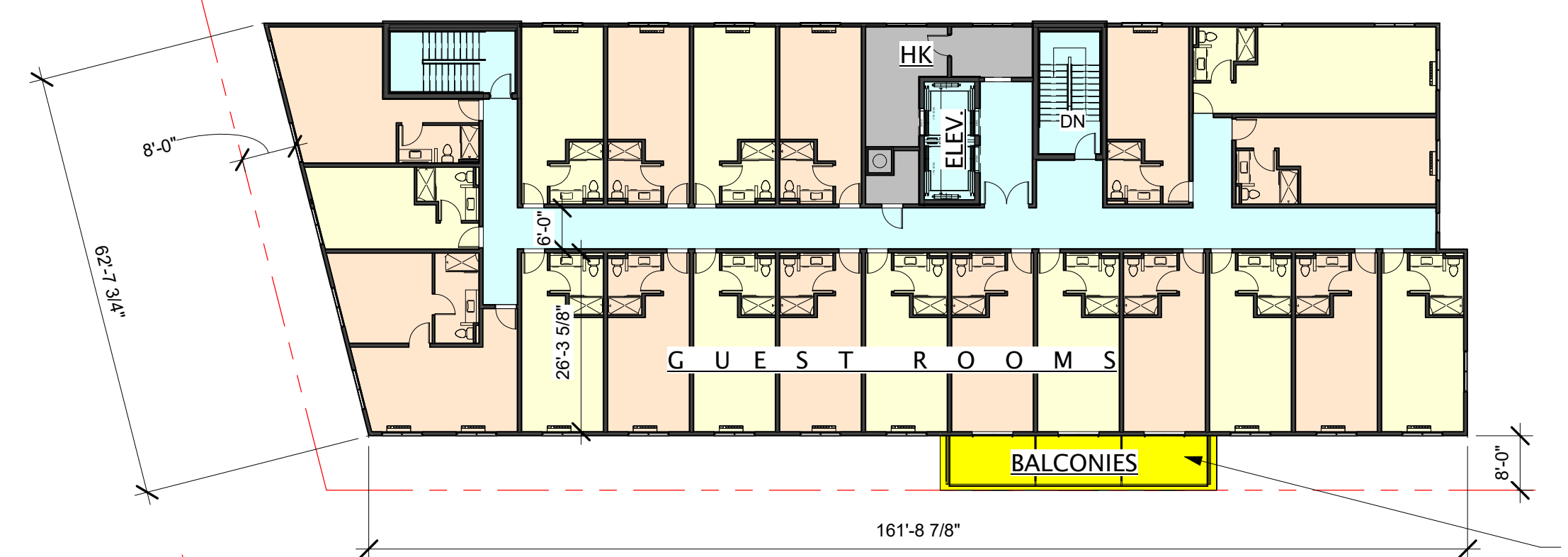
MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By: MRH
Date of Issue: 3/10/26

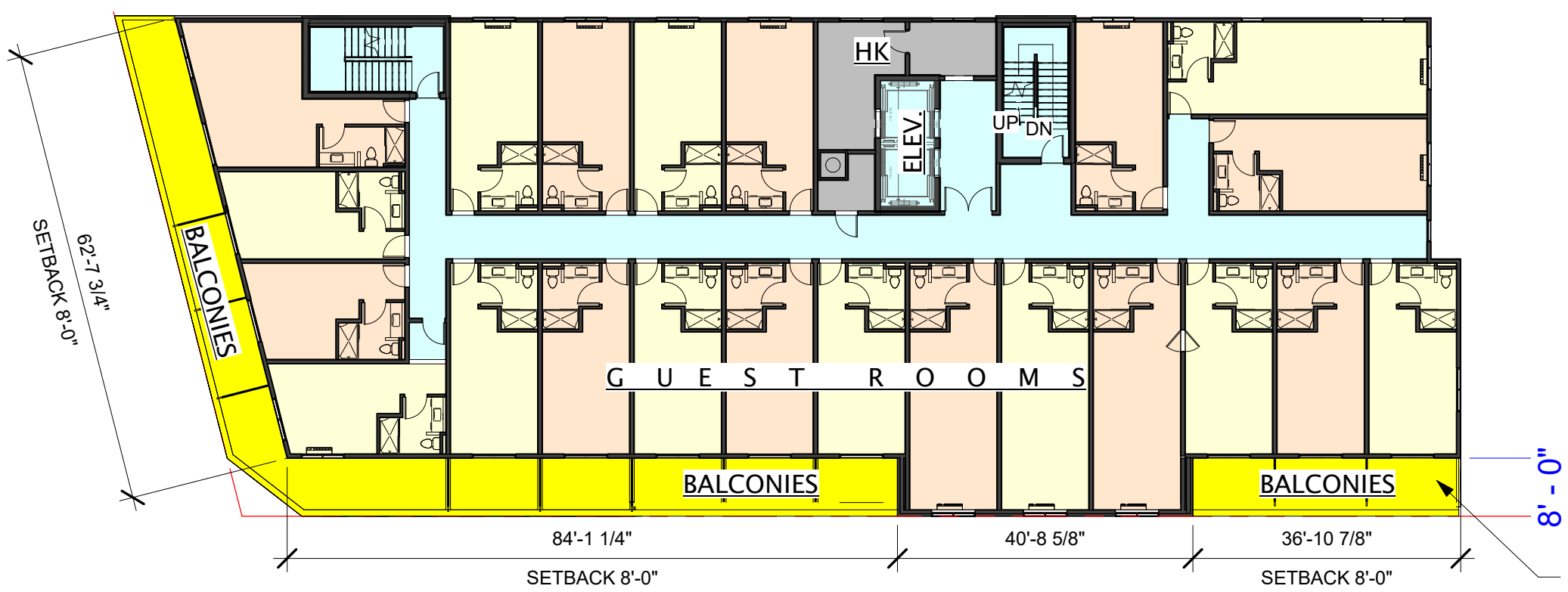
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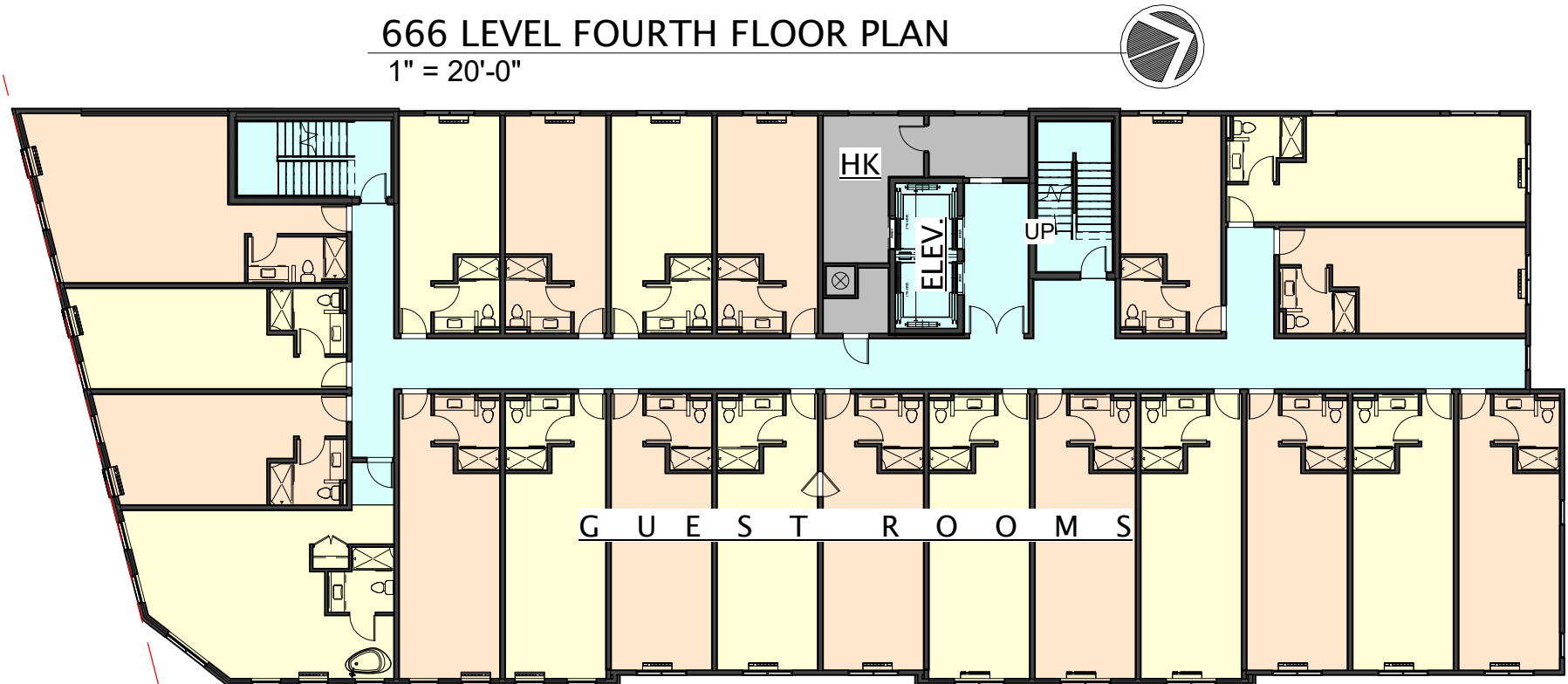
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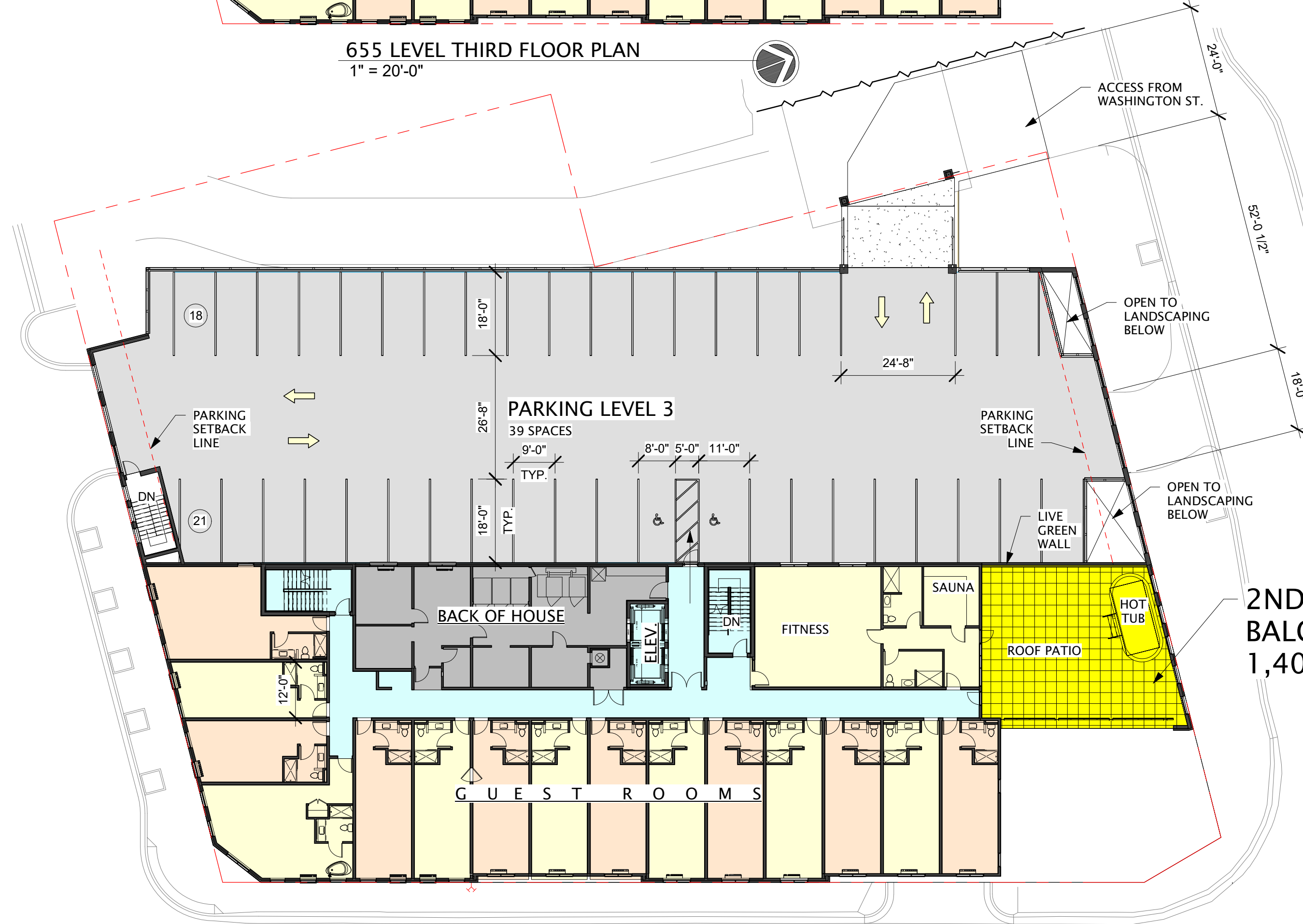
5TH FLOOR
BALCONIES
326 S.F.



4TH FLOOR
BALCONIES
1,493 S.F.



655 LEVEL THIRD FLOOR PLAN
1" = 20'-0"



2ND FLOOR
BALCONY
1,403 S.F.

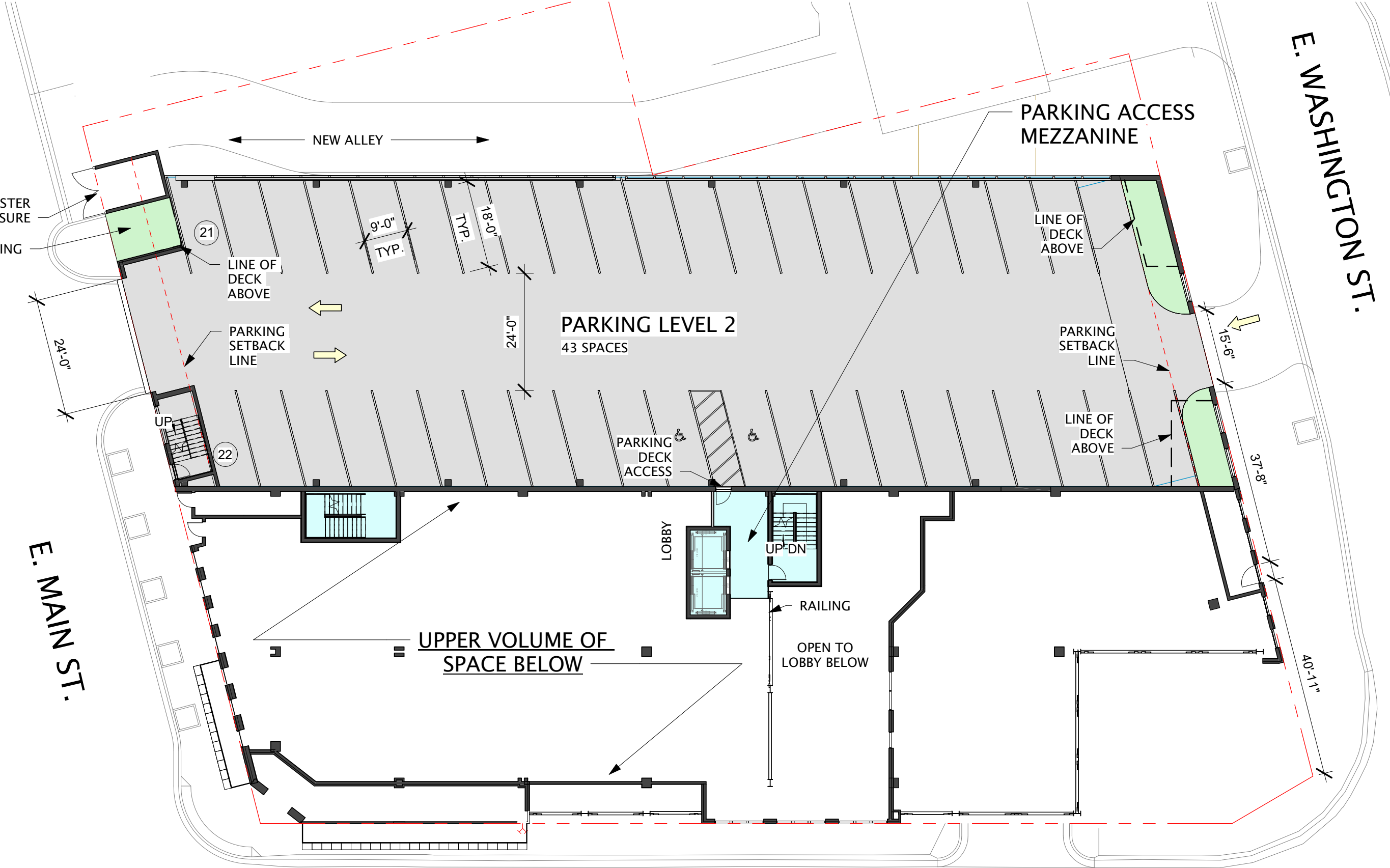
644 LEVEL SECOND FLOOR PLAN
1" = 20'-0"

4TH AND 5TH FLOOR PLACEMENT 8'-0" BACK FROM RBL	
TOTAL FACADE ON RBL (4TH & 5TH FLOOR)	224' - 4 5/8"
TOTAL FACADE SETBACK (4TH & 5TH FLOOR)	183' - 7 7/8"
FACADE SETBACK MIN. REQUIRED	(80%)
FACADE SETBACK PROVIDED	(82%)

OPEN AREA	
BUILDABLE SITE	31,887 S.F.
OPEN AREA REQUIRED	3,188.7 S.F. (10%)
OPEN AREA:	
GUESTROOM BALCONIES	1,819 S.F.
SECOND FLOOR ROOF PATIO	1,403 S.F.
OPEN AREA PROVIDED	3,222 S.F.

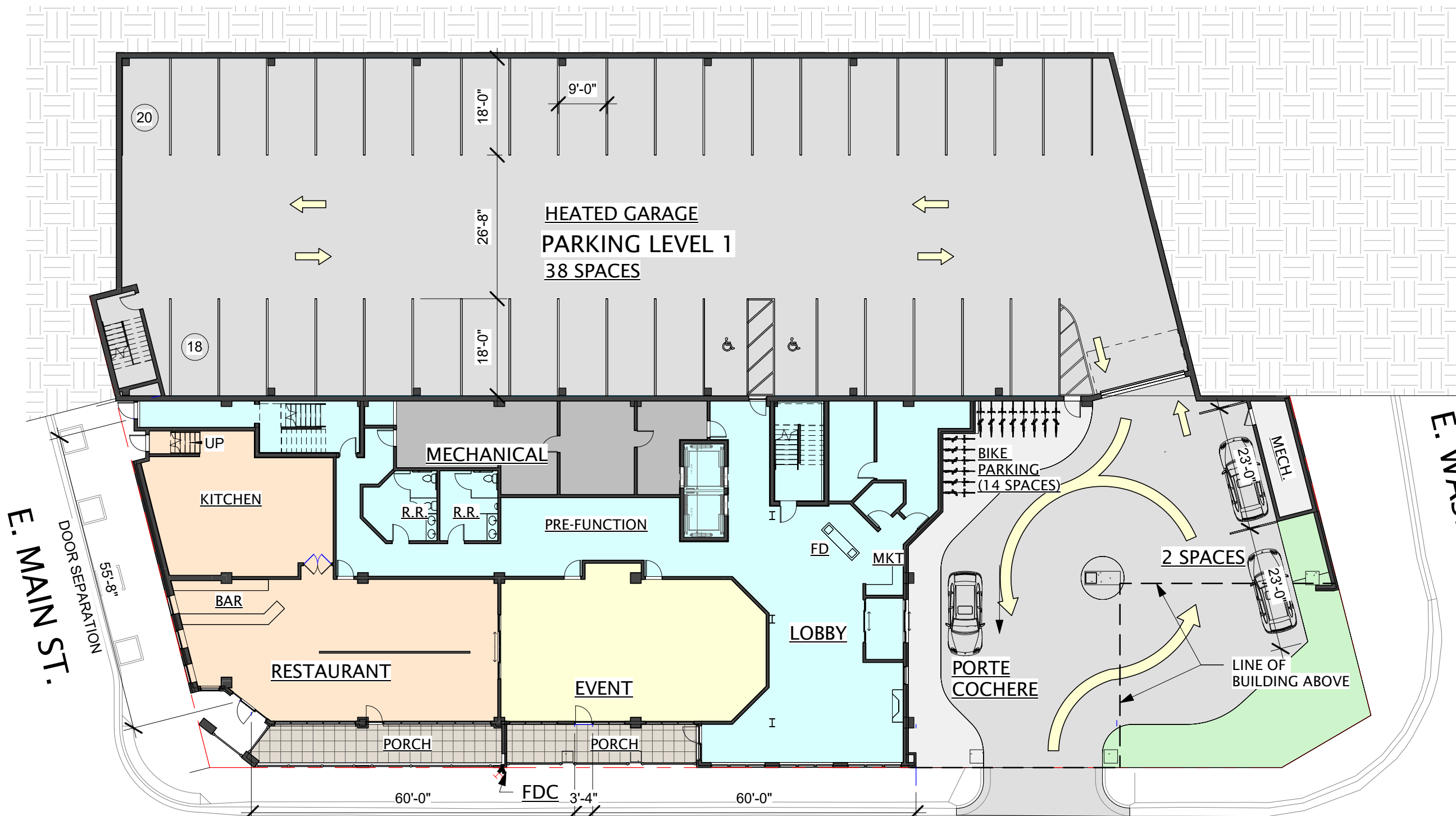
OPEN AREA

HOTEL DATA	
5TH FLOOR	21 ROOMS
4TH FLOOR	22 ROOMS
3RD FLOOR	22 ROOMS
2ND FLOOR	15 ROOMS
80 ROOMS TOTAL	



S. LAKESHORE BLVD.

634 LEVEL PARKING / PARKING ACCESS MEZZANINE FLOOR PLAN
1" = 20'-0"

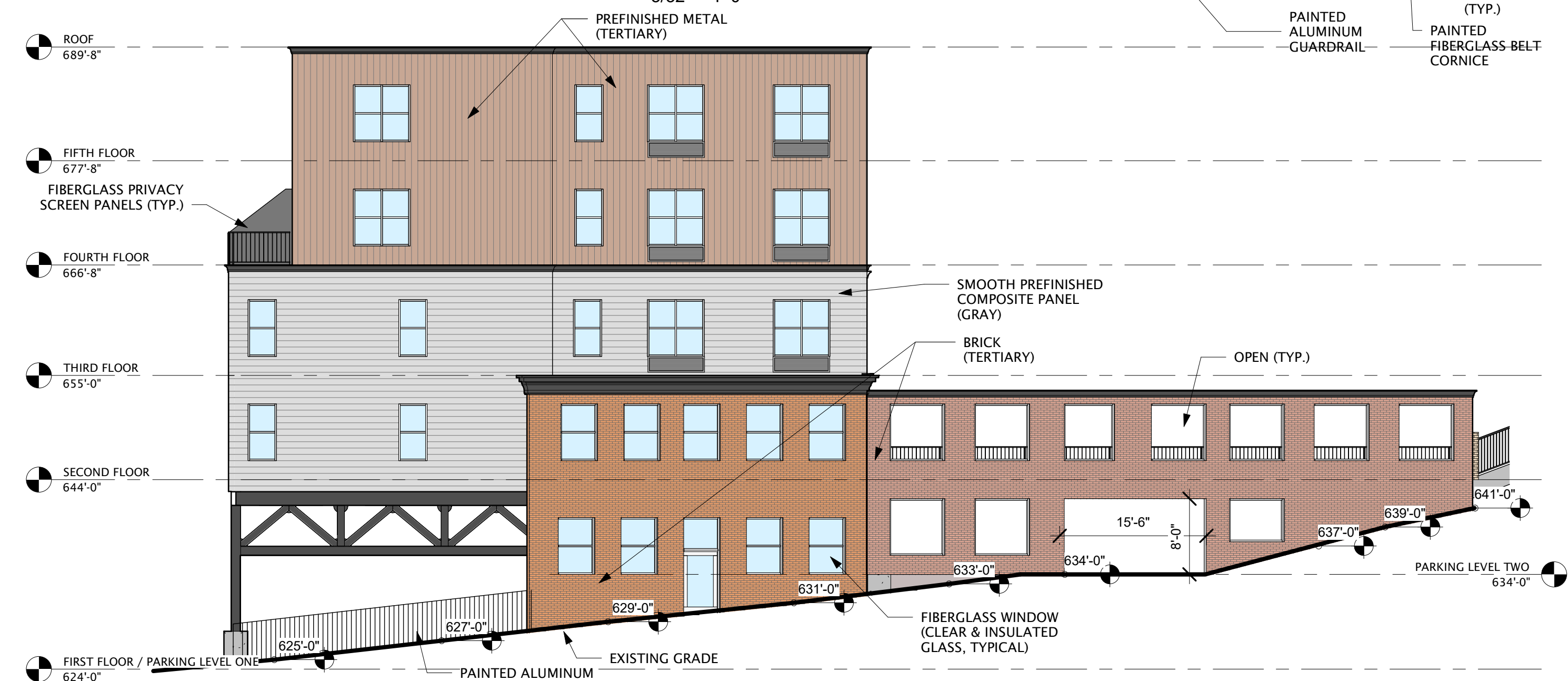


624 LEVEL FIRST FLOOR PLAN
1" = 20'-0"

S. LAKESHORE BLVD.



EAST EXTERIOR ELEVATION (S. LAKESHORE BLVD.)
3/32" = 1'-0"



NORTH EXTERIOR ELEVATION (E. WASHINGTON ST.)
3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION (E. MAIN ST.)
3/32" = 1'-0"

S. LAKESHORE BLVD. FENESTRATION CALCULATION				
	FACADE AREA PER STORY	FENESTRATION AREA	PROPOSED %	REQUIRED %
5TH FLOOR	1,766 S.F.	592 S.F.	34 %	20-60 %
4TH FLOOR	1,766 S.F.	560 S.F.	32 %	20-60 %
3RD FLOOR	1,864 S.F.	601 S.F.	32 %	20-60 %
2ND FLOOR	1,766 S.F.	601 S.F.	34 %	20-60 %
1ST FLOOR	3,205 S.F.	1,601 S.F.	50 %	30-90 %

S. LAKESHORE BLVD. METAL SIDING CALCULATION				
METAL SIDING S.F.	ALL OTHER MATERIALS S.F.	NON FENESTRATED TOTAL S.F.		
2,233 S.F. (38%)	4,179 S.F.	6,412 S.F.		
MAX METAL SIDING AREA 40% PROPOSED		35%		

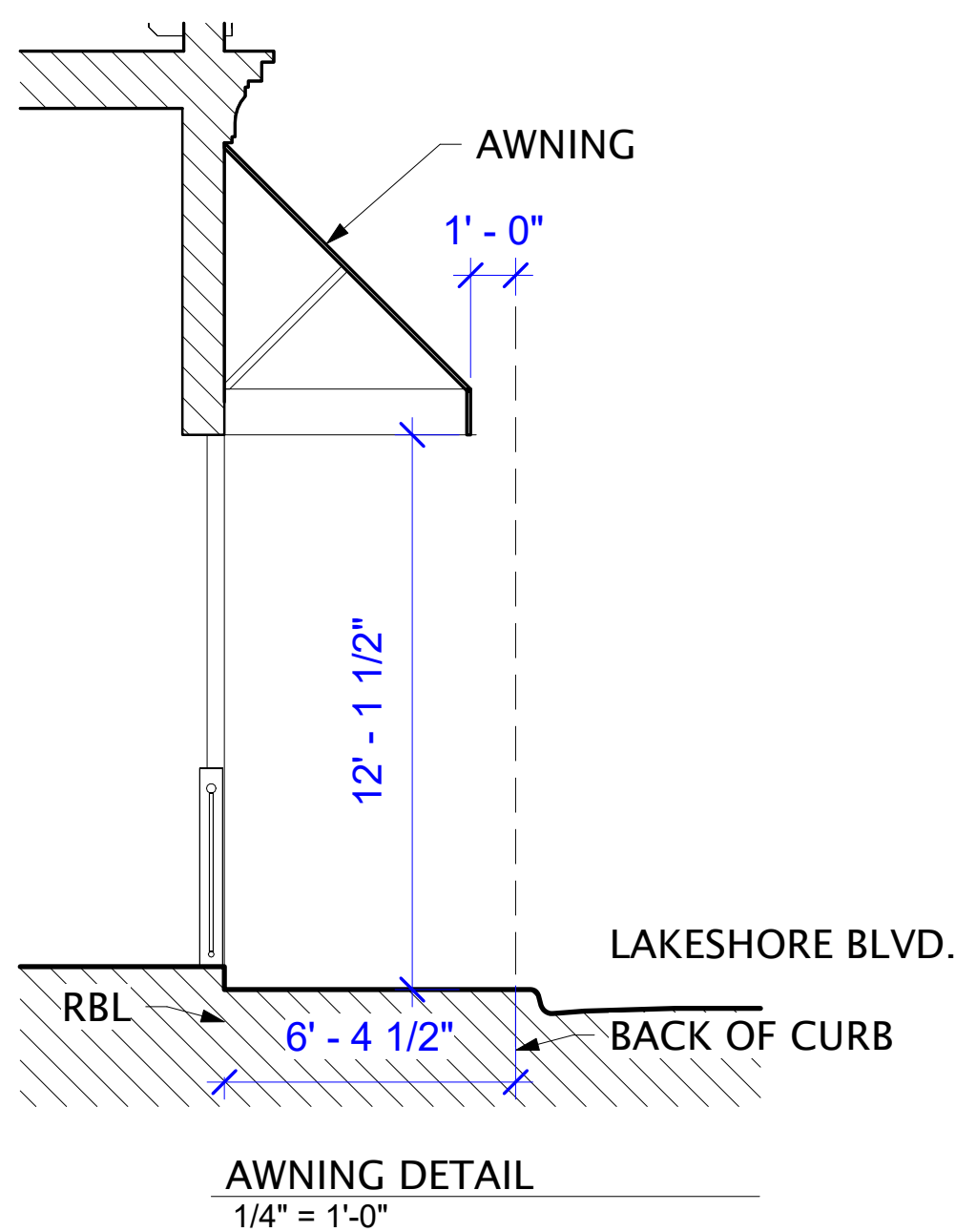
E. WASHINGTON ST. FENESTRATION CALCULATION				
	FACADE AREA PER STORY	FENESTRATION AREA	PROPOSED %	REQUIRED %
5TH FLOOR	667 S.F.	146 S.F.	22 %	20-60 %
4TH FLOOR	667 S.F.	146 S.F.	22 %	20-60 %
3RD FLOOR	787 S.F.	200 S.F.	25 %	20-60 %
2ND FLOOR	1,336 S.F.	381 S.F.	29 %	20-60 %
1ST FLOOR	991 S.F.	324 S.F.	42 %	30-90 %

E. WASHINGTON ST. METAL SIDING CALCULATION				
METAL SIDING S.F.	ALL OTHER MATERIALS S.F.	NON FENESTRATED TOTAL S.F.		
1,100 S.F. (39%)	2,408 S.F.	3,508 S.F.		
MAX METAL SIDING AREA 40% PROPOSED		31%		

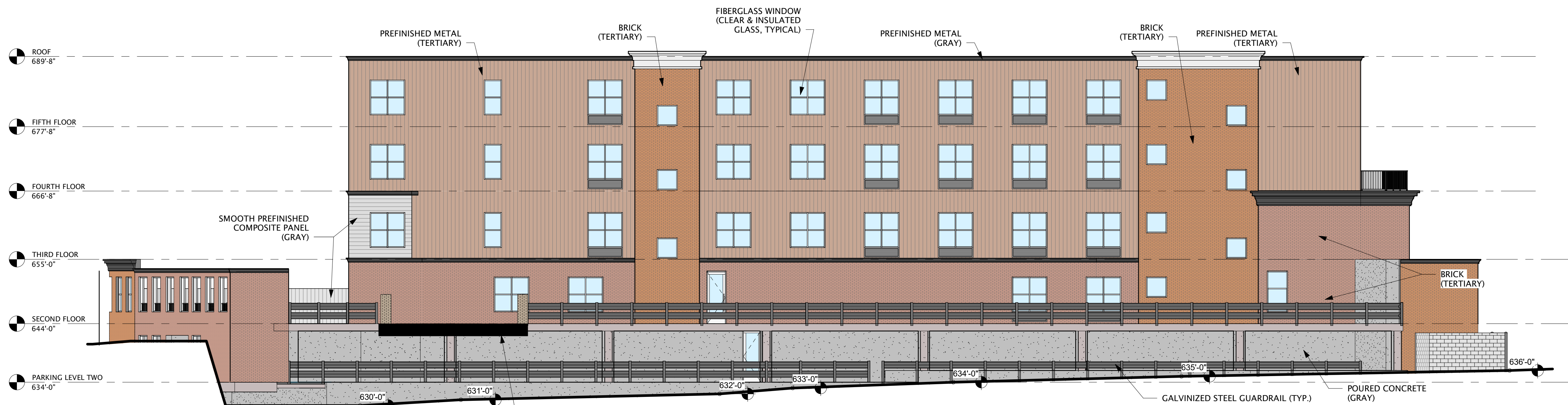
EXTERIOR CLADDING COLOR CALCULATION			
	WHITE / GRAY / BLACK S.F.	TERTIARY COLORS S.F.	NON FENESTRATED TOTAL S.F.
NORTH EXTERIOR	1,138 S.F. (32%)	2,370 S.F.	3,508 S.F.
EAST EXTERIOR	1,607 S.F. (25%)	4,805 S.F.	6,412 S.F.
SOUTH EXTERIOR	312 S.F. (8%)	3,483 S.F.	3,795 S.F.
WEST EXTERIOR	2,097 S.F. (24%)	6,664 S.F.	8,761 S.F.
TOTAL	5,154 S.F.	17,322 S.F.	22,476 S.F.
TOTAL WHITE / GRAY / BLACK S.F. AS %			23 %
TOTAL TERTIARY S.F. AS %			77 %

E. MAIN ST. FENESTRATION CALCULATION				
	FACADE AREA PER STORY	FENESTRATION AREA	PROPOSED %	REQUIRED %
5TH FLOOR	680 S.F.	216 S.F.	32 %	20-60 %
4TH FLOOR	680 S.F.	216 S.F.	32 %	20-60 %
3RD FLOOR	852 S.F.	217 S.F.	25 %	20-60 %
2ND FLOOR	1,329 S.F.	422 S.F.	31 %	20-60 %
1ST FLOOR	1,900 S.F.	575 S.F.	30 %	30-90 %

E. MAIN ST. METAL SIDING CALCULATION				
METAL SIDING S.F.	ALL OTHER MATERIALS S.F.	NON FENESTRATED TOTAL S.F.		
1,048 S.F. (28%)	2,747 S.F.	3,795 S.F.		
MAX METAL SIDING AREA 40% PROPOSED		28%		



AWNING DETAIL
1/4" = 1'-0"



WEST EXTERIOR ELEVATION (ALLEY)
3/32" = 1'-0"

TRESTLE HOTEL

MARQUETTE, MICHIGAN

BARRY J. POLZIN
ARCHITECTS

Design: Barry J. Polzin
Drawn By: MRH
Date of Issue: 3/10/26

REVISION		
DATE	ISSUE	BY

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SHEET:
A2.0



LOOKING SOUTHWEST FROM LAKESHORE BLVD



AERIAL LOOKING SOUTH WEST WEST FROM LAKESHORE BLVD.



AERIAL LOOKING NORTH FROM LAKESHORE BLVD.



VIEW LOOKING NORTH ON LAKESHORE BLVD.



VIEW LOOKING EAST ON MAIN STREET



AERIAL LOOKING SOUTH FROM LAKESHORE BLVD.



VIEW LOOKING EAST DOWN WASHINGTON ST.

TRESTLE HOTEL

MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 3/10/26

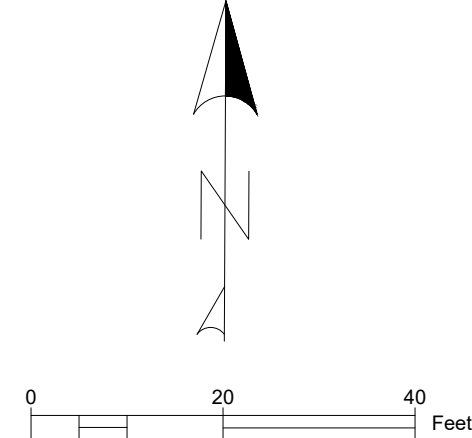
REVISION	DATE	ISSUE	BY

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SHEET:
R1.0

#

- 1.
- 2.



EXISTING SITE / REMOVAL PLAN

TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49931
tel 906-265-9865
wickwire@solutions.com

Attention:



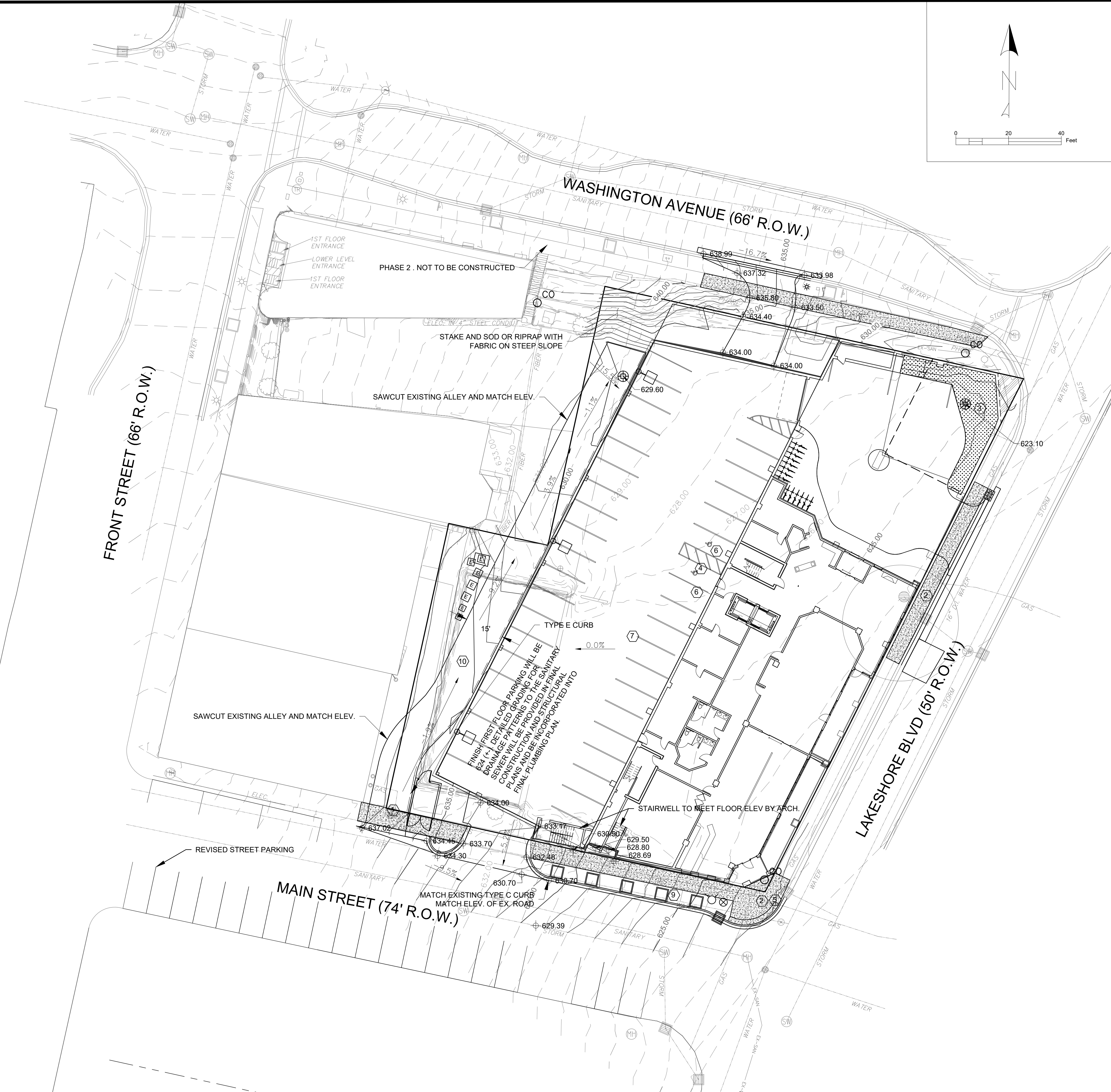
This scale bar does not measure 1" then draw not original scale

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 3
		DWG. NO.
		C-0 1

KEYNOTES

1. DRIVE OPENINGS SHALL CONFORM TO MDOT STANDARD DETAIL R-29-J
DETAIL M. AND IT WILL BE 6" REINFORCED CONC.
2. CONTRACTOR SHALL PROVIDE 4" CONCRETE SIDEWALK AS SHOWN IN THE
DETAILS.
3. RESTORE PER ARCHITECTURAL PLAN
4. CONTRACTOR SHALL PLACE HANDICAP SIGNS AT HANDICAP SPACES.
5. ADA RAMP LOCATION.
6. ADA PAVEMENT MARKING SYMBOLS
7. PAVEMENT MARKING LINES.
8. PROPOSED TEMPORARY 2'X4' BLOCK RETAINING WALL.
9. STAMPED AND COLORED CONCRETE TO MATCH CITY STREET DESIGN.
10. ASPHALT PAVE ALLEY. (SEE DETAIL SHEET)

FIRE LANE NOT REQUIRED. ENTIRE PARKING CAN BE UTILIZED.



LOWER LEVEL & EXTERIOR
SITE GRADING PLAN

TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

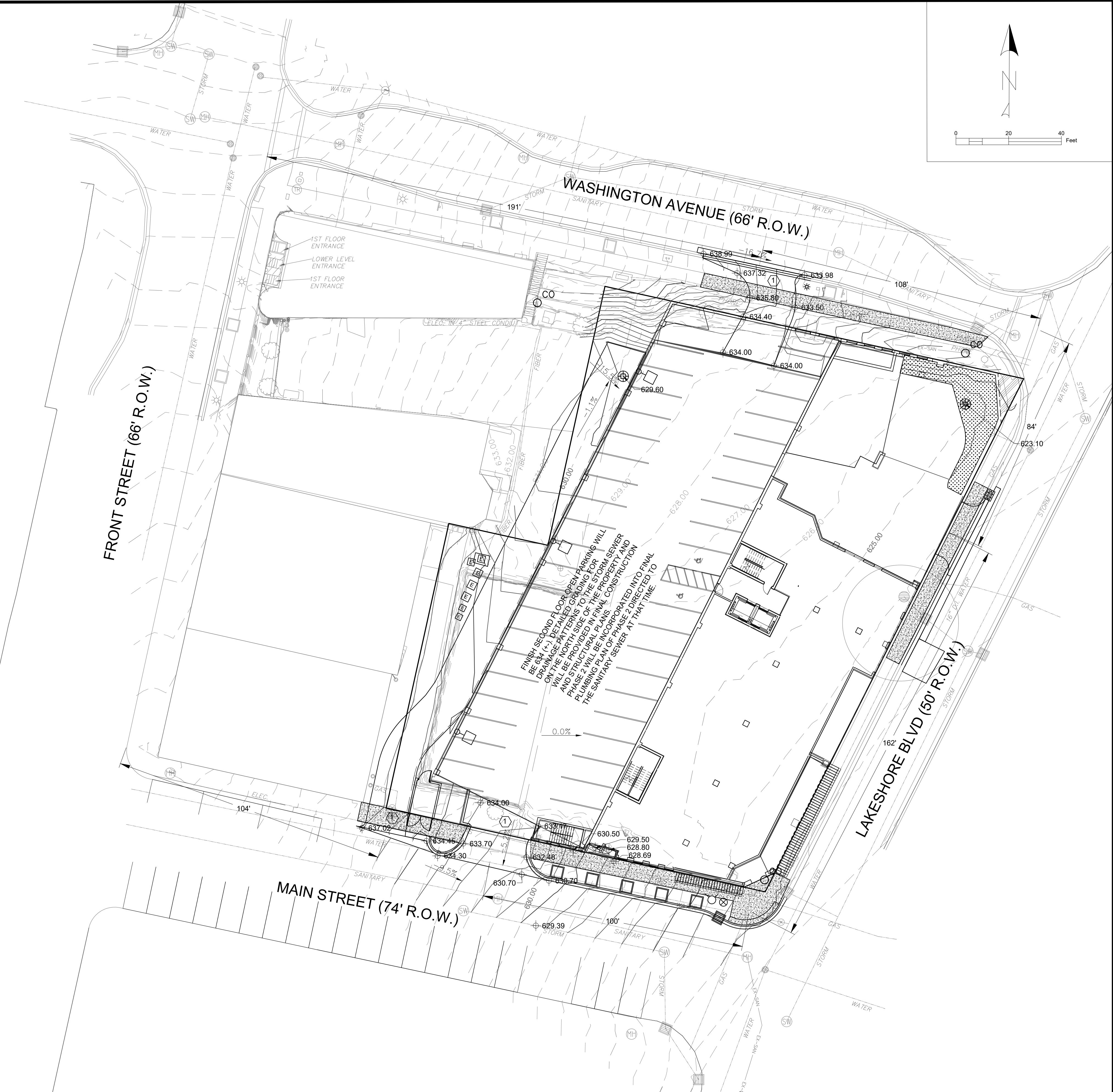
Attention: 1"
0
If this scale bar does not
measure 1" then drawing is
not original scale.

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 4
		DWG. NO.
		C-01

KEYNOTES

1. DRIVE OPENINGS SHALL CONFORM TO MDOT STANDARD DETAIL R-29-J DETAIL M AND IT WILL BE 6" REINFORCED CONC.
2. CONTRACTOR SHALL PROVIDE 4" CONCRETE MONOLITHIC SIDEWALK AS SHOWN IN THE DETAILS.
3. RESTORE PER ARCHITECTURAL PLAN
4. CONTRACTOR SHALL PLACE HANDICAP SIGNS AT HANDICAP SPACES.
5. ADA RAMP LOCATION.
6. ADA PAVEMENT MARKING SYMBOLS
7. PAVEMENT MARKING LINES.
8. PROPOSED TEMPORARY 2'X4' BLOCK RETAINING WALL.
9. STAMPED AND COLORED CONCRETE TO MATCH CITY STREET DESIGN.

FIRE LANE NOT REQUIRED. ENTIRE PARKING CAN BE UTILIZED.



FIRST LEVEL SITE
GRADING PLAN

TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1" = 40'

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 4
		DWG. NO. C-01.1

ZONING NOTES

REQUIRED SETBACKS:
FRONT: 0 FEET
SIDE: 5 FEET (13 FEET MIN. TOTAL 2 SIDES)
BACK: 20 FEET

INCREASED SETBACKS:
SETBACKS ARE BASED ON A MAXIMUM BUILDING HEIGHT OF 48'

BUILDING HEIGHT (FLAT ROOF MAXIMUM IS 48')

FRONT: 0'+8" = 8 FEET
SIDE: 5'+10" = 15 FEET (23' FEET MIN. TOTAL 2 SIDES)
REAR: 20'+10" = 30 FEET

NOTE:
ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY OF MARQUETTE INTO THEIR UTILITY SYSTEM AND WORK DONE IN PUBLIC RIGHT OF WAY OR EASEMENT MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF MARQUETTE STANDARDS AND SPECIFICATIONS.

ALL PROPOSED WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CURRENT EDITION OF THE TEN STATES STANDARDS.

ALL WATER AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAYS OR EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.

ZONING NOTES

ZONING DISTRICT: MU (MIXED USE DISTRICT)

ADJACENT ZONING: NORTH: MIXED USE
EAST: MIXED USE
WEST: MEDIUM DENSITY RESIDENTIAL
SOUTH: MEDIUM DENSITY RESIDENTIAL

CURRENT LAND USE: NORTH: RESIDENTIAL
EAST: RESIDENTIAL & EMPTY LOT
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL & PLANNED UNIT DEVELOPMENT

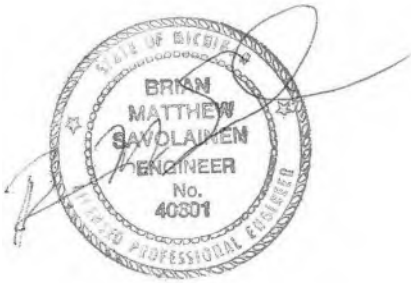
PARCEL SIZE: 337,524 SFT (7.75 ACRES)

KEY

CUT ≥ 0.25'

FILL ≥ 0.25'

Cut/Fill Summary					
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill
CUT/FILL 1.000	1.000		41481.21 Sq. Ft.	2197.31 Cu. Yd.	680.63 Cu. Yd.
Totals			41481.21 Sq. Ft.	2197.31 Cu. Yd.	680.63 Cu. Yd.



FIRST LEVEL SITE
GRADING PLAN

TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1" = 40'

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3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 4
		DWG. NO. C-01.2

LEGEND	
	EX. WATERMAIN (CITY)
	EX. NATURAL GAS (DTE)
	PROPOSED NATURAL GAS (DTE)
	PROPOSED 8" SANITARY LATERAL (PRIVATE)
	PROPOSED 8" SANITARY SEWER (PRIVATE)
	EX. OVERHEAD POWER (CITY)
	PROPOSED UNDERGROUND POWER (PRIVATE)
	PROPOSED STORM SEWER (PRIVATE)
	PROPERTY BOUNDARY
	PROPOSED 6" WATERMAIN (PRIVATE)
	PROPOSED 8" WATERMAIN (PRIVATE)
	PROPOSED UTILITY POLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED SAN. CLEANOUT
	PROPOSED SANITARY STRUCTURE
	PROPOSED CATCH BASIN

NOTE:
ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER

ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY OF MARQUETTE INTO THEIR UTILITY SYSTEM AND WORK DONE IN PUBLIC RIGHT OF WAY OR EASEMENT MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF MARQUETTE STANDARDS AND SPECIFICATIONS.

ALL PROPOSED WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CURRENT EDITION OF THE TEN STATES STANDARDS.

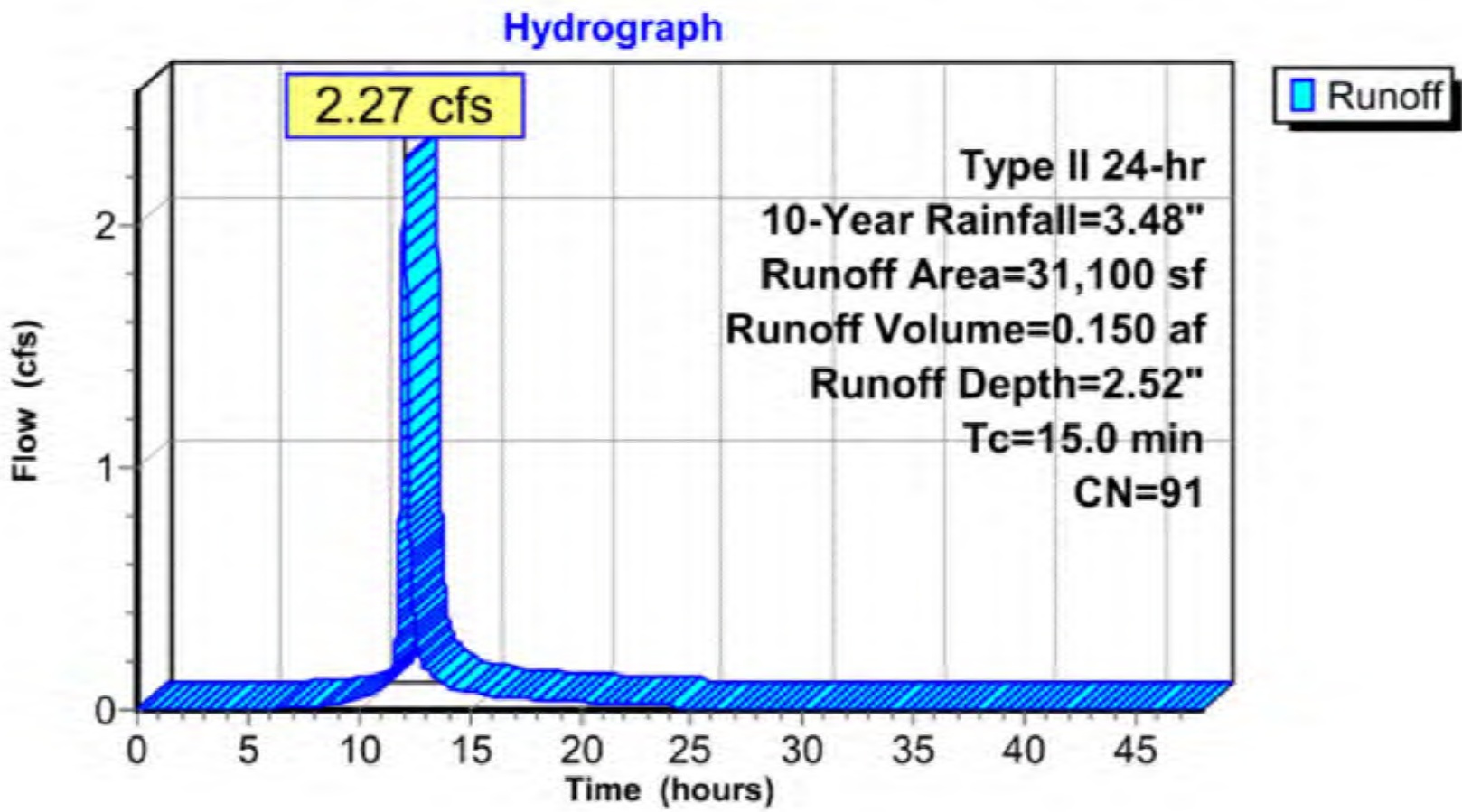
ALL WATER AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAYS OR EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.

CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE FOLLOWING UTILITY PERMITS FROM THE CITY OF MARQUETTE PRIOR TO CONSTRUCTION.

1. WORK WITHIN CITY RIGHT OF WAY
2. CITY WATERMAIN TAP
3. CITY SANITARY SEWER TAP
4. CITY STORM WATER TAPS
5. ADDITIONAL PERMIT FROM MARQUETTE COUNTY FOR SOIL EROSION AND CONTROL MEASURES

CONTRACTOR SHALL COORDINATE NECESSARY TRAFFIC AND STREET CLOSURE REQUIREMENTS WITH THE CITY ENGINEERING AND PUBLIC WORKS DEPARTMENTS.

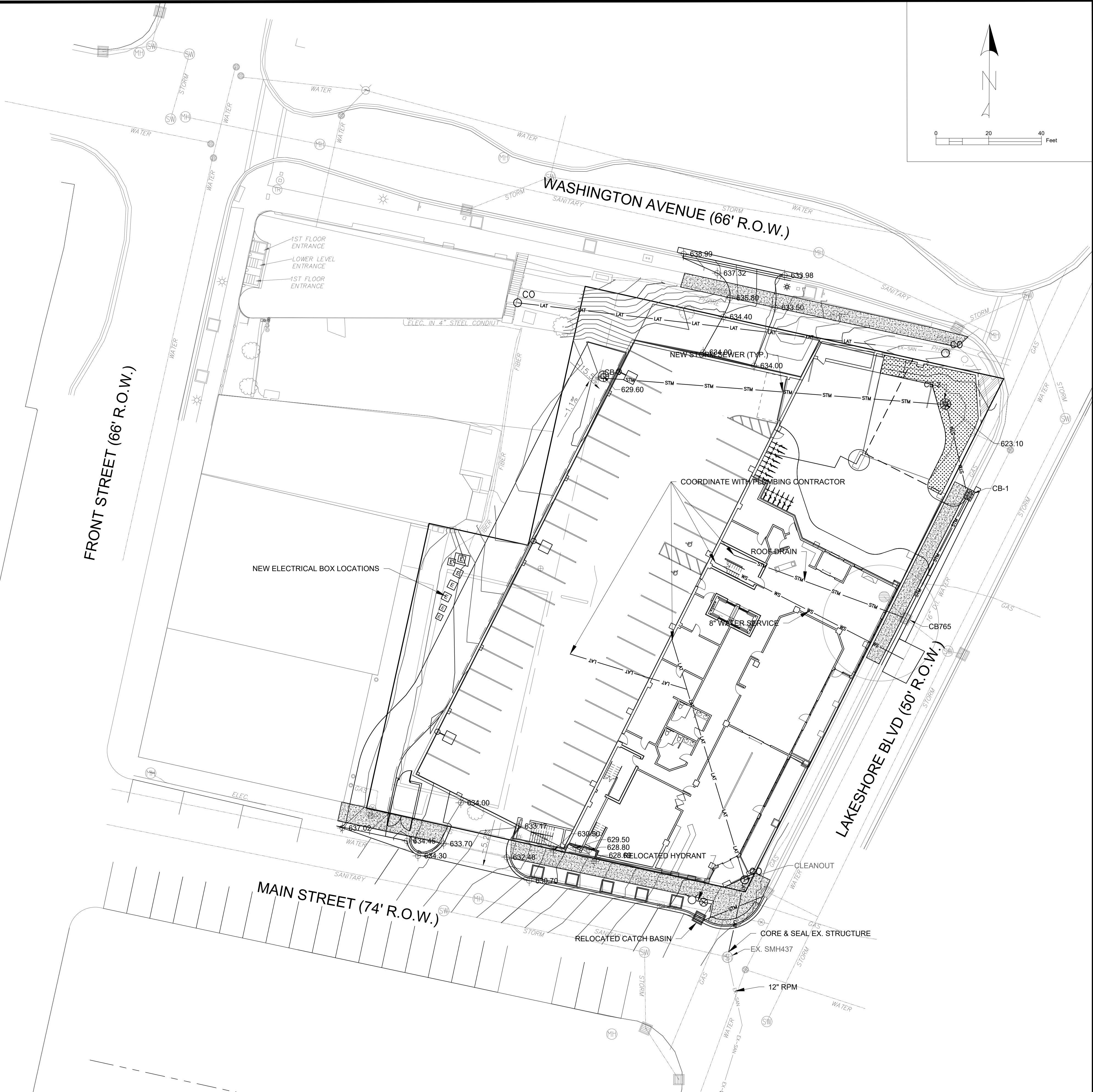
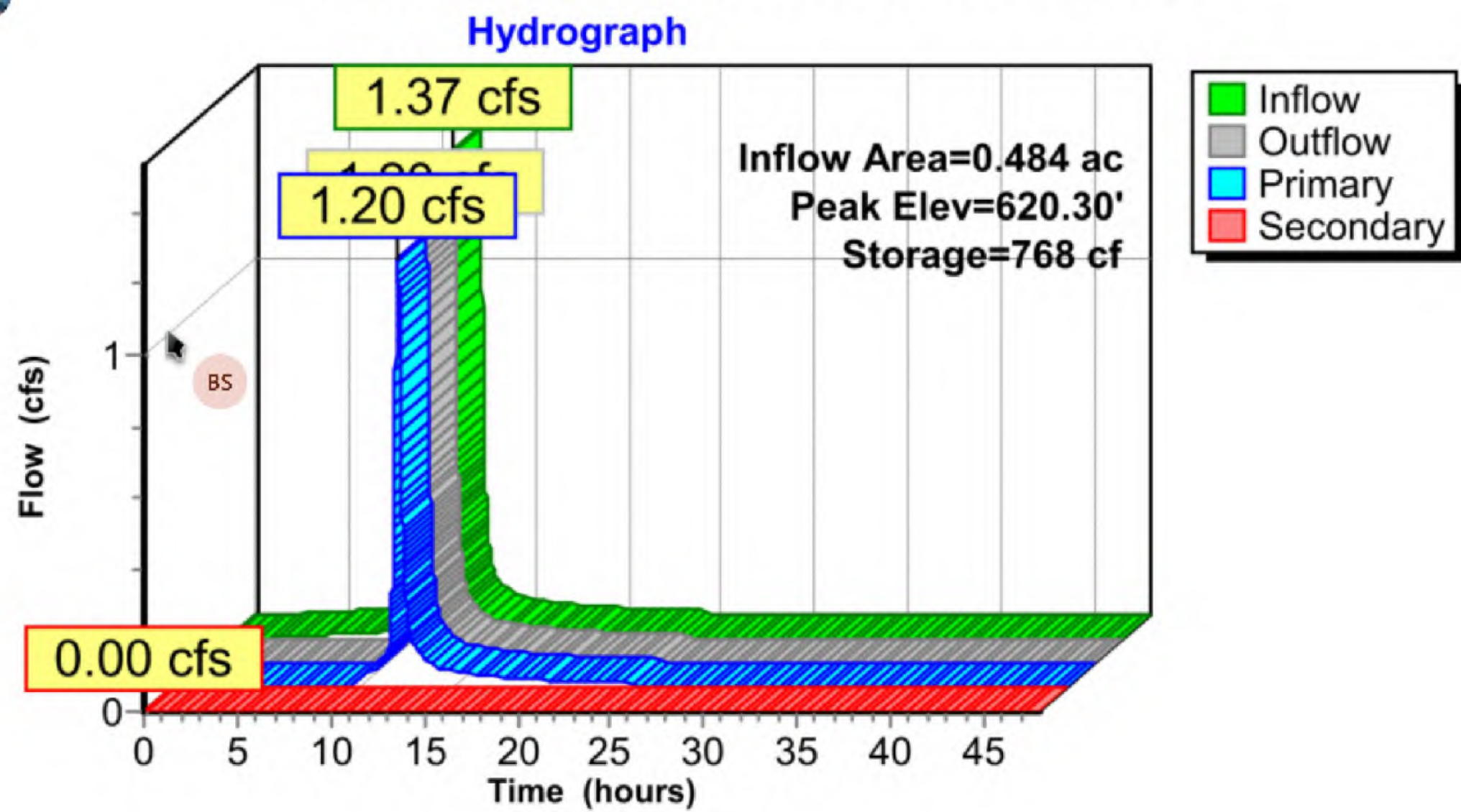
Subcatchment 1S: Entire Property Two Existing Parking lots no detention



PROPOSED SITE:



Pond 4P: Two Small Ponds with minor Underground



UTILITY PLAN

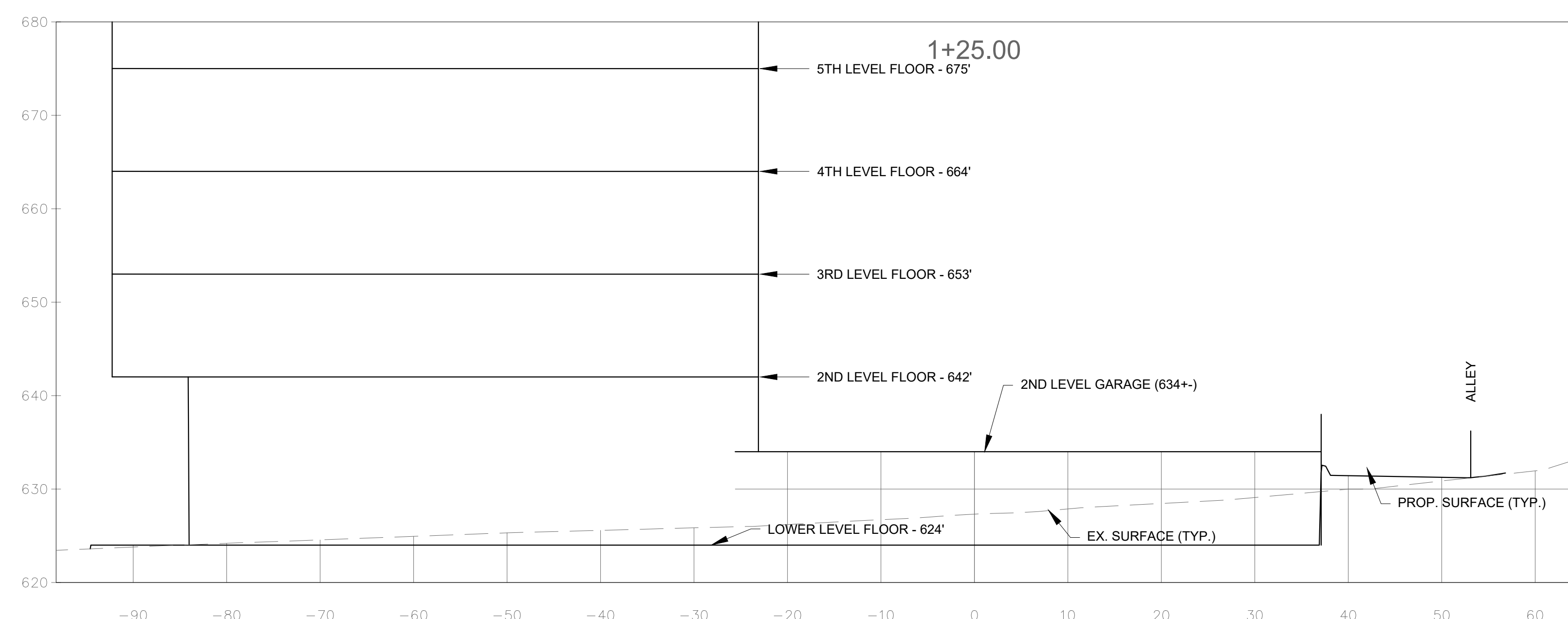
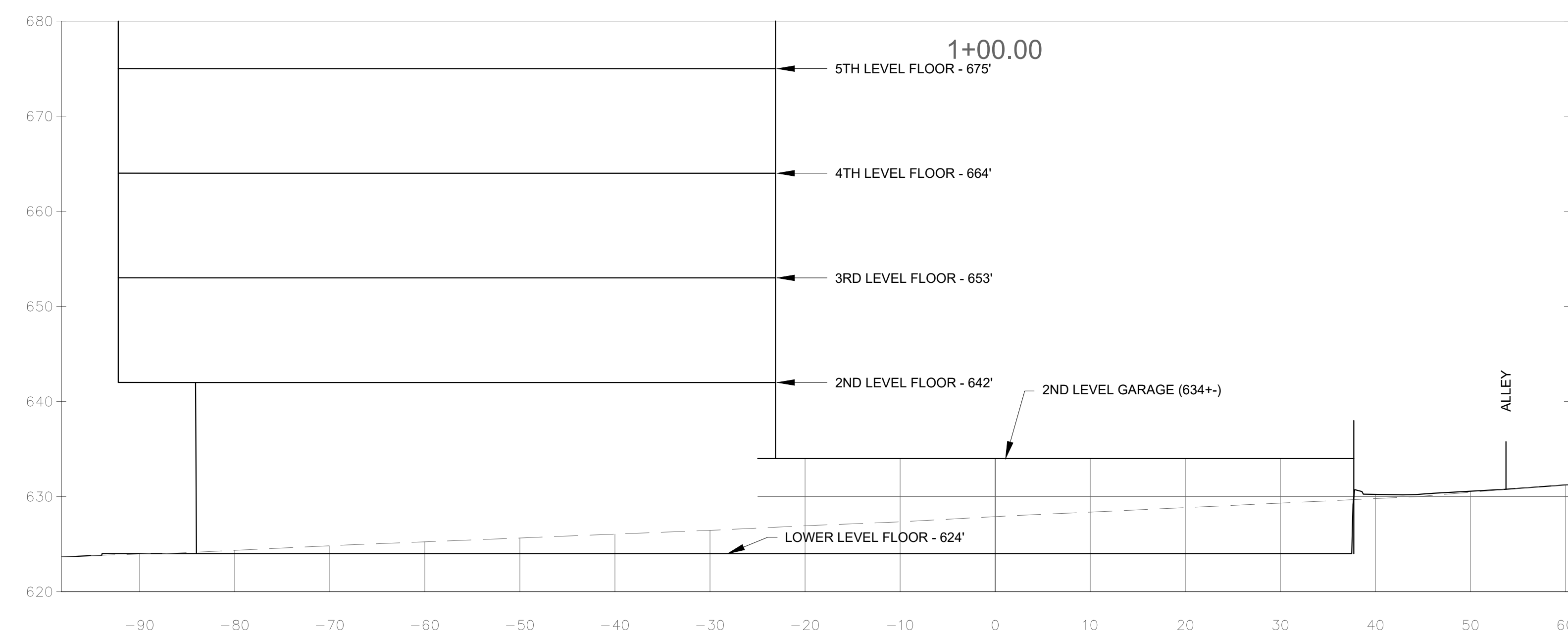
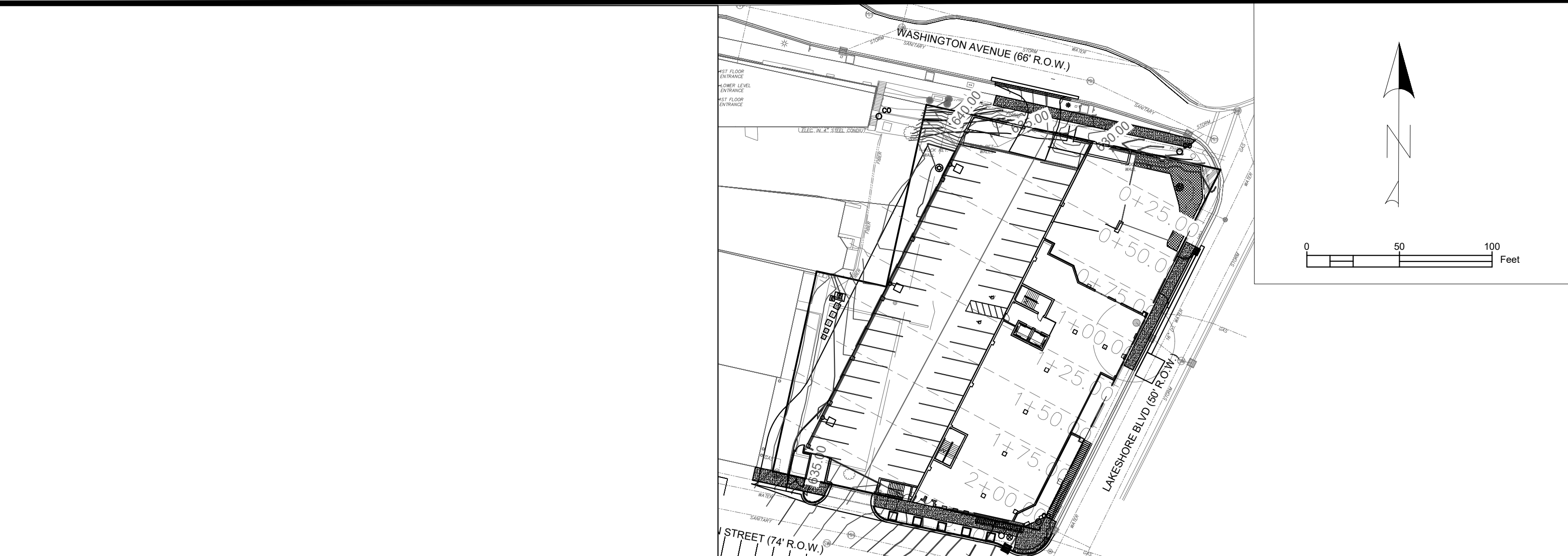
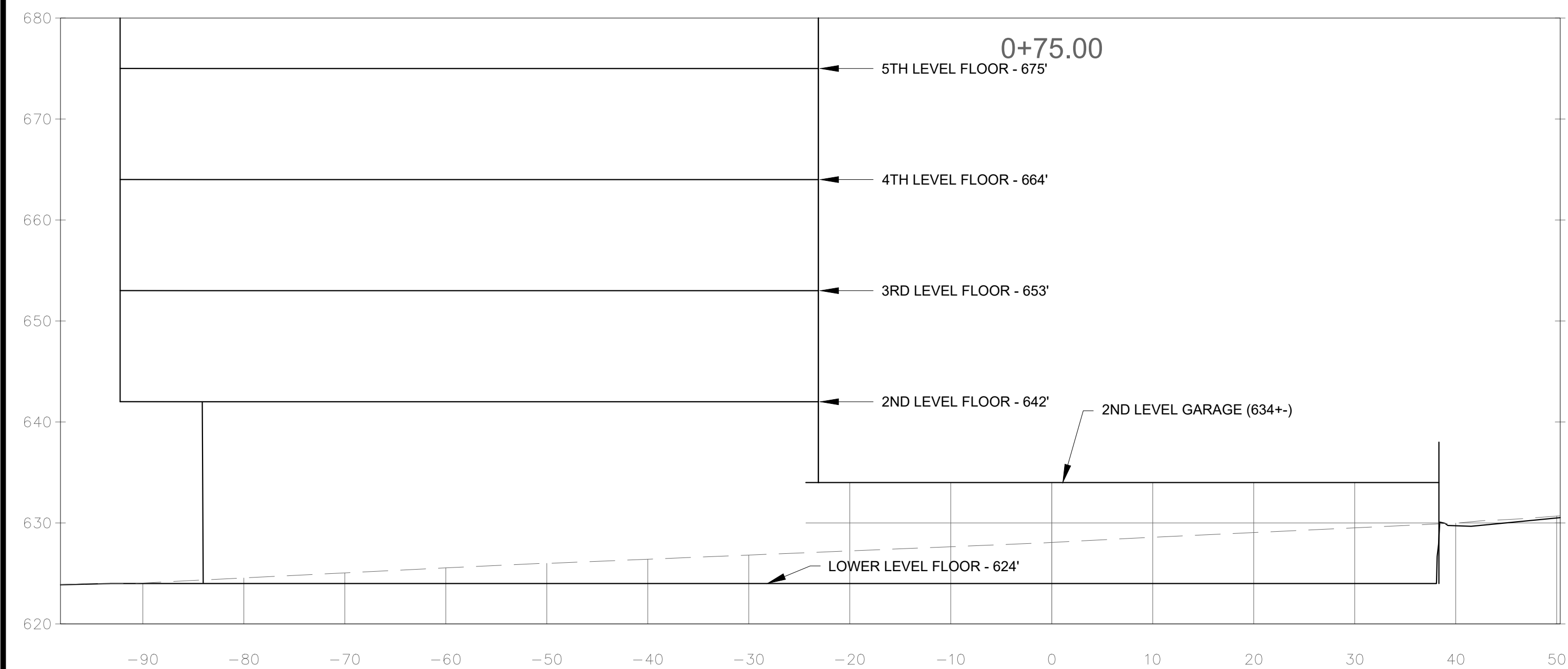
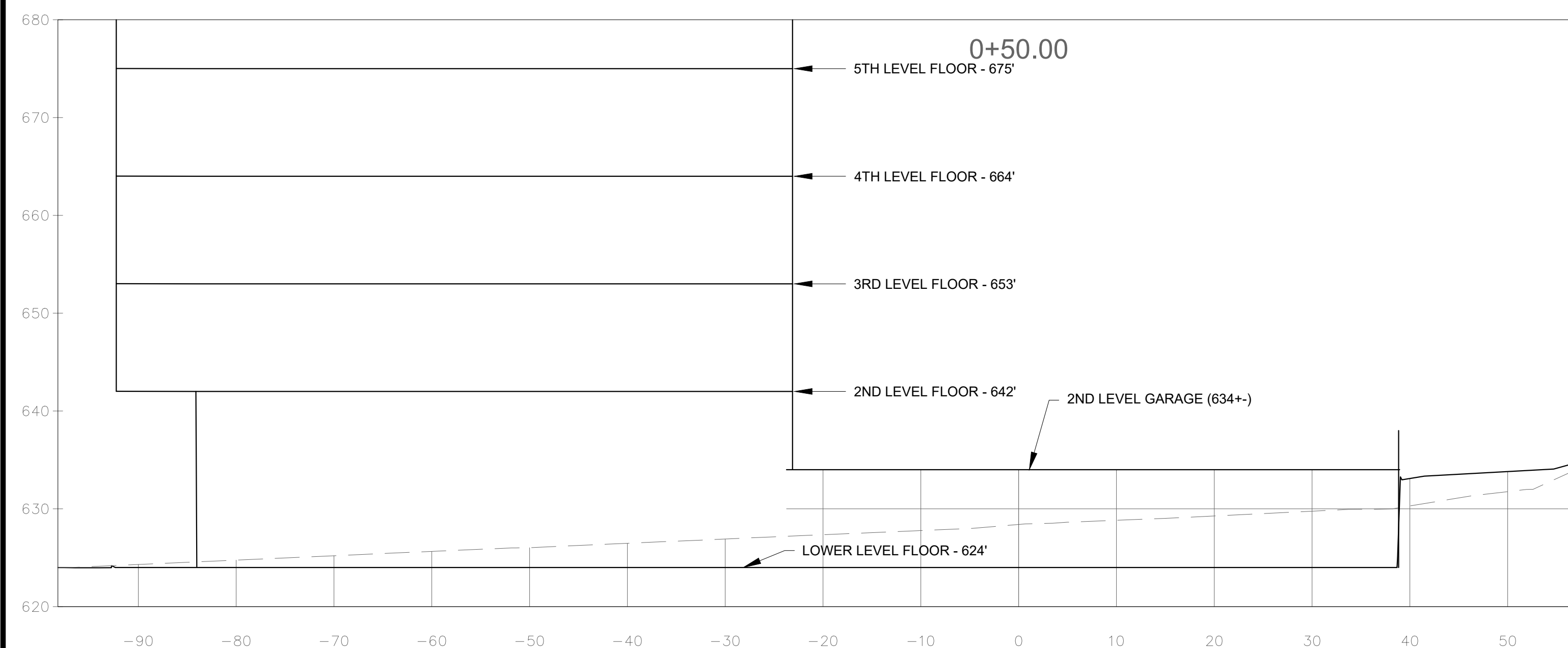
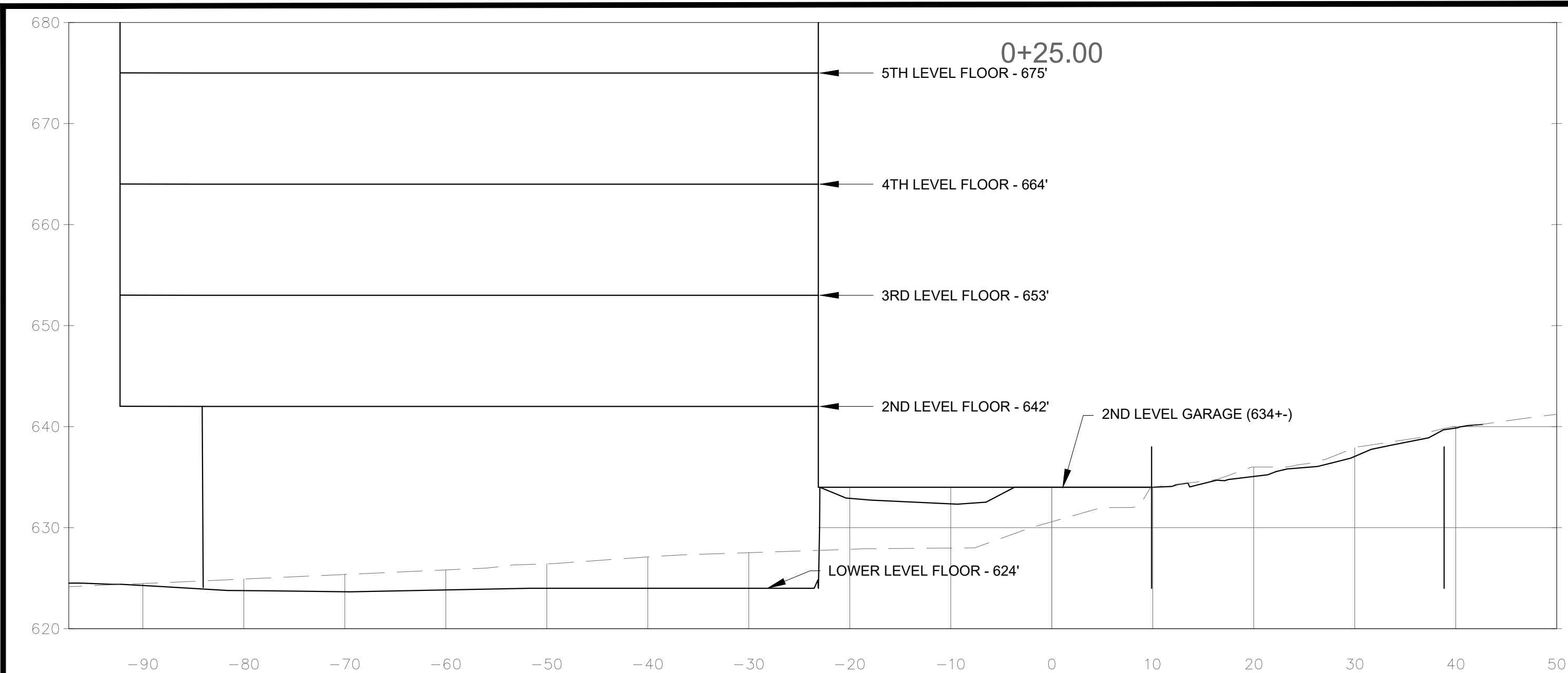
TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1"
If this scale bar does not
measure 1" then drawing is
not original scale.

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 6
		DWG. NO. C-02



SITE SECTIONS

TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

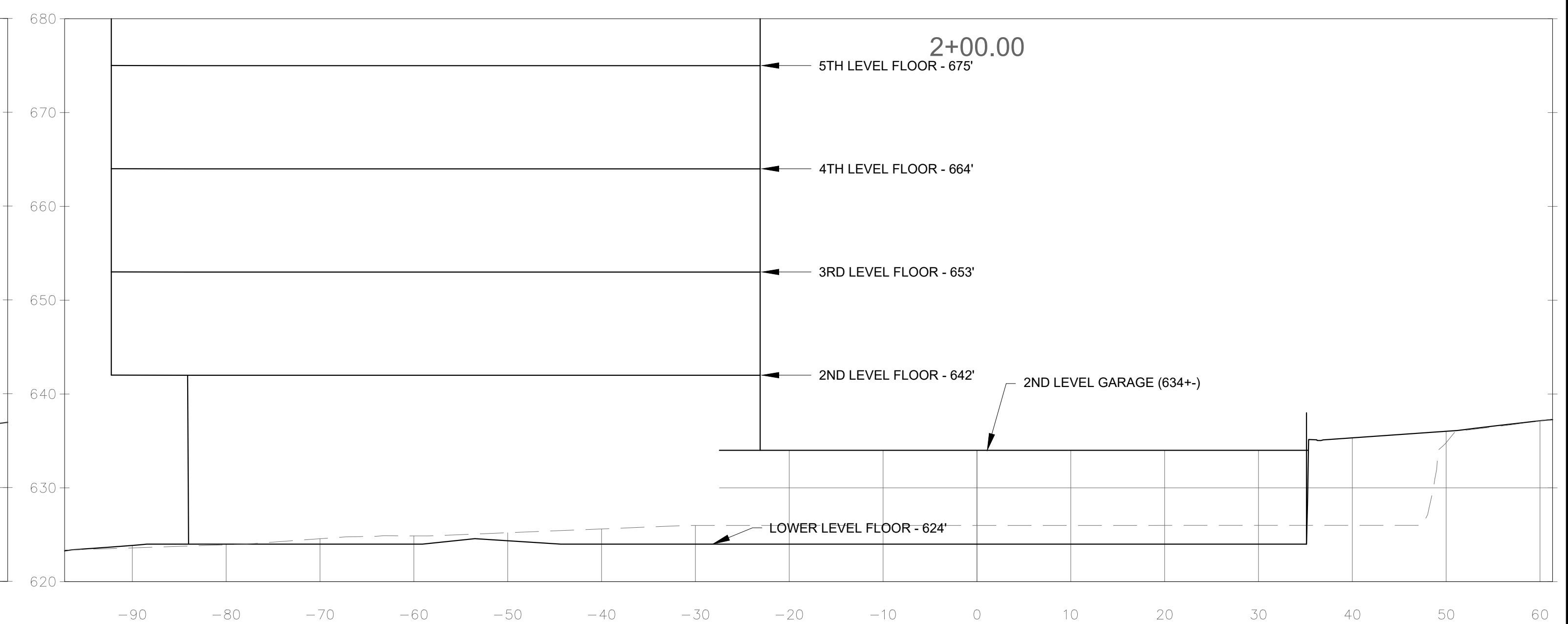
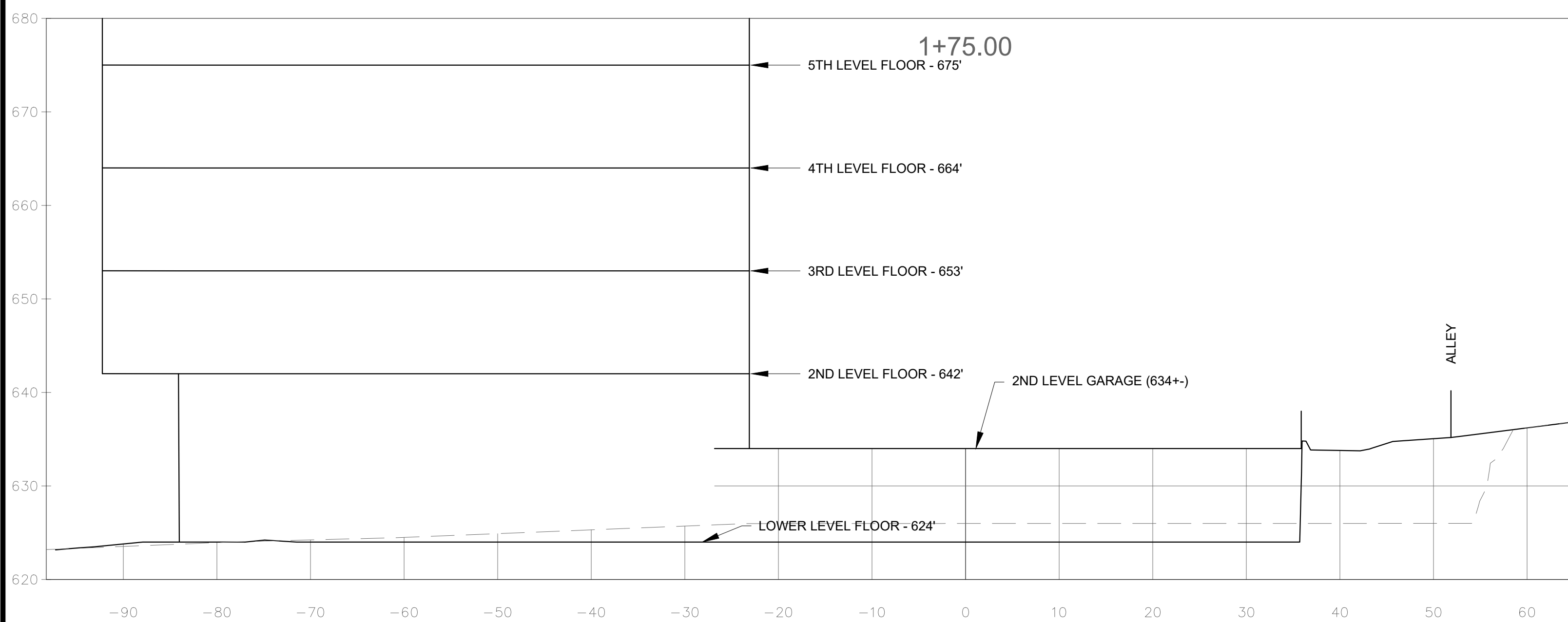
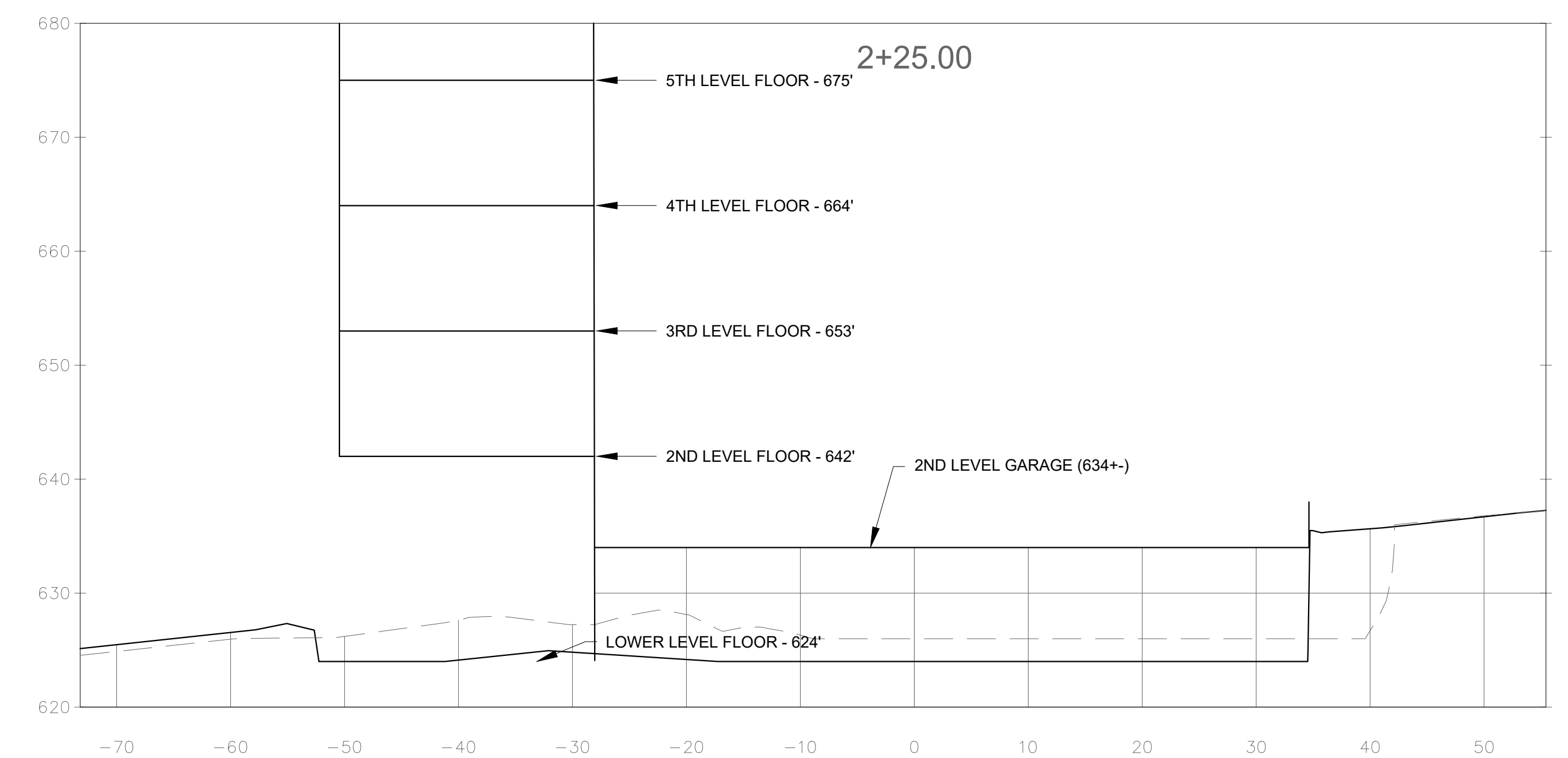
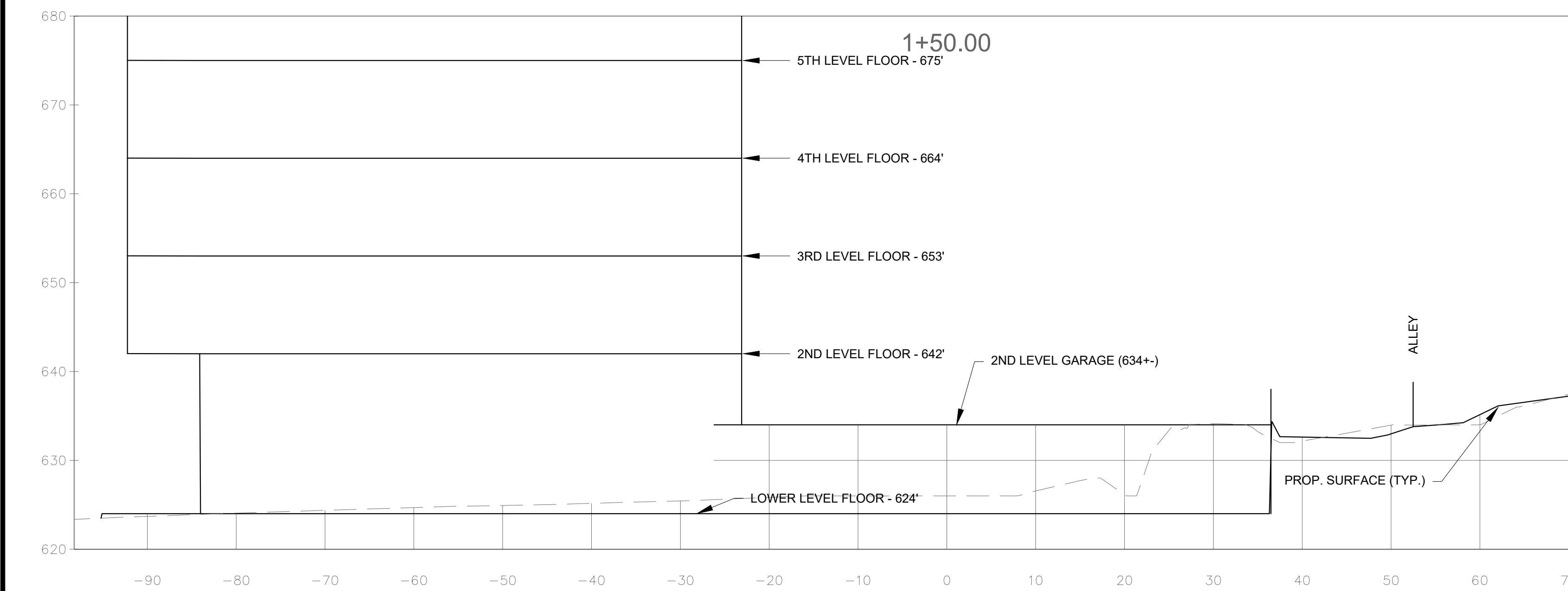
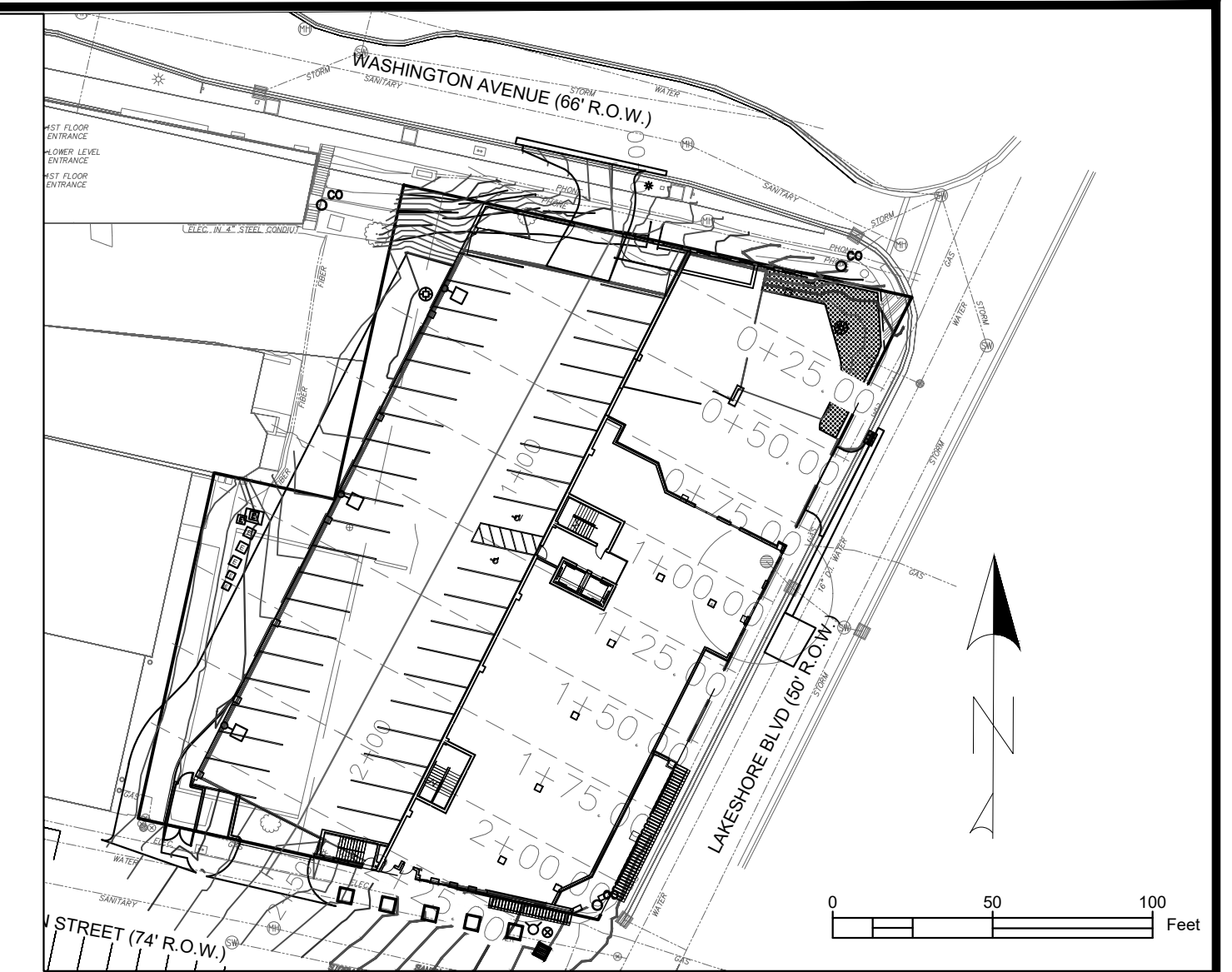
Attention:



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3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 5
		DWG. NO.
		C-03.1

This profile view shows the vertical alignment of the bridge deck and its approach. The vertical axis represents ELEVATION in feet, ranging from 620 to 640. The horizontal axis represents STATION, ranging from 0+00 to 2+50. The profile includes the existing ground surface (EX. SURFACE (TYP.)) shown as a dashed line, the proposed bridge deck (solid line), and the lower level floor (LOWER LEVEL FLOOR - 624'). A callout indicates the 2ND LEVEL GARAGE (634 +/-) level. The bridge deck is shown as a solid line at an elevation of approximately 634 feet, with a lower level floor at 624 feet. The approach is shown as a dashed line, and the existing ground surface is shown as a solid line. The profile shows a vertical curve in the approach and a constant elevation for the bridge deck.



TRESTLE HOTEL



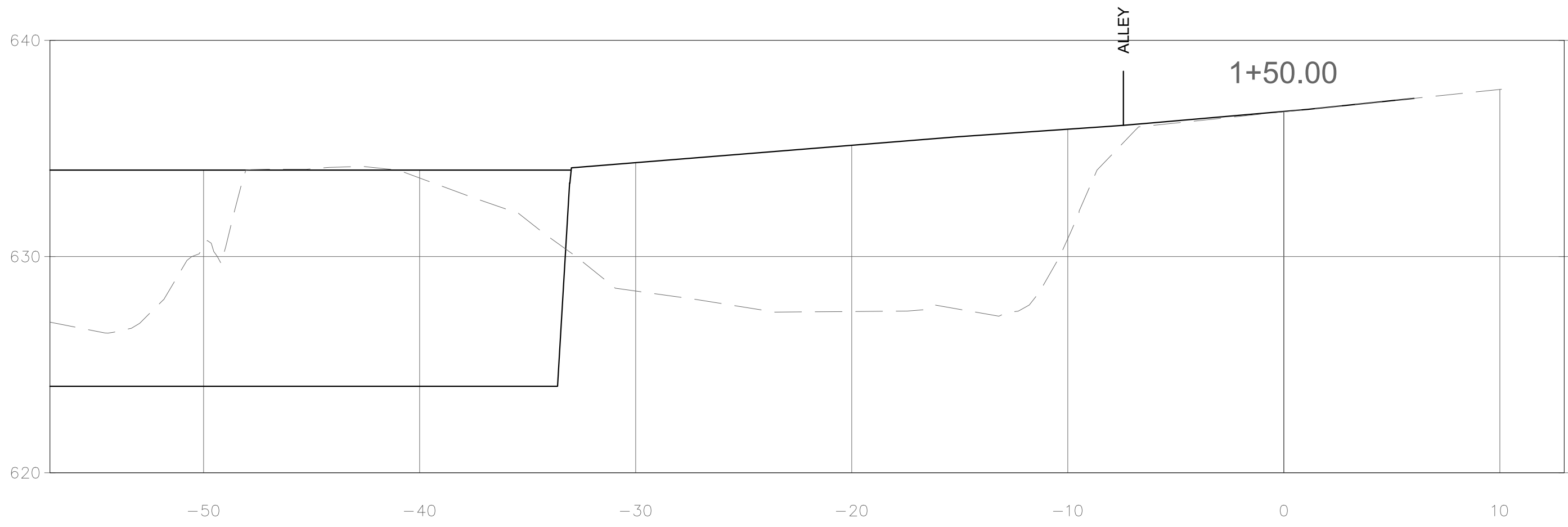
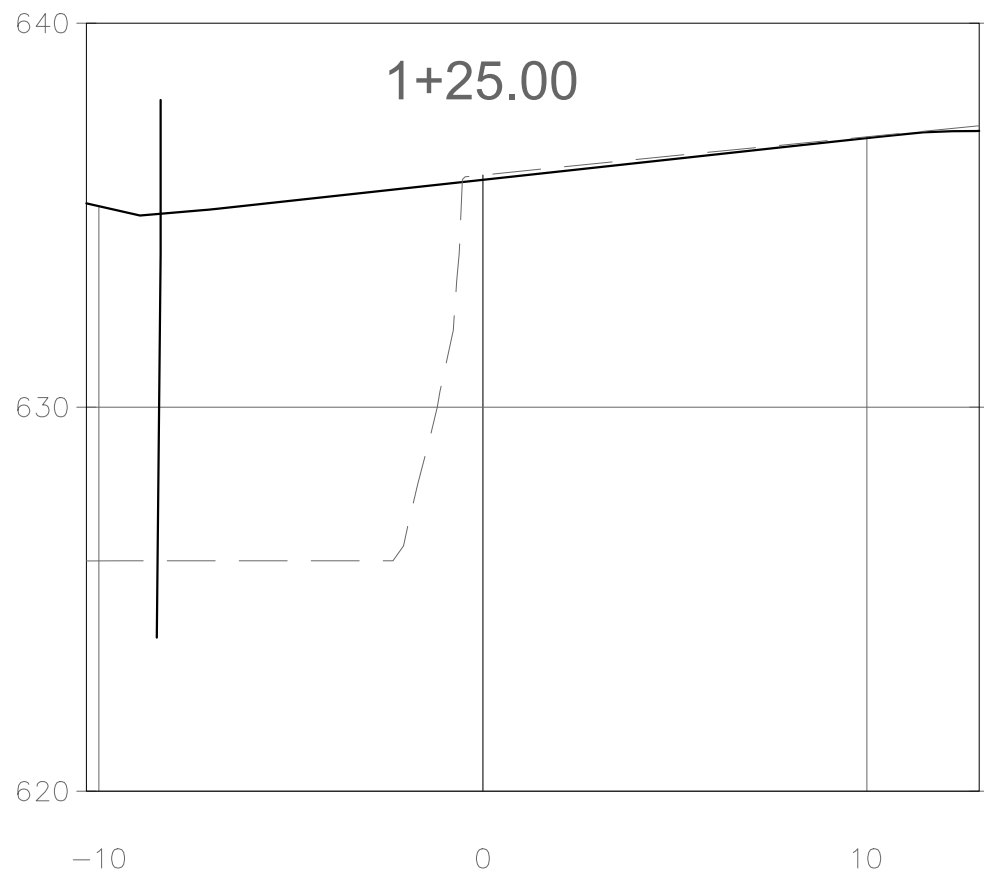
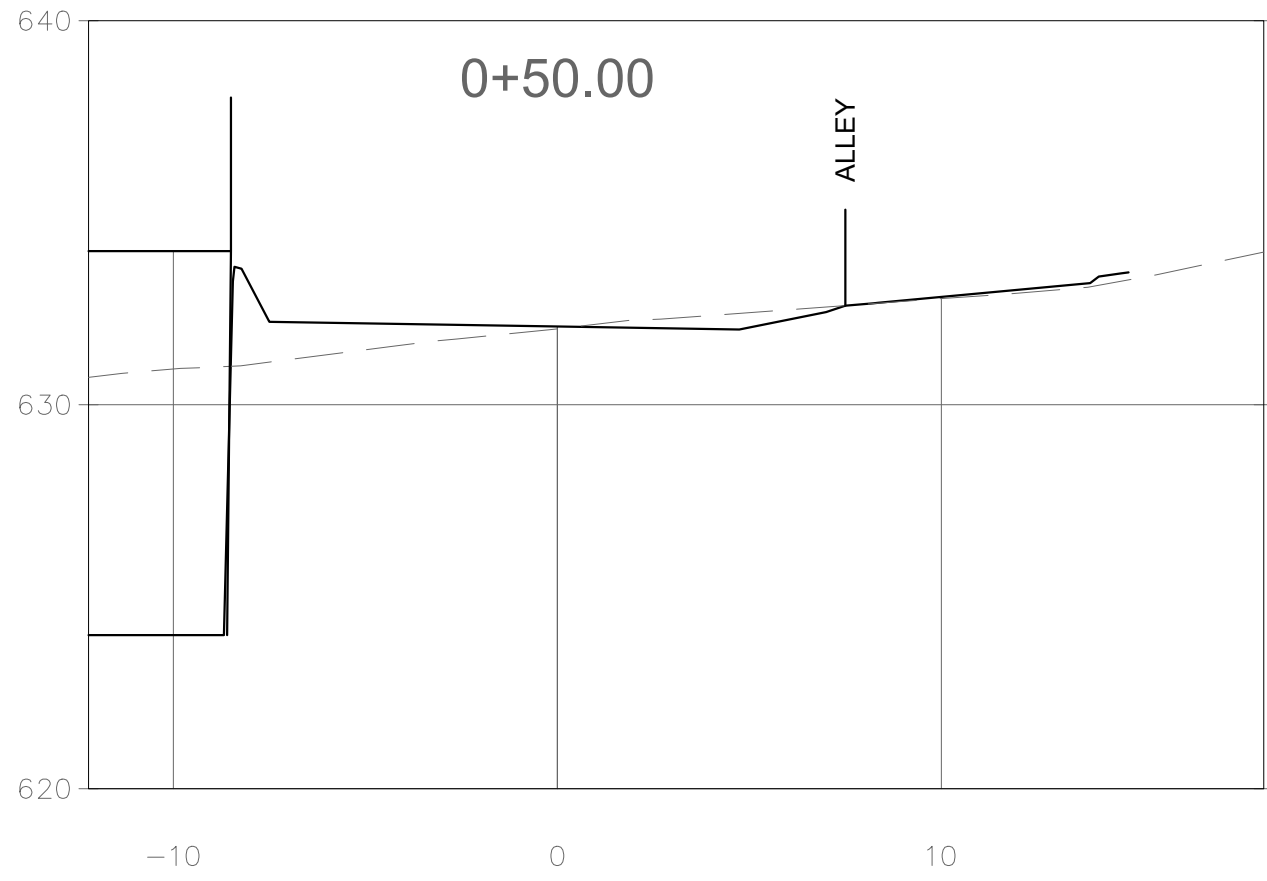
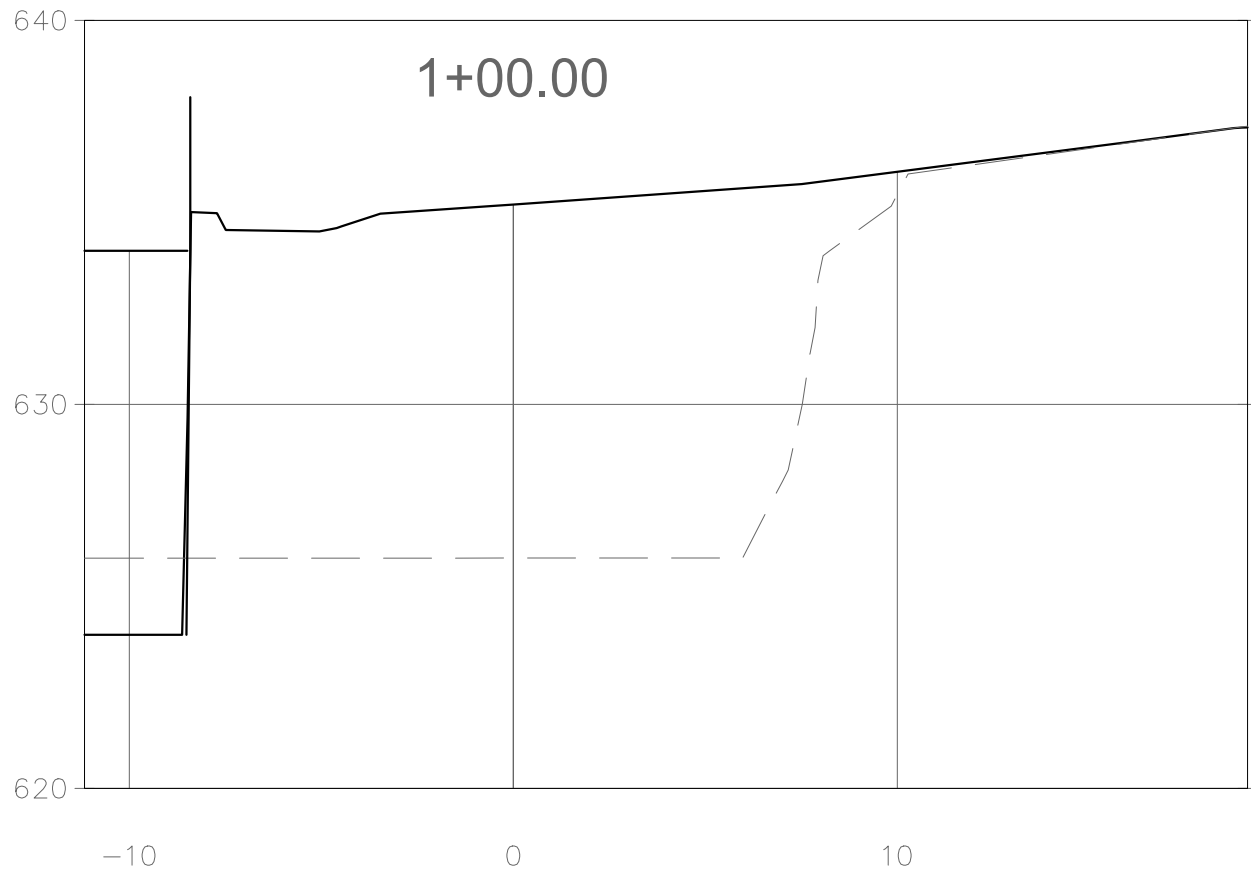
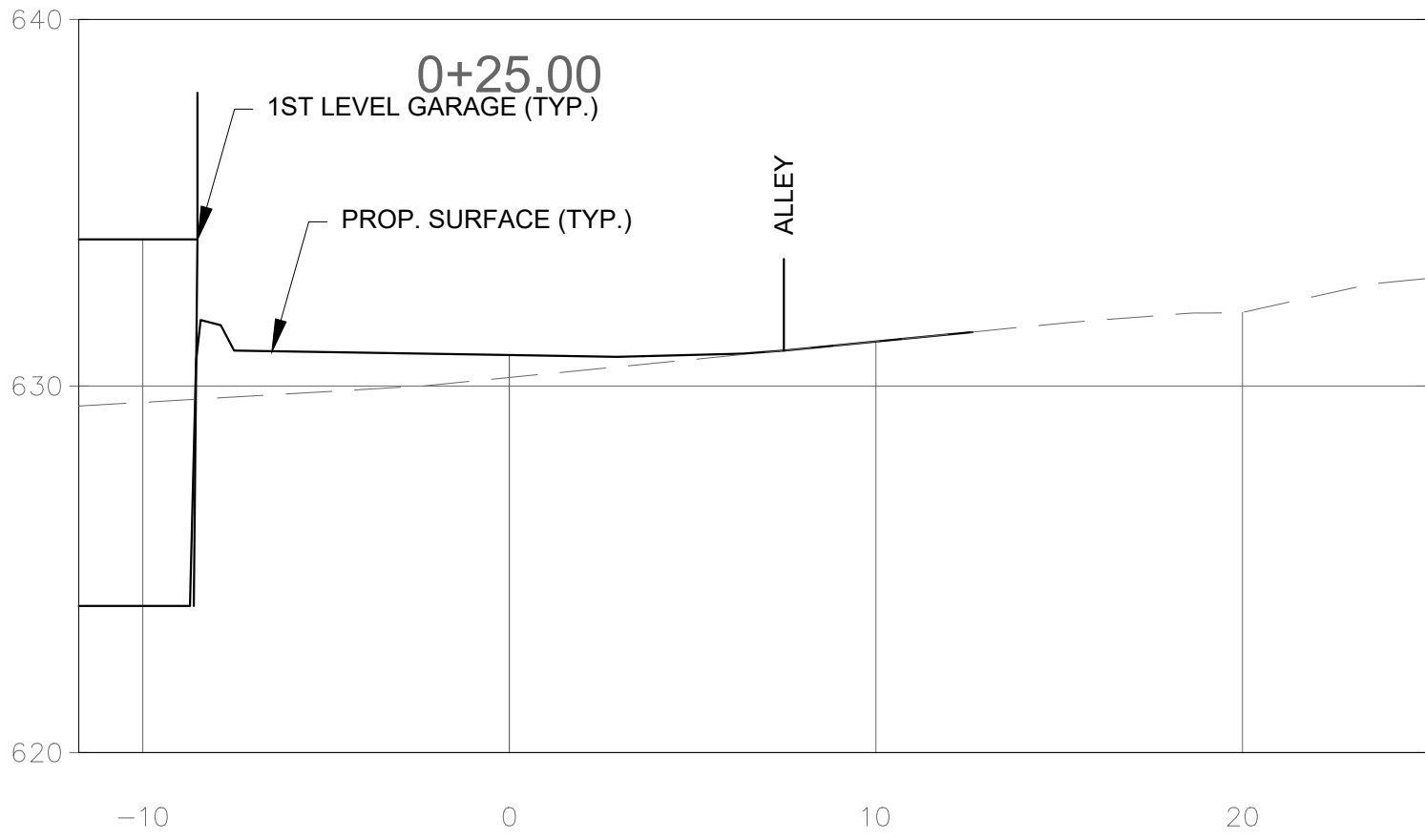
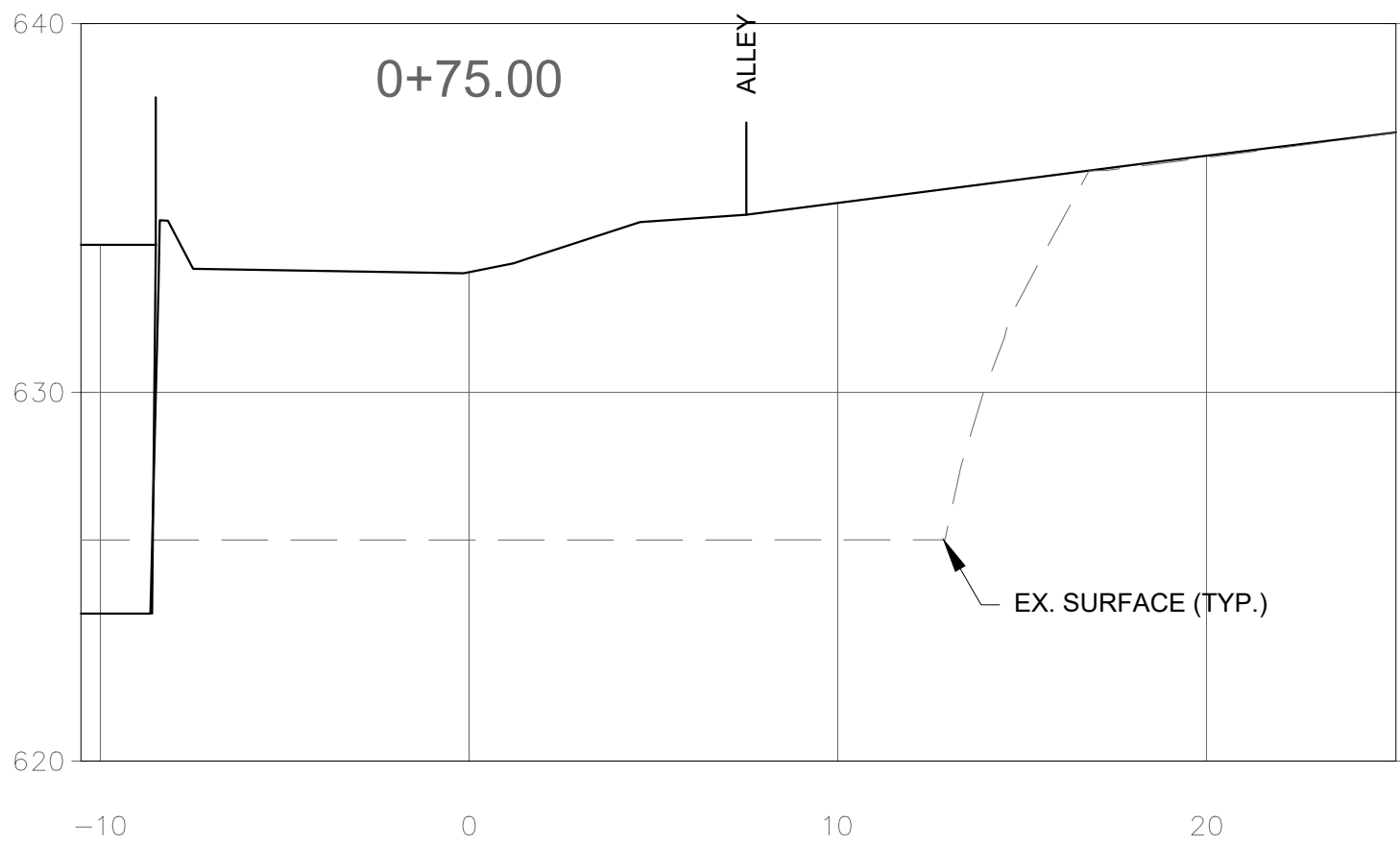
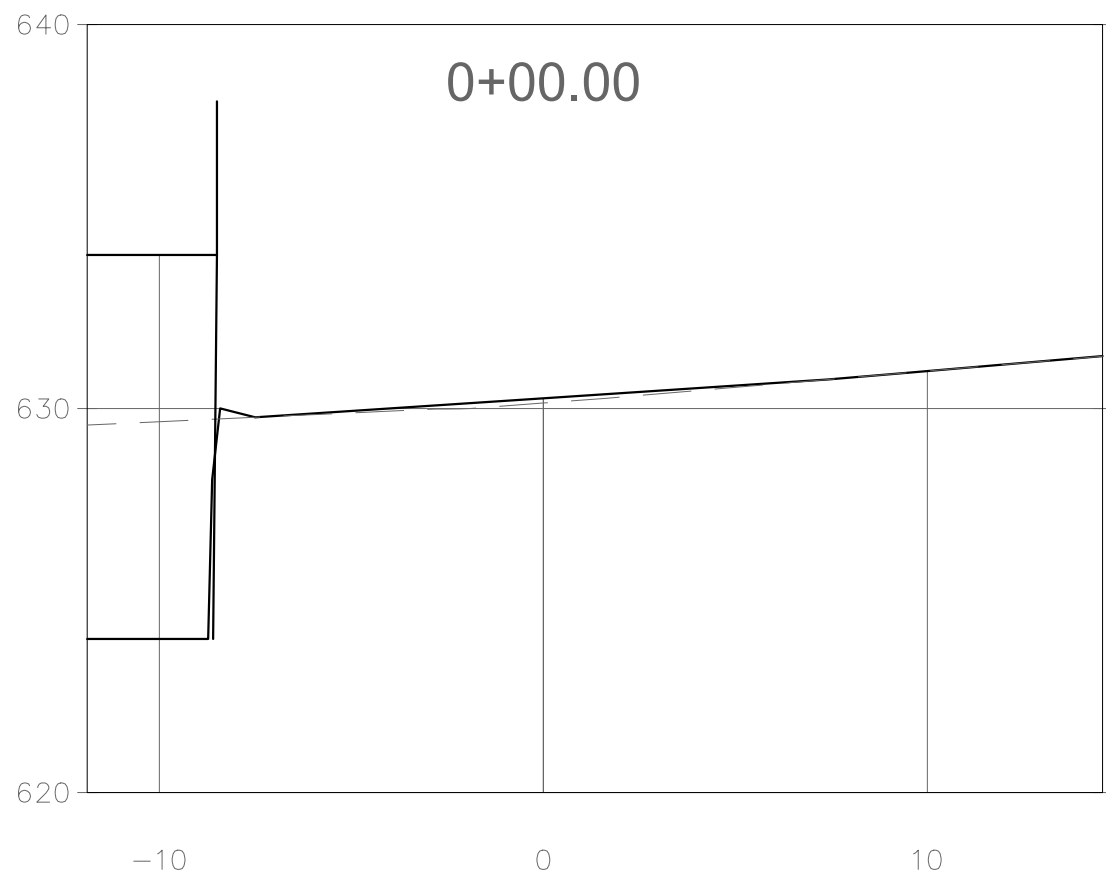
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention:



If this scale bar does not measure 1" then drawing is not original scale.

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 5
		DWG. NO.
		C-03.2



SITE SECTIONS

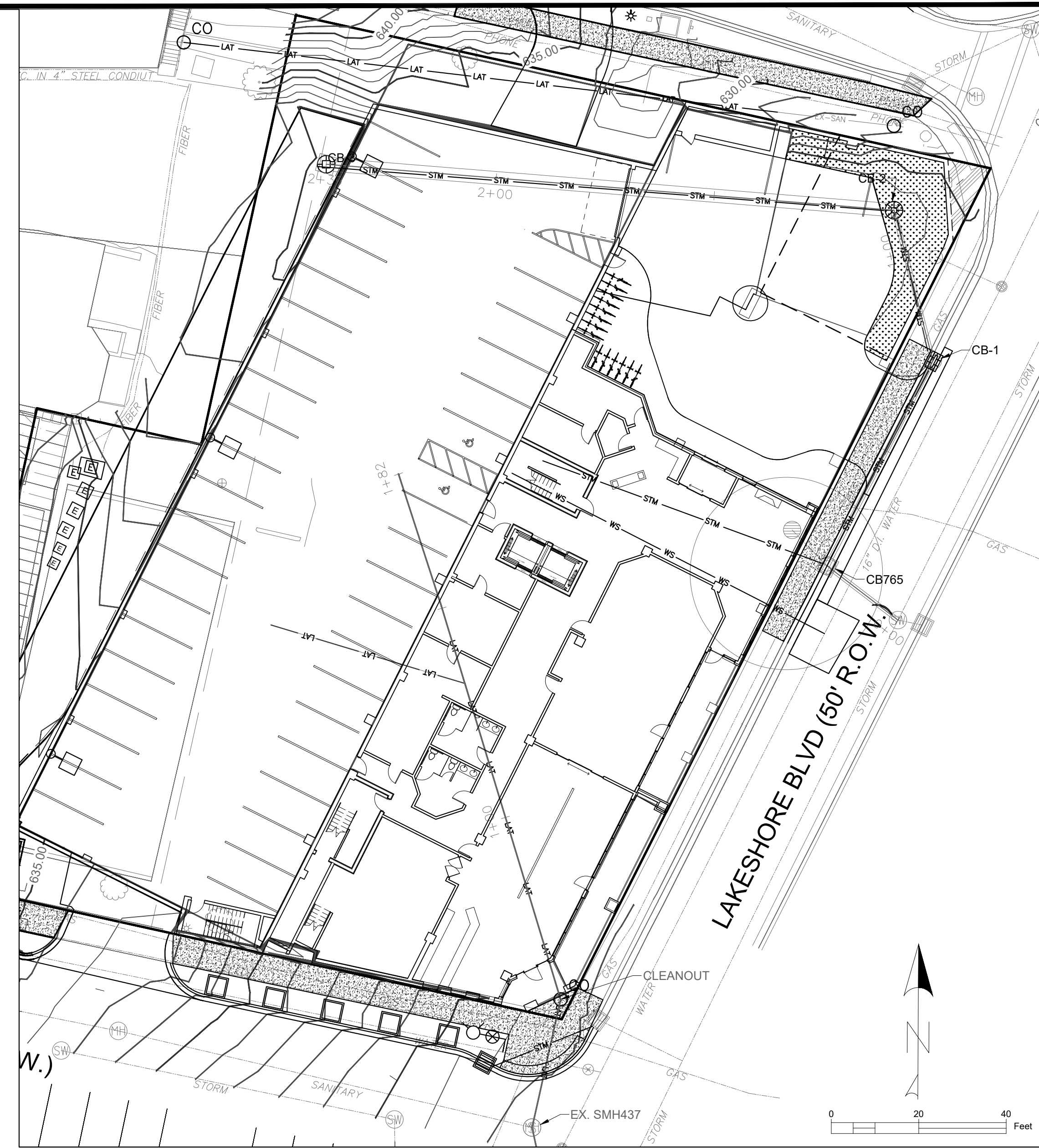
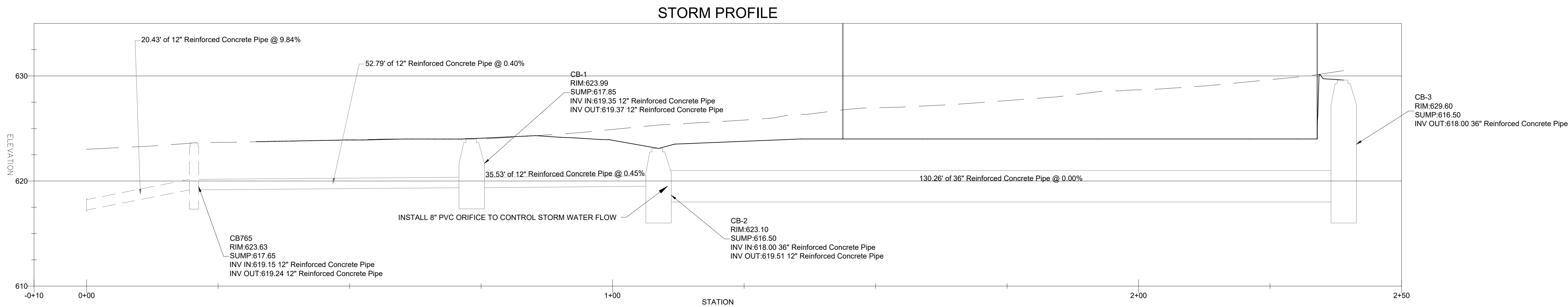
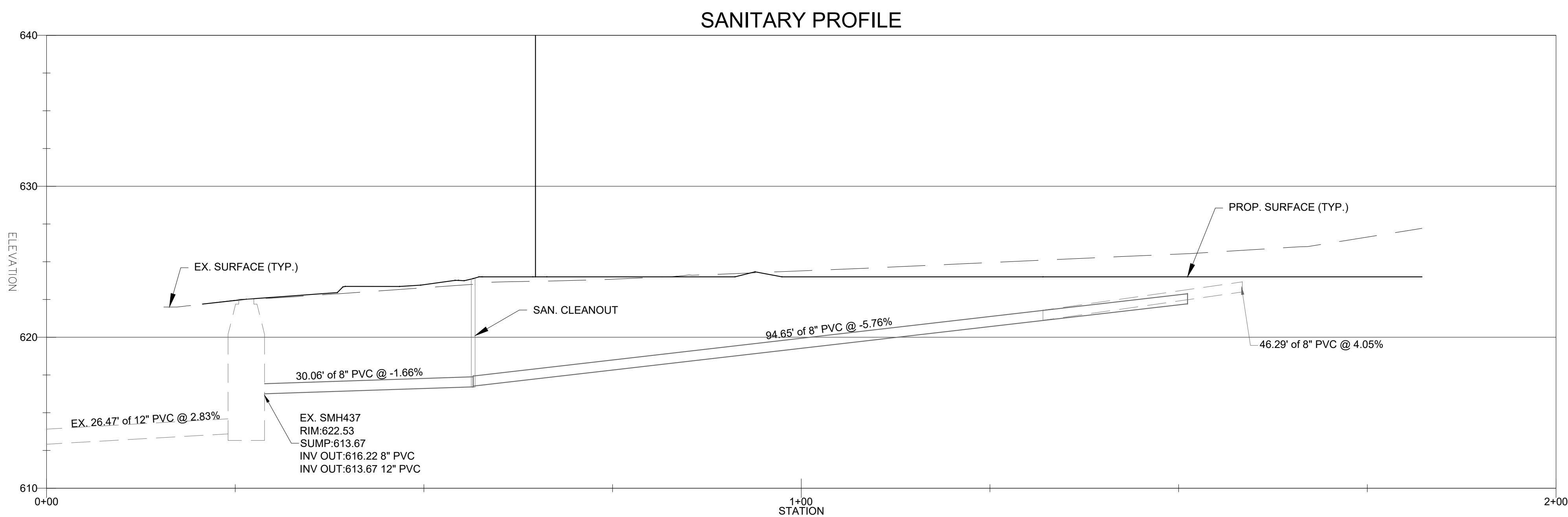
TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1"
0
If this scale bar does not
measure 1" then drawing is
not original scale.

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3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 5
		DWG. NO. C-03.3



SITE SECTIONS

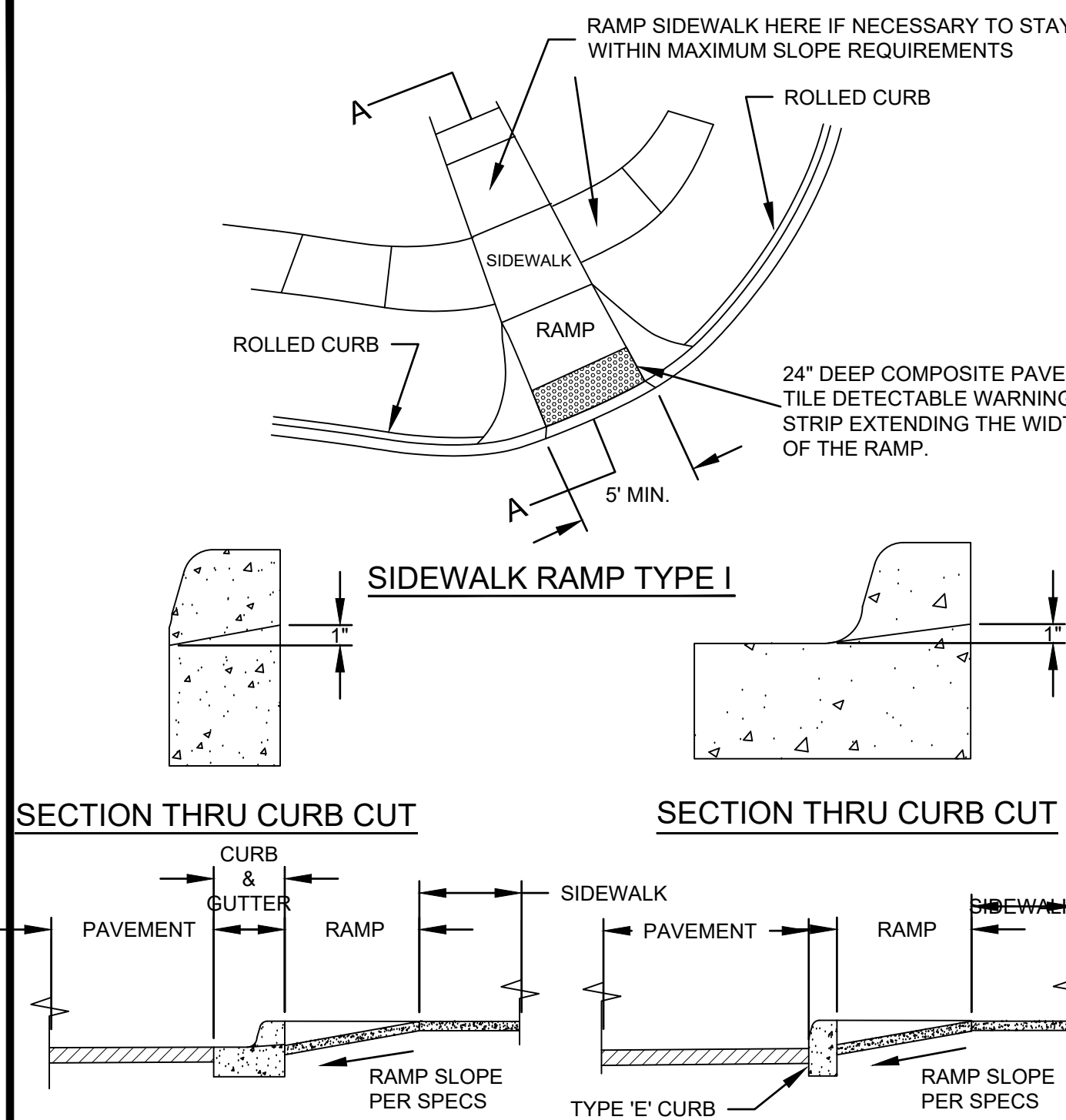
TRESTLE HOTEL



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1"
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3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO. 5
		DWG. NO. C-03.4



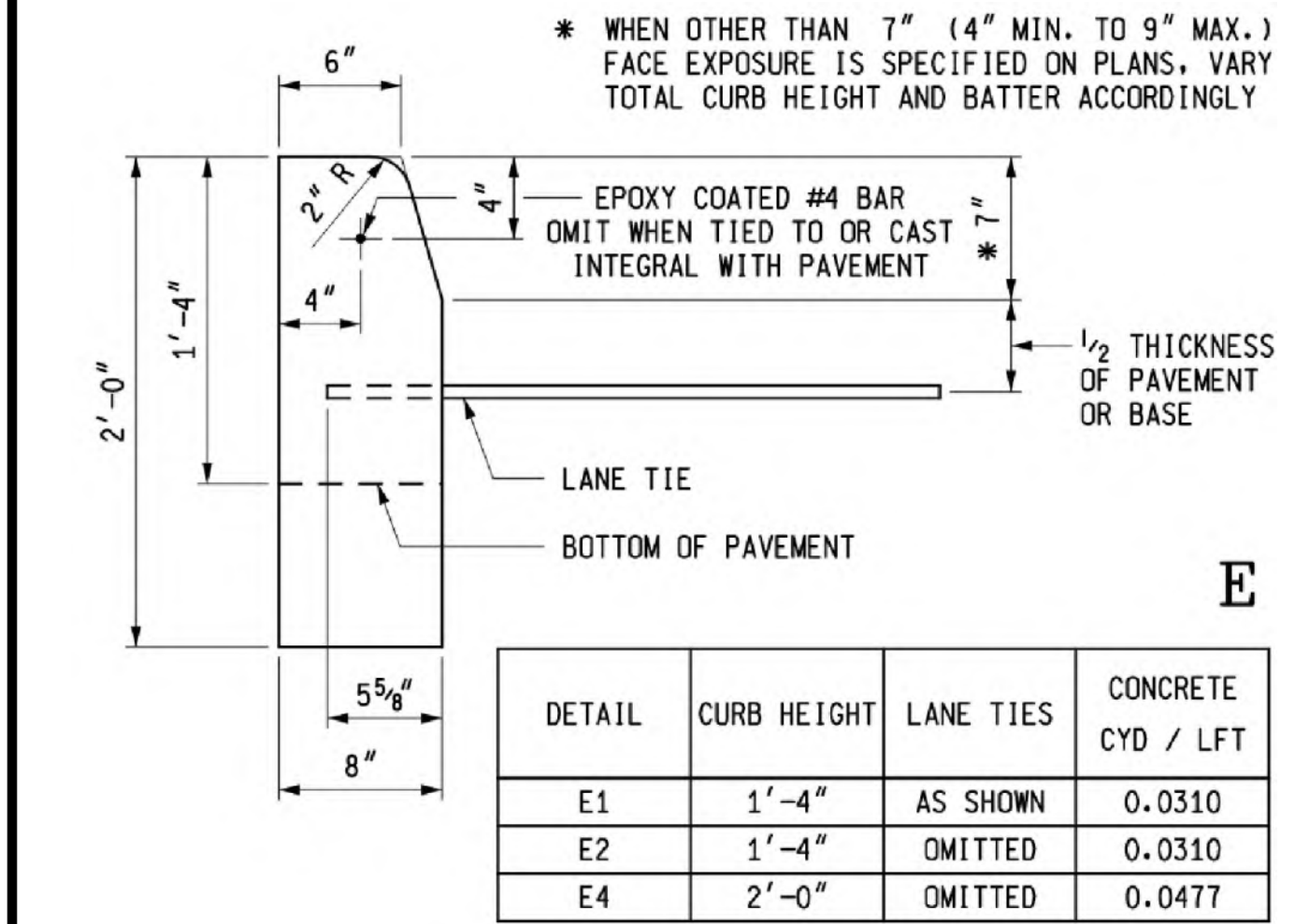
SECTION A-A (TYPICAL ALL RAMP DETAILS)

03-021 TYPICAL SIDEWALK RAMP DETAILS

NO SCALE

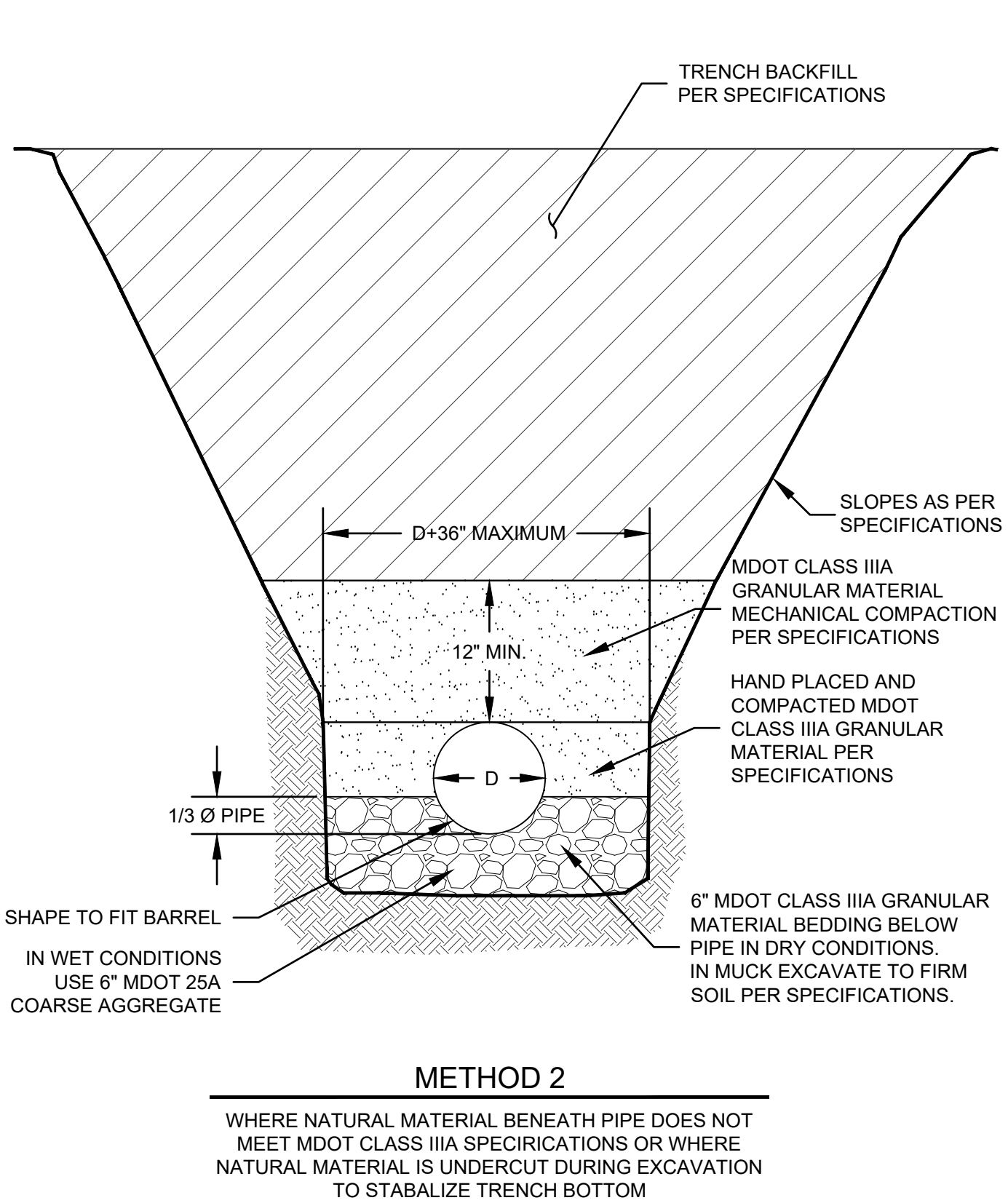
- NOTES:**
1. CONCRETE SIDEWALK RAMP SHALL BE SAWCUT TO FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
 2. CONCRETE SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-28-G, OR THE LATEST REVISION THEREOF.
 3. ANY EXISTING CONCRETE SIDEWALK RAMP WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

- NOTES:**
1. WHEN OTHER THAN 7" (4" MIN. TO 9" MAX.) FACE EXPOSURE IS SPECIFIED ON PLANS, VARY TOTAL CURB HEIGHT AND BATTER ACCORDINGLY.
 2. CURB MAY BE POURED MONOLITHICALLY WHEN ADJACENT TO CONCRETE SIDEWALK.



03-046 MDOT TYPE E CURB DETAIL

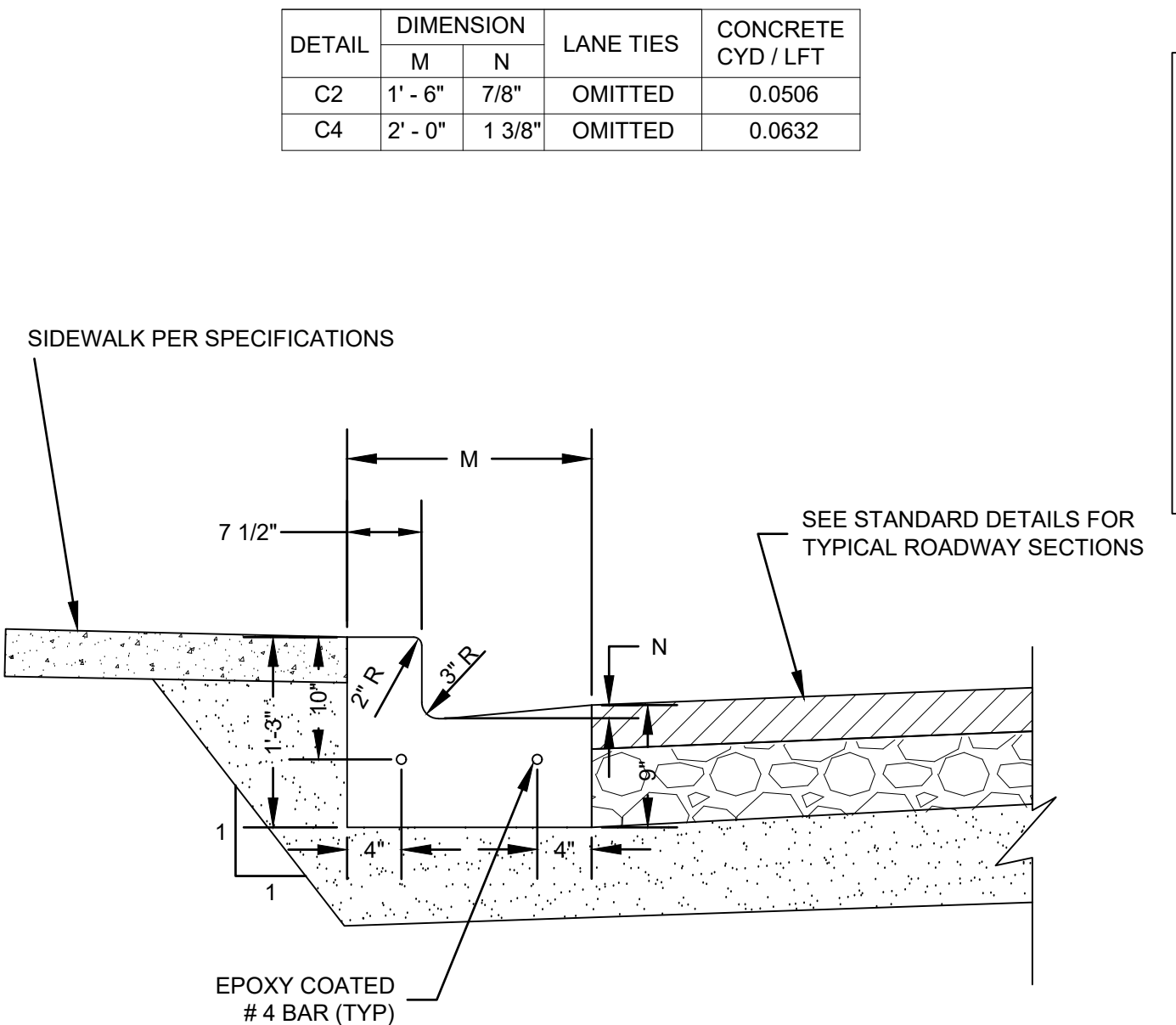
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02-192 PIPE BEDDING DETAIL

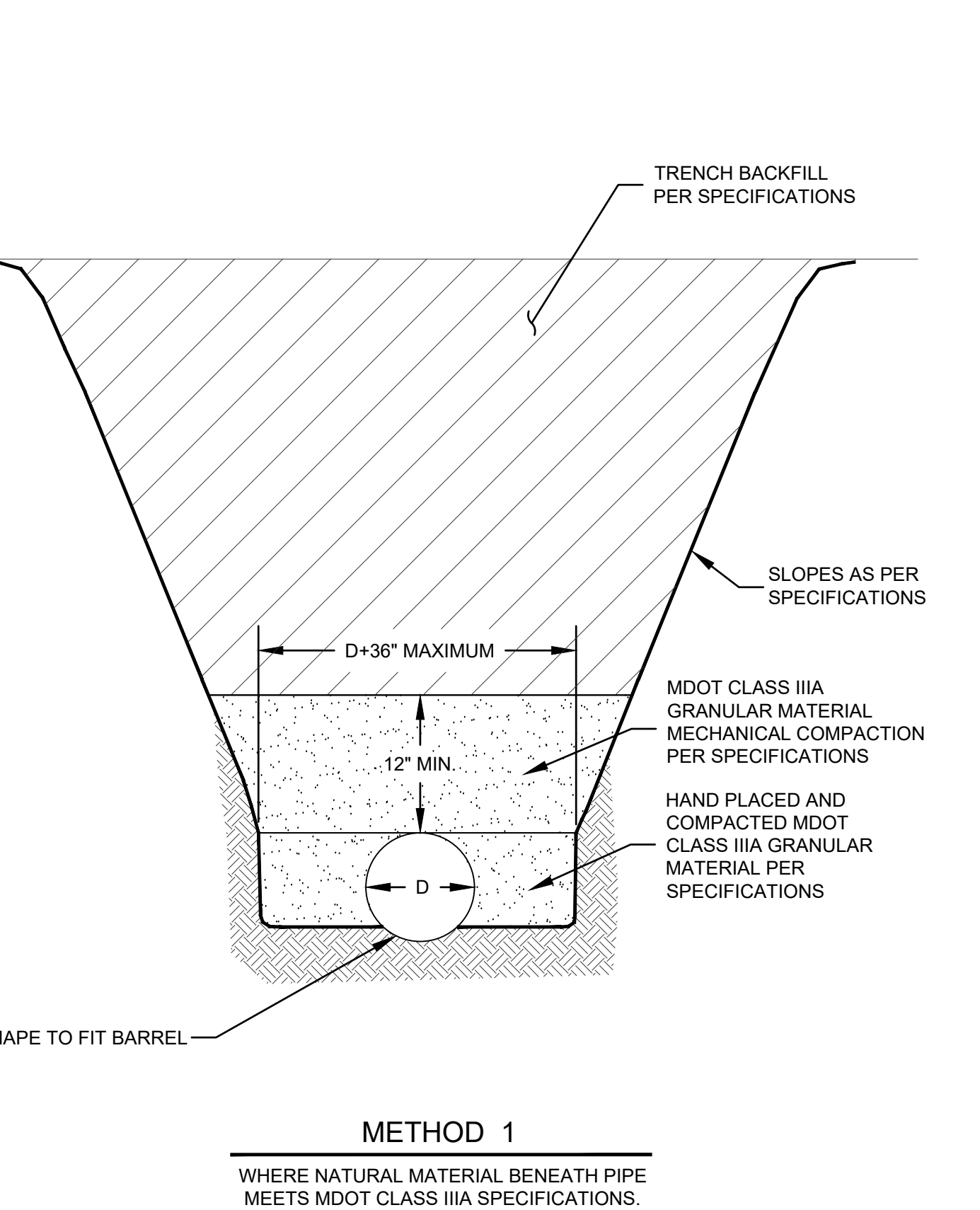
NO SCALE

- NOTES:**
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.
 2. CONTRACTOR SHALL INSTALL NON-WOVEN 8 OZ/SYD GEOTEXTILE FABRIC ABOVE MDOT 25A STONE FOR ENTIRE TRENCH WIDTH AND LENGTH OF STONE BEDDING WHEREVER UTILIZED. GEOTEXTILE FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 2.0 FEET.
- NOTES:**
1. CONCRETE CURB AND/OR GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-30-F.



03-041 TYPE C CONCRETE CURB AND GUTTER DETAIL

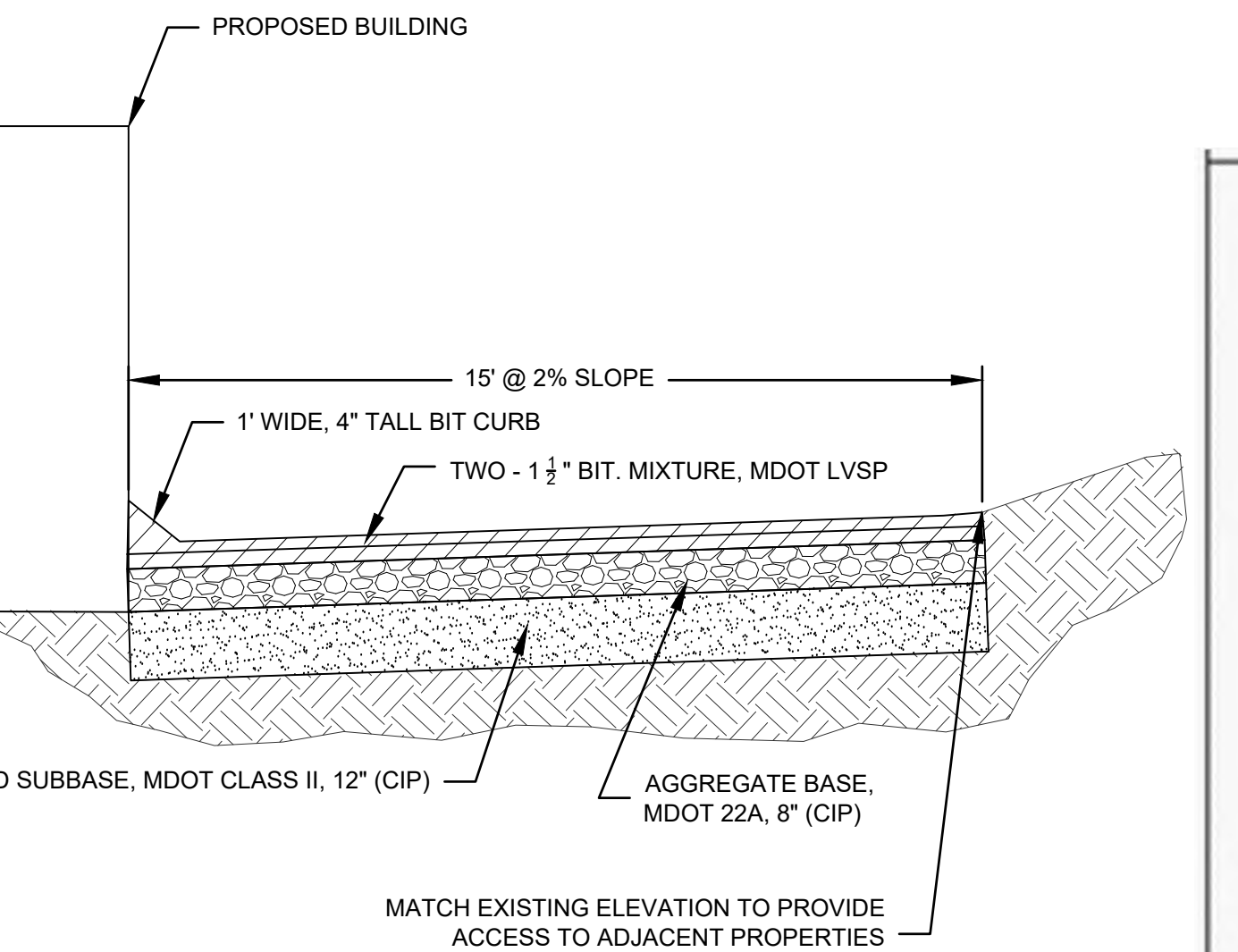
NO SCALE



02-190 PIPE BEDDING DETAIL

NO SCALE

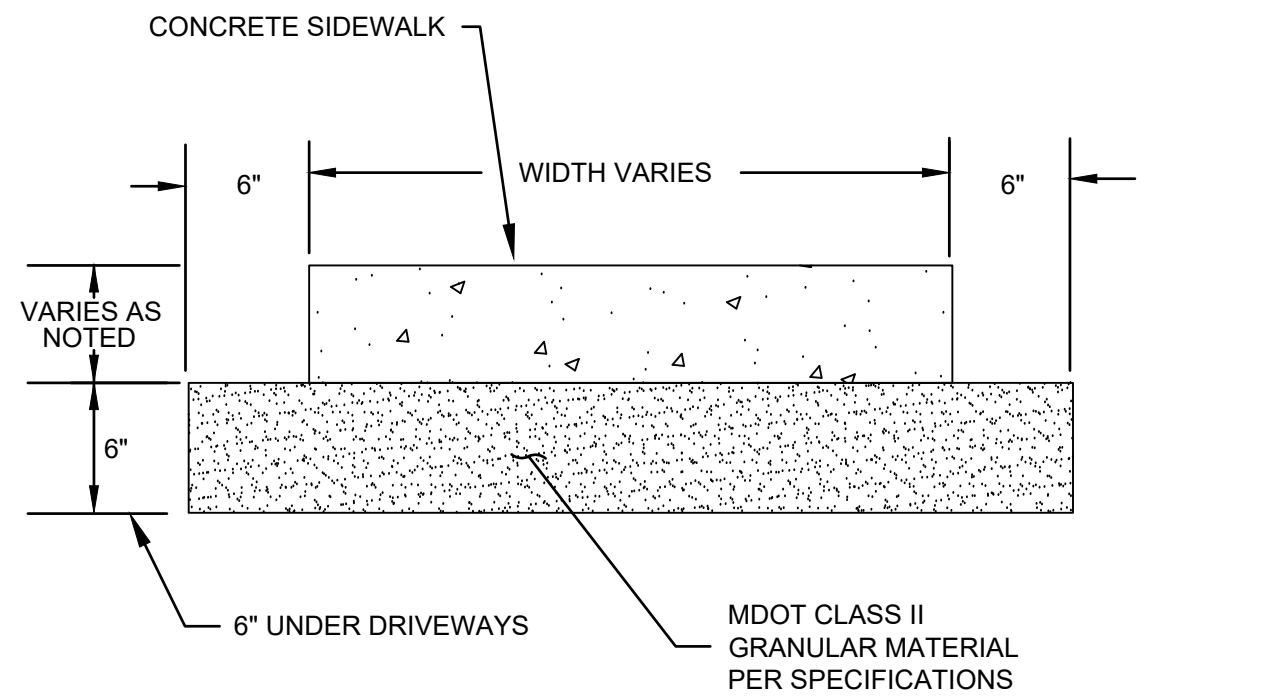
- NOTES:**
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.



02-040 PROPOSED PAVED ALLEY X-SECTION

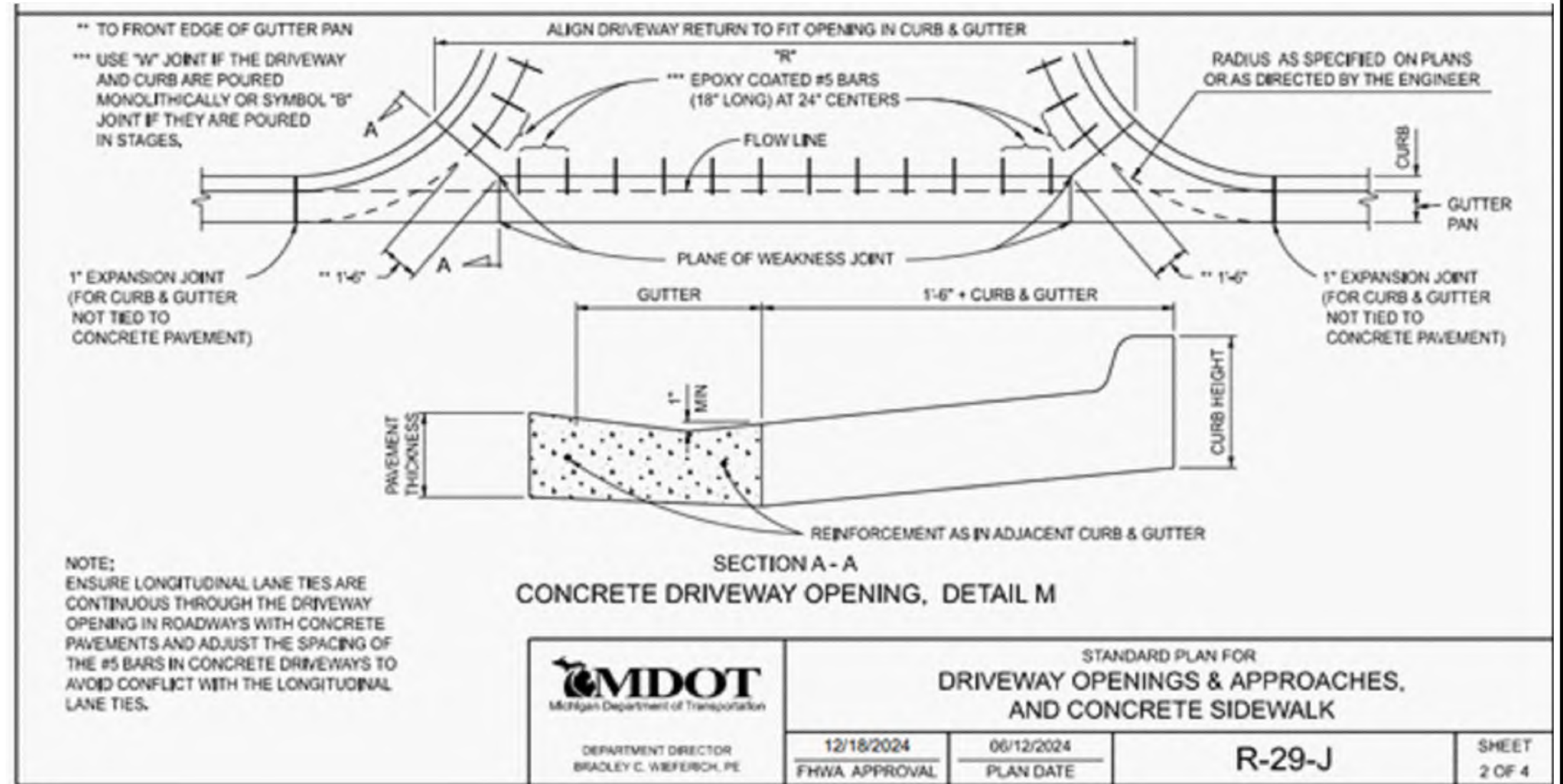
NO SCALE

- NOTES:**
1. CONCRETE SIDEWALK SHALL BE SAWCUT FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
 2. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-J OR THE LATEST VERSION THEREOF.
 3. ANY EXISTING SIDEWALK WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
 4. CONCRETE SIDEWALK SHALL BE 4" FOR PEDESTRIAN TRAFFIC AND 6" FOR VEHICULAR TRAFFIC. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-H.
 5. NO REINFORCEMENT SHALL BE USED IN CONCRETE SIDEWALK.
 6. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE.

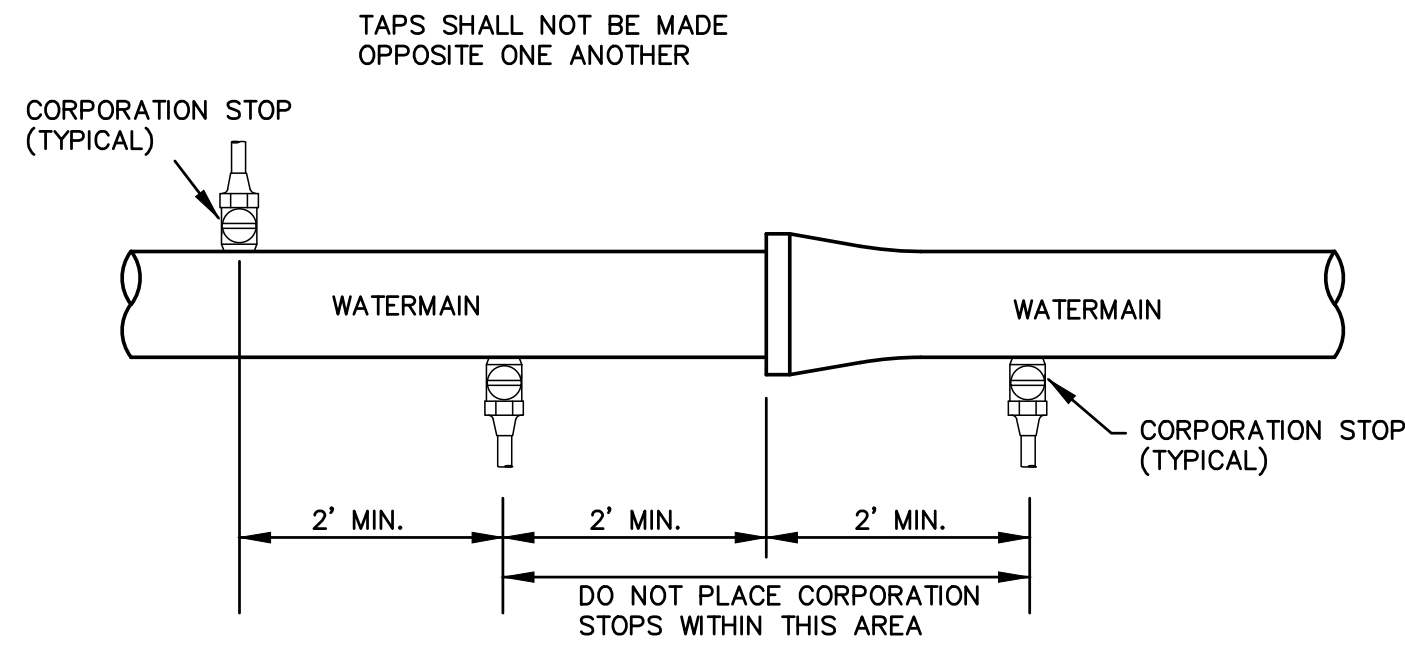


03-022 CONCRETE SIDEWALK

NO SCALE



TAP SPACING ON WATERMAIN

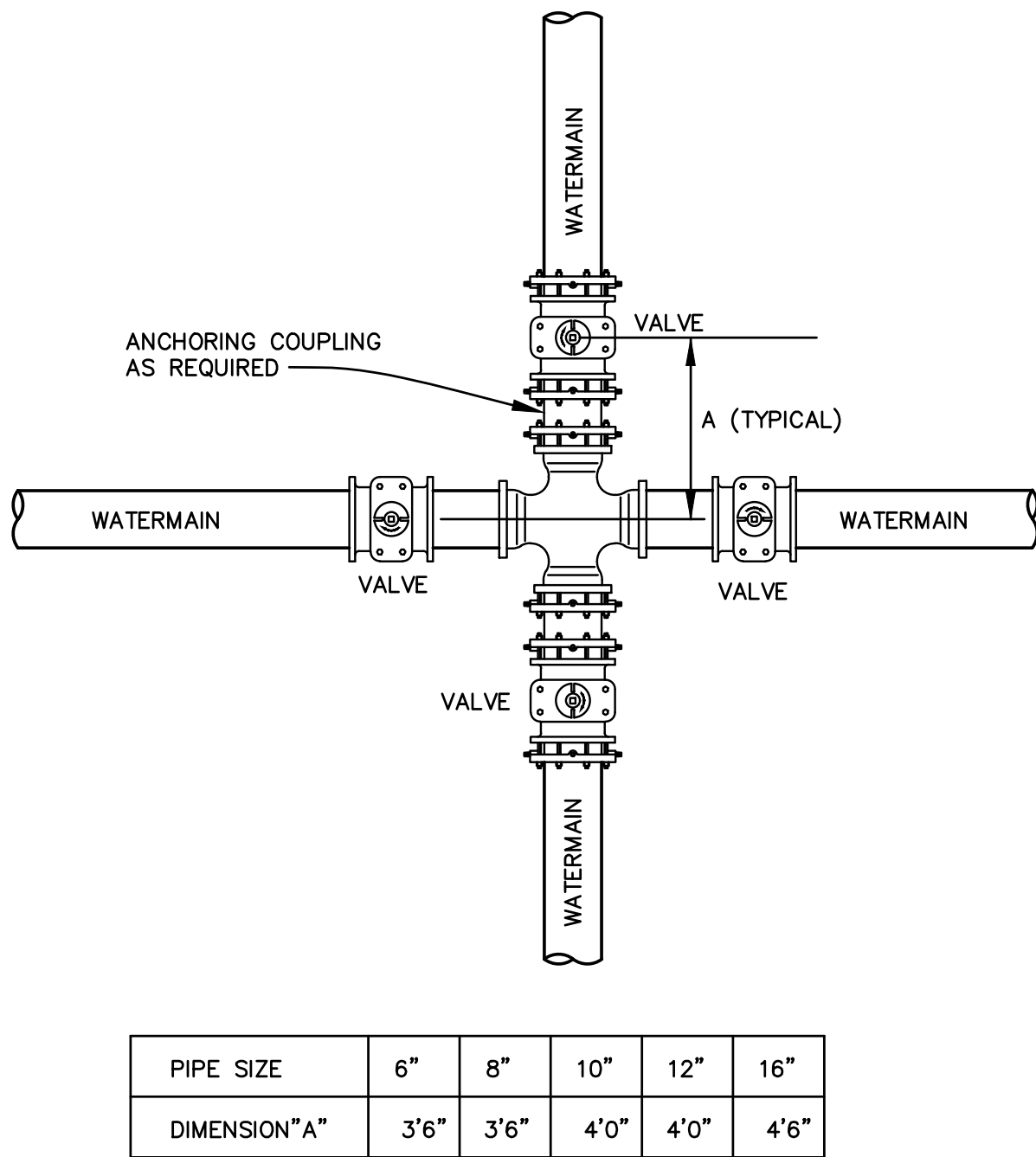


PIPE RESTRAINT SCHEDULE

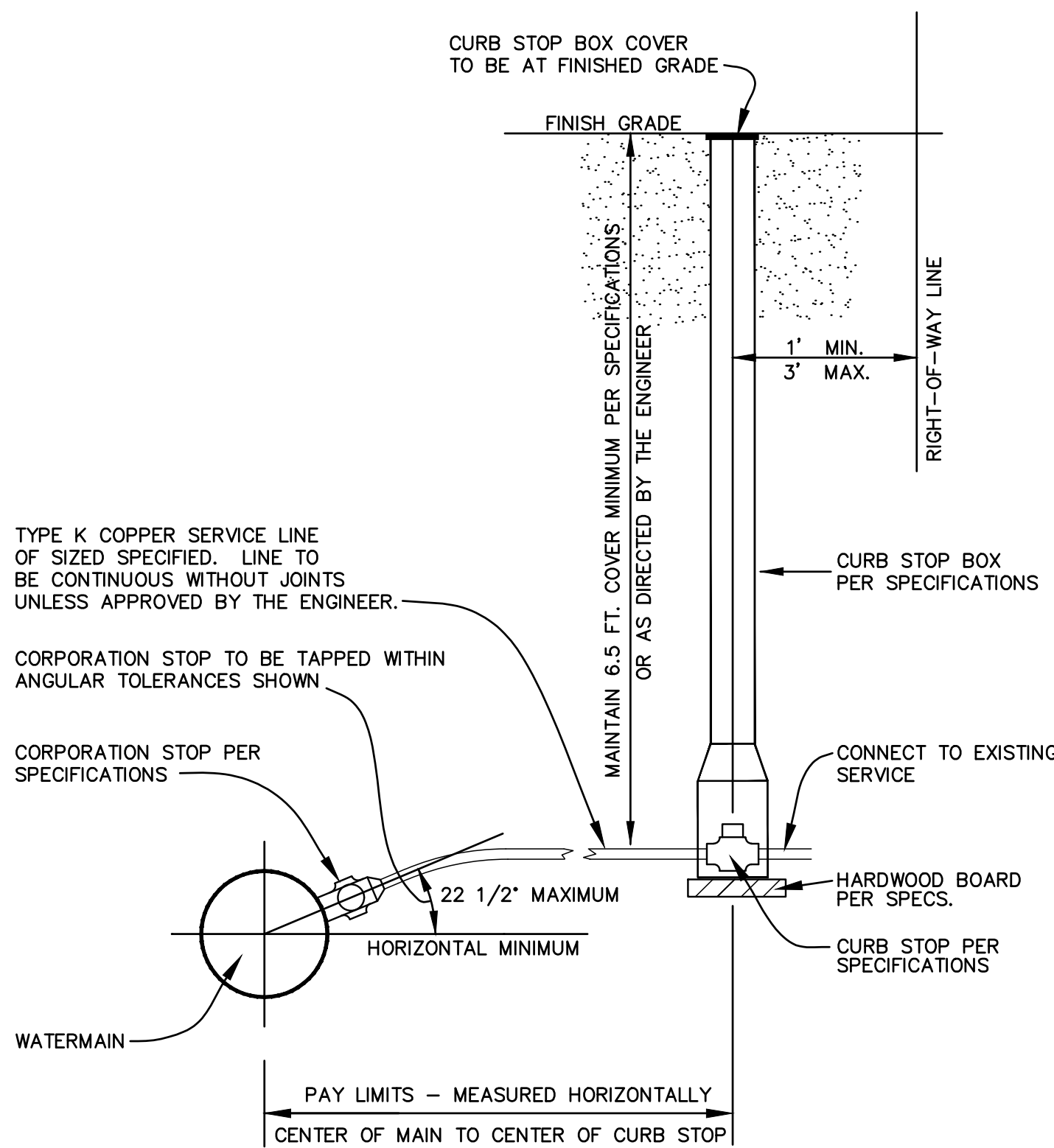
PIPE SIZE IN INCHES	RESTRAINED PIPE LENGTH IN FEET (1)								
	HORIZONTAL BENDS				DEAD ENDS (2)	45° VERTICAL BENDS		REDUCER ONE SIZE REDUCTION	REDUCER TWO SIZE REDUCTION
	TEE, 90°	45°	22-1/2°	11-1/4°		UPPER	LOWER		
4	23	9	5	2	55	23	8	—	—
6	32	13	6	3	77	32	11	21	—
8	40	17	8	4	100	41	14	21	49
12	56	23	11	6	141	58	20	40	81
16	71	29	14	7	181	75	25	41	96
20	84	35	17	8	218	90	30	42	94
24	96	40	19	10	253	105	35	42	106
30	112	47	22	11	303	125	41	59	117

1. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCE SHOWN ON THE TABLES MEASURED FROM THE POINT OF CONNECTION.
2. ISOLATION VALVES SHALL BE TREATED AS DEAD ENDS WITH RESTRAINT ON BOTH SIDES OF THE VALVE.

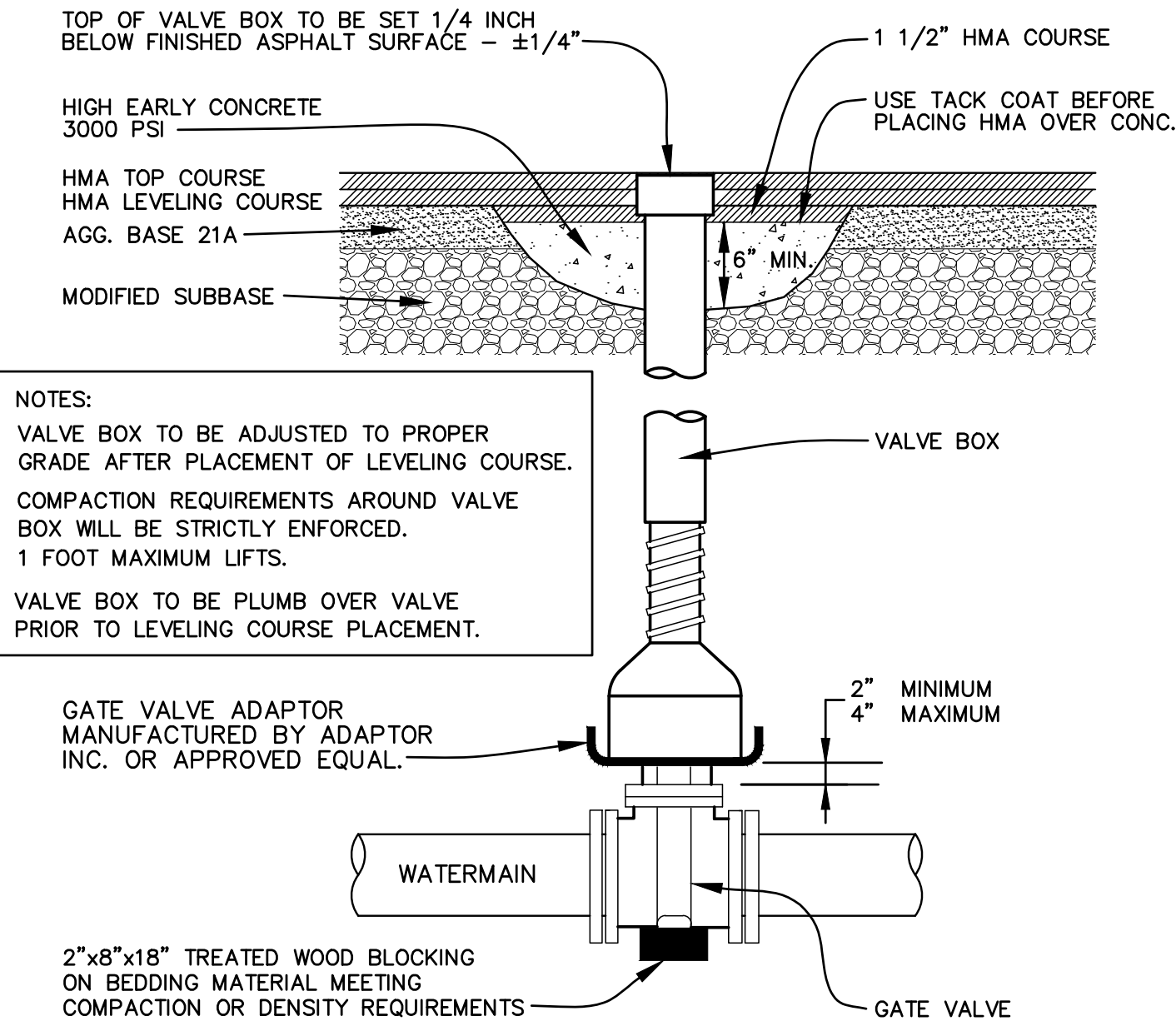
STANDARD VALVE LOCATION



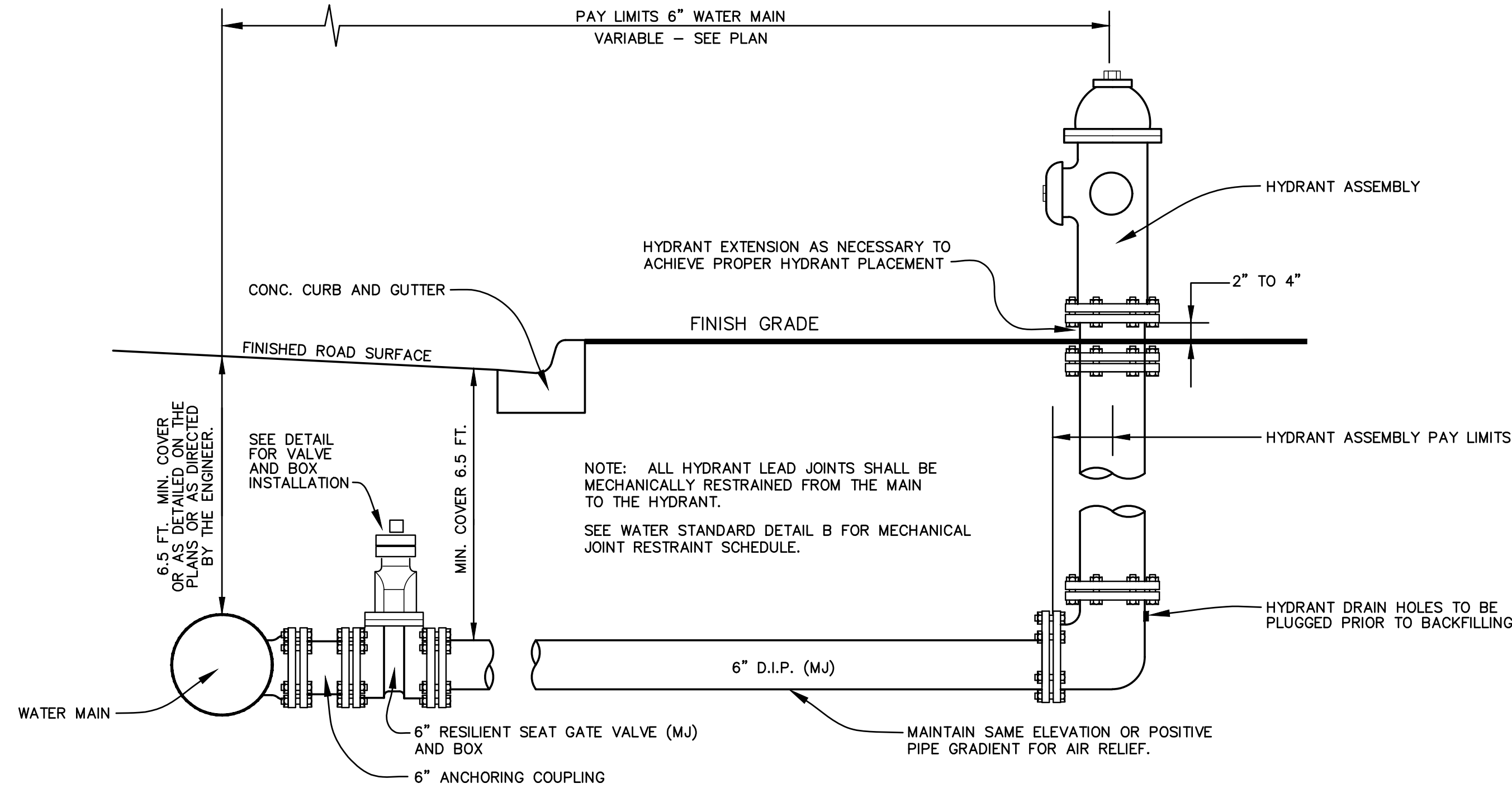
TYPICAL SERVICE CONNECTION



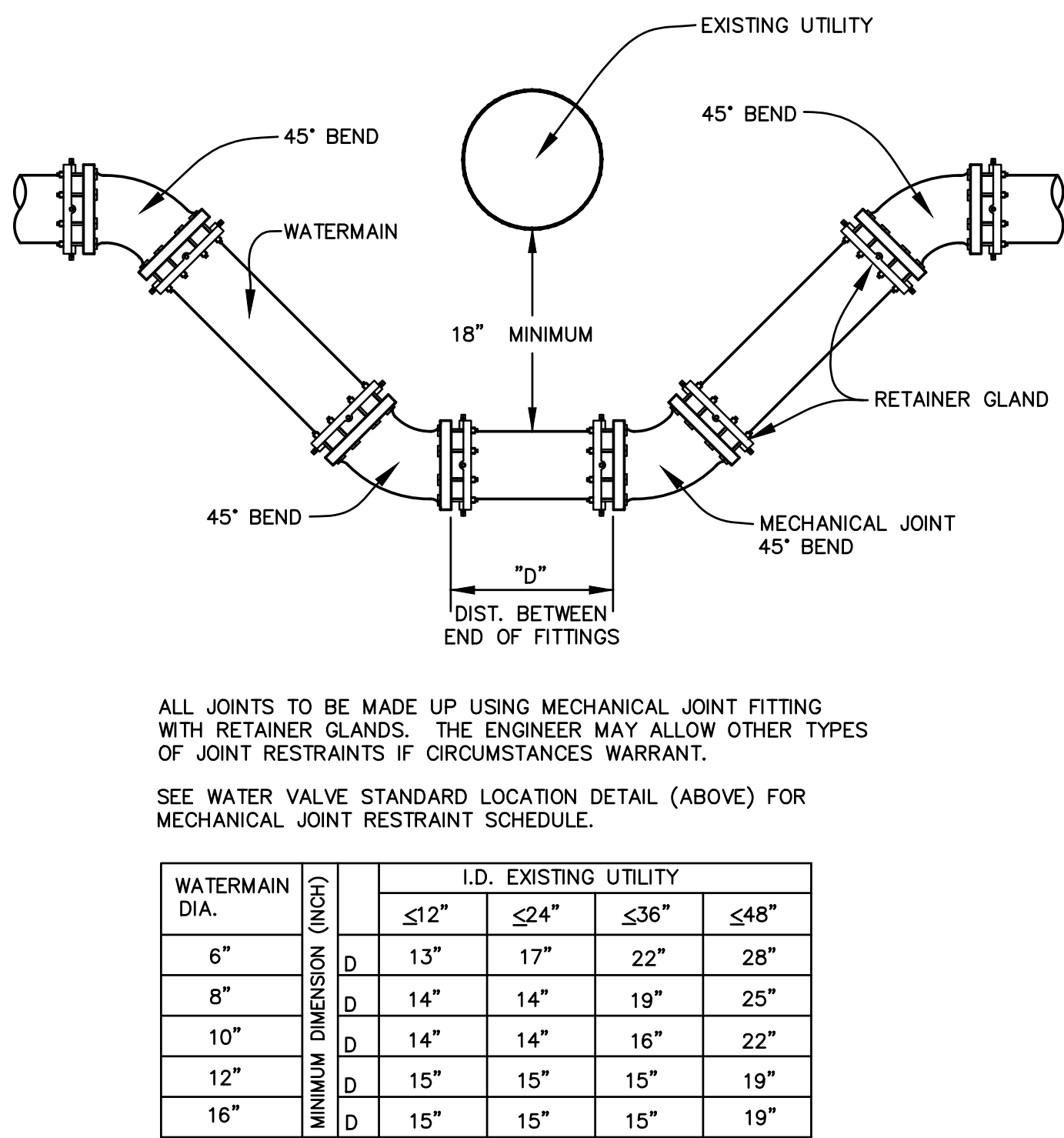
TYPICAL VALVE BOX INSTALLATION



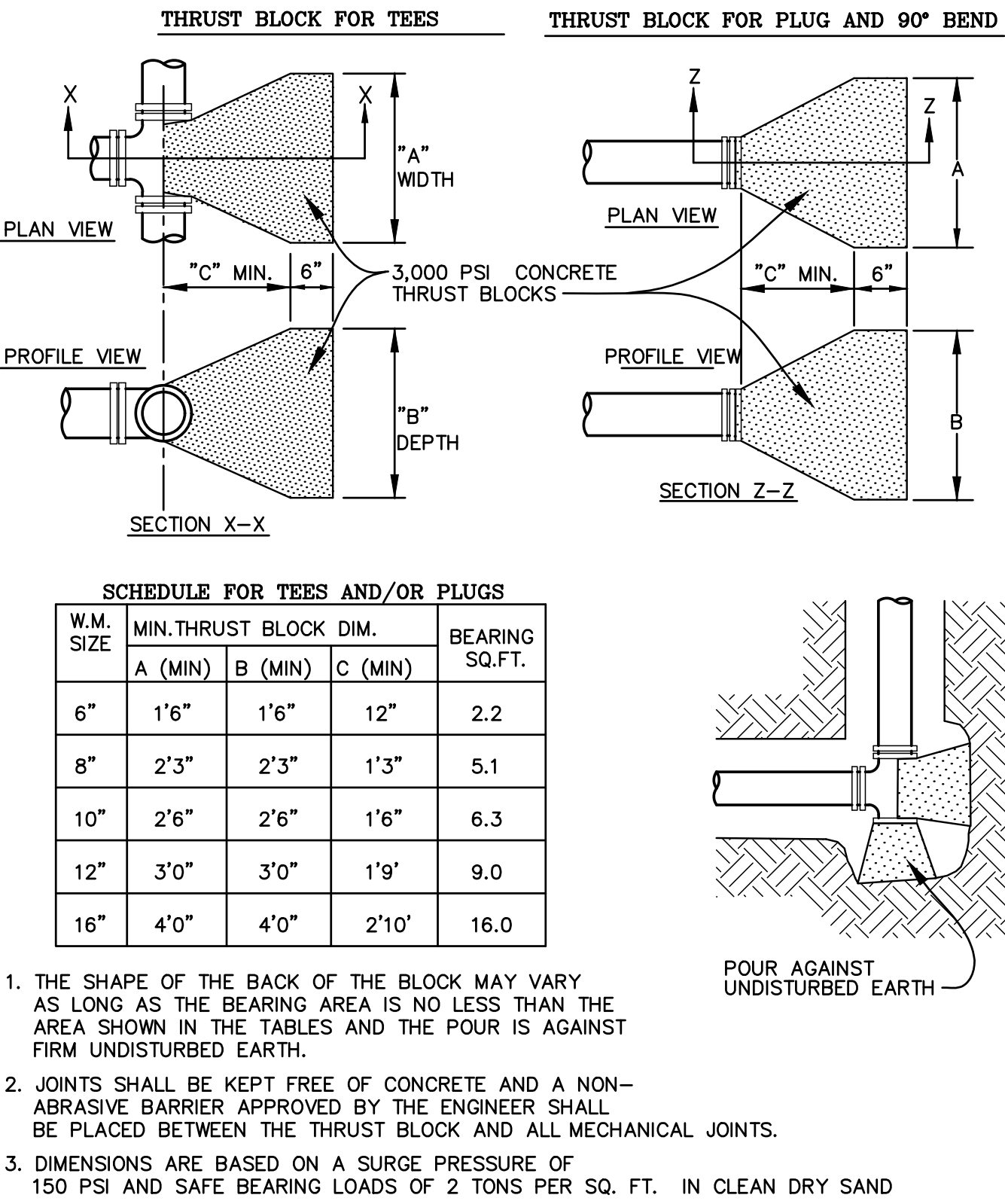
TYPICAL HYDRANT CONNECTION



WATER MAIN CROSSING DETAIL



THRUST BLOCK DETAIL



DETAILS

TRESTLE HOTEL



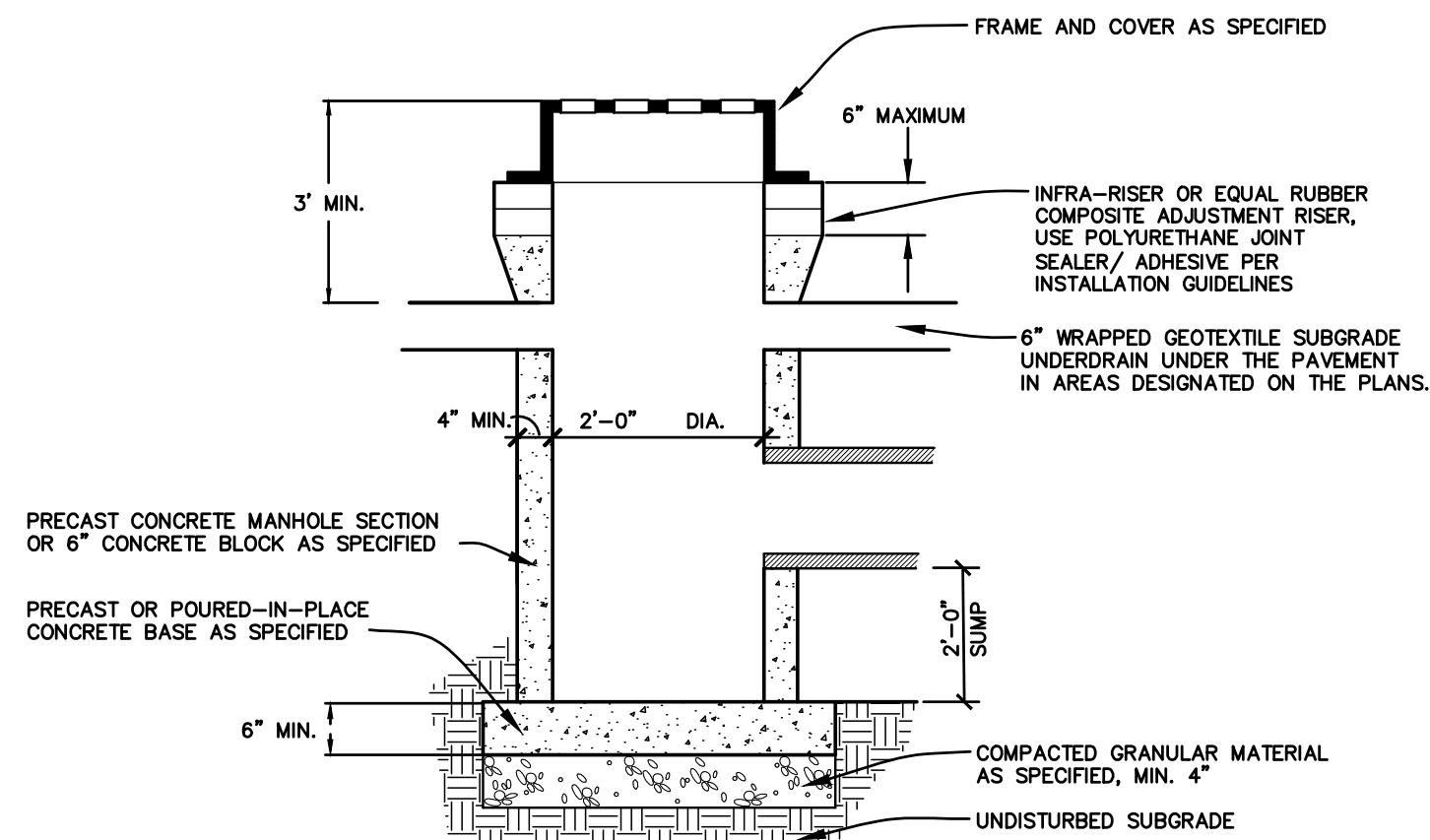
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1"
0
If this scale bar does not measure 1" then drawing is not original scale.

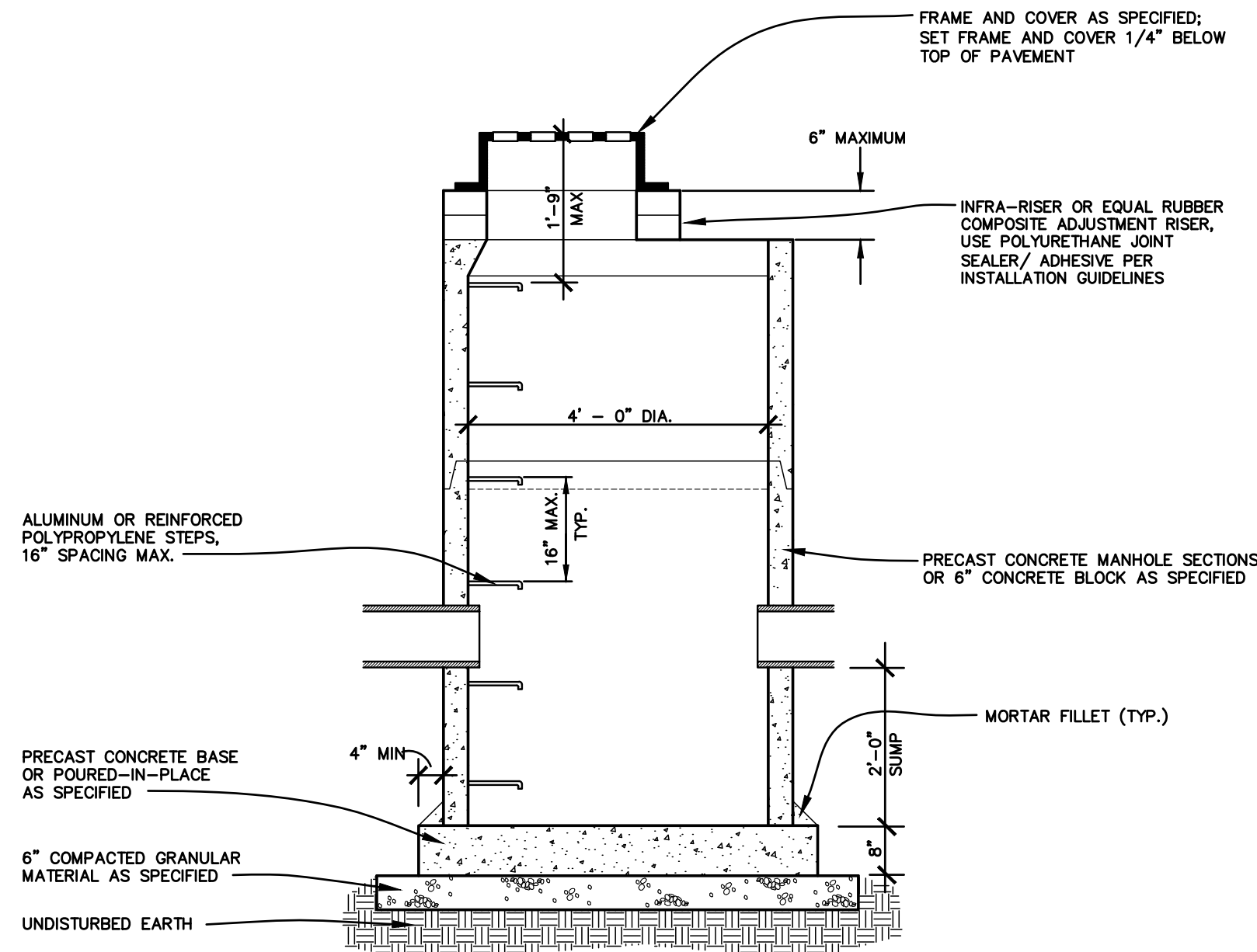
ISSUE DATE FOR
3/10/2026 CITY REVIEW

Designed By: LBS
Checked By: BMS
Drawn By: LBS
Approved By: BMS
PROJECT # 26010
SHEET NO.
DWG. NO.
D-2

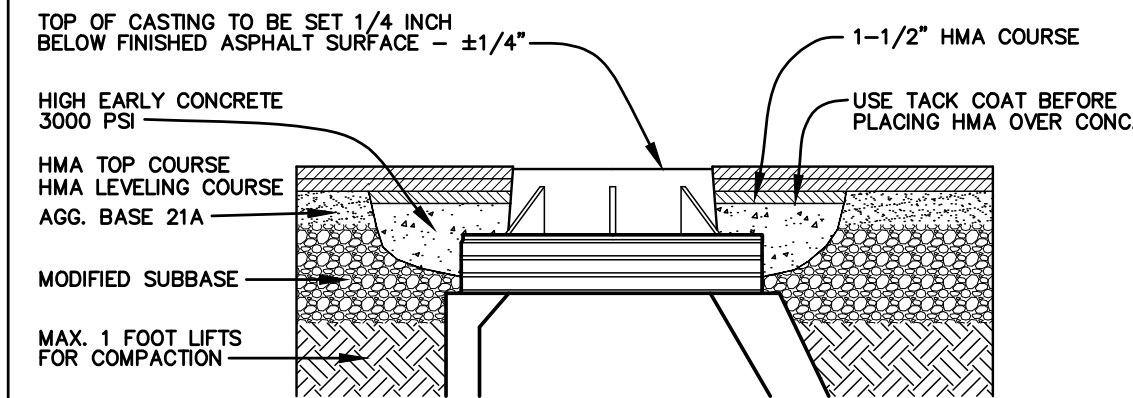
2' DIAMETER CATCH BASIN
NO SCALE



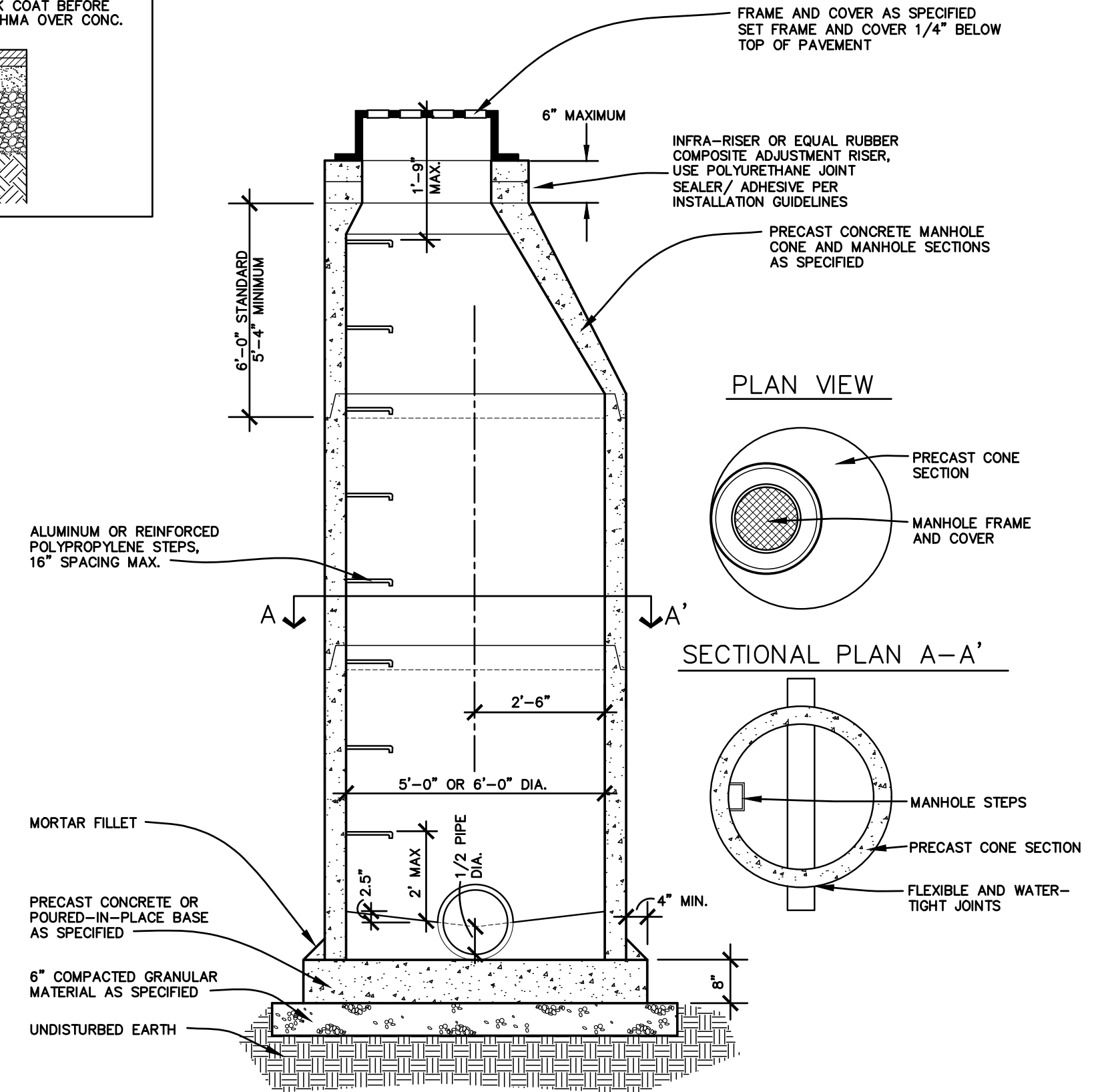
4' DIAMETER CATCH BASIN MANHOLE
NO SCALE



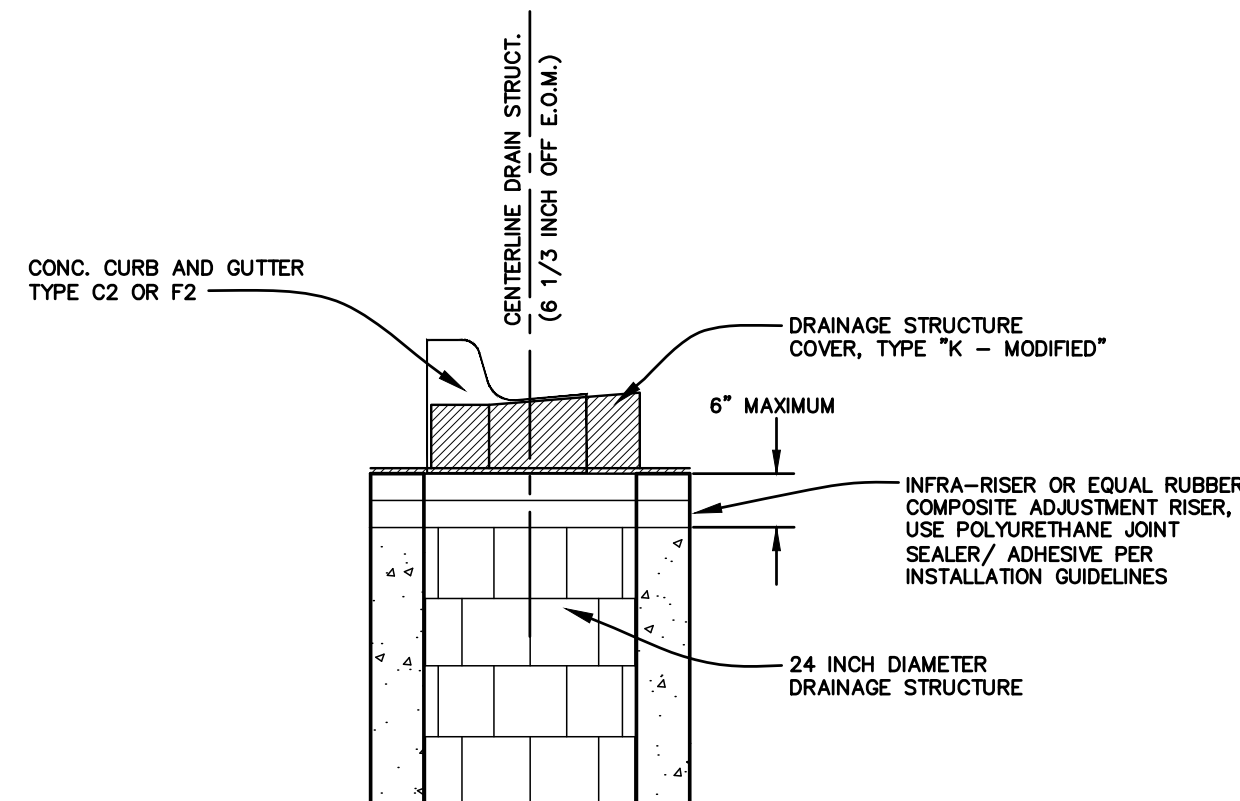
TYPICAL MANHOLE COVER INSTALLATION



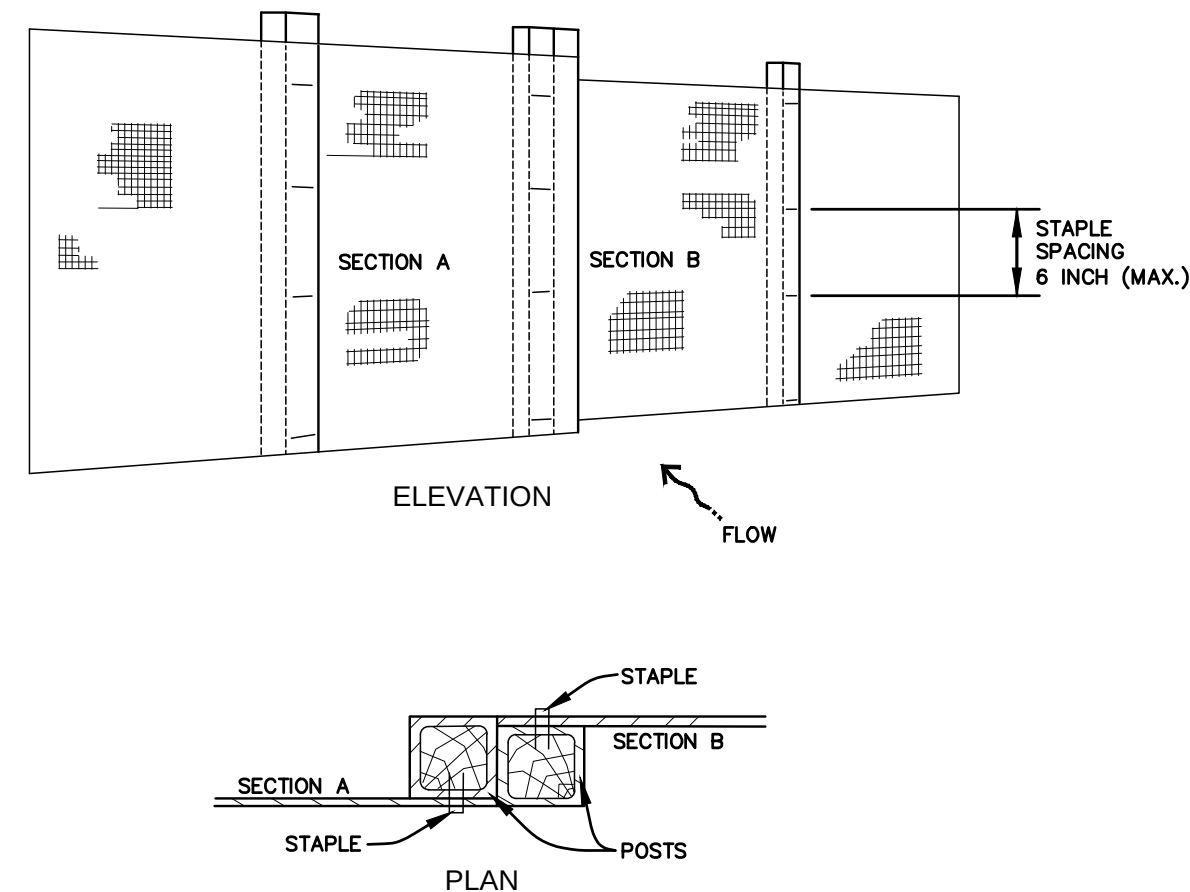
4', 5', OR 6' DIAMETER MANHOLE
NO SCALE



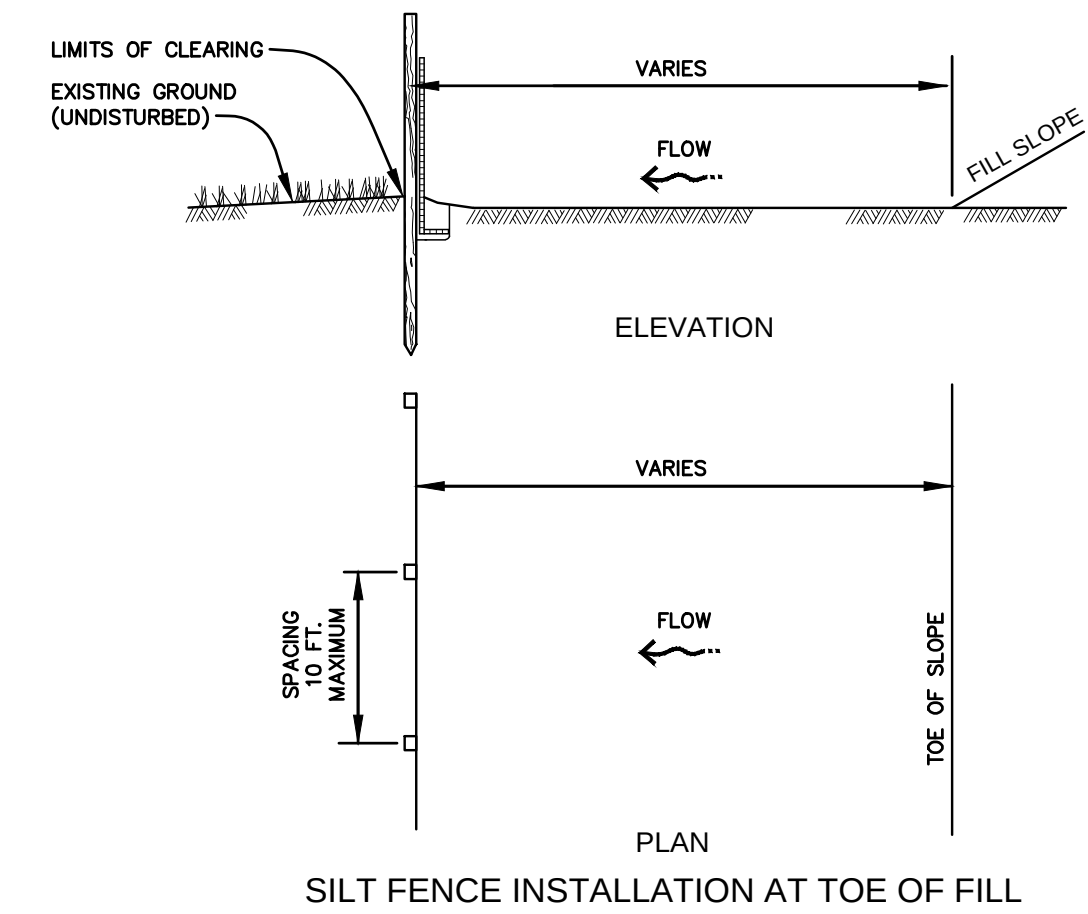
CATCH BASIN DETAIL
FOR F2 CURBING



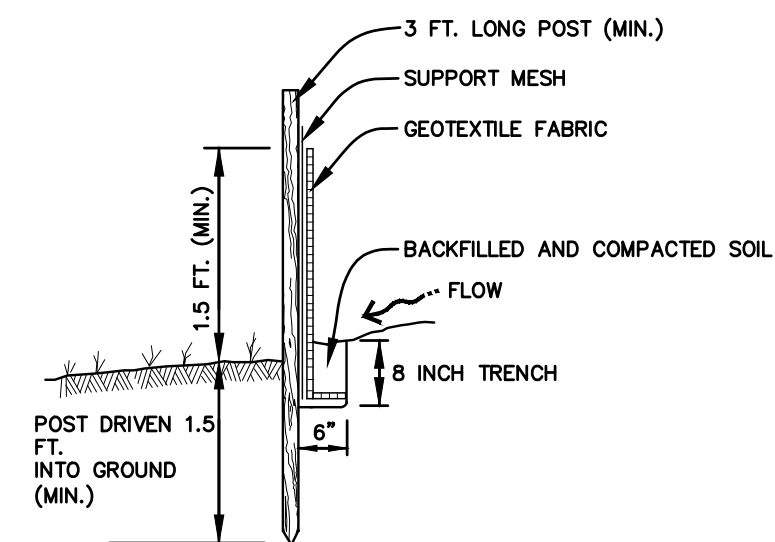
STANDARD DETAIL FOR SILT FENCE INSTALLATION



JOINING TWO ADJACENT SILT FENCE SECTIONS



SILT FENCE INSTALLATION AT TOE OF FILL



POST AND FABRIC INSTALLATION DETAIL

- NOTE:
1. DIMENSIONS NOT LABELED ARE IN INCHES
 2. ALTERNATE PRE-ASSEMBLED SILT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED DIMENSIONS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.



DETAILS

TRESTLE HOTEL

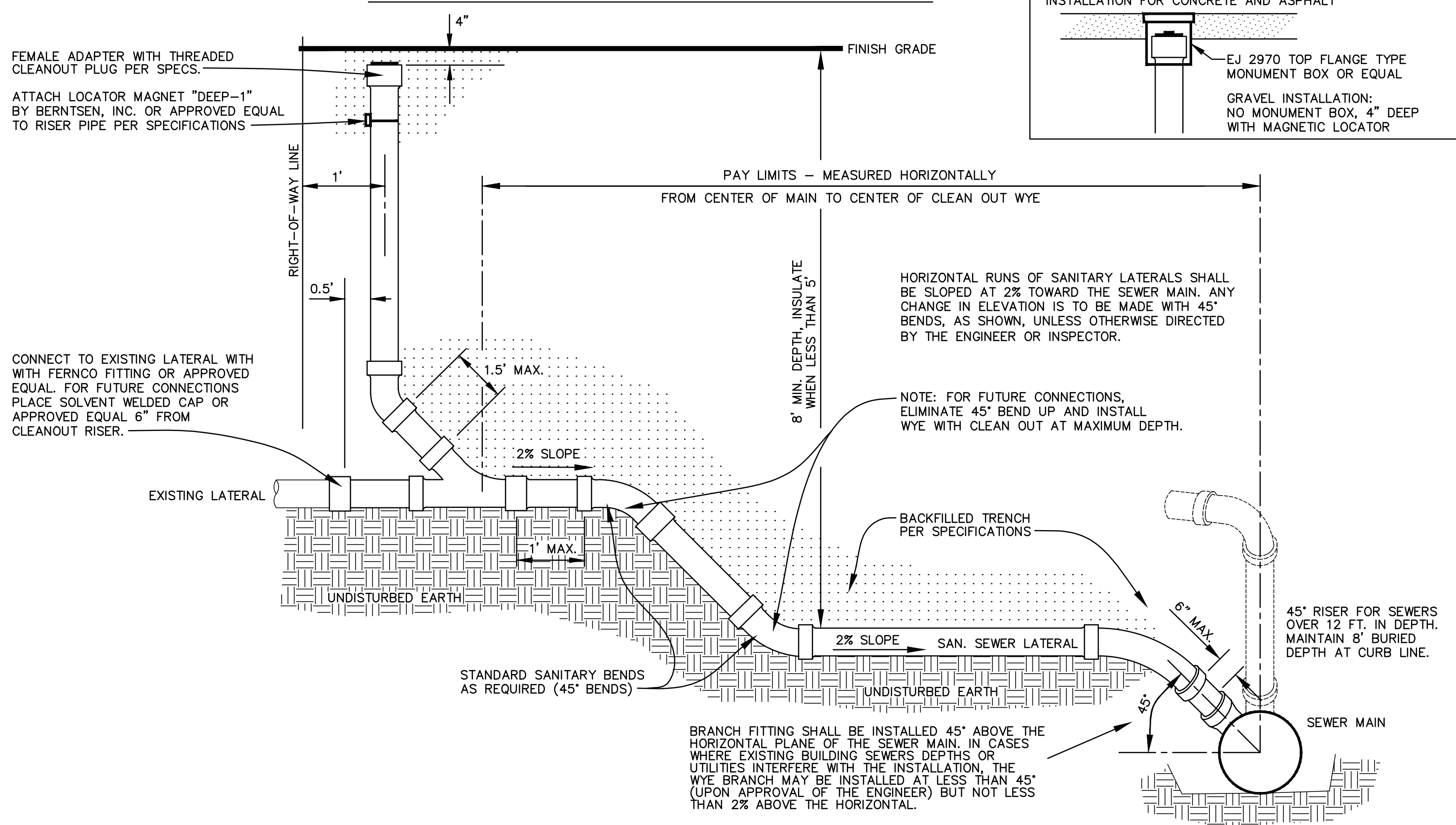


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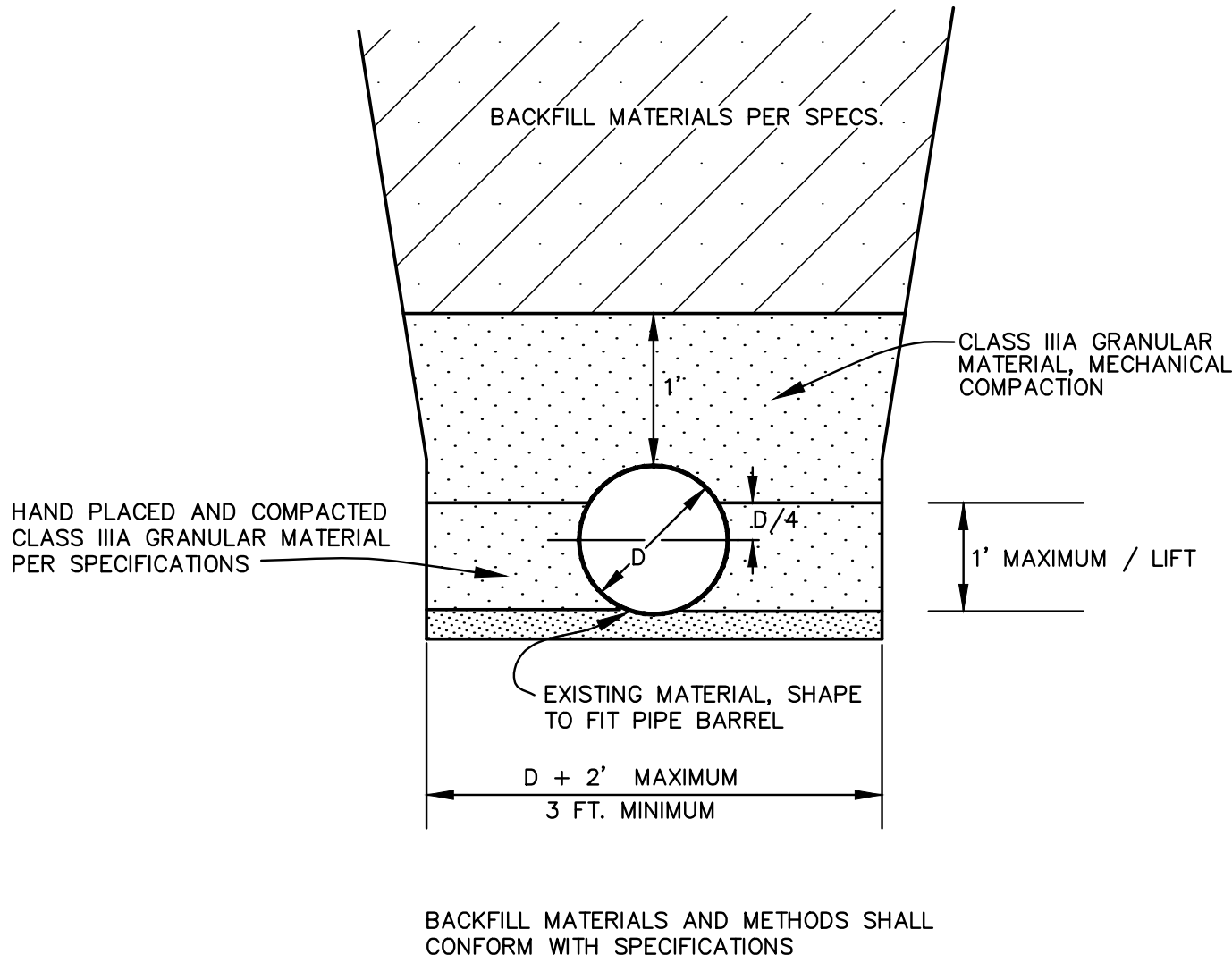
Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

ISSUE DATE	FOR	Designed By: LBS
3/10/2026	CITY REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 26010
		SHEET NO.
		DWG. NO.
		D-3

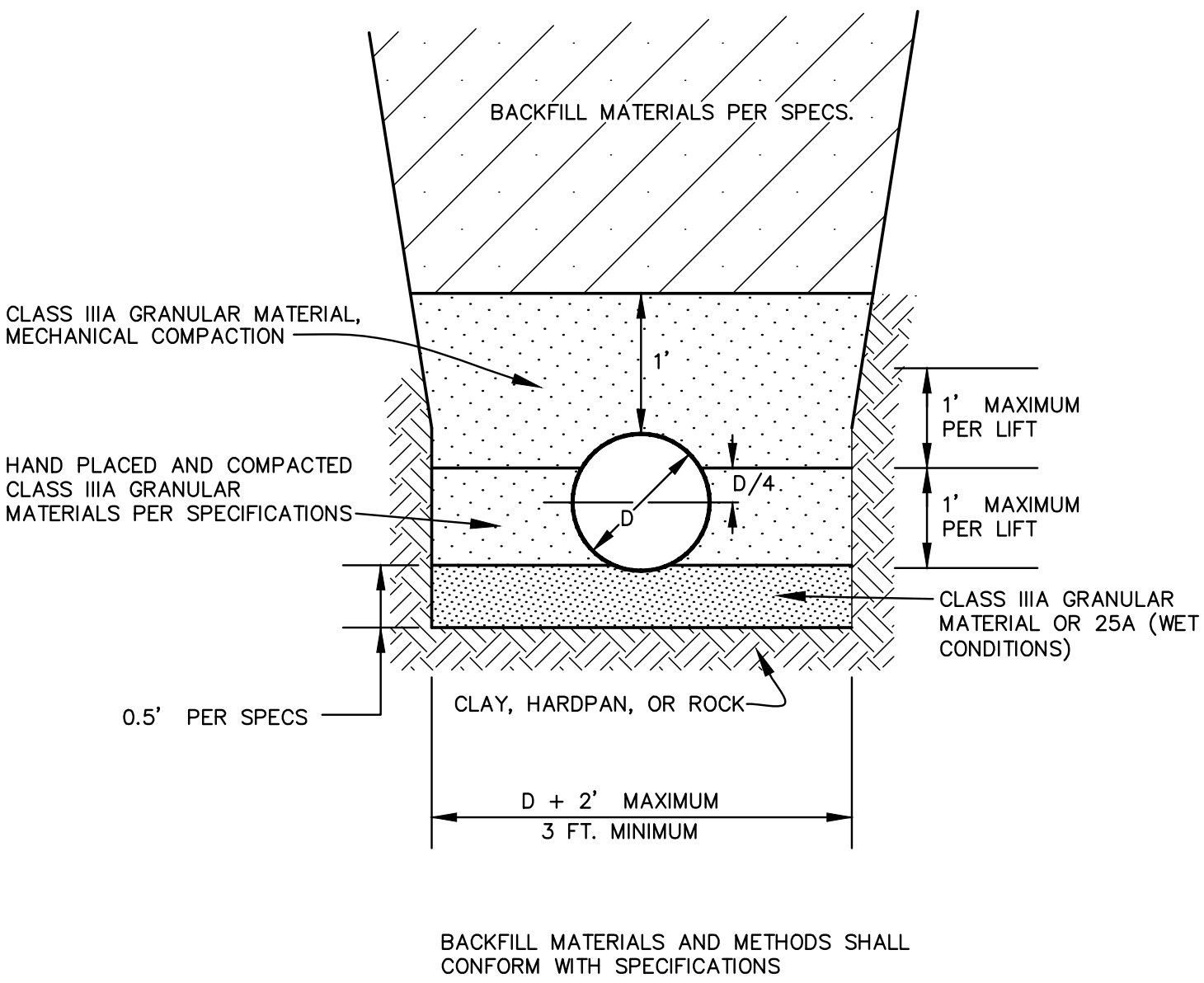
SANITARY SEWER LATERAL RISER DETAIL



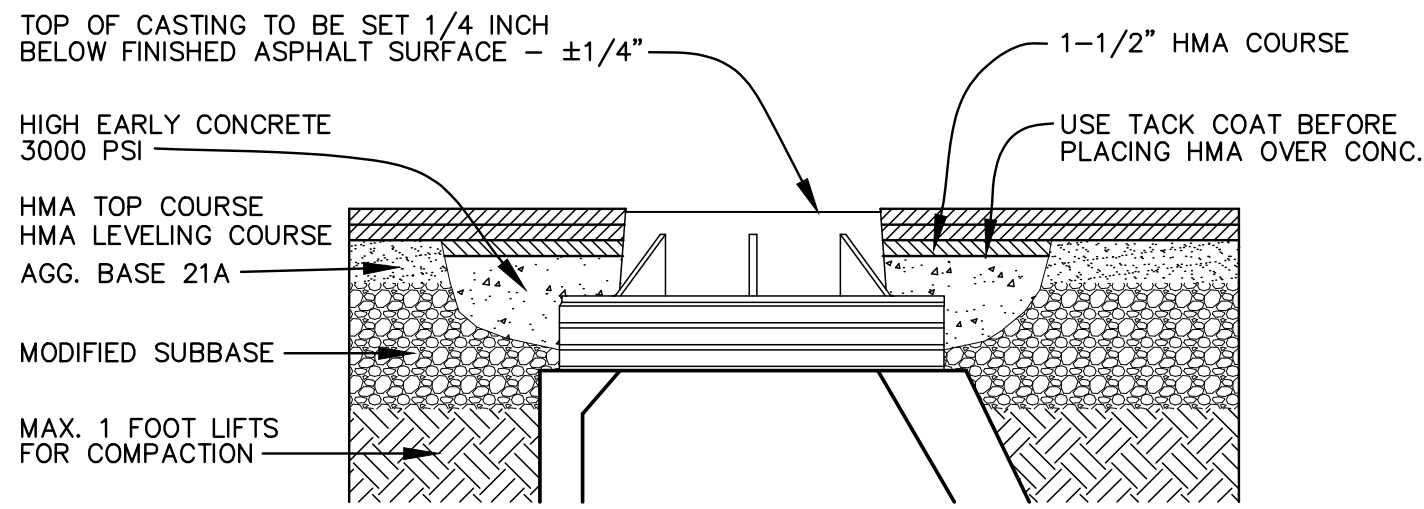
PIPE BEDDING DETAIL "G" IN SAND AND GRAVEL



PIPE BEDDING DETAIL "G" IN CLAY, HARDPAN, AND ROCK OR WHERE NATURAL MATERIAL IS UNDERCUT DURING EXCAVATION



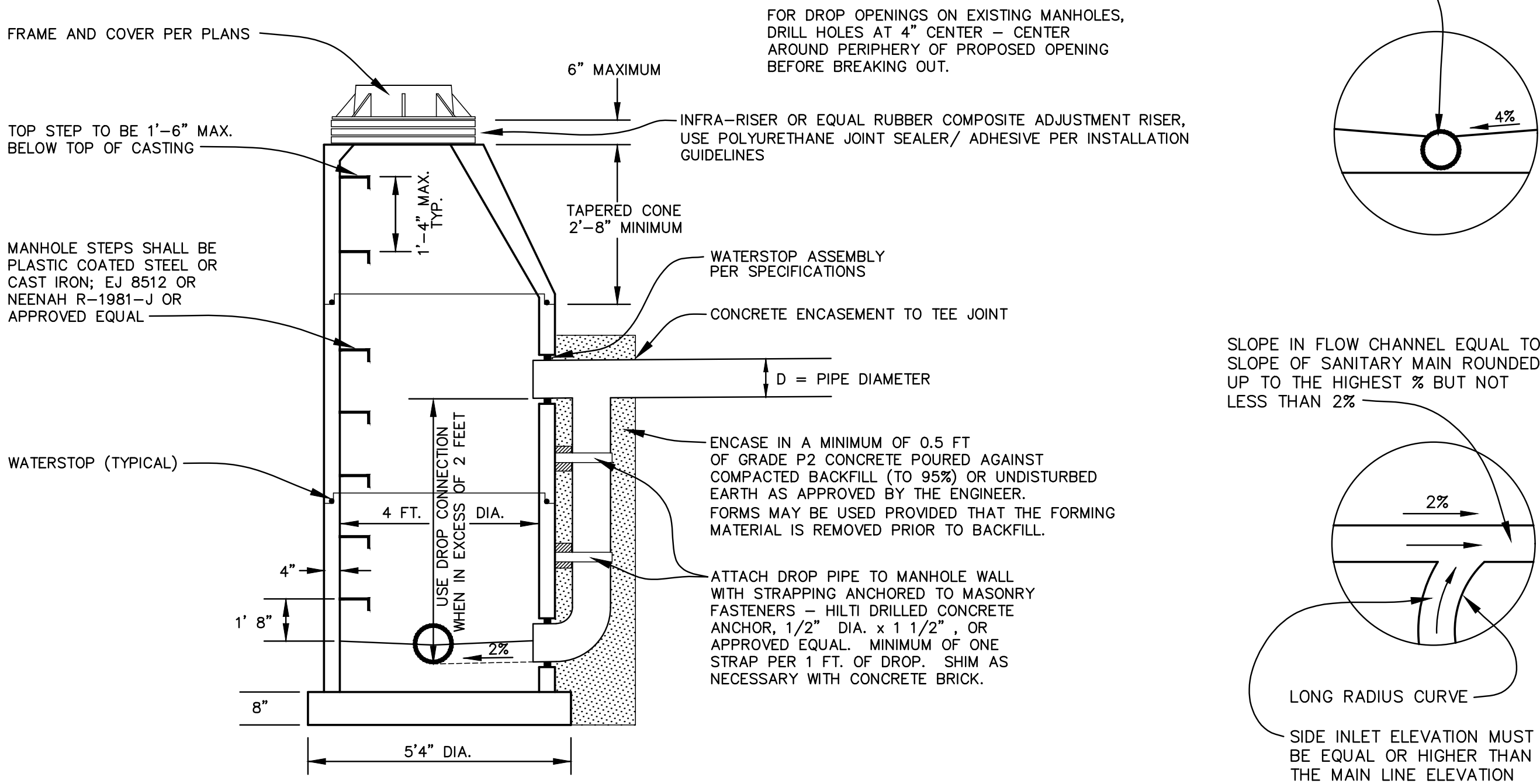
TYPICAL MANHOLE COVER INSTALLATION



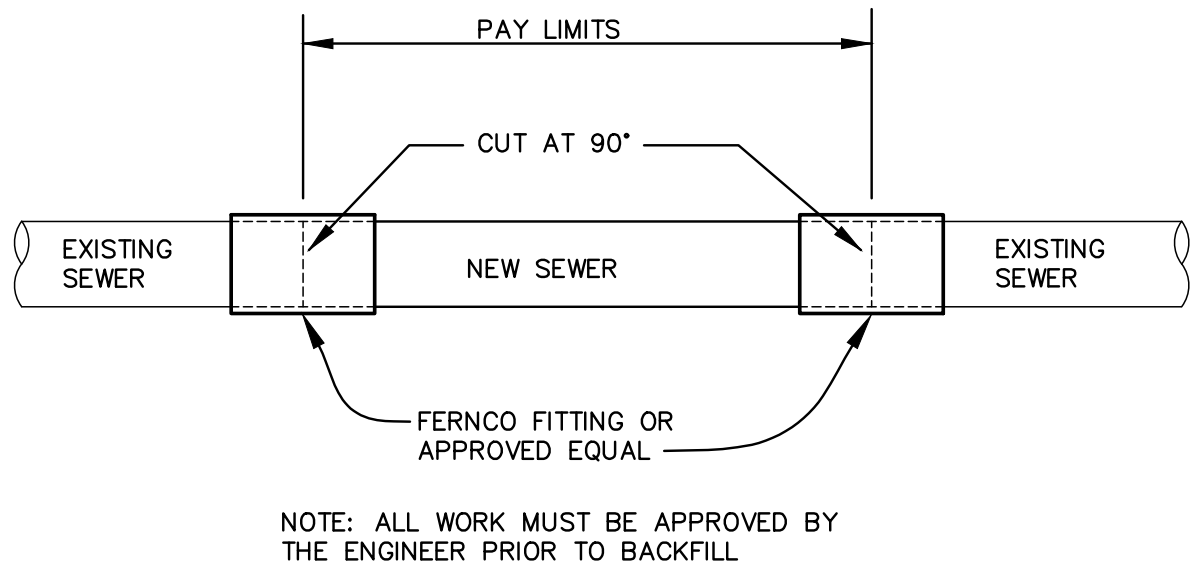
STANDARD CONCRETE DROP MANHOLE

REFER TO M.D.O.T. STANDARD PLANS FOR OTHER CONFIGURATIONS

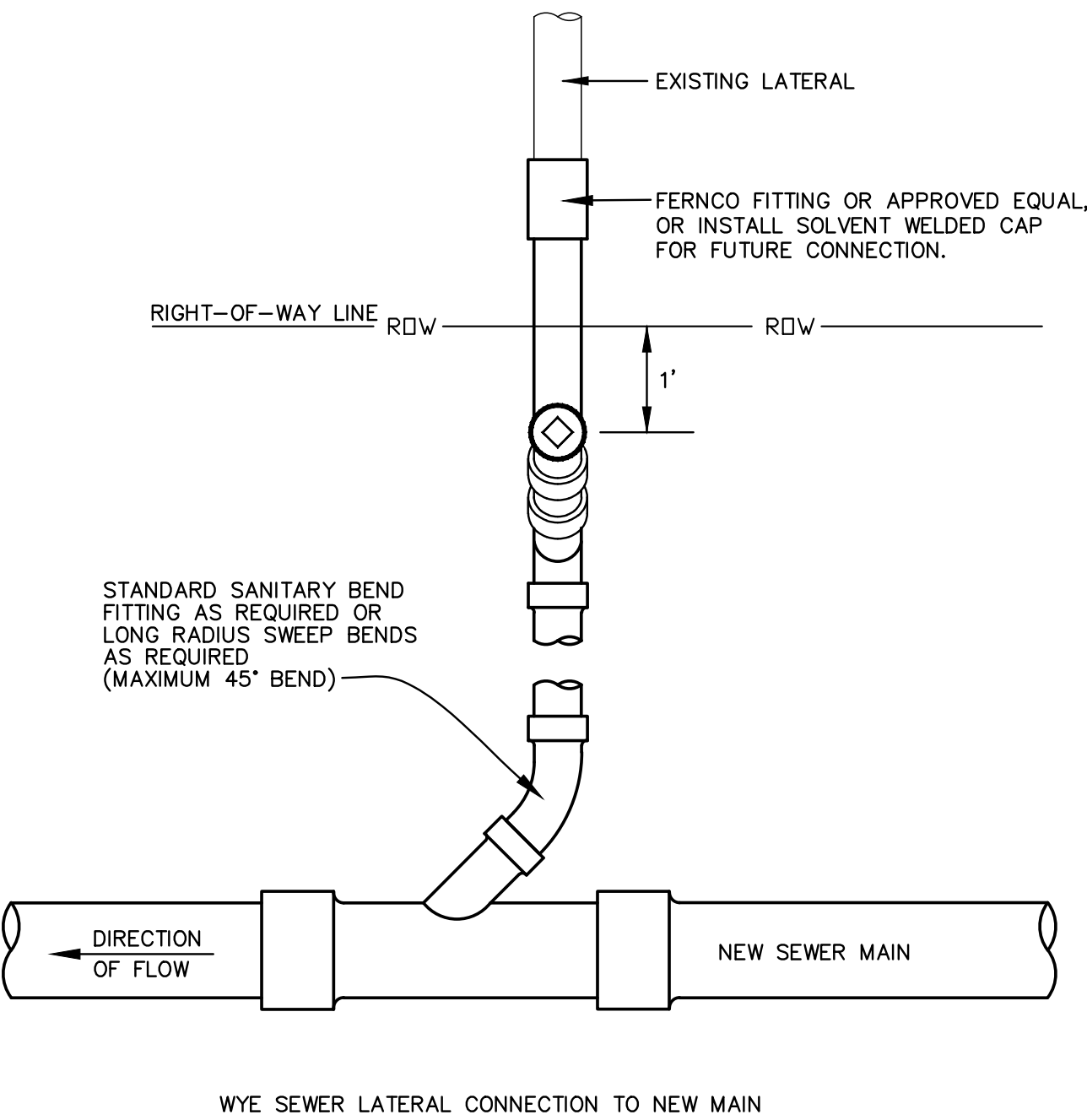
DROP PIPE DIAMETER SHALL BE THE SAME DIAMETER AS THE INCOMING PIPE, UNLESS NOTED OTHERWISE.



SANITARY SEWER LATERAL REPAIR DETAIL AND SANITARY SEWER POINT REPAIR



PLAN VIEW OF SANITARY SEWER LATERAL



Three full days before you dig
call the Miss Dig system
1-(800)-482-7171



DETAILS

TRESTLE HOTEL



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715 Selden Road
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tel 906-265-9865
wickwiresolutions.com

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PROJECT # 26010
SHEET NO.

DWG. NO.
D-4



CITY OF MARQUETTE
PLANNING AND ZONING
1100 Wright Street
MARQUETTE, MI 49855
(906) 228-0425
www.marquettetmi.gov

MEMORANDUM

TO: Planning Commission
FROM: Dave Stensaas, City Planner and Zoning Administrator
DATE: April 1, 2026
SUBJECT: **Work Session – Land Development Code Amendments for 2026**

Staff and the Planning Commission will continue the recent work on potential amendments to the Land Development Code. Materials for the work session are included, but more content is likely to be added to the draft amendments and presented at the meeting.

Land Development Code language for Discussion at the April 7, 2026, Planning Commission meeting

The proposed draft amendments to the **Land Development Code** are formatted in the following way:

1. New subsections and/or language is shown underlined and highlighted, as the example below indicates:

Example) H. Light Manufacturing

2. A subsection or language that is to be eliminated is indicated by strikethrough lines in the font, as the example below indicates:

Example) ~~F. Dwelling units must be located above the first floor.~~

Other text that is neither highlighted or lined-through is included for context.

Some text is highlighted in blue to explain features of the amended text.

Fix Article 14, we have site plans that we administratively review and sometimes they take more than one year to submit revised plans to meet staff comments.

Section 54.1402 Site Plan Review

(F) Validity of Approved Site Plans and Expiration.

- (1) **Approval, including Conditions, Attached to the Property.** Approval of a site plan, including conditions made as part of the approval, is attached to the property described as part of the application and not to the owner of such property.

(2) Validity of Approved Site Plans.

- (a) **Expiration.** Site plan approval shall expire one (1) year from the date of approval by the Planning Commission, or by the Zoning Administrator for administratively reviewed minor site plans, except for phased projects that are required to follow a project timeline. ~~If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City prior to the expiration date.~~ Additional provisions apply as follows:

(i) Planning Commission Review. If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City zoning office prior to the expiration date. Failure to submit revised plans shall result in expiration of the approval.

(ii) Administrative Review. For site plans reviewed administratively, the applicant shall submit revised plans to the City zoning office addressing staff

comments within a reasonable period, not to exceed one (1) year from the date the City transmits its initial review comments. If revised plans are not submitted within this period, the site plan application shall be considered inactive and shall expire upon written notice from the City. Any resubmittal after expiration shall require a new application and payment of all applicable fees.

(iii) Automatic Closure for Non-Response After Notice. If an applicant fails to respond to the City zoning office for staff review comments for a period of six (6) months, the City may issue a written notice of pending expiration. Within thirty (30) days of the notice, the applicant shall either:

- a. Submit revised plans addressing the outstanding comments, or
- b. Submit a written response explaining why revised plans cannot yet be provided and the status of revisions.

If the applicant does not submit either revised plans or a written response to the City zoning office within thirty (30) days after the notice, the application shall expire, and written notice of expiration shall be provided. Any subsequent submittal shall require a new application and payment of all applicable fees.

- (b) Halt in Construction.** The Planning Commission or Zoning Administrator, according to which entity approved the plan, may revoke the zoning approval if work on a project is halted for at least two (2) months, except during winter conditions, if the conditions warrant.
 - (c) Extension.** The Planning Commission may grant two (2) one-time extensions to the expiration deadline, not to exceed one (1) year each, provided the request for an extension must be submitted at least 26 days prior to the expiration of the site plan approval and must meet the following standards. The Zoning Administrator may similarly grant extensions of administratively approved site plans.
 - (i)** The approved plan conforms to zoning at the time the extension is granted
 - (ii)** Any and all Federal and State approvals and permits are current.
 - (d) Relevant LDC Amendment.** If the Land Development Code is amended within one year of site plan approval and approved work has not been completed, any less intensive standards provided by the amendment may be applied to the unfinished aspects of the site plan if a revised site plan is submitted before the one year site plan approval period expires.
 - (e) Resubmission of Expired Plans.** Site plans whose approval has expired shall require resubmission as an initial application.
-

Fix (B) which states we provide a report on the master deed and deed restrictions but we do not require it until after CC review per (H).

Section 54.503 Condominium Developments

- (A) **Intent and Application.** The following regulations shall apply to all condominium and site condominium developments within the City of Marquette.
- (B) **Site Condominiums.** Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all site condominiums must be approved by the City Commission following review and recommendation for approval by the Planning Commission. In determining whether to recommend a site condominium for approval to the City Commission, the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer, and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design, and compliance with all requirements of the Condominium Act and the Land Development Code. The master deed and deed restrictions shall be reviewed by City staff following City Commission approval, in accordance with Section 54.503(H).
- (1) **Notice.** Prior to the Planning Commission meeting, a notice shall be sent by mail or personal delivery to the contiguous adjacent property owners, and the adjacent property owners from the site access point (this includes those across the street from the site access point).
- (C) **Condominiums.** Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all condominiums must be approved by City Staff through an administrative site plan review as outlined in this section. The Planning Director, City Attorney, and Zoning Administrator will review the condominium regarding the adequacy of the master deed, deed restrictions, interior development layout and design, and compliance with all requirements of this Condominium Act and the Land Development Code.
- (D) **Initial Information.** Concurrently with notice required to be given to the City of Marquette pursuant to Section 171 (Notice of Proposed Action) of Condominium Act, as amended, the condominium subdivision plan for each condominium and site condominium project shall be prepared by a licensed architect, licensed professional surveyor, or licensed professional engineer and shall bear the signature and seal of the licensed architect, licensed professional surveyor, or licensed professional engineer. In addition to any information required by the Condominium Act or Department of Licensing and Regulatory Affairs (LARA) Administrative Rules 559.010-559-903, each condominium and site condominium subdivision plan must include the following information:
- (1) The name, address, telephone number, and email address of:

- (a) All persons, firms or corporation with an ownership interest in the land on which the condominium development will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, or land contract vendee).
- (b) All engineers, attorneys, architects or registered land surveyors associated with the project.
- (c) The developer or proprietor of the condominium development.
- (2) A cover sheet. The cover sheet shall list all documents included in the condominium subdivision plan and contain a notice that reads substantially as follows: "This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs."
- (3) A survey plan, including the legal description of the land on which the condominium project will be developed together with appropriate tax identification numbers. The survey plan shall be signed and sealed by the licensed professional surveyor preparing the boundary survey for the condominium project.
- (4) A floodplain plan, if the condominium lies within or abuts a floodplain area.
- (5) A site plan (See [Section 54.1402\(C\)](#)).
- (6) A utility plan, including a description of the water and sewer service.
- (7) Floor plans.
- (8) The size, location, area, and horizontal boundaries of each condominium unit and the acreage content of the land on which the condominium development will be developed.
- (9) A number assigned to each condominium unit.
- (10) The vertical boundaries and volume for each unit comprised of enclosed air space.
- (11) Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure or improvement shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, and an access road, the same shall be shown and designated as "must be built", but the obligation to deliver such items exists whether or not they are so shown and designated.
- (12) The nature, location, and approximate size of the common elements.
- (13) Other information deemed necessary by the Zoning Administrator.
- (E) **Site Plans for New Projects.** Prior to recording of the master deed required by Section 72 (Establishment of Condominium Project) of the Condominium Act, as amended, the condominium and site condominium development shall undergo site plan review and approval pursuant to the requirements of [Section 54.1402](#) of this Ordinance. In addition, the City shall require appropriate engineering plans and inspections prior to the issuance of any certificates of occupancy. All condominium and site condominium projects are subject to the zoning requirements of their respective zoning districts and this Ordinance.
- (F) **Plans for Expandable or Convertible Projects.** Prior to expansion or conversion of a

condominium or site condominium development to additional land, the new phase of the project shall undergo site plan review and approval pursuant to [Section 54.1402](#) of this Ordinance and this [Section 54.503](#). The conversion of any development to condominium form of ownership shall require all standards and requirements of this Ordinance regarding condominiums to be met.

(G) Design and Engineering Standards and Required Improvements for Site Condominium Developments. The design and engineering standards for site condominium developments, as well as required improvements for site condominium developments, shall be the same as those required for subdivisions in [Section 54.501\(E\)](#).

(1) Exception: If there are no other public streets within 1,500 feet of the nearest site condominium parcel line or if the proposal is for a private road meeting the standards of an approved (PUD), then the site condominium parcel can have private road frontage and any of the street development standards do not have to be met in Section 54.501(E) (1), (2), (6), (7), and (8) items. The standards in Section 54.501(E) (3), (4), and (5) do have to be met, however any reference to “street” will be replaced with “private road”.

(H) Approval and Submittal requirements for Master Deed, Restrictive Covenants, “As Built” Survey and Site Plan, and Association Bylaws to be Furnished.

(1) Approval of the condominium and site condominium by the City Commission or City Staff, shall confer upon the developer the right to proceed with preparation of a condominium master deed. The master deed and/or restrictive covenants of the condominium and site condominiums shall include any required standards of this Ordinance.

(2) Copies of the draft master deed and/or restrictive covenants shall be provided to the Zoning Administrator for review by the City to determine compliance with City ordinances and standards prior to final approval of the condominium or site condominium or as a condition of final approval. Once the review is complete and the City gives its final approval, the Master Deed shall be recorded in the office of the Marquette County Register of Deeds.

(3) Within 1 year of the final approval by the City, the developer shall furnish the Zoning Administrator with the following upon their completion: one (1) copy of the recorded master deed, one (1) copy of all restrictive covenants, and one (1) copy of the condominium owner’s association bylaws. Within 1 year of the completion of development project the developer shall furnish the Zoning Administrator with two (2) copies of an “as built survey”. The “as built survey” shall be reviewed by the City Engineer and/or the Zoning Administrator to verify compliance with City ordinances and standards. Once the City verifies that the “as built survey” is in compliance with City ordinance and standards, the proprietor shall furnish to the City a copy of the site plan on 24 inch by 36 inch sheets and in a digital format acceptable to the City. As-built plans are required pursuant to [Section 54.1402\(L\)](#).

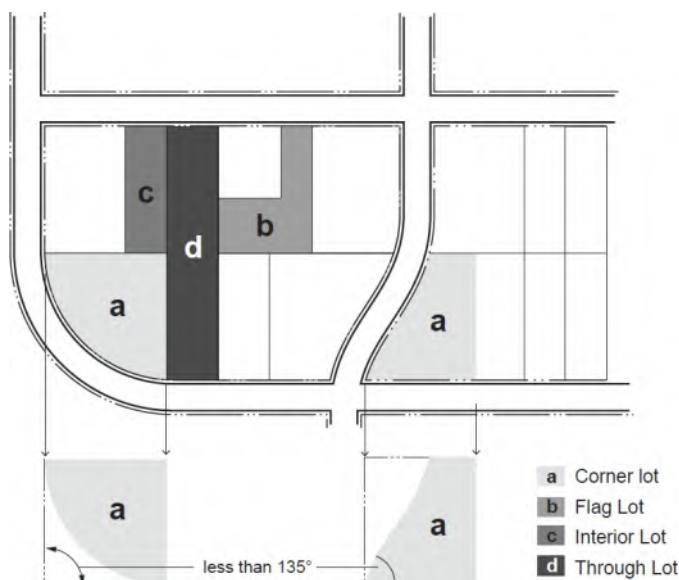
(I) Through (N) are not applicable for this amendment.

Add a Through Lot drawing as a new Figure 8. Update the existing drawings for Figures 6 & 7. Update the Front, Rear, & Side Yard definitions.

(129) Lot Types: Lot Types are as follows (See [Figure 4. Lot Types](#))

- (a) Lot, Corner:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred and thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of the ordinance, if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.
- (b) Lot, Flag:** A pre-existing nonconforming lot that uses a narrow, unbuildable strip of land that does not meet the frontage requirements of the district in which it is located, which provides access to, or legal frontage on, a public or private street.
- (c) Lot, Interior:** A lot other than a corner lot with only one (1) frontage on a street or road.
- (d) Lot, Through or Double-Frontage:** An interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. All sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required. Properties that share a property line with a city street on one side and limited access highway on the other side are not "Through Lots." The frontage facing the limited access highway is either a side or rear yard depending on the lot layout.

Figure 4. Lot Types



(268) Yard: Open space on the same site as a main building, unoccupied and unobstructed by man-made fixed objects from the ground upward except as otherwise provided in the City Code, as defined therein.

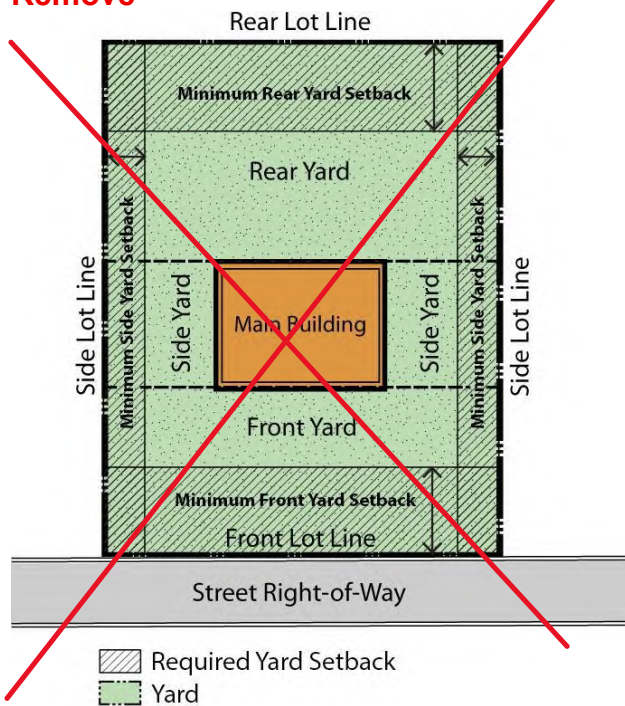
(269) Yard, Front: An open space extending the full width of the lot, the depth of which is the horizontal distance between the front lot line/right-of-way line and the nearest vertical plane/exterior foundation of the main structure. Through lots must provide a front yard on both streets. On a corner lot, two (2) front yards are required, one (1) side yard, and one (1) rear yard ~~setback is~~ are required, ~~which shall be opposite the front lot line that provides the primary frontage, at the discretion of the property owner.~~ In the absence of existing structures, the property owner may designate which yards are the rear and the side. Where structures exist, their location shall establish the rear and side yard designations to the extent necessary to ensure setback compliance. If the existing structures can meet the required setbacks whether designated as side or rear, the designation shall remain at the discretion of the property owner. (See [Figure 6. Yard Terms](#) and [Figure 7. Yards of a Corner Lot](#), and [Figure 8 Yards of a Through Lot](#))

(270) Yard, Rear: An open space extending the full width of the lot, the depth of which is the horizontal distance between the rear lot line and the nearest vertical plane/exterior foundation of the main structure. In the case of a corner lot, ~~the rear yard shall be opposite the front lot line that provides the primary frontage, at the discretion of the property owner~~ and in the absence of existing structures, the property owner may designate which yards are the rear and the side. Where structures exist, their location shall establish the rear and side yard designations to the extent necessary to ensure setback compliance. If the existing structures can meet the required setbacks whether designated as side or rear, the designation shall remain at the discretion of the property owner. (See [Figure 6. Yard Terms](#) and [Figure 7. Yards of a Corner Lot](#))

(271) Yard, Side: An open space extending the distance between the front yard and the rear yard, the depth of which is the horizontal distance between the side lot line and the nearest vertical plane/exterior foundation of the main structure. If no front or rear yard is required, the side yard area must extend the full depth of the lot. Side yards on through lots must run the full length of the lot between street right-of-way lines. (See [Figure 6. Yard Terms](#), and [Figure 7. Yards of a Corner Lot](#), and [Figure 8 Yards of a Through Lot](#))

Figure 6. Yard Terms

Remove



Proposed

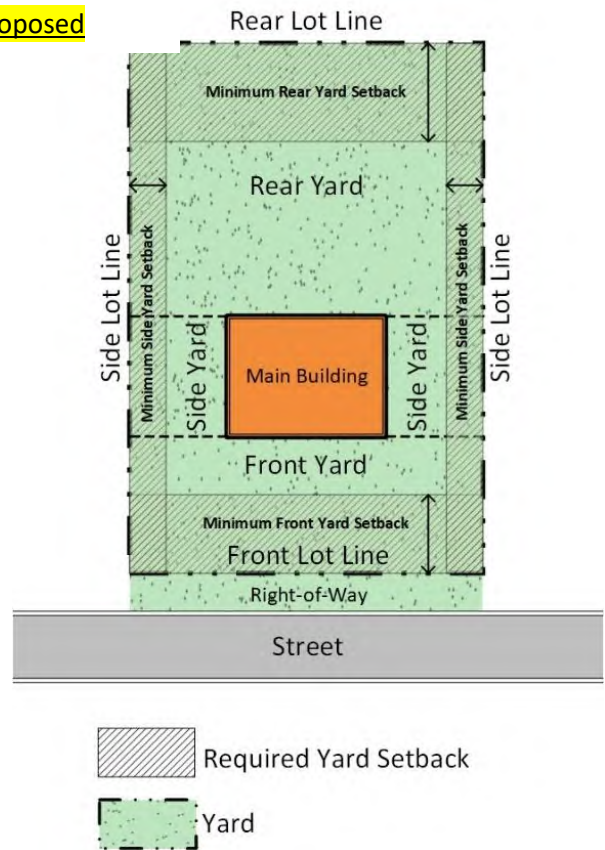
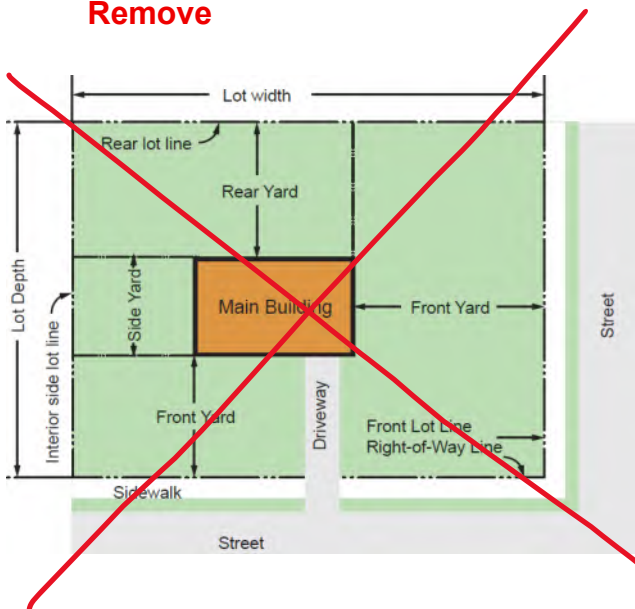


Figure 7. Yards of a Corner Lot

Remove



Proposed

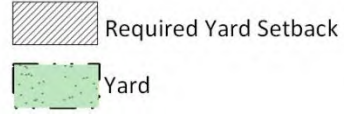
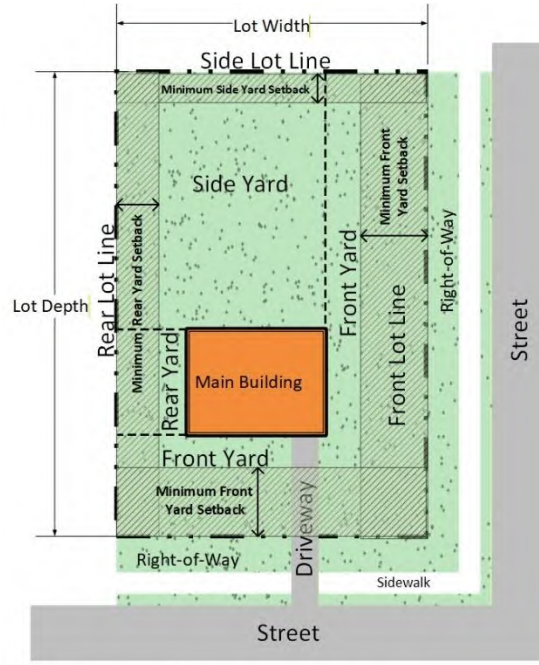
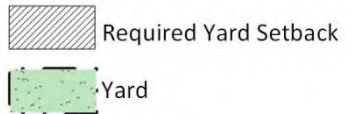
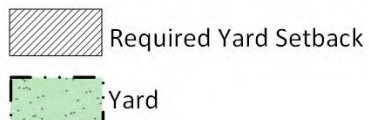
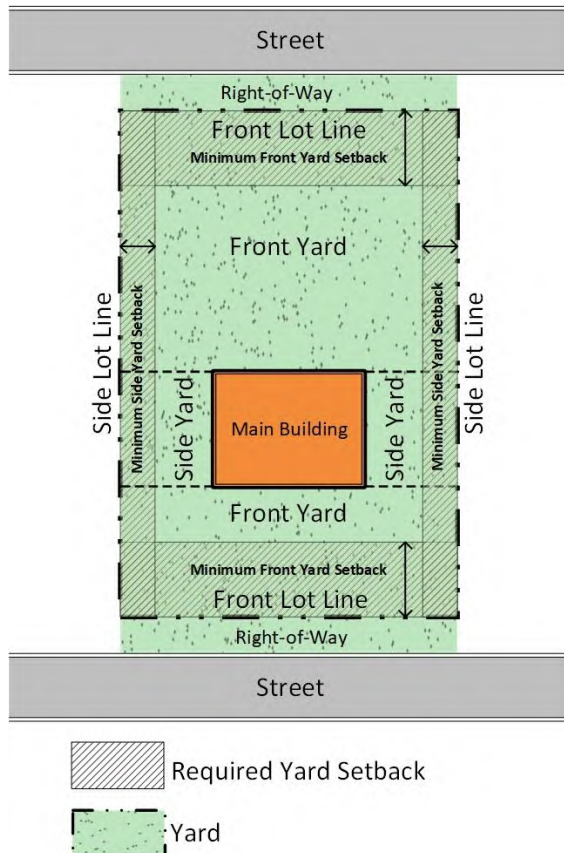


Figure 8. Yards of a Through Lot



Amend the existing service establishment to allow for small-scale instructional studios

Existing definition

(206) Service Establishment: Any establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government, and other enterprises including printing, legal, engineering, consulting, barber and beauty shops, photographic studios, drop-off/pick-up dry cleaners with no on-site treatment, and other similar services.

Proposed showing mark-up

(206) Service Establishment: Any establishment whose primary activity is the provision of assistance or personal services, rather than the sale of goods, ~~as opposed to products, to individuals or businesses, including professional services,~~ ~~to individuals, business, industry, government, and other enterprises including printing, legal, engineering, consulting, barber and beauty shops, photographic studios, drop-off/pick-up dry cleaners with no on-site treatment, and other similar services.~~ This category may also include small-scale instructional studios such as yoga studios, dance studios, martial arts studios, or similar personal improvement uses, provided that such instruction is conducted entirely indoors, does not involve spectator-oriented events, and is not more appropriately classified as Indoor Recreation.

Clean Copy of Proposed

(206) Service Establishment: Any establishment whose primary activity is the provision of assistance or personal services, rather than the sale of goods, to individuals or businesses, including professional services, barber and beauty shops, photo studios, drop-off/pick-up dry cleaners with no on-site treatment, and other similar services. This category may also include small-scale instructional studios such as yoga studios, dance studios, martial arts studios, or similar personal improvement uses, provided that such instruction is conducted entirely indoors, does not involve spectator-oriented events, and is not more appropriately classified as Indoor Recreation.

Amend the Code for Mobile Food Vending Units and Outdoor Temporary Retail Sales and Service Areas. The Planning Commission has reviewed these sections once, and these propose changes are per the discussion and staff review.

Article 2 Definitions

(??) Mobile food vending unit: Shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit; or vending, serving, or offering for sale food and/or beverages prepared for consumption in a mobile food vending unit; may include the ancillary sales of branded items consistent with the food, such as a tee shirt that bears the name of the organization engaged in mobile food vending. The Zoning Administrator may interpret similar devices that serve the same purpose to be mobile vending units.

(??) Motor Vehicle: As defined in the Michigan Motor Vehicle Code, 1949 PA 300, as amended, MCL 257.1 et seq.

Section 54.638 Outdoor Temporary Retail Sales and Service Areas

~~(A) Temporary retail sales and service areas, for approved commercial land uses, may be permitted to occupy not more than twenty five percent (25%) of the existing or required parking spaces on the site, for a total of not more than 120 days in any 12-month period. The location of sales merchandise, service area and/or temporary structures shall not interfere with pedestrian accessibility, traffic patterns, or access to remaining parking spaces. Prior to placement of merchandise, service area, or erection of temporary structures, the Zoning Administrator must be notified of the date of removal. The location and construction of all temporary structures (including tents) erected in association with the temporary sale of merchandise shall require the approval of the Zoning Administrator and the Fire Administrator through a zoning permit if a City Clerk License is not required. It is the responsibility of the business owner to contact the Building Code Administrator to determine if a building permit is required.~~

~~(B) Mobile Food Vending Units per Chapter 35 of the City Code are exempt from [Section 54.638\(A\)](#).~~

~~(C) Temporary sales areas that require a person to obtain a license from the City Clerk's Office are exempt from obtaining a Zoning Compliance Permit, but must meet the requirements of [Section 54.638\(A\)](#).~~

~~(D) Temporary outdoor sales and display of merchandise in conjunction with Marquette Downtown Development Authority sanctioned events are exempt from [Section 54.638\(A\)](#) but must be removed at the conclusion of the event.~~

~~(E) Temporary outdoor sales for non-commercial land uses which are an accessory use of property, such as yard/garage sales and children's lemonade sales, are authorized~~

~~with the permission of the property owner. Such sale events may occur on a singular property up to 10 times per year and no more than 4 times per month.~~

PROPOSED REWRITE OF THE SECTION.

(A) Conditions.

- (1) Temporary retail sales and service areas, for approved commercial land uses, may be permitted to occupy not more than twenty-five percent (25%) of the required parking spaces on the site, for a total of not more than 120 days in any twelve (12)-month period.
- (2) The location of sales merchandise, service areas, and/or temporary structures shall not interfere with pedestrian accessibility, vehicular mobility, traffic patterns, emergency access, or access to remaining parking spaces, and shall otherwise comply with the Land Development Code.
- (3) Prior to placement of merchandise, establishment of service areas, or erection of temporary structures, the Zoning Administrator shall be notified of the anticipated dates of installation and removal for purposes of monitoring compliance with the time limitations of this section.

(B) Temporary Structures and Permits.

- (1) The location and construction of all temporary structures, including tents, erected in association with temporary retail sales or services shall require approval by the Zoning Administrator and the Fire Marshal through a Zoning Compliance Permit, unless a Business License is required pursuant to other provisions of the City Code.
- (2) It shall be the responsibility of the business owner to contact the Marquette County Building Code Administrator to determine whether a building permit is required.

(C) Mobile Food Vending Units (MFVUs).

- (1) MFVUs operating on private property shall be permitted only within an off-street parking lot serving an approved commercial land use located on the same zoning parcel, and are prohibited within residential driveways or on parcels without an approved commercial principal use, unless otherwise expressly authorized by this Code.
- (2) MFVUs that make sales on a site and leave the same day require a Business License are exempt from the parking and duration limitations of [Section 54.638\(A\)](#), provided they otherwise comply with the City Code and all applicable health, safety, and licensing requirements.
- (3) MFVUs that remain overnight on a site where sales are conducted will be considered accessory uses of the property and will require a Zoning Compliance Permit in addition to a Business License.

- (4) MFVUs operating on private property shall maintain safe pedestrian and vehicular circulation and shall not obstruct access to required parking, loading areas, or emergency routes.

(D) Licensed Temporary Sales.

- (1) Temporary retail sales and service areas that require the operator to obtain a license from the City Clerk's Office are exempt from obtaining a Zoning Compliance Permit, but shall comply with the location, safety, and operational standards of [Section 54.638\(A\)](#).

(E) Special Events.

- (1) Temporary outdoor sales and display of merchandise conducted in conjunction with events sanctioned by the Marquette Downtown Development Authority are exempt from the requirements of [Section 54.638\(A\)](#), provided all merchandise, structures, and displays are removed at the conclusion of the event.

(F) Non-Commercial Temporary Sales.

- (1) Temporary outdoor sales for non-commercial land uses which are accessory to the use of property, including but not limited to yard sales, garage sales, and children's lemonade stands, are permitted with the consent of the property owner.
- (2) Such events may occur on a single property no more than ten (10) times per calendar year and no more than four (4) times per month.

Section 54.903 Minimum/Maximum Number of Parking Spaces

Figure 53. Minimum/Maximum Motor Vehicle Parking Spaces by Land Use

Land Use	Minimum/Maximum Parking Requirement (standards show the parking minimums unless stated)
(G) Retail Trade	
(3) Mobile Food Vending (MVU) on Private Property – Accessory Use (overnight or long-term temporary use)	One (1) space for MVU parking; plus one (1) space for patron orders/pick-up adjacent to MVU, unless a suitable location for patrons to order is provided.
(4) Mobile Food Vending (MVU) on Private Property – Day Use (no overnight parking)	No specific parking space allocation is required, as the use is subject to Section 54.638 as an Outdoor Temporary Retail Sales and Service use.

Section 54.636 Outdoor Alcoholic Beverage Service

(B) Outdoor Alcoholic Beverage Service on Private Property. Outdoor alcoholic beverage service on private property is subject to the following requirements:

- (2) Mobile Food Vending Units.** Mobile Food Vending Units per ~~Chapter 35~~ of the City Code are not considered Outdoor Food and Beverage Service. Outdoor tables and chairs are considered Outdoor Food and Beverage Service, so if a mobile food vending unit proposed to add this to the site, then they must meet [Section 54.636](#) and submit a zoning permit for this use.

Section 54.637 Outdoor Food and Non-Alcoholic Beverage Service

(B) Outdoor Food and Non-Alcoholic Beverage Service on Private Property. Outdoor food and nonalcoholic beverage service on private property is subject to the following requirements:

- (2) Mobile Food Vending Units.** Mobile Food Vending Units per ~~Chapter 35~~ of the City Code are not considered Outdoor Food and Beverage Service. Outdoor tables and chairs are considered Outdoor Food and Beverage Service, so if a mobile food vending unit proposed to add this to the site, then they must meet [Section 54.637](#) and submit a zoning permit for this use.