

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
OFFICIAL PROCEEDINGS
May 7, 2026**

MEETING CALLED TO ORDER

A regular meeting of the Marquette City Board of Zoning Appeals was called to order at 7:00 p.m. on Thursday, May 7, 2026, located in Room 103 of the Municipal Service Center, 1100 Wright St.

ROLL CALL

Present: Chair Ms. Dombrowski, Mr. Patrick, Vice Chair Ms. Hill, Ms. Klein, Mr. Tuominen, and Zoning Official A. Landers.

Absent: Ms. Wright, Mr. Wilkinson, and Mr. Neumann

MINUTES

It was moved by Ms. Klein, seconded by Ms. Hill, and carried 5-0 to approve the minutes of December 4, 2025, as presented.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

It was moved by Mr. Patrick, seconded by Ms. Klein, and carried 5-0 to approve the agenda as presented.

NEW BUSINESS

03-VAR-06-25: First variance extension request

A. Landers stated attached to the agenda packet was correspondence from Barry Polzin. He is requesting a first extension to the previously approved 6% Required Building Line (RBL) length variance from the City of Marquette Land Development Code to allow for the building façade to be built at 69% of the RBL in the General 5 sub-district of the Marquette Downtown Form-Based Code zoning district, whereas the code requires that a building façade must be built to the RBL for at least 75% of the RBL length at 101 S. Front St. This approval will currently expire on 06-05-26.

She stated at the 6-05-25 BZA meeting:

It was moved by Mr. Patrick, seconded by Ms. Wright, and carried 5-0 that after conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 03-VAR-06-25, the Board of Zoning Appeals finds that the request demonstrates the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby approves 03-VAR-06-25 as presented.

She also stated per the Land Development Code, Article 14 Administrative Procedures, Section 54.1404 Variances and Appeals:

(D) Approval Period. *If the petitioner has not obtained a Zoning Permit, obtained a Building Permit and commenced construction to implement a variance within one (1) year of the date of its approval by the Board of Zoning Appeals, said variance shall expire. The Board of Zoning Appeals, upon application made before expiration, may*

grant an extension of not more than one (1) year from the expiration date. The Board Zoning Appeals, at its discretion, may schedule a public hearing in accordance with Section 54.1406 prior to granting an extension. Not more than two (2) such extensions may be granted

Barry Polzin, 101 N. Lakeshore Blvd: The Vault project ran into some snags so that project has been suspended. We certainly are still going to complete it but, in the meantime, we decided to shift gears. We were always going to build another hotel in the parking lots down below it. So, we shifted gears to build parking and a new hotel which is underway. We wanted to preserve this variance because we still fully intend to construct the Vault hotel. We do not know exactly when, but we knew we needed to ask for the extension. It is out of our hands at this point regarding timeline.

It was moved by Mr. Patrick, seconded by Ms. Klein, and carried 5-0 to approve the request for an extension for case 03-VAR-06-25 with the expiration date to be 06-05-27.

2026 BZA Presentation to the City Commission

The Board reviewed and finalized the presentation.

TRAINING – Court of Appeal Case No. 364833

The Board reviewed and discussed the article.

BOARD MEMBER COMMENTS

Ms. Dombrowski welcomed Mr. Tuominen to the board.

Mr. Tuominen stated he looked forward to serving on the board.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,



Andrea Landers
Zoning Official
Community Development Department,
For the Board of Zoning Appeals