



City of Marquette, MI

300 West Baraga Avenue
Marquette, Michigan 49855

Meeting Minutes City Commission Meeting

**Monday, January 11, 2021
6:00 PM
Commission Chambers**

Call to Order, Pledge of Allegiance and Roll Call

Present: Mayor Pro Tem Hill. Commissioners Bonsall, Davis, Hanley, Mayer and Stonehouse.

Absent: Mayor Smith.

It was moved by Commissioner Hanley and seconded by Commissioner Mayer to excuse the absence of Mayor Smith. Carried Unanimously.

Approval of the Agenda

Commissioner Evan Bonsall moved to Approve the agenda as presented, seconded by Commissioner Sally Davis and Carried Unanimously.

Announcements

There were no announcements.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

As the meetings are still being held without the public present, residents were given the opportunity to call in and speak or submit written public comments to be read during the meeting.

The only written comment came from John Braamse, who expressed concern over the future of democracy in response to the recent events at the U.S. Capitol.

Presentation(s)

1. Board of Review, by Chair Steve Lawry

Board of Review Chair Steve Lawry gave a detailed update on BOR activities. Mr. Lawry explained the role of the Board of Review within the City. The Board of Review hears appeals on property assessments in March, July and December.

The board acts as the jury between the assessor and the tax payer. He discussed the BOR appeals process, the Michigan Tax Tribunal and the taxable value of property in the City of Marquette. Mr. Lawry shared the number of petitions filed in the last eight years; while this number fluctuates, it has remained fairly steady. Mr. Lawry noted vacancies and encouraged interested community members to apply, as the board is more effective when it is full.

Public Hearing(s)

2. Public Hearing on Ordinance #694 - Land Development Code Amendments - Roll Call Vote

There was no public comment.

Community Development Director, Dennis Stachewicz gave an overview of the amendments to the Land Development Code (LDC). He stated during the past years utilizing the LDC Staff and the Planning Commission have noticed several challenges. Mr. Stachewicz highlighted several amendments which address those challenges.

LDC amendments include; Outdoor Food and Beverage Service is now a permitted use in the central business district (CBD); building height increase in the CBD; increased setbacks and clarifications on setbacks on shed and out buildings on Third Street; there is an allowance for administrative review on riparian buffers; the ability for minor Plan Unit Development changes to be made administratively; removing the family requirement on the accessory dwelling unit allows opportunity for additional affordable housing; a waiver process for snow removal in a clear vision area; there is an adjustment which allows more permitting for solar energy facilitation and a variety of other amendments.

Commissioners expressed their appreciation to the Planning Commission and staff for their hard work on these amendments to the Land Development Code and show support of these changes.

Commissioner Bonsall said he believes this is a step forward for the City of Marquette. It allows for the gradual progression of renewable energy and affordable housing. He stated he was happy to see permitted use for Food and Beverage Services in the CBD.

Commissioner Hanley stated these changes will effect business owners and residents in a lot of positive ways.

Commissioner Stonehouse reminded everyone this process started a couple years ago and deficiencies were identified. Staff worked through the process and quick things were added in response to COVID, such as how we allow people to eat outside. The City can react, can be agile, can make quick decisions, and can get the job done. This is a great example of that.

Mayor Pro Tem Hill reminded everyone the mapping software is now up which allows residents to input their property address to find out what is viable and legal for their specific property.

Commissioner Evan Bonsall moved to Approve the adoption of Ordinance #694 - Land Development Code Amendments as presented, seconded by Commissioner Cody Mayer and Carried Unanimously by Roll Call Vote.

3. Consent Agenda

Commissioner Sally Davis moved to Approve the Consent Agenda as presented, seconded by Commissioner Evan Bonsall and Carried Unanimously.

- 3.a. Approve the minutes of the December 21, 2020 regular Commission meeting.**
- 3.b. Approve the total bills payable in the amount of \$790,425.29**
- 3.c. Schedule a Public Hearing to Consider Rezoning of Five Improperly Zoned Properties**
- 3.d. Senior Services - Master Agreement to Purchase Services**

Unfinished Business

4. Founders Landing Parcel 2A Development Agreement

Jeff Katzen with HRS joined the meeting to answer questions from the Commissioners.

Commissioner Stonehouse said the Founders Landing project was a long time coming and it will certainly be a good asset for the City of Marquette and its residents. Commissioner Davis seconded Commissioner Stonehouse's comment.

Commissioner Bonsall said he doesn't see any issues with the Development Agreement he did point out the five extensions given. He says early statements to the City Commission and local media indicated that these townhomes would be affordable and attainable for the average citizen; and expressed disappointment that more than likely they will cost more than what the average resident can afford.

Mayor Pro Tem Hill asked Mr. Katzen for a timeline of the project. He stated the intention is to start the project in spring and hopes to have the first occupancies in late fall. He is excited to get the project started and hopes it is a successful project for everybody.

Commissioner Fred Stonehouse moved to Approve the Local Development Agreement with HRS Founders Landing, LLC as presented, and authorize the execution of the document, seconded by Commissioner Sally Davis and Passed.

Motion carried 4-2 with Commissioners Bonsall and Mayer voting no.

5. Extension of Purchase Agreement Due Diligence Period - Parcels 9-11 of former Heartwood Property

Commissioners agreed, it is reasonable to grant the extension. Commissioners voiced their concerns of the impact this project may have on the Noquemanon Trail Network (NTN). Many verbalized the importance of protecting the NTN. They also are pleased that this project will bring business to the City.

Responding to Commissioner questions, Marc Blom with JM Longyear said the initial investment will be \$3 to 5 million. He said the company has determined that about half of the property could be used for development, though the initial project will be about six to seven acres. More details will be laid out in the development agreement in regards to the amount of space that will be used.

Mr. Blom acknowledged the existing trail network, stating Longyear Corporation and the NTN have worked well together. In regard to environmental protection, he stated all of their lands in the U.S. are Forest Stewardship Council certified.

Commissioner Hanley echoed other Commissioners wanting to protect the trails, as the trails are one of the biggest attractions in our community. She stated she would like something in writing protecting the trail network.

Mayor Pro Tem Hill asked about infrastructure and about what impacts the development will have. Mr. Blom responded that this is being worked through with Trimedia, and said a traffic study will be conducted. He said they are taking everything into consideration in order to find the most efficient, effective and safe way for vehicular traffic to come in and out of the property.

Commissioner Fred Stonehouse moved to Approve to grant the requested extension to the Due Diligence period, seconded by Commissioner Evan Bonsall and Carried Unanimously.

New Business

6. COVID-19 Vaccine Resolution - Roll Call Vote

There was a clear consensus among the Commission of the importance of this Resolution. Commissioners showed their enthusiasm in receiving the vaccine. They encouraged the community to do the same when made available to them.

Commissioner Jessica Hanley moved to Approve to adopt the COVID-19 Vaccine Resolution as presented, seconded by Commissioner Cody Mayer and Carried Unanimously by Roll Call Vote.

7. City Commission Rules of Procedure #2003-01

Commissioner Davis noted this amendment merely extends the ability to hold remote meetings, as allowed under state law.

Commissioner Sally Davis moved to Approve the adoption of City Commission Rules of Procedure #2003-01 as amended, seconded by Commissioner Jessica Hanley and Carried Unanimously.

8. Hazard Mitigation Plan Update

Commissioners shared their support for the updated Marquette County Hazard Mitigation plan; it will give the City the opportunity to gain additional grant funding for the Lakeshore Boulevard project. Praise was given to the County of Marquette for the work that went into the updated plan.

Mayor Pro Tem Hill asked Community Development Director Dennis Stachewiz for a timeline on the BRIC grant. He said the City applied for the BRIC grant and FEMA replied that the County HMP needed to be updated first. He thanked the County staff for dropping everything to help get this plan updated. He said the grant will be submitted this week and the City will know whether they have been awarded the grant in the spring.

Commissioner Fred Stonehouse moved to Approve to adopt an updated Marquette County Hazard Mitigation plan, seconded by Commissioner Sally Davis and Carried Unanimously.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

There was no public comment at this point.

Comments from the Commission

Commissioner Mayer kept his comments brief and acknowledged it was good meeting.

Commissioner Stonehouse stated good things were done tonight and a lot was accomplished, and he praised the work between the County and the City on the grant application. He said it is good to see the vaccine project moving along. Nice to see all the commission's willingness to get the shot and everyone standing together.

Commissioner Bonsall said he's optimistic about the process moving forward for the COVID-19 vaccine. As the eligibility widens, he said he is happy to see the resolution passed.

He provided updates on the ad-hoc housing committee, which is on the cusp of presenting a report to the City Commission. He said he thinks the LDC updates will help make progress and allow for quicker implementation of some of their recommendations.

Lastly, he made a statement on the recent events at the U.S. Capitol building. He offered his condolences to those impacted and condemned the actions that took place.

Commissioner Davis said the work that was accomplished at the meeting tonight is significant and thanked everyone behind the scenes who made it possible. She reminded everyone, as a resident of Marquette, to think very seriously about joining the Board of Review.

Commissioner Hanley echoed what other commissioners said regarding the COVID-19 vaccine and she encouraged individuals who are eligible to reach out to their local health department. She reiterated the

importance of people talking to their doctors if they have any concerns about getting the vaccine.

Mayor Pro Tem Hill said she appreciated the commissioners for a good meeting and all the hard work over the past years to get the City to where it is today. She reminded everyone of the upcoming work session on Jan. 19 addressing the Lakeshore Boulevard project. Finally, she reflected on the recent events at the U.S. Capitol. She said she has 100% faith in all aspects of the electoral process - local, state and national – and said it was fair and that any problems were identified and addressed. She said it is unconscionable that mere allegations would be considered enough to delay the peaceful transfer of power.

Comments from the City Manager

City Manager Angeli reminded everyone of the upcoming Commission Work Session on the Jan. 19, which will outline the future of the Lakeshore Boulevard project.

Adjournment

Mayor Pro Tem Hill adjourned the meeting at 7:31 p.m.

Jennifer A. Smith, Mayor

Kyle Whitney, City Clerk

If you require assistance to participate in any meeting, program or activity offered by the City of Marquette, please provide advanced notice to City of Marquette ADA Coordinator Eric Stemen at 906-225-8978 or via email at estemen@marquettemi.gov.