꧁ AGENDA ꧂

MARQUETTE CITY PLANNING COMMISSION
Tuesday, September 01, 2026, at 6:00 p.m.
Commission Chambers, City Hall

MEETING CALLED TO ORDER

1) ROLL CALL
2) APPROVE AGENDA
3) APPROVE MINUTES: **Minutes of 06-16-26**
4) CONFLICT of INTEREST

1. PUBLIC HEARINGS
   A. 01-PUD-02-13-A1
   Amendment to Nestledown Bed and Breakfast PUD 975 Lakeshore Blvd.
2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
3. OLD BUSINESS
4. NEW BUSINESS
5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
   A. Correspondence from Resident
7. TRAINING
8. WORK SESSION ON REPORTS/PLANS/ORDINANCES
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).

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
June 16, 2026

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, June 16, 2026, in the Training Room 103 of the Municipal Service Center.

ROLL CALL

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

The minutes of the 6/02/2026 meeting were approved by consent, as presented.

CONFLICT OF INTEREST

Nobody stated a conflict.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Nobody provided comments.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Nobody provided comments.

TRAINING

A. Water Bill Mail Insert

The Planning Commission stated they received the water bill mail insert in the mail, and those that read it stated it was good information.

S. Lawry stated it was helpful and read it each year. He suggests tracking the violations throughout the year and altering the text to fit the more common violations. He thinks the current information is the right stuff, if it is changing because of finding items that people are not aware of or from monitoring complaints. It would be helpful to add a paragraph at the top to introduce it as why those permits are required, such as it affect neighbors or the sale value of the properties, etc.

K. Clegg stated this probably covers most common things and he cannot think of anything else to add.

It was also stated it would be helpful to add this to the website. A. Landers stated that this was on the website before it broke, and the city is rebuilding the website with this being one of the items on her list to add to the zoning page.

ADJOURNMENT

K. Clegg adjourned the meeting at 6:07 p.m.

____

Prepared by A. Landers

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

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: August 21, 2026
SUBJECT: 01-PUD-02-13-A1 – Amendment to Nestledown Bed and Breakfast PUD located 975 Lakeshore Blvd (PIN: 0370072)

Kenneth and Susan Schauland seek approval of a major amendment to their previously approved Planned Unit Development (PUD) at 975 Lakeshore Blvd. The existing PUD permits the operation of a bed and breakfast within a single-family residence occupied by the innkeepers, including six guest rooms within the home and a second dwelling unit consisting of living quarters above a garage available for rental.

As part of the proposed amendment, the applicants seek to divide the existing PUD parcel and remove a vacant portion of the property from the PUD. Under the original PUD agreement, the parcel contained 44,091 square feet. According to the submitted Certificate of Survey, the property would be divided into two parcels: proposed Parcel A, containing 34,050 square feet and retaining the existing PUD uses, and proposed vacant Parcel B, containing 10,010 square feet. This action would reduce the size of the existing PUD parcel. The application states that, if the Major Amendment is approved, the applicants intend to pursue rezoning of the newly created Parcel B to Mixed-Use. The applicants have indicated that their intent for Parcel B is to construct a single-family residence.

The Planning Commission will review the request and send a recommendation to the City Commission. If the City Commission approves the major PUD amendment, then the PUD contract would need to be revised, and the proposed Parcel B would need to be rezoned.

Please review the attached:

- PUD application with support material
    - Attachment A – Changes and Variances from original proposal
    - Attachment B – Original PUD request statement
    - Certificate of Survey dated 5-6-26
    - Certified Location Survey dated 6-18-26
- Recorded Contract
- Area Map
- Block Map
- Photos of site

RECOMMENDED ACTION:

In accordance with the Land Development Code, the Planning Commission should hold a public hearing, review the proposed major PUD amendment request and support information provided in this packet, and make a recommendation to the City Commission regarding the proposed PUD major amendment.

It is also highly recommended that any recommendation regarding the PUD amendment request include:

After conducting a public hearing and review of the PUD application with supporting information and staff memo attachments for 01-PUD-02-13-A1, the Planning Commission recommends that the PUD amendment request be (approved/denied) by the Marquette City Commission (for the following reasons/with the following conditions).

Mail to:
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

PRINT

CITY OF MARQUETTE
PLANNED UNIT DEVELOPMENT APPLICATION

CITY STAFF USE

Parcel ID#: 0370072 File #: 01-PUD-02-13-A1 Required Narrative Submitted: Y/N
Receipt #: 537597 Check #: 1578 Received by and date: 7-22-26 AML
Concept Plans (6 copies) Submitted: Y/N Hearing Date:________ Notice Date:__________
Preliminary Plan & Pattern Book (6) Submitted: Y/N Hearing Date:________ Notice Date: __________
Final Site Plan(6) Submitted: Y/N Contract signed: Y/N Meeting Date:__________
Amendment Plan (6) Submitted: Y/N Meeting Date: 9-1-26

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE PLANNED UNIT DEVELOPMENT 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!

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

- ☐ PUD Criteria Qualification **$1,405**
- ☐ PUD Review *(includes Preliminary & Final Site Plan Review)* **$5,270**
- PUD Revision – Administrative Minor
  - ☐ Residential (additions, etc.) **$225**
  - ☐ Commercial structure, ≥ 3 residential units **$910**
- ☑ PUD Revision - Major **$2,845**

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the Planning Commission page for filing deadline and meeting schedule.

Please review the attached:

- PUD Timeline
- PUD Checklist
- Excerpts from the City Land Development Code
  - Section 54.323 Planned Unit Development
  - Section 54.1402 Site Plan Review

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Ken & Sue Schaulan?

[redacted]

APPLICANT/OWNER'S REPRESENTATIVE

Name: ____________________
Address: ____________________
City, State, Zip: ____________________
Phone #: ____________________
Email: ____________________

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 Planned Unit Development. 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.

PROPERTY INFORMATION

Property Address: 975 N Lakeshore Blvd	Property Identification Number: 0370072
Size of property (frontage / depth / sq. ft. or acres): 1.01 acres / 44,060 sq. ft.	
Zoning District: PUD	Current Land Use: Bed and Breakfast LODGING, residential
Surrounding Zoning Districts: North - ROW, PUD East - ROW, CR South - M-U West PUD, M-U	Surrounding Land Use: North - ROW (Lakeshore Park Pl. Dr.), then residential East - ROW (Lakeshore Blvd.), then park (Shiras) South - outdoor recreation West - residential (town homes) + outdoor rec.

PLANNED UNIT DEVELOPMENT INFORMATION

Percentage of Land Use by Type

	Residential	Commercial/ Institutional	Industrial	Open Space	Other	Total
# of Acres						
% of Total						

Residential Density

Type of Unit	Number of Units	Net Acres	Net Density
Single Family Home			
Town Home			
Apartments			
Other			
Total			

Net Acres - Land development for land use type not including right-of-way
Net Density - Number of Units/Net Acres

VARIANCES FROM ORDINANCE(S)

THIS IS A REQUIRED SECTION. FAILURE TO FILL OUT MAY INDICATE THAT THE PROPERTY CAN BE DEVELOPED UNDER CURRENT ZONING DISTRICT STANDARDS.

Please list and justify the request variance(s) from the Land Development Code (attach additional pages if necessary):

See attachment "PUD Change for Nestledown B&B"

REVISIONS TO PUD

Please list the proposed revisions to your approved PUD (attach additional pages if necessary):

Section off a buildable lot, remaining parcel B from Parent PUD parcel. Pud parcel reduced to 34,090 sq ft. Child parcel to be removed is 10,010.00 sq ft.

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the Planned Unit Development Permit indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested Planned Unit Development would not violate any deed restrictions attached the property involved in the request.
4. I have read the attached Planned Unit Development section of the Land Development Code and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
6. 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. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a Planned Unit Development but only an application for a Planned Unit Development and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Planning Commission members to inspect the site.

Property Owner Signature: Susan L Achauland Date: July 22, 2026

Applicant Signature: Susan L Achauland Date: July 22, 2026

Attachment A

PUD Change for Nestledown Bed and Breakfast

Dear Planning Commission of Marquette
July 21, 2026

Thank you for your time and consideration as we seek to amend the Planned Unit Development for Nestledown Bed and Breakfast at 975 N. Lakeshore Blvd. This is a major change to our PUD established July 2, 2013 so we must go through the PUD process again.

We are Ken and Sue Schauland living at 975 N Lakeshore Blvd in Marquette Michigan. We are the builders/owners/innkeepers of Nestledown Bed and Breakfast, opened 2015. As we transition to a Marquette retired lifestyle from the busy Innkeeper lifestyle, Ken and I have plans to build a home for the two of us on the North section of our property. The new lot will be rezoned Mixed Use.

A survey has been done for the division of the (child parcel) from the (parent parcel) of Nestledown PUD property. We will be reducing the original 1.01 acres by 10,010 sq feet on the North Corner. The new survey is complete and has been approved by the Zoning Administrator.

The changes we are proposing do not disqualify the PUD
For reference see our <u>Criteria for Qualification</u> written in 2013

The character and function of the property will not change with the land division. The PUD will be a bit smaller and the garden shed will go with the new lot. Despite the PUD size reduction, the waiver of the PUD size requirements is still appropriate as the use of buildings remains the same and the entry on and off the property is unchanged. We have learned rezoning the entire PUD to Mixed Use Zoning is not possible due to many non-conformities that would occur.

The new home and yard will be complimentary to Nestledown's traditional, Scandinavian design and style. Ken and I feel strongly that we want to be the ones determining what will be built here. If we are unable to move forward with our lot division and home plan, a future owner *will* develop it. They may sell the lot or build something odd and out of character, upsetting the streetscape.

The North side of the PUD property is seldom used by our traveling guests. They come and go from the driveway /parking lot which is on the Southside of the Inn. The Park-like setting of Nestledown has developed as our trees and shrubs have grown these past 11 years.
Gluski Park is now under construction making the south side of the PUD a happening place. There will be a pretty split rail fence between 906 Adventure Team and our property, with trees, shrubs and plantings bringing our combined areas to life with children, families, bikes and green space. The new home on the northside, will look like it has always been there adding its own Finnish/Scandinavian charm to the whole setting. Ken and I look forward to building again.

Variance #1

We are asking for a variance to keep the accessory structure by itself on the new lot until we build our home. It is the small yellow shed, currently the "Song Porch" of Nestledown.
Our plan is to construct a small residential home within the next two years. Planning of this home will begin once we have the new lot under Mixed Use Zoning and successfully separated from the original Parent lot.

Variance #2

We are asking for a variance on the construction of the Greenbelt/Buffer Requirement between a Lodging Business and a residential property. The plan would be to build the buffer after the home construction is finished and the landscaping is happening. It will be a 10-15 foot wide green buffer of trees, shrubs, and low growing plantings that thrive in our northern zone. Hardwoods, evergreens, flowering understory trees. It will be beautiful to both the Bed and Breakfast and to our new home. The 15 ft strip of buffer will start on the property line and be developed towards the North taking into account mature tree and shrub sizes.

Variance #3

We are asking for a variance to reduce the PUD lot size by less than a quarter-acre which is a slight increase in the lot size variance previously granted.

Thank you for your work on the planning commission and for considering our requests.

Sincerely,

Ken and Sue Schauland
Nestledown Bed and Breakfast

Original PUD Request Attachment B

PUD Request 2013

Ken and Sue Schauland are seeking to designate our 1 acre of land with our home and business, Nestledown Bed and Breakfast at 975 Lakeshore Blvd a Planned Unit Development. Last May our request for Multi-family Residential zoning was turned down which is where current zoning allows for bed and breakfast establishments. Our property is part of the old Lakeshore Foundry land and is currently zoned Deferred Development. A PUD here will allow the building of a new Bed and Breakfast in the City of Marquette, creating a strong, energy efficient building with deliberate design reflecting the Finnish / Scandinavian culture of our region; it will be a unique place for people to stay in Marquette on Lakeshore Blvd.

Traveling visitors and the residents of Marquette will enjoy Nestledown's Falun red paint with white trim, an exciting color that is familiar throughout Scandinavia. It is beautiful with snow, blue sky, green grass, even gray cloudy days. The simple rectangular shape of the building will be familiar to all who travel Lakeshore Blvd. It is like the Pattern building that occupied the site for the past 100 years. Clean lines and the simplicity of Nestledown's design are meant to capture the Finnish esthetic. Windows bringing in plenty of fresh air and daylight is a necessity to living in Northern climates not just the Nordic countries. Living close to nature is also in the Finnish style. Nestledown will do just that with its large yard, sitting areas, green lawn, benches, woodland, flowers and pathways. Trees and plantings planned for the landscape will make cuttings from the yard easy, bringing the outdoors in. The property will be welcoming and visually lovely year round.

The curb and road cut that are currently used for the driveway will remain. This is the single drive in and out of the property. Sewer and water are easily available along with electric service. We will keep the trees that are healthy and growing; transplanting a few stray pines to allow the developed property to appear like it has always been there.

Building a Bed and Breakfast business is additive to the Marquette economy. The Schauland's will generate an income, another successful Marquette business will be added to the region, along with employment of staff needed to help operate and maintain the Inn. Goods and services will be purchased. Tourists and travelers will come to stay and invest dollars into the local economy. Nestledown will be a unique place for visitors to stay when in Marquette. Their experience at the Inn and in Marquette will bring them back.

Criteria for Qualification: 2013

Nestledown Bed and Breakfast meets several of the criteria items needed for a Planned Unit Development. Consider it a large home with a beautiful yard, whose business is to welcomes travelers overnight and provide them breakfast, is strongly self sufficient and benefits the City of Marquette. Just right for a PUD.

Applicable zoning was denied. **(2)** a PUD here will permanently establish land use patterns which are compatible and protective of existing properties near and adjacent to 975 Lakeshore Blvd. Limiting the property to a single family residence and or Bed and Breakfast prevents the possible building of an apartment complex, adult foster home, fraternity, Day Care and all the other conditional uses that were objectionable under Multifamily Residential Zoning.

Large trees on property will remain. Two areas of mature Scotch pine give architecture to the site with their golden brown trunks and help blend in the 2 utility poles located on the front right of way. Four mature white pines are on the North East corner and provide privacy, beauty and wind protection from the north. Crabapples and yews are growing nicely too on the North East corner over an area of drain tiles all which were placed with the construction of Lakeshore Park Place Condominiums. This corner is established and directs people to Lakeshore Park Place signage and road to the condominiums. This landscape works together and provides an effective buffer and transition from the sidewalk and road to the Schauland's property. The new Picnic Rocks Pointe subdivision will also be screened by the corner trees from the Bed and Breakfast. **(1)**

(3) Over half of the property will be dedicated to a park like yard.

(6) Nestledown Bed and Breakfast works with the Community Master Plan by promoting walkability, simply by its location on the sidewalks and Bike Path and proximity to Marquette's Lower Harbor, Downtown, Presque Isle., NMU, Lakeview Arena, and especially Lake Superior which is just 175 steps from our door. **(7)** Nestledown Bed and Breakfast will be a handsome building designed to evoke an emotion, like you're seeing something from another place and time, a Finnish Manor home. Use of environmentally safe, strong building materials and practices, with the goals of beauty and longevity are driving the decisions as we plan. The landscape will be full and complete, even creating woodlands that border the South East and West of the property. The home will appear "nestled" in its setting.

(8-9-10) This is an appropriate development of an old industrial site. Lakeshore Blvd now is the place where people drive to be by the Lake, beaches, parks, Festivals and new developments. Lakeshore Blvd and the bike path are Marquette's premier corridors for moving along the Lake. A sweet little Inn right in the middle of it all, that welcomes visitors, where you can stay for a time and experience Marquette, is a good thing for the City.

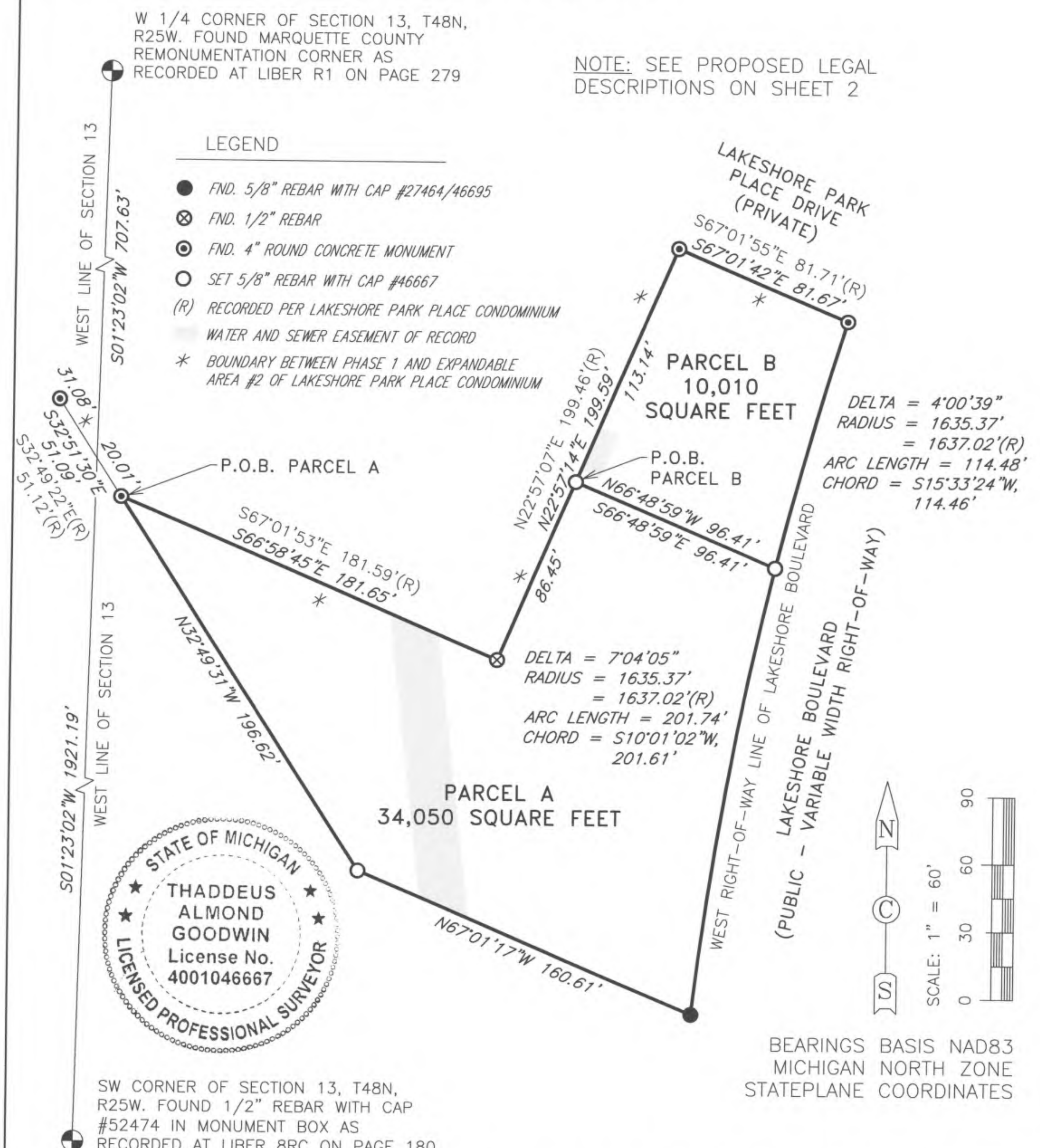
Building on the Lakeshore Foundry site has added costs and requirements for the Schaulands. It is a Brownfield environmentally distressed property. The owners have had a Baseline Environmental Assessment completed and submitted their Response Activity Plan to the State of Michigan's DEQ (June 2012). The property will be covered with a 6 inch soil barrier and grass which will be maintained to protect any contact with the industrial soil there now. The old Pattern building was demolished and removed (May 2012) as neglect had rotted the beams making it impossible to re-use. We are recreating this site for a new purpose and for these next 100 years.

Thank you for the opportunity to present our concept and plans for a Planned Unit Development.

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 25 WEST, MARQUETTE CITY, MARQUETTE COUNTY, MICHIGAN.

THIS SURVEY IS A RETRACEMENT OF THAT PART OF EXPANDABLE AREA #2 OF LAKESHORE PARK PLACE CONDOMINIUM, MARQUETTE COUNTY CONDOMINIUM SUBDIVISION PLAN #8 PER THE WARRANTY DEED RECORDED AT MARQUETTE COUNTY DOCUMENT NUMBER 2012R-02134.



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCELS OF LAND DURING APRIL 2026, THAT THE RATIO OF ERROR ON THE UNADJUSTED FIELD OBSERVATIONS IS LESS THAN 1 IN 10,000, THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) CLASSIFICATION AND ACCURACY STANDARDS FOR PROPERTY SURVEYS AND THAT I HAVE COMPLIED WITH SEC. 3, P.A. 132 OF 1970, AS AMENDED.

Thaddeus A. Goodwin 5/6/26

THADDEUS A. GOODWIN P.S. No. 46667 — Date

NORTH COUNTRY SURVEYING, PLLC

554 LITTLE LAKE ROAD - MARQUETTE, MI 49855

PHONE (906)250-3148

thad@northcountrysurveying.com

JOB NO:	4267
SCALE:	1" = 60'
DRAWN:	TAG
CHK'D:	TAG
DATE:	5/05/2026
SHEET:	1 OF 2

PREPARED FOR:

KENNETH AND SUSAN SCHAULAND
975 NORTH LAKESHORE BOULEVARD
MARQUETTE, MI 49855

DWG LOC. C:\NORTH COUNTRY SURVEYING\PROJECTS\4267\C-NESTLEDOWN-GROUND.DWG

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 25 WEST, MARQUETTE CITY, MARQUETTE COUNTY, MICHIGAN.

PROPOSED LEGAL DESCRIPTION PARCEL A

That part of Expandable Area #2 of Lakeshore Park Place Condominium, Marquette County Condominium Subdivision Plan #8, being part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 48 North, Range 25 West, Marquette City, Marquette County, Michigan, described as follows:

Commencing at the West 1/4 corner of Section 13, Township 48 North, Range 25 West; thence S01°23'02"W along the West line of said Section 13, a distance of 707.63 feet to the boundary between Phase 1 and Expandable Area #2 of Lakeshore Park Place Condominium, Marquette County Condominium Subdivision Plan #8; thence S32°51'30"E along said boundary, a distance of 20.01 feet to the Point of Beginning; thence S66°58'45"E continuing along said boundary, a distance of 181.65 feet; thence N22°57'14"E continuing along said boundary, a distance of 86.45 feet; thence S66°48'59"E, a distance of 96.41 feet to the West right-of-way line of Lakeshore Boulevard; thence Southerly along said right-of-way line 201.74 feet on the arc of a 1635.37 foot radius curve to the left having a chord which bears S10°01'02"W, 201.61 feet; thence N67°01'17"W, a distance of 160.61 feet; thence N32°49'31"W, a distance of 196.62 feet to said boundary and the Point of Beginning, containing 34,050 Square Feet. Together with and subject to a water and sewer easement and all easements and restrictions of record.

PROPOSED LEGAL DESCRIPTION PARCEL B

That part of Expandable Area #2 of Lakeshore Park Place Condominium, Marquette County Condominium Subdivision Plan #8, being part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 48 North, Range 25 West, Marquette City, Marquette County, Michigan, described as follows:

Commencing at the West 1/4 corner of Section 13, Township 48 North, Range 25 West; thence S01°23'02"W along the West line of said Section 13, a distance of 707.63 feet to the boundary between Phase 1 and Expandable Area #2 of Lakeshore Park Place Condominium, Marquette County Condominium Subdivision Plan #8; thence S32°51'30"E along said boundary, a distance of 20.01 feet; thence S66°58'45"E continuing along said boundary, a distance of 181.65 feet; thence N22°57'14"E continuing along said boundary, a distance of 86.45 feet to the Point of Beginning; thence continuing N22°57'14"E along said boundary, a distance of 113.14 feet; thence S67°01'42"E continuing along said boundary, a distance of 81.67 feet to the West right-of-way line of Lakeshore Boulevard; thence Southerly along said right-of-way line 114.48 feet on the arc of a 1635.37 foot radius curve to the left having a chord which bears S15°33'24"W, 114.46 feet; thence N66°48'59"W, a distance of 96.41 feet to said boundary and the Point of Beginning, containing 10,010 Square Feet. Together with and subject to a water and sewer easement and all easements and restrictions of record.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCELS OF LAND DURING APRIL 2026, THAT THE RATIO OF ERROR ON THE UNADJUSTED FIELD OBSERVATIONS IS LESS THAN 1 IN 10,000, THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) CLASSIFICATION AND ACCURACY STANDARDS FOR PROPERTY SURVEYS AND THAT I HAVE COMPLIED WITH SEC. 3, P.A. 132 OF 1970, AS AMENDED.

STATE OF MICHIGAN
THADDEUS
ALMOND
GOODWIN
License No.
4001046667
LICENSED PROFESSIONAL SURVEYOR

Thaddeus A. Goodwin 5/6/26

THADDEUS A. GOODWIN P.S. No. 46667 *Date*

NORTH COUNTRY SURVEYING, PLLC
554 LITTLE LAKE ROAD – MARQUETTE, MI 49855
PHONE (906)250-3148
thad@northcountrysurveying.com

JOB NO:	4267
SCALE:	N/A
DRAWN:	TAG
CHK'D:	TAG
DATE:	5/05/2026
SHEET:	2 OF 2

PREPARED FOR:

KENNETH AND SUSAN SCHAULAND
975 NORTH LAKESHORE BOULEVARD
MARQUETTE, MI 49855

DWG LOC. C:\NORTH COUNTRY SURVEYING\PROJECTS\4267\C-NESTLEDOWN-GROUND.DWG

CERTIFIED LOCATION SURVEY

CERTIFIED TO: 2015 - MICHIGAN CERTIFIED DEVELOPMENT CORPORATION (MCDC)
2015 - SMALL BUSINESS ADMINISTRATION (SBA)
2015 - M BANK
2026 - KENNETH & SUSAN SCHAULANO ANO THE CITY OF MARQUETTE, MICHIGAN

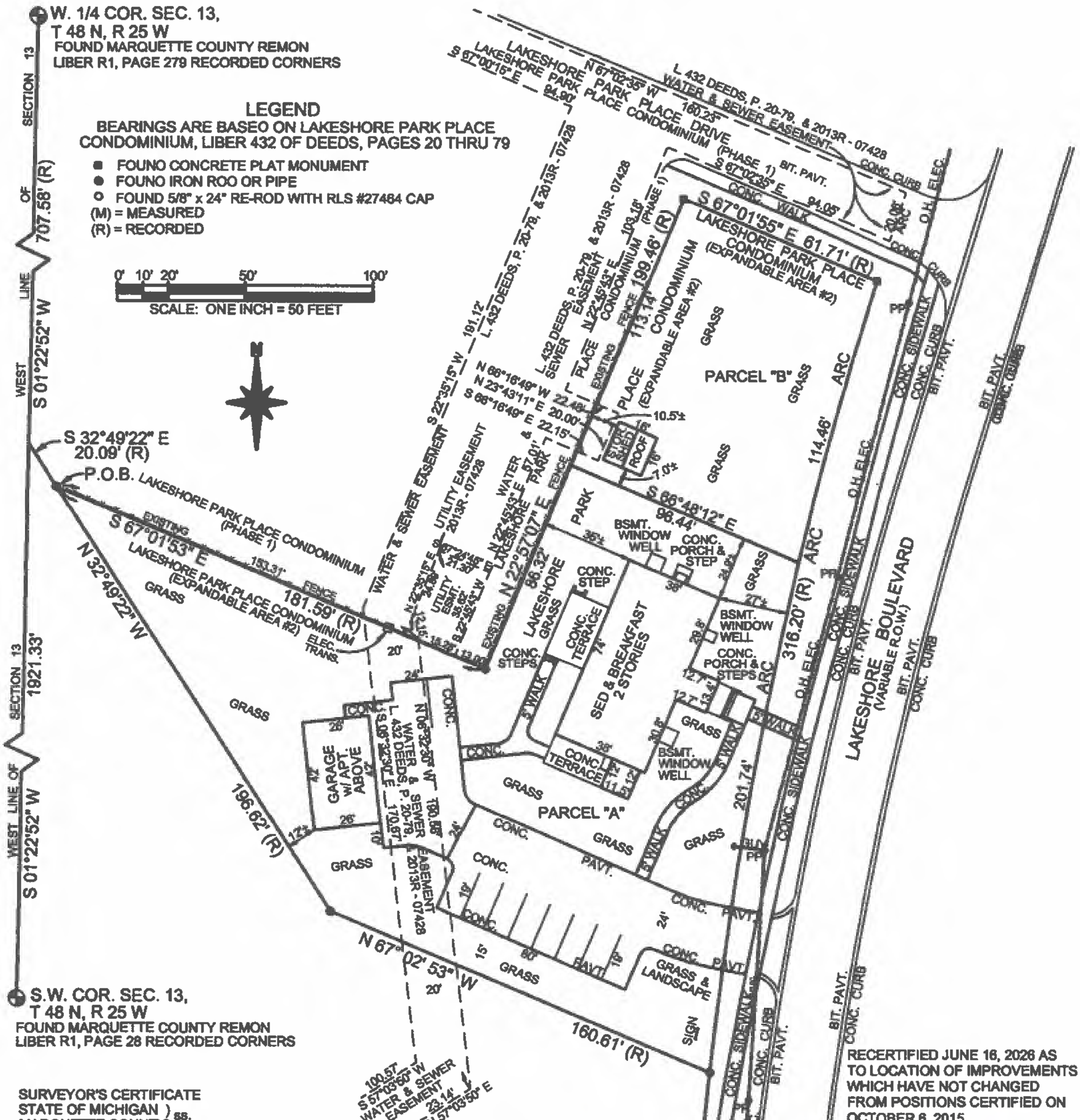
LEGAL DESCRIPTION:

PART OF EXPANDABLE AREA #2 OF LAKESHORE PARK PLACE CONDOMINIUM, MARQUETTE COUNTY CONDOMINIUM SUBDIVISION PLAN #8, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 48 NORTH, RANGE 25 WEST, CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST QUARTER-CORNER OF SAIO SECTION 13, THENCE SOUTH 01°22'52" WEST (RECORDED AS NORTH 02°17'00" WEST), 707.58 FEET ALONG THE WEST LINE OF SAID SECTION 13, TO A POINT ON THE BOUNOARY BETWEEN PHASE 1 AND EXPANDABLE AREA #2 OF SAIO CONDOMINIUM; THENCE SOUTH 32°49'22" EAST, 20.09 ALONG SAID BOUNDARY TO THE POINT OF BEGINNING; THENCE SOUTH 67°01'53" EAST, 181.59 FEET ALONG SAID BOUNDARY; THENCE NORTH 22°57'07" EAST, 199.46 FEET ALONG SAID BOUNDARY; THENCE SOUTH 67°01'55" EAST, 61.71 FEET ALONG SAID BOUNDARY TO THE WESTERLY R/W LINE OF LAKESHORE BOULEVARD (VARIABLE R/W, OCTOBER 2002); THENCE SOUTHWESTERLY, 316.20 FEET PART OF EXPANDABLE AREA #2 OF LAKESHORE PARK PLACE CONDOMINIUM, MARQUETTE COUNTY CONDOMINIUM SUBDIVISION PLAN #8, IN THE ALONG THE ARC OF A 1637.02 FOOT RADIUS R/W CURVE TO THE LEFT, HAVING A OELTA ANGLE OF 11°04'01", ANO A CHORD BEARING SOUTH 12°01'02" WEST, 315.71 FEET; THENCE NORTH 67°02'53" WEST, 160.61 FEET; THENCE NORTH 32°49'22" WEST, 196.62 FEET, TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.01 ACRES (44,091 SQUARE FEET) AND IS SUBJECT TO UTILITY EASEMENTS IN FAVOR OF THE CITY OF MARQUETTE AS RECORDED IN LIBER 432 OF DEEDS, PAGES 20 THRU 79, ANO ALSO IN A WARRANTY OEED RECORDED AT 2012R - 02134.

THIS PARCEL IS ALSO GRANTED AN EASEMENT FOR THE PURPOSES OF THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER UTILITIES, AS RECORDED IN 2013R - 07428.

THIS PARCEL IS ALSO SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANT, AS RECORDED IN LIBER 432 OF DEEDS, PAGES 80 THRU 83.

THIS PARCEL IS ALSO SUBJECT TO AN AGREEMENT FOR A LIMITED RESIDENTIAL REMEDIAL ACTION, AS RECORDED IN LIBER 432 OF DEEDS, PAGES 94 THRU 94.



RECERTIFIED JUNE 16, 2026 AS TO LOCATION OF IMPROVEMENTS WHICH HAVE NOT CHANGED FROM POSITIONS CERTIFIED ON OCTOBER 6, 2015.

SURVEYOR'S CERTIFICATE
STATE OF MICHIGAN) ss.
MARQUETTE COUNTY)

I, ROBERT F. CAMBENSY, SURVEYOR, CERTIFY THAT I HAVE MADE THIS SURVEY AND THAT THE INFORMATION SHOWN ON THE ABOVE CERTIFIED LOCATION SURVEY IS A TRUE ANO CORRECT REPRESENTATION THEREOF. THIS LOCATION SURVEY IS PROVIOED TO SUPPLEMENT THE INFORMATION SHOWN ON A CERTIFICATE OF SURVEY DATED MAY 6, 2026 BY THADDEUS A. GOODWIN, P.S. #46687 FOR THE PURPOSE OF SHOWING LOCATIONS OF IMPROVEMENTS ON THIS PARCEL TO PROVIDE INFORMATION FOR COMPLIANCE WITH LOT SPLIT CODES & ORDINANCES OF THE CITY OF MARQUETTE, MICHIGAN.

STATE OF MICHIGAN ROBERT F. CAMBENSY LAND SURVEYOR No. 46010 -19616 REGISTERED LAND SURVEYOR

OCTOBER 6, 2015
RECERTIFIEO JUNE 16, 2026 *Robert F. Cambensy*
ROBERT F. CAMBENSY, MICHIGAN LARA #4001019616
PROFESSIONAL SURVEYOR
CAMBENSY ENGINEERING & SURVEYING
306 N. 6TH STREET, MARQUETTE, MICHIGAN 49855
(906) 226-3909 rcambensy@sbcglobal.net

40

2013R-13721 40
2013R-13721
PATRICIA A. MANLEY
REGISTER OF DEEDS
MARQUETTE COUNTY, MI

RECORDED ON
12/20/2013 02:12PM
PAGES: 40

RECEIVED DEC 20 2013
2:00pm

PLANNED UNIT DEVELOPMENT AGREEMENT
for
NESTLEDOWN BED AND BREAKFAST

This Agreement is made this 6 day of July 2013, by and between NESTLEDOWN BED AND BREAKFAST L.L.C. a Michigan limited liability company, of 2393 Center Street, Marquette, Michigan 49855, (hereinafter "Developer") and the CITY OF MARQUETTE, a municipal corporation, of 300 W. Baraga Avenue, Marquette, Michigan 49855, (hereinafter "City");

WHEREAS,

A. Developer is the owner of a certain parcel of land described as being in the City of Marquette, County of Marquette and State of Michigan, to-wit:

> That part of Expandable Area #2 of Lakeshore Park Place Condominium, Marquette County Condominium Subdivision Plan #8, in the Northwest 1/4 of the Southwest 1/4 of Section 13, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan described as commencing at the West 1/4 corner of said Section 13; thence S01°22'52"W (recorded as N02°17'00"W), 707.58' along the West line of said Section 13 to a point on the boundary between Phase 1 and Expandable Area #2 of said condominium; thence S32°49'22"E, 20.09' along said boundary to the POINT OF BEGINNING; thence S67°01'53"E, 181.59' along said boundary; thence N22°57'07"E, 199.46' along said boundary; thence S67°01'55"E, 81.71' along said boundary to the Westerly R/W line of Lakeshore Boulevard (variable R/W, October 2002); thence Southwesterly, 316.20' along the arc of a 1637.02' radius R/W curve to the left, having a delta angle of 11°04'01", and a chord bearing S12°01'02"W, 315.71'; thence N67°02'53"W, 160.61'; thence N32°49'22"W, 196.62' to the POINT OF BEGINNING. Parcel contains 1.01 acres (44,091 square feet) and is subject to utility easements in favor of the City of Marquette.
>
> Together and subject to all easements and restrictions of record. (hereinafter "Parcel").

B. Developer filed a petition to rezone said Parcel to Planned Unit Development (hereinafter "PUD") based on a PUD site plan dated March 5, 2013 on file with the City, for the purpose of developing a bed and breakfast called "Nestledown Bed and Breakfast" (hereinafter the "Development"). A copy of the PUD Submittal is on file with the City, and relevant portions are attached as Exhibit A.

C. On April 2, 2013 the Marquette City Planning Commission recommended approval of the petition. A copy of the minutes is attached as Exhibit B.

D. On May 13, 2013, the Marquette City Commission, following public hearing, approved the petition. A copy of the minutes from the May 13, 2013, Commission meeting are attached as Exhibit C.

NOW THEREFORE, it is agreed by and between the parties as follows:

1. Execution by Developer. By executing this Agreement, Developer hereby agrees that the Parcel shall be subject to all terms and conditions of this Agreement; however Developer does not assume any liability of any kind regarding the Development unless and until Developer undertakes any actual site construction activities, in which event Developer's liability hereunder shall be limited to the actual site construction activities undertaken.

2. Execution by City. By executing this Agreement, the City agrees that this Agreement has been approved by the City Commission in public session, as evidenced by the minutes attached as Exhibit D; as well as having approved the PUD Submittal (Exhibit A), as modified, as referenced in the minutes attached as Exhibit C.

3. Effect of Agreement.

A. After this Agreement has been executed by both parties, this Agreement and a designation of rezoning shall be enacted, published and recorded at the Marquette County Register of Deeds, according to all local ordinances, and state and federal law.

B. Upon execution of this Agreement, the terms and provisions of this Agreement shall become effective and shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns. Developer shall have the right to assign all rights and obligations contained within this Agreement to any other person or entity upon providing the City with notice of such assignment. If Developer makes such an assignment, any obligation or liability of Developer shall automatically and immediately terminate, however the assignee shall, immediately upon assignment, assume all of the rights and obligations contained within this Agreement.

C. To the extent any terms of this Agreement conflict with any terms or conditions contained within Exhibit B, Exhibit C or Exhibit D, the terms of this Agreement shall control. It is understood and agreed by both parties that the PUD Submittal, a portion of which is attached hereto as Exhibit A, is the approved overall preliminary Site Plan for the Development. Pursuant to City Ordinance 80.30.10, "Proposed amendments or changes to an approved PUD plan shall be submitted to the Zoning Administrator. The Zoning Administrator shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, as guided by section 10 (a), and in such event may approve or deny the proposed amendment. If the Zoning Administrator determines the proposed amendment is major in nature, the Planning Commission shall review the amendment in accordance with the provisions and procedures of this Section as they relate to final approval of the PUD and make a recommendation to the

City Commission to approve or deny the changes. The Zoning Administrator may refer any proposed amendment to the Planning Commission at his/her discretion for determination of minor/major amendment status. (a) Minor Amendment. Minor amendments are those which may have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, the alignment of utilities and the alignment of interior roadways and parking areas. Minor amendments for good cause may be authorized by the Zoning Administrator without notice or hearing, provided no such changes shall substantially increase the size or height of structures, reduce the efficiency or number of public facilities serving the PUD, substantially reduce usable open space, reduce or increase parking areas, or encroach on natural features proposed by the plan to be protected. (b) Major Amendment. Any amendment not qualifying as a minor amendment is considered to be a major amendment and must be reviewed by the Planning Commission and approved by the City Commission, to be amended according to the procedures authorized by this chapter for approval of a PUD." The parties acknowledge that the PUD Submittal may need to be amended, as permitted by the City Zoning Ordinance.

D. Any failure to comply with a condition contained within this Agreement shall constitute a violation of the City Zoning Ordinance and shall be subject to all remedies available by law.

E. In the event the Parcel, or any portion thereof, is rezoned for any reason after the execution of this Agreement, this Agreement and all terms and conditions shall terminate as to the Parcel, or rezoned portion thereof, and shall become void. Upon the request of Developer or any subsequent owner, the City Clerk shall record notice of termination of this Agreement at the Marquette County Register of Deeds.

4. Conditions: The specific conditions under which Developer shall develop the Parcel are that the terms of the PUD Submittal shall be followed. The PUD approval and all rights granted as part of that approval may be immediately revoked in writing by the City if Developer fails to comply with this condition.

5. Entire Agreement. This Agreement, including the Exhibits hereto, shall constitute the entire agreement between the parties hereto with respect to the PUD zoning approval and shall supersede all prior or contemporaneous negotiations, understandings, agreements, commitments, and writings with respect to such subject matter.

Dated this 6 day of July 2013.

DEVELOPER
NESTLEDOWN BED AND BREAKFAST L.L.C.

Ken Schauland
By: Ken Schauland
Its:

Susan F Schauland
Susan Schauland

By: Sue Schauland
Its:

STATE OF Wisconsin)
COUNTY OF Outagamie

Acknowledged before me in Outagamie County, Wisconsin, on July 10th, 2013, by Ken Schauland and Sue Schauland, developer, of Nestledown Bed and Breakfast L.L.C.

JILL M. BOCKIN NOTARY PUBLIC STATE OF WISCONSIN

Jill M. Bockin, Notary Public
State of ~~Michigan~~ Wisconsin, County of ~~Marquette~~ Outagamie
My Commission Expires: 4-17-16
Acting in the County of ~~Marquette~~ Outagamie

CITY OF MARQUETTE

Johnny DePetro
By: Johnny DePetro
Its: Mayor

David J. Bleau
By: David J. Bleau
Its: Clerk

STATE OF MICHIGAN)
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on June 11, 2013, by Johnny DePetro, Mayor of the City of Marquette, and David J. Bleau, Clerk of the City of Marquette.

K Hazeres, Notary Public
State of Michigan, County of Marquette
My Commission Expires: ______________
Acting in the County of Marquette

Prepared by: Suzanne Curry Larsen
Kendricks, Bordeau, Adamini,
Chilman & Greenlee, P.C.
128 West Spring Street
Marquette, MI 49855
906-226-2543

K. HAZERES
Notary public, Marquette County, Michigan
My commission expires December 25, 2019

Attachment "A"

Nestledown Bed and Breakfast

975 Lakeshore Boulevard
Marquette, Michigan 49855

Owner:

Ken and Sue Schauland

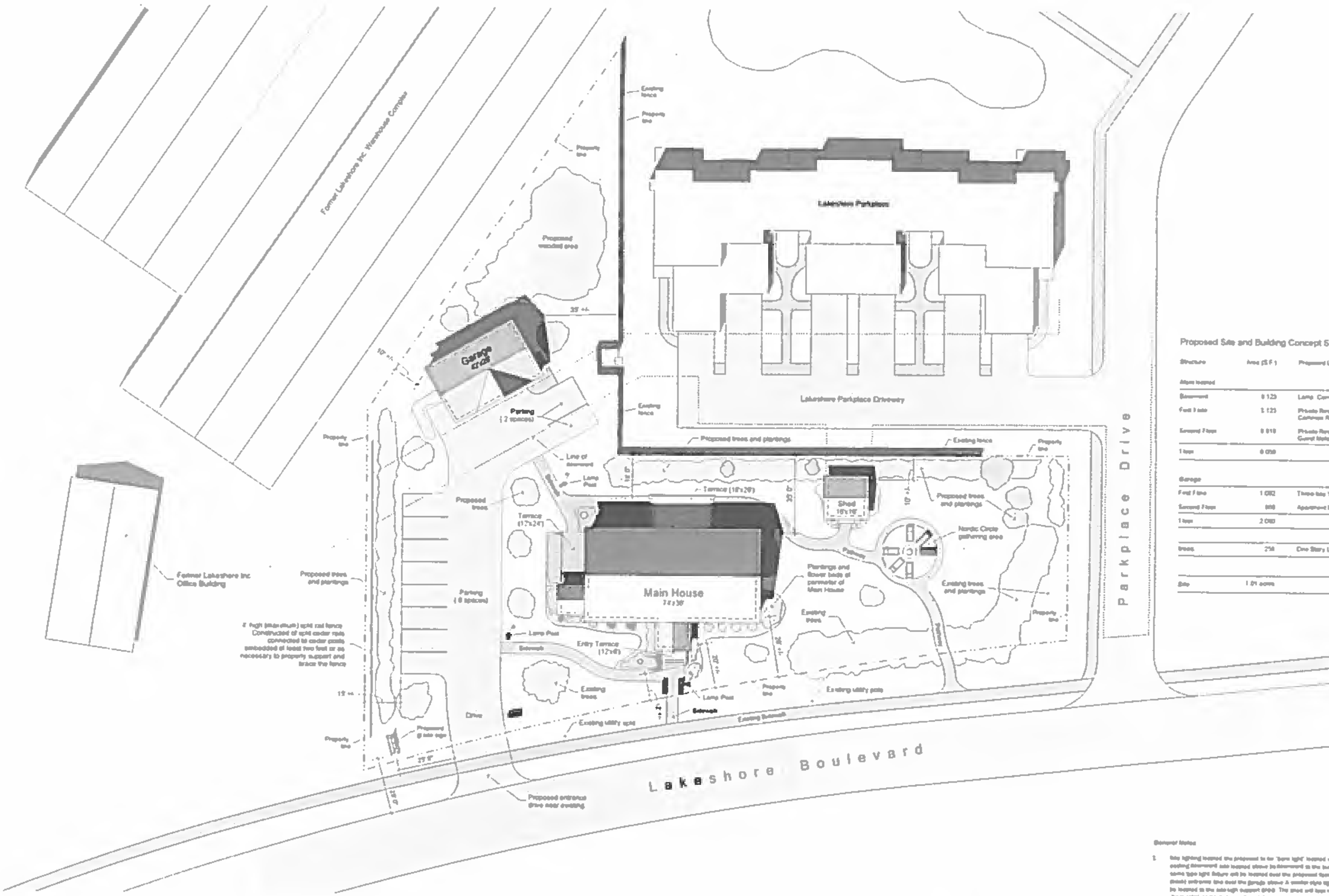
Architect:

JOHN LARSON ARCHITECT
Gwinn, Michigan

Final Site Plan

05.21.2013

Drawing Index



Site Plan

Scale 1" = 20'-0"

Proposed Site and Building Concept Summary

Structure	Area (S.F.)	Proposed Use
Main House		
Basement	6 123	Lamp, Common Room and Sauna
First Floor	3 123	Private Residence, Office, Common Rooms and Guest Suite
Second Floor	[illegible]	Private Residence (Upper Level), Guest Suites
Total	[illegible]	
Garage		
First Floor	1 082	Three-bay Vehicle Garage
Second Floor	[illegible]	Apartment / Guest Suite
Total	2 080	
Shed	256	One Story Lamp / Storage
Site	1.01 acres	

General Notes

1. [illegible]
2. [illegible]
3. [illegible]

Architect: JOHN LARSON ARCHITECT Gwinn, Michigan

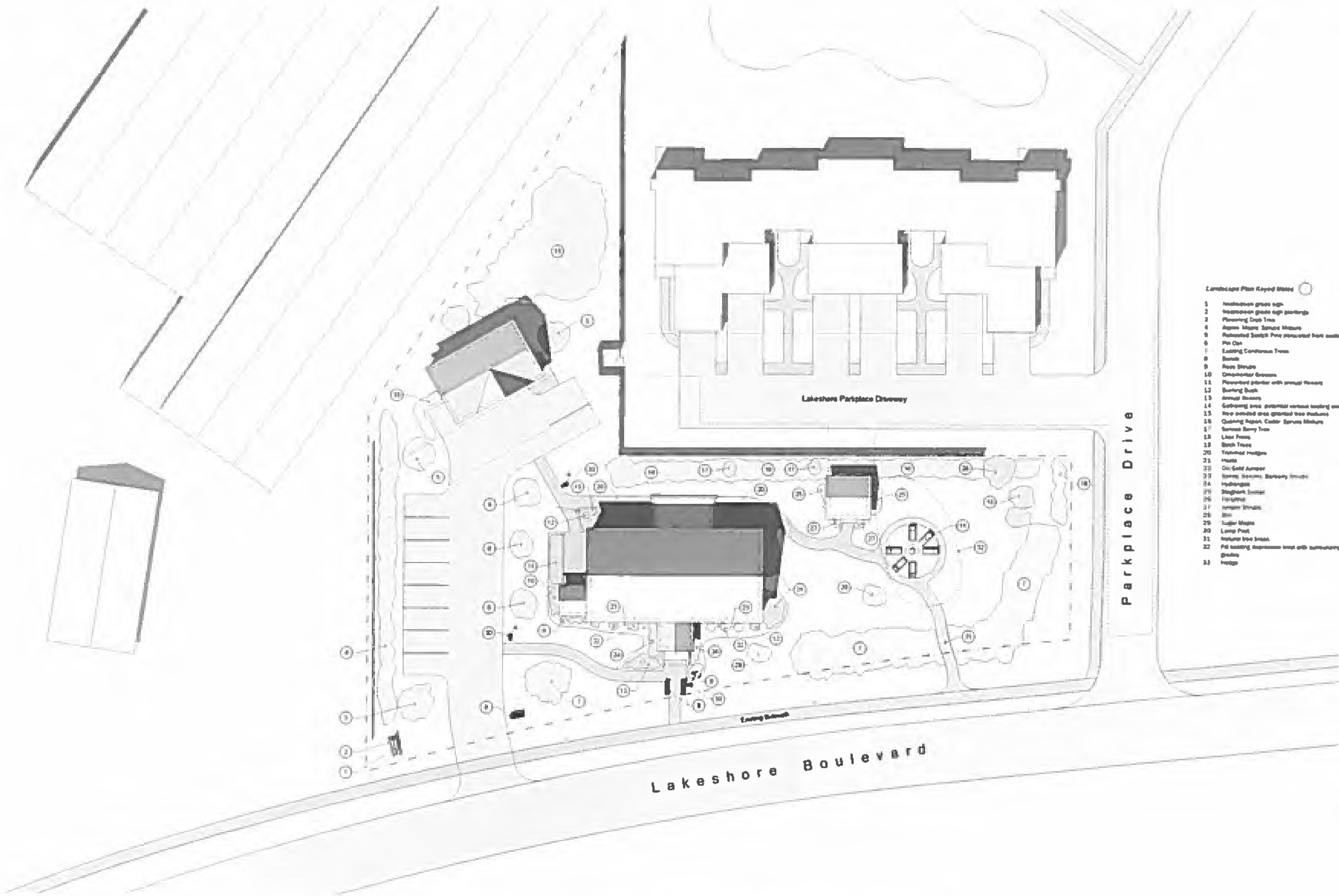
Owner: Ken and Sue Schaeland

Project: Nestledown Bed and Breakfast 875 Lakeshore Boulevard Marquette, Michigan 49855

Issue	Date
Final Site Plan	[illegible]
Preliminary	[illegible]

Site Plan

Drawing No. S2



Landscape Plan Keyed Notes

1 Nestledown grade sign
2 Nestledown grade sign plantings
3 Flowering Crab Tree
4 Aspen, Maple, Spruce Mixture
5 Relocated Scotch Pine relocated from existing tree
6 Pin Oak
7 Existing Coniferous Trees
8 Bench
9 Rose Shrubs
10 Ornamental Grasses
11 Flowerbed planter with annual flowers
12 Burning Bush
13 Annual flowers
14 Gathering area, potential various seating elements
15 New seeded area, potential tree features
16 Quaking Aspen, Cedar, Spruce Mixture
17 Serviceberry Tree
18 Lilac Trees
19 Birch Trees
20 Trimmed Hedges
21 Hosta
22 Dw. Gold Juniper
23 Spirea, Sedums, Barberry Shrubs
24 Hydrangea
25 Staghorn Sumac
26 Honeysuckle
27 Juniper Shrubs
28 Elm
29 Sugar Maple
30 Lamp Post
31 Natural tree break
32 Fill existing depression level with surrounding natural grades
33 Hedge

Landscape Plan

Scale 1" = 20'-0"

Architect
JOHN LARSON ARCHITECT
Quinn, Michigan

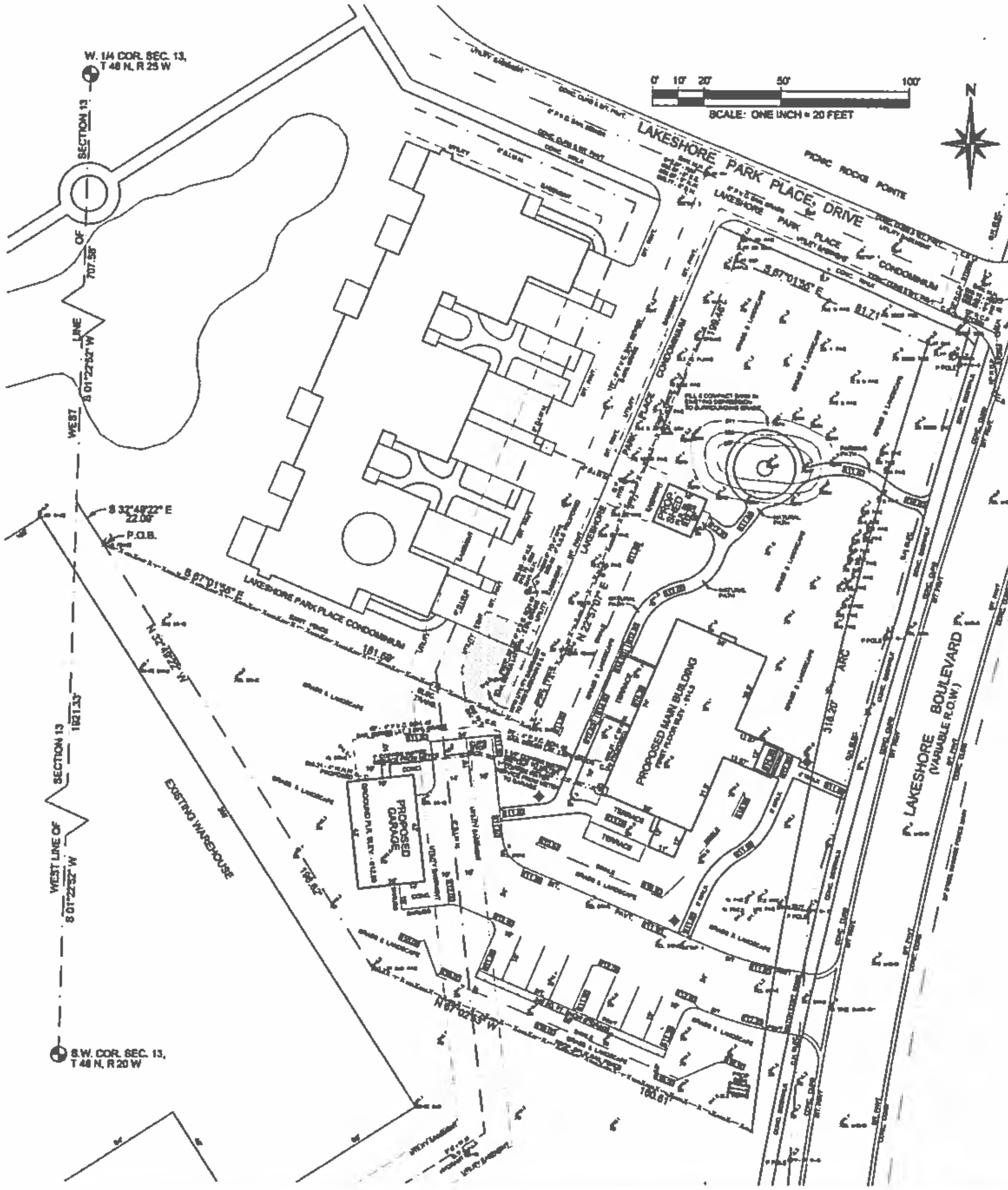
Owner
Ken and Sue Schauland

Project
Nestledown Bed and Breakfast
875 Lakeshore Boulevard
Marquette, Michigan 49855

Final Site Plan	08.21.2011
Preliminary	08.08.2011
Issue	Date

Landscape Plan

Drawing no.
S3



NESTLEDOWN BED & BREAKFAST
975 LAKESHORE BOULEVARD
MARQUETTE, MICHIGAN 49855
FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 25 WEST, CITY OF MARQUETTE, MARQUETTE COUNTY,

OWNER - DEVELOPER

LEGAL DESCRIPTION

ZONING - PUD - PLANNED UNIT DEVELOPMENT

ADJACENT LAND USE:

PROPOSED BUILDING HEIGHT

PROJECT DESCRIPTION

PARKING

DRAINAGE

LANDSCAPING

LIGHTING

CONTOUR LINES

SNOW STORAGE

UTILITIES

EASEMENTS

MISCELLANEOUS PERMITS

UTILITY WORK IN CITY RIGHT-OF-WAY

LEGEND

LOCATION SKETCH
(NO SCALE)

PLAN PREPARED BY
ROBERT F. CAMBENSY, P.E., R.L.S.
CAMBENSY ENGINEERING & SURVEYING
306 NORTH SIXTH STREET
MARQUETTE, MICHIGAN 49855
(906) 228-3909
rcambensy@sbcglobal.net
MARCH 5, 2013
REV. JUNE 3, 2013

SHEET S-1

Nestledown Bed and Breakfast

975 Lakeshore Boulevard
Marquette, Michigan

Owner:

Ken and Sue Schauland

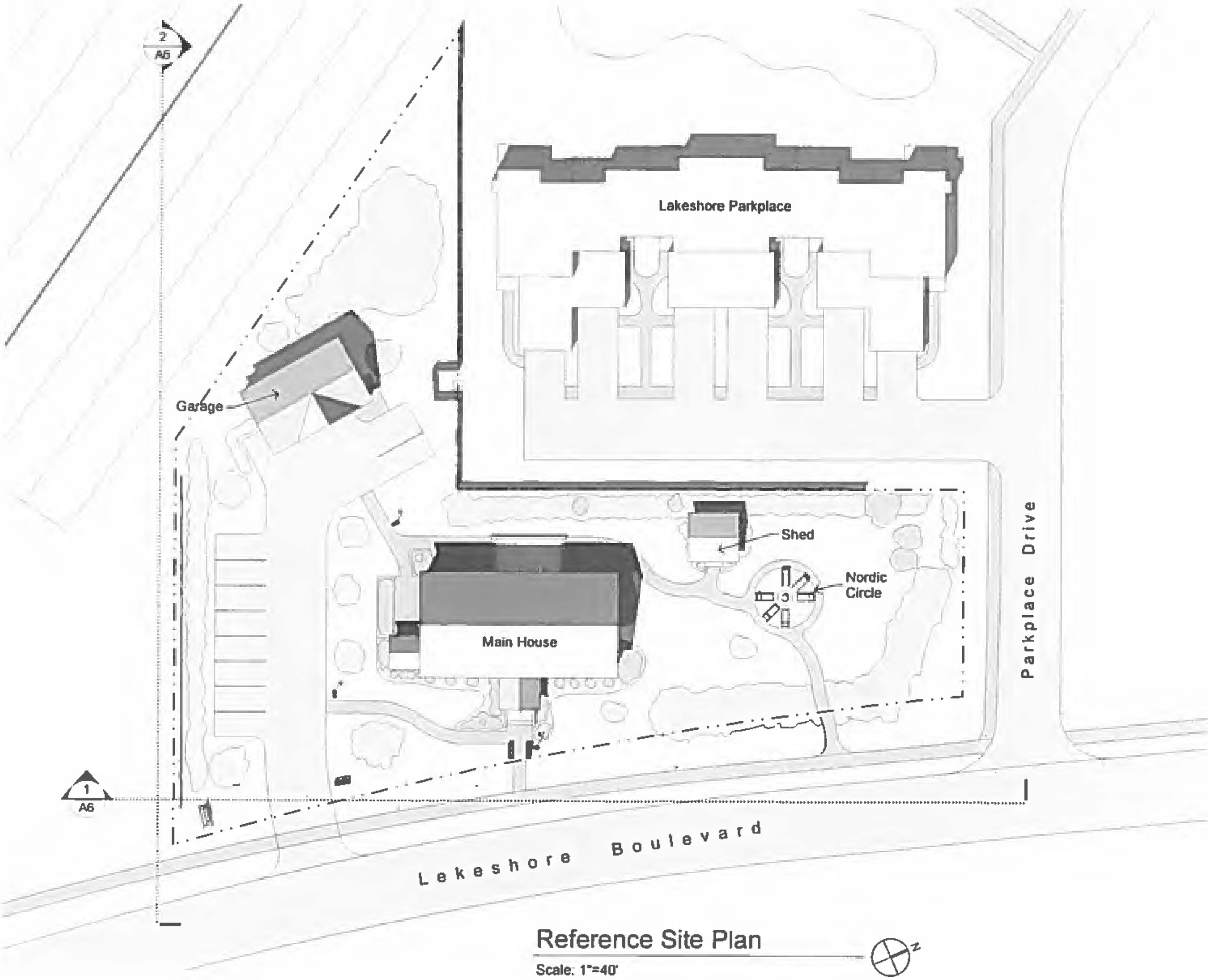
Architect:

JOHN LARSON ARCHITECT
Gwinn, Michigan

Final Site Plan
Design Intent - Architectural Character

05.21.2013

Drawing Index



Reference Site Plan

Scale: 1"=40'

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

Site Plan | A1

North Elevation

Scale: 3/32"=1'-0"

East Elevation

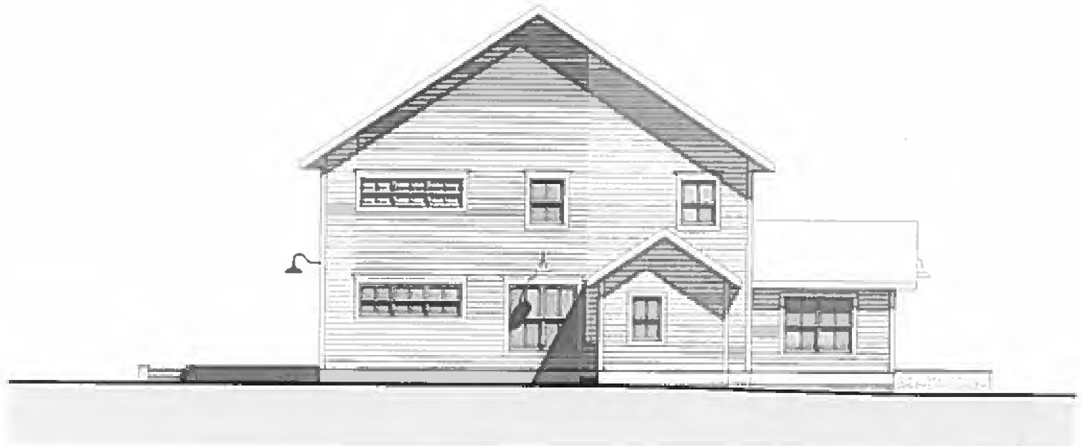
Scale: 3/32"=1'-0"

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

Main House Elevations | A2



South Elevation

Scale: 3/32"=1'-0"

West Elevation

Scale: 3/32"=1'-0"

Note: Refer to drawing A2 for typical materials

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

Main House Elevations | A3

West Elevation

Scale: 3/32"=1'-0"

South Elevation

Scale: 3/32"=1'-0"

North Elevation

Scale: 3/32"=1'-0"

East Elevation

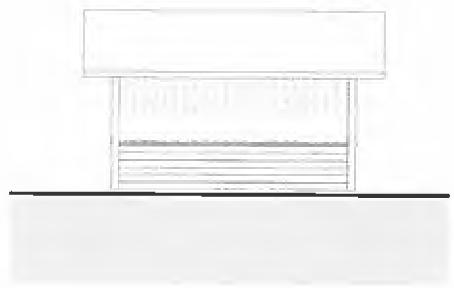
Scale: 3/32"=1'-0"

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

Garage Elevations | A4

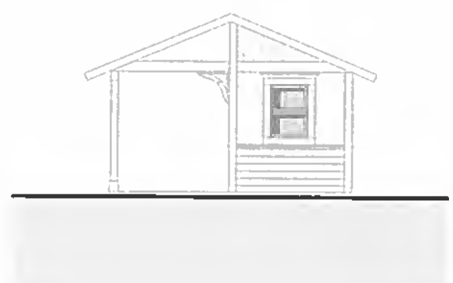


West Elevation

Scale: 1/8"=1'-0"

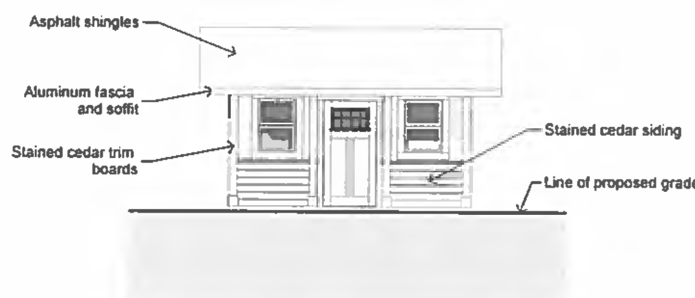
South Elevation

Scale: 1/8"=1'-0"



North Elevation

Scale: 1/8"=1'-0"



East Elevation

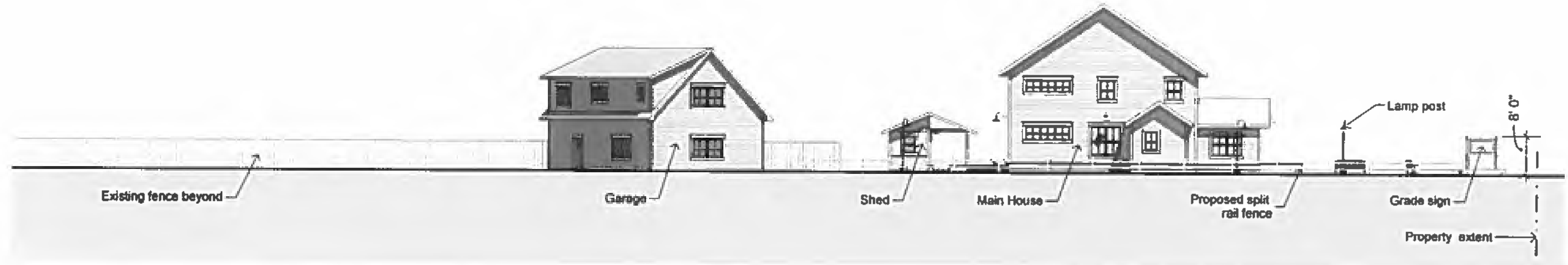
Scale: 1/8"=1'-0"

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

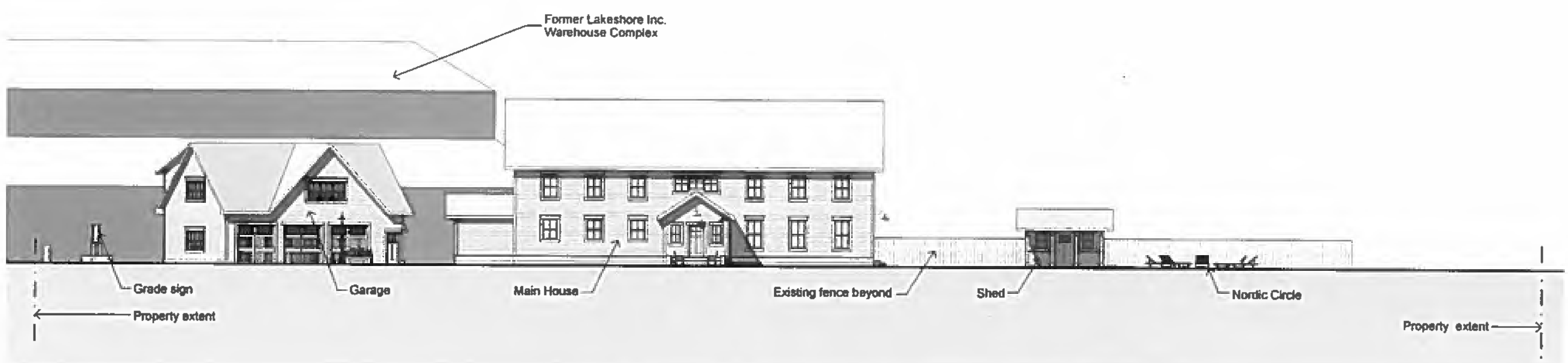
Shed Elevations | A5



Site Section

Scale: 1" = 20'-0"

2
A1



Site Section

Scale: 1" = 20'-0"

1
A1

Nestledown Bed and Breakfast
Marquette, Michigan

JOHN LARSON ARCHITECT

Final Site Plan
05.21.2013

Site Sections | A6

Attachment "B"

OFFICIAL PROCEEDINGS OF THE MARQUETTE CITY PLANNING COMMISSION APRIL 2, 2013

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:01 p.m. on Tuesday, April 2, 2013 in the Commission Chambers of City Hall.

ROLL CALL

PRESENT: Chairman Premeau, T. Klipp, S. Lawry, C. Shafer, S. Penglase, G. Moran, and E. Roberts.
ABSENT: J. Guter (Excused)

AGENDA

It was moved by T. Klipp, seconded by G. Moran, and carried 7-0 to accept the agenda with the following additions:

3.A. Capital Improvement Plan recommendation letter.
6.B. Minutes from Brownfield Redevelopment Authority meeting on February 14, 2013 and the agenda for March 14, 2013.

MINUTES

The minutes for the March 19, 2013 meeting were accepted as written.

PUBLIC HEARINGS

01-PUD-02-13 (also 03-SPR-04-13)– Preliminary PUD plan review for a bed and breakfast use in a single family home for the innkeepers located at 975 Lakeshore Boulevard (PIN: 0370072)

A. Landers, Planning/Zoning Official, stated that the Planning Commission is being asked to review an application for a preliminary Planned Unit Development (PUD) approval. She stated the PUD received concept approval on February 5, 2013 and the next step in this process is to conduct a preliminary site plan review and draft a recommendation to the City Commission, who will issue final approval of the PUD. She also stated if the PUD is approved during this, and subsequent review by the City Commission, the developers will then complete the process later in the year with a final site plan review performed by the Planning Commission to ensure consistency with a PUD contract. She stated all notices have been sent in accordance with the Zoning Ordinance and State Law, and no correspondence has been received. She referred to the staff file review/analysis for more specific information regarding the proposed PUD. Visuals of the site and plans were shown.

Chairman Premeau opened the public hearing.

Mike Lempinen, representative for the applicants, presented visuals of the project. He described the site plan and proposed structures. He stated the main building, detached garage, and detached shed are designed in a Scandinavian style. He also stated the basement will be partially used for the private residence and the other half is for public use. He stated the detached garage will have a rental unit above it. He also stated the main building will have the private residence for the owners and the bed and breakfast use.

Sue Schauland, applicant, stated they are excited to build the bed and breakfast and believe that it will be a nice feature for Marquette.

Chairman Premeau closed the public hearing.

It was moved by S. Lawry, seconded by T. Klipp, and carried 7-0 that after review of the PUD site plan dated 03-05-13, and the STAFF FILE REVIEW/ANALYSIS for 01-PUD-02-13, the Planning Commission, who previously established that the PUD met 7 out of 10 required criteria to be eligible for a PUD, recommends that the PUD be approved by the Marquette City Commission for the following reasons which are recommendations of the Master Plan:

1. Encourages mixed use development.
2. Another use of a Brownfield site.

3. Promotes all season tourism.
4. Redevelopment of former industrial and underutilized properties.
5. Encourages diversity of housing options.
6. Encourages infill and reuse as alternatives to Greenfield development.

S. Lawry stated that the plan is interesting and attractive but cautions the applicants to familiarize themselves with the local ordinances, etc.

OLD BUSINESS

Capital Improvement Plan recommendation letter

It was moved by T. Klipp, seconded by S. Lawry, and carried 7-0 to accept the letter as presented and to authorize the chair to sign the letter and have staff submit it to the City Manager.

CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES

Letter from Dorothy Weigel regarding Furnace Street

Planning Commission read the correspondence.

Minutes from Brownfield Redevelopment Authority meeting on February 14, 2013 and the agenda for the March 14, 2013

Planning Commission read the minutes and discussed with staff.

WORK SESSION ON REPORTS/PLANS/ORDINANCES

Planning Commission Bylaws

The Planning Commission and staff discussed the bylaws.

It was moved by S. Lawry, seconded by G. Moran, and carried 7-0 for staff to make the following changes to the bylaws and add it on the April 16, 2013 agenda:

1. Item I.C.5., add "as amended" at the end of the sentence.
2. Item I.D., add "5. In the case there are no officers present at a meeting, the members present shall select an acting chair in accordance with Roberts Rules of Order".
3. Item II.G.2., add "b. Approval of Agenda", change the letters of the following items, then strike i., and replace the new i. with "Correspondence, Reports, Minutes of other boards/committees".
4. Item III.B. Update the section of the City Charter to 7.2.b. and update the Public Act to 33 of 2008.
5. Item III.C. Update the Public Act to 33 of 2008.

COMMENTS

T. Klipp

T. Klipp stated the Sustainability Committee had a meeting and discussed community gardens and trails.

D. Stachewicz

D. Stachewicz stated the City Commission has selected, with the staff recommendation, to hire Gibbs Planning Group for the Third Street Sustainability sub area plan and the creation of a Form-Based Code for Third Street. He discussed the proposed timeline of the project.

ADJOURNMENT

It was moved by T. Klipp, seconded by E. Roberts, and carried 7-0 to adjourn the meeting at 7:31 p.m.

Pamela Greenleaf

Prepared by:
Pamela Greenleaf,
Administrative Assistant,
Community Development Department

Reviewed by:
David Stensaas, City Planner
Planning Commission Secretary

Attachment "C"

MAY 13, 2013

OFFICIAL PROCEEDINGS OF THE MARQUETTE CITY COMMISSION

May 13, 2013

The regular meeting of the Marquette City Commission was duly called and held at 7:00 p.m. on Monday, May 13, 2013, in Commission Chambers at City Hall.

ROLL CALL

The roll call of the Commission was taken and the Pledge of Allegiance to the Flag was recited.
Present: Mayor DePetro, Mayor Pro-tem Niemi and Commissioners Cambensy, Coyne, Ryan, Schneider and Stonehouse.
Absent: None.

AGENDA

Mayor DePetro said this is the time for any changes to be made to the agenda.

> It was moved by Commissioner Niemi, supported by Commissioner Coyne and carried unanimously suspend the rules and move agenda items 4, 5, 6, 7, and 8 (proclamations) to the Consent Agenda; and to move agenda items 17, 18, 19, and 20 to the Consent Agenda.

Mayor DePetro said agenda items 4, 5, 6, 7, 8, 16, 17, 18, 19, and 20 are now Consent Agenda items F, G, H, I, J, K, L, M, N, and O respectively.

> It was then moved by Commissioner Ryan, supported by Commissioner Schneider and carried unanimously to approve the agenda as amended.

ANNOUNCEMENTS

Mayor DePetro said there are still several Boards and Commissions openings, and reviewed the list of the available Boards and Commissions seats. He said additional information is available on the City's website and at the City Manager's office.

PUBLIC HEARING – 01-PUD-02-13: Public Hearing to Review the Development Plan for a Planned Unit Development (PUD) at 975 Lakeshore Boulevard

A report and recommendation from the City Manager was read regarding the Public Hearing to review the Development Plan for a PUD at 975 Lakeshore Boulevard. Mayor DePetro opened the hearing for comments from the public. Ken and Susan Sharland provided a PowerPoint presentation showing plans for their proposed development at 975 Lakeshore Boulevard. Frank Verito expressed his opinions that this development would be positive for the area; however, he said there is reason for concern based on other developments that have been allowed to move forward.

> It was moved by Commissioner Ryan, supported by Commissioner Stonehouse, and carried unanimously to approve PUD 01-PUD-02-13 and direct the City Attorney to prepare a PUD contract.

PRESENTATION – BetterBuildings for Michigan Program

BetterBuildings for Michigan Program Manager Mary Templeton and Natasha Koss, SWP Program Manager presented a power point program outlining the progress and activities of the BetterBuildings program in the City of Marquette. Ms.

Templeton said the program in the City of Marquette was among the most successful in the State. She said nearly 800 homes were serviced, which was 37% more than next highest performing community, there were $226,000 in program incentives and $768K financed for major improvements, also there were homeowner cash contributions of $184,000. She also said there was an estimated savings of $162K annually, $192,868 savings in CCF/year and $152,501 savings Kwh/year.

PRESENTATION – Upper Peninsula Community Rowing Club

Kelly Drake Woodward, President and Sally Davis, Vice President for the Upper Peninsula Community Rowing Club made a PowerPoint presentation outlining information about the group. The group is a 501(c)3 with a 12 member Board of Directors, has nearly 100 members, is an entirely volunteer organization, has a high school youth program, and provides scholarships for low-income members. They said the mission of the organization is to promote lifetime fitness and the sport of rowing in a safe, educational, and encouraging environment and to positively engage and instruct youth and encourage continuation of collegiate or other advanced opportunities.

BOARDS AND COMMITTEES

Mayor DePetro said it is now the time for consideration of the re-appointment of William Larsh to the Traffic/Parking Advisory Committee.

> It was moved by Commissioner Ryan, supported by Commissioner Coyne and carried unanimously to approve the reappointment William Larsh, Traffic/Parking Advisory Committee for a term ending 05-30-16.

PUBLIC COMMENT

Colleen Roberts asked to reserve time to speak on agenda item twelve. Diane Dufay said she was in attendance representing the senior exercise group to support updating the current Senior Center versus moving to the Lakeview Arena or building a new facility. Frank Verito expressed his opinions that most City proclamations are only formalities, and also spoke regarding Commission discussions and actions. Dan Landers asked to reserve time to speak on agenda item eleven.

CONSENT AGENDA

The Clerk read the Consent Agenda.

> It was moved by Commissioner Niemi, supported by Commissioner Coyne and carried to approve the Consent Agenda as follows: A. Approve the minutes of the May 7, 2013 Special Commission meeting; B. Approve the total bills payable in the amount of $188,396.74 (less reimbursements to Commissioners Mayor DePetro, Commissioners Cambensy and Stonehouse); C. Schedule a Public Hearing for May 28, 2013 to confirm Single Lot Special Assessment Roll #579; D. Approve an expenditure not to exceed $1,800 for the inclusion of the new City Charter on the MCC website and authorize the City Manager or his designee to sign the letter of agreement with MCC; E. Schedule a Public Hearing for May 28, 2013 to consider approval of a new microbrewery license application from Blackrocks Brewery, LLC; F. Proclamation for Founders Day, May 18, 2013; G. Proclamation for Public Works Recognition Week, May 19-25, 2013; H.

Proclamation for Emergency Medical Services Week, May 19-25, 2013; I. Proclamation For Waterfront Safety Week, May 20-24, 2013; J. Proclamation for Arbor Day, May 24, 2013; K. Approve bids for Sanitary Sewer Cleaning and Televising; L. Considered a lease agreement between the City and the UPCRC for the Period May 1, 2013 through November 1, 2013, and carried this item forward to the May 28, 2013 City Commission meeting for final approval; M. Considered the proposal from the UPCRC for leasing vacant retail space at the observation deck of Founders Landing at 655 S. Lakeshore Blvd. for the purpose of establishing a Club House, and carried this item forward to the May 28, 2013 City Commission meeting for final approval; N. Considered the Hiawatha Trails, Inc. request to renew a trail permit in Section 31, 32, 33, 34 and 35 of the Heartwood Forestland Property for the purposes of developing and maintaining a snowmobile trail, and carried this item forward to the May 28, 2013 City Commission meeting for final approval; and O. Considered a lease agreement between the City and Vango's Inc. to operate the concession stands at Mattson Park and Presque Isle Park, and carried this item forward to the May 28, 2013 City Commission meeting for final approval.

It was then moved by Commission Niemi, supported by Commissioner Coyne and carried on a 4-0 vote (with Mayor DePetro, and Commissioners Cambensy and Stonehouse abstaining) to approve expense reimbursements to Mayor DePetro of $8; Commissioner Cambensy of $21.25 and Commissioner Stonehouse of $11.25.

REVIEW AND CONSIDER ADOPTING THE SIGN ORDINANCE AMENDMENTS RECOMMENDED BY THE PLANNING COMMISSION

A report and recommendation from the City Manager was read regarding the review and consideration of adopting the sign ordinance amendments as recommended by the Planning Commission. Dan Landers said, as a person in the sign business, he is in favor of the work that has been done on this issue by the Planning Commission and recommended the adoption of the ordinance amendments. Commissioner Ryan said the Planning Commission is dealing with some very basic issues in this update of the Sign Ordinance, with the exception of issues on political signs which have free speech issues that have to be considered. He said electronic messaging signs are not included in these amendments, and that this has more to do with shopping centers and the general business district. He said updating the current code will aide City Administrators in dealing with current issues related to signage. Commissioner Coyne agreed with Commissioner Ryan and said the issues with electronic signs and political signs are being sent back to the Planning Commission for more input on these issues. Commissioner Cambensy asked that the City Attorney review the three issues that lead to removing political signs from this amendment. City Attomey Keefe said the campaign sign portion of the amendment consisted of two sentences and one was added as a result of the review. Mr. Keefe said these were not added in as they don't resolve our problem. He said the issues center around the square footage of signs you are allowed on private property. After further discussion the following motion was adopted.

It was moved by Commissioner Ryan, supported by Commissioner Coyne and carried unanimously on a roll call vote to adopt the Sign Ordinance Amendments recommended by the Planning Commission with the exception of any sections related to political signs, and that those be sent back to the Planning Commission for further consideration.

AYES: Mayor DePetro, and Commissioners: Cambensy, Coyne, Niemi, Ryan, Schneider, and Stonehouse.

NAYES: None

MARQUETTE SENIOR CENTER STUDY

A report and recommendation from the City Manager was read regarding the Marquette Senior Center Study. Stan Bingham, Chair of the Senior Center Task Force, thanked the members of the group for their hard work over the past year and a half. He said the group felt renovating the existing location was much more expensive than renovating the Lakeview Arena. He said the current site has major problems with parking and building access (including sidewalks and elevator). He said the one attribute the current Senior Center has is its location; however, the cost to repair the facility is cost prohibitive. He said the Task Force held six public hearings on the issue and there was low turnout in each case. Mr. Bingham said the recommendations being made by the Task Force are based on future needs of the community. He said the Committee based much of its opinion on the findings of the UPEA with the current location. Mayor DePetro then opened discussion for public comment. Jean Keegan said she is a new resident in Marquette and she does not like the idea of moving the Senior Center to the Lakeview Arena. She said the building is a cold, unwelcoming area. Colleen Roberts made suggestions for improvements that she said won't be expensive at the current Senior Center location. She said most of the seniors like the location where it is. Echoe Deibert said there are a number of seniors who walk over to the Senior Center from Snowberry Heights, and said that we should be improving not throwing away our old buildings.

It was moved by Commissioner Ryan, supported by Commissioner Coyne and carried unanimously to suspend the rules at this time for discussion on this item prior to making any motion.

Commissioner Schneider said the recommendation from staff is to accept the study in the priority listed, but asked where does that go from here? City Manager Vajda said the Commission would be accepting the study only; they would not be endorsing anything.

It was then moved by Commissioner Stonehouse, and supported by Commissioner Coyne to accept the U.P. Engineering & Architect's City of Marquette Senior Center Study and recommended priority as proved by the Senior Services Task Force motion.

Commissioner Coyne offered his thanks to the Task Force and asked Chair Bingham to describe how the Task Force developed their information. Mr. Bingham said there are three types or divisions of Seniors: #1 are the "younger Seniors" – those who do not realize when or how they would utilize the Senior Center (50-70 years of age), #2 the "middle Seniors" – those who are most active in the Senior Center (50-75 years of age) and #3 the "older" Seniors, those more frail and of which very few utilize the Senior Center (75+ years of age). Chair Bingham said they were focused on the projected future for seniors when they made their recommendations, and said they were looking at a gym for the City and an overall community center. Commissioner Coyne said he visited Senior Centers in Gwinn, Negaunee and Rochester, and found that they were more of a community center rather than a Senior Center, that they were "owned" by the residents there who took great pride in them. He said he was not overly proud of the City's Senior Center and that it needs to be upgraded. Commissioner Coyne said, in summary, he compares this project to the Peter White Library renovation a few years ago. Many people did not want that change, and it has proven to be an outstanding addition for our community. He said the Commission should begin visioning a new building, as that is the way to go. Commissioner Niemi noted that the Task Force recommendation was approved on a 5-2 vote, and asked what the issue might be with the two dissenting votes. Ceora Hull, Task Force member, stepped to the lectern and said that in the meetings that were held, they found that 99 percent of the people who use the Senior Center did not want to give up the current location of the Center, although it does need upgrading. She said that possibly the two who voted no on the recommendation of offering three options may have wanted to only consider the current location. Commissioner Niemi said regarding the fiscal effects of the proposals; he said a millage vote was put out for senior programs in the past, and he asked if we contacted the surrounding townships for their support. He said the Peter White Library is supported by municipalities from many areas. Commissioner Ryan said the problem he has with the current motion is that in the three recommendations, no one likes the Lakeview Arena location, and asked why we are supporting that recommendation. After additional discussion; the following amendment was offered:

It was moved by Commissioner Schneider, and supported by Commissioner Ryan to accept the study by UPE&A, but not the priorities as listed by the Senior Center Task Force.

Commissioner Stonehouse said he accepts the amendment to his original motion, and the following vote was taken:

Ayes: Mayor DePetro, Commissioners Cambensy, Ryan, Schneider, Stonehouse.

Nays: Commissioners: Coyne, Niemi.

The Commission then voted on the original motion made by Commissioner Stonehouse and supported by Commissioner Coyne:

Moved to accept the UPE&A study, but to not include priorities:

Ayes: Mayor DePetro, Commissioners Cambensy, Ryan, Schneider, Stonehouse.

Nays: Commissioners: Coyne, Niemi.

HIGH SCHOOL STUDENT COMMITTEE REPRESENTATIVES

A report and recommendation from the City Manager was read regarding High School Student Committee Representatives as ex-officio attendees for designated Committee meetings in the City.

It was moved by Commissioner Niemi, supported by Commissioner Cambensy and carried unanimously to adopt the recommendation recognizing student representatives from Marquette Senior High School (MSHS) as ex-officio attendees at the Arts and Culture Advisory Committee, Harbor Advisory Committee, Parks and Recreation Advisory Committee, Presque Isle Park Advisory Committee and Sustainable Community Ad-Hoc Committee meetings, for a period ending June 1, 2014.

PROFESSIONAL SERVICES AGREEMENT WITH STEWARD & SHERIDAN, P.L.C.

A report and recommendation from the City Manager was read regarding the Professional Services Agreement with Steward & Sheridan, P.L.C. The purpose of the agreement is to provide legal services for which the City Attorney may have a potential conflict of interest regarding certain truck route ordinances and environmental regulations. It is anticipated at this time that an additional $3,000, for a total not to exceed amount of $8,000, will be needed in order to complete work on correspondence with Michigan Department of Environmental Quality and to work on a truck route ordinance.

It was moved by Commissioner Ryan, supported by Commissioner Niemi, and carried unanimously to approve an additional $3,000 for the Professional Services Agreement with Steward & Sheridan, P.L.C.

RULES AND REGULATIONS FOR CITY OF MARQUETTE MARINAS AND BOAT LAUNCHING FACILITIES

A report and recommendation from the City Manager was read regarding the Rules and Regulations for City of Marquette Marinas and Boat Launching Facilities. The proposed language allows a seasonal slip holder to relinquish their slip for any given season and be offered that slip for the subsequent season. The slip holder is entitled to a refund only if the slip is placed back under lease. Refunds are limited by Michigan Department of Natural Resources Waterways Harbor Slip Management Policy 9.1, Section VD.

It was moved by Commissioner Stonehouse, supported by Commissioner Schneider and carried unanimously to adopt Rule 3.08-Seasonal Slip Assignment Procedures and Policies as amended.

PUBLIC COMMENT

Frank Verito commented on the Presque Isle Playground, Commissioner Coyne and waterfront concerns. Ceora Hull said there are two items to consider regarding the Senior Center 1.) painting walls in the Center and remodeling bathrooms, and 2.) establishing a way to build a new community center. Margaret Turner thanked the Commission for the work they do and said we have to look ahead for changes with the Senior Center.

COMMISSIONER COMMENT

STONEHOUSE

Commissioner Stonehouse said there was good discussion tonight, with the Senior Center headlining the discussion. He said EMS sign was a great discussion, and he has had many contacts regarding signs in the downtown area, most in the negative. He said the Presque Isle dredging project is well under way, and they seem to be doing well. Commissioner Stonehouse said regarding comments from the public on appreciating the wooden floors for walking, in the auto industry on the large assembly lines, wood was used for the workers to stand on, and a study had been done proving that wood was more comfortable than concrete.

RYAN
Commissioner Ryan said he is pleased to see the Bed and Breakfast and Rowing Club items going forward, and agrees that he does not want electric signs in the downtown area. He said the Senior Center Task Force put a lot of work into their study, and it was good discussion.

COYNE
Commissioner Coyne said he enjoyed the debates this evening. He said signs are an important issue for the Planning Commission, and they need to listen to the DDA regarding the downtown area. Commissioner Coyne said in regard to the Senior Center discussion, he hopes this meeting is a seed to get things going on this issue.

CAMBENSY
Commissioner Cambensy said she took part in the Better Buildings for Michigan project and it was nice to hear the data that was included in the presentation tonight. She thanked the U.P. Rowing Club for their presentation, and said they are a great asset to our lakefront. Commissioner Cambensy said during the first part of June Commissioners will receive information regarding a new project coming from Marquette Public Schools Special Ed Department called "Project Search". She said this project is geared to help graduating seniors find work for a year, interning in either the public or private sector. Commissioner Cambensy said she agrees that it is the intent of the Commission to have a new vision for the Senior Center, and she thanked Commissioners Ryan and Stonehouse for reminding everyone of the planning process regarding signs in the downtown area, and for discussing the need to preserve and protect what makes Marquette. She also asked if the City Manager could get the survey results from the DDA.

SCHNEIDER
Commissioner Schneider said it was a good discussion tonight, and regarding the Better Buildings for Michigan presentation, said it is good that residents have participated. He said regarding the comments made about wood floors, he appreciates them, as they roller skate in the Baraga Gym and falling on hardwood is a lot easier than falling on cement. Commissioner Schneider said the first bout of the Deadriver Derby will be against Escanaba this Saturday beginning at 7:00 p.m. at the Lakeview Arena.

NIEMI
Commissioner Niemi said it was a good debate tonight, and he believes they all have a desire for a good Senior Center.

DEPETRO
Mayor DePetro congratulated the following Fire Department employees on their promotions: Jeff Weston promoted to Captain, Jeff Haile promoted to Lieutenant, Kurt Hillier promoted to Engineer, Matt Jackson promoted to Relief Engineer. He also congratulated the following Police Department employees on their years of service with the City: Detective Doug Heslip-15 years, Patrolman Chris Aldrich-Five years. He congratulated Mike Archocosky on being named the Kiwanis Patrolman

of the Year for 2012. He also congratulated Lance Hopper, MSC Equipment Maintenance on his 15 year anniversary with the City.

ADJOURNMENT

Mayor DePetro adjourned the meeting at 9:50 p.m.

Johnny DePetro

Johnny DePetro, Mayor

David J. Bleau

David J. Bleau, City Clerk

Attachment "D"

JUNE 10, 2013

OFFICIAL PROCEEDINGS OF THE MARQUETTE CITY COMMISSION June 10, 2013

The regular meeting of the Marquette City Commission was duly called and held at 7:00 p.m. on Monday, June 10, 2013, in Commission Chambers at City Hall.

ROLL CALL

The roll call of the Commission was taken and the Pledge of Allegiance to the Flag was recited.

Present: Mayor DePetro, Mayor Pro-tem Niemi and Commissioners Cambensy, Coyne, Ryan, and Stonehouse.

Absent: Commissioner Schneider.

It was moved by Commissioner Niemi, supported by Commissioner Coyne and carried unanimously to excuse Commissioner Schneider from the meeting as he is out of town.

AGENDA

Mayor DePetro said this is the time for any changes to be made to the agenda. It was moved by Commissioner Cambensy to remove items A. and O. from the Consent Agenda. Mayor DePetro said Item 6-A is now moved to item 14. and Item 6-O is now moved to item 15.

It was moved by Commissioner Niemi, supported by Commissioner Ryan and carried unanimously to approve the agenda as amended.

ANNOUNCEMENTS

Mayor DePetro said there are still several Boards and Commissions openings, and reviewed the list of the available Boards and Commissions seats. He said additional information is available on the City's website and at the City Manager's office.

PUBLIC HEARING – Following the Public Hearing, adopt Ordinance #603, an Amendment to Sections 2-501 and 2-502 of the Marquette City Code, effective July 1, 2013.

A report and recommendation from the City Manager was read regarding the adoption of Ordinance #603, an Amendment to Sections 2-501 and 2-502 of the Marquette City Code, for an effective date of July 1, 2013. The purpose of the amendments is to make changes to the City Code that will allow City departments to be more efficient in procurement related activities. There being no comments, Mayor DePetro closed the public comment portion of the hearing. Commissioner Ryan asked for an explanation of what these changes mean with regards to certain limits that were previously set in the City Charter. Gary Simpson said the new Charter provides some flexibility in purchasing by allowing the City Commission to set limits on spending by ordinance rather than having them fixed for very long periods of time in the Charter. He said the changes proposed in Ordinance #603 set limits at a more practical so that the administration can function more efficiently when making routine purchases. Commissioner Coyne said he and Commissioner Cambensy served on the Charter Commission and the Commission made this change to the Charter because these thresholds were set at specific amounts and it was very difficult to make a change over time as a Charter Amendment is a major process. He said the old purchasing limits were set decades ago and work poorly by today's standards. Commissioner Cambensy agreed with Commissioner Coyne and said that this change does not change the City Commission's role or authority.

It was then moved by Commissioner Coyne, supported by Commissioner Cambensy and carried unanimously to adopt Ordinance #603, an Amendment to Sections 2-501 and 2-502 of the Marquette City Code, effective July 1, 2013.

AN ORDINANCE TO AMEND MARQUETTE CITY CODE CHAPTER 2 -ADMINISTRATION; ARTICLE V - FINANCE, DIVISION 2 - PURCHASING CONTRACTING AND SELLING: SECTIONS 2-501 AND 2-502

The City of Marquette Ordains:

Section 1. Sections 2-501(paragraph one) and 2-502 (paragraph one) are hereby repealed.

Section 2. New Sections 2-501(paragraph one) and 2-502 (paragraph one) are adopted as follows:

Sec. 2-501. - Purchases or contracts $25,000.00 or less.

Any expenditure for supplies, materials or equipment, the cost of which is $5,000.00 or more but not greater than $25,000.00 may be made in the open market but such purchases shall, where practicable, be based on at least three quotes and shall be awarded to the best value supplier. A record shall be kept and be available for public inspection through the next audit cycle. In 2015, and every five years thereafter, the City Manager shall make a recommendation to the City Commission whether or not the above dollar thresholds should be changed.

Sec. 2-502. - Purchases or contracts over $25,000.00.

Any expenditure for supplies, materials, equipment, construction project or contract obligating the city, where the amount of the city's obligation is in excess of $25,000.00, shall be governed by the provisions of this section. In 2015, and every five years thereafter, the City Manager shall make a recommendation to the City Commission whether or not the above dollar thresholds should be changed.

Section 3. This ordinance shall take effect ten days after adoption but not before publication.

PUBLIC HEARING – Following the Public Hearing, Adopt Ordinance #602, Zoning Ordinance amendments regarding High Risk Erosion Area Overlay Zones.

A report and recommendation from the City Manager was read regarding the adoption of Ordinance #602, Zoning Ordinance amendments regarding High Risk Erosion Area Overlay Zones. Mayor DePetro opened the public portion of this hearing. Frank Verito expressed his opinions that the agenda packet should have included more information. He said it looks like the City is lifting restrictions and the study should not be a reason for removing Ordinance provisions. As there were no further public comments, Mayor DePetro closed the public portion of the meeting.

It was moved by Commissioner Stonehouse, supported by Commissioner Ryan and carried unanimously to adopt Ordinance #602, Zoning Ordinance amendments regarding High Risk Erosion Area Overlay Zones.

PRESENTATION – Board of Review (Board)

Board Member Walt Anderson made a PowerPoint presentation detailing the purpose and background of the BOR. He explained their meeting calendar and discussed membership of the Board. Mr. Anderson also outlined property tax appeal procedures and principal residence exemptions. He also presented information on the make up of property taxes received by the City from personal, residential, commercial and industrial taxes. He also presented information on assessed values for these four categories. He said there are 7,403 property parcels in the City with most of them being residential and industrial. Mr. Anderson also presented information on exempt parcels in the community; mainly made up of Federal, State, County and City holdings. He said the Board acts as the jury between the Assessor and the taxpayer and if a Board is responsible, using a fair measure of common sense, unnecessary trips to the Michigan Tax Tribunal can be avoided, thereby saving the City money. Mayor DePetro thanked Mr. Anderson for very good presentation.

PRESENTATION – Marquette Housing Commission (Commission)
Dotti LaJoye, Commission member, made a PowerPoint presentation detailing the purpose and background of the Commission. She said the Commission is chartered under the laws of the State of Michigan to provide and administer affordable housing programs for the citizens of the City of Marquette. She said the Commission provides 254 units of public housing within the City limits for which there is a waiting list and they also provide a Section 8 Housing Choice Voucher Program which administers 50 housing choice vouchers in the City of Marquette and outlying areas. She said funding sources include Federal Government, Department of Housing and Urban Development (HUD), tenant rent and repair charges, and roof-top antennae rentals. She said there is no cost to the City of Marquette and the members are appointed by the City Commission. Mayor DePetro thanked Ms. LaJoye for very good presentation.

BOARDS AND COMMITTEES
Mayor DePetro stepped to the lectern and asked outgoing members Perry Laing, Traffic/Parking Advisory Committee and Tim Melko, Sustainable Community Ad Hoc Committee to join him at the lectern. Mayor DePetro thanked Mr. Laing and Mr. Melko for their service to the community and presented each with parting gifts from the City.

Mayor DePetro said there is one reappointment to consider this evening: Gary Simpson, to the Marquette Area Wastewater Treatment Advisory Board as an alternate.

> It was moved by Commissioner Niemi, supported by Commissioner Stonehouse and carried unanimously to reappoint Gary Simpson to the Marquette Area Wastewater Treatment Advisory Board as an alternate for a term ending 06-01-16.

PUBLIC COMMENT
Carol Fulsher said she would like to reserve time to speak on Agenda Item #12. Lisa Coombs Gerou she would like to reserve time to speak on Agenda Items #7 and #15. Mike Beauchamp asked to reserve time to speak on Agenda Item #10. Cheryl Waudby, Don Grisham, Travis Hongisto, and Peter Beale asked to reserve time to speak on Agenda Item #15. Charlotte Key said she is a summer resident and enjoys the City's Music in the Park Series each year and would like to see it continued. Frank Verito expressed his opinions regarding proposals for an updated or new Senior Center, Commission Chambers audio visual equipment and agenda items being moved up by the Mayors discretion. Jorma Lankinen thanked the Mayor and City Manager for their presentation to the Rotary Club, and he thanked the

Commission for considering the Fireworks Permit for the Marquette Fourth of July Celebration.

CONSENT AGENDA
The Clerk read the Consent Agenda:

It was moved by Commissioner Niemi, supported by Commissioner Coyne and carried unanimously to approve the Consent Agenda, less an expense reimbursement to Commissioner Stonehouse:
A. ~~Approve the minutes of the May 28, 2013 Commission meeting~~ (Removed from Consent and considered as Item #14);B. Approve the total bills payable in the amount of $495,613.99;
C. Approve payment of an invoice to Marquette Board of Light and Power in the amount of $6,448.61 for the rebuilding of the traffic signal system at the intersection of Lincoln Avenue and Fair Avenue, and the intersection of Lincoln Avenue and College Avenue. D. Approve the Planned Unit Development Agreement for the Nestledown Bed and Breakfast at 975 Lakeshore Boulevard and authorize the Mayor and City Clerk to sign the Agreement; E. Schedule a Public Hearing for June 24, 2013 to consider Ordinance #604, an Ordinance governing requests to waive or discount City fees; F. Approve the Fireworks Permit for the Marquette Fourth of July Celebration; G. Award the bid in an amount not to exceed $11,200, for Presque Isle building maintenance to U.P. Painters, Inc. of Marquette, Michigan being the low bid and meeting specifications; H. Award the bid in an amount not to exceed $58,055.00 at the unit prices bid for furnishing hot mix asphalt and CP-7 cold-patch material to Payne & Dolan, Inc. of Gladstone, Michigan, being sole bidder meeting specifications; I. Award the bid in an amount not to exceed $16,883 for Municipal Service Center Door Replacement to Premeau Construction, Inc. of Marquette, Michigan being the low bid and meeting specifications; J. Award the bid in an amount not to exceed $10,000 at the unit prices bid for supplying topsoil to Associated Constructors, LLC of Marquette, Michigan, being low bid and meeting specifications; K. Award the bid for liquid calcium chloride in an amount not to exceed $10,000 at the unit prices bid to Liquid Calcium Chloride Sales of Kawkawlin, Michigan, being the sole bidder meeting specifications; L. Award the bid in an amount not to exceed $27,600 at the unit prices bid for supplying concrete to Associated Constructors LLC of Marquette, Michigan, being low bid and meeting specifications; M. Award the bid in an amount not to exceed $2,268.80 at the unit prices bid, for garbage can liners to UniPak Corp. of Brooklyn, New York, being low bid meeting and specifications; N. Award a contract for sidewalk repair/replacement and extension to Arrow Constructions in the amount of $70,945.25 at the unit prices bid; ~~O. Consider a Lease Agreement Addendum between the City and YMCA of Marquette County through December 31, 2052; and Authorize the Mayor and City Clerk to sign the Agreement~~ (Removed from Consent and considered as Agenda Item #15).

It was then moved by Commissioner Ryan, supported by Commissioner Coyne and carried on a five to zero vote (with Commissioner Stonehouse abstaining) to approve an expense reimbursement of $30 to Commissioner Stonehouse.

MARQUETTE CITY AGING SERVICE ADVISORY COMMITTEE

A report and recommendation from the City Manager was read regarding formation of the Marquette City Aging Service Advisory Committee. The newly formed Committee is to represent the interests of seniors within the City of Marquette and provide advice on short-term and long-term goals for the City of Marquette in regards to aging issues. The Committee is to be made up of single representatives from Senior Housing organizations, Home Care organizations and Health Care organizations, and will have two members with interest in our aging population. Commissioner Coyne said he would like to add a representative from the YMCA to the Committee as they provide services to over 2,000 seniors in the community. He said the YMCA's plans for expansion also include a strong delivery system to the areas aging population. Commissioners Niemi and Ryan expressed concerns over limiting the make up of the Committee members but felt they could support the formation of the Committee as they would be able to change member requirements in the future if necessary.

It was moved by Commissioner Coyne, supported by Commissioner Niemi and carried unanimously to approve the establishment of an Aging Service Advisory Committee as outlined by the City Manager and with the inclusion of a sixth member representative from the YMCA of Marquette County.

AMENDED DEVELOPMENT AND REIMBURSEMENT AGREEMENT VERIDEA PROJECT – 857 W. WASHINGTON W. WASHINGTON STREET

A report and recommendation from the City Manager was read regarding the amended Development and Reimbursement Agreement for the Veridea Project at 857 W. Washington.

It was moved by Commissioner Ryan, supported by Commissioner Cambensy and carried unanimously to approve the approve the amended Development and Reimbursement Agreement for the Veridea Project at 857 W. Washington Street.

MARQUETTE LITTLE LEAGUE – Fee Relief

A report and recommendation from the City Manager was read regarding consideration of fee relief for Marquette Little League.

It was moved by Commissioner Ryan, supported by Commissioner Niemi and carried unanimously to approve a fee relief of $910 to Marquette Little League for 2013.

MUSIC IN THE PARK AGREEMENT

A report and recommendation from the City Manager was read regarding the Music in the Park Agreement. Mike Beauchamp said he attended a meeting of the Arts and Culture Advisory Committee and it was the general feeling of the Committee that musicians participating in the program should be compensated at some level. Mr. Beauchamp said he emailed participating musicians for their input on what the level of compensation should be. He said the responses were mixed and ranged from $20 per performance to $50 per hour. He suggested $25 per hour per performer and there would be 86 performer hours which would require a budget of $2,150. Mr. Beauchamp said it is up to the Commission to determine whether or not to pay performers; however, he said if the Commission decides not to compensate performers the program will likely end. Commissioner Stonehouse said when this program was initiated a few years ago at the request of Mr. Beauchamp; which was to provide use of the band shell for no cost so that young new artists would have a venue to showcase their talents and compensation was not part of the request. He said it seems that this program has transitioned to where we have professional musicians performing. He asked how we moved from the programs original intent to what is being requested today. Mr. Beauchamp said that the program has evolved where it was very low key and with low attendance. He said as more skilled musicians began playing the program became more popular and more people have attended. He said there was no plan for this to happen it was just a matter that it has evolved this way.

> It was moved by Commissioner Ryan, supported by Commissioner Stonehouse and carried unanimously to suspend the Rules to allow for further discussion of this issue.

Commissioner Coyne asked City Manager Vajda to explain how the program would function if the City were to become responsible for it. City Manger Vajda said the program would become under the control of the Arts and Culture Director. Commissioner Coyne asked Mr. Beauchamp if he would be comfortable relinquishing control of this program if the City took it over. Mr. Beauchamp indicated that he would not have a problem with that change. Commissioner Cambensy said she does not have a problem with the City taking over this program other than the artists pay. She said the visual artists would like to be paid as well, and if the City is in the business of paying artists it will be difficult to know where the line should be drawn. Commissioner Cambensy said that an Arts and Culture Center should provide opportunities and create partnerships so that there is a venue for these programs to continue and she is very supportive of it. After additional discussion the following motion was made:

> It was moved by Commissioner Ryan, supported by Commissioner Coyne and carried unanimously to accept the Manager's recommendation and approve Music in the Park as a City of Marquette sponsored program through the City's Arts and Culture Division for 2013.

CUSTODIAL SERVICES AT MARQUETTE CITY HALL

A report and recommendation from the City Manager was read regarding RFP 13-03 Custodial Services at Marquette City Hall. Commissioner Niemi asked if this was a sealed bid and why the low bid was not accepted. Scott Cambensy, Director of Public Works, said this was a sealed bid and that the low bid was not accepted because of the low bids proposal for managing its work force. He said the bid requested a full time supervisor and it was not provided. Commissioner Ryan said he would like to see more complete information provided as part of the meeting information. Commissioner Stonehouse noted that this was previously a union position in the organization and he asked what the response of the union was to this proposal. Mr. Cambensy said this option was part of the collective bargaining agreement that was reached with the Union. Commissioner Coyne agreed with Commissioner Ryan that there should have been more information for the

Commission to make a decision on this issue. Commissioner Cambensy asked if the position being replaced was a full time equivalent or something different. Mr. Cambensy said this position was a full time position. He said the original bid, which requested additional services, came back much higher. He said the bid was then pared back and sent back out bidder and the results were that some additional services could still be provided and still provide some savings to the City. Mr. Cambensy then reviewed how it was determined that the cost savings could be achieved. Commissioner Cambensy said that she would not vote for this change as it is a three year contract and there would be no buy in from the outside workers and that there is value added in other services provided by in-house custodial staff. She said the public schools paid dearly when they privatized custodial services. She said you can see the difference and $20,000 over a three year period is not a lot of savings when you are investing in people who take care of the building that is the face of the City. Commissioner Cambensy said there are usually some hidden costs when services are contracted out and those issues fall on the shoulders of the supervisors and next level of support staff. Commissioner Ryan asked if there is a cancellation clause in the agreement. Mr. Cambensy indicated that there is a cancellation clause and that this is an opportunity to save some money and try something new as the previous custodian has retired and no employee will be displaced as a result.

A motion was made by Commissioner Niemi, supported by Commissioner Ryan and carried on a five-to-one vote (with Commissioner Cambensy voting no) to award a three-year contract in an annual amount not to exceed $54,900, for custodial services at Marquette City Hall to Final Touch Services, Inc. of Marquette, Michigan being the best bid contingent upon approval by the City Attorney.

IRON ORE HERITAGE TRAIL – Land Use Order Resolution

A report and recommendation from the City Manager was read regarding the Iron Ore Heritage Trail – Land Use Order Resolution.

It was moved by Commissioner Stonehouse, supported by Commissioner Ryan and carried unanimously to approve the resolution to request land use order of the Director for the Marquette West Grade.

PRESQUE ISLE MARINA DREDGING – Change Order

A report and recommendation from the City Manager was read regarding the Presque Isle Marina Dredging change order in the amount of $34,443.75.

It was then moved by Commissioner Ryan, supported by Commissioner Coyne and carried unanimously to approve a change order and budget amendment for the Presque Isle Marina Dredging Project for a not-to-exceed amount of $34,443.75 for concrete and piling extraction.

CONSIDER A LEASE AGREEMENT ADDENDUM BETWEEN THE CITY AND YMCA OF MARQUETTE COUNTY THROUGH DECEMBER 31, 2052 (First Reading).

A report and recommendation from the City Manager was read regarding a lease agreement addendum between the City and YMCA of Marquette County through December 31, 2052. City Attorney Keefe pointed out that this lease is being introduced this evening and no action can be taken until the next meeting in accordance with the City Charter. Lisa Coombs-Gerou, Executive Director of the YMCA provided information showing the YMCA's involvement and positive impact on the community. She said approved funding from the USDA is dependent upon the lease extension. Cheryl Waudby, YMCA Board Member, reviewed the YMCA's Statement of Works showing the positive impact of the organizations programs in youth development, healthy living and social responsibility. Don Grisham, YMCA Board Chairman, provided a historic background of the YMCA and asked for the continued support of the Commission so the good work of the YMCA can continue. Travis Hongisto said this is an exciting project and the expansion is greatly needed and is a great opportunity for the Community. Peter Beale said he has been a member of the YMCA since 2011 and was a member of their Live Strong Program after a having a bout of cancer. He said the program works with past cancer patients and teaches them strength training balance, stretching and other types of physical training. He said as a member of the YMCA for the past two years he has become aware of the many programs they offer and he now participates in several of those programs and he encouraged the Commission to support the YMCA in their expansion efforts. Commissioner Cambensy she did not ask to have this issue pulled from the consent agenda to stand in the way of the expansion. She said as a Commissioner her job is to look at the contract and 45 years is a long term commitment for the City. She said long term City leases was a major topic of discussion for the City Charter Commission because of the long-term impacts of commitments that are made for lengthy periods of time. She said lengthy discussions were also held in recent budget sessions that focused on financial commitments the City has made that subsidize various programs and activities. She said in the current YMCA lease agreement there are operational maintenance items that are included that are expenses to the City. She asked for a report from Staff on the cost of the lease to the City that indicates this is a good arrangement for the City. She said other lease holders at the Arena have been had their leases adjusted so they are more beneficial to the City. She said the other lease holders have contacted her and they would like to see equity in the various lease agreements as they provide many benefits for the Community as well. City Manager Vajda said the lease extension does not change any of the existing costs and staff is proposing the status quo moving forward. He said property ownership is a major factor in this issue in that the City owns the property; however, the City obtained it from NMU and the deed has a reverter clause that requires the use of the property to be the same as it is now and if the City wanted to do something else with it the University could reclaim the property. He said that the USDA will not fund the project unless the reverter clause is not an issue through the period of the loan which leads to the need for the lease extension. Commissioner Ryan said the project is important and should move forward as it is very important to the Community. He said Commissioner Cambensy raises some good points and we should review the lease agreement to see if some improvements can be made. He said the parking lot issues, snowplowing and other maintenance items are all issues that have been brought up before and this is the only time we can really look at them. Commissioner Niemi said he agrees with Commissioners Cambensy and Ryan that this is a good point to re-evaluate the current lease agreement. He said in its formative years it was important to help the YMCA with their start up operations;

however, we could look at some contribution for snowplowing. He said this is a great project and would like to see it move forward. Commissioner Coyne said this is a lease extending the current lease for 10 years and they need it soon and if an extension is not granted the loan funds will not become available for their expansion project. He said tenants in the Arena are renting commercial space which is different from the YMCA situation. Commissioner Stonehouse said he supports Commissioner Coyne's comments and that we should consider this a first reading and move this issue forward to a second reading at the next meeting. Commissioner Ryan said this is the only opportunity to make changes in the lease. He said once the lease is approved there is no leverage to make any changes after that. Commissioner Ryan said this is the opportunity to address any shortcomings in the present lease. He said there are issues with the present lease especially regarding snowplowing and upcoming maintenance needs for the parking lot that should be addressed. Commissioner Ryan said he is in favor of the project and wants to see it move forward but he would like to see the lease agreement reviewed and amended if as needed. Commissioner Cambensy agreed with Commissioner Ryan that now is the time to take care of any lease issues. Commissioner Cambensy said she wants to see the project move forward and she agrees with everything the YMCA is doing; however, as City Commissioners we have a responsibility to look at these issues. She asked if there is a deadline the YMCA is working under, the YMCA is asking for an additional 10 year lease extension when they may only need five years. Mayor DePetro asked Ms. Coombs-Gerou to answer the questions asked by Commissioner Cambensy. She said the YMCA does not have a deadline but this has to be done as soon as possible and to break ground this year they would need things settled by next month or they might not meet this funding cycle. She said after this year the City of Marquette is no longer eligible for funding under the USDA and this would be the last project under this program. She said the YMCA is asking for five additional years on the lease because of the USDA requirement to have five years beyond the loan period. After additional discussion the following motions were considered:

It was moved by Commissioner Coyne, supported by Commissioner Stonehouse and carried unanimously to consider the YMCA lease agreement as a first reading this evening and move it forward to the Commission's next regular meeting as a second reading.

It was then moved by Commissioner Niemi, supported by Commissioner Coyne and carried unanimously to direct staff to meet with the YMCA to renegotiate the terms of their lease with the City including snowplowing, maintenance of the parking lot and other issues staff or the Commission may bring forward, and if the renegotiation cannot be completed that a clause be added to the lease that the parties will continue to negotiate the terms of the lease after the next meeting.

MAY 28, 2013 MEETING MINUTES

Commissioner Cambensy said she would like the May 28, 2013 City Commission meeting minutes amended to include comments she made regarding the adoption of the 2013-14 budget Act.

It was moved by Commissioner Niemi, supported by Commissioner Ryan and carried unanimously to approve the May 28, 2013 City Commission meeting minutes with the amendments asked for by Commissioner Cambensy.

SUSPENSION OF THE RULES OF PROCEDURE

Mayor DePetro asked for a motion to suspend the Commission Rules of Procedure to allow for the meeting to extend beyond 10:00 p.m.

It was moved by Commissioner Stonehouse, supported by Commissioner Coyne and carried unanimously to suspend the Commission Rules of Procedure to allow for the meeting to extend beyond 10:00 p.m.

PUBLIC COMMENT

Walt Lindala, Chairperson of the Arts and Culture Committee asked for clarification of the motion on the Music in the Park issue. He said, in that we are now in the process of developing a Master Plan for Arts and Culture, there are many challenges that we will be facing and he would appreciate the support of the Commission going forward. Jorma Lankinen said this is the 20th year of the Kiwanians Golf Outing in support of the YMCA. He expressed concerns about the lease agreement the City has with the YMCA and asked the Commission to support the YMCA's request at the next meeting. Perry Laing said he would like to encourage other residents of the City to become involved in the City's Boards and Committees as he has enjoyed working on some of the Committees. He said they all need the expertise of the citizens that have an interest and it is good for the community. Mr. Laing said the Veridea project is very impressive; however, it seems there is going to be a major encroachment on the sidewalk on Washington Street. Mike Andary, Marquette Little League, commended Karl Zueger for developing a good draft of Ordinance #604 and asked that Marquette Little League be placed in Category One which would provide the League with a 30% discount. Frank Verito expressed his opinions on the Heartwood Forestland Committee and said he opposes development of the property and the use of it by motorized sports. He commented on Commission action to add items to the agenda at the meeting which does not provide the public an opportunity for review prior to the meeting. Lisa Coombs-Gerou thanked the Commission for providing an opportunity for the YMCA to be represented on the Aging Service Advisory Committee. Ms. Coombs-Gerou also thanked the Commission for working with the YMCA on the new lease agreement. She also reviewed several services that the YMCA provides to the community.

COMMISSIONER COMMENT

COYNE

Commissioner Coyne said the YMCA lease agreement could not be approved at this meeting because of a Charter requirement mandating that leases cannot be approved at the meeting at which they are introduced. He said because the lease agreement was removed from the Consent Agenda, it did not delay processing of the lease. Commissioner Coyne said this did provide an opportunity to discuss the lease arrangement between the YMCA and the City and the points that were discussed were all valid. He said the Work Session that was held with the

Brownfield Authority was highly valuable as everyone learned a lot and he developed a great amount of respect for the Authority members and how hard they are working. He said they hired an excellent Executive Director and have had outstanding consultants assisting them. He said people in the Community that have an interest in Brownfield projects should call members of the Authority or its Executive Director, Sherri Davie rather than Commissioners.

RYAN
Commissioner Ryan said he supports the YMCA planned expansion; however, he said his first responsibility is to the taxpayers of the City of Marquette. He said over the past several years the budget process has shown that the Lakeview Arena is financially one of the biggest losing propositions we have in the City of Marquette. He said it provides other benefits and the citizens enjoy it so we do our best to keep it going. However, there are issues like the parking lot and snowplowing that were not addressed in the original YMCA lease that can be discussed at this point in time. Commissioner Ryan agreed with Commissioner Coyne, that the Work Session with the Brownfield Authority was a very good session and it will be very positive going forward.

STONEHOUSE
Commissioner Stonehouse said we had a good weekend with many people out on the bike path and the lakeshore and he would like to remind people that we own our lake shore and it is open for use by the public. He said that even with the development at Founders Landing our lake shore is still accessible to the community. He said the Boardwalk in front of the Hampton Inn is open access and open to the public. Commissioner Stonehouse encouraged everyone in the community to get out and enjoy all the great aspects of living here in Marquette and to be safe in their activities.

CAMBENSY
Commissioner Cambensy thanked Mr. Beauchamp and Mr. Lindala for attending the meeting. She said the role of the City and the Arts and Culture Center related to the arts should be as a local arts agency focused on how to help and support artists and to make this a great community for all artists. Commissioner Cambensy said we are getting there and she is excited about the Arts and Culture Strategic Plan development and it will be exciting to see all the arts groups come together to work on the plan. Commissioner Cambensy said the vandalism that was done to the Father Marquette Statute was really disheartening and she asked the community to step up and report any information on what happened. She said it is up to all of us to say this is enough as the Father Marquette Statue is a community treasure. She said we won't likely get another public piece of art that we own as a community. She said the City should research the value of the Statue and make sure that it is insured. Commissioner Cambensy said the City Commission is fully supportive of the YMCA, and we also are responsible to the City taxpayers to make sure we are keeping everything intact financially. Commissioner Cambensy said there are some great ideas coming forth regarding land preservation at the Heartwood Properties and hopefully we will be able to do some things that may bring some reimbursements back to the City. She said the Recreation Authority is preparing a

great plan that may provide more preservation opportunities; however, there will be some mixed uses as well. She said it would be good if the Commission took a good look at the red and purple designated areas of the property so that when everything comes together we can work with the Authority to hopefully develop some State funding to help preserve some the property.

NIEMI
Mayor Pro-tem Niemi reminded people that through the archived minutes online there is a lot of interesting information. He said this evening we extended past 10 p.m., however, in the early 1980's most of the meetings went to nearly midnight or some even went past midnight.

DEPETRO
Mayor DePetro thanked the Keweenaw Bay Indian Community for two percent gaming revenue in the amount of $46,700 for several areas of assistance: NMU Center for Native American Studies, Great Lakes Recovery Center, Women's Center, Crisis Intervention Service, NMU Native American Student Association, Beacon House, Lake Superior Hospice and the City Fire Department. He said the money allocated to the Fire Department was utilized for smoke detectors that will be provided to City residents and this program would not be possible without the Contribution from the Keweenaw Bay Indian Community and the Ojibwa II Casino. Mayor DePetro recognized City Patrolman Roth for taking the time to provide a safe passage to the Lower Harbor for a mother duck and her twelve ducklings on Saturday. He said Officer Roth was also aided by concerned citizens that were in the area. Mayor DePetro said that the Utility Billing program is now running on a turn around cycle of about 28 days so resident's utility bills will now be consistent and timelier. He said tomorrow at noon the City and Board of Light and Power along with other agencies will participate in a ribbon cutting ceremony for the reopening of the Tourist Park Beach. He said it has been ten years since the beach has been available for public use. He said all the regulating agencies have acknowledged that it is safe to swim and there will be a life guard station as well. He said the fishing has started to come back and the boat ramp is open. Mayor DePetro said the ribbon cutting ceremony is open to the public and he encouraged anyone interested to attend.

VAJDA
City Manager Vajda said that the weather will be heating up as we approach summer he advised everyone to enjoy the City beaches and to exercise caution as they are having fun. He said there have been some early missteps by some individuals already and people should be mindful of their limits around and in the water. He said that Community Office Hours will be held from 10 a.m. to noon at the PWPL on Wednesday, June 12, 2013.

ADJOURNMENT
Mayor DePetro adjourned the meeting at 10:30 p.m.

Johnny DePetro, Mayor

David J. Bleau, City Clerk

01-PUD-01-13-A1 Area Map

N

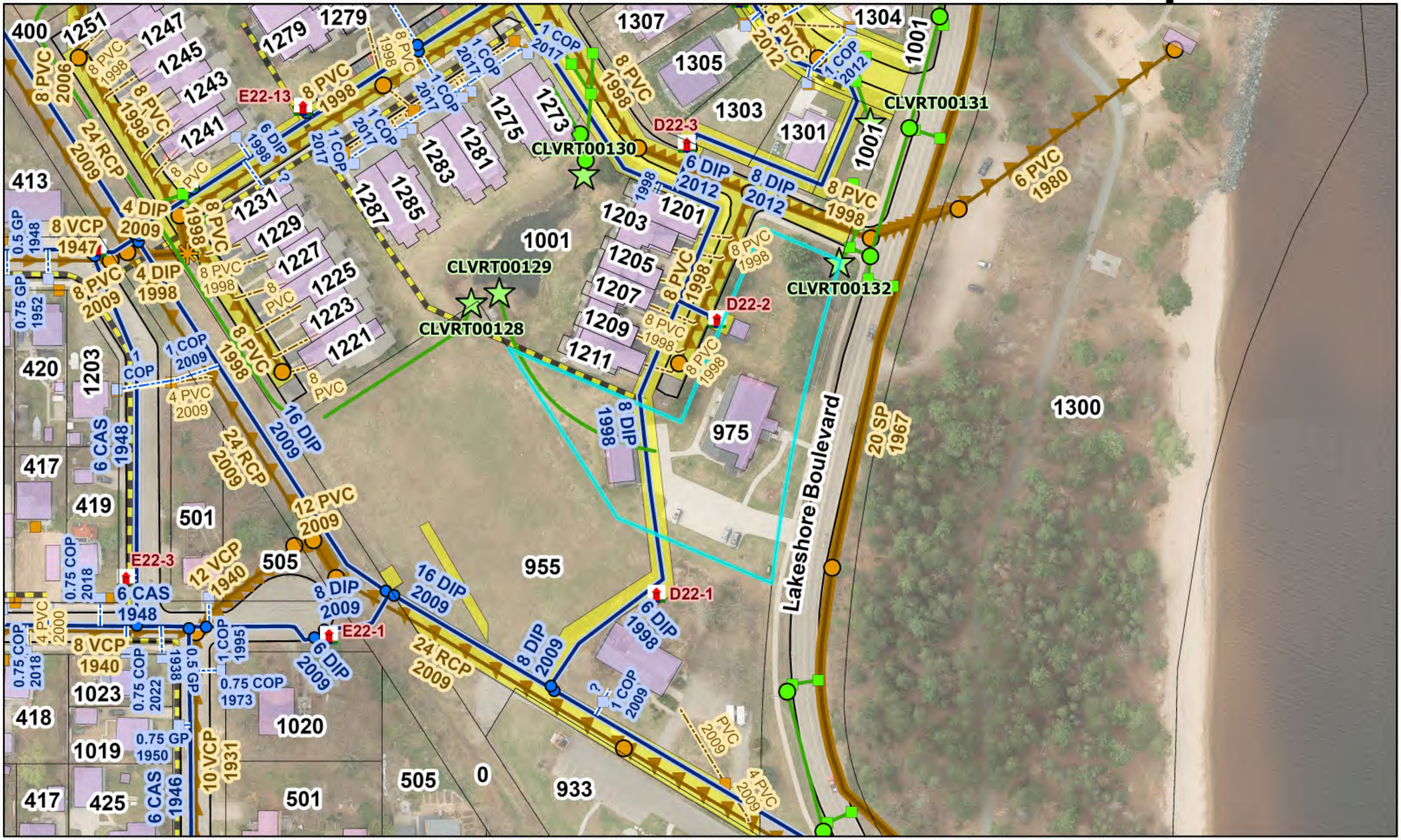
1 inch equals 250 feet

Parcels_Address Number Labels

Building Footprints

Contours_2FT_From_2022_Lidar_Smoo

01-PUD-02-13-A1 Block Map



Parcels_Address Number Labels
Streets
DAYLIGHT
IN ROAD/BRIDGE CULVERT
IN STORM SEWER
Easements_Update
Storm Manholes
Storm Catch Basins
swCulverts_Inlets_Outlets_Points
Storm Pipes
swTreatmentUnits
Storm_Ditches_and_Streams
INFO
DAYLIGHT
IN ROAD/BRIDGE CULVERT
IN STORM SEWER
Fire Hydrants
WaterShutOff
Water Valves & Gates
Water Lateral Lines
Watermains
Water Structures
Sewer_Lift_Stations
SewerCleanOuts
Sewer System Valves
Sewer Manholes
Sewer Lateral Lines
Sewer Pressurized Mains
Sewer Gravity Mains
San Flow Direction
FLOW_DIR
EAST
NORTH
SOUTH
WEST
Gas_SEMCO_Gas_Mains_2026

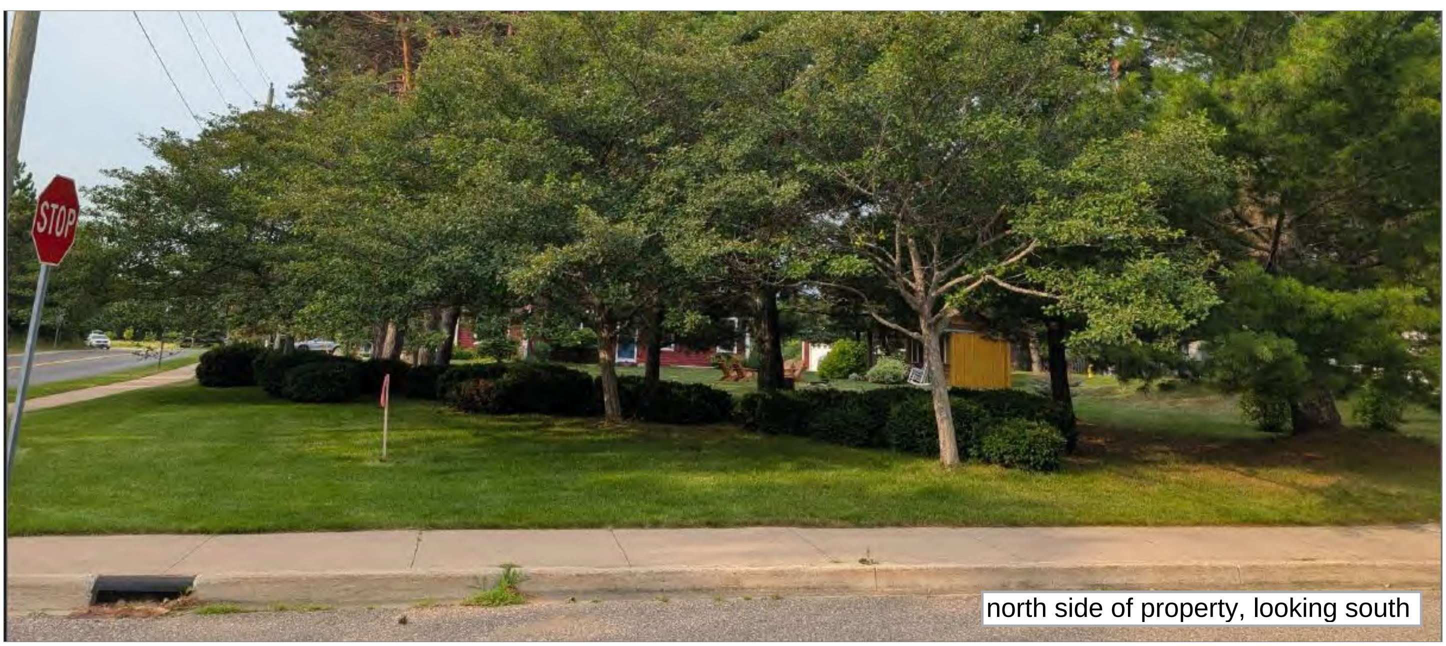
N

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 hereon 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

1 inch equals 125 feet

south end to middle of property, looking east

B&B building in the middle of the parcel



north side of property, looking south

looking south to north

view from Lakeshore Park Pl. Drive looking south - proposed home site in foreground

view to east across the north end of lot where home site is proposed on new lot

August 25, 2026

City of Marquette Community Development Office

Attn: Zoning – David

1100 Wright Street

Marquette, Mi 49855

RE: Zoning on McClellan Avenue between Fair and Cleveland Avenues

Dear David:

This follows our telephone conversation on August 24, 2025.

On August 21, 2026, I spoke with the potential buyer of a home located at 1175 N. McClellan Avenue. This property has been owned by the Ombrello family for over fifty years. The prospective buyer identified himself as "Hans" when I spoke with him. He stated that he planned to build a hair salon on the portion of the Ombrello property currently growing several apple trees. When I questioned Hans about building a hair salon on property zoned single family residential, he stated that McClellan Avenue was zoned for multi-use buildings. This news was shocking to me, as my home on the corner of Elm and McClellan Avenues has been owned by my family for fifty- two years, and I had no knowledge of this zoning classification for my property.

After my conversation with Hans, I called the City Zoning Office and spoke with you. You informed me that McClellan Avenue zoning was changed from single-family residential to multi-use in 2019, as part of the City's new master plan. In accordance with State guidelines, this change was made without informing the affected property owners.

As you know, most of the homes on McClellan Avenue between Fair and Cleveland Avenues were constructed during the past fifty to sixty years. Currently there are no vacant, buildable lots in this area. For the first thirty plus years of this neighborhood, McClellan Avenue existed only between Fair and Cleveland Avenues. This is when most of the single-family homes were built in this area. With the north and south extensions of McClellan Avenue in the past twenty years, has come a tremendous increase in traffic, with all the associated ramifications that trucks and cars bring to a residential neighborhood. The homeowners on McClellan Avenue have accepted this change, with little help from the City concerning traffic control issues. Now another potential devastating change has come to McClellan Avenue, in the form of multi-use zoning. I am asking the Zoning Commission to please reconsider the zoning change made to McClellan Avenue between Fair and Cleveland Avenues in 2019, and once again zone this McClellan Avenue neighborhood as single-family residential. Personally, the thought of living next to a hair salon, gas station, office building, retail store, or some other commercial establishment is very disheartening. I have spent many years of my life helping my parents maintain our home, and now I have spent several years maintaining my home myself. Please give this issue your thoughtful consideration and review.

Thank you for your time.

Sincerely,

David Ray

1601 Elm Avenue

Marquette, Mi 49855

906-228-7002