City of Marquette, MI

Meeting Agenda
City Commission

Monday, June 30, 2025
6:00 PM
Commission Chambers

300 West Baraga Ave
Marquette, Michigan 49855

Call to Order, Pledge of Allegiance and Roll Call

Approval of the Agenda

Announcements

Boards and Committees

1. Appointment(s)

Susan Tollefson to the Local Officers Compensation Commission for an unexpired term ending 8-1-30
Grant Combs to the Traffic-Parking Advisory Committee for an unexpired term ending 5-30-27

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

Presentation(s)

2. Certificate of Appreciation for Eric Paupore - Bike Rodeo and Safety Fair Coordinator, by Dennis Stachewicz

3. Police-Fire Pension Board, by Chair Mike Archocosky

Public Hearing(s)

4. Abatement of a Dangerous Structure - 308 S. Fifth Street

5. Ordinance #25-07: Land Development Code Amendments - Roll Call Vote

6. 01-PUD-03-25 - W. Magnetic St. (Portion of PIN: 0410681)

7. Consent Agenda - Roll Call Vote

7.a. Approve the minutes of the June 9, 2025 regular Commission meeting

7.b. Approve the minutes of the June 9, 2025 closed session

7.c. Amendment to the minutes of the May 27, 2025 regular Commission meeting

7.d. Approve the total bills payable in the amount of $2,510,177.23

7.e. Application for License to Use a portion of the Grove Street Right-of-Way

7.f. Application for License to Use City Property in the White Street Right-of-Way

7.g. Application for License to Use City Property adjacent to 602 S. Third Street

7.h. Becky's Roadside Refreshment, LLC - Mattson Park Concession Lease Agreement

7.i. Becky's Roadside Refreshment, LLC - Presque Isle Park Concession Lease Agreement

7.j. Mountain Tank LTE Argeement with Northern Michigan University

7.k. Resolution Declaring July Older Adult Americans Month and Celebrating the Senior Center's 60th Anniversary - Roll Call Vote

7.l. Resolution Designating the Upper Peninsula Arts and Culture Alliance as a Qualified Regranting Partner - Roll Call Vote

7.m. Sale of Surplus Equipment

7.n. Shipwrecked Vending, LLC – Lease Agreement

7.o. Tourist Park Playground - Professional Service Contract Change Order

7.p. Water System Maintenance Agreement with Northern Michigan University

New Business

8. Proclamation - In Honor of Dr. David R. Boyd

9. Used Plow Truck Purchase

10. E-bike and Multi-Use Path Network Task Force

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

Comments from the Commission

Comments from the City Manager

Adjournment

Kyle Whitney, City Clerk

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

Agenda Date: 6/30/2025

Public Hearing(s)
Abatement of a Dangerous Structure - 308 S. Fifth Street

BACKGROUND:

Over the past several years the condition of an outbuilding located at 308 S. Fifth Street has significantly deteriorated, which has City staff to take enforcement action as allowed under City Code. Staff have attempted to resolve the issue with the owner, which has led to issuing numerous warnings and citations. These citations went unpaid for several years, until the Marquette County District Court issued a show cause order for nonpayment of the citations last summer.

In the months since then, City staff has continued to make efforts to get the owner to repair or remove the structure, which is located near the property line and is a danger to both the owner's home and the neighboring property.

Following a recent structural analysis, it was deemed a dangerous structure as outlined in City Code Section 22-20 - Dangerous Structures. During the structural analysis, it was determined that the structure was more dangerous than appeared from prior review of the exterior of the structure.

Staff has notified the owner multiple times across several years, and to date the owner has made no attempt to address the problems. Based on this, City staff determined the best course of action is a formal condemnation process, including a recommendation to demolish the structure.

The City Commission took action to schedule this public hearing at the June 9, 2025 regular meeting and the property owner has been notified of this hearing in accordance with City Code.

FISCAL EFFECT:

The estimated cost of a possible abatement action is $10,000 and the cost would be charged to the property owner, through a lien placed on the property if necessary.

RECOMMENDATION:

Designate the outbuilding located at 308 S. Fifth Street as a public nuisance under Section 22-20(b) of the Marquette City Code and condemn the structure. Further, direct staff to notify the property owner that if the removal of the structure does not commence within 14 days and is not completed within 60 days, the City will carry out abatement of the structure, with the cost charged against the premises and the owner.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Case History
- Notice of Hearing Sent to Property Owner

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Page 10.....**International Property Maintenance Code (IPMC) Violations**

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Page 34.....**Initial Tickets for Failed Reinspection's**

Page 46.....**Civil Infraction Citations**

(forwarding action to District Court for failure to pay initial tickets)

Page 58.....**Enforcement Notes**

Page 63.....**District Court Actions**

(non-payments, bench warrants, resolutions)

Page 102.....**Administrative Warrant**

Page 105.....**Photographs from 01/09/2025 Structural Analysis**

Page 118.....**Structural Analysis Report**

Page 123.....**Marquette Fire Department, Fire Marshal Notice of Condemnation**

City of Marquette

Ordinance in Violation

Sec. 22-19. - Defined; prohibited.

Whatever annoys, injures or endangers the safety, health, comfort or repose of the public; offends public decency; interferes with, obstructs, or renders dangerous any street, highway, navigable lake or stream; or in any way renders the public insecure in life or property is hereby declared to be a public nuisance. A public nuisance shall include, but not be limited to, whatever is forbidden by any provision of this article. No person shall commit, create, or maintain any nuisance.

(Code 1999, § 26.01)

Sec. 22-20. - Dangerous structures; declared a public nuisance.

(a) No person shall maintain any structure which is unsafe or which is a menace to the health, morals, or safety of the public. Every such structure shall be deemed a public nuisance and a dangerous structure.

(b) As used in this section, the term "dangerous structure" means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

(1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.

(2) A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of the state construction code and this Code.

(3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.

(4) A portion of the building or structure has settled to an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the state construction code.

(5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

(6) The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.

(7) The building or structure is damaged by fire, wind, or flood, is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables

persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

(8) A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or for other reason, is unsanitary or unfit for human habitation, is in a condition that the health officer determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.

(9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

(10) A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under article 25 of the occupational code, Public Act No. 299 of 1980 (MCL 339.2501 et seq.). For purposes of this subsection, the term "building or structure" includes, but is not limited to, a commercial building or structure. This subsection does not apply to either of the following:

a. A building or structure if the owner or agent does both of the following:

1. Notifies a local law enforcement agency that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.

2. Maintains the exterior of the building or structure and adjoining grounds in accordance with the state construction code.

b. A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this subsection (b)(10)b shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this subsection (b)(10)b, the term "secondary dwelling" means a dwelling, including, but not limited to, a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

(Code 1999, § 26.02)

Sec. 22-21. - Notice and hearing.

The city commission may, after notice to the owner and after holding a public hearing thereon, condemn any structure constituting a public nuisance by giving notice to the owner of the land upon which such structure is located, specifying in what respects said structure is a public nuisance and requiring said owner to alter, repair, tear down or remove same within such reasonable time, not exceeding 60 days, as may be

necessary to do or have done the work required by said notice. Said notice may also provide a reasonable time within which such work shall be commenced. The same procedure shall be followed, where applicable, in the elimination of any condition constituting a public nuisance where the alteration, repair or removal of any structure is not involved. In such cases, the notice shall specify what activity or condition constitutes the public nuisance and in what respect it is to be altered, modified or discontinued.

(Code 1999, § 26.03)

Sec. 22-22. - Abatement.

If, at the expiration of the time limit in any such notice, the owner has not complied with the requirements thereof, the city manager shall carry out the requirements of said notice. The cost of such abatement shall be charged against the premises and the owner thereof in accordance with the provisions of chapter 40, pertaining to special assessments.

(Code 1999, § 26.04)

Sec. 22-23. - Emergency abatement.

The city manager may abate any such public nuisance, if the public safety requires immediate action, without preliminary order of the commission. Thereafter, the cost of abating such nuisance shall be charged against the premises and the owner thereof in accordance with the provisions of chapter 40, pertaining to special assessments.

(Code 1999, § 26.05)

Photos

11/05/2020 09:13

07/26/2021 13:50

04/15/2024 08:32

04/15/2024 08:32

11/11/2024 11:23

12/02/2024 09:12

IPMC

SECTION 202 GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

APPROVED. Acceptable to the code official .

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rodents, vermin or other pests.

STRUCTURE. That which is built or constructed.

SECTION 111

UNSAFE STRUCTURES AND EQUIPMENT

111.1 General Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

111.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

111.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

111.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

111.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

111.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

111.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner 's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

111.2.1 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.8 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner 's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to

disconnection the owner, owner 's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

111.3 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

111.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the person responsible owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.

111.4.1 Form. Such notice prescribed in Section 111.4 shall be in accordance with all of the following:

1. Be in writing.

2. Include a description of the real estate sufficient for identification.

3. Include a statement of the violation or violations and why the notice is being issued.

4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.

5. Inform the property owner or owner 's authorized agent of the right to appeal.

6. Include a statement of the right to file a lien in accordance with Section 109.3.

111.4.2 Method of service. Such notice shall be deemed to be properly served if where a copy thereof is served in accordance with one of the following methods: delivered personally, or sent by certified or first-class mail addressed to the last known address.

1. A copy is delivered personally.

2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.

3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

111.5 Unauthorized tampering. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

111.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such

owner or the owner 's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.7 Placarding. Upon failure of the owner, owner 's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

111.7.1 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

111.8 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official . Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, or owner 's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

111.9 Abatement methods. Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner , owner 's authorized agent, operator or occupant of a building structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guard s and

handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.

2. Demolition of unsafe conditions shall be permitted where approved by the code official .

SECTION 302 EXTERIOR PROPERTY AREAS

302.5 Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Notices of Violation

11/06/2020

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

> *Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:*
>
> > *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

The ordinance is designed to protect the public health and safety, protect property values, and ensure that Marquette presents a positive and aesthetically pleasing image to visitors and residents alike.

Please bring your property into compliance with the ordinance. Your cooperation in correcting this violation will be greatly appreciated. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include: repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage. Due to the extent of work, please contact me by 11/23/2020 to discuss your intent and schedule further inspections. **Failure to comply before this date will result in the issuance of a Municipal Civil Infraction Citation. This will be the only warning.**

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

07/26/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in still violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:

> *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Per your email on 11/23/2020, an extension for completion was given at your requested date of 07/23/2021. Failure to meet compliance on reinspection has resulted in the issuance of a municipal civil infraction.

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include: repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage.

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on **08/06/2021**. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# 8845

~~07/26/2021~~ 08/20/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

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09/06/2021

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on ~~08/06/2024~~. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# ~~8845~~ 8859

09/06/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in still violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:

> *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Per your email on 11/23/2020, an extension for completion was given at your requested date of 07/23/2021. Failure to meet compliance on reinspection has resulted in the issuance of a municipal civil infraction.

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include: repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage.

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on **09/21/2021**. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# 8864

~~09/06/2021~~
04/22/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in still violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:

> *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Per your email on 11/23/2020, an extension for completion was given at your requested date o 07/23/2021. Failure to meet compliance on reinspection has resulted in the issuance of a municipal civil infraction.

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include repairs to the fascia of the main structure, improvement to the main structure's roof, and ar improvement or demolition of the damaged garage.

10/11/21 Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on ~~09/21/2021~~. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (90 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# ~~8884~~ 8871

10/11/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in still violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:

> *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Per your email on 11/23/2020, an extension for completion was given at your requested date of 07/23/2021. Failure to meet compliance on reinspection has resulted in the issuance of a municipal civil infraction.

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include: repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage.

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on **10/27/2021**. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# 8876

10/27/2021

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent survey of your property located at **308 S FIFTH ST** is in still violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code, adopts by reference the International Property Maintenance Code (IPMC), the following section is from the IPMC:

> *Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Per your email on 11/23/2020, an extension for completion was given at your requested date of 07/23/2021. Failure to meet compliance on reinspection has resulted in the issuance of a municipal civil infraction.

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include: repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage.

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on **11/12/2021**. Failure to meet compliance on each inspection will result in additional citations being issued.

The set schedule for municipal civil infraction citations is: $50 for the first, $100 for the second, and $500 for each additional.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Technician
Community Development Department

Enclosure: VN# 8880

04/01/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Mr. Morrison,

I would like to first thank you for taking the time to speak with me about your property located at **308 S FIFTH ST**.

As I had mentioned when we spoke on March 28, 2024, while at your property at 529 N Fourth St, the International Property Maintenance Violation pertaining to your damaged garage located at 308 S Fifth St remains unresolved. Copies of all prior correspondence regarding this violation are enclosed. This includes documentation from the Marquette County District Court showing that all unpaid tickets have been converted to bench warrants for arrest. I suggest you contact them to discuss this.

Reinspection's will resume on a biweekly basis starting **04/15/2024**. If the project is not completed or you have not contacted me by this date to schedule a timeline for completion, Municipal Civil Infractions will resume being issued. If scheduling a timeline is the chosen option, strict deadlines will be upheld to ensure compliance to this ordinance. Also, any plans that may exceed this date must be detailed and with a receipt and acknowledgment of this specific plan from me. Failure to do so will result in ticketing at the $500 tier, as this is where ticketing and enforcement was paused due to your lack of response to prior notices.

This letter constitutes notice and is intended to provide you with a fair and reasonable opportunity to correct apparent violations. Please contact me at erpaupore@marquettemi.gov or (906) 225-4021 to schedule a timeline for completion.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: Previous violation correspondence, district court documentation

CC: 529 N Fourth St, Apt #2

04/15/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Mr. Morrison:

A recent survey of your property located at **308 S FIFTH ST** remains in violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code. See below for details.

Section 10-40 of the City's Property Maintenance Code,
Section 302.7 Accessory structures. *All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

In order to meet compliance, the large hole in the side of your garage must be repaired to prevent further deterioration as well as to weatherproof it. Correcting the violation includes all improvements necessary to make each structure sound and safe in construction to include repairs to the fascia of the main structure, improvement to the main structure's roof, and an improvement or demolition of the damaged garage. So far, no changes have been made since this violation was first identified on 10/15/2021.

Future inspections will resume on a bi-weekly schedule with the next reinspection occurring on **05/01/2024**. Failure to meet compliance on each inspection will result in additional citations being issued. As was previously stated to you in person and in the mail delivered by certified mail to your properties at 308 S Fifth St and 529 N Fourth St, as well as in an email delivered to cwmorrison1@gmail.com, this offense has reached the top tier of ticketing and all tickets issued will be at the $500 level.

If you have any questions, including what is necessary to bring the property into compliance, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: VN# 10043

05/01/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent inspection has shown that your property located at **308 S FIFTH ST** is in violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code.

> **Section 304.6** states: *All exterior walls shall be maintained free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.*

In order to bring your property into compliance and avoid a citation, you must take the appropriate measures to ensure that the premises comply with the ordinance, including siding the garage on your property.

Given the extent of the damage, it may not be possible to complete the necessary repairs by the reinspection date of **05/16/2024**. However, I would ask that you contact me before this date to discuss a reasonable timeframe and schedule for repair. Failure to contact me and/or correct the violation before this date will result in a Municipal Civil Infraction Citation being issued.

If you have any questions, including what is necessary to bring the property into compliance, please contact me at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: VN# 10052

~~05/01/2024~~ 05/15/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent inspection has shown that your property located at **308 S FIFTH ST** is in violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code.

> **Section 304.6** states: *All exterior walls shall be maintained free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.*

In order to bring your property into compliance and avoid a citation, you must take the appropriate measures to ensure that the premises comply with the ordinance, including siding the garage on your property.

Given the extent of the damage, it may not be possible to complete the necessary repairs by the reinspection date of **05/29/2024**. However, I would ask that you contact me before this date to discuss a reasonable timeframe and schedule for repair. Failure to contact me and/or correct the violation before this date will result in a Municipal Civil Infraction Citation being issued.

If you have any questions, including what is necessary to bring the property into compliance, please contact me at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: VN# 10059

~~04/15/2024~~ 06/04/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Property Owner:

A recent inspection has shown that your property located at **308 S FIFTH ST** remains in violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code.

> **Section 304.6** states: *All exterior walls shall be maintained free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.*

In order to bring your property into compliance and avoid a citation, you must take the appropriate measures to ensure that the premises comply with the ordinance, including repairing the hole and siding the garage on your property.

Given the extent of the damage, it may not be possible to complete the necessary repairs by the reinspection date of **06/18/2024**. However, I would ask that you contact me before this date to discuss a reasonable timeframe and schedule for repair. Failure to contact me and/or correct the violation before this date will result in a Municipal Civil Infraction Citation being issued.

If you have any questions, including what is necessary to bring the property into compliance, please contact me at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: VN#10071

07/03/2024

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE MI 49855

Re: EN24-0137 for 308 S FIFTH ST (PIN: 0240030)

Dear Mr. Morrison:

Today, while near City Hall, I approached you at your property at 308 S Fifth Street to discuss the many outstanding Land Development Code and City Ordinance violations regarding this property. We discussed in length the requirements to bring these violations into compliance and avoid additional ticketing and set due dates for each of these violations to be resolved by. These were dates that you provided for me, and I agreed upon. Below is specific information on each violation, the requirements to meet compliance, the due date for each offense, and the penalty for non-compliance to the ordinances upon reinspection.

Your property located at **308 S FIFTH ST** in violation of the Marquette City Code of Ordinances, in particular Chapter 22 Environment, Article II Nuisances.

> **Section 22-33 Prohibited Accumulations** states: *It shall be unlawful for any person to accumulate or permit the accumulation on any yard, alley, vacant lot or other spaces in the city of any lumber, boxes, barrels, bricks, stone, scrap metal, motor vehicle bodies or parts, or similar materials, or rubbish or any articles or junk, except as may be necessary and incidental to construction work or the normal course of a business or trade.*

To bring your property into compliance and avoid additional citations for this offense, you must remove or properly store all unlawful materials and items from the exterior of the buildings and yard, including bikes, propane fuel containers, tools, materials, lumber trash, ***and all other items*** throughout the yard and on the front porch. **This violation must be corrected by the agreed reinspection of Tuesday, July 9, 2024 at 10:00 AM**. Failure to do so will result in tickets continuing at the tier in which the last ticket was issued. Therefore, all tickets for this violation will be at the $500 level.

Also discussed today was that the front stairs are actively being repaired structurally and require a Zoning Compliance Permit and likely, a Marquette County Building Codes permit. This is in violation of the City of Marquette Land Development Code, specifically Article 14, Section 54.1401 Zoning Permits and Zoning Compliance Review. Please see below for details.

> ***Section 54.1401 Zoning Permits and Zoning Compliance Review***
> ***(A) Submission of Zoning Compliance Application Required.*** *No person shall commence to erect, alter, or repair any structure or to replace or enlarge any of*

the uses listed in Section 54.1401(B), without first obtaining Zoning Compliance and approval of plans. No use shall be carried on, nor construction undertaken, except as shown upon an approved Zoning Compliance application and plan. Plans shall be submitted to the Zoning Administrator or designated official.

I am providing you with a Zoning Compliance Permit application that must be completed and returned to our office by Tuesday, July 9, 2024, at 10:00 AM. Failure to do so will result in a municipal civil infraction citation being issued. This is a new violation and will be ticketed at the $50 level. To determine whether this will require if this requires a County Building Permit, you should contact the Marquette County Building Codes at 906-225-8180 or at their offices at 234 W Baraga Avenue. This letter will also be copied to their office as notice of the ongoing construction.

Also discussed in our conversation today was the violation of the Marquette City Code of Ordinances, Chapter 22 Environment, Article II Nuisances. See below for details.

Ordinance Section 22-34 – Storage of unlicensed vehicles: *No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any partially dismantled, non-operating, wrecked, or junked vehicle on any property within the city for a period in excess of one week; provided, however, that this article shall not apply to said motor vehicles which are stored in an enclosed building or vehicles on the premises of a business enterprise that stores or repairs such vehicles.*

In order to bring your property into compliance and avoid a citation, you must properly license and make operable *all* vehicles located on your property, place any non-compliant vehicles in an enclosed building, or remove them from the property. Specifically, the gray Dodge truck. **Re-inspections will occur on the agreed upon date of Friday August 2, 2024 by 10:00 AM**. If the vehicle is to remain, proof of valid and current vehicle registration must be provided to our office by the inspection date. Failure to correct the violation before the reinspection date will result in a Municipal Civil Infraction being issued. This is a new violation and will be ticketed at the $50 level.

Also discussed today was the outstanding violation of the Marquette City Code of Ordinances, in particular Chapter 10 Buildings and Building Regulations, Article III Property Maintenance Code.

Section 304.6 states: *All exterior walls shall be maintained free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.*

In order to bring your property into compliance and avoid additional citations, you must take the appropriate measures to ensure that the premises comply with the ordinance, **including repairing the large hole in the side of your garage.**

Given the extent of the damage we agreed to an **extended reinspection date of Friday, November 29, 2024, by 10:00 AM**. Failure to correct the violation before this date will result in additional municipal civil infractions being issued at the tier in which

the last ticket was issued. Therefore, all additional tickets for this violation will be at the $500 level.

Also, many tickets have been issued for this offense since the case opened on October 15, 2020. Failure to pay for those tickets has resulted in them being forwarded to the Marquette County District Court. Per discussions with their office, many of these have been converted to bench warrants for arrest. I am providing with this letter a list of these outstanding tickets and their status with the Marquette County District Court. To resolve these, you should contact them at 906-225-8235 or at their offices at 234 W Baraga Avenue.

Municipal civil infractions are issued at rate of $50 for the first, $100 for the second, and $500 for each additional failed reinspection and can be issued each day the violation exists.

If you have any questions, please do not hesitate to contact me. I can be reached at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,

Eric Paupore
Planning/Zoning Specialist
Community Development Department

Enclosure: Zoning Compliance Permit application, Marquette County Courts violations status, aerial image of property for zoning permit

Initial Tickets

☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE of

THE UNDERSIGNED SAYS THAT ON: Month 07 Day 26 Year 2021 At approximately 14:00 ☐ A.M. ☒ P.M. Date of Birth Month 11 Day 30 Year '60

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § OPD-CH 10 ART III, SEC 10-40 SEC-302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC- FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1st violation.

The fine for this violation is $ 50.00 and must be paid at the violations bureau by 5:00 p.m. on 08/16/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☐ C.I. ☐ MIS ☐ JUV.

No. 8845 MORRISON

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: ABOVE FOR COPIES BEFORE SIGNATURE(S)

I personally served a copy of this notice upon the defendant
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 07 | Date 26 | Year 2021

Officer's Name (printed) ERIC PAUPORÉ | Officer's ID No. 0201

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 08 Day 06 Year 2021 At approximately 09:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year '66

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH10, ART III SEC 10.46 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC- FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2ND violation.

The fine for this violation is $ 100.00 and must be paid at the violations bureau by 5:00 p.m. on 08/20/21 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 08 | Date 06 | Year 2021

Officer's Name (printed): ERIC PAUPORE | Officer's ID No.: ORD 2

☐ ACCI. ☐ MIS ☐ JUV.

TICKET NO. No. 8852

DEFT'S NAME: MORRISON

CASE NO.

☐ JUV. | **Notice of Violation** | Complaint No. 0210030 | Offense Code

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

Local Use/Arrest No.

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month 08	Day 20	Year 2021	At approximately 09:00 ☒ A.M. ☐ P.M.	Date of Birth Month 11	Day 10

State ☐ Oper/Chauff ☐ CDL	Driver License Number	SSN (last 4 d

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE | State MI | Zip Cod 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh T

THE PERSON NAMED ABOVE, in violation of § GEO - CH 10, ART III - SEC 10.4 SEC 502.
☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOW

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: F.N.C - FAILURE TO BRING GARAGE DAMAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2nd violation.
The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 09/01/2021 unless you contact the violations bureau before this time.
SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: PLEASE DO NOT SIGN BEFORE SIGNING TO OFFICER

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 08 | Date 20 | Year 2021

Officer's Name (printed) ERIC PAUPORE | Officer's ID No. OFD 1

Agency ORI MI- MI5255900 | Agency Name CITY OF MARQUETTE

UC-02 (rev 5/06) VIOLATION BUREAU COPY

☐ JUV. ☐ MIS

No. 8859 MORRISON

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE of

THE UNDERSIGNED SAYS THAT ON: Month 09 Day 07 Year 21 At approximately 04:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 20 Year '60

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § QED - CH 10 ART III, SEC 10-46 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe:
IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 4TH violation.
The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 09/17/2021 unless you contact the violations bureau before this time.
SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 3 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 09 | Date 07 | Year 2021

Officer's Name (printed): ERIC PALMER | Officer's ID No. OFD 1

☒ C.I. ☐ MIS ☐ JUV

Ticket No. NO. 8864

Name MORRISON

Case No.

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 09 Day 22 Year 2021 At approximately ☐ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year 60

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of ORD. CH 10, ART III - SEC 10.10, SEC 30

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC-FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 5th violation.

The fine for this violation is $ 300.00 and must be paid at the violations bureau by 5:00 p.m. on 10/08/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 09 Date 22 Year 2021

Officer's Name (printed) ERIC PARADISE | Officer's ID No. ORD 1

☐ MIS ☐ JUV.

No. 8871 MORRISON

☒ C.I. ☐ MIS ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 8876 | Dept. No. MVB
Complaint No. 0240030 | Offense Code
Local Use/Arrest No.

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON Month 10 Day 11 Year 2021 At approximately 09:00 ☐ A.M ☐ P.M Date of Birth Month 11 Day 30 Year 60

State | ☐ Oper/Chauff ☐ CDL | Driver License Number | SSN (last 4 digits)

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD CH 10 ART III SEC 10-49 SEC 32.7
☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☐ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe:
IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your _____ violation.
The fine for this violation is $ _____ and must be paid at the violations bureau by 5.00 p.m. on _____ unless you contact the violations bureau before this time.
SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

☒ C.I. ☐ MIS ☐ JUV.
Ticket No. NO. 8876
Name MORRISON

☒ C.I. ☐ MIS ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 8880 | Dept. No. MV
Complaint No. 0240030 | Offense Code
Local Use/Arrest No.

The People of: ☒ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 10 | Day 27 | Year 21 | At approximately 09:00 ☒ A.M. ☐ P.M. | Date of Birth Month 11 | Day 30

State | ☐ Oper/Chauff ☐ CDL | Driver License Number | SSN (last

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 300 S FIFTH ST

City MARQUETTE | State MI | Zip 4980

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART II SEC 10-1 SEC 10-

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 300 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLL

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe:
1PRC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 7TH violation.
The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 11/12/2021 unless you contact the violations bureau before this time.
SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS

☐ JUV.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: PRINT TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 10 | Date 27 | Year 2021

Officer's Name (printed) ERIC PAPPAS | Officer's ID No. ORD 1

Agency ORI MI- MI5255900 | Agency Name CITY OF MARQUETTE

UC-02 (rev. 5/06) VIOLATION BUREAU COPY

THE UNDERSIGNED SAYS THAT ON 04 15 24 8:20 ☐AM ☐PM Date of Birth 11 30 60

State ☐Oper./Chauff ☐CDL Driver License Number

Race Sex Height Weight Hair Eyes Occupation/Employer

Name (First Middle Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

E-mail Address Cellular Phone

Vehicle Plate No	Year	State	Vehicle Description (Year Make, Color)	Veh Type

THE PERSON NAMED ABOVE in violation of § 86 CH 10, ART IV, SEC 10-40 (b)(2)(7)

☑Local Ordinance ☐State Law ☐Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒CITY ☐VILLAGE ☐TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐Nuisance Ordinance ☐Building Code
☐Licenses Ordinance ☐Plumbing Code
☑Zoning Ordinance ☐Electrical Code
☐Sign, Lighting & Display Ordinance ☐Mechanical Code
☐Animal & Fowl Ordinance ☐Other

Describe IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

VIN

Person in Active Military Service ☐Yes ☐No

THIS VIOLATION IS A CIVIL INFRACTION and is your 8TH violation

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/01/2024 unless you contact the violations bureau before this time

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility 2) admit responsibility with explanation, or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	04	15	2024

Officer's Name (printed)	Officer's ID No
ERIC PAQUETTE	ORD 1

Agency ORI	Agency Name
MI- 5255900	CITY OF MARQUETTE

UC 02, Rev. 3/21 VIOLATIONS BUREAU COPY

☐ Ord. ☐ MIS ☐ JUV.

Ticket No 10043

Name MORRISON

Case No

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10052 | Dept No | Offense Code

Complaint No. 0240036

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

Local Use/Arrest No

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 05 Day 01 Year 24 At approximately 9.00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year 6[illegible]

State ☐ Oper./Chauff. ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S FIFTH ST

City MARQUETTE | State MI | Zip Code 49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, In violation of § ORD 10-40, IPMC 302.7
☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE INTO REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 9th violation

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/16/2024 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation, or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 05 | Day 01 | Year 2024

Officer's Name (printed) ERIC PAPPRE | Officer's ID No. ORD 1

Agency ORI MI- 5255900 | Agency Name CITY OF MARQUETTE

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☐ ☐ MIS. JUV. | Ticket No. 10052 | name MORRISON | Case No.

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No 10059 | Dept No. | Complaint No 024030 | Offense Code | Local Use/Arrest No

The People of ☒ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON Month 05 Day 15 Year 24 At approximately 09:00 ☐ A.M. ☐ P.M. Date of Birth Month 11 Day 30 of

State ☐ Oper ☐ Chauff ☐ CDL Driver License Number

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 306 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

E-mail Address | Cellular Phone

Vehicle Plate No	Year	State	Vehicle Description (Year, Make, Color)	Veh

THE PERSON NAMED ABOVE in violation of § ORD 10-40 IPMC-302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 306 S 5TH

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLO

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe IPMC - FAILURE TO BRING GARAGE INTO REPA

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 10TH violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/29/24 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☐ JUV.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation, or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.

ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	05	15	2024
Officer's Name (printed) ERIC PALPURE	Officer's ID No. ORD 1		
Agency ORI MI- 5255900	Agency Name CITY OF MARQUETTE		

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☒ CI
☐ MIS.
☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10071
Dept. No.
Complaint No. 024000
Offense Code
Local Use/Arrest No

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON Month 06 Day 04 Year '24 At approximately 9:00 ☐ A.M ☐ P.M. Date of Birth Month 11 Day 30

State ☐ Oper ☐ Chauff ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First Middle Last)
CHARLES WILLIAM MORRISON

Street
308 S 5TH ST

City
MARQUETTE

State
MI

Zip Code
49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Vel

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S 5TH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLO

☐ Nuisance Ordinance
☐ Licenses Ordinance
☒ Zoning Ordinance
☐ Sign, Lighting & Display Ordinance
☐ Animal & Fowl Ordinance
☐ Building Code
☐ Plumbing Code
☐ Electrical Code
☐ Mechanical Code
☐ Other

Describe IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1ST violation.

The fine for this violation is $ 500 and must be paid at the violations bureau by 5:00 p.m. on 06/10/24 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 06 | Day 04 | Year '24

Officer's Name (printed) ERIC PAPPAS | Officer's ID No. ORD 1

Agency ORI MI- 5255900 | Agency Name CITY OF MARQUETTE

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☐ JUV.

Civil Infraction Citations

(forwarded to District Court for non-payment)

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 07 Day 26 Year 2021 At approximately 14:00 ☐ A.M. ☒ P.M. Date of Birth Month 11 Day 30 Year '60

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III, SEC 10-40 SEC-302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code 1665
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe: IPMC- FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1ST violation.

The fine for this violation is $ 50.00 and must be paid at the violations bureau by 5:00 p.m. on 08/10/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 07 | Date 26 | Year 2021

Officer's Name (printed): ERIC PADORE Officer's ID No.: ORD 1

☐ C.I. ☐ MIS ☐ JUV. Ticket No. 8845 Name MORRISON Case No.

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 08 Day 13 Year 2021 At approximately 09:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year '60

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III, SEC 10-40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe: IPMC- FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1ST violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 08/10/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue.

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before _____

☐ Hearing Date (if applicable) on _____ ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 08 | Date 13 | Year 2021

Officer's Name (printed): ERIC PADORE Officer's ID No.: ORD 1

☐ C.I. ☐ MIS ☐ JUV. Ticket No. CIC 5218 Name MORRISON Case No.

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE of

THE UNDERSIGNED SAYS THAT ON: Month 08 Day 06 Year 2021 At approximately 04:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year '66

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III -SEC 10.40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe:
IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2ND violation.

The fine for this violation is $ 100.00 and must be paid at the violations bureau by 5:00 p.m. on 08/10/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☐ C.I. ☐ MIS ☐ JUV.

No. 8852

Name MORRISON

Case No.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued.

You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: PRESS TOP COPY BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 08 | Date 06 | Year 2021

Officer's Name (printed) ERIC PAUPORE | Officer's ID No. ORD 1

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE of

THE UNDERSIGNED SAYS THAT ON: Month 08 Day 23 Year 2021 At approximately 10:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year '66

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE in violation of § ORD-CH 10, ART III -SEC 10.40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe:
IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2ND violation.

The fine for this violation is $ ____ and must be paid at the violations bureau by 5:00 p.m. on 08/10/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant

☐ C.I. ☐ MIS ☐ JUV.

CIC 5222

Name MORRISON

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 08 | Date 23 | Year 2021

Officer's Name (printed) ERIC PAUPORE | Officer's ID No. ORD 1

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately		Date of Birth	Month	Day	Year
	08	20	2021	09:00	☒ A.M. ☐ P.M.		11	20	60

State		Driver License Number	SSN (last 4 digits)
	☐ Oper/Chauff. ☐ CDL		

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City	State	Zip Code
MARQUETTE	MI	49855

Vehicle Plate No	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § GRO - CH 10, ART III, - SEC 10.40 SEC 502.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE DAMAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2nd violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 09/01/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau. ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING TO FILE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Date	Year
	08	20	2021
Officer's Name (printed): ERIC PAUPORE	Officer's ID No.: ORD 1		

☐ C.I. ☐ MIS ☐ JUV.

Ticket No. 8859

Name: MORRISON

Case No.

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately		Date of Birth	Month	Day	Year
	09	22	2021	12:00	☐ A.M. ☒ P.M.		11	20	60

State		Driver License Number	SSN (last 4 digits)
	☐ Oper/Chauff. ☐ CDL		

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City	State	Zip Code
MARQUETTE	MI	49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD - CH 10, ART III SEC 1040, 502.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE DAMAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 3rd violation

The fine for this violation is $ and must be paid at the violations bureau by 5:00 p.m. on 10/08/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore this civil infraction citation is being issue

TO THE DEFENDANT: You are required to appear as follows to answer the citation

SEE DATE BELOW SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Date	Year
	09	22	2021
Officer's Name (printed): ERIC PAUPORE	Officer's ID No.: ORD 1		

☐ C.I. ☐ MIS ☐ JUV.

Ticket No. CIC 5427

Name: MORRISON

Case No.

☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 09 Day 07 Year 21 At approximately 04:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year '66

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10 ART III, SEC 10.40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Licenses Ordinance ☒ Zoning Ordinance ☐ Sign, Lighting & Display Ordinance ☐ Animal & Fowl Ordinance

☐ Building Code ☐ Plumbing Code ☐ Electrical Code ☐ Mechanical Code ☐ Other

Describe: IPMC- FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No 4TH

THIS VIOLATION IS A CIVIL INFRACTION and is your 4TH violation.

The fine for this violation is $ 50.00 and must be paid at the violations bureau by 5:00 p.m. on 09/17/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☐ C.I. ☐ MIS ☐ JUV.

Ticket No. NO. 8864

Name MORRISON

Case No.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau. ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 09 | Date 07 | Year 2021

Officer's Name (printed) ERIC PAQUIN | Officer's ID No. ORD 1

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 09 Day 22 Year 2021 At approximately 11:00 ☐ A.M. ☒ P.M. Date of Birth Month 11 Day 30 Year '66

State ☐ Oper/Chauff. ☐ CDL | Driver License Number | SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 308 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III SEC 10.40, 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Licenses Ordinance ☒ Zoning Ordinance ☐ Sign, Lighting & Display Ordinance ☐ Animal & Fowl Ordinance

☐ Building Code ☐ Plumbing Code ☐ Electrical Code ☐ Mechanical Code ☐ Other

Describe: IPMC-FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your _____ violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on _____ unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue.

☐ C.I. ☐ MIS ☐ JUV.

Ticket No. CIC 5428

Name MORRISON

Case No.

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before _____

☐ Hearing Date (if applicable) on _____ ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 09 | Date 22 | Year 2021

Officer's Name (printed) ERIC PAQUIN | Officer's ID No. ORD 1

☐ JUV. | **Civil Infraction Citation** | Complaint No. 0240030 | Offense Code

The People of: ☐ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County | Local Use/Arrest No.

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately	☐ A.M. ☒ P.M.	Date of Birth	Month	Day	Year
	10	14	2021	12:00			11	30	'60

State	☐ Oper/Chauff. ☐ CDL	Driver License Number	SSN (last 4 digits)

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S FIFTH ST

City | State | Zip Code
MARQUETTE | MI | 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD. CH 10, ART III, SEC 10.40 SEC 30217

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe:
IPMC-FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 5TH violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 10/26/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue.

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before _____

☐ Hearing Date (if applicable) on _____ ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month | Date | Year

☐ D.J. ☐ MIS ☐ JUV. | Ticket No. CIC 5433 | Name MORRISON | Case No.

☐ JUV. | **Notice of Violation** | 0240030

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County | Local Use/Arrest No.

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately	☐ A.M. ☐ P.M.	Date of Birth	Month	Day	Year
	09	22	2021				11	30	'60

State	☐ Oper/Chauff. ☐ CDL	Driver License Number	SSN (last 4 digits

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S FIFTH ST

City | State | Zip Code
MARQUETTE | MI | 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD. CH 10, ART III - SEC 10.30, SEC 301

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code 1665
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe:
IPMC-FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 5TH violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 10/26/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 09 | Date 22 | Year 2021

☐ D.J. ☐ MIS ☐ JUV. | Ticket No. No. 8871 | Name MORRISON | Case No.

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately		Date of Birth	Month	Day	Year
	10	11	2021	09:00	☐ A.M. ☐ P.M.		11	30	60

State		Driver License Number	SSN (last 4 digits)
	☐ Oper/Chauff. ☐ CDL		

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE | State: MI | Zip Code: 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10 ART III SEC 10-40 SEC 32.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☐ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 4th violation.

The fine for this violation is $ 500 and must be paid at the violations bureau by 5:00 p.m. on _____ unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☒ C.I. ☐ MIS ☐ JUV.

No. 8876

Name MORRISON

Case No.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau. ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: REMOVE TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Date	Year
	10	11	2021
Officer's Name (printed) ERIC PAMPRE	Officer's ID No. ORD 1		

☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON:	Month	Day	Year	At approximately		Date of Birth	Month	Day	Year
	11	10	2021	12:00	☐ A.M. ☒ P.M.		11	30	60

State		Driver License Number	SSN (last 4 digits)
	☐ Oper/Chauff. ☐ CDL		

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE | State: MI | Zip Code: 49855

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10 ART III SEC 10-40 32.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☐ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 4TH violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 11/24/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue.

☐ C.I. ☐ MIS ☐ JUV.

CIC 5438

MORRISON

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before _____

☐ Hearing Date (if applicable) on _____ ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Date	Year
	11	10	2021
Officer's Name (printed) ERIC PAMPRE	Officer's ID No. ORD 1		

☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 10 Day 27 Year 21 At approximately 09:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year 60

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 300 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III SEC 10-40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rules

UPON

AT OR NEAR 300 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

16

Describe: FPNC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your FIFTH violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 11/12/2021 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

☐ C.I. ☐ MIS ☒ JUV.

Ticket No. 8880

Name MORRISON

Case No.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau. ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

IMPORTANT: PRINT & TOP 2 COPIES BEFORE SIGNING NOTICE

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 10 | Date 27 | Year 2021

Officer's Name (printed) ERIC PAPPAS | Officer's ID No. ORD 1

☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 12 Day 06 Year 2021 At approximately 04:00 ☐ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year 60

State ☐ Oper/Chauff. ☐ CDL Driver License Number SSN (last 4 digits)

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last) CHARLES WILLIAM MORRISON

Street 300 S FIFTH ST

City MARQUETTE State MI Zip Code 49855

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD-CH 10, ART III SEC 10-40 SEC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 300 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

- ☐ Nuisance Ordinance
- ☐ Licenses Ordinance
- ☒ Zoning Ordinance
- ☐ Sign, Lighting & Display Ordinance
- ☐ Animal & Fowl Ordinance
- ☐ Building Code
- ☐ Plumbing Code
- ☐ Electrical Code
- ☐ Mechanical Code
- ☐ Other

Describe: FPNC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your FIFTH violation.

The fine for this violation is $ [illegible] and must be paid at the violations bureau by 5:00 p.m. on 12/17/2021 unless you contact the violations bureau before this time.

Note: This is a copy of the Notice of Violation served on the defendant.

☐ C.I. ☐ MIS ☐ JUV.

CIC 5445

MORRISON

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issue.

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Violations bureau address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 12 | Date 06 | Year 2021

Officer's Name (printed) ERIC PAPPAS | Officer's ID No. ORD 1

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10043 | Dept No. | Complaint No. 0240030 | Offense Code | Local Use/Arrest No.

The People of: ☒ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 04 Day 15 Year 24 At approximately 8:20 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30 Year 60

State ☐ Oper./Chauff. ☐ CDL | Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE | State: MI | Zip Code: 49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh Type

THE PERSON NAMED ABOVE, in violation of § ORD CH 10, ART IV, SEC 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

1665

Describe: IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 8TH violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/01/2024 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation, or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 04 | Day 15 | Year 2024

Officer's Name (printed): ERIC PAUPORE | Officer's ID No.: ORD 1

Agency ORI: MI- 5255900 | Agency Name: CITY OF MARQUETTE

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Uniform Municipal
Civil Infraction Citation

CIC 10024 | Dept No. | Complaint No. 0240030 | Offense Code | Local Use/Arrest No.

The People of: ☐ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 05 Day 06 Year 24 At approximately 08:00 ☒ A.M. ☐ P.M. Date of Birth Month 11 Day 30

State ☐ Oper./Chauff. ☐ CDL | Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 308 S FIFTH ST

City: MARQUETTE | State: MI | Zip Code: 49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh

THE PERSON NAMED ABOVE in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOW

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE INTO REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 8TH violation.

The fine for this violation is $ 272.74 and must be paid at the violations bureau by 5:00 p.m. on 05/21/2024 unless you contact the violations bureau before this time.

NOTE: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issued.

TO THE DEFENDANT: You are required to appear as follows to answer this citation.

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Court address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 05 | Day 06 | Year 2024

Officer's Name (printed): ERIC PAUPORE | Officer's ID No.: ORD 1

Agency ORI: MI- 5255900 | Agency Name: CITY OF MARQUETTE

UC-03, (rev. 3/21)

COURT COPY

C.I. ☐ MIS ☐ JUV.

State of Michigan
Uniform Municipal
Civil Infraction Citation

CIC 10039

Dept. No.

Complaint No. 024030

Offense Code

Local Use/Arrest No.

The People of ☐ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON Month 05 Day 21 Year '24 At approximately 3:20 ☐ A.M ☒ P.M

Date of Birth Month 11 Day 30 Year '66

State ☐ Oper./Chauff ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First Middle Last)
CHARLES WILLIAM MORRISON

Street
308 S 5TH ST

City
MARQUETTE

State
MI

Zip Code
49855

E-mail Address

Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S 5TH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE

DID THE FOLLOWING

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

Describe IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 9TH violation

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 06/04/2024 unless you contact the violations bureau before this time.

NOTE: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issued.

TO THE DEFENDANT: You are required to appear as follows to answer this citation
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Court address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 05 | Day 21 | Year 2024

Officer's Name (printed) ERIC PAPPOE | Officer's ID No. ORD 1

Agency ORI MI- 5255900 | Agency Name CITY OF MARQUETTE

UC-03 (rev. 3/21)

COURT COPY

C.I. ☐ MIS ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10052

Dept. No.

Complaint No. 024036

Offense Code

Local Use/Arrest No.

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON Month 05 Day 01 Year '24 At approximately 9:00 ☒ A.M ☐ P.M

Date of Birth Month 11 Day 30

State ☐ Oper./Chauff ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First Middle Last)
CHARLES WILLIAM MORRISON

Street
308 S FIFTH ST

City
MARQUETTE

State
MI

Zip Code
49855

E-mail Address

Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh.

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S FIFTH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE

DID THE FOLLO

☐ Nuisance Ordinance ☐ Building Code
☐ Licenses Ordinance ☐ Plumbing Code
☒ Zoning Ordinance ☐ Electrical Code
☐ Sign, Lighting & Display Ordinance ☐ Mechanical Code
☐ Animal & Fowl Ordinance ☐ Other

11665

Describe IPMC - FAILURE TO BRING GARAGE INTO REPAIR

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 9TH violation

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/16/2024 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable | Month 05 | Day 01 | Year 2024

Officer's Name (printed) ERIC PAPPOE | Officer's ID No. ORD 1

Agency ORI MI- 5255900 | Agency Name CITY OF MARQUETTE

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Uniform Municipal
Civil Infraction Citation

CIC 10049

Dept. No.

Complaint No. 02400330

Offense Code

Local Use/Arrest No.

The People of: ☐ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 06 Day 05 Year '24 At approximately 12:00 ☐ A.M. ☒ P.M. Date of Birth: Month 11 Day 30 Year '60

State ☐ Oper./Chauff. ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 306 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 306 S FIFTH

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe: IPMC - FAILURE TO BRING GARAGE INTO REPAIR

VIN:

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 10TH violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 05/15/2024 unless you contact the violations bureau before this time.

NOTE: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issued.

TO THE DEFENDANT: You are required to appear as follows to answer this citation

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS.

☐ Appearance Date on or before _____

☐ Hearing Date (if applicable) on _____ ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Court address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	06	05	2024
Officer's Name (printed): ERIC PAPURE	Officer's ID No.: ORD 1		
Agency ORI: MI-5255900	Agency Name: CITY OF MARQUETTE		

UC-03, (rev. 3/21)

COURT COPY

☐ MIS. ☐ JUV.

Ticket No. CIC 10049

Name: Morrison

Case No.

☒ C.I. ☐ MIS. ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10059

Dept. No.

Complaint No. 02400330

Offense Code

Local Use/Arrest No.

The People of: ☒ the State of Michigan ☐ Township ☒ City ☐ Village ☐ County

OF MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 05 Day 15 Year '24 At approximately 09:00 ☒ A.M. ☐ P.M. Date of Birth: Month 11 Day 30

State ☐ Oper./Chauff. ☐ CDL Driver License Number

Race | Sex | Height | Weight | Hair | Eyes | Occupation/Employer

Name (First, Middle, Last): CHARLES WILLIAM MORRISON

Street: 306 S FIFTH ST

City: MARQUETTE State: MI Zip Code: 49855

E-mail Address | Cellular Phone

Vehicle Plate No. | Year | State | Vehicle Description (Year, Make, Color) | Veh

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC - 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 306 S 5TH

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLO

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

1 of 65

Describe: IPMC - FAILURE TO BRING GARAGE INTO REP

VIN

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 10TH violation.

The fine for this violation is $ 500.00 and must be paid at the violations bureau by 5:00 p.m. on 05/24/2024 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

ADMIT RESPONSIBILITY: If you wish to admit responsibility and pay your fine, you may do so by appearing in person or by mailing your fine along with this notice to the violations bureau.
ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.

I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	05	15	2024
Officer's Name (printed): ERIC PAPURE	Officer's ID No.: ORD 1		
Agency ORI: MI-5255900	Agency Name: CITY OF MARQUETTE		

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

☐ JUV.

CIC 10049 / Morrison

C.I. ☐ MIS ☐ JUV.

State of Michigan
Uniform Municipal
Civil Infraction Citation

CIC 10053

Dept. No.

Complaint No. 0240030

Offense Code

Local Use/Arrest No.

The People of: ☐ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 06 Day 26 Year '24 At approximately 9:00 ☒ A.M ☐ P.M. Date of Birth Month 11 Day 30 Year 60

State ☐ Oper./Chauff. ☐ CDL Driver License Number

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S 5TH ST

City MARQUETTE State MI Zip Code 49855

E-mail Address Cellular Phone

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh. Type

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S 5TH

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLOWING

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

Describe IPMC - FAILURE TO BRING GARAGE INTO GARAGE INTO REPAIR

VIN:

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1ST violation.

The fine for this violation is $ _____ and must be paid at the violations bureau by 5:00 p.m. on 06/26/2024 unless you contact the violations bureau before this time.

NOTE: This is a copy of the Notice of Violation served on the defendant.

I state that the above notice of violation was served on the defendant. The defendant failed to pay the fine specified above or failed to contact the violations bureau on the date and time specified above. Therefore, this civil infraction citation is being issued.

TO THE DEFENDANT: You are required to appear as follows to answer this citation
SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

☐ Appearance Date on or before

☐ Hearing Date (if applicable) on ☐ Contact Court

A formal hearing may be requested by either party.

In the 96th DISTRICT Court of MARQUETTE

Court address & phone number

234 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 225-8235

I served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	06	26	2024

Officer's Name (printed)	Officer's ID No.
ERIC PAUPORE	ORD 1

Agency ORI	Agency Name
MI- 5255900	CITY OF MARQUETTE

UC-03, (rev. 3/21)

COURT COPY

C.I. ☐ MIS. ☐ JUV.

State of Michigan
Municipal Civil Infraction
Notice of Violation

Ticket No. 10071

Dept. No.

Complaint No. 0240030

Offense Code

Local Use/Arrest No.

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

OF: MARQUETTE

THE UNDERSIGNED SAYS THAT ON: Month 06 Day 04 Year '24 At approximately 9:00 ☐ A.M ☐ P.M. Date of Birth Month 11 Day 30

State ☐ Oper./Chauff. ☐ CDL Driver License Number

Race	Sex	Height	Weight	Hair	Eyes	Occupation/Employer

Name (First, Middle, Last)
CHARLES WILLIAM MORRISON

Street
308 S 5TH ST

City MARQUETTE State MI Zip Code 49855

E-mail Address Cellular Phone

Vehicle Plate No.	Year	State	Vehicle Description (Year, Make, Color)	Veh.

THE PERSON NAMED ABOVE, in violation of § ORD 10-40, IPMC 302.7

☒ Local Ordinance ☐ State Law ☐ Administrative Rule

UPON

AT OR NEAR 308 S 5TH ST

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF MARQUETTE

COUNTY OF MARQUETTE DID THE FOLLO

☐ Nuisance Ordinance	☐ Building Code
☐ Licenses Ordinance	☐ Plumbing Code
☒ Zoning Ordinance	☐ Electrical Code
☐ Sign, Lighting & Display Ordinance	☐ Mechanical Code
☐ Animal & Fowl Ordinance	☐ Other

1665

Describe IPMC - FAILURE TO BRING GARAGE INTO GOOD REPAIR

VIN:

Person in Active Military Service ☐ Yes ☐ No

THIS VIOLATION IS A CIVIL INFRACTION and is your 1ST violation.

The fine for this violation is $ 500 and must be paid at the violations bureau by 5:00 p.m. on 06/26/2024 unless you contact the violations bureau before this time.

SEE BELOW FOR AN EXPLANATION OF YOUR RIGHTS AND INSTRUCTIONS.

WARNING: If you fail to pay the fine specified above or fail to contact the violations bureau on the date and time specified above, a civil infraction citation will be issued. You are alleged to be responsible for a civil infraction. You must either: 1) admit responsibility; 2) admit responsibility with explanation; or 3) deny responsibility.

If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

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ADMIT RESPONSIBILITY WITH EXPLANATION OR DENY RESPONSIBILITY: If you wish to admit responsibility with explanation or deny responsibility and have a hearing, you must contact the violations bureau on or before the date specified above. A citation will be issued and filed with the court where you will have the right to an informal hearing before a magistrate or judge or to appear in court for a formal hearing before a judge.

Violations bureau address & phone number

CITY OF MARQUETTE, MICHIGAN
300 W. BARAGA AVE., MARQUETTE, MI 49855
(906) 228-0475

I personally served a copy of this notice upon the defendant.
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable	Month	Day	Year
	06	04	'24

Officer's Name (printed)	Officer's ID No.
ERIC PAUPORE	ORD 1

Agency ORI	Agency Name
MI- 5255900	CITY OF MARQUETTE

UC-02, Rev. 3/21

VIOLATIONS BUREAU COPY

Enforcement Notes

EN20-0327

07/23/2020 - Called PO. No answer. Vmail left notifying of failed reinspection and return call request. EP.

charlie morrison <cwmorrison1@gmail.com>
Mon 11/23/2020 7:31 AM
Eric Paupore-

RE: EN20-0327 for 308 S Fifth st
(PIN 0240030)

Due to the recent Covid-19 restrictions from Michigan Governor Whitmer, it appears most everyone is home until December 8th, due to the amount of work involved, I would request an extension to complete my work until
July 23rd 2021.

Cordially

Charles Morrison
cwmorrison1@gmail.com
Sent from my iPhone

11/24/2020 - Per Request of Property Owner, Extension given until 07/23/2021

05/24/2021 – Opened EN21-0144 per complaint. Notes in BS&A:
Originally came in as complaint. Complainant wanted to remain anonymous. Called the next day and recanted complaint. This complaint not actively enforced at this time. Multiple other ongiong violations with this property

08/06/2021 - Failed to meet deadline. 2nd VN issued with same letter on 07/26. Updated reinspection date on letter to 08-20. EP

08/20/2021 - Failed to meet deadline. 3rd VN issued with same letter on 07/26. Updated reinspection date on letter to 09-06. EP

09/21/2021 - attempted to call Mr. Morrison. No Answer. No voicemail setup. 906-361-2787 (found in old vio) EP

08/20/2021 - 308S 5th/529 N 4th - Violations
Eric Paupore
Fri 8/20/2021 12:52 PM
Mr. Morrison,

Today was the third bi-weekly reinspection for your properties located at 308 S Fifth St and 529 N Fourth St. Bi-weekly reinspection's resumed on July 23 per your requested extension back on 11/23/2020.

Today's failed reinspection will result in $500 tickets for each property's respective violations. Municipal Civil Infraction Notice of Violation #'s 8859 and 8860 have been deposited in today's outgoing mail. From today's date forward, failure to contact our office for violation resolution, failed reinspection's, or work/demolition without securing a Zoning Compliance Permit will result in $500 tickets for each offense on the preset bi-weekly schedule.

Additionally, It appears as if 529 N Fourth has undergone partial demolition of the area under code violation. This work requires a Zoning Compliance Permit for demolition and the need for such was relayed in each failed reinspection letter addressed to you since 07/26/2021.

Please contact our office to discuss your plans for compliance on each of these open code violations.

Eric Paupore
City of Marquette
Community Development
Planning/Zoning Technician
906-225-4021

11/18/2021 - Per District Court - first 3 CIC's unresolved and notice of show cause has been issued. Remaining still unpaid but not show caused yet. Enforcement paused pending court action. Reinspection set for post-show cause on 12/15 EP

Tracy LaJoie <tlajoie@mqtco.org>
Fri 12/17/2021 9:59 AM

So there was only one hearing on 12/15/21. It was for 5222.

5222 = He didn't show up so I issued a bench warrant that is on Judge's desk for signature.
5427 = $648 balance owed. Next step will be a show cause hearing most likely in January
5428 = $648 balance owed. Next step will be a show cause hearing most likely in January
5218 = $96 balance owed. This just got closed because there are not enough jail eligible fines to bench warrant him.

Pam has transferred offices so please let me know if you need anything further.

Tracy LaJoie
Clerk of the Court
tlajoie@mqtco.org
(906) 225-8242
>>> Pamela Waterman 12/16/2021 4:32 PM >>>

Pamela Waterman
Case Specialist
Friend of the Court
234 W Baraga Ave
Marquette, MI 49855
(906) 225-8270
(906) 225-8274 FAX

>>> Eric Paupore <erpaupore@marquettemi.gov> 12/16/2021 3:40 PM >>>
Hi Pamela,

I believe there was a hearing this week for a few of the CIC's issued to Charles Morrison. I believe the associated tickets are CIC#'s 5218, 5222, 5427, and 5428. Could you please let me know what the outcome was?

Eric Paupore
City of Marquette
Community Development
Planning/Zoning Technician
906-225-4021

Kaitlin Halvorson <KHalvorson@mqtco.org>
Eric Paupore
Good morning, Eric,
5218 - The case was closed due to not enough jail eligible fines to bench warrant.
5222 - Bench Warrant was issued for $156
5427 - Bench Warrant was issued for $648
5428 - Bench Warrant was issued for $648
5438 - Bench Warrant was issued for $648

5445 - Bench Warrant was issued for $648

I was unable to find a citation with a matching CIC for 5433. I did find three others for Mr. Morrison that have bench warrants. They are:

8871 - Bench Warrant was issued for $648
5429 - Bench Warrant was issued for $612
5221 - Bench Warrant was issued for $120

Thank you

Kaitlin Halvorson
District Court Clerk
khalvorson@mqtco.org
906-225-8235

>>> Eric Paupore <erpaupore@marquettemi.gov> 12/5/2022 8:54 AM >>>
Good morning, Kaitlin,

I'm doing some case follow-up and was wondering if you could let me know what the status/resolution was on your end for tickets that I had issued for Charles Morrison of 308 S Fifth St in the City of Marquette. Many tickets were issued with non-payment resulting in them being forwarded to the courts and my last notes showed that there was a large outstanding balance and a bench warrant issued.

The CIC 3's are: 5218, 5222, 5427, 5428, 5433, 5438, 5445.

These were all issued in 2021.

Eric Paupore
City of Marquette
Community Development
Planning/Zoning Technician
906-225-4021

04/02/2024 - Met with Charlie at his home at 529 N Fourth St with FD regarding required inspection and pending tenant eviction + outstanding code violations at this residence. Informed him of outstanding violation at 308 S Fifth and outstanding bench warrants. Told him to expect copies of all notices. Notices sent by certified mail to 308 S Fifth St, 529 N Fifth St, and emailed copies to cwmorrison1@gmail.com. Joe Baker - 906-250-0040

District Court Actions

(Non-payments, Bench Warrants, Resolutions)

MARQUETTE DEFENDANT HISTORY

DATE: 11/25/24

NAME: MORRISON/CHARLES PAGE: 1

CASE#	OFFENSE DATE	CHARGE	CNT	----DISPOSITION---- DATE	DESCRIPTION	FINES	JAIL	PROB	
M081506ON	80408	PROPERTY	1	100108	DEFAULT JGMT	96.00			C
M091285ON	72209	NOXIOUS WEED	1	90809	DEFAULT JGMT	108.00			C
M091286ON	72209	NOXIOUS WEED	1	90809	DEFAULT JGMT	108.00			C
M091984ON	101309	PROPERTY	1	120809	DEFAULT JGMT	636.00			C
M091985ON	101309	PROPERTY	1	120809	DEFAULT JGMT	96.00			C
M100060ON	120809	PROPERTY	1	12710	DEFAULT JGMT	80.00			C
M010596CM	41801	BLDG CODE VL	1	52301	DEFAULT JGMT	120.00			C
M051851ON	112905	PROH ACCUMUL	1	13006	FOUND RESP.	150.00			C
M060340ON	51104	ZONING CODE	1	31706	DEFAULT JGMT	156.00			C
M060341ON	120305	PROH ACCUMUL	1	31706	DEFAULT JGMT	96.00			C
M060342ON	120305	PROH ACCUMUL	1	31706	DEFAULT JGMT	96.00			C
M060658ON	22206	PROH ACCUMUL	1	52206	DEFAULT JGMT	96.00			C
M060659ON	21706	INOP MTR VEH	1	52206	DEFAULT JGMT	96.00			C
M060660ON	11606	HOUSEHOLD	1	52206	DEFAULT JGMT	156.00			C
M060661ON	11606	PROH ACCUMUL	1	52206	DEFAULT JGMT	156.00			C
M060849ON	30706	PROH ACCUMUL	1	61506	DEFAULT JGMT	96.00			C
M081697ON	91508	PROPERTY	1	102708	DEFAULT JGMT	176.60			C
M155002ON	93015	EXTERIOR STR	1	111215	DEFAULT JGMT	60.00			C
M155003ON	93015	NUISANCE	1	111215	DEFAULT JGMT	96.00			C
M155926ON	112515	PROPERTY	1	10416	DEFAULT JGMT	156.00			C
M163562ON	63016	PROPERTY	1	80816	DEFAULT JGMT	276.00			C
M164730ON	90616	PROPERTY	1	101716	DEFAULT JGMT	636.00			C
M165733ON	111016	PROPERTY	1	122116	DEFAULT JGMT	96.00			C
M165914ON	112816	PROPERTY	1	11717	DEFAULT JGMT	636.00			C
170689ON	11217	PROH ACCUMUL	1	22117	DEFAULT JGMT	80.00			C
172165ON	41917	EXTERIOR STR	1	82018	DISMISSED				C
234776ON	100923	RENTAL CODE	1	112023	DEFAULT JGMT	228.00			C
240226ON	112823	RENTAL CODE	1	20524	DEFAULT JGMT	348.00			C
241054ON	20624	RENTAL CODE	1	40124	DEFAULT JGMT	1248.00			C
M060911ON	22006	PROPERTY	1	61906	DEFAULT JGMT	96.00			C
19558605	110195	NO PROOF INS	1	120895	DISMISSED				C
19766460A	113097	STOP SIGN	1	10798	DEFAULT JGMT	80.00			C
19766460B	113097	FL DSPLY LIC	1	121097	DSP GLTY PL				C
207074397	31907	NO REG TRLR	1	32607	JDGMNT RNDRD				C
212654ON	82521	PROPERTY	1	91421	DEFAULT JGMT	96.00			C
212655ON	82321	PROPERTY	1	91421	DEFAULT JGMT	156.00			C
212657ON	82521	EXTERIOR STR	1	91521	DEFAULT JGMT	120.00			C
212962ON	92221	PROPERTY	1	101321	DEFAULT JGMT	648.00			C
212963ON	92221	EXTERIOR STR	1	101321	DEFAULT JGMT	612.00			C
212964ON	92221	PROPERTY	1	101321	DEFAULT JGMT	648.00			W
213212ON	92221	PROPERTY	1	110321	DEFAULT JGMT	648.00			C
213536ON	111021	PROPERTY	1	120821	DEFAULT JGMT	648.00			C
213693ON	120621	PROPERTY	1	10322	DEFAULT JGMT	648.00			C
233596ON	81123	INOP MTR VEH	1	90523	DEFAULT JGMT	108.00			C
241055ON	31124	RENTAL CODE	1	40124	DEFAULT JGMT	1248.00			C
241056ON	31124	RENTAL CODE	1	40124	DEFAULT JGMT	648.00			C
241741ON	50624	PROPERTY	1	52224	DEFAULT JGMT	648.00			C
241904ON	52124	PROPERTY	1	61024	DEFAULT JGMT	648.00			C
242163ON	60524	PROPERTY	1	62424	DEFAULT JGMT	876.00			C
242164ON	60524	PROH ACCUMUL	1	62424	DEFAULT JGMT	108.00			C
242352ON	62624	PROH ACCUMUL	1	71524	DEFAULT JGMT	168.00			C
242353ON	62624	PROPERTY	1	71524	DEFAULT JGMT	648.00			C

MARQUETTE
DATE: 11/25/24
NAME: MORRISON/CHARLES

DEFENDANT HISTORY

CASE#	OFFENSE DATE	CHARGE	CNT	----DISPOSITION---- DATE	DESCRIPTION	FINES	JAIL	PROB	
243274ON	82724	INOP MTR VEH	1	91624	DEFAULT JGMT	108.00			D
243449ON	91124	INOP MTR VEH	1	100124	DEFAULT JGMT	140.00			D
243607ON	92024	INOP/UNLIC	1	101624	DEFAULT JGMT	540.00			D
243819ON	102124	INOP MTR VEH	1	111224	DEFAULT JGMT	90.00			D
243951ON	110524	INOP MTR VEH	1	112524	DEFAULT JGMT	540.00			D
244134ON	111924	INOP MTR VEH	1			510.00			N
10434948	10704	SPEEDING 5	1	21104	DEFAULT JGMT	105.00			C

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: 212962ON D01 ON
X-REFERENCE #: 5427
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 09/23/21
OFFENSE DATE: 09/22/21 1200 PI
ARREST DATE:

DOB: ########## SEX: M RACE: W
VEHICLE TYPE:
DLN: ################
VPN:
CDL:
VEH YR: VEH MAKE: VIN:
PAPER PLATE:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: FAIL TO REPAIR GARAGE DAMAGE

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 10/13/21
SENTENCING DATE: 10/13/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
09/22/21			
01 ORIGINAL CHARGE	PROPERTY		JAS
09/23/21			
FILING DATE	092321		JAS
01 DUE DATE	100821		JAS
09/24/21			
MISCELLANEOUS ACTION	ALL COUNTS		FM
SUPPLEMENTAL SENTENCING		$510.00	FM
3RD VIOLATION			FM
STATE COSTS - NON-TRAFFIC	CIVIL INFRACTION	$10.00	FM
ORDINANCE FINE & COSTS		$500.00	FM
10/13/21			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
11/10/21			
01 14 DAY NOTICE GENERATED	PROPERTY		
12/08/21			
01 20% LATE PENALTY	PROPERTY	$108.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
12/20/21				
01	MISCELLANEOUS ACTION PROPERTY			JAS
	SCHEDULED FOR SHOWCAUSE HEARING			JAS
	011222 1000A KANGAS,ROGER W.,		P-40816	JAS
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			JAS
	PROPERTY			JAS
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			JAS
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			JAS
	COURT			JAS
	DEFENDANT HAS FAILED TO:			JAS
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			JAS
	DUE OF $648. PAYMENT MUST			JAS
	BE MADE BY CASH,MONEY ORDER,CREDIT/DEBIT			JAS
	CARD.PAYMENT CAN BE MADE			JAS
	ONLINE AT E.COURTS.MICHIGAN.GOV			JAS
01/13/22				
01	BENCH WARRANT ISSUED PROPERTY			JAS
	CONTEMPT/FAIL TO APPEAR			JAS
	DEFENDANT FAILED TO APPEAR 1/12/22 FOR SHOW			JAS
	CAUSE OR PAY/CSW.BALANCE DUE IS			JAS
	$648 **3018** CONTEMPT OF COURT. MARQUETTE			JAS
	COUNTY PICK UP			JAS
	BW TO JUDGE FOR SIGNATURE			JAS
01/31/22				
	BW TO MCSD			JAS
02/14/22				
01	14 DAY NOTICE GENERATED PROPERTY			
10/31/24				
01	MONETARY TRANSACTION PROPERTY			JLV
	PAYMENT	$648.00	D189267	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **2126550N** D01 ON
X-REFERENCE #: 5222
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 08/26/21
OFFENSE DATE: 08/23/21 1000 AM
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: GARAGE NEEDS REPAIR-2ND

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 09/14/21
SENTENCING DATE: 09/14/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
90.00	56.00	10.00	0.00	0.00	0.00	156.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
08/23/21				
01 ORIGINAL CHARGE	PROPERTY			JAS
08/26/21				
FILING DATE	082621			JAS
01 DUE DATE	090921			JAS
MISCELLANEOUS ACTION	ALL COUNTS			JLH
SUPPLEMENTAL SENTENCING			$100.00	JLH
ASSESSING FINES				JLH
2ND OFFENSE				JLH
ORDINANCE FINE & COSTS			$90.00	JLH
STATE COSTS - NON-TRAFFIC	CIVIL INFRACTION		$10.00	JLH
09/14/21				
01 DEFAULT JUDGMENT GENERATED	PROPERTY			
PENALTY ADDED-ORDINANCE	PROPERTY		$30.00	
10/12/21				
01 14 DAY NOTICE GENERATED	PROPERTY			
11/09/21				
01 20% LATE PENALTY	PROPERTY		$26.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
11/18/21				
01	MISCELLANEOUS ACTION PROPERTY			PW
	SCHEDULED FOR SHOWCAUSE HEARING			PW
	121521 1000A KANGAS,ROGER W.,		P-40816	PW
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			PW
	PROPERTY			PW
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			PW
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			PW
	COURT			PW
	DEFENDANT HAS FAILED TO:			PW
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			PW
	DUE OF $156.00 PAYMENT CAN			PW
	BE MADE BY CASH, MONEY ORDER, OR CREDIT/			PW
	DEBIT CARD. PAYMENT CAN BE			PW
	MADE ONLINE AT E.COURTS.MICHIGAN.GOV. IF			PW
	YOUR LICENSE IS SUSPENDED, IT			PW
	MAY REMAIN SUSPENDED UNTIL PAID IN FULL.			PW
12/16/21				
01	BENCH WARRANT ISSUED PROPERTY			TLM
	CONTEMPT/FAIL TO APPEAR			TLM
	DEFENDANT FAILED TO APPEAR FOR 12/15/21			TLM
	SHOW CAUSE HEARING OR PAY/CSW			TLM
	BALANCE DUE IS $156 **301.8** CONTEMPT OF			TLM
	COURT MARQUETTE COUNTY PICKUP			TLM
	$50 CASH BOND.			TLM
01/03/22				
	BW TO MCSD			JAS
01/18/22				
01	14 DAY NOTICE GENERATED PROPERTY			
10/31/24				
01	MONETARY TRANSACTION PROPERTY			JLV
	PAYMENT	$156.00	D189268	JLV
01	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:51

STATE OF MICHIGAN 96TH JUDICIAL DISTRICT ORI520025J	**REGISTER OF ACTIONS**	CASE NO: **213693ON** D01 ON X-REFERENCE #: 1215445 STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH STREET
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 12/09/21
OFFENSE DATE: 12/06/21 900 AI
ARREST DATE:

DOB: ########## SEX: M RACE: W VEHICLE TYPE: DLN: ################ VPN: CDL:
VEH YR: VEH MAKE: VIN: PAPER PLATE:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: FAIL TO REPAIR GARAGE

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 01/03/22
SENTENCING DATE: 01/03/22

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
12/06/21			
01 ORIGINAL CHARGE	PROPERTY		PMM
12/09/21			
FILING DATE	120921		PMM
01 DUE DATE	122921		PMM
FILE TO MAG FOR REVIEW.			PMM
12/13/21			
MISCELLANEOUS ACTION	ALL COUNTS		FM
SUPPLEMENTAL SENTENCING		$510.00	FM
STATE COSTS - NON-TRAFFIC	CIVIL INFRACTION	$10.00	FM
ORDINANCE FINE & COSTS		$500.00	FM
01/03/22			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
01/31/22			
01 14 DAY NOTICE GENERATED	PROPERTY		
02/28/22			
01 20% LATE PENALTY	PROPERTY	$108.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
04/07/22				
01	MISCELLANEOUS ACTION PROPERTY			
	SCHEDULED FOR SHOWCAUSE HEARING			NM
	060122 1000A WEBER,KARL A.,		P-55335	NM
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			NM
	PROPERTY			NM
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			NM
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			NM
	COURT			NM
	DEFENDANT HAS FAILED TO:			NM
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			NM
	DUE OF $648. **301.8**			NM
	PAYMENTS CAN BE MADE BY CASH, MONEY ORDER,			NM
	CREDIT/DEBIT CARD OR ON			NM
	LINE AT E.COURTS.MICHIGAN.GOV. IF YOUR			NM
	DRIVER'S LICENSE IS SUSPENDED			NM
	IT WILL REMAIN SUSPENDED UNTIL PAID IN			NM
	FULL.			NM
06/02/22				
01	BENCH WARRANT ISSUED PROPERTY			TLM
	CONTEMPT/FAIL TO APPEAR			TLM
	DEFENDANT FAILED TO APPEAR FOR 6/01/22 SHOW			TLM
	CAUSE HEARING OR PAY/CSW			TLM
	BALANCE DUE IS $648 **301.8** CONTEMPT OF			TLM
	COURT MARQUETTE COUNTY PICKUP			TLM
	$648 CASH BOND.			TLM
	BENCH WARRANT TO JUDGE FOR SIGNATURE			TLM
06/07/22				
	BENCH WARRANT TO MCSD			TLM
07/05/22				
01	14 DAY NOTICE GENERATED PROPERTY			
10/31/24				
01	MONETARY TRANSACTION PROPERTY			JLV
	PAYMENT	$648.00	D189252	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **240226ON** D01 ON
X-REFERENCE #: 5597
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/W
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 01/18/24
OFFENSE DATE: 11/28/23
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: GARDNER/BEN
PROSECUTOR:
VICTIM/DESC: FAIL TO CMPLT CMPLNC INSP FIR

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 42.04 ORD#42.04
RENTAL CODE VIO-CITY OF MARQUETTE
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 02/05/24
SENTENCING DATE: 02/05/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
250.00	88.00	10.00	0.00	0.00	0.00	348.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
11/28/23			
01 ORIGINAL CHARGE	RENTAL CODE		TMG
01/18/24			
FILING DATE	011824		TMG
01 DUE DATE	012924		TMG
FILE TO MAG TO ASSIGN F&C.			TMG
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$260.00	JLH
FAILURE TO COMPLETE COMPLIANCE INSPECTION			JLH
2ND VIOLATION			JLH
ORDINANCE FINE & COSTS		$250.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
02/05/24			
01 DEFAULT JUDGMENT GENERATED			
	RENTAL CODE		
PENALTY ADDED-ORDINANCE	RENTAL CODE	$30.00	
03/04/24			
01 14 DAY NOTICE GENERATED	RENTAL CODE		
04/01/24			
01 20% LATE PENALTY	RENTAL CODE	$58.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
04/12/24				
01	MISCELLANEOUS ACTION RENTAL CODE			TMG
	SCHEDULED FOR SHOWCAUSE HEARING			TMG
	051524 1000A KANGAS,ROGER W.,		P-40816	TMG
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			TMG
	RENTAL CODE			TMG
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			TMG
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TMG
	COURT			TMG
	DEFENDANT HAS FAILED TO:			TMG
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TMG
	PAY/CSW IN THE AMOUNT OF			TMG
	$348 **42.04**. PAYMENT MUST BE BY CASH,			TMG
	MONEY ORDER OR CREDIT/			TMG
	DEBIT CARD. PAYMENT CAN BE MADE ONLINE @ E.			TMG
	COURTS.MICHIGAN.GOV IF YOUR			TMG
	DRIVER LICENSE IS SUSPENDED, IT WILL REMAIN			TMG
	SO UNTIL PAID IN FULL.			TMG
05/03/24				
	REMOVED FROM DOCKET 051524-1000A KANGAS,ROGER W.,		P-40816	TLM
	SCHEDULED FOR SHOWCAUSE HEARING			TLM
	052924-1000A KANGAS,ROGER W.,		P-40816	TLM
01	NOTICE TO APPEAR GENERATED			TLM
	RENTAL CODE			TLM
05/30/24				
01	BENCH WARRANT ISSUED RENTAL CODE			KMH
	CONTEMPT/FAIL TO APPEAR			KMH
	DEFENDANT FAILED TO APPEAR FOR 5/29/24 SHOW			KMH
	CAUSE HEARING OR PAY/CSW. BALANCE			KMH
	DUE IS $348 **42.04** CONTEMPT OF COURT.			KMH
	MARQUETTE COUNTY PICK UP.			KMH
	$348 CASH BOND			KMH
	BW TO JUDGE FOR SIGNATURE			KMH
06/03/24				
01	BW TO MCSO 6/4/24			TMG
07/01/24				
01	14 DAY NOTICE GENERATED RENTAL CODE			
10/31/24				
01	MONETARY TRANSACTION RENTAL CODE			JLV
	PAYMENT	$348.00	D189265	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:42

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **241054ON** D01 ON
X-REFERENCE #: 5599
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/W
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 03/15/24
OFFENSE DATE: 02/06/24
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

VEHICLE TYPE:
DOB: ########## SEX: RACE: DLN: ##########
VEH YR: VEH MAKE: VIN:

OFFICER: GARDNER/BEN
PROSECUTOR:
VICTIM/DESC: 1ST VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 42.04
ORD#42.04
RENTAL CODE VIO-CITY OF MARQUETTE
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 04/01/24
SENTENCING DATE: 04/01/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
1000.00	238.00	10.00	0.00	0.00	0.00	1248.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
02/06/24			
01 ORIGINAL CHARGE	RENTAL CODE		TMG
03/15/24			
FILING DATE	031524		TMG
01 DUE DATE	032724		TMG
OVERCAPACITY OF UNCERTIFIED RENTAL UNITS			TMG
FILE TO MAG TO ASSIGN F&C			TMG
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$1,010.00	JLH
ASSESSING FINES AND COSTS			JLH
1ST VIOLATION			JLH
ORDINANCE FINE & COSTS		$1,000.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
04/01/24			
01 DEFAULT JUDGMENT GENERATED	RENTAL CODE		
PENALTY ADDED-ORDINANCE	RENTAL CODE	$30.00	
04/29/24			
01 14 DAY NOTICE GENERATED	RENTAL CODE		

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
05/28/24				
01 20% LATE PENALTY	RENTAL CODE	$208.00		
06/12/24				
01 MISCELLANEOUS ACTION	RENTAL CODE			TMG
SCHEDULED FOR SHOWCAUSE HEARING				TMG
	071724 1000A WEBER,KARL A.,		P-55335	TMG
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				TMG
	RENTAL CODE			TMG
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TMG
SHOULD NOT BE HELD IN CIVIL CONTEMPT OF				TMG
COURT				TMG
DEFENDANT HAS FAILED TO:				TMG
DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO				TMG
PAY/CSW IN THE AMOUNT OF				TMG
$1248 **#42.04**. PAYMENT MUST BE W/ CASH,				TMG
MONEY ORDER OR DEBIT/				TMG
CREDIT CARD. PAYMENT CAN BE MADE ONLINE @				TMG
E.COURTS.MICHIGAN.GOV. IF				TMG
YOUR DRIVER LICENSE IS SUSPENDED IT WILL				TMG
REMAIN SO UNTIL PAID IN FULL.				TMG
06/27/24				
MISCELLANEOUS ACTION	ALL COUNTS			TMG
REMOVED FROM DOCKET	071724 1000A WEBER,KARL A.,		P-55335	TMG
SCHEDULED FOR SHOWCAUSE HEARING				TMG
	071724 1000A KANGAS,ROGER W.,		P-40816	TMG
07/19/24				
01 BENCH WARRANT ISSUED	RENTAL CODE			TMG
CONTEMPT/FAIL TO APPEAR				TMG
DEFENDANT FAILED TO APPEAR FOR 07/17/24				TMG
SHOW CAUSE HEARING OR PAY/CSW. BALANCE				TMG
DUE IS $1248 **42.004** CONTEMPT OF COURT.				TMG
MARQUETTE COUNTY PICK UP.				TMG
$1248 CASH BOND				TMG
MOTION, AFFIDAVIT & BENCH WARRANT GENERATED				TMG
	RENTAL CODE			TMG
07/24/24				
BW TO MCSO				TMG
08/19/24				
01 14 DAY NOTICE GENERATED	RENTAL CODE			
10/31/24				
01 MONETARY TRANSACTION	RENTAL CODE			JLV
PAYMENT		$1,248.00	D189264	JLV
CASH TENDERED				JLV
11/01/24				
MISCELLANEOUS ACTION	ALL COUNTS			JLV
BENCH WARRANT RETURNED				JLV
MISCELLANEOUS ACTION	ALL COUNTS			JLV
CASE CLOSED				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:42

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **234776ON** D01 ON
X-REFERENCE #: 5596
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/W
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 11/02/23
OFFENSE DATE: 10/09/23
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: GARDNER/BEN
PROSECUTOR:
VICTIM/DESC:

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 42.04 ORD#42.04
RENTAL CODE VIO-CITY OF MARQUETTE
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 11/20/23
SENTENCING DATE: 11/20/23

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
150.00	68.00	10.00	0.00	0.00	0.00	228.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
10/09/23			
01 ORIGINAL CHARGE	RENTAL CODE		KMH
11/02/23			
FILING DATE	110223		KMH
01 DUE DATE	111323		KMH
FAILURE TO COMPLETE A COMPLIANCE INSPECTION			KMH
SEC. 23-49			KMH
FILE TO MAG TO ASSIGN F&C			KMH
11/06/23			
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$160.00	JLH
FINES AND COSTS			JLH
1ST VIOLATION			JLH
ORDINANCE FINE & COSTS		$150.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
11/20/23			
01 DEFAULT JUDGMENT GENERATED			
	RENTAL CODE		
PENALTY ADDED-ORDINANCE	RENTAL CODE	$30.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
12/18/23				
01	14 DAY NOTICE GENERATED RENTAL CODE			
01/16/24				
01	20% LATE PENALTY RENTAL CODE	$38.00		
01/18/24				
01	MISCELLANEOUS ACTION RENTAL CODE			TMG
	SCHEDULED FOR SHOWCAUSE HEARING			TMG
	020824 1000A WEBER,KARL A.,		P-55335	TMG
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			TMG
	RENTAL CODE			TMG
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			TMG
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TMG
	COURT			TMG
	DEFENDANT HAS FAILED TO:			TMG
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TMG
	PAY/CSW IN THE AMOUNT OF			TMG
	$228 **ORD#42.04**. PAYMENT CAN BE MADE			TMG
	WITH CASH, MONEY ORDER OR WITH			TMG
	DEBIT/CREDIT CARD ON-LINE AT E.COURTS.			TMG
	MICHIGAN.GOV. IF YOUR DRIVER'S			TMG
	LICENSE IS SUSPENDED, IT WILL REMAIN SO			TMG
	UNTIL PAID IN FULL.			TMG
02/12/24				
01	BENCH WARRANT ISSUED RENTAL CODE			TMG
	CONTEMPT/FAIL TO APPEAR			TMG
	DEFENDANT FAILED TO APPEAR FOR 2/8/24 SHOW			TMG
	CAUSE HEARING OR PAY/CSW. BALANCE			TMG
	DUE IS $228 **ORD#42.04** CONTEMPT OF			TMG
	COURT. MARQUETTE COUNTY PICK UP.			TMG
	$228 CASH BOND.			TMG
	BW TO KAW FOR SIGNATURE.			TMG
02/20/24				
	BW TO MCSD			TMG
03/12/24				
01	14 DAY NOTICE GENERATED RENTAL CODE			
10/31/24				
01	MONETARY TRANSACTION RENTAL CODE			JLV
	PAYMENT	$228.00	D189266	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:42

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **241056ON** D01 ON

STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 03/15/24
OFFENSE DATE: 03/11/24
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: GARDNER/BEN
PROSECUTOR:
VICTIM/DESC: 3RD VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 42.04 ORD#42.04
RENTAL CODE VIO-CITY OF MARQUETTE
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 04/01/24
SENTENCING DATE: 04/01/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
03/11/24			
01 ORIGINAL CHARGE	RENTAL CODE		TMG
03/15/24			
FILING DATE	031524		TMG
01 DUE DATE	032724		TMG
FAILURE TO RENEW/RECERTIFY RENTAL PROPERTY			TMG
FILE TO MAG TO ASSIGN F&C.			TMG
03/18/24			
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$510.00	JLH
ASSESSING FINES AND COSTS.			JLH
3RD VIOLATION			JLH
ORDINANCE FINE & COSTS		$500.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
04/01/24			
01 DEFAULT JUDGMENT GENERATED			
	RENTAL CODE		
PENALTY ADDED-ORDINANCE	RENTAL CODE	$30.00	
PREVIOUS ADDRESS:			TMG
308 S FIFTH ST APT 49855			TMG
MARQUETTE, MI			TMG

DATE	ACTIONS, JUDGMENTS, CASE NOTES				INITIALS
04/29/24					
01	14 DAY NOTICE GENERATED	RENTAL CODE			
05/28/24					
01	20% LATE PENALTY	RENTAL CODE	$108.00		
06/12/24					
01	MISCELLANEOUS ACTION	RENTAL CODE			TMG
	SCHEDULED FOR SHOWCAUSE HEARING				TMG
		071724 1000A WEBER,KARL A.,		P-55335	TMG
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				TMG
		RENTAL CODE			TMG
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TMG
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF				TMG
	COURT				TMG
	DEFENDANT HAS FAILED TO:				TMG
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO				TMG
	PAY/CSW IN THE AMOUNT OF				TMG
	$648 **#42.04**. PAYMENT MUST BE W/ CASH,				TMG
	MONEY ORDER OR DEBIT/				TMG
	CREDIT CARD. PAYMENT CAN BE MADE ONLINE @				TMG
	E.COURTS.MICHIGAN.GOV. IF				TMG
	YOUR DRIVER LICENSE IS SUSPENDED IT WILL				TMG
	REMAIN SO UNTIL PAID IN FULL.				TMG
06/27/24					
	MISCELLANEOUS ACTION	ALL COUNTS			TMG
	REMOVED FROM DOCKET	071724 1000A WEBER,KARL A.,		P-55335	TMG
	SCHEDULED FOR SHOWCAUSE HEARING				TMG
		071724 1000A KANGAS,ROGER W.,		P-40816	TMG
07/19/24					
01	BENCH WARRANT ISSUED	RENTAL CODE			
	CONTEMPT/FAIL TO APPEAR				TMG
	DEFENDANT FAILED TO APPEAR FOR 07/17/24				TMG
	SHOW CAUSE HEARING OR PAY/CSW. BALANCE				TMG
	DUE IS $648 **42.04** CONTEMPT OF COURT.				TMG
	MARQUETTE COUNTY PICK UP.				TMG
	$648 CASH BOND				TMG
07/24/24					
	BW TO MCSO				TMG
08/19/24					
01	14 DAY NOTICE GENERATED	RENTAL CODE			
10/31/24					
01	MONETARY TRANSACTION	RENTAL CODE			JLV
	PAYMENT		$648.00	D189263	JLV
	CASH TENDERED				JLV
11/01/24					
	MISCELLANEOUS ACTION	ALL COUNTS			JLV
	BENCH WARRANT RETURNED				JLV
	MISCELLANEOUS ACTION	ALL COUNTS			JLV
	CASE CLOSED				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:43

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **2410550N** D01 ON
X-REFERENCE #: 5501
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

COUNTY/STATE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 03/15/24
OFFENSE DATE: 03/11/24
ARREST DATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:

VEHICLE TYPE:
DLN: ################
VIN:

VPN:
CDL:
PAPER PLATE:

OFFICER: GARDNER/BEN
PROSECUTOR:
VICTIM/DESC: 2ND VIOLATION

DEPT: CITY OF MARQUETTE

VENUE: COUNTY/STATE

CNT: 01 C/M/F: C 42.04
ORD#42.04
RENTAL CODE VIO-CITY OF MARQUETTE
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 04/01/24
SENTENCING DATE: 04/01/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
1000.00	238.00	10.00	0.00	0.00	0.00	1248.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
03/11/24			
01 ORIGINAL CHARGE	RENTAL CODE		TMG
03/15/24			
FILING DATE	031524		TMG
01 DUE DATE	032724		TMG
OVERCAPACITY OF UNCERTIFIED UNITS			TMG
FILE TO MAG TO ASSIGN F&C			TMG
03/18/24			
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$1,010.00	JLH
ASSESSING FINES AND COSTS			JLH
2ND VIOLATION			JLH
ORDINANCE FINE & COSTS		$1,000.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
04/01/24			
01 DEFAULT JUDGMENT GENERATED			
	RENTAL CODE		
PENALTY ADDED-ORDINANCE	RENTAL CODE	$30.00	
04/29/24			
01 14 DAY NOTICE GENERATED	RENTAL CODE		

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
05/28/24				
01 20% LATE PENALTY	RENTAL CODE	$208.00		
06/12/24				
01 MISCELLANEOUS ACTION	RENTAL CODE			TMG
SCHEDULED FOR SHOWCAUSE HEARING				TMG
	071724 1000A WEBER,KARL A.,		P-55335	TMG
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG	RENTAL CODE			TMG
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TMG
SHOULD NOT BE HELD IN CIVIL CONTEMPT OF				TMG
COURT				TMG
DEFENDANT HAS FAILED TO:				TMG
DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO				TMG
PAY/CSW IN THE AMOUNT OF				TMG
$1248 **#42.04**. PAYMENT MUST BE W/ CASH,				TMG
MONEY ORDER OR DEBIT/				TMG
CREDIT CARD. PAYMENT CAN BE MADE ONLINE @				TMG
E.COURTS.MICHIGAN.GOV. IF				TMG
YOUR DRIVER LICENSE IS SUSPENDED IT WILL				TMG
REMAIN SO UNTIL PAID IN FULL.				TMG
06/27/24				
MISCELLANEOUS ACTION	ALL COUNTS			TMG
REMOVED FROM DOCKET	071724 1000A WEBER,KARL A.,		P-55335	TMG
SCHEDULED FOR SHOWCAUSE HEARING				TMG
	071724 1000A KANGAS,ROGER W.,		P-40816	TMG
07/19/24				
01 BENCH WARRANT ISSUED	RENTAL CODE			TMG
CONTEMPT/FAIL TO APPEAR				TMG
DEFENDANT FAILED TO APPEAR FOR 07/17/24				TMG
SHOW CAUSE HEARING OR PAY/CSW. BALANCE				TMG
DUE IS $1248 **42.04** CONTEMPT OF COURT.				TMG
MARQUETTE COUNTY PICK UP.				TMG
$1248 CASH BOND				TMG
07/24/24				
BW TO MCSO				TMG
08/19/24				
01 14 DAY NOTICE GENERATED	RENTAL CODE			
10/31/24				
01 MONETARY TRANSACTION	RENTAL CODE			JLV
PAYMENT		$1,248.00	D189262	JLV
CASH TENDERED				JLV
11/01/24				
MISCELLANEOUS ACTION	ALL COUNTS			JLV
BENCH WARRANT RETURNED				JLV
MISCELLANEOUS ACTION	ALL COUNTS			JLV
CASE CLOSED				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:43

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: 242353ON D01 ON
X-REFERENCE #: 10053
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S 5TH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 06/26/24
OFFENSE DATE: 06/26/24 900 AM
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ##########
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 11TH VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE:
PLEA:
PLEA DATE:
FINDINGS: DEFAULT JGMT
DISPOSITION DATE: 07/15/24
SENTENCING DATE: 07/15/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE:
PROBATION:
VEH IMMOB START DATE:
NUMBER OF DAYS:
VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
06/26/24				
FILING DATE	062624			TMG
01 ORIGINAL CHARGE	PROPERTY			TMG
DUE DATE	071024			TMG
FILE TO MAG TO ASSIGN FINES & COSTS.				TMG
06/28/24				
MISCELLANEOUS ACTION	ALL COUNTS			FM
SUPPLEMENTAL SENTENCING		$510.00		FM
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00		FM
ORDINANCE FINE & COSTS		$500.00		FM
07/15/24				
01 DEFAULT JUDGMENT GENERATED	PROPERTY			
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00		
08/12/24				
01 14 DAY NOTICE GENERATED	PROPERTY			
09/09/24				
01 20% LATE PENALTY	PROPERTY	$108.00		
09/25/24				
01 MISCELLANEOUS ACTION	PROPERTY			TLM
SCHEDULED FOR SHOWCAUSE HEARING				TLM
	102424 1000A WEBER,KARL A.,		P-55335	TLM
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				TLM
	PROPERTY			TLM
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TLM

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
09/25/24				
01	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TLM
	COURT			TLM
	DEFENDANT HAS FAILED TO:			TLM
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TLM
	PAY FINES AND COSTS IN THE			TLM
	AMOUNT OF $648. **PACC 301.8** PAYMENTS			TLM
	CAN BE MADE WITH CASH,			TLM
	MONEY ORDER, OR ON-LINE AT: E.COURTS.			TLM
	MICHIGAN.GOV. IF YOUR DRIVER'S			TLM
	LICENSE IS SUSPENDED, IT WILL REMAIN			TLM
	SUSPENDED UNTIL PAID IN FULL.			TLM
09/30/24				
	SHOW CAUSE MAILED TO THE DEFENDANT			TLM
10/24/24				
01	BENCH WARRANT ISSUED	PROPERTY		MS
	CONTEMPT/FAIL TO APPEAR			MS
	DEFENDANT FAILED TO APPEAR FOR 10/24/24			MS
	SHOW CAUSE HEARING OR PAY/CSW. BALANCE			MS
	DUE IS $648 **301.8** CONTEMPT OF COURT.			MS
	MARQUETTE COUNTY PICK UP.			MS
	$648 CASH BOND			MS
	BW TO JUDGE FOR SIGNATURE			MS
10/31/24				
01	MONETARY TRANSACTION	PROPERTY		JLV
	PAYMENT			JLV
	CASH TENDERED		$648.00 D189258	JLV
11/01/24				
	MISCELLANEOUS ACTION	ALL COUNTS		JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION	ALL COUNTS		JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:47

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **242352ON** D01 ON
X-REFERENCE #: 10052
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S 5TH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 06/26/24
OFFENSE DATE: 06/26/24 900 AM
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: M RACE: U
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ##########
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 2ND VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 2616
PROHIBITED ACCUMULATIONS
ORD#26.16
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 07/15/24
SENTENCING DATE: 07/15/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
100.00	58.00	10.00	0.00	0.00	0.00	168.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
06/26/24				
FILING DATE	062624			TMG
01 ORIGINAL CHARGE	PROH ACCUMUL			TMG
DUE DATE	071024			TMG
FILE TO MAG TO ASSIGN FINES & COSTS				TMG
06/28/24				
MISCELLANEOUS ACTION	ALL COUNTS			FM
SUPPLEMENTAL SENTENCING		$110.00		FM
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00		FM
ORDINANCE FINE & COSTS		$100.00		FM
07/15/24				
01 DEFAULT JUDGMENT GENERATED				
	PROH ACCUMUL			
PENALTY ADDED-ORDINANCE	PROH ACCUMUL	$30.00		
08/12/24				
01 14 DAY NOTICE GENERATED	PROH ACCUMUL			
09/09/24				
01 20% LATE PENALTY	PROH ACCUMUL	$28.00		
09/25/24				
01 MISCELLANEOUS ACTION	PROH ACCUMUL			TLM
SCHEDULED FOR SHOWCAUSE HEARING				TLM
	102424 1000A WEBER,KARL A.,		P-55335	TLM
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				TLM
	PROH ACCUMUL			TLM
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TLM

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
09/25/24				
01	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TLM
	COURT			TLM
	DEFENDANT HAS FAILED TO:			TLM
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TLM
	PAY FINES AND COSTS IN THE			TLM
	AMOUNT OF $168. **PACC 2616** PAYMENTS CAN			TLM
	BE MADE WITH CASH,			TLM
	MONEY ORDER, OR ON-LINE AT: E.COURTS.			TLM
	MICHIGAN.GOV. IF YOUR DRIVER'S			TLM
	LICENSE IS SUSPENDED, IT WILL REMAIN			TLM
	SUSPENDED UNTIL PAID IN FULL.			TLM
09/30/24				
	SHOW CAUSE MAILED TO THE DEFENDANT			TLM
10/24/24				
01	BENCH WARRANT ISSUED	PROH ACCUMUL		MS
	CONTEMPT/FAIL TO APPEAR			MS
	DEFENDANT FAILED TO APPEAR FOR 10/24/24			MS
	SHOW CAUSE HEARING OR PAY/CSW. BALANCE			MS
	DUE IS $168 **2616** CONTEMPT OF COURT.			MS
	MARQUETTE COUNTY PICK UP.			MS
	$168 CASH BOND			MS
	BW TO JUDGE FOR SIGNATURE			MS
10/31/24				
01	MONETARY TRANSACTION	PROH ACCUMUL		JLV
	PAYMENT			JLV
	CASH TENDERED		$168.00 D189260	JLV
11/01/24				
	MISCELLANEOUS ACTION	ALL COUNTS		JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION	ALL COUNTS		JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:47

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **242164ON** D01 ON
X-REFERENCE #: 10050
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 06/06/24
OFFENSE DATE: 06/05/24 1200 PI
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 1ST VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 2616
PROHIBITED ACCUMULATIONS
ORD#26.16
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 06/24/24
SENTENCING DATE: 06/24/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
50.00	48.00	10.00	0.00	0.00	0.00	108.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
06/05/24			
01 ORIGINAL CHARGE	PROH ACCUMUL		TMG
06/06/24			
FILING DATE	060624		TMG
01 DUE DATE	061924		TMG
FILE TO MAG TO ASSIGN F&C.			TMG
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$60.00	JLH
ASSESSING FINES AND COSTS			JLH
1ST VIOLATION			JLH
ORDINANCE FINE & COSTS		$50.00	JLH
STATE COSTS - NON-TRAFFIC	CIVIL INFRACTION	$10.00	JLH
06/24/24			
01 DEFAULT JUDGMENT GENERATED	PROH ACCUMUL		
PENALTY ADDED-ORDINANCE	PROH ACCUMUL	$30.00	
07/22/24			
01 14 DAY NOTICE GENERATED	PROH ACCUMUL		
08/19/24			
01 20% LATE PENALTY	PROH ACCUMUL	$18.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
09/25/24				
01	MISCELLANEOUS ACTION PROH ACCUMUL			TLM
	SCHEDULED FOR SHOWCAUSE HEARING			TLM
	102424 1000A WEBER,KARL A.,		P-55335	TLM
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			TLM
	PROH ACCUMUL			TLM
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			TLM
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TLM
	COURT			TLM
	DEFENDANT HAS FAILED TO:			TLM
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TLM
	PAY FINES AND COSTS IN THE			TLM
	AMOUNT OF $108. **PACC 2616** PAYMENTS CAN			TLM
	BE MADE WITH CASH,			TLM
	MONEY ORDER, OR ON-LINE AT: E.COURTS.			TLM
	MICHIGAN.GOV. IF YOUR DRIVER'S			TLM
	LICENSE IS SUSPENDED, IT WILL REMAIN			TLM
	SUSPENDED UNTIL PAID IN FULL.			TLM
09/30/24				
	SHOW CAUSE MAILED TO THE DEFENDANT			TLM
10/24/24				
01	BENCH WARRANT ISSUED PROH ACCUMUL			MS
	CONTEMPT/FAIL TO APPEAR			MS
	DEFENDANT FAILED TO APPEAR FOR 10/24/24			MS
	SHOW CAUSE HEARING OR PAY/CSW. BALANCE			MS
	DUE IS $108 **2616** CONTEMPT OF COURT.			MS
	MARQUETTE COUNTY PICK UP.			MS
	$108 CASH BOND			MS
	BW TO JUDGE FOR SIGNATURE			MS
10/31/24				
01	MONETARY TRANSACTION PROH ACCUMUL			JLV
	PAYMENT	$108.00	D189261	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:47

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **242163ON** D01 ON
X-REFERENCE #: 10049
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 06/06/24
OFFENSE DATE: 06/05/24 1200 PM
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 10TH VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 06/24/24
SENTENCING DATE: 06/24/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	176.00	200.00	0.00	0.00	0.00	876.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
06/05/24			
01 ORIGINAL CHARGE	PROPERTY		TMG
06/06/24			
FILING DATE	060624		TMG
01 DUE DATE	061924		TMG
FILE TO MAG TO ASSIGN F&C.			TMG
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$700.00	JLH
ASSESSING FINES AND COSTS			JLH
10TH VIOLATION			JLH
ORDINANCE FINE & COSTS		$500.00	JLH
STATE COSTS - NON-TRAFFIC	CIVIL INFRACTION	$200.00	JLH
06/24/24			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
07/22/24			
01 14 DAY NOTICE GENERATED	PROPERTY		
08/19/24			
01 20% LATE PENALTY	PROPERTY	$146.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
09/25/24				
01	MISCELLANEOUS ACTION PROPERTY			
	SCHEDULED FOR SHOWCAUSE HEARING			TLM
	102424 1000A WEBER,KARL A.,		P-55335	TLM
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			TLM
	PROPERTY			TLM
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			TLM
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TLM
	COURT			TLM
	DEFENDANT HAS FAILED TO:			TLM
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TLM
	PAY FINES AND COSTS IN THE			TLM
	AMOUNT OF $876. **PACC 301.8** PAYMENTS			TLM
	CAN BE MADE WITH CASH,			TLM
	MONEY ORDER, OR ON-LINE AT: E.COURTS.			TLM
	MICHIGAN.GOV. IF YOUR DRIVER'S			TLM
	LICENSE IS SUSPENDED, IT WILL REMAIN			TLM
	SUSPENDED UNTIL PAID IN FULL.			TLM
09/30/24				
	SHOW CAUSE MAILED TO THE DEFENDANT			TLM
10/24/24				
01	BENCH WARRANT ISSUED PROPERTY			
	CONTEMPT/FAIL TO APPEAR			MS
	DEFENDANT FAILED TO APPEAR FOR 10/24/24			MS
	SHOW CAUSE HEARING OR PAY/CSW. BALANCE			MS
	DUE IS $876 **301.8** CONTEMPT OF COURT.			MS
	MARQUETTE COUNTY PICK UP.			MS
	$876 CASH BOND			MS
	BW TO JUDGE FOR SIGNATURE			MS
10/31/24				
01	MONETARY TRANSACTION PROPERTY			
	PAYMENT			JLV
	CASH TENDERED	$876.00	D189259	JLV
11/01/24				JLV
	MISCELLANEOUS ACTION ALL COUNTS			
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV
				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:48

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **241904ON** D01 ON
X-REFERENCE #: 10039
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308S 5TH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 05/22/24
OFFENSE DATE: 05/21/24 320 PM
ARREST DATE:
VPN:
CDL: N
PAPER PLATE:

DOB: ########## SEX: M RACE: U
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 9TH VIO-IPMC

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 06/10/24
SENTENCING DATE: 06/10/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
05/21/24			
01 ORIGINAL CHARGE	PROPERTY		TMG
05/22/24			
FILING DATE	052224		TMG
01 DUE DATE	060424		TMG
IPMC-FAILURE TO BRING GARAGE INTO GOOD			TMG
REPAIR.			TMG
FILE TO MAG TO ASSIGN F&C.			TMG
MISCELLANEOUS ACTION	ALL COUNTS		FM
SUPPLEMENTAL SENTENCING		$510.00	FM
9TH VIOLATION			FM
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	FM
ORDINANCE FINE & COSTS		$500.00	FM
06/10/24			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
07/08/24			
01 14 DAY NOTICE GENERATED	PROPERTY		

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
08/05/24				
01 20% LATE PENALTY	PROPERTY	$108.00		
08/09/24				
01 MISCELLANEOUS ACTION	PROPERTY			TLM
SCHEDULED FOR SHOWCAUSE HEARING				TLM
	091124 1000A KANGAS,ROGER W.,		P-40816	TLM
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				TLM
	PROPERTY			TLM
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				TLM
SHOULD NOT BE HELD IN CIVIL CONTEMPT OF				TLM
COURT				TLM
DEFENDANT HAS FAILED TO:				TLM
DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO				TLM
PAY FINES AND COSTS IN THE				TLM
AMOUNT OF $186. **ORD 301.8** PAYMENTS CAN				TLM
BE MADE WITH CASH, MONEY				TLM
ORDER OR ON-LINE AT: E.COURTS.MICHIGAN.GOV.				TLM
IF YOUR DRIVER'S LICENSE				TLM
IS SUSPENDED, IT WILL REMAIN SUSPENDED				TLM
UNTIL PAID IN FULL.				TLM
09/11/24				
01 BENCH WARRANT ISSUED	PROPERTY			TLM
CONTEMPT/FAIL TO APPEAR				TLM
DEFENDANT FAILED TO APPEAR FOR 9/11/24 SHOW				TLM
CAUSE HEARING OR PAY/PERFORM CSW				TLM
BALANCE DUE IS $648 **301.8** CONTEMPT OF				TLM
COURT				TLM
MARQUETTE COUNTY PICK UP, $648 CASH BOND				TLM
BENCH WARRANT TO RWK FOR SIGNATURE				TLM
09/13/24				
BENCH WARRANT SENT TO MCSD				TLM
10/14/24				
01 14 DAY NOTICE GENERATED	PROPERTY			
10/31/24				
01 MONETARY TRANSACTION	PROPERTY			JLV
PAYMENT		$648.00	D189257	JLV
CASH TENDERED				JLV
11/01/24				
MISCELLANEOUS ACTION	ALL COUNTS			JLV
BENCH WARRANT RETURNED				JLV
MISCELLANEOUS ACTION	ALL COUNTS			JLV
CASE CLOSED				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:48

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **241741ON** D01 ON
X-REFERENCE #: 10024
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

COUNTY/STATE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 05/06/24
OFFENSE DATE: 05/06/24 800 AM
ARREST DATE:

DOB: ########## SEX: RACE: VEHICLE TYPE: VPN:
VEH YR: VEH MAKE: DLN: ################ CDL:
VIN: PAPER PLATE:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: 8TH VIOLATION

DEPT: CITY OF MARQUETTE
VENUE: COUNTY/STATE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE

ORD#301.8

ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 05/22/24
SENTENCING DATE: 05/22/24

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
05/06/24			
FILING DATE	050624		TMG
01 ORIGINAL CHARGE	PROPERTY		TMG
DUE DATE	051724		TMG
IPMC-FAILURE TO BRING GARAGE INTO REPAIR			TMG
FILE TO MAG TO ASSIGN FINES & COSTS.			TMG
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$510.00	JLH
ASSESSING FINES AND COSTS			JLH
8TH VIOLATION			JLH
ORDINANCE FINE & COSTS		$500.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
05/22/24			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
06/20/24			
01 14 DAY NOTICE GENERATED	PROPERTY		
07/17/24			
01 20% LATE PENALTY	PROPERTY	$108.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
08/09/24				
01	MISCELLANEOUS ACTION PROPERTY			TLM
	SCHEDULED FOR SHOWCAUSE HEARING			TLM
	091124 1000A KANGAS,ROGER W.,		P-40816	TLM
	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			TLM
	PROPERTY			TLM
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			TLM
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			TLM
	COURT			TLM
	DEFENDANT HAS FAILED TO:			TLM
	DEFENDANT IS TO SHOW CAUSE FOR FAILURE TO			TLM
	PAY FINES AND COSTS IN THE			TLM
	AMOUNT OF $648. **ORD 301.8** PAYMENTS CAN			TLM
	BE MADE WITH CASH, MONEY			TLM
	ORDER OR ON-LINE AT: E.COURTS.MICHIGAN.GOV.			TLM
	IF YOUR DRIVER'S LICENSE			TLM
	IS SUSPENDED, IT WILL REMAIN SUSPENDED			TLM
	UNTIL PAID IN FULL.			TLM
09/11/24				
01	BENCH WARRANT ISSUED PROPERTY			TLM
	CONTEMPT/FAIL TO APPEAR			TLM
	DEFENDANT FAILED TO APPEAR FOR 9/11/24 SHOW			TLM
	CAUSE HEARING OR PAY/PERFORM CSW			TLM
	BALANCE DUE IS $648 **301.8** CONTEMPT OF			TLM
	COURT			TLM
	MARQUETTE COUNTY PICK UP, $648 CASH BOND			TLM
	BENCH WARRANT TO RWK FOR SIGNATURE			TLM
09/13/24				
	BENCH WARRANT SENT TO MCSD			TLM
10/14/24				
01	14 DAY NOTICE GENERATED PROPERTY			
10/31/24				
01	MONETARY TRANSACTION PROPERTY			JLV
	PAYMENT	$648.00	D189256	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:48

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: **2126570N** D01 ON
X-REFERENCE #: 5221
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 08/26/21
OFFENSE DATE: 08/25/21 1000 AI
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: M RACE: W
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ################
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: WEATHERPROOF EXT WALLS-2ND

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 304.6
PACC#304.6
EXTERIOR WALLS - INTERNATIONAL PROPERTY MAINT. VIOLATION
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 09/15/21
SENTENCING DATE: 09/15/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
90.00	20.00	10.00	0.00	0.00	0.00	120.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
08/25/21				
01 ORIGINAL CHARGE	EXTERIOR STR			JAS
08/26/21				
FILING DATE	082621			JAS
01 DUE DATE	091021			JAS
MISCELLANEOUS ACTION	ALL COUNTS			JLH
SUPPLEMENTAL SENTENCING		$100.00		JLH
ASSESSING FINES				JLH
2ND OFFENSE				JLH
ORDINANCE FINE & COSTS		$90.00		JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00		JLH
09/15/21				
01 DEFAULT JUDGMENT GENERATED				
	EXTERIOR STR			
10/13/21				
01 14 DAY NOTICE GENERATED	EXTERIOR STR			
11/10/21				
01 20% LATE PENALTY	EXTERIOR STR	$20.00		
12/20/21				
01 MISCELLANEOUS ACTION	EXTERIOR STR			JAS
SCHEDULED FOR SHOWCAUSE HEARING				JAS
	011222 1000A KANGAS,ROGER W.,		P-40816	JAS
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				JAS
	EXTERIOR STR			JAS
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				JAS

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
12/20/21				
01	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			JAS
	COURT			JAS
	DEFENDANT HAS FAILED TO:			JAS
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			JAS
	DUE OF $120.PAYMENT MUST			JAS
	BE MADE BY CASH,MONEY ORDER,OR CREDIT/DEBIT			JAS
	CARD.PAYMENT CAN BE MADE			JAS
	ONLINE AT E.COURTS.MICHIGAN.GOV. **304.6**			JAS
01/13/22				
01	BENCH WARRANT ISSUED EXTERIOR STR			JAS
	CONTEMPT/FAIL TO APPEAR			JAS
	DEFENDANT FAILED TO APPEAR 1/12/22 SHOW			JAS
	CAUSE HEARING OR PAY/CSW. BALANCE DUE			JAS
	IS $120 **3048** CONTEMPT OF COURT.			JAS
	MARQUETTE COUNTY PICK UP			JAS
	BW TO JUDGE FOR SIGNATURE			JAS
01/31/22				
	BW TO MCSD			JAS
02/14/22				
01	14 DAY NOTICE GENERATED EXTERIOR STR			
10/31/24				
01	MONETARY TRANSACTION EXTERIOR STR			JLV
	PAYMENT	$120.00	D189270	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: 212963ON D01 ON
X-REFERENCE #: 5429
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 09/23/21
OFFENSE DATE: 09/22/21 1200 PM
ARREST DATE:

DOB: ########## SEX: M RACE: W
VEH YR: VEH MAKE:

VEHICLE TYPE:
DLN: ################
VIN:

VPN:
CDL:
PAPER PLATE:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: FAIL TO WEATHERPROOF WALLS

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 304.6
PACC#304.6
EXTERIOR WALLS - INTERNATIONAL PROPERTY MAINT. VIOLATION
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 10/13/21
SENTENCING DATE: 10/13/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	102.00	10.00	0.00	0.00	0.00	612.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
09/22/21				
01 ORIGINAL CHARGE	EXTERIOR STR			JAS
09/23/21				
FILING DATE	092321			JAS
01 DUE DATE	100821			JAS
09/24/21				
MISCELLANEOUS ACTION	ALL COUNTS			FM
SUPPLEMENTAL SENTENCING		$510.00		FM
3RD VIOLATION				FM
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00		FM
ORDINANCE FINE & COSTS		$500.00		FM
10/13/21				
01 DEFAULT JUDGMENT GENERATED	EXTERIOR STR			
11/10/21				
01 14 DAY NOTICE GENERATED	EXTERIOR STR			
12/08/21				
01 20% LATE PENALTY	EXTERIOR STR	$102.00		
12/20/21				
01 MISCELLANEOUS ACTION	EXTERIOR STR			JAS
SCHEDULED FOR SHOWCAUSE HEARING				JAS
	011222 1000A KANGAS,ROGER W.,		P-40816	JAS
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				JAS
	EXTERIOR STR			JAS
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				JAS

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
12/20/21				
01	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			JAS
	COURT			JAS
	DEFENDANT HAS FAILED TO:			JAS
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			JAS
	DUE OF $612. PAYMENT MUST			JAS
	BE MADE BY CASH,MONEY ORDER,OR CREDIT/DEBIT			JAS
	CARD.PAYMENT CAN BE MADE			JAS
	ONLINE AT E.COURTS.MICHIGAN.GOV			JAS
01/13/22				
01	BENCH WARRANT ISSUED EXTERIOR STR			JAS
	CONTEMPT/FAIL TO APPEAR			JAS
	DEFENDANT FAILED TO APPEAR FOR 1/12/22 SHOW			JAS
	CAUSE OR PAY/CSW.BALANCE DUE IS			JAS
	$612 **3046** CONTEMPT OF COURT. MARQUETTE			JAS
	COUNTY PICKUP			JAS
	BW TO JUDGE FOR SIGNATURE			JAS
01/31/22				
	BW TO MCSD			JAS
02/14/22				
01	14 DAY NOTICE GENERATED EXTERIOR STR			
10/31/24				
01	MONETARY TRANSACTION EXTERIOR STR			JLV
	PAYMENT	$612.00	D189269	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: 213212ON D01 ON
X-REFERENCE #: 8871
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

CITY OF MARQUETTE v

MORRISON/CHARLES/WILLIAM
308 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 10/15/21
OFFENSE DATE: 09/22/21
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ##########
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: FAIL TO FIX GARAGE- 5TH

DEPT: CITY OF MARQUETTE
VENUE: CITY OF MARQUETTE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE:
PLEA:
PLEA DATE:
FINDINGS: DEFAULT JGMT
DISPOSITION DATE: 11/03/21
SENTENCING DATE: 11/03/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE:
PROBATION:
VEH IMMOB START DATE:
NUMBER OF DAYS:
VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
09/22/21			
01 ORIGINAL CHARGE	PROPERTY		JAS
10/15/21			
FILING DATE	101521		JAS
01 DUE DATE	102921		JAS
10/27/21			
MISCELLANEOUS ACTION	ALL COUNTS		FM
SUPPLEMENTAL SENTENCING		$510.00	FM
5TH VIOLATION			FM
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	FM
ORDINANCE FINE & COSTS		$500.00	FM
11/03/21			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
12/01/21			
01 14 DAY NOTICE GENERATED	PROPERTY		
12/29/21			
01 20% LATE PENALTY	PROPERTY	$108.00	

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
04/07/22				
	MISCELLANEOUS ACTION ALL COUNTS			NM
	SCHEDULED FOR SHOWCAUSE HEARING			NM
	060122 1000A WEBER,KARL A.,		P-55335	NM
01	ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG			NM
	PROPERTY			NM
	YOU ARE ORDERED TO SHOW CAUSE WHY YOU			NM
	SHOULD NOT BE HELD IN CIVIL CONTEMPT OF			NM
	COURT			NM
	DEFENDANT HAS FAILED TO:			NM
	DEFENDANT FAILED TO PAY/CSW FINES AND COSTS			NM
	DUE OF $648. **301.8**			NM
	PAYMENTS CAN BE MADE BY CASH, MONEY ORDER,			NM
	CREDIT/DEBIT CARD OR ON			NM
	LINE AT E.COURTS.MICHIGAN.GOV. IF YOUR			NM
	DRIVER'S LICENSE IS SUSPENDED			NM
	IT WILL REMAIN SUSPENDED UNTIL PAID IN			NM
	FULL.			NM
06/02/22				
01	BENCH WARRANT ISSUED PROPERTY			TLM
	CONTEMPT/FAIL TO APPEAR			TLM
	DEFENDANT FAILED TO APPEAR FOR 6/01/22 SHOW			TLM
	CAUSE HEARING OR PAY/CSW			TLM
	BALANCE DUE IS $648 **301.8** CONTEMPT OF			TLM
	COURT MARQUETTE COUNTY PICKUP			TLM
	$648 CASH BOND.			TLM
	BENCH WARRANT TO JUDGE FOR SIGNATURE			TLM
06/07/22				
	BW TO MCSD			TLM
06/09/22				
	PREV. DOB: ##########			TLM
	CORRECTED DOB BASED ON TICKET INFORMATION			TLM
07/05/22				
01	14 DAY NOTICE GENERATED PROPERTY			
10/31/24				
01	MONETARY TRANSACTION PROPERTY			JLV
	PAYMENT	$648.00	D189255	JLV
	CASH TENDERED			JLV
11/01/24				
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	BENCH WARRANT RETURNED			JLV
	MISCELLANEOUS ACTION ALL COUNTS			JLV
	CASE CLOSED			JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

STATE OF MICHIGAN
96TH JUDICIAL DISTRICT
ORI520025J

REGISTER OF ACTIONS

CASE NO: 2135360N D01 ON
X-REFERENCE #: 5438
STATUS: CLSD 11/01/24

JUDGE OF RECORD:
JUDGE:

COUNTY/STATE v

MORRISON/CHARLES/WILLIAM
208 S FIFTH ST
MARQUETTE MI 49855

CTN:
TCN:
SID:
ENTRY DATE: 11/19/21
OFFENSE DATE: 11/10/21
ARREST DATE:
VPN:
CDL:
PAPER PLATE:

DOB: ########## SEX: RACE:
VEH YR: VEH MAKE:
VEHICLE TYPE:
DLN: ##########
VIN:

OFFICER: PAUPORE,ERIC
PROSECUTOR:
VICTIM/DESC: FAIL TO FIX GARAGE-6TH

DEPT: CITY OF MARQUETTE
VENUE: COUNTY/STATE

CNT: 01 C/M/F: C 301.8
PROPERTY MAINTENCE CODE
ORD#301.8
ARRAIGNMENT DATE: PLEA: PLEA DATE:
FINDINGS: DEFAULT JGMT DISPOSITION DATE: 12/08/21
SENTENCING DATE: 12/08/21

FINE	COST	ST.COST	CON	MISC.	REST	TOT FINE	TOT DUE
500.00	138.00	10.00	0.00	0.00	0.00	648.00	0.00

JAIL SENTENCE: PROBATION:
VEH IMMOB START DATE: NUMBER OF DAYS: VEH FORFEITURE:

DATE	ACTIONS, JUDGMENTS, CASE NOTES		INITIALS
11/10/21			
01 ORIGINAL CHARGE	PROPERTY		JAS
11/19/21			
FILING DATE	111921		JAS
01 DUE DATE	120321		JAS
MISCELLANEOUS ACTION	ALL COUNTS		JLH
SUPPLEMENTAL SENTENCING		$510.00	JLH
6TH VIOLATION			JLH
ADDING FINES AND COSTS			JLH
ORDINANCE FINE & COSTS		$500.00	JLH
STATE COSTS - NON-TRAFFIC CIVIL INFRACTION		$10.00	JLH
12/08/21			
01 DEFAULT JUDGMENT GENERATED	PROPERTY		
PENALTY ADDED-ORDINANCE	PROPERTY	$30.00	
12/21/21			
RETURNED MAIL-DEFAULT JGMT			JAS
01/05/22			
01 14 DAY NOTICE GENERATED	PROPERTY		

DATE	ACTIONS, JUDGMENTS, CASE NOTES			INITIALS
02/02/22				
01 20% LATE PENALTY	PROPERTY	$108.00		
04/07/22				
01 MISCELLANEOUS ACTION	PROPERTY			NM
SCHEDULED FOR SHOWCAUSE HEARING				NM
	060122 1000A WEBER,KARL A.,		P-55335	NM
ORDER TO SHOW CAUSE GENERATED-UPDATED SHOWCAUSE FLAG				NM
	PROPERTY			NM
YOU ARE ORDERED TO SHOW CAUSE WHY YOU				NM
SHOULD NOT BE HELD IN CIVIL CONTEMPT OF				NM
COURT				NM
DEFENDANT HAS FAILED TO:				NM
DEFENDANT FAILED TO PAY/CSW FINES AND COSTS				NM
DUE OF $648. **301.8**				NM
PAYMENTS CAN BE MADE BY CASH, MONEY ORDER,				NM
CREDIT/DEBIT CARD OR ON				NM
LINE AT E.COURTS.MICHIGAN.GOV. IF YOUR				NM
DRIVER'S LICENSE IS SUSPENDED				NM
IT WILL REMAIN SUSPENDED UNTIL PAID IN				NM
FULL.				NM
06/02/22				
01 BENCH WARRANT ISSUED	PROPERTY			TLM
CONTEMPT/FAIL TO APPEAR				TLM
DEFENDANT FAILED TO APPEAR FOR 6/01/22 SHOW				TLM
CAUSE HEARING OR PAY/CSW				TLM
BALANCE DUE IS $648 **301.8** CONTEMPT OF				TLM
COURT MARQUETTE COUNTY PICKUP				TLM
$648 CASH BOND.				TLM
BENCH WARRANT TO JUDGE FOR SIGNATURE				TLM
06/07/22				
BW TO MCSD				TLM
07/05/22				
01 14 DAY NOTICE GENERATED	PROPERTY			
10/31/24				
01 MONETARY TRANSACTION	PROPERTY			JLV
PAYMENT		$648.00	D189253	JLV
CASH TENDERED				JLV
11/01/24				
MISCELLANEOUS ACTION	ALL COUNTS			JLV
BENCH WARRANT RETURNED				JLV
MISCELLANEOUS ACTION	ALL COUNTS			JLV
CASE CLOSED				JLV

***** END OF REGISTER OF ACTIONS ***** 11/25/24 13:50

Administrative Warrant

Approved, SCAO

Original affidavit - Issuing court
1st copy - Prosecutor

AFFIDAVIT FOR SEARCH WARRANT

Please type or press hard. *See the other side for instructions.* Police Agency Report Number: 2555900025

Jeffrey Fossitt, Fire Marshal , affiant(s), state that:

1. The person, place, or thing to be searched is described as and is located at:

The interior and exterior of the premises and garage located at 308 S. Fifth Street, Marquette, Michigan for the purpose of determining life safety and structural integrity of the structure pursuant to the International Property Maintenance Code (IPMC) 2021, Section 111. The property will be cleared by a police officer to ensure safe entry and the search shall be conducted by Fire Marshal Jeffrey Fossitt with the assistance of a paid consultant.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

No property to be seized.

3. The FACTS establishing probable cause or the grounds for search are:

a. Affiant is employed as City of Marquette Fire Marshal.
b. The Fire Department was notified by the Zoning Technician, Eric Paupore, that the condition of the garage has deteriorated over recent years despite enforcement efforts to have it repaired, that the garage looks to be unsound, and that further investigation is needed.
c. The Fire Department became aware that the garage is near an occupied home on the property, is near an occupied home on an adjoining property, and that the structural issues could pose a life safety risk to the occupants.
d. Affiant indicated, in writing, an intent to conduct a life safety inspection and structural assessment of the property during regular business hours, and Charles W. Morrison (owner) has not responded.
e. Charles W. Morrision has not cooperated with efforts to resolve code violations related to the garage and his property, and Affiant has reason to believe he will not cooperate with the inspection and structural assessment.
f. Pursuant to State of Michigan Public Act 207 the Fire Marshal has the authority to enter the premises to carry out fire and life safety inspections.

This affidavit consists of one (1) pages.

Affiant 1-3-25

Review on 1-2-25 Date

by Suzanne C. Larson Prosecuting official City Attorney

Subscribed and sworn to before me 1/6/25 Date

Court

Judge/Magistrate Bar no.

MC 231 (3/10) AFFIDAVIT FOR SEARCH WARRANT

Approved, SCAO

Original warrant - Return to issuing court
1st copy - Prosecutor
2nd copy - Serve
3rd copy - Issuing judge

SEARCH WARRANT

TO THE SHERIFF OR ANY PEACE OFFICER:

Police Agency Report Number: 25559000025

Jeffrey Fossitt, Fire Marshal, has sworn to the affidavit regarding the following:

1. The person, place, or thing to be searched is described as and is located at:

The interior and exterior of the premises and garage located at 308 S. Fifth Street, Marquette, Michigan for the purpose of determining life safety and structural integrity of the structure pursuant to the International Property Maintenance Code (IPMC) 2021, Section 111. The property will be cleared by a police officer to ensure safe entry and the search shall be conducted by Fire Marshal Jeffrey Fossitt with the assistance of a paid consultant.

2. The PROPERTY/PERSON to be searched for and seized, if found, is specifically described as:

No property to be seized.

IN THE NAME OF THE PEOPLE OF THE STATE OF MICHIGAN: I have found that probable cause exists and you are commanded to make the search and seize the described property/person. Leave a copy of this warrant and a tabulation (a written inventory) of all property taken with the person from whom the property was taken or at the premises. You are further commanded to promptly return this warrant and tabulation to the court.

Issued: 1/6/25 @ 10:52am
Date

Judge/Magistrate

Bar no.

RETURN AND TABULATION

Search was made _____ and the following property/person was seized:
Date

☐ Continued on other side.

Officer

Copy of warrant and tabulation served on: _____
Name

Tabulation filed: _____
Date

MC 231 (3/10) AFFIDAVIT AND SEARCH WARRANT

Photographs from 01/09/2025
Structural Analysis

01/09/2025 10:07

01/09/2025 10:07

01/09/2025 10:07

01/09/2025 10:00

01/09/2025 10:00

01/09/2025 10:01

01/09/2025 10:02

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01/09/2025 10:03

01/09/2025 10:03

01/09/2025 10:04

01/09/2025 10:04

01/09/2025 10:04

CONDEMNED
AS
Dangerous and Unsafe
This Structure Known as 308 S. Fifth Street
DANGER — KEEP OUT
DATE POSTED
CODE OFFICIAL
01/09/2025 10:07

Structural Analysis

NORTHERN DESIGN WORKS

420 Rail Street
Negaunee, MI 49866
906-475-6616
WWW.NDW.US

Marquette Fire Department
Attn: Jeff Fossitt – Fire Marshal
418 S. Third ST
Marquette, MI 49855

January 9, 2025

RE: 308 S. Fifth Street Garage

Mr. Fossitt:

I visited the property at 308 South Fifth Street today to provide an opinion on the structural safety of the garage behind the residence. The existing structure is a wood framed storage building, approximately 20 feet in each dimension. This opinion is based on a visual inspection of the structure from the exterior, including the interior portions visible through the large hole in the east wall.

Approximately 50 percent of the east wall of the structure is open. It appears this was originally constructed as a load bearing wall supporting the roof rafters and collar ties. Due to the missing piece of the wall, there is no structural support for the roof rafters or collar ties on that portion of the building, with a noticeable sag in the roof. As the collar ties are not functional both the east and west walls are spreading at the top as the roof is dropping.

The remaining wall studs and roof rafters are in poor condition. There is extensive rot and charring from previous fire damage on the remaining material. Much of the wood framing that could be observed has rotted to an extent to significantly reduce its structural capacity. It appears the wall is built on a heavy timber sill that has rotated out from its original position, and the bottom of the wall studs have been partially pushed off that supporting timber.

Due to the extent of structural damage, I would not consider this structure safe to occupy. Based on the extensive decay and damage, it does not appear it would be economically feasible to repair the structure as much of the material would need to be removed and replaced. The cost to do this would likely exceed the replacement value of the structure.

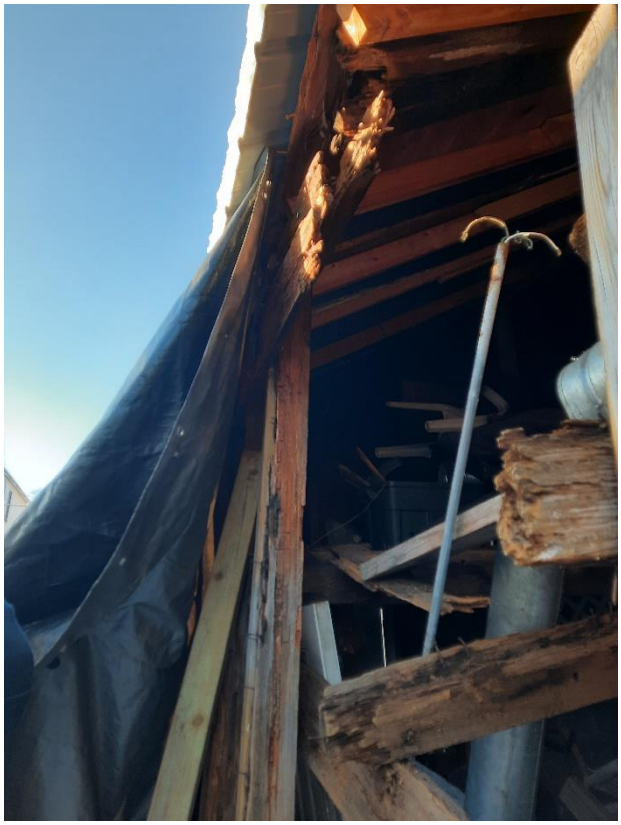
Sincerely,

Richard Uren RA
Architect – Owner

1 - Exterior of structure

2 - Unsupported roof framing

3 - Charred roof framing



4 - Rotted wood framing

5 - Sill rotated out of position

6 - West wall bowing out due to collar tie failure

Marquette Fire Department

Notice of Condemnation

MARQUETTE CITY FIRE DEPARTMENT

CODE ENFORCEMENT DIVISION
418 South Third St.
Marquette, MI 49855
fire@marquettemi.gov

Fire Chief
Ian Davis

Fire Marshal
Jeff Fossitt
906-225-8941

Rental Inspector
Brian Anderson
906-225-8999

Administrative Assistant
Jen Jakubowski
906-225-8596

01-09-25

Charles Morrison
308 S Fifth Street
Marquette, MI, 49855

On 1-9-25 at approximately 10:00AM, an Administrative Search Warrant was executed at 308 S. Fifth Street Marquette Michigan. The purpose of the Administrative Search Warrant is to determine the structural integrity of the garage per the International Property Maintenance Code (IPMC) 2021, Section 111.

It has been determined by Structural Engineer Richard Uren that the structure is not safe to enter or use for any purpose. Please see attached structural assessment.

I have posted the garage as “Condemned” Due to the extent of structural damage of the garage. Zoning Technician Eric Paupore was present during the search due to open Zoning enforcement at this property.

If you have any questions or concerns, please contact me at (906)225-8941.

Thank you,

Jeff Fossitt

Fire Marshal
Marquette Fire Department

06/12/2025

MORRISON, CHARLES W
308 S FIFTH ST
MARQUETTE, MI 49855

Re: EN20-0327 for 308 S FIFTH ST (PIN: 0240030)

Dear Mr. Charles Morrison,

On December 12, 2024, the City of Marquette, by way of a mailed notice to you at this address, announced plans to proceed with the demolition of your garage as it remains in violation of Marquette City Code of Ordinances Chapter 22-20 – Dangerous Structure; Declared a Public Nuisance.

> **Section 22-20(a): Dangerous Structure; Declared a Public Nuisance**
> *No person shall maintain any structure which is unsafe or which is a menace to the health, morals, or safety of the public. Every such structure shall be deemed a public nuisance and a dangerous structure.*

In accordance with Section 22-21 – Notice and Hearing of City Ordinances, we now write to advise you that the issue of required demolition of your garage at 308 S Fifth Street will be presented to the Marquette City Commission. On June 30th, 2025, at 6:00 PM, at Marquette City Hall (300 W Baraga Ave), a public hearing before the Marquette City Commission will occur to consider the ordering of the demolition of this building.

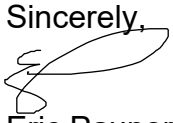
> **Section 22-21 - Notice and Hearing**
> *The city commission may, after notice to the owner and after holding a public hearing thereon, condemn any structure constituting a public nuisance by giving notice to the owner of the land upon which such structure is located, specifying in what respects said structure is a public nuisance and requiring said owner to alter, repair, tear down or remove same within such reasonable time, not exceeding 60 days, as may be necessary to do or have done the work required by said notice. Said notice may also provide a reasonable time within which such work shall be commenced. The same procedure shall be followed, where applicable, in the elimination of any condition constituting a public nuisance where the alteration, repair or removal of any structure is not involved. In such cases, the notice shall specify what activity or condition constitutes the public nuisance and in what respect it is to be altered, modified or discontinued.*

In this meeting, it may be determined that the structure be demolished. If demolition is required and work to perform this is done as a result of the City's intervention, all fees associated with demolition will be applied as a lien upon this property.

Conversely, if you are able to demolish the garage by some other means before this date, the fees for City intervention will be null. If demolition is completed by you, this process must be completed following the submittal and approval of a demolition permit obtained from the Community Development Department and full demolition must be completed before the June 30th, 2025, hearing.

If you have any questions, including what is necessary to bring the property into compliance, please contact me at erpaupore@marquettemi.gov or (906) 225-4021.

Sincerely,



Eric Paupore
Planning/Zoning Specialist
Community Development Department

Agenda Date: 6/30/2025

Public Hearing(s)
Ordinance #25-07: Land Development Code Amendments - Roll Call Vote

BACKGROUND:

On May 20, 2025, the Planning Commission conducted a public hearing for the consideration of a comprehensive set of amendments to the Land Development Code that had been the subject of several months of work and refinement before this meeting. After considering the proposed amendments and conducting the public hearing, the Planning Commission approved the following motion:

> *It was moved by K. Clegg, seconded by M. Rayner, and carried 7-0 that after review of the draft Land Development Code (LDC) amendments presented as case 01-ZOA-05-2025, and after conducting a public hearing and careful consideration of the contents of the draft LDC amendments, the Planning Commission finds that the draft LDC amendments are consistent with the recommendations, goals, and policy objectives of the Community Master Plan, comply with section 54.1405 of the Land Development Code and therefore are justified and appropriate and therefore should be approved by the City Commission as presented, represent an improvement to regulation that affects property owners in the city, and therefore are justified and appropriate and therefore should be approved by the City Commission as presented.*

Per the recommendation of the Planning Commission, the amendments are being presented at tonight's public hearing, as Ordinance #25-07. In the attached draft ordinance, strikethroughs indicate repealed content, while yellow highlights indicate newly added material.

Tonight's public hearing was scheduled at the City Commission's regular meeting of May 27.

FISCAL EFFECT:

None.

RECOMMENDATION:

Adopt Ordinance #25-07.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Ordinance #25-07 for Land Development Code Amendments
- PC Case File 01-ZOA-05-25 Land Development Code Amendments
- Minutes of 5-20-25 Planning Commission meeting

ORDINANCE #25-07

AN ORDINANCE TO AMEND SEVERAL SECTIONS OF MARQUETTE CITY CODE CHAPTER 54 – LAND DEVELOPMENT CODE:

ARTICLE 2 - DEFINITIONS
ARTICLE 3 – ZONING DISTRICTS AND MAP
ARTICLE 4 – SCHEDULE AND REGULATIONS
ARTICLE 5 – SUPPLEMENTAL ZONING DISTRICT STANDARDS
ARTICLE 6 – STANDARDS APPLICABLE TO SPECIFIC LAND USES
ARTICLE 7 – GENERAL PROVISIONS
ARTICLE 8 – ENVIRONMENTAL PERFORMANCE STANDARDS
ARTICLE 9 – PARKING, LOADING AND ACCESS MANAGEMENT
ARTICLE 10 – LANDSCAPING AND SCREENING
ARTICLE 11 – SIGNS
ARTICLE 12 - NONCONFORMITIES
ARTICLE 14 – ADMINISTRATIVE PROCEDURES
ARTICLE 15 – VIOLATIONS, PENALTIES, AND ENFORCEMENT

SUMMARY. This ordinance is intended to update the Land Development Code in several areas, where the need for improvements has been identified by staff and the City Planning Commission.

SECTION 1. Article 2- Definitions

Chapter 54 – LAND DEVELOPMENT CODE, Article 2 – Definitions is hereby amended as follows:

Article 2 Definitions

Section 54.202 Specific Terms

(27) Best Management Practices (BMPs). Conservation practices or management measures approved by the Michigan Department of ~~Environmental Quality (MDEQ)~~ Environment, Great Lakes, and Energy (EGLE) or the City that prevent, control, and reduce nonpoint source pollution.

(34) Building, Height: The vertical distance between the average grade (see definition of "Grade") and the highest point of the roof surface for flat roofs; to the deck line of Mansard roofs; the average height between eaves and ridge for gable, hip, and gambrel roofs; and the maximum height of the highest wall for a shed roof. (See *Figure 2. Building Height*). Asymmetrical gable roofs will be measured from the longest roof – the vertical distance between the average grade and the average height between eaves and ridge.

Figure 2. Building Height (Remove and Replace the images)

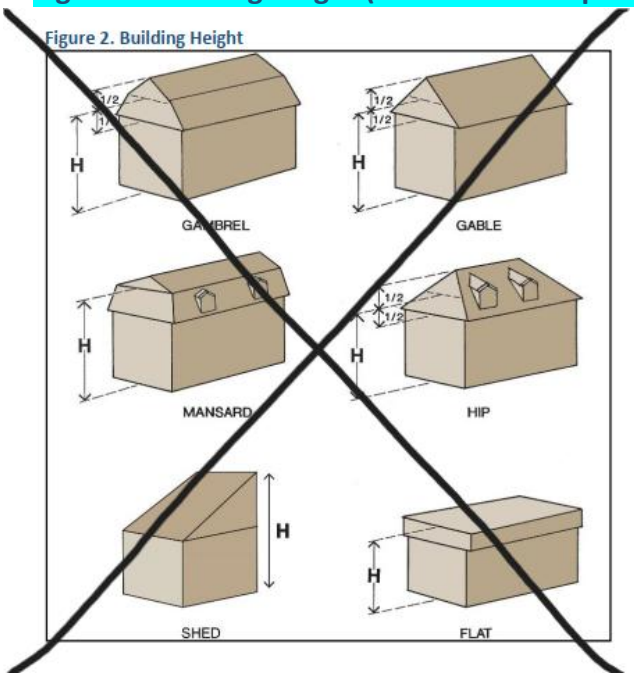
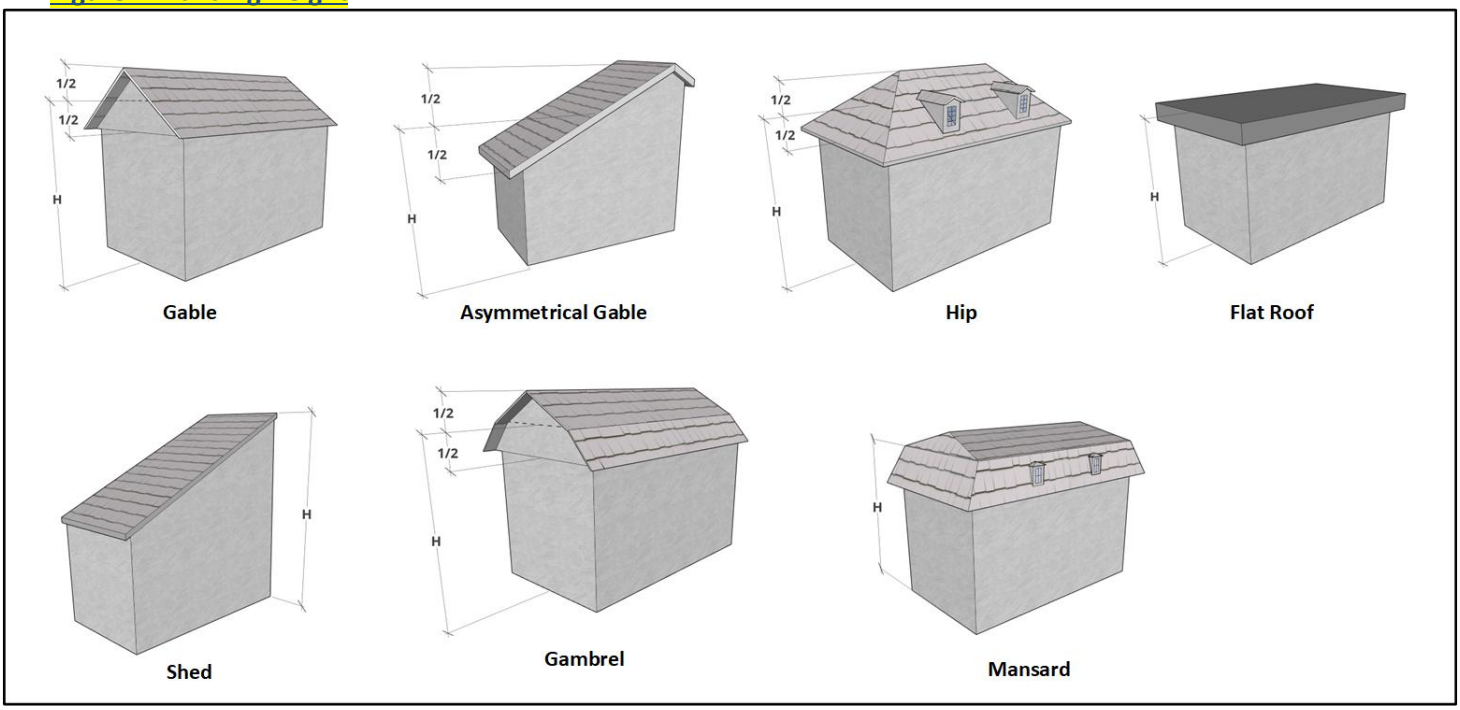


Figure 2. Building Height



(78) Fence, Residential Screening: A closed-construction (solid or board-on-board) fence, more than four (4) feet in height but no more than six (6) feet in height. Such a fence is located and maintained primarily to screen views to and from adjacent properties.

(789) Fence, Screening: A fence/structure of definite height and location, located and maintained to ~~prevent passage of light to screen and separate a use from adjacent property~~ screen views and reduce noise to/from adjacent properties, and sometimes to separate different land uses.

All of the definitions after this will need to be renumbered

(xx) Heavy Vehicle/Equipment Sales, Rental, and Display: Includes indoor and outdoor display and storage of construction equipment such as manlifts, forklifts, aerial work platforms, earth moving equipment, cranes, pumps, and related accessories such as welders, trailers, air compressors.

(xx) Lot Depth: Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line. This straight line must be entirely within the lot boundaries.

(xxx) Housing collective: A cooperative organization, typically a non-profit in which the ownership and control of housing are mutually vested in the occupants of dwelling units and possibly other stakeholders of that organization, who may share cooperative responsibilities in the dwelling(s) other than financial interests. For example, an *Intentional Community* dwelling may be a housing collective, but as a housing collective is primarily a financial arrangement for owning and operating housing, it is not necessarily an Intentional Community or any other type of land use defined herein, and thus it is not a land use per se and not prohibited by this ordinance.

(182) Pet Boarding Facility: A business for the temporary boarding and care of common household pets, sometimes referred to as a "boarding kennel" or "doggy day care." Boarding generally occurs during daytime hours, but may include overnight boarding. Pet boarding facilities may provide related services such as retail sales, grooming, or training, but no animals may be bred or sold at a pet boarding facility.

(xx) Storage, Indoor: Structure(s) containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time for dead storage and equipment and located entirely within a building. Dead storage refers to the storage of furniture, files, or other unused or seldom used items in a warehouse or other location for an indefinite period of time**.**

(214) Storage, Open/Outdoor: The storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

(xx) Storage Facility, Self: A type of personal indoor storage for personal or business property or goods, for periods greater than 24 hours, mainly to provide long-term weather-protected, secured storage and shall be accessible by the owner of the storage items.

(218) Street, Marginal Access: A minor street ~~parallel and~~ adjacent to an arterial, collector or major thoroughfare, and which provides access to ~~abutting properties~~ private or public properties and protection from through traffic.

(246) Veterinary Clinic (Domestic Animals Only): An institution that is licensed by the State of Michigan to provide for the care, diagnosis, and treatment of sick or injured domestic animals, including those in need of medical or surgical attention. A veterinary clinic may include customary pens or cages within the walls of the clinic structure~~, but shall not include overnight boarding unless separately approved for a pet boarding facility use~~. A veterinary clinic may include such related facilities as laboratories, testing services, and offices.

(249) ~~Warehousing/Storage Facilities:~~ ~~A use engaged primarily in indoor storage (commercial or personal materials), wholesale, and distribution of goods, products, supplies, and equipment, excluding bulk storage of materials.~~

Warehousing: An establishment in an enclosed building primarily engaged in storing commercial materials, goods, or property, including wholesaling operations that involve the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale or distribution to individual or business customers. This shall not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or scrap or salvage operations. Examples include automated, distribution center, and cold storage.

(253) Wetlands. Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support the wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh. The boundaries of wetlands are determined ~~in accordance with~~ using maps produced by the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), unless the applicant submits a certified wetlands delineation, which is preferable.

(254) Wholesale Trade Establishments: An establishment or place of business primarily engaged in selling and/or distributing wholesale merchandise to retailers, business users, other wholesalers, or individuals. This does not include warehousing/storage.

(255) Wholesaling Operations: The storage, ~~and~~ sale, and/or distribution of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including warehousing and indoor storage activities.

SECTION 2. Article 3 – Zoning Districts and Map

Chapter 54 – LAND DEVELOPMENT CODE, Article 3 – Zoning Districts and Map is hereby amended as follows:

Article 3 Zoning Districts and Map

Section 54.306 Permitted Uses by District

Figure 8. Table of Permitted Land Uses and Special Land Uses by Zoning District

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Residential Uses														
Adult Foster Care, Family Home	P	P	P	P	P	P								
Adult Foster Care, Large Group Home			S											*Section 54.602*
Adult Foster Care, Small Group Home	P	P	P		P									*Section 54.602*
Child or Day Care, Family Home	P	P	P	P	P	P								
Child or Day Care, Group Home	P	P	P		P									*Section 54.6078*
Dwelling, Accessory Unit	P	P	P		P	P								*Section 54.6112*
Dwelling, Intentional Community	S	S	P~~S~~		S	S								*Section 54.6134*
Dwelling, Live/Work					P	P								*Section 54.6145*
Dwelling, Multiple-Family, 5+ dwelling units			P		P	P								*Section 54.6156*
Dwelling, Single-Family Attached			P		P	S								
Dwelling, Single-Family Detached	P	P	P		P	S								*Section 54.6167*

Dwelling, Two-Family (Duplex)	P	P	P		P	P								Section 54.6123
Dwelling, Triplex	S	P	P		P	P								
Dwelling, Quadplex	S	S	P		P	P								
Foster Family Group Home	S	S	S		S	S								
Foster Family Home	P	P	P		P	P								
Home Occupation	P	P	P		P	P								Section 54.621
Home Office	P	P	P		P	P								Section 54.622
Mobile Home Park				P										Section 54.631
Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility			S		S	S								Section 54.633
Residential Limited Animal Keeping	P	P												Section 54.6423
Lodging Uses														
Bed and Breakfast			S		S	S								Section 54.603
Bed and Breakfast Inn					S	S								Section 54.604
Domestic Violence Abuse Shelter			S		S	S								Section 54.60910
Fraternity or Sorority House			S		S	S								
Halfway House			S		S									Section 54.61920
Homeless Shelter					S	S								Section 54.623
Homestays and Vacation Home Rentals	P	P	P		P	P								Section 54.624
Hospital Hospitality House		S			S	S								Section 54.626
Hostel			S		S	S	S							Section 54.6434
Hotel or Motel					S	S	P	P						
Rooming House			S		S	S	S							Section 54.6434
Supportive Housing Facility, Transitional and/or Permanent	S	S	P		S	S								Section 54.65249

Key: **P=Permitted** **S=Special Land Use** **[blank]=Use Not Permitted**

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Medical Uses														
Emergency Services					P	P	P	P						
Health Services					P	P	P	P						
Hospice					P	P	P	P						
Hospital			S		S	S	S	S						Section 54.625
Medical Hospital Related Accessory Uses					P	P	P	P						Section 54.634
Medical Hospital Related Office or Uses					P	P	P	P						
Office, Medical					P	P	P	P			P			Section 54.634
Veterinary Clinic (Domestic Animals Only)					P	P	P	P			P			
Public and Quasi-Public Uses														
Cemetery	S	S	S						P	P				Section 54.6056
Public or Governmental Building	S	S	S		P	P	P	P	P	P	P	P	P	
Recreational Use, Land Intensive												S	S	Section 54.6401
Recreational Use, Public	S	S	S		S	S	S	S	P	P		P	P	
Religious Institution	S	S	S		P	S	P	P			P			Section 54.6412
School, Primary or Secondary	S	S	S		S	S			P	P				Section 54.6445
School, University		S	S		S	S			P	P				Section 54.6067

Commercial and Retail Uses														
Adult Entertainment Uses											S			Section 54.601
Bar					S	P	P	P						
Child Care Center or Day Care Center	P	P			P	P	P	P						Section 54.6089
Drive-Through Uses					P	P	P	P						Section 54.6101
Farmers' Markets					P	P	P	P	P	P				Section 54.6178
Fuel Dispensing Uses, including Service Stations					S	S	P	P	P	P	P		P	
Indoor Recreation					P	P	P	P	P	P	P			
Heavy Vehicle/Equipment Sales, Rental, and Display							P	P			P			Section 54.620
Light Vehicle/Equipment Sales and Display						P	P	P						Section 54.628
Office, Professional					P	P	P	P	P	P	P			Section 54.634
Off-street Parking Lot			S		S	S	S	S	S	S	S		S	
Outdoor Entertainment and Community Events (Principal Use or Accessory Use)					S	P	S	S	P	P		P		Section 54.6356 (C) or (D)
Outdoor Entertainment and Community Events (Temporary Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.6356(B)
Outdoor Alcoholic Beverage Service					S	P	P	P				S		Section 54.6367
Outdoor Food & Non-Alcoholic Beverage Service					P	P	P	P				P		Section 54.6378
Outdoor Recreation			S		P	P	P	P	P	P		P	P	
Pet Boarding Facility							S	S			S			

Key: **P=Permitted** **S=Special Land Use** **[blank]=Use Not Permitted**

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Restaurant, Indoor Service					P	P	P	P						
Restaurant with Outdoor Alcoholic Beverage Service					S	P	P	P				S		Section 54.6367
Restaurant with Outdoor Food & Non-Alcoholic Beverage Service					P	P	P	P				P		Section 54.6378
Retail Business, Indoor					P	P	P	P			P			
Retail Business, Outdoor Permanent							S	S			S			
Retail Sales and Service Areas, Outdoor Temporary					P	P	P	P						Section 54.6389
Service Establishment					P	P	P	P			P			
Shooting Range, Indoor							P	P			P			Section 54.6456
~~Open Storage~~ Storage, Open/Outdoor							P	P	P	P	P	P	P	Section 54.6503~~5~~
Vehicle Repair and Service					S	S	P	P			P			Section 54.627
Industrial Uses														
Major Repair and Maintenance Operations									P	P	S		P	Section 54.627
Manufacturing, Heavy											S		P	Section 54.627
Manufacturing, Light– Low Impact					P	P	P	P	P	P	P		P	Section 54.627
Manufacturing, Light – Medium Impact					S	S	S	S	P	S	P		P	Section 54.627
Natural Resource Extraction and Processing Operations											S	S	P	Section 54.6321
Port Facilities and Docks									S	S		S	S	Section 54.63940

Railroad Facilities											P			
Storage, Bulk								S	P	P	P~~S~~	S	P	Section 54.648~~05~~
Storage, Indoor							S	P			P			Section 54.649
Storage, Indoor – Accessory Use							S	P			P			Section 54.649
Storage Facility, Self							S	P			P			Section 54.651
Storage Facility, Self – Accessory Use							S	P			P			Section 54.651
Utility Electrical Power Generation											S		P	
Warehousing~~/Storage Facilities~~							S	S	P	S	P		P	
Wholesale Trade Establishment					P	P		P	P		P			
Wholesaling Operations								S			P			
Other Uses														
Accessory Building or Structure	P	P	P		P	P	P	P	P	P	P	P	P	Section 54.705
Accessory Use, Non-Single Family Residential Lots	P	P	P		P	P	P	P	P	P	P	P	P	
Accessory Use, Single-Family Residential Lots	P	P	P		P	S								
Agriculture-Like Operation, including Forestry									P	P		P	P	
Food Production, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.618~~9~~
Marihuana Designated Consumption Establishment						S	S							Section 54.629
Marihuana Educational Research						S	S	S		S	S			Section 54.629
Marihuana Grower – Class A						S	S	S			S			Section 54.629
Marihuana Grower – Class B							S	S			S			Section 54.629
Marihuana Grower – Class C							S	S			S			Section 54.629
Marihuana Grower _ Excess							S	S			S			Section 54.629
Marihuana Microbusiness- Class A and Light Manufacturing						S	S	S			S			Section 54.629
Marihuana Microbusiness- Heavy Manufacturing											S			Section 54.629
Marihuana Processor- Light Manufacturing						S	S	S			S			Section 54.629

Key: **P=Permitted** **S=Special Land Use** **[blank]=Use Not Permitted**

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Marihuana Processor – Heavy Manufacturing											S			Section 54.629
Marihuana Retailer						S	S	S			S			Section 54.629
Marihuana Safety Compliance Facilities					S	S	S	S			S			Section 54.629
Marihuana Secure Transporters							S	S			S			Section 54.629
Small Wind Energy Systems, Roof-Mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.647~~8~~
Small Wind Energy Systems, Tower-Mounted							S	S	S	S	S	S	S	Section 54.647~~8~~
Solar Energy Systems <20kw – Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.646~~7~~
Solar Energy Systems ≥20kw to 2 MW – Accessory Use	S	S	S	S	S	S	S	S	P	P	P	S	P	Section 54.646~~7~~
Solar Energy Systems ≥20kw to 2 MW – Principal Use (Non-residential)					S	S	S	P	P	P	P	S	P	Section 54.646~~7~~
Recycling Collection and Transfer Stations									S					
Structures between the shoreline of Lake Superior and the pavement of the nearest														

public street or highway.									S	S		S		
Wireless Telecommunications Facilities						S	S	S	P	P	P	S	P	Section 54.6530
Marquette Downtown Waterfront District Form-Based Code (see Section 54.321)														
Third Street Corridor Form-Based Code (see Section 54.322)														

Section 54.307 LDR, Low Density Residential District

(D) Dimensional Regulations for 1-2 Dwelling Units and other uses identified in Section 54.307			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	8,100	*Front Yard (ft.)*	20 *(B)*
Min. Lot Width (ft.)	60	*Side Yard (one) (ft.)*	10 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 ~~30~~ *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	20 *(B)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H), (L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(H), (L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	30 *(H), (L) , (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.308 MDR, Medium Density Residential District

(A) Intent
The MDR district is intended to establish and preserve medium-density residential neighborhoods that present an environment acceptable to a range of users, including families of all types. Some additional non-residential compatible uses may be allowed. It is important ~~to~~ for the community to preserve and enhance these pedestrian-friendly, compact neighborhood ~~types~~ districts where homes and buildings ~~are of similar scale and character~~ support the vast majority of residents in a form that is traditional to the city.

(D) Dimensional Regulations for 1 Dwelling unit and other uses identified in Section 54.308			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,500 *(C)*	*Front Yard (ft.)*	15 *(A), (B)*
Min. Lot Width (ft.)	37.5 *(D)*	*Side Yard (one) (ft.)*	5 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 2 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	6,000 *(C)*	*Front Yard (ft.)*	15*(A),(B)*
Min. Lot Width (ft.)	50 *(D)*	*Side Yard (one) (ft.)*	5 ~~10~~ *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 ~~20~~ *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(F) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H), (L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(H), (L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	30 *(H), (L) (L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.309 MFR, Multiple Family Residential District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child or Day Care, Family Home • Child or Day Care, Group Home • Dwelling, Accessory Unit • Dwelling, Intentional Community • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Food Production, Minor • Foster Family Home • Home Occupation • Home Office • Homestays and Vacation Home • Outdoor Entertainment and Community Events (Temporary) • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Supportive Housing Facility, Transitional and/or Permanent	• Adult Foster Care, Large Group Home • Bed and Breakfast • Cemetery • Domestic Violence Abuse Shelter • ~~Dwelling, Intentional Community~~ • Foster Family Group Home • Fraternity or Sorority House • Halfway House • Hospital • Hostel • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • Religious Institution • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations 5+ Multiple Family Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	15,000	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	100	*Side Yard (one) (ft.)*	15 *(H)*, *(L)*, *(M)*
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30 *(H)*, *(L)*, *(M)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~36.5~~ *(M)*, *(N)*	*Rear Yard (ft.)*	30 *(H)*, *(L)*, *(M)*, *(U)*
Max. Building Height of Accessory Building	*Sec 54.616(C)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 3-4 Dwelling Units and other uses identified in Section 54.309			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H)*, *(L)*, *(M)*
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (total of 2) (ft.)*	20 *(H)*, *(L)*, *(M)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~36.5~~ *(M)*,	*Rear Yard (ft.)*	30 *(H)*, *(L)*, *(M)*

	(N)		, (U)
Max. Building Height of Accessory Building	(L) & Sec 64.616(C)	*Required Buffer & Greenbelt*	(~~U~~ T)
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(F) Dimensional Regulations for 1-2 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	6,000 *(C)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	50 *(D)*	*Side Yard (one) (ft.)*	5 ~~10~~ *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 ~~20~~ *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 ~~30~~ *(L)*, *(U)*
Max. Building Height of Accessory Building	*(L)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.310 MHP, Mobile Home Park District

(A) Intent
The MHP is intended to provide for the location and regulation of mobile home parks. It is intended that mobile home parks be provided with necessary community services in a setting that provides a high quality of life for residents. This district should be located in areas where it will be compatible with adjacent land uses. The regulations established by State law (Michigan Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all mobile home parks. When regulations in this Section exceed the State law or the Manufactured Housing Commission Rules, they are intended to ensure that mobile home parks meet the development and site plan standards established by this Ordinance for other comparable residential development and to promote health, safety, and welfare of the City's residents.

(B) Permitted Principal Uses	**(C) Special Land Uses**
• Accessory Building or Structure • Adult Foster Care, Family Home • Child or Day Care, Family Home • Food Production, Minor • Mobile Home Park • Outdoor Entertainment and Community Events (Temporary) • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use	• Solar Energy Systems, ≥20kw to 2 MW - Accessory Use
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations
See *Section 54.631*

(E) References to Additional Standards

Definitions *Article 2*	***Steep Slopes and Ridgelines*** *Section 54.806*	***Zoning Permits*** *Section 54.1401*
Riparian Buffers *Section 54.804*	***Signs*** *Article 11*	***Site Plan Review*** *Section 54.1402*
Wetland Protection *Section 54.805*	***Nonconformities*** *Article 12*	***Accessory Structures*** *Section 54.705*

Section 54.311 M-U, Mixed-Use District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Child or Day Care, Group Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Retail Business, Indoor	• Bar • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Halfway House • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light– Medium Impact • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Restaurant with Outdoor Alcoholic Beverage Service • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service

• Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only)	
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,800 *(C), (E)*	*Front Yard (ft.)*	0 *(E), (F), (G)*
Min. Lot Width (ft.)	40 *(D), (E)*	*Side Yard (one) (ft.)*	5 *(I), (L), (N)*
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (total of 2) (ft.)*	13 *(I), (L), (N)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~44~~ *(N)*	*Rear Yard (ft.)*	20 *(J), (L), (N) , (U)*
Max. Building Height of Accessory Building	*(L)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.312 CBD, Central Business District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Adult Foster Care, Family Home • Bar • Child or Day Care, Family Home • Child Care Center or Day Care Center • Drive-Through Uses • Dwelling, Live/Work • Dwelling, Accessory Unit • Dwelling, Multiple Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Two-Family (Duplex) • Dwelling, Triplex • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light- Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses	• Accessory Use, Single-Family Residential Lots • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light – Medium Impact • Marihuana Designated Consumption Establishment • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Microbusiness – Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Recreational Use, Public

• Office, Medical • Office, Professional • Outdoor Alcoholic Food and Beverage Service • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Restaurant, Indoor Service • Retail Business, Indoor • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Sales and Service Areas, Outdoor Temporary • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only)	• Religious Institution • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	0
Min. Lot Width (ft.)	24	*Front Yard (ft.) Maximum Setback*	10
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (one) (ft.)*	5 *(I)*
Max. Building Height of Primary Building (ft.) (Q)	74	*Side Yard (total of 2) (ft.)*	10 *(I)*
Max. Building Height of Accessory Building (L)	18	*Rear Yard (ft.)*	10 *(J)*, *(U)*
Max. Building Height (stories)	-	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.313 GC, General Commercial District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display • Hospice • Hotel or Motel	• Hospital • Hostel • Manufacturing, Light– Medium Impact • Marihuana Designated Consumption Establishment • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer

• Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment	• Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Rooming House • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Warehousing • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	0 *(F), (G)*
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	15 *(I)*
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30 *(I)*
Max. Building Height of Primary Building (ft.) (Q)	40	*Rear Yard (ft.)*	20 *(U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(U T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.314 RC, Regional Commercial District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets	• Hospital • Manufacturing, Light – Medium Impact • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess

• Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display • Hospice • Hotel or Motel • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment	• Marihuana Microbusiness – Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Storage, Bulk • Warehousing~~/Storage Facilities~~ • Wholesaling Operations • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	30
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	15
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30
Max. Building Height of Primary Building (ft.) (Q)	40	*Rear Yard (ft.)*	20*, (U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.315 M, Municipal District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Cemetery • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Indoor Recreation • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Office, Professional • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • School, Primary or Secondary • School, University • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Warehousing • Wireless Telecommunications Facilities	• Off-street Parking Lot • Port Facilities and Docks • Recycling Collection and Transfer Stations • Small Wind Energy Systems, Tower-Mounted • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway.
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	None
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	None
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	None
Max. Building Height of Primary Building (ft.) (Q)	None	*Rear Yard (ft.)*	None
Max. Building Height of Accessory Building (L)	24		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.316 C, Civic District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Cemetery • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Indoor Recreation • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Office, Professional • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • School, Primary or Secondary • School, University • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Wireless Telecommunications Facilities	• Manufacturing, Light – Medium Impact • Marihuana Educational Research • Off-street Parking Lot • Port Facilities and Docks • Small Wind Energy Systems, Tower-Mounted • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway. • Warehousing
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	None
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	5
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	10
Max. Building Height of Primary Building (ft.) (Q)	60	*Rear Yard (ft.)*	20, *(U)*
Max. Building Height of Accessory Building (L)	24		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.317 IM, Industrial/Manufacturing District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Heavy Vehicle/Equipment Sales, Rental, and Display • Indoor Recreation • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Public or Governmental Building • Railroad Facilities • Religious Institution • Retail Business, Indoor • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Warehousing~~/Storage Facilities~~ • Wholesale Trade Establishment • Wholesaling Operations • Wireless Telecommunications Facilities	• Adult Entertainment Uses • Major Repair and Maintenance Operations • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness – Class A and Light Manufacturing • Marihuana Microbusiness – Heavy Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Processor – Heavy Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Manufacturing, Heavy • Natural Resource Extraction and Processing Operations • Off-street Parking Lot • Pet Boarding Facility • Retail Business, Outdoor Permanent • Small Wind Energy Systems, Tower-Mounted • ~~Storage, Bulk~~ • Utility Electrical Power Generation
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	40
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	20
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	40
Max. Building Height of Primary Building (ft.) (Q)	80 *(P)*	*Rear Yard (ft.)*	40*, (U)*
Max. Building Height of Accessory Building (L)	60 *(P)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.318 CR, Conservation and Recreation District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Food Production, Minor • Outdoor Entertainment and Community Events (Accessory, Temporary, and Principal) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor	• Natural Resource Extraction and Processing Operations • Outdoor Alcoholic Beverage Service • Port Facilities and Docks • Recreational Use, Land Intensive • Restaurant with Outdoor Alcoholic Beverage Service • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway. • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	15
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	50
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	100
Max. Building Height of Primary Building (ft.) (Q)	36.5	*Rear Yard (ft.)*	20 *(R)*, *(U)*
Max. Building Height of Accessory Building (L)	18		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.319 BLP, Board of Light and Power District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Manufacturing, Heavy • Natural Resource Extraction and Processing Operations • Outdoor Entertainment and Community Events (Temporary) • Outdoor Recreation	• Off-street Parking Lot • Port Facilities and Docks • Recreational Use, Land Intensive • Small Wind Energy Systems, Tower-Mounted

• Public or Governmental Building • Recreational Use, Public • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Utility Electrical Power Generation • Warehousing • Wireless Telecommunications Facilities	
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	40
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	20
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	40
Max. Building Height of Primary Building (ft.) (Q)	None	*Rear Yard (ft.)*	40 *(U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.322 Third Street Corridor (TSC) District Form-Based Code

(A) Third Street Corridor District Form-Based Code Introduction.

(3) Applicability and Pre-Existing Conditions

(a) The provisions of this Article apply to all proposals for the development of new principal structures, and to the remodeling of existing structures for changes in land use(s), and/or if the proposal would create a **substantial modification** (see definitions).

(b) ~~**(a)**~~ Existing buildings and appurtenances that do not conform to the provisions of this Section may continue in use as they are until a ***substantial modification*** is requested.

(c) ~~**(b)**~~ The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.

(7) The Third Street Regulating Plan

(e) Bicycle Parking. Bicycle parking is to be allocated within the entire TSC district (both subdistricts), in accordance with *Section 54.908* ~~across the Transect Zones by type, but detailed in quantity and location by land use, demand, and building size.~~

(9) Definitions. The following definitions apply to the Third Street Corridor District only, unless the term has general applicability:

(ee) Substantial Modification: an alteration to a building ~~that is valued at more than 50% of the replacement cost of the entire building, if new~~ that is estimated to cost more than 50 percent of the assessed value of the existing building at time of application.

(mm) Use, Retail: shall be considered to encompass all of the following:

(i) Retail Service: establishments providing services, as opposed to products, to the general public, including restaurants, bars/taverns, finance, real estate and insurance, travel agencies, health and educational services, galleries, and temporary storage of recreational equipment, provided that the temporary storage is ancillary to the primary retail service.

(ii) Retail Specialty: Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.

(iii) Retail Trade: Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

(B) Third Street Corridor Form-Based Code Parcel Standards.

(7) Use. Buildings, as the primary element of town planning, are subject to variations in use, placement and configuration.

Figure 27. TSC Table of Permitted Land Uses and Special Land Uses in the TSC District

USE	T4	T5	USE	T4	T5
A. RESIDENTIAL			**E. INSTITUTIONAL**		
Mixed-use building	P	P	Conference center		P
Multi-family dwelling (*Section 54.615 & 54.403(H)(K)(M)(N)*)	P	P	Live theater	S	P
Live-work unit (*Section 54.614*)	P	P	Movie theater	S	P
Two-family dwelling (*Sections 54.612 & 54.403 (C & D)*)	P	P	Museum	P	P
Townhouse	P	P	Religious assembly (*Section 54.641*)	P	P
Single-family dwelling (*Section 54.616*)	P	P	**F. AUTOMOTIVE**		
Group day care home (*Section 54.607*)	P	P	Gasoline	P	P
Foster family home	S	S	Service	P	P
Halfway house (*Section 54.619*)	S	S	Sales	P	P
Home occupation (*Section 54.621*)	P	P	Truck maintenance (*Section 54.627*)		
Home office (*Section 54.622*)	P	P	Drive-through facility (*Section 54.610*)	P	P
Dwelling, Intentional Community (*Section 54.613*)	S	S	**G. CIVIL SUPPORT**		
Family Day Care Home	P	P	Funeral home	P	P
Adult Foster Care Family Home	P	P	Hospital (*Section 54.625*)		S
Domestic Violence Shelter (*Section 54.609*)	S	S	Medical and Dental clinic or office	P	P
B. LODGING			Veterinary clinic	P	P
Hotel or Motel	S	P	Pet boarding facility	S	S
Bed & Breakfast Inn (up to 12 rooms) (*Section 54.604*)	P	P	Cemetery (*Section 54.605*)	S	S
Bed & Breakfast (up to 6 rooms) (*Section 54.603*)	P	P	Public or Governmental Building	P	P
Rooming Houses and Hostels (*Section 54.643*)	S	S	Recreational Use, Public	S	S
Hospital Hospitality Houses (*Section 54.626*)	S	S	**H. EDUCATION**		
Homestays and Vacation Home Rentals (*Section 54.624*)	P	P	High school	S	S
C. OFFICE			Elementary school	P	P
Office building (*Section 54.634*)	P	P	Day care center (*Section 54.608*)	P	P
Mixed-use building	P	P	**I. INDUSTRIAL**		

Live-work unit (*Section 54.614*)	P	P	Heavy industrial facility (*Section 54.627*)		
D. RETAIL			Light industrial facility (*Section 54.627*)	S	S
Outdoor Entertainment and Community Events (Temporary Use Use) (*Section 54.635(B)*)	P	P	Laboratory facility	S	S
			Mini-storage		S
Outdoor Entertainment and Community Events (Accessory or Principal Use) (*Section 54.635(C) or (D)*)	S	S	Marihuana Safety Compliance Facility (*Section 54.629*)	S	S
Gallery	P	P	Warehouse	S	S
Restaurant, Indoor Service and with or without Outdoor Food and Non-Alcoholic Beverage Service (*Section 54.637*)	P	P	**J. OTHER USES**		
Restaurant, with Outdoor Alcoholic Beverage Service (*Section 54.636*)	P	P	Accessory Building or Structure (See *Figure 17*, *Figure 18*, and, as applicable, *Section 54.705*)	P	P
Outdoor Alcoholic Beverage Service(*Section 54.636*)	S	S	Accessory Use, Non-Single Family Residential Lots	P	P
Outdoor Food & Non-Alcoholic Beverage Service (*Section 54.637*)	P	P	Accessory Use, Single-Family Residential Lots	P	P
Retail building	P	P	Commercial Service Establishment	P	P
Mixed-use building	P	P	Food Production, Minor	P	P
Open/outdoor market building	P	P	Marihuana Education Research (*Section 54.629*)	S	S
Retail Sales, Outdoor Temporary (*Section 54.638*)	P	P	Off-street Parking Lot	S	S
Indoor Recreation	P	P	Outdoor Recreation	S	S
Farmers' Markets (*Section 54.617*)	P	P	Solar Energy Systems <20kw – Accessory Use	P	P
Kiosk	P	P	Wireless Telecommunications Facilities (*Section 54.653*)	S	S
Push cart	P	P			
Marihuana Retailer (*Section 54.629*)		S			
Bar/Tavern	P	P			
Sidewalk café on private property	P	P			

Permitted Use	P
Special Land Use	S

(C) Third Street Corridor Form-Based Code Parcel Standards.

(3) Building Specifications: Frontage Requirements

(d) *Frontages* are divided into the following types: porch, *stoop*, *terrace*, common entry, forecourt, and *shopfront.*

(e) The Zoning Administrator shall designate which frontage type corresponds to the building(s) on the site or are proposed to be built, and the site shall comply with the standards for that type when new construction or substantial rehabilitation is proposed.

(i) Frontage types are limited by transect zone according to *Figure 21*, *Figure 22*, and *Figure 23*.

(ii) A *shopfront* frontage is required for all ground floor retail uses. *Shopfronts* may be combined with *terraces* and *forecourts*.

(iii) Existing buildings that do not meet one of the frontage types do not have to be remodeled to a different type if it is not reasonable, as determined by the Zoning Administrator.

(f) Where buildings have multiple *frontages* or multiple buildings are located on one lot, similar frontage types should be selected for all *frontages*.

(11) Landscape Standards

(b) Landscape Design Standards Applicable to All Sub-Districts.

(iii) Proposed trees shall be a minimum height of ten (10) feet and / or ~~three (3)~~ one and one half (1.5) inches in caliper.

(iv) Proposed understory trees shall be a minimum of eight (8) feet in height and/ or ~~two-and-one-half (2-1/2)~~ one and one half (1.5) inches in caliper.

(g) Specific to neighborhood edges:

(i) A landscape buffer located along common property lines shall be required between Third Street Corridor District properties and the residential properties adjacent. The landscape buffer shall be a minimum of five feet wide.

a. Minimum of three (3) trees shall be planted within the side and rear setbacks for every 500 square feet of landscape buffer.

b. Shrubs shall be five (5) gallon container and twenty-four (24) inches height mini- mum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.

c. Trees shall be ~~four (4)~~ one and one half (1.5) inches caliper minimum, or in the case of evergreen trees, twelve (12) feet minimum height

~~Figure 28. TSC Bicycle Parking Calculations~~

~~This table prescribes minimum short-term bicycle parking calculations within each Transect Zone assigned to the Third Street Corridor. The calculations assume not just current but future possible bicycle mode share, not to exceed 5%. Requirements may be met within the Public *Frontage*, *Private Frontage*, building envelope, or a combination thereof. Bicycle parking provided within the Public *Frontage* must receive Administrative Approval.~~		
~~SHORT-TERM BICYCLE PARKING~~	**~~T4~~**	**~~T5~~**
~~RESIDENTIAL: Single-Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit~~	~~No spaces required Minimum of 2 spaces Minimum of 2 spaces + 0.05 spaces / bedroom~~	~~n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom~~
~~LODGING~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~
~~OFFICE~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2. spaces + 1 add'l space / 5,000 sq. ft. of floor area~~
~~RETAIL~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area~~
~~RESTAURANT~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area~~
~~ENTERTAINMENT~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~
~~CIVIC: Non-assembly CIVIC: Assembly~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of max. expected attendance~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of maximum expected attendance~~
~~LONG-TERM BICYCLE PARKING~~	**~~T4~~**	**~~T5~~**
~~RESIDENTIAL: Single-Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit~~	~~No spaces required No spaces required Minimum of 2 spaces + 0.5 spaces / bedroom~~	~~n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom~~
~~LODGING~~	~~Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area~~
~~OFFICE~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~RETAIL~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~RESTAURANT~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~ENTERTAINMENT~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~

CIVIC: Non-assembly CIVIC: Assembly	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees

Figure 29. TSC Bicycle Parking Types

This table shows five common types of Bicycle Parking facilities appropriate for the Third Street Corridor and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

Parking Type	T4	T5	Standards
Bicycle Rack	P	P	Bicycle Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms, like the In-verted U-rack (shown at left) should be used. Racks may be placed in the *private frontage*, public *frontage* (including within an in-street *Bicycle Corral*), or within buildings where appropriate.
Bicycle Rack (decorative, public art)	A	P	Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, *civic spaces*, and other locations of historic, social, or cultural importance.
Bicycle Shelter	A	P	*Bicycle Shelters* shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc.
Bicycle Locker	A	P	*Bicycle Lockers* shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.

~~*Bicycle Sharing*~~	~~P~~	~~P~~	~~*Bicycle sharing* stations should be located in highly viable locations, adjacent to existing or proposed transit stops, employment centers, or popular destinations. Stations should be spaced every few *blocks* so that access remains convenient.~~

Section 54.323 PUD, Planned Unit Development District

(C) Minimum Size. The minimum size of a PUD must be two (2) acres of contiguous land or multiple parcels under the same ownership within one-quarter mile of each other, measured by nearest property lines that are a total of two (2) acres. ~~However, the City Commission, upon recommendation from the Planning Commission, may permit approval of a smaller PUD under the following circumstances:~~

~~**(1)** The proposed project has unique characteristics and benefits; and/or~~

~~**(2)** The parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements that cross the parcel.~~

~~In such case, the applicant must submit a letter to the City requesting a waiver of the minimum PUD size requirements. The request must be submitted at the time of the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.323(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall make the final decision concerning a request to waive the PUD size requirements.~~

(1) Waiver of Minimum Size. The Planning Commission may recommend approval of a smaller PUD ((under two (2) acres)) to the City Commission under the following circumstances:

- **(a)** The proposed project has the potential for specific benefits/improvements in the proposed project area related to combining the parcels in question as a PUD, and
- **(b)** The parcel(s) in question has/have unique characteristics that significantly impact development - such as unusual topography, wetlands, water courses, poor soil conditions on portions of the parcel, unusual shape or proportions, or easements that cross the parcel(s).

(2) Waiver Process. The applicant must submit to the Planning Commission a written explanation of their reasons for requesting a waiver of the minimum PUD size requirements, with the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.323(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall decide on a request to waive the PUD size requirements.

SECTION 3. Article 4 Schedule of Regulations

Chapter 54 – LAND DEVELOPMENT CODE, Article 4 – Schedule of Regulations is hereby amended as follows:

Article 4 Schedule of Regulations

Section 54.402 Schedule of Regulations

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements (U T)				Maximum Height of Structures (Q)		Maximum Impervious Surface Coverage of the Lot
	Size (sq. ft.)	Width (feet)	Front Yard (feet)	Side Yards (feet)		Rear Yard (feet)	Primary Building (feet)	Accessory Building (feet)	
				Smallest Side	Total of Two Sides				
LDR, Low Density Residential 1-2 Units and other uses identified in 54.307	8,100	60	20, (B)	10 (L)	20 (L)	20 ~~30~~ (L), (U)	44 (V) ~~31.5~~	(L)	(S)
LDR, Low Density Residential 3-4 Dwelling Units	9,000 (E)	75 (E)	20 (B)	10 (H), (L)	20(H), (L),	30(H), (L),(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 1 Unit and other uses identified in 54.308	4,500	37.5	15 (A), (B)	5 (L)	13 (L)	20 (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 2 Dwelling Units	6,000 (C)	50(D)	15(A), (B)	5 ~~10~~ (L)	13 ~~20~~ (L)	20 (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 3-4 Dwelling Units	9,000 (E)	75 (E)	15 (A)	10 (H), (L),	20(H), (L),	30(H), (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MFR, Multi-Family Residential 1-2 Units	6,000 (C)	50 (D)	15	5 ~~10~~ (L)	13 ~~20~~ (L)	20 ~~30~~ (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MFR, Multi-Family Residential 3-4 Units and other uses identified in 54.309 (K)	9,000 (E)	75 (E)	15 (A)	10 (H), (L), (M)	20 (H), (L), (M)	30 ~~(H),~~ (L),(M) ,(U)	48 ~~36.5~~ (M), (N)	(L)	(S) ~~or (T)~~
MFR, Multi-Family Residential 5+ Multiple Family Units (K)	15,000	100	15 (A)	15 (H), (L), (M)	30 (H), (L), (M)	30 (H), (L),(M) ,(U)	48 ~~36.5~~ (M), (N)	(L)	(~~T~~ S)
MHP, Mobile Home District	See Section 54.631								
M-U, Mixed-Use	4,800 (C),(E)	40 (D),(E)	0(E),(F) (G)	5 (I), (L), (N)	13 (I), (L), (N)	20 (I), (L),(N) ,(U)	44 48 (N)	(L)	(S) ~~or (T)~~
CBD, Central Business District	None	24	0	5 (I)	10 (I)	10 (J) ,(U)	74 (O)	(L)	(S) ~~or (T)~~
GC, General Commercial	None	24	0 (F)(G)	15 (I)	30 (I)	20,(U)	40	(L)	(S)~~(T)~~
RC, Regional Commercial	None	24	30	15	30	20,(U)	40	(L)	(S)~~(T)~~
M, Municipal	None	24	None	None	None	None	None	(L)	(S)~~(T)~~
C, Civic	None	24	None	5	10	20,(U)	60	(L)	(S)~~(T)~~

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements (U T)				Maximum Height of Structures (Q)		Maximum Impervious Surface Coverage of the Lot
	Size (sq. ft.)	Width (feet)	Front Yard (feet)	Side Yards (feet)		Rear Yard (feet)	Primary Building (feet)	Accessory Building (feet)	
				Smallest Side	Total of Two Sides				
IM, Industrial/Manufacturing	None	24	40	20	40	40,(U)	80 (P)	(L) (P)	(S)~~(T)~~
CR, Conservation/Recreation	None	24	15	50	100	20 (R) ,(U)	36.5	(L)	(S)~~(T)~~
BLP, Board of Light and Power	None	24	40	20	40	40,(U)	None	(L)	(S)~~(T)~~
Marquette Downtown Waterfront District Form-Based Code (see Section 54.321)									
Third Street Corridor Form-Based Code (see Section 54.322)									

Section 54.403 Footnotes to Schedule of Regulations

(A) Permitted Front Yard Setback Encroachments in the MDR and MFR Districts. In the MDR and MFR districts, open front porches may encroach into the required front yard setback, provided the encroaching porch is for the first story only and is setback at least five (5) feet from the front lot line.

(B) Reduced Minimum Front Yard Setback in the LDR and MDR Districts. If the average front yard setback of the principal buildings on the same block are less than the minimum front yard setback of the district, the minimum front yard setback of a subject lot in the LDR district or MDR district may be reduced to that average, provided the principal buildings used in the average are on the same side of the street and on the same block as the subject lot.

(C) Minimum Lot Area for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and MFR District, the minimum lot area for a two-family dwelling (duplexes) is 6,000 sq. feet.

(D) Minimum Lot Width for Two-Family Dwellings (Duplexes) in the MDR M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a two-family dwelling (duplex) is 50 feet.

(E) Minimum Lot Area and Width for Three Family and Four Family Dwellings in the M-U, TSC, and MFR Districts.

(1) In the MDR, M-U, TSC, and the MFR District, the minimum lot area for a three-family and four family dwellings is 9,000 sq. feet.

(2) In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a three-family and four family dwellings is 75 feet.

(F) Minimum Front Yard Setback in the M-U and GC Districts. In the M-U and GC districts, the minimum front yard setback is 0 ft. if there is at least a 10-foot distance between the front lot line and the curb/edge of the street. If there is not at least a 10-foot distance between the front lot line and the curb/edge of the street in these districts, the minimum front yard setback shall be increased accordingly so that the minimum separation distance between a structure and the curb/edge of the street is at least ten (10) feet.

(G) Maximum Front Yard Parking in the M-U and GC Districts. Although there are no maximum front yard setbacks in the M-U and GC districts, refer to *Article 9* for the maximum allowable parking in the front yard of the M-U (*Section 54.902(E)(3)*) and GC (*Section 54.902(E)(4)*) districts.

(H) Separation Distance of Multiple-Family Structures. The proposed separation distance between buildings must be determined to comply with the Michigan Building Codes and meet all other requirements for fire safety and maintenance of structures. These requirements must be established before submitting preliminary or final site plans for City approval.

(I) Reduced Side Yard Setbacks in the M-U, CBD, and GC Districts. In the M-U, CBD, and GC districts the side yards may be eliminated under the following conditions:

(1) The side walls are of fireproof construction and are wholly without opening.

(2) The zoning of the adjacent property is M-U, CBD, GC, Marquette Downtown Waterfront District, or Third Street Corridor District.

(J) Modified Rear Yard Setbacks in the M-U and CBD Districts. In the M-U and CBD districts the required rear yard may be measured from the center of an alley abutting the rear lot line, provided the structure is not located in the alley.

(K) Each parcel in the MFR district that contains a multiple-family residential use shall have:

(1) A maximum lot coverage ratio of 0.50.

(2) Minimum outdoor livability space of 0.30.

(L) Accessory Buildings and Structures. For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in *Section 54.705*.

(M) Height Exceptions and Increased Setbacks for Multiple-Family 5+ Dwelling Buildings in the MFR District. For multiple-family buildings in the MFR District, the height may be increased above 36.5 feet to a maximum of ~~44~~ 48 feet provided that 1 foot shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 36.5 feet in height.

(N) Height Exceptions and Increased Setbacks for Principal Buildings in the MFR and M-U Districts. If the subject lot is adjacent to a lot zoned LDR, MDR, C, or CR, any portion of the building higher than 36.5 feet must be setback at least 8 feet from a minimum front yard setback line and at least 10 feet from any other minimum yard setback line. The maximum height allowed is ~~44~~ 48 feet.

(O) Height Bonus for Residential Use Inclusion in the Central Business District. A building may exceed a building height of 74 feet to a maximum of 84 feet, only if it is designed to include at least four (4) residential dwelling units that are – in total square feet of area – at least equivalent to the extent of the footprint of the ground floor of the building in square feet.

(P) Modified Height and Setback Requirements in the IM District. The Planning Commission may permit via special land use approval a greater height than the maximum allowed in the schedule of regulations in the IM district, provided that the front, side, and rear yards specified in *Section 54.402* and *Article 6* are increased by one (1) foot for each foot of building height that exceeds the maximum allowed. However, in no case shall the height of any structure in the IM district exceed the horizontal setback distance from the structure to a lot line; where the property abuts

a right-of-way, up to 1/2 width of said right-of-way may be used in calculation the required yard; in no instance may the yard be less than the minimum specified in *Section 54.402*, and for accessory structures as specified in *Section 54.705*.

(Q) Height Exemptions. There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.

(R) Increased Rear Yard Setbacks for the CR District. The CR district has a minimum rear yard setback of 50 feet from the ordinary high water mark of Lake Superior.

~~**(S) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:~~

~~Maximum Impervious Surface Coverage Based on Lot Area~~
~~60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);~~
~~50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);~~
~~40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);~~
~~30% of the area of the lot over 1 acre~~

(S ~~T~~) Storm Water Management. ~~For all uses except Single-family and Two-family dwelling units, please refer to Section 54.803 Storm Water Management. For Single-family and Two-family dwelling units, please refer to item S above.~~

(1) For single-family and two-family dwelling units**:**

(a) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts: The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

FIGURE 31. Maximum Impervious Surface Coverage for one and two-family dwelling units

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);
30% of the area of the lot over 1 acre

(2) For all uses except Single-family and Two-family dwelling units, please refer to *Section 54.803* Storm Water Management.

(3) Rain gutters and downspouts may be required on new/reconstructed buildings to prevent stormwater runoff to adjoining private properties. They shall be installed where the finished grade will slope down from the closest wall of the new/reconstructed building to the adjoining property, with flow from the downspout directed to into the same property (e.g. into a rain barrel, a French drain, or to a transverse conduit leading to a location where stormwater will percolate into the original property).

(~~U~~ T) Landscape Buffer and Greenbelt Requirements. The minimum setbacks vary in accordance

with the landscape buffer and greenbelt standards of *Section 54.1003(D)*.

(U) Corner Lots. Corner lots will have a reduced rear yard setback, to match that of the largest required side yard setback dimension for the zoning district that is necessary to meet the total of two sides requirement for that zoning district. For example, if the total (2-side) side yard setback requirement is 13 feet per *Sec. 54.402*, and the smallest side yard setback must be at least 5 ft. (as in MDR districts), then the *rear yard dimension for a corner lot* will be the difference between 13 ft. and the calculated dimension for the actual smallest side yard setback – which would be 8 ft. if the smallest side yard setback from the main structure is calculated to be 5 feet (Note: It is important to note that should the existing structure's side yard setback be less than 5 feet, that side yard will still be designated as the minimum setback at 5 feet.)

(V) Height Exceptions and Increased Setbacks for Principal Buildings. For principal buildings, the height may be increased above 31.5 feet to a maximum of 44 feet provided that 0.25 foot for lot widths under 75 feet and 0.50 foot for lot widths 75 feet or greater shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 31.5 feet in height.

SECTION 4. Article 5 – Supplemental Zoning District Standards

Chapter 54 – LAND DEVELOPMENT CODE, Article 5 – Supplemental Zoning District Standards is hereby amended as follows:

Article 5 Supplemental Zoning District Standards

Section 54.501 Subdivision Developments

(D) Subdivision Review Procedures. The Preparation of a subdivision for platting shall be carried out through the following stages in accordance with the procedure as follows.

(3) Tentative Preliminary Plat Review. Tentative Preliminary Plat Review, involving review and action to recommend approval or denial of the plat by the Planning Commission within 60 days from the date of filing, followed by review and action to approve or deny the plat by the City Commission within 90 days from the date of filing, shall be in accordance with the following procedures and requirements:

(c) Submittal requirements. The tentative preliminary plat shall illustrate the proposed subdivision layout based on the uses of land, dimensional requirements, and density allowed by right in the district in which the land is located (i.e., a conventional development). The preliminary plat submitted for tentative approval shall show all of the salient features of the proposed subdivision to allow the City to determine whether the proposal is in compliance with this and other applicable ordinances. The lack of information related to any item specified herein, or improper information supplied by the applicant, shall be cause for disapproval of a tentative preliminary plat. The following information shall be provided for tentative preliminary plat review:

(v) Tentative Preliminary Plat—Other Submittals. The following additional information shall be provided, unless otherwise indicated, with the application for Tentative Preliminary Plat Review:

d. Comments from other review authorities. The proprietor shall submit copies

of the tentative preliminary plan to County, regional and State agencies that have jurisdiction over any aspect of the subdivision including, where applicable, the Marquette County Road Commission, Marquette County Drain Commission, Michigan Department of Transportation, Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), and Marquette County Health Department. Although approval from these agencies is not required for tentative preliminary plat approval, any written comments received from these agencies shall be submitted to aid the City review process.

(4) Final Preliminary Plat Review. Final Preliminary Plat Review, involving review by outside agencies (State and Marquette County agencies) prior to action by the City Commission within 20 days from the date of filing, shall be in accordance with the following procedures and requirements:

(b) Final Preliminary Plat—Required Information. The final preliminary plat submittal shall contain all of the information required for the tentative preliminary plat listed in Section 54.501(D)(3), plus the following information:

(vi) The proprietor shall submit a list of all agencies to which the proprietor has sent copies of the final preliminary plat, certifying that the list shows all authorities listed in this subsection. The proprietor shall also submit copies of the final preliminary plat bearing the necessary approvals of all authorities as required by the Land Division Act and this section, including:

d. Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), if the land proposed to be subdivided abuts a lake or stream, or abuts an existing or proposed channel or lagoon affording access to a lake or stream where public rights may be affected, or contains regulated wetlands, or lies wholly or in part within a flood plain of a river, stream, creek or lake.

(8) Other Improvements.

(d) Water Supply. Water distribution system plans approved by the City Commission and in conformance with the Regulations of the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE) relating to Municipal Water Supplies.

Section 54.502 Land Division Regulations

(D) Application for Land Divisions. An applicant shall file with the City Assessor, or other official designated by the City Commission, all of the following for review and approval of a proposed parcel split before any split can be made:

(1) Application. A completed application on such form as may be provided by the City. If a transfer of division rights is proposed in the land transfer, then information about the terms and availability of the proposed division rights transfer shall be submitted with the application. Such information shall be in a form that satisfies the written notice requirements specified in Section 109(2) of the Land Division Act.

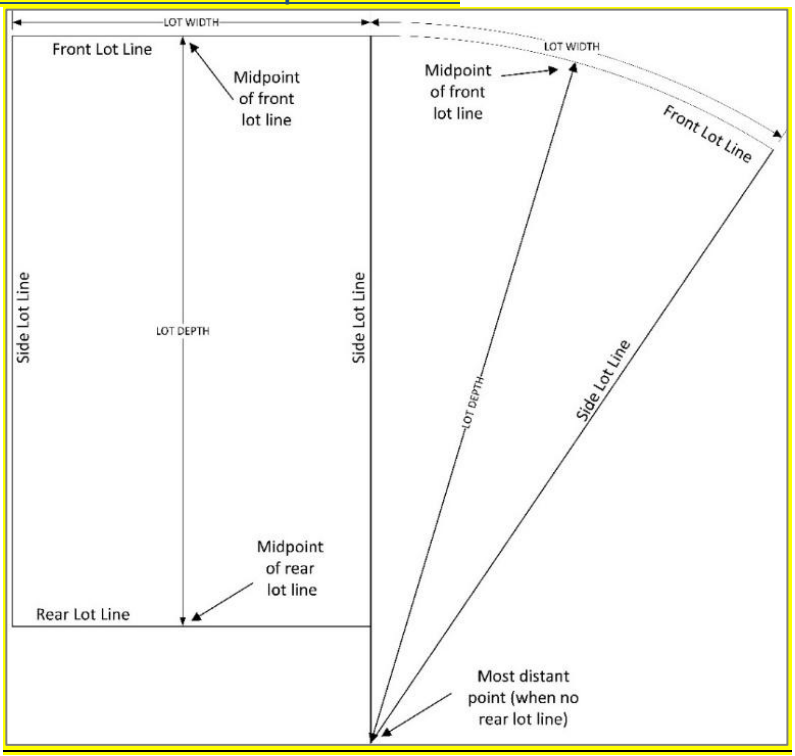
(2) Proof of Ownership. Proof of fee ownership of the land to be divided.

(3) Survey or Tentative Parcel Map. A survey or tentative parcel map of the parcel, including the location, setbacks, and dimensioned encroachments of all existing structures, indicating the adequate and accurate dimensions and legal description of the entire parcel and each split to be made. The survey or tentative parcel map must include the means of access from each resulting parcel to an existing road or street, the location of all existing and proposed public and private easements and rights-of-way, and the location of surface water, lakes, ponds, streams, and wetlands. A tentative parcel map is only allowed to be submitted if there are no structures or improvements on the parcel.

(F) Standards for Granting Land Division Approval. The splitting or partitioning of a parcel is prohibited unless approved in the manner required by this section in complete accordance with the following rules and regulations:

(3) Depth-to-Width Ratio of Non-Platted Parcels. Depths of parcels created as a result of division of land shall be not greater than four (4) times the parcel width. The City may permit parcels with proportions that vary from such standards where such action would reduce existing nonconformance with the standards set forth in this Ordinance or, in the determination of the Zoning Administrator, a variation is necessary due to exceptional topographic or physical conditions with respect to the parcel and compatibility with Depth-to-Width Ratio of Non-Platted Parcels. Depths of parcels created as a result of division of land shall be not greater than four (4) times the parcel width. The City may permit parcels with proportions that vary from such standards where such action would reduce existing nonconformance with the standards set forth in this Ordinance or, in the determination of the Zoning Administrator, a variation is necessary due to exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands.

Figure 34. How to Measure Lot Depth and Width



Section 54.503 Condominium Developments

(A) Intent and Application. The following regulations shall apply to all condominium and site condominium developments within the City of Marquette.

(B) Site Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all site condominiums must be approved by the City Commission following review and recommendation for approval by the Planning Commission. In determining whether to recommend a site condominium for approval to the City Commission, the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer, and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the Condominium Act and the Land Development Code.

(1) Notice. Prior to the Planning Commission meeting, a notice shall be sent by mail or personal delivery to the contiguous adjacent property owners, and the adjacent property owners from the site access point (this includes those across the street from the site access point).

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

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

SECTION 5. Article 6 – Standards Applicable to Specific Land Uses

Chapter 54 – LAND DEVELOPMENT CODE, Article 6 – Standards Applicable to Specific Land Uses is hereby amended as follows:

Article 6 Standards Applicable to Specific Land Uses

Section 54.6121 Dwelling, Accessory Unit (ADU)

Accessory Dwelling Units (ADUs) shall comply with all of the following standards:

(A) One ADU Per Lot. One ADU is permitted per lot containing an existing detached single-family dwelling unit, provided the ADU complies with all of the requirements of this Section and this Ordinance.

(B) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the minimum lot area and lot width standards of the zoning district.

(C) Setbacks and Height. ~~ADUs must meet all requirements of this Ordinance for minimum setbacks and maximum height. However, the height of an ADU shall not exceed two (2) stories or 20 feet.~~

(1) A *detached ADU* (physically separate from the principal residence) must meet the setback requirements of accessory structures for their zoning districts, and the height shall not exceed two (2) stories or 20 feet.

(2) An *attached/interior ADU* (physically attached and/or accessible from within the principal residence) must meet the requirements of this Ordinance for minimum setbacks and maximum height for primary buildings and lot coverage in Article 4.

(a) Exception. An existing legal non-conforming Class A or B structure that is non-conforming due to noncompliance with any minimum setbacks for the zoning district, does not have to meet the minimum setbacks for proposed *residential interior remodeling* to add an ADU to the interior of the existing structure.

(D) Maximum Occupancy. The occupancy of the accessory dwelling unit shall not exceed two (2) unrelated adults.

(E) Maximum Yard Coverage. A detached ADU, whether standing alone or as an addition to an existing accessory structure, must meet the standards for maximum impervious surface coverage in *Section 54.403* as applicable to the zoning district, but does not have to meet the rear yard area occupation standards for the zoning district, as stated in *Section 54.705.*

(F ~~E~~) Owner-Occupancy Required of the Principal Dwelling is as follows:

(1) Either the principal dwelling unit or the accessory dwelling unit shall be occupied by ~~the~~ a person who has a legal or equitable ownership interest with the property, and who bears all or part of the economic risk of decline in value of the property and who receives all or part of the payment, if any, derived from the lease or rental of the dwelling unit. The owner-occupant shall prove residency by means such as a voter registration, car registration, or other method acceptable to the City.

(a) Grace Period for Transfer of Ownership and Revocation. Per the recorded covenant, the continuing approval/existence of the ADU is predicated upon the occupancy of either the *principal residence* or the *accessory dwelling unit* by a person who owns the property, and that the ADU shall remain in the ownership of the person who owns the property. If the person who has legal or equitable ownership interest with the property has become deceased, then the next of kin or a named person in the will of trust has one year to provide proof to the City that they have legal or equitable ownership interest with the property or the ADU will be revoked.

(H ~~G~~) Maximum Floor Area of ADU. The floor area of the ADU shall not exceed 768 square feet~~, or 50% of the gross floor area of the principal residence, whichever is less~~. If the proposed ADU is a detached garage, and the area used as garage/parking is for the single-family home use only, then you do not count that as floor area for the ADU.

(I ~~H~~) Attachment Options. The ADU may be attached to the single-family dwelling or within the interior of the single family dwelling and constructed on any story of a conforming detached accessory building on the site, including the basement level. If the ADU is

attached to the single-family dwelling (as an addition), the ADU may be located within the existing footprint or added to the existing footprint, provided all of the requirements of this Ordinance are met.

(J ~~I~~) Architecture and Design.

(1) An ADU must be designed to maintain the architectural character and appearance of the principal building when attached to an existing building. If an ADU extends beyond the existing footprint of the main building, the addition must be consistent with the existing façade, roof pitch, siding, and windows.

(2) Shipping containers are prohibited as an ADU.

(3 ~~2~~) Exterior stairs leading to a second story entrance are restricted to the side or rear façade of the building to which it is attached.

(K ~~J~~) Parking. One (1) off-street parking space shall be provided for the ADU in a driveway, side or rear yard. No parking space may be provided in the front yard except in paved driveways or hard surfaced parking spaces in accordance with this Ordinance (see definition of "Hard Parking Surface" in *Section 54.202(A)(92~~3~~)*). Parking spaces are not subject to setback requirements. The Zoning Administrator may grant an exception to the parking space requirement if the property owner submits a signed and notarized affidavit to the City affirming that the ADU occupant will not have a motor vehicle on site.

(L ~~K~~) Duration of Lease or Rental. Leasing or rental of the ADU for less than 30 days is prohibited.

(M) Revocation of ADU. If any of the conditions or requirements of the ADU are no longer being met, then the ADU approval shall be revoked and the property owner will be notified of a deadline to remove the ADU construction or to convert the structure to a legal use within the zoning district.

Section 54.613~~3~~2 Dwelling, Duplex

(A) Lot Area and Lot Width. The minimum lot area and lot width for lots with a duplex must meet the requirements of *Article 4*.

(B) Side Yard Setback. The minimum required side yard setback for a duplex ~~is 10 feet on each side unless a larger side yard setback is required by~~ must meet the zoning district requirements in *Article 4*.

(C) Parking. Two (2) parking spaces for each dwelling unit, shall be provided unless otherwise exempted by this Code.

(D) Outdoor Livability Space. On each lot containing a duplex, at least 20 percent of the lot must be used for outdoor livability space such as lawns, gardens, and/or outdoor patios.

Section 54.6143 Dwelling, Intentional Community

(A) Maximum Occupancy. Occupancy of an Intentional Community Dwelling shall not exceed more than one person per 200 square feet of habitable space

(B) Parking. Each applicant for an Intentional Community Dwelling shall prepare a parking management plan. The plan shall limit the number of automobiles to be parked in the public right-of-way to three (3).

(C) Conversion from Single-Family Residential Buildings. When an Intentional Community Dwelling is established within a single-family dwelling, the single-family appearance and function of the building shall not be altered through the addition of separate entrances or kitchens.

(D) Conversion from Duplex and Multi-Family Residential Buildings. When two-family and multi-family buildings are converted into an Intentional Community Dwelling, the entire building must remain an Intentional Community Dwelling while any portion of it is so occupied.

(E) Proximity to Other Intentional Community Dwellings. The lot on which an Intentional Community Dwelling is located shall not be within 1,500 feet from a lot on which another Intentional Community Dwelling is located, but the Planning Commission may permit two (2) Intentional Community Dwelling units to be located closer than 1,500 feet apart if they are separated by a major physical barrier, including, without limitation, an arterial street, a commercial district, or a topographic feature that avoids the need for dispersal.

(F) Violations. No person shall occupy an Intentional Community Dwelling in violation of this section or intentionally or negligently misrepresent the permitted occupancy of a dwelling unit in violation of this section.

(G) Revocation. Violation of this Ordinance or any conditions of approval required by the Planning Commission shall be grounds for revocation of the Special Land Use Permit in accordance with this Ordinance. For Administrative Site Plan Review, please refer to *Section 54.1503*.

(H) MFR Zoning District Review Process. As this is a permitted use in the MFR zoning district, please refer to *Figure 64* in *Section 54.1402* and *Section 54.1401*.

(I) LDR, MDR, M-U, CBD Review Process. As this is a Special Land Use in the LDR, MDR, M-U, and CBD zoning districts, please refer to *Section 54.1403.*

Section 54.620 Heavy Vehicle/Equipment Sales, Rental, and Display

(A) Location. All areas intended for this use shall be designated as such on the site plan or plot plan.

(B) Setbacks. Outdoor sales and display areas must be set back 3 feet from the front property line. Alternatively, the Zoning Administrator may establish alternative locations for outdoor sales and display areas as it determines necessary and advisable.

(C) Minimum Lot Size. No less than one-half acre of land shall be required to operate all such uses.

(D) Screening. Outdoor sales and display areas which abut residentially zoned property shall be screened in accordance with *Article 10 Landscaping and Screening*.

(E) Not create nuisance. All such outdoor sales and display areas shall be conducted in a manner so as not to create a nuisance to neighboring properties through adequate on-site parking and ingress and egress to the site.

(F) Reasonable Conditions. The Zoning Administrator may impose such reasonable conditions as deems necessary to protect the public health, safety and general welfare from excessive noises, traffic, obnoxious and unhealthy odors and any detrimental effects to the general operation of any outdoor sales and display areas.

(G) No obstruction and paved surface. All sales and display areas shall be paved with a hard surface. Outdoor sales and display areas shall not occupy or obstruct the use of any fire lane, required off-street parking spaces, or landscaped area required to meet the requirements of *Article 9 Parking, Loading, and Access Management* or create a traffic or safety hazard.

(1) Off-street parking and maneuvering lanes shall meet minimum ordinance requirements for the retail use based upon the area designated for sales and display as determined by the Zoning Administrator. All loading and unloading areas and off-street parking and maneuvering lanes shall be located within the boundaries of the site.

Section 54.622 Home Offices

A Home Office is a dedicated space in a residential dwelling unit where the resident(s) may carry out certain functions of a commercial, service, or organizational nature – such as administration and sales – without a permit, provided the following conditions are met:

(A) Maximum Floor Area. ~~The office may not occupy more than 25% of the floor area of the dwelling unit or a maximum of 500 square feet, whichever is smaller.~~ A Home Office shall not occupy more than 25% of the floor area of the dwelling unit and any accessory structures (combined floor area) utilized for the occupation, or a maximum of 500 square feet, whichever is smaller.

(B) Resident Employees Only. No persons who are not lawful residents of the dwelling may be employed.

(C) Signs. There shall be no signs except as provided for in *Article 11*.

(D) No Customer or Client Traffic. No persons other than residents of the dwelling shall typically or regularly visit the home office for business purposes.

(E) Equipment Operation. There shall be no equipment used, the operation of which can be sensed outside of the dwelling unit.

(F) Accessory Structure Use. A Home Office use may be conducted in an accessory structure that is properly permitted by the City and the County Building Codes Department.

Section 54.624 Homestays and Vacation Home Rentals

(A) Homestays and Vacation Home Rentals in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, the Third Street Corridor (TSC) District, and Mixed-Use (M-U) District. In the LDR, MDR, TSC, and M-U zoning districts, the following regulations shall apply to single-family, ~~and~~ duplex, triplex, and quadplex structures that are Homestays and Vacation Home Rentals:

(1) Location Requirements. Registered Short-Term Rentals (Homestays and Vacation Home Rentals) shall be limited in proximity to one another by the following standards:

(a) Separation Distance Between Short-Term Rentals (Homestays and Vacation Homes). A parcel with ~~O~~one (1) or more registered Homestay(s) and/or ~~one (1)~~ registered Vacation Home Rental(s) may be permitted (by application) per street segment or block face between intersections, except where the street segment or block face exceeds 500 linear feet in length, in which case one (1) additional parcel for Short-Term Rental of each type is allowed for each exceedance of 500 linear feet of the street segment/block face between intersections. Corner houses are assigned to the block face/street segment that corresponds to the property street address; the Zoning Administrator shall keep a map of the registered and approved parcels for short-term rentals for purposes of verifying their location and reviewing applications for short-term rentals.

(b) Parcel or Right-of-Way Separation. Registered Short-Term Rentals (Vacation Home or Homestay) parcels must be separated from one another by a minimum of one parcel of developable property not registered or intended for use as a Vacation Home or Homestay, and/or by a public street corridor (right-of-way).

(c) Maximum Number of Vacation Home Rental Units Per Parcel. If in compliance with this Section (*Section 54.624*) and other Zoning Ordinance requirements, up to three (3) dwelling units on one (1) parcel may be registered as vacation home rentals.

(d) Use of a Vacation Home Rental as a Homestay. A Vacation Home Rental that is in compliance with this Section (*Section 54.624*) and other Zoning Ordinance requirements may also be a Homestay if it meets the Homestay requirements and is approved by the Zoning and Fire Departments as both a Vacation Home Rental and a Homestay. In this case, the proximity standards specified in this Section (*Section 54.624*) will be applied only as a Vacation Home Rental to such a property, not as both a Vacation Home and a Homestay.

(B) Short-Term Rentals in the Multiple Family Residential (MFR) District, Third Street Corridor (TSC) District, and Mixed-Use (M-U) District. In the MFR, TSC, and M-U zoning districts, the following regulations shall apply to multi-family structures that have 5 or more units and that are Homestays and Vacation Home Rentals:

(1) Subletting Prohibited. Short-term rental is limited to property owners, and subletting is not allowed (tenants may not rent to other parties).

(2) Maximum Number Per Housing Structure/Complex. A maximum of four (4) units may be rented for a short-term basis in housing structures/complexes that have up to forty-nine (49) units, and a maximum of ten (10) percent of units may be rented for a short-term basis in housing structures/complexes that have fifty (50) or more units.

(C) Compliance with City Codes and Ordinances. All Short-Term Rentals, Homestays, and Vacation Home Rentals must comply with the City of Marquette Rental Fire Code and all other related City codes and ordinances.

Section 54.627 Light Manufacturing, Heavy Manufacturing, and Major Vehicle Repair and Maintenance Operations

(C) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in *Section 54.1402*

Section 54.628 Light Vehicle/Equipment Sales and Display

(A) Minimum Lot Size. The site shall be a minimum of one-half acre when vehicles are displayed outdoors.

(B) Licensing.

(1) For vehicle sales, the proprietor must be a licensed dealer in the State of Michigan.

(2) Vehicle licensing requirements of the State of Michigan shall be followed in the review and approval of vehicle sales requests.

(C) Open Drive Aisles. Outdoor display and storage areas of vehicles shall maintain open drive aisles to allow free movement of vehicles.

(D) Parking.

(1) All vehicles waiting to be picked up by the vehicle driver shall be kept in approved parking spaces on site.

(2) Vehicles being displayed cannot be parked in required parking spaces, however, they must only be parked in the excess approved hard surface (see definition of "Hard Parking Surface" in *Section 54.202(A)(92~~2~~3)*) parking spaces on the site and the location must still meet the maneuvering lane requirements.

(3) If a new off-street parking lot is constructed, parking spaces designated for vehicle display are exempt from the screening requirements outlined in *Section 54.1003(C)(1)*. However, if the parcel's use changes and these spaces are converted to regular parking spaces, screening must then be implemented in compliance with the section's requirements.

(4) If a new off-street parking lot receives a waiver of the maximum parking spaces allowed per *Section 54.902(H)*, the waiver will be rescinded upon the change of use.

(E) Flag or Pennant Displays. One (1) flag or pennant may be displayed on each vehicle for sale or lease. The maximum size of each flag or pennant shall not exceed twelve (12) inches × eighteen (18) inches. All other signage for the site must comply with *Article 11*.

(F) Power Equipment and Vehicle Accessories. Display areas may include those approved per Article 6, *Section 54.63~~9~~8* or must be in other areas on the private property (out of any right-of-way) that are not within a clear vision triangle or required side and rear yards and are outside of pedestrian paths or required parking spaces. The display of qualifying merchandise may encroach to within five (5) feet of the public sidewalk provided items are on a hard surface.

Section 54.629 Marihuana Establishments

(D) Marihuana Microbusiness – Light Manufacturing. Marihuana Microbusiness – Light Manufacturing shall be subject to the following standards:

(12) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(E) Marihuana Microbusiness – Heavy Manufacturing. Marihuana Microbusiness – Heavy Manufacturing shall be subject to the following standards:

(12) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(H) Marihuana Processor – Light Manufacturing. Marihuana Processor – Light Manufacturing shall be subject to the following standards:

(8) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(I) Marihuana Processor – Heavy Manufacturing. Marihuana Processor – Heavy Manufacturing shall be subject to the following standards:

(8) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

Section 54.632 Natural Resource Extraction and Processing Operations

~~**(A) Setbacks.** No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than three hundred (300) feet to the outer boundary of the area approved for extractive operation. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding land use. Extractive operations shall not encroach upon required setback areas. Greenbelt plantings and landscaping must be provided in the setback area as required.~~

~~**(B) Control of Off-Site Impacts.** In order to reduce the effects of airborne dust, dirt, and noise, all equipment for sorting, crushing, grinding, loading, weighing, and other operational structures shall not be built closer than three hundred (300) feet from any~~

public street right-of-way line or adjacent property lines. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding use. All such activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered in accordance with all applicable State and County and local regulations. Private access roads serving the operation must be treated to create dust-free surfaces for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the City.

(C) Fill Material. No garbage or refuse of any nature shall be used for fill. Only the following materials may be used for fill: sand, gravel, clay, broken concrete, topsoil, and other clean earth materials which provide a suitable base for future building sites.

(D) Standing Water. The premises must at all times be graded so that surface contours shall tend to forestall local depressions or cause water to stand or accumulate.

(E) Fence. Where there is an excavation with a depth in excess of five (5) feet not subject to standard to City building codes and trenching regulations, the permit holder shall erect a fence of at least six (6) feet, but not more than ten (10) feet in height, of wire mesh or such other suitable materials to afford protection to persons and property. Any gates required must be kept locked, daily, when operations are stopped.

(F) Processing. Processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.

(G) Liability. The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.

(H) Post Closure or End Use Land Use Plan. As a part of the special land use approval and site plan review process, a post closure land use plan for the facility must be submitted by the applicant for review. Such a plan must include the end use of all facilities after closure as defined by the Michigan Department of Natural Resources for the technical aspects of closing the solid waste facility, mine or quarry. The contents of the Closure Plan must include:

(1) Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;

(2) Location and extent of all natural features to be retained during operation;

(3) The slope of all restored areas;

(4) Proposed completed topography at contour intervals of not more than two (2) feet;

(5) A schedule integrating the areas of progressive rehabilitation with the final restoration plan;

(6) The estimated date of completion of the requirements of the restoration plan;

(7) Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;

(8) A description of the methods and materials to be utilized in restoring the site;

(9) Sketch plan of the proposed use or uses of the restored site;

(10) For solid waste facilities, a program of continued groundwater monitoring for at

~~least ten years after closure must be approved by the appropriate local and State officials; and;~~

~~**(11)** Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan.~~

(A) Excavation. As allowed by state law, the extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the following standards, provided the state law does not preclude this ordinance:

(1) Site Plans for Permitted Uses. A site plan must be approved for any earthwork that is greater than 20,000 square feet in size for a non-residential use; or earthwork that is more than half the size of the parcel upon which commercial, industrial, mixed-use or multi-family land use is occurring or intended, per *Section 54.1402 (Figure 64*).

(2) Site Plans for Special Land Use. A site plan must be approved by the Planning Commission per the Special Land Use process.

(3) Setbacks. No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than at least one hundred (100) feet from the subject property line. The Planning Commission or Zoning Administrator (depending on the reviewing authority per *Figure 64*) may reduce these dimensions upon determining that the operations can still be carried out in a manner compatible with surrounding land use. Greenbelt plantings and landscaping must be provided in the setback area as required

(4) Control of Off-Site Impacts. To reduce the effects of airborne dust, dirt, and noise, all activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered by all applicable State and County and local regulations. Private access roads serving the operation must be treated to create dust-free surfaces for three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes in the City.

(5) Fill Material. No garbage or refuse of any nature shall be used to fill the ground where soil, rock, and other natural materials have been removed. Only the following materials may be used for such "fill": sand, gravel, clay, broken concrete, topsoil, and other clean earth materials that provide a suitable base for future building sites.

(6) Standing Water. The premises must always be graded so that surface contours tend to forestall local depressions or cause water to stand or accumulate with the exception of sumps for dust control.

(7) Fences. Where there is an excavation forming a trench or a pit with a depth in excess of five (5) feet, the permit holder shall erect a fence of six (6) to ten (10) feet in height, in accordance with *Section 54.706* of this ordinance. Any gates used or required must be shut and locked when operations are stopped.

(8) Liability. The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.

(9) Post Closure or End Use Land Use Plan. As part of the special land use approval and site plan review process, the applicant must submit a post-closure land use plan for the facility. The contents of the Closure Plan must include:

- **(a)** Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;
- **(b)** Location and extent of all natural features to be retained during operation;
- **(c)** The slope of all restored areas;
- **(d)** Proposed completed topography at contour intervals of not more than two (2) feet;
- **(e)** A schedule integrating the areas of progressive rehabilitation with the final restoration plan;
- **(f)** The estimated date of completion of the requirements of the restoration plan;
- **(g)** Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;
- **(h)** A description of the methods and materials to be utilized in restoring the site;
- **(i)** Sketch plan of the proposed use or uses of the restored site;
- **(j)** Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan

(B) Natural Resource Processing Operations

(1) Processing. The processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.

(2) Setbacks. To reduce the potential for sedimentation to streams and nuisances – the creation of dust, dirt, glare, and noise - all operations for processing raw materials (cutting, crushing, grinding, mechanical sorting, and associated structures must be separated at least 200 feet from any property adjoining lines and abutting bodies of water. The Planning Commission may reduce these dimensions upon determining that the operations can still be carried out in a manner that is compatible with surrounding land use.

(3) Items *54.632 (1), (3), (5), (6), (7), and (8)* shall apply to such processing operations and must be followed for zoning approval of the activity.

Section 54.637~~7~~6 Outdoor Alcoholic Beverage Service

(A) Outdoor Food and/or Alcoholic Beverage Service on Public Property. Outdoor food and beverage service (including alcoholic beverages) on public property is subject to the requirements of Chapter 12 (Business), Article 6 (Sidewalk Café Permits) of the City Code of Ordinances.

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

(1) Accessibility. Outdoor alcoholic service on private property shall be located in a manner

that will not interfere with vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor alcoholic service areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier- free ramp or access aisle. If outdoor alcoholic beverage service areas are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

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

(3) Location of Outdoor Alcoholic Beverage Service Areas. Tables and chairs must remain within a well-defined and clearly marked area. The City may require enclosures consisting of metal railing, brick walls, landscape planters or other suitable materials using decorative, wrought iron fencing, or other suitable materials. The City may permit temporary enclosure structures, provided the temporary enclosure structures meet the requirements of *Section 54.705(~~F~~I)*.

(C) Outdoor Entertainment and Community Events. See *Section 54.635*.

(D) Vehicle Parking Requirements. Parking space requirements may be reduced per *Section 54.902(~~I~~G)*.

Section 54.63~~8~~7 Outdoor Food and Non-Alcoholic Beverage Service

(A) Outdoor Food and Non-Alcoholic Beverage Service on Public Property. Outdoor food and non-alcoholic beverage service on public property is subject to the requirements of Chapter 12 (Business), Article 6 (Sidewalk Café Permits) of the City Code of Ordinances.

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

(1) Accessibility. Outdoor food and beverage non-alcoholic service on private property shall be located in a manner that will not interfere with vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor food and non-alcoholic beverage service areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier- free ramp or access aisle. If outdoor food and non-alcoholic beverage service areas are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

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

(3) Location of Outdoor Food and Non-Alcoholic Beverage Service Areas. Tables and chairs must remain within a well-defined and clearly marked area. The City may require enclosures consisting of metal railing, brick walls, landscape planters or other suitable materials using decorative, wrought iron fencing, or other suitable materials. The City may permit temporary enclosure structures, provided the temporary enclosure structures meet the requirements of *Section 54.705(F~~H~~I)*.

(C) Outdoor Entertainment and Community Events. See *Section 54.635*.

(D) Vehicle Parking Requirements. Parking space requirements may be reduced per *Section 54.902(~~H~~G)*.

Section 54.639~~8~~ Outdoor Temporary Retail Sales and Service Areas

(A) Temporary retail sales and service areas, for approved commercial land uses, may be permitted to occupy not more than twenty-five percent (25%) of the existing or required parking spaces on the site, for a total of not more than ~~90~~ 120 days in any 12-month period. The location of sales merchandise, service area, and/or temporary structures shall not interfere with pedestrian accessibility, traffic patterns, or access to remaining parking spaces. Prior to placement of merchandise, service area, or erection of temporary structures, the Zoning Administrator must be notified of the date of removal. The location and construction of all temporary structures (including tents) erected in association with the temporary sale of merchandise shall require the approval of the Zoning Administrator and the Fire Administrator through a zoning permit if a City Clerk License is not required. It is the responsibility of the business owner to contact the Building Code Administrator to determine if a building permit is required.

(B) Mobile Food Vending Units per Chapter 35 of the City Code are exempt from *Section 54.638 (A)*.

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

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

(E) Temporary outdoor sales for non-commercial land uses which are an accessory use of property, such as yard/garage sales and children's lemonade sales, are authorized with the permission of the property owner. Such sale events may occur on a singular property up to 10 times per year and no more than 4 times per month.

Section 54.643~~3~~2 Residential Limited Animal Keeping

(A) Requirements Applicable to All Residential Limited Animal Keeping.

(1) Accessory Use of On-Site Residents. The accessory use of Residential Limited Animal Keeping is permitted upon application for a non-transferable Residential Limited Animal Keeping Permit approved by the Zoning Administrator, which is for enclosures and structures that are required for chickens and rabbits, or for beehives. Upon approval, the permit is intended to be for the benefit of the occupants of the dwelling on-site, and not for commercial animal uses.

(2) Applicable Zoning Districts. This Residential Limited Animal Keeping use is permitted only in the LDR and MDR districts as an accessory use, where there is a separate occupied dwelling.

(3) General Animal Care. Animals being kept in a residential environment must be cared for and monitored daily to maintain animal health and to prevent nuisance problems with neighbors and the community.

(4) Permitted Animals. Unless classified as a bona fide household pet, only animals explicitly permitted in this Section (i.e., hens, rabbits, and honeybees) qualify as animals that may be kept as a Residential Limited Animal.

(5) Zoning Compliance Review Required. Zoning Compliance Review in accordance with *Section 54.1401* is required prior to the establishment of the Residential Limited Animal Keeping use.

(6) Location of Animals on the Same Lot as the Dwelling and in the Rear Yard. The location of animals permitted in accordance with this Section must be on the same property as the dwelling to which they are accessory and must be located in the rear yard.

(7) Storage of Seed, Fertilizer, and Feed. All seed, fertilizer, and animal feed shall be stored in secured, rodent- and animal-proof containers and kept within an enclosed structure.

(8) On-Site Commercial Sale Prohibited. The commercial sale of animal products including eggs, honey, hens or rabbits is prohibited on the site.

(9) Sanitation, Waste, and Odors. All animal structures and roaming areas must be kept sanitary and free from accumulations of animal excrement and objectionable odors. Waste must be composted or disposed of in accordance with all City requirements. The City may require a Residential Refuse Collection Agreement as a condition of Zoning Permit approval. Piling of waste materials on the property is not permitted unless composted in accordance with *Section 54.6198(~~G~~F)*.

(10) Runoff. No runoff from nutrient sources shall be allowed to leave the property, nor be discharged into the storm sewer.

(~~A~~ B) Requirements Applicable to Residential Limited Animal Keeping of Female Chickens (Hens). In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of hens:

(1) Maximum Number of Hens. A maximum of six (6) hens per single-family or two-family dwelling unit may be kept.

(2) Male Chickens (Roosters) Prohibited. Male chickens (roosters) are prohibited.

(3) Prohibited Locations of Keeping Hens. Hens are prohibited in a residence, porch, or attached garage.

(4) Keeping of Hens Required on the Lot. Hens must be confined to the lot.

(5) Enclosure Housing for Hens. Enclosed housing for hens (the hen house or coop) is

prohibited in a front yard. Enclosed housing must be fully enclosed, roofed, and provide at least one (1) square foot of indoor usable floor space per animal. Enclosed housing must be designed to discourage rodents, dogs, cats, and wildlife from gaining entry.

(6) Access to Fresh Water. Fresh water must be provided for hens at all times.

(7) Outdoor Usable Space for Hens. Outdoor usable space (a run) of at least two (2) square feet per hen must be provided and be attached to the coop. Outdoor usable space must enclosed to prevent hens from leaving the lot and must not be located in a front yard.

(a) If the outdoor space has a roof or cover, then it has to meet *Section 54.705(A)* for the LDR or MDR zoning district requirements.

(b) If the outdoor space is just enclosed with a fence, it has to meet *Section 54.706(C)(1)* for the LDR or MDR zoning district requirements.

(8) Setback of Housing for Hens. Enclosed housing for hens must meet the same setback requirements for accessory buildings (*Section 54.705(A)*), except that the enclosed housing must be set back at least 20 feet from a principal building on an adjoining property. Mobile chicken housing must meet the required setbacks at all times.

(~~B~~ C)Requirements Applicable to Residential Limited Animal Keeping of Rabbits. In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of rabbits:

(1) Maximum Number of Rabbits. A maximum of six (6) adult rabbits per single-family or two-family dwelling unit may be kept.

(2) Keeping of Rabbits Required on the Lot. Rabbits must be confined to the lot.

(3) Enclosure Housing for Rabbits. Enclosed housing for rabbits (cage or hutch) is prohibited in a front yard. Enclosed housing must be fully enclosed, roofed, and provide at least five (5) square feet of indoor usable floor space per animal. Enclosed housing must be designed to discourage rodents, dogs, cats, and wildlife from gaining entry.

(4) Access to Fresh Water. Fresh water must be provided for rabbits at all times.

(5) Outdoor Usable Space for Rabbits. Rabbits shall only be kept within enclosed housing except for monitored exercise periods. Outdoor usable space must be enclosed to prevent rabbits from leaving the lot and must not be located in a front yard.

(6) Setback of Housing for Rabbits. Enclosed housing for rabbits must meet the same setback requirements for accessory buildings (*Section 54.705(A)*), except that the enclosed housing must be set back at least 20 feet from a principal building on an adjoining property. Mobile rabbit housing must meet the required setbacks at all times.

(~~C~~ D) Requirements Applicable to Residential Limited Animal Keeping of Honeybees. In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of honeybees:

(1) Maximum Number of Honeybee Hives or Colonies. A maximum of 10 honeybee hives is permitted on a lot.

(2) Location. Honeybee hives must be located on an undeveloped area of the lot.

(3) Minimum Setback. Honeybee hives must be set back at least twenty-five (25) feet from any lot line. The setback for hives may be reduced to ten (10) feet to a lot line if a six (6) foot high flyway barrier surrounds the immediate vicinity of the hive(s) consisting of a solid fence, wall, or dense vegetation that prevents a direct line of flight from the hives into neighboring properties or public use rights-of-way.

(4) Honeybee Hive Manipulation. Beekeepers must make every reasonable effort to perform hive manipulations as quickly as possible, with minimum disturbance to the bees and at times of the day when outdoor activity of neighbors is minimized.

(5) Honeybee Swarm Prevention. Beekeepers must use best beekeeping management practices to prevent or minimize swarming. Beekeepers must take reasonable measures to retrieve swarms.

(6) Access to Fresh Water. A supply of fresh water shall be provided for all honeybee hives throughout the active flight season.

Section 54.60548 ~~Bulk Storage~~ Move to be Storage, Bulk

(A) Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Special Land Use Permit or Zoning Compliance Permit application.

(B) Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or nuisance conditions will impact any adjacent premises. The manufacture, processing or packaging of materials which are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or severe toxicity will not be permitted.

(C) Prior to final approval of a special land use permit or zoning compliance permit, each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits. The applicant shall, upon Planning Commission or Zoning Administrator request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in *Section 54.1402*.

(D) Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies, which may require permits.

(E) When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).

(F) The Planning Commission may require additional safeguards to meet the intent of the industrial district and to assure opportunity for additional industrial uses and for growth within each area of the city which is zoned industrial.

Section 54.649 Storage, Indoor

(A) No activity other than indoor storage shall be allowed. No unrelated commercial, wholesale, retail, industrial or other business activity shall be conducted from the facility.

(B) The storage of any toxic, explosive, corrosive, or hazardous materials is prohibited. Combustible materials shall be kept away from ignition sources, such as portable heaters, light fixtures, etc.

(C) All storage, including vehicles of any kind, shall be contained within a completely enclosed building.

(D) All exterior lighting shall be in accordance with *Section 54.802* hereof.

(E) All signs shall be in compliance with the provisions of *Article 11* of this Ordinance.

(F) Landscaping and Screening shall be provided in accordance with *Article 10* of this Ordinance.

(G) All off-street parking shall be in compliance with *Article 9* of this Ordinance.

Section 54.635~~35~~50 ~~Open Storage~~ Move to be Storage, Open/Outdoor

(A) Open storage of any equipment, vehicles, and all materials including wastes must be screened from public view, from public streets and from adjoining properties by an enclosure consisting of a wall or an obscuring, opaque fence of a height of not less than six (6) feet to obscure such stored materials.

(B) Open storage shall not be in excess of twenty (20) feet in height.

Section 54.651 Storage facility, Self

(A) No activity other than rental of storage units shall be allowed. No unrelated commercial, wholesale, retail, industrial or other business activity shall be conducted from the facility.

(B) The storage of any toxic, explosive, corrosive, or hazardous materials is prohibited. Combustible materials shall be kept away from ignition sources, such as portable heaters, light fixtures, etc.

(C) All storage, including vehicles of any kind, shall be contained within a completely enclosed building.

(D) The storage facility shall have driveway access to – or be within 300 feet of – a collector street, arterial road, or highway.

(E) All storage units must be accessible by paved-maneuvering lanes. A minimum twenty-four-foot drive shall be provided between buildings. Site circulation shall be designed to accommodate fire trucks, as well as trucks that will customarily access the site.

(F) A demonstrated means of security and management shall be provided.

(G) Each storage unit shall have an individual door to the outdoors or common/public corridor, and shall be accessible by the owner of the storage items in accordance with hours of operation approved by the Planning Commission/Zoning Administrator. Such hours of operation shall be posted at the entrance to the facility.

(H) All exterior lighting shall be in accordance with *Section 54.802* hereof.

(I) All signs shall be in compliance with the provisions of *Article 11* of this Ordinance.

(J) Landscaping and Screening shall be provided in accordance with *Article 10* of this Ordinance.

(K) All off-street parking shall be in compliance with *Article 9* of this Ordinance.

(L) In General Commercial zoning districts, the total maximum building footprint of the self-storage facilities shall be 40,000 square feet.

SECTION 6. Article 7 – General Provisions

Chapter 54 – LAND DEVELOPMENT CODE, Article 7 – General Provisions is hereby amended as follows:

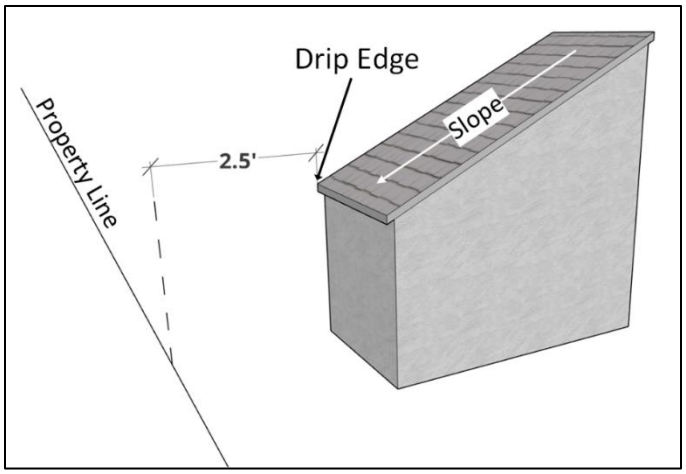
Article 7 General Provisions

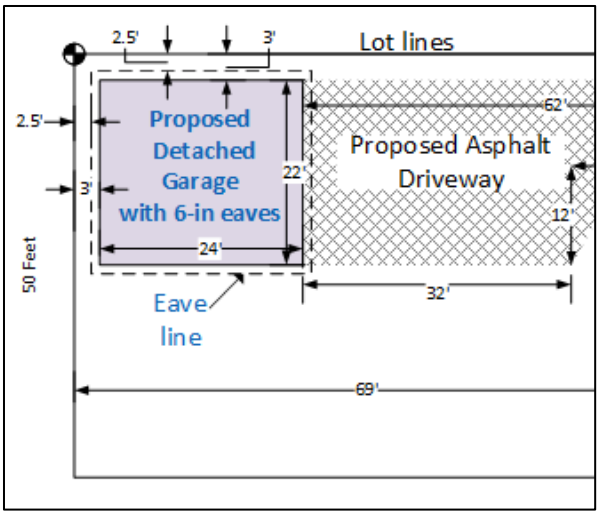
Section 54.702 Permitted Encroachments into Required Yard Setbacks

The following features may be located within required yard setbacks to the extent indicated. Unless explicitly permitted, under no circumstances shall any structure or attachment to a structure protrude to within five (5) feet of a right-of-way line and/or rear property line, or closer than three (3) feet to the side yard property line.

(B) Architectural Features. Cornices, canopies, eaves, or similar architectural features may project into required yard setback areas to a maximum of two and one-half (2.5) feet from the property line. The eave measurement shall be taken from the max extent of the roof slope at the farthest point (also known as the drip edge) to the property line. Gutters are not included in the measurement as they are allowed to encroach past two and one-half (2.5) feet.

Figure 37. Examples of Measurement for Eaves





(C) Access Ways. Unenclosed stairs, steps, fire escapes, and access ramps may project into yard setbacks, provided that they are set back at least twelve (12) inches from the front lot line, five (5) feet from the rear lot line, and three (3) feet from the side lot lines with the following exceptions:

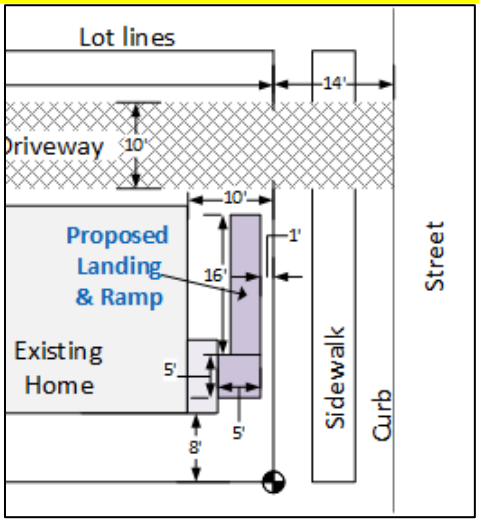
(1) Front yard setbacks are not required for barrier-free access ramps if resident requires ramp access due to a disability and there is not adequate space to locate the ramp elsewhere on the property. When such ramp is no longer required it shall be considered a legal, nonconforming encroachment.

(2) Window wells, egress windows, and basement escape ladders required by fire codes may project into required yard setbacks the minimum amount necessary to meet the fire code requirement.

(3) Existing step or walls that are located between the front property line and 12 inches into the private property may be maintained but not rebuilt, per *Section 54. 1202* of the LDC.

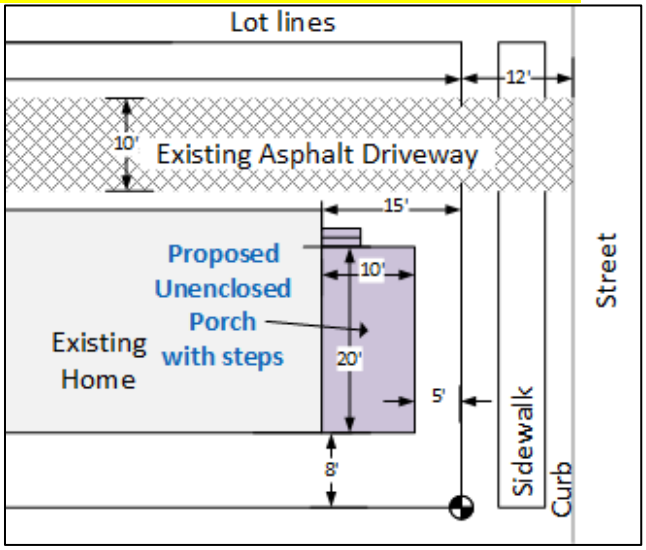
(4) New/Proposed steps must be set back at least 12 inches from the front property line, even if the Zoning District has a 0-ft front setback. If existing steps or walls protrude into the public right-of-way and are in disrepair, a Grant of License to use public property must be sought for approval to conduct rebuilding work to restore the structure to like-new condition.

Figure 38. Example of Measurement for Access Ways



(D) Unenclosed Balconies, Open Porches, Decks. Unenclosed balconies, open porches, carports and decks may project into a required yard setback by up to ten (10) feet provided they are at least five (5) feet from the rear lot lines, at least three (3) feet from the side lot lines, and at least five (5) feet from the front lot lines unless a different front yard setback for unenclosed balconies, open porches, and decks is permitted or required by *Article 4*.

Figure 39. Example of Measurement for Open Porch

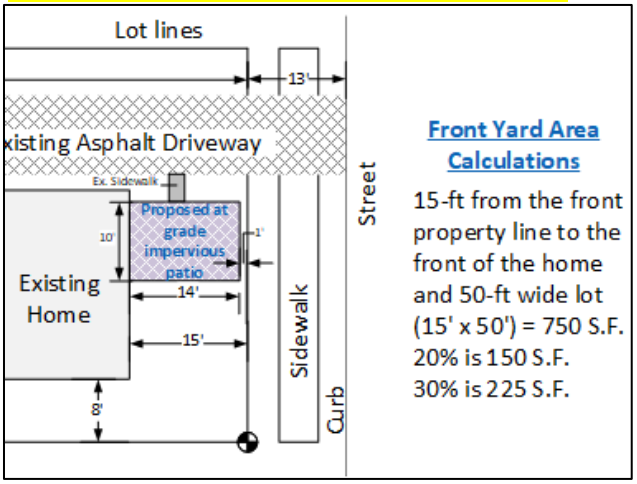


(E) Patios and at grade decks. Patios and at grade decks may project into a required yard setback provided they are set back at least twelve (12) inches from the front lot line (even if the Zoning District has a 0-ft front setback), five (5) feet from the rear lot line, and three (3) feet from the side lot lines with the following conditions:

(1) The patio cannot occupy more than 20% of the front yard area if the surface is impervious to water percolation. Patios that are made of pervious materials or designed to allow water percolation or are mitigated by storm water detention facilities (such as rain gardens), and that are not used for parking, may occupy up to 30% of the front yard.

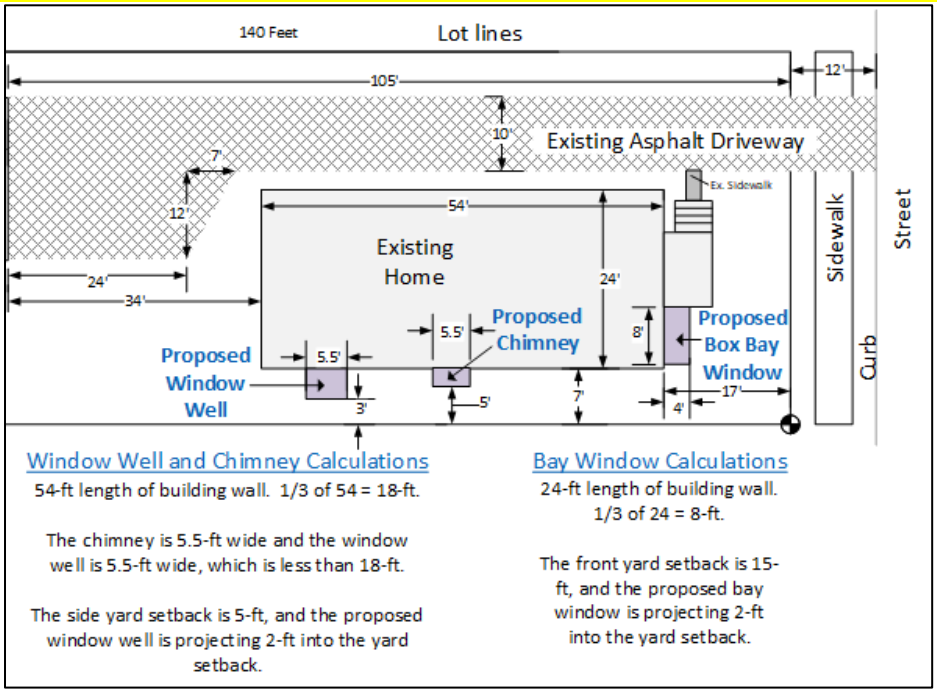
(a) If the patio is also used for parking it must also meet *Sections 54.902(E)(1)(d)* and *54.902(E)(1)(e)*.

Figure 40. Example of Measurement for Patio



(F) Bay Windows, Basement Window Wells, and Chimneys. Bay windows, basement window wells, and chimneys may project into yard setbacks by up to two (2) feet, provided that such features do not occupy, in the aggregate, more than one-third (1/3) the length of the building wall on which they are located.

Figure 41. Example of Measurement for Bay Window, Window Well, and Chimney



(G) Accessory Structures. Accessory structures may project as allowed in *Section 54.705*.

(H) Structural Amenities. A structural amenity, such as outdoor art, paintings, sculpture, fountains and similar water features, benches, arbors, doghouses, playsets, birdfeeders, clotheslines, air conditioners, detached open structures, and similar amenities as determined by the Zoning Administrator may be located a minimum of three (3) feet from a side or rear lot line and a minimum of five (5) feet from a front ~~or rear~~ lot line, subject to the following requirements:

(1) Clear Vision Triangle Area. All structural amenities must meet traffic visibility regulations of *Section 54.704*.

(2) Durable Materials and Construction. Structural amenities must be composed of durable materials such as steel, bronze, stained glass, concrete, wood, ceramic tile, stone, or other similar material durable against weather and requiring a low level of maintenance.

(3) Maintenance. Structural amenities must be maintained in a safe, neat, and orderly manner acceptable to the City. The City may require the owner of the structural amenity to submit a maintenance plan for review. The City shall determine the acceptable maintenance of a structural amenity to prevent blight.

(4) Secure Location. Structural amenities must be properly secured to provide stability. The structural amenity may be attached or secured to the ground, or it may be attached to the principal structure or accessory structure (excluding roof attachment). Objects that are taller than the distance from the public right-of-way to the object's location on the ground will be ordered to be removed immediately if found to be unstable.

(5) Maximum Height: No attached or detached structural amenity shall exceed sixteen and one-half (16.5) feet in height.

(6) Prohibitions. The following ~~are~~ is prohibited:

(a) Structural amenities that have deteriorated or are otherwise determined by the City to be blight.

~~**(b)** Structures that are beyond the scope of a structural amenity and should be regulated under a different section of this Ordinance, such as fences (*Section 54.706*), accessory structures (*Section 54.705*), or signs (*Article 11*).~~

(7) Beyond the scope of structural amenity. Structures that are beyond the scope of a structural amenity and should be regulated under a different section of this Ordinance, such as fences (*Section 54.706*), accessory structures (*Section 54.705*), or signs (*Article 11*).

(~~7~~ 8) Permit and Exemptions. A permit is required for structural amenities unless it meets the following exemptions, and the structural amenities must meet the requirements of 54.702(G)**:**

(a) Enclosed structural amenities less than sixteen (16) square feet in floor area/footprint. Examples of such amenities include dog/bat/bird houses, treehouses, library boxes, and garden sheds.

(b) Open/Unenclosed structural amenities, such as children's playsets, and seasonal or collapsible temporary structures such as tents and similar shelters less than 160 square feet in floor area.

(c) Tents designed for temporary occupancy (14 days or less), used on private property with the property owners' permission.

(I) Food Production, Minor. Where Minor Food Production is permitted, the permitted structure encroachments are regulated in *Section 54.619~~7~~8*.

Section 54.705 Accessory Buildings and Structures

All accessory buildings and structures must meet the setback and height requirements of *Article 4* unless otherwise stated in this Section or in another section of this Ordinance applicable to accessory buildings and structures. No accessory building or structure may be located on any parcel of land which does not have a principal building or use already established or being established contemporaneously with the accessory building or structure.

(A) Accessory Buildings and Structures in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, and Mixed-Use (M-U) District.

(1) Attached Accessory Buildings and Structures. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance, applicable to main building.

(2) Location. Detached accessory buildings or structures shall not be located in any required yard setback except as permitted in *Section 54.705(A)(4)*.

(3) Maximum Lot Coverage. Detached accessory buildings or structures (such as concrete or asphalt structures) shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(a) If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is remodeled to more than 550 square feet.

(b) Patio Pervious pavers that are used for accessory structures such as patios, sidewalks, etc.

that allow infiltration are not included in the 25% calculation.

(4) Separation and Setback Distances. No permanent accessory building or structure shall be located in a minimum front yard setback. No detached accessory building shall be located closer than five (5) feet to any main building nor closer than three (3) feet from a side or rear lot line, except swimming pools, which are regulated in *Section 54.707*. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls including an open lean-to or open carports) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(5) Maximum Height. Unless otherwise stated in this Ordinance, no attached or detached accessory building or structure in a the LDR, MDR, and M-U Districts shall exceed sixteen and one-half (16.5) feet in height. The height of Accessory Dwelling Units must comply with *Section 54.6121*.

(6) Shipping containers, cargo containers, or semi-trailers are prohibited as accessory structures.

(B) Accessory Buildings and Structures in the Multiple Family Residential (MFR) District. In the MFR District, accessory buildings and structures for multiple-family buildings and apartments with 5+ dwelling units must meet the requirements of *Section 54.6165(C)*. For all other uses in the MFR District, the following requirements apply:

(1) Detached Accessory Buildings and Structures.

(a) Maximum Height. No detached accessory building or structure may exceed 16.5 feet in height.

(b) Minimum Side and Rear Yard Setbacks. Detached accessory buildings or structures for a duplex shall be located at least six (6) feet from the side and rear property lines, and for a single-family home shall be located at least (3) feet from the side and rear property lines. For all other uses in the MFR District besides multiple-family buildings and apartments, detached accessory buildings or structures shall be located at least ten (10) feet from the side and rear property lines.

(c) Front Yard Location Prohibited. No detached accessory building or structure shall be located in a front yard.

(d) Maximum Lot Coverage. Detached accessory buildings or structures shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(i) If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is

remodeled to more than 550 square feet.

(ii) Pervious pavers that are used for accessory structures such as patios, sidewalks, etc. that allow infiltration are not included in the 25% calculation.

(e) Separation and Setback Distances. No detached accessory building or structure shall be located closer than five (5) feet to any main building. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls including an open lean-to or open carports) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(f) Shipping containers, cargo containers, or semi-trailers are prohibited as accessory structures.

(2) Attached Accessory Buildings and Structures. Attached accessory building or structure shall meet the yard requirements of the Schedule of Regulations (*Article 4*).

(3) Swimming Pools. Outdoor swimming pools shall not be located closer than ten (10) feet to any building or lot line. The pool must comply with *Section 54.707*.

(F) Accessory Buildings and Structures in Mobile Home Park (MHP) District.

(1) Detached Accessory Buildings and Structures.

(a) Maximum Height. No detached accessory building or structure may exceed 24 feet in height.

(b) Minimum Side and Rear Yard Setbacks. Detached accessory buildings or structures shall be located at least six (6) feet from the side and rear property lines.

(c) Front Yard Location Prohibited. No detached accessory building or structure shall be located in a front yard.

(d) Separation and Setback Distances. No detached accessory building or structure shall be located closer than five (5) feet to any main building. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls such as a pergola) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(~~F~~ G) Exemptions. Structural amenities, as described and regulated in *Section 54.702(~~G~~H)*, are not classified as accessory buildings and structures in this Ordinance.

(~~G~~ H) Structures Accessory to Food Production, Minor. See *Section 54.619~~8~~*.

(~~H~~ I) Temporary Structures in all Zoning Districts. The City may permit temporary structures in any zoning district during the duration of a permitted temporary land use, subject to the following requirements:

(1) Outdoor Temporary Retail Sales and Service Areas. Temporary structures for outdoor retail sales and service areas must meet the requirements of *Section 54.638*.

(2) Outdoor Entertainment and Community Events. Temporary structures for outdoor entertainment and community events must meet the requirements of *Section 54.635*. Structures erected for approved *Outdoor Entertainment and Community Events* uses must be removed when each discrete event ends, unless otherwise stated in the Zoning Compliance Permit for the event(s).

(3) Applications and Permits.

(a) ~~The property owner must contact the Zoning Administrator to determine if a~~ A Zoning Compliance Permit is required prior to the establishment of a temporary structure, with exceptions as stated below. The property owner must also contact the County Building Code Administrator to determine if a building permit is required. Temporary structures intended to be used for non-customary commercial activity (e.g., those requiring Special Land Use permits, use for recurring sales in a parking lot, or an alcohol permit) require the approval of the Zoning Administrator and the Fire Administrator ~~prior to erection and use~~ before being erected.

(b) Exempt Temporary Structures. The following temporary structures are exempt from a Zoning Compliance Permit but shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district:

(i) Structures that are reviewed and approved with a business license issued by the City Clerk.

(ii) Structures erected via municipal or DDA authority for programmed or permitted outdoor seasonal activities and events.

(iii) Structures that meet the structural amenities exemption per *Section 54.702(H)(8)*, such as residential structural amenities, such as tents and patio canopies.

(iv) Small fabric structures for accessory uses - except *temporary retail sales or services,* or for *Outdoor Entertainment and Community Events* purposes - such as an "easy-up" tent/shelter, are exempt for one-day events.

(v) Enclosed structures used as mobile offices and other temporary structures that are being used for and during the construction of permanent facilities that have been approved for zoning compliance.

(vi) Portable seasonal storage, including portable carports and seasonal portable greenhouses, when in use for less than 180 days per calendar year. Such structures can be used for more than 180 days only with Zoning Compliance Permit approval for permanent use.

(4) Secure Placement of Temporary Structures. Temporary structures shall not have foundations or footings, but must be properly secured to the ground.

(5) Location, Size, and Accessibility. The location, size, and construction of all temporary structures (including tents except in *Section 54.705(I)(3)(b)*) require approval by the Zoning Administrator and the Fire Administrator~~.~~, and shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district. The location of the temporary structures shall be located in a manner that will not interfere with vehicular or pedestrian mobility, access, or parking, and shall meet Michigan barrier-free requirements. Temporary structures shall not obstruct the entrance to any building or sidewalk, ~~nor shall they obstruct~~ or any barrier-free ramp or access aisle. If temporary structures are located on a private sidewalk,

a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk for pedestrian traffic. ~~The Zoning Administrator or Fire Administrator may deny a permit for a temporary structure if the structure interferes with traffic patterns or access to required parking spaces, or if the Zoning Administrator or Fire Administrator determine that the size of the structure is excessive for the temporary land use.~~

(6) ~~Duration and~~ Removal. The temporary structure must be removed when the associated temporary use has ceased, or upon reaching the end of the term of permitted use. ~~A temporary structure may be permitted for more than 120 days in a 12-month period~~

~~**(a)** Structures for outdoor food and beverage service, whether for indoor or outdoor dining.~~
~~**(b)** Structures erected via municipal or DDA authority for programmed outdoor summer or winter activities.~~
~~**(c)** Structures that are being used in relation to and during the construction of permanent facilities that have been approved for zoning compliance and building permits.~~

~~The Zoning Administrator may extend the period of permission for up to 180 days in total during a 12-month period, in any of the above cases, upon request of the property/structure owner and based on the relevant circumstances (i.e. reason for request)~~

Section 54.706 Fences and Walls

(C) Requirements by Zoning District:

(1) LDR, MDR, and MFR Districts.

(a) Height. Fences and walls shall not exceed six (6) feet in height, with the following exceptions:

(i) Adjoining a Lot Containing a One- or Two-Family Dwelling or Adjoining a Vacant Lot that Could Contain a One- or Two-Family Dwelling. Where a fence or wall is within ten (10) feet of an adjoining lot containing a one- or two-family dwelling or within ten (10) feet of an adjoining a vacant lot that could contain a one- or two-family dwelling; the fence or wall shall not exceed four (4) feet in height if it is located in the side or front yard (see *Section 54.706(C)(1)(a)(iii)* for additional front yard requirements), with the following exceptions:

~~**(1)** Where the rearmost wall of the neighboring dwelling structure is between the front wall and rear wall of the subject home, a 6 ft. screening fence may be built to the rear of the neighboring dwelling's rearmost wall along that side of the subject property, and each side of the property is treated independently. Where the rearmost portion of the subject property is a shed/garage for vehicle or other storage, and not containing dwelling space, it shall not be counted as the rearmost portion of the dwelling.~~

(~~2~~ 1) For required retaining walls.

(2) On corner lots, a residential screening fence may be six (6) feet tall, located in the rear yard and up to the front wall of the primary dwelling in the side yard.

(3) An interior block property adjacent to a corner property may place a 6-ft. tall screening fence within its property boundaries to match the placement allowed on the corner property so that either property has the same opportunity to have a screening fence in directly adjacent areas of their yards.

(4) For interior-block residences that are located fully behind the adjacent primary residences along the side lot lines, screening fences may be six (6) feet tall, located in the rear yard and up to the neighboring primary dwellings' rear wall.

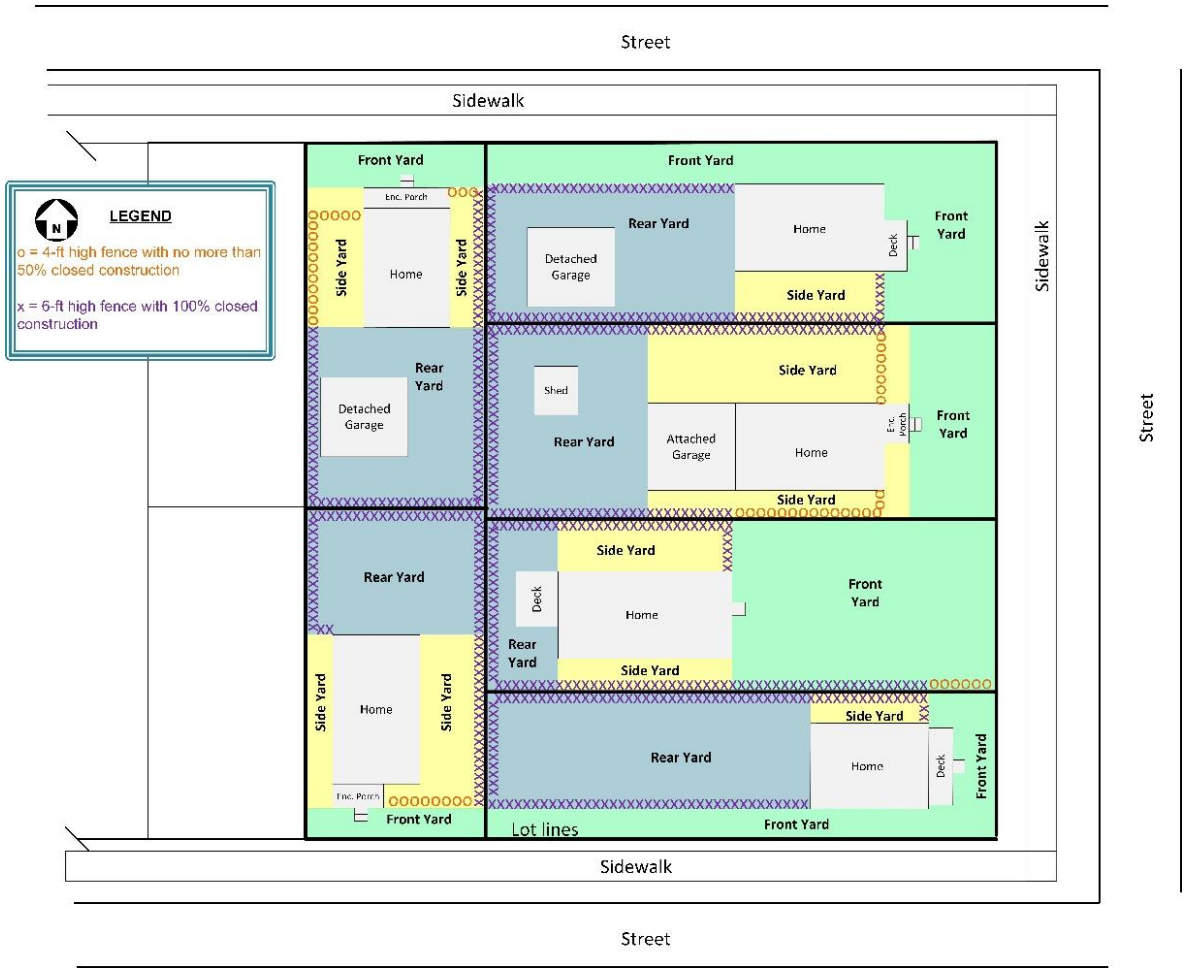
(5) For interior-block residences, where the rearmost wall of the neighboring primary dwelling structure is between the front wall and rear wall of the subject home, a 6-ft. screening fence may be built to a point aligned on the rear wall of the neighboring primary dwelling in that side yard of the subject property. Each side of the property is treated independently. Where the rearmost portion of the subject property is a shed/garage for vehicle or other storage, and not containing dwelling space, it shall not be counted as the rearmost portion of the dwelling.

(ii) Street Sides of Corner Lots. On the street sides of corner lots, a fence or wall may not exceed four (4) feet in height between the ~~rear~~ front wall of the primary dwelling and the corner on either street frontage.

(iii) Front Yard Requirements. A fence in a front yard may not exceed four (4) feet in height unless it meets *Section 54.706(C)(1)(a)(i)* above. Walls over three (3) feet in height are prohibited in a front yard except for retaining walls. Walls must be set back at least (12) inches from the front lot line. The columns in between the walls or fences are allowed to be four (4) feet in height.

(b) Construction. A fence limited to four (4) feet, as stated in *Section 54.706(C)(1)(a)* above, may not have more than 50% of the fence area of solid matter or of closed construction (See *Figure 46* for examples of noncompliant fences). A six (6) foot high fence may be of solid, opaque construction. A screening fence required by any City ordinance or by State law may be of solid, opaque construction. Walls may be of solid, opaque construction.

Figure 45. Permitted Residential Fence Construction Location Schematic.



(E) Special Purpose Fences.

(3) Temporary Fences. Temporary fences, as defined herein, may be permitted by the City in conjunction with an approved temporary activity/purposes, such as construction, landscaping and grading erosion control, temporary sales areas, temporary events, or snow and garden fencing (as long as it is not permanently anchored and the use is temporary for the snow or growing season). The type of temporary fencing used must be appropriate for the temporary activity, and in most cases a temporary fence must be installed prior to the temporary activity and should be removed soon after the end of the temporary activity. Temporary fencing that does not meet these standards may be considered a violation of this section. Temporary garden and snow fences cannot be in place greater than 6 months in a calendar year. Temporary fencing that is not permanently anchored and the use is temporary does not require a fence permit.

SECTION 7. Article 8 – Environmental Performance Standards

Chapter 54 – LAND DEVELOPMENT CODE, Article 8 – Environmental Performance Standards is hereby amended as follows:

Section 54.801 Standards Applicable to Industrial Uses, Processes, and Districts

(C) Permits. Prior to final approval of a Site Plan and/or Special Land Use Permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

Section 54.805 Wetland Protection

All wetlands are located in the Riparian Overlay District (*Section 54.320*) and subject to the regulations therein. The Riparian Overlay District includes provisions for definitions, setbacks, buffers, and permitted and prohibited activities within wetlands and wetland buffer areas. Wetlands are defined in the Michigan Natural Resources and Environmental Protection Act (Public Act 451 of 1994, as amended). No activity shall be permitted in a wetland unless done in accordance the Riparian Overlay District and, if necessary, a wetlands permit has been obtained by the applicant from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE).

Section 54.807 Standards for Excavation/Mining Activities

The extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the standards adopted in *Section 54.632*, provided the state law does not preclude them.

SECTION 8. Article 9 – Parking, Loading, and Access Management

Chapter 54 – LAND DEVELOPMENT CODE, Article 9 – Parking, Loading, and Access Management is hereby amended as follows:

Article 9 Parking, Loading, and Access Management

Section 54.902 Parking Regulations

(E) Parking Standards Applicable to Specific Zoning Districts.

(1) LDR and MDR Districts and single-family and two-family structures in other zoning districts.

(a) Definition of "Front Area." For the purposes of *Section 54.902(E)(1)* only, the "Front Area" is that area located between the edge of the physical street and the nearest point of the dwelling foundation (excluding open porch projections), projected parallel from the street.

(b) Off-Site Parking in the LDR and MDR Districts. In the LDR and MDR districts, off-street parking may be located on a site other than the site to which it pertains, and within the City limits or in an adjacent township.

(c) Maximum Rear Yard Paving. In the LDR and MDR districts, no more than 25% of the rear yard may be paved (including but not limited to asphalt or concrete, but with the exception of compacted gravel) for parking provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(d) "Front Area" Parking Limitations. Parking in the front area is permitted only on an approved hard surface parking space and/or driveway, or in a garage (see definition of "Hard Parking Surface" in *Section 54.202(A)(92)*). Parking spaces in the front yard area must be at least two (2) feet from the side lot line, at least two (2) feet from the inside edge of a sidewalk, and at least ten (10) feet from the edge of an established street. The encroaching driveways and parking spaces must be drained so as to dispose of all surface water accumulated in such a way as to preclude drainage of water onto adjacent property or toward adjacent buildings. ~~New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface (including but not limited to uncompacted pea gravel, cobbles, grass, etc.) to ensure a pervious buffer between driveways and the adjacent lot line, with the exception of the presence of a retaining wall along the subject lot line or other such difficulty. The Zoning Administrator may permit parking in a front area during the winter parking ban period for single-family or duplex dwelling units upon request for a Front Yard Parking Waiver for a limited time when the site cannot be altered without causing a hardship on the property owner, or indefinitely in rare cases that the site cannot be reasonably altered to create one (1) additional parking space or a widened driveway. Self-created difficulties, such as adding renters and vehicles, are not applicable to the consideration for a Front Yard Parking Waiver.~~

(i) Front Yard Parking Waiver. The Zoning Administrator may permit parking in a front area during the winter parking ban period for single-family or duplex dwelling units upon request for a Front Yard Parking Waiver for a limited time when the site cannot be altered without causing a hardship on the property owner or if the property owner has relevant documented disabilities, or indefinitely in rare cases that the site cannot be reasonably altered to create one (1) additional parking space or a widened driveway. Self-created difficulties, such as adding renters and vehicles, are not applicable to the consideration for a Front Yard Parking Waiver.

(e) Maximum Driveway Width and Paved Area.

(i) Single-family uses:

a. For lots with one driveway - The maximum width of a driveway on a single frontage is 18 feet wide on a lot up to and including 60 feet in width, and 24 feet wide on a lot of more than 60 feet in width.

b. For lots with two driveways - On a lot 100 feet or more in width, the maximum width of both driveways combined is 36 feet wide on the same frontage

(ii) Duplex/two-family uses - The maximum width of a driveway is 24 feet wide.

(iii) A driveway may be widened beginning at a point two (2) feet from the inside edge of a sidewalk or ten (10) feet from the edge of an established street without sidewalks, provided the hard parking surface areas of the driveway or driveways and parking spaces utilize no more than 30% of the front area for single-family dwelling units and no more than 40% of the front area for duplex dwelling units.

(iv) An application for the paving of more than 30% of the front area can only be accepted if a variance is first approved for the proposed paving pursuant to *Section 54.1404*.

(v) On corner lots, there shall be two (2) front areas. For single-family dwelling units the

overlapped area at the corner may be counted with either front area, but not both~~,~~ (at the discretion of the property owner) and the two (2) front areas may not be combined for the purpose of exceeding the 30% maximum hard parking surface within either front area. For duplex dwelling units, the overlapped area at the corner may overlap and be combined to utilize up to 40% of the front area for hard parking surfaces in either or both front areas.

(f) Maximum Number of Driveway Openings Per Site. On lots with one (1) frontage, a maximum of two (2) driveway openings per site are permitted, provided the lot is at least 100 feet wide. On lots with more than one (1) frontage, a maximum of one (1) driveway opening per frontage is permitted, except on frontages of 100 ft. or more in length – upon which an additional driveway is allowable. All curb cuts and separation distances must meet the requirements of Chapter 42 of the Code of Ordinances (Streets, Sidewalks, and Other Public Places).

(g) Previously Approved Hard Parking Surface Residential Locations. Hard parking surface residential parking locations approved under a previous ordinance are not subject to provisions of *Section 54.902(E)(1)* provided that the minimum safeguards are met for all parking uses where vision hazards and locations impact public safety.

(h) Driveway Separation Requirement at Side Lot Line. New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface, including but not limited to turf grass or other ground cover plants, permeable pavers, or other stable cover materials. The requirement may be waived by the Planning Commission or Zoning Administrator, per relevant authority, if physical difficulties exist, such as the presence of a retaining wall along the lot line. This requirement is waived where existing paved driveways owned by neighbors are conjoined (but not necessarily shared) or otherwise meet at the property lines. However, eliminating shared driveways is encouraged to avoid maintenance disputes and other disagreements over time.

(~~h~~ i) Application of Parking Development Standards. All one- and two-family residential parking spaces shall be exempt from the standards of *Section 54.905*, except that site plans drawn to scale shall be submitted to the Zoning Administrator for review and approval for creation of driveways or parking spaces. Parking spaces may be on pavers or other hard parking surfaces that have an unpaved strip between the surfaces supporting the wheels. For purposes of providing required parking spaces onsite, the minimum dimensions for residential parking spaces shall be nine (9) feet wide by eighteen (18) feet long. Driveways in the front yard must be a full-width hard parking surface. Curb cut and driveway permits shall be obtained from the City Engineer when curb cuts are made or modified or if there is any work in the right-of- way for a driveway.

(H) Maximum Parking Allowed. In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to higher rates of storm water runoff and higher micro temperatures, exceeding the minimum parking space requirements of *Section 54.903* by greater than twenty percent (20%) is prohibited, except as approved by the Planning Commission or Zoning Administrator (see *Article 14*). In its request for additional parking spaces, the applicant must submit a parking study to the Planning Commission or Zoning Administrator (see *Article 14*) demonstrating that additional parking spaces are needed based on the nature of the use and/or peak times thereof. In determining whether to

grant additional parking spaces, the Planning Commission shall also consult the most recent edition of the *Parking Generation*, published by the ITE, or other acceptable standard.

(1) If a site plan proposes to exceed the maximum amount of parking allowed, any parking spaces in an enclosed building would not be considered in violation of the maximum number allowed – since the intent of the maximum is to reduce surface parking - and therefore the spaces may be counted towards the total but any number above the maximum allowed that are indoors would not be counted as above the maximum.

Section 54.903 Minimum/Maximum Number of Parking Spaces

In all districts there shall be provided off-street parking for motor vehicles for specified land uses. When a public parking lot has been provided by special assessment, the minimum required parking may be reduced by the number of spaces in the public lot representing the same percentage as the property's participation in the special assessment district costs. The minimum/maximum number of spaces to be provided shall be based on the following schedule, which may only be *increased* in accordance with *Section 54.902(H)* and may only be *reduced* in accordance with the parking reduction standards of *Section 54.902(G), Section 54.908(D),* or the shared parking standards of *Section 54.902(C)*:

(G) Parking Reduction Formula. After calculating the number of parking spaces necessary to meet the standards in *Section 54.903*, the parking requirements for uses, other than residential, in the non-residential zoning districts (i.e., non-LDR, -MDR, -MFR, and –MHP zoning districts) may be modified using *Figure 52*. If a greater parking reduction is requested, the City may approve fewer parking spaces based on a professionally prepared parking study and/or the most recent edition of *Parking Generation* published by ITE. Also see *Section 54.908(D)* for reductions in motor vehicle parking that may be achieved by substitution if bicycle parking spaces are provided in the specified quantity.

Section 54.905 Parking Layout, Design, Construction, and Maintenance

All off-street parking shall be laid out, constructed, and maintained according to the following standards and regulations:

(G) Surface and Drainage. The entire parking lot including parking spaces and maneuvering lanes required under this Section, must be provided with a hard paving surface in accordance with specifications approved by the City Engineer (see definition of "Hard Parking Surface" in Section 54.202(A)(92)). The parking area shall be surfaced within (1) year of the date the permit is issued. Off-street parking lots, including the driveways, must be drained so as to dispose of all surface water accumulated in the parking areas and driveways in such a way as to preclude drainage of water onto adjacent property or toward buildings. Storm water management systems are encouraged to include one (1) or more of the Best Management Practices (BMPs) published by the Michigan Department of ~~Environmental Quality(MDEQ)~~ Environment, Great Lakes, and Energy (EGLE) or any other BMP accepted by the City, such as underground infiltration trenches, rain gardens, cisterns, and swales.

(L) Parking Lot Border. Unless parking lot landscaping and screening is required by *Section 54.1003(C)(1)*, a two-foot wide border must be created and maintained between a parking lot, and the adjacent buildings and/or property lines. This border must be landscaped or paved with concrete as a walkway, and may be included in the required snow storage area.

(1) **Exception**. Two adjacent property owners may create a shared parking lot without the necessity of maintaining a two-foot border between their property lines, provided the proposal complies with Section 54.902(C) and the adjacent property owners provide a comprehensive parking easement agreement that identifies responsibilities for various maintenance tasks - including snow removal, repaving, and landscaping upkeep. Furthermore, this parking easement agreement shall be recorded with the Marquette County Register of Deeds.

54.908 Bicycle Parking Requirements and Parking Space Reduction/Substitution for Bicycle Parking

(A) Intent. To provide convenient and dignified parking places for bicyclists to store bicycles securely and to support non-motorized travel and travelers within the city.

(B) Application. – new/proposed or remodeled buildings (where the likely cost of remodeling will exceed fifty/50 percent of the assessed value of the existing structure at time of application).

(C) Standards. Bicycle parking is required to meet the following standards and regulations:

(1) The required amount of bicycle parking shall meet the amount/use schedule for specific land uses, according to *Figure 57*. Bicycle parking types and options are as shown in *Figure 58*.

(2) Required short-term bicycle parking facilities shall be located in a convenient and visible area, within fifty (50) feet of a principal entrance. If this location standard cannot be met, the Planning Commission or Zoning Administrator may approve alternative locations. At the time of application, if there are no parking/storage locations on private property that meet the requirements of this section, the installation requirement will be non-binding.

(3) Bicycle parking spaces should be located on paved or pervious surfaces and shall be a minimum of two (2) feet by six (6) feet. The installation of parking racks shall follow the manufacturer's specifications or other best practices, ensuring that comfortable access space around bicycle racks is provided, parked bicycles do not obstruct walkways, and the spaces are accessible without requiring the movement of another bicycle.

(4) All bike racks must permit the locking of the bicycle frame and one (1) wheel to the rack while supporting a bicycle in a stable position. Racks shall accommodate cable locks and "U" locks.

(5) For multi-building development, bicycle parking shall be provided for each building occupied by a dwelling or a work station.

(6) Bicycle parking not meeting dimensional or access aisle requirements may be installed, but shall not count towards a minimum bicycle parking requirement.

(D) Motor Vehicle Parking Space Reduction by Bicycle Parking Substitution

(1) For every four (4) bicycle parking spaces added above the minimum number required, one (1) vehicle parking space may be removed from the required amount. Maximum substitution amount of three (3) vehicle spaces. The minimum number of vehicle parking spaces required after substitution is two (2).

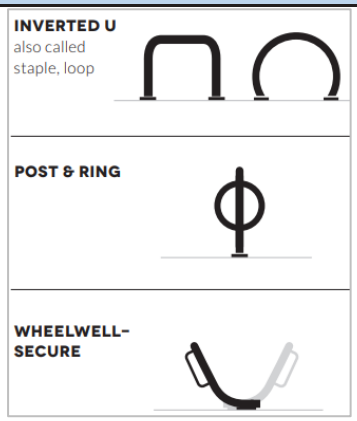
(2) Bicycle parking substituted for *motor vehicle/car and truck* parking may be horizontal or vertical, as long as dimensional requirements are met as described in section 54.908(A)(5)

Figure 57. Bicycle Parking Calculations

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

Figure 58. Bicycle Parking Types

This table shows five common types of Bicycle Parking facilities appropriate for short-term and long-term bicycle parking and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

Parking Type	Standards
Bicycle Racks Short-term parking 	Bicycle Racks shall be capable of securing bicycles short-term (less than a day) with either two points of contact or by an element that cradles one wheel. Simple, easily identifiable forms, like the *Inverted U-rack* (shown at left) should be used. << Recommended Types shown. Consult the "Essentials of Bike Parking" Guide published by the Association of Pedestrian and Bicycle Professionals for more details.
Bicycle Rack – Decorative/Public Art Short-term Parking (less than 4 hours) 	Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, *civic spaces*, and other locations of social or cultural importance. These may not perform as well as other options in

	small spaces and should be used strategically.
Bicycle Shelters 	*Bicycle Shelter*s shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc. These are designed for all-day or longer parking.
Bicycle Locker 	*Bicycle Locker*s are intended for long-term storage and shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.

SECTION 9. Article 10 – Landscaping and Screening
Chapter 54 – LAND DEVELOPMENT CODE, Article 10 – Landscaping and Screening is hereby amended as follows:

Article 10 Landscaping and Screening

Section 54.1002 Scope of Application

(A) Uses, Lots, Sites, and Parcels for Which Site Plan Review is Required. The requirements set forth in this Article shall apply to all uses, lots, sites, and parcels for which Site Plan Review is required and which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless that site plan shows landscaping consistent with the provisions of this Article. Furthermore, where landscaping is required, a Zoning Compliance Permit shall not be issued until the required landscape plan is submitted and approved. ~~and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been posted in accordance with the provisions set forth in *Section 54.1402(H)*.~~

(B) Existing Buildings. ~~Meeting the requirements of this Article are optional, in cases where the use of an existing building changes or an existing building is re-occupied and for building and/or site alterations that do not require Site Plan Review.~~ Meeting the requirements of this Article is optional only if the proposed building and/or site alterations do not require Site Plan Review.

(C) Additional Requirements for Landscaping. The requirements of this Article are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.

(D) Existing Landscaping. Existing landscaping that meets the requirements of this Article may be used to comply with the requirements of *Section 54.1003*.

(E) Uses that do not require site plan review. Uses that are exempt from site plan review, such as single-family residential must meet *Section 54.1004* and *Section 54.1005* at all times.

(F) Performance Guarantee. In accordance with *Section 54.1402(H)*, a performance guarantee for landscaping may be required.

Section 54.1003 Landscaping Design Buffering and Screening Requirements

Except as otherwise specified in the general requirements for each zoning district or for the specific land use, all landscaping must conform to the following standards. The clear vision triangle area requirements of *Section 54.704* must also be met. Existing landscaping that meets the requirements of this Article may be used to comply with the following standards:

(B) Frontage Landscaping. Where the proposed development/improvements on a site are within a frontage that abuts a public right-of-way, the following landscaping shall be provided in the front yard adjacent to that right-of -way in an area that corresponds in length to the extent of the improvements, (see *Figure 61* below) provided there is sufficient area within the front yard for frontage landscaping:

Figure 60. Frontage Landscaping Requirements

Type of Landscaping	Minimum Required Landscaping
Deciduous or Evergreen Tree	1 per ~~4~~50 linear feet of road frontage or fraction thereof
Ornamental (Flowering) Tree	1 per 100 linear feet of road frontage or fraction thereof
Shrubs	~~8~~4 per 40 linear feet of road frontage or fraction thereof

The depth of the frontage landscaping area shall be sufficient to contain the required landscaping and ensure the survivability of plant material. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. However, the Planning Commission or Planning Director, as applicable (see *Figure 64*), may require the planting design to use massing or groupings of materials to create a stronger visual impact from the public right-of-way.

Example of Frontage Landscaping

Length of Road Frontage: 250 linear feet minus 30 foot driveway = 220 feet

Required Number of Plants

Deciduous or evergreen trees	220 ft./450 ft. = ~~6~~ 4 deciduous or evergreen trees
Ornamental trees	220 ft./100 ft. = 3 ornamental trees
Shrubs	(220 ft./40 ft.) x ~~8~~4 = ~~48~~ 22 shrubs
TOTAL	~~6~~4 deciduous or evergreen trees, 3 ornamental trees, and ~~48~~22 shrubs

PROPOSAL IS TO DELETE THE EXISTING LANGUAGE AND ADD THE PROPOSED LANGUAGE

~~**(D) Buffer and Greenbelt Requirements.**~~

(1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.

(2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50. Required Buffer and Greenbelt Specifications

District in which Buffer and Greenbelt is Required (below)	Abutting Zoning District							
	LDR and MDR	MFR	MHP	M-U	CBD	GC and RC	C, M, and CR	I-M and BLP
LDR and MDR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MFR	30 *(a)*	N/A	N/A	35	35	35	N/A	40 *(a)*
MHP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M-U	15 *(a)*	15 *(a)*	N/A	N/A	N/A	N/A	N/A	20 *(a)*
CBD	15 *(b)*	15 *(b)*	N/A	N/A	N/A	N/A	N/A	10 *(a)*
GC and RC	40 *(b)*	40 *(b)*	N/A	N/A	N/A	N/A	N/A	20 *(b)*
C, M, and CR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I-M and BLP	40 *(c)*	40 *(c)*	40 *(c)*	25 *(c)*	25 *(c)*	25 *(b)*	N/A	N/A

(a) Within this buffer area, one (1) tree per 30 linear feet is required.

(b) Within this buffer area, one (1) tree per 20 linear feet is required, and at least 50% of the trees must be evergreen trees. Where a CBD, GC, or RC district abuts any residential district, a fence at least four (4) feet in height shall be erected within the business district boundary, except where the boundary is a public right-of-way.

(c) A staggered double row of evergreen trees spaced 15 feet on center. The planting shall be in a manner where the evergreen trees provide 80% opacity within three (3) years of planting, measured at six (6) feet above the grade. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or evergreen shrubs must be planted to achieve 80% opacity at the time of their planting. Where an I-M or BLP district abuts any residential district the Planning Commission may require a screening fence, not to exceed 12 feet in height to be erected on the industrial property pursuant to *Section 54.706* to obscure the industrial use and storage from the adjacent residential property.

(3) Exceptions to Buffer and Greenbelt Schedule.

(a) Where the district boundary is the centerline of a right-of-way, the greenbelt and buffering standards of this sub-section do not apply in these areas and other landscaping and buffering requirements of this Article apply instead (e.g., frontage landscaping requirements and loading area requirements).

(b) In all cases where buffer and greenbelt requirements are not applicable, the required yard is the same as the minimum yard setback requirements in *Article 4*, Schedule of Regulations.

NEW PROPOSED LANGUAGE

(D) Greenbelt/Buffer Yard Requirements.

(1) Intent. It is the intent of this section to provide landscaped buffer yards, or greenbelts, for the purpose of buffering negative impacts of, and conflicts between, different land uses.

(2) Greenbelt Location Requirements. All greenbelts will be created in the existing side and/or rear yards of the property where development has been proposed and approved for zoning compliance. When located adjacent to a residential use, park or public multi-use path, the following land uses (per section 54.306) must provide a landscaped buffer on their property:

(a) *Multiple-Family Residential dwellings with >5 units, Mobile Home Park, Nursing Home* and *Convalescent Home uses, Extended Care* and *Assisted Living Facilities.*

(b) *Industrial Uses* (except *Light Manufacturing – Low Impact* uses).

(c) *Lodging, Commercial, and Retail uses (*except the following uses *Indoor Retail Business, Child/Day Care Center, and Service Establishments).*

(d) *Public and Quasi-Public Uses* and *Medical Uses.*

(e) *Other Uses* with the exception of *Accessory Buildings or Structures, Accessory Use, Non-Single Family Residential Lots, Minor Food Production uses, Small Wind Energy Systems-Roof Mounted, Solar Energy Systems <20Kw-Accessory Use.*

(f) Any twenty-four (24) hour non-residential use of property.

(3) Dimensional Requirements and Screening Options.

(a) Width. The greenbelt must be **at least ten (10) feet in width**, measured from the shared property line, with the following exceptions:

(i) **Thirty (30) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) adjacent to any of the following uses: residential, mobile home parks, nursing-convalescent-assisted living facilities, lodging, public and quasi-public, medical, child/day care centers, and service establishments. In addition, this requirement will apply as stated above where the Industrial Use is adjacent to the following zoning districts: Central Business District, any Residential zoning districts, Mixed-Use, Downtown Marquette Waterfront (except where Industrial uses are a permitted use), Third Street Corridor, and Civic.

(ii) **Fifteen (15) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) and Multiple-Family 5+ dwelling units adjacent to all other uses.

(b) Existing Vegetation. The preservation of existing, high-quality trees and vegetation is strongly encouraged and may be considered as a screening option or incorporated into proposed landscape screening to meet the requirements.

(c) Buffer screening Options. Trees, shrubs, berms, opaque walls and fences can be used to create a visual screening buffer, per *Section 54.1003(D)(4).*

(4) Greenbelt Landscaping Standards.

(a) Within the buffer area, at least one (1) tree per 25 linear feet is required. At least forty (40) percent of the trees must be large-maturing evergreen trees and at least forty (40) percent must be large-maturing deciduous trees, except where in consultation with the City Arborist, the Zoning Administrator or Planning Commission approves a variation in tree types and sizes based on site factors that prevent physically large sizes, such as overhead utilities. Alternatively, eight (8) shrubs compatible with *Section 54.1003(B)* may be substituted for each required tree. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

(b) Turf grass, sod, forbs, or other climatically suitable live plant materials shall be planted over the entire greenbelt area, except where non-vegetative features are permitted.

(c) For proposals that require a 15-ft. or 30-ft. greenbelt (*Section 54.1003(D)(3)(a)*), a staggered double row of evergreen trees spaced 15-feet on center, with an opacity of approximately eighty (80) percent within three (3) years of planting, measured at six (6) feet above grade. After three (3) years, if opacity is not achieved then additional evergreen trees and/or shrubs must be planted to achieve 80% opacity at the time of planting.

(d) Where an I-M or BLP zoning district abuts any Residential district, the Planning Commission may require a screening fence of up to twelve (12) feet in height to be erected on the Industrial or BLP property pursuant to *Section 54.706* to obscure the industrial use and storage from the adjacent residential property.

(e) Where a CBD, GC, or RC district abuts any residential district, a fence at least four (4) feet in height shall be erected within the business district boundary, except where the boundary is a public right-of-way.

(5) Reduction or Exemption of Greenbelt Requirements

(a) Reduction.

(i) The minimum width of a required buffer may be reduced by up to one-third (1/3) with the installation of a six-foot high solid fence or wall along the property line.

(ii) If a required greenbelt (perimeter landscape buffer) abuts a public alley, then up to one-half (1/2) of the alley width may be credited towards the minimum width requirement.

(b) Exemption. A greenbelt buffer is not required if the existing topography is a steep slope such that a fence or a buffer would not make a difference for the adjacent property.

(6) Development within Greenbelt

(a) The following items shall be permitted within the landscape buffer:

(i) Sidewalks, trails, multi-use paths, structural amenities, and playgrounds.

(ii) Stormwater management facilities provided that they do not interfere with the performance and maintenance of the greenbelt.

(b) The required greenbelt shall not contain any development, vehicle storage, dumpsters, outdoor storage, impervious surfaces or site features that do not meet the standards or requirements of *Section 54.1003(D)*.

(F) Garbage and Dumpster Screening. If the garbage and dumpster area is not

screened by an intervening building from a perpendicular view from any public street rights-of-way or adjacent residential zoning district, then an enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the dumpster. An enclosure gate is optional. The height of the enclosure shall be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. Enclosures shall meet the following standards:

(1) The enclosure must be constructed of brick, decorative concrete, pressure-treated or ~~wolmanized~~ rot-resistant wood, ~~cedar,~~ chain link with slats, or vinyl composite material ~~which~~ that matches or complements the principal building or structure. Materials not listed may be proposed and may be considered by the Planning Commission or Zoning Administrator for approval with a Site Plan or Zoning Compliance Permit.

(2) Enclosure gates must be constructed of solid metal or steel-reinforced wood, cedar, chain link with slats, or vinyl composite material. If wood other than cedar is used, it must be pressure treated or wolmanized

Section 54.1004 Standards for Plant Materials

(B) Recommended Species of Trees, Shrubs, and Perennials. The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the Upper Peninsula region. Any tree species and cultivar applicable for planting in USDA Cold Hardiness Zone 5a (-15 to -20°F average coldest winter temperature) can be considered for planting, with the exception of the prohibited species listed in *Section 54.1004(C)*. The following is a list of recommended species and required minimum sizes of plant materials. The City of Marquette may permit other species that are not listed below or remove species listed below if they become undesirable.

Figure 63. Standards for Plant Materials – Recommended Plant Types and Size

Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar~~, European Larch~~, ~~Scotch Pine~~, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, ~~Norway Spruce,~~ Eastern Larch, White Spruce, Balsam Fir
Deciduous Trees (1.5 ~~3~~-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties~~, Amur Cork Tree~~, American Yellowwood, Bicolor Oak, Swamp White Oak~~, Little-Leaf Linden~~, Ohio Buckeye, American Basswood
Ornamental Trees (1.5 ~~2~~-inch minimum caliper)	~~Dolgo Crabapple, Siberian Crabapple~~, Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree, American Plum, native Crabapple, native Apple, native Serviceberry, other native fruit trees suitable for a warming climate

Deciduous Shrubs (3 feet minimum height)	Arrowwood Viburnum, ~~Wayfaring Tree~~, Nannyberry, ~~European Cranberry~~, American Cranberry, American Cranberry, Redosier Dogwood~~, Siberian Dogwood~~, Fragrant Sumac, Staghorm Sumac, Bush Cinquefoil, ~~Tatarian Honeysuckle,~~ Winterberry, American Elder, native Ninebark, Highbush Blueberry, New Jersey Tea, Carolina Allspice, Chokecherry, Northern Bush Honeysuckle, American Fly Honeysuckle, native Thimbleberry, Pussywillow, Black Elderberry, Meadowsweet, native Serviceberry
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	American Arborvitae, Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, ~~Amur Privet, Mugo Pine~~

(C) Prohibited Species. Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The Planning Commission or Planning Director may prohibit other species that are not listed below:

Ash, Amur Cork, Amur Privet, Aspen, Black Locust, Blue Spruce, Box Elder, Buckthorn, Burning Bush, Cottonwood, Elm, European Cranberry, Ginko (female), Honey Locust (w/ thorns), Honeysuckles (except for American Fly Honeysuckle), Horse Chestnut (nut bearing), Jack Pine, Japanese Barberry, Norway Maple (unless a specific species is accepted), Olive, Phragmites, Poplar, Purple Loosestrife, Rose-multiflora, Scotch/Scots Pine, Silver Maple, Tatarian Honeysuckle, Tree of Heaven, Wayfaring Tree, Willow, and any other species declared to be a noxious species by a City ordinance or official qualified to deem a species as noxious.

~~Prohibited Species~~
~~Ash~~
~~Aspen~~
~~Black Locust~~
~~Blue Spruce~~
~~Box Elder~~
~~Buckthorn~~
~~Cottonwood~~
~~Elm~~
~~Ginkgo (Female)~~
~~Honey Locust (with thorns)~~
~~Honeysuckle~~
~~Horse Chestnut (nut bearing)~~
~~Jack Pine~~
~~Multiflora Rose~~
~~Norway Maple (unless a specific species is acceptable)~~
~~Olive~~
~~Phragmites~~
~~Poplar~~
~~Purple Loosestrife~~

~~Silver Maple~~
~~Tree of Heaven~~
~~Willow~~
~~Any species of plant deemed to be a noxious species by a City Code or City Official qualified to deem a species as noxious.~~

SECTION 10. Article 11 – Signs

Chapter 54 – LAND DEVELOPMENT CODE, Article 11 – Signs is hereby amended as follows:

Article 11 Signs

Section 54.1103 Definitions

Delete "(B) Sign Definitions, Sign Types." and **"(C) Sign Definitions, General"** and combine them into **"(B) Sign Definitions".**

(B) Sign Definitions.

(1) Abandoned Sign: A sign that no longer identifies or advertises an ongoing business, product, location, service, or activity conducted. Whether a sign has been abandoned shall be determined by the intent of the owner of the sign and shall be governed by applicable Case Law and Statutory Law on abandoned structures.

(2) Air-Activated Sign: A type of Temporary Sign that is an air inflated object, is made of a flexible fabric, which may be of various shapes, rests on the ground or structure and is equipped with a portable blower motor that provides constant air flow into the device. Air-activated signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.

(3) Alteration, Sign: A sign alteration is any change in copy, color, size, or shape, which changes appearance of a sign, or a change in position, location, construction, or supporting structure of a sign, except that a non-structural copy change on a sign is not an alteration.

(4) Animated Sign: A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from changeable signs as defined and regulated by this Ordinance, include the following types:

(a) Animated Sign, Electrically Activated: Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:

(i) **Flashing:** Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this Ordinance, flashing will not be defined as occurring if one cyclical period of on- off phases of illumination exceeds four (4) seconds.

(ii) **Patterned Illusionary Movement:** Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

(b) **Animated Sign, Environmentally Activated:** Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Environmentally Activated Animated Signs includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

(c) **Animated Sign, Mechanically Activated:** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

(5) **Architectural Projection:** Any projection from a building that is decorative and/or functional and not intended for occupancy and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein. See also: "Awning;" "Back-lit Awning;" and "Canopy, Attached;" and "Canopy, Freestanding."

(6) **Awning:** An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

(7) **Awning Sign:** A Projecting Sign displayed on or attached flat against the surface or surfaces of an awning. See also: "Projecting Sign." Only the sign or copy area displayed on an awning shall be used to determine the permitted sign area-the entire awning shall not be included in a Sign Area calculation.

Awning Sign

Awning Sign

(8) **Balloon Sign:** A Temporary Sign that is an air inflated object, which, unlike air-activated signs, retains its shape. A balloon sign is made of flexible fabric, rests on the ground or structure, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.

(9) **Banner:** A flexible substrate on which copy or graphics may be displayed.

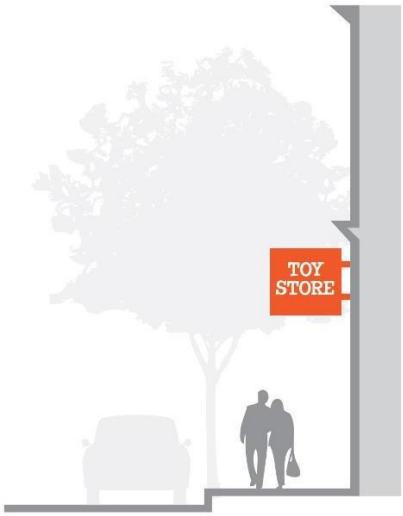
(10) **Banner Sign:** A sign utilizing a banner as its display surface.

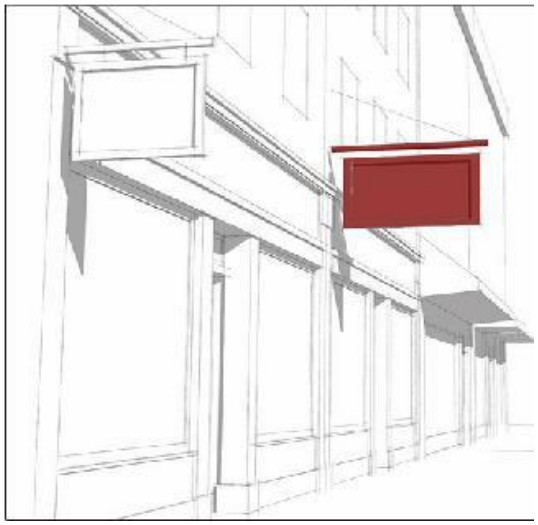
Banner Sign

(11) **Bench Sign:** A sign applied to or affixed to the seat or back of a bench.

(12) **Billboard:** See Sign, Outdoor Advertising.

(13) **Blade Sign:** A Projecting Sign, which is suspended from an overhang, canopy, marquee, or awning, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall.





(14) **Building Entrance:** A building entrance that is clearly available as a public entrance, with the exception of businesses that for reasons related to privacy do not clearly indicate a public entrance.

(15) **Building Frontage:** The length of an exterior building wall or structure, of a single premise, along either a public street or path; parking lot or other property that it faces. The Building Frontage is measured by the linear distance of the building façade.

(16) **Candela:** The basic unit of measurement of light in SI (metric) units.

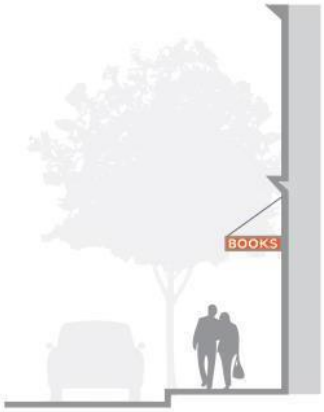
(17) **Candela per square meter (cd/m²):** The SI (metric) unit used to describe the luminance of a light source or of an illuminated surface that reflects light. Also referred to as "Nits."

(18) **Candle or Candlepower:** Synonymous with Candela, but in Imperial (non-metric) terms, not SI (metric) terms.

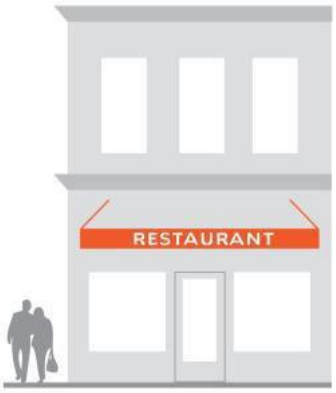
(19) **Canopy (Attached):** A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. Also called a "Marquee."

(20) **Canopy (Freestanding):** A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

(21) **Canopy Sign:** A permanent Projecting Sign affixed to the side or bottom surface(s) of an attached or freestanding canopy. Such signs may be internally illuminated pursuant to the requirements of this Article.



Canopy Sign



Canopy Sign

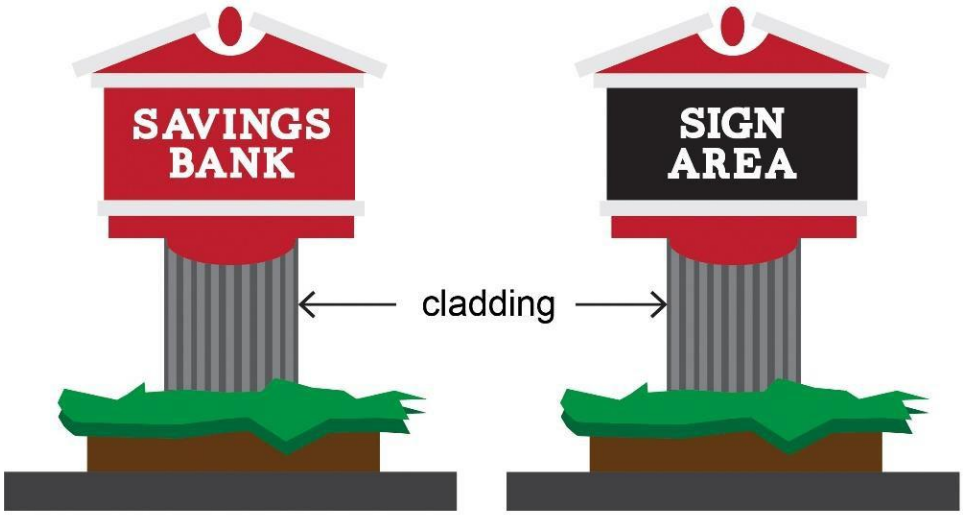
Canopy Sign

(22) **Changeable Sign:** A sign with the capability of content change by means of manual or remote input, includes the following types:

(a) **Changeable Sign, Electrically Activated:** Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: "Electronic Message Center" and "Animated Sign."

(b) **Changeable Sign, Manually Activated**: Changeable sign whose message copy or content can be changed manually on a display surface.

(23) **Cladding**: A non-structural covering designed to conceal the actual structural supports of a freestanding sign. Cladding shall not be considered sign area.



Free standing sign with cladding

(24) Copy: The graphic content or message of a sign.

(25) Directional Sign. A non-commercial sign that is designed and erected to safely direct the flow of vehicular, pedestrian, and boat traffic, including emergency response vehicles and personnel. Inclusion of a business name or logo on a directional sign is not commercial advertising as that is needed to help identify and direct vehicles and pedestrians to a location.

(26) Electric Sign: Any sign activated or illuminated by means of electrical energy.

(27) Electronic Message Center (EMC) Sign: An electrically activated changeable sign whose variable message and/or graphic presentation capability is electronically programmable. Also known as a digital sign. EMCs typically use light emitting diodes (LEDs) as a lighting source, and liquid-crystal display (LCDs) for light modulation. See also following terms principally associated with Electronic Message Centers:

(a) Display Time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

(b) Dissolve: A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

(c) Dynamic Frame Effect: An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

(d) **Scroll:** A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

(e) **Transition:** A visual effect used on an Electronic Message Sign to change from one message to another.

(28) **Face:** The portion of a sign upon, against, or through which the message is displayed or illustrated.

(29) **Festoons:** A string of ribbons, pennants, spinners, streamers, tinsel, small flags, pinwheels, or lights, typically strung overhead and/or in loops.

(30) **Flag:** A flexible piece of fabric or other material that is attached to a permanent conforming flagpole or attached flat to wall.

(31) **Flashing Sign:** See "Animated Sign, Electrically Activated."

(32) **Flexible Sign:** A sign made of fabric, thin plastic, or other flexible material, and is two-dimensional in nature.

(33) **Freestanding Sign:** A sign principally supported by one or more bases, monuments, columns, poles, or braces placed in or attached to the ground (e.g. cemented in a post- hole or screwed to cement). May also be referenced as a "Monument Sign" or "Pole Sign."

(a) **Ground Sign:** A sign supported by one or more uprights or braces in or upon the ground that does not exceed eight (8) feet in height.

(b) **Monument Sign:** A base-mounted freestanding sign supported by one or more uprights or a base and not attached to any building or other structure. A Monument Sign must have a supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material (e.g., masonry), and shall not have separations between the sign face and the base.

Monument Sign

(c) **Pole Sign:** A sign supported by one or more uprights or braces in or upon the ground.

(34) **Historic Sign:** A sign that is attached to a building listed on the State and/or National Register of Historic Places, or that is recognized by local historians and the Planning Director as having significant value as an element of the City's heritage or development, which was attached to the building at the time of said listing; or a sign that is at least 50 years old, not significantly altered from its historic appearance, and demonstrates historic value to the community.

(35) **Illuminance:** The amount of light falling upon a real or imaginary surface, commonly called "light level" or "illumination". Measured in foot candles (lumens/square foot) in the English system, and lux (lumens/square meter) in the SI (metric) system.

(36) **Illuminated Sign:** A sign characterized by the use of artificial light, either projecting through its surface(s) [Internally or trans-illuminated]; or reflecting off its surface(s) [Externally illuminated].

(37) **Incidental Sign:** A small sign, usually 2 square feet or less, designed and located to be read only by people within the site and generally not legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, handicapped signs, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity. The Sign Official shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of- way and/or the number of signs in close proximity of each other, and the Sign Official may deny a Incidental Sign if it is a sign that is regulated by another standard in this Article.

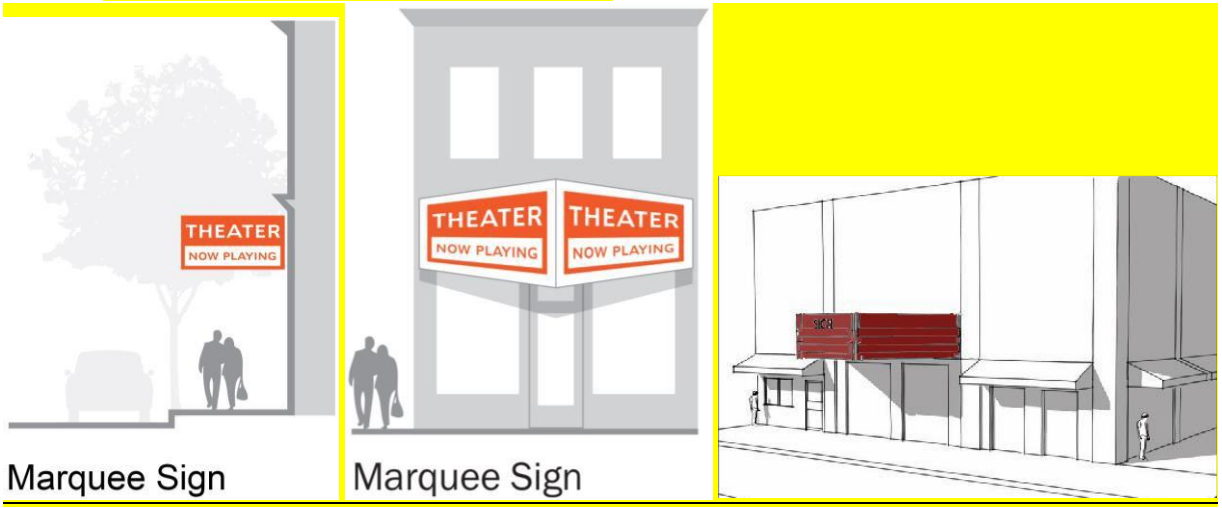
(38) **Interior Sign:** Any sign placed within a building, or placed on the site such that it is not visible from the right-of-way, but not including window signs as defined by this Article.

(39) **Luminance:** The light that is emitted by or reflected from a surface. Measured in units of luminous intensity (candelas) per unit area (square meters in SI measurement units or square feet in Imperial measurement units.) Expressed in SI units as cd/m², and in Imperial (non-metric) units as foot lamberts. Sometimes also expressed as "nits", a colloquial reference to SI units. Can be measured by means of a luminance meter.

(40) **Mansard Roof**: A roof, or structure on a building imitating a roof, which is at an angle of 60 degrees or greater from the horizontal.

(41) **Marquee**: See Canopy, Attached.

(42) **Marquee Sign:** See "Projecting Sign."



(43) **Multiple-Faced Sign:** A sign containing three (3) or more faces.

(44) **Mural**: An original artistic painting or texturing applied or attached to the surface of a wall or window. If the mural depicts on-premise commercial content or off-premise commercial content, the portion of the mural containing the commercial content will be considered a sign for purposes of this Ordinance, and will be regulated as such by subsection *54.1103(B)(67)*. Commercial content included logos, images, brand names, and other lettering that references a commercial product or business, excluding images of nonspecific abstract commercial content.*).*

(45) **Nameplate Sign:** A small, flat sign attached to the building façade on which the name of a person, company, building, etc. is printed or engraved.

(46) **Nit:** A photometric unit of measurement referring to luminance. One nit is equal to one cd/m². See "Candela per square meter (cd/m²)."

(47) **Non-Commercial Sign:** A sign consisting of only non-commercial content.

(48) **Off-Premise Commercial Sign:** A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale off the premises of where the sign is located.

(49) **On-Premise Commercial Sign:** A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale upon the premises where the sign is located. Examples of on-premise commercial signs include, but are by no means limited to, real estate signs, garage sale and yard sale signs, signs advertising a permitted on-site commercial use, and signs of a contractor or other commercial entity affiliated with an on-site project under development.

(50) **Outdoor Advertising Sign:** A permanent sign erected, maintained or used in the outdoor environment for the purpose of display of commercial or non-commercial messages not typically appurtenant to the use of, products sold on, or the sale of lease of, the property on which it is displayed. May also be referenced as an "Off-Premise Sign" or "Billboard."

(51) **Pennant:** A flexible piece of fabric or other material designed to attract attention or convey information. See definition of "Festoon."

(52) **People Sign:** A portable sign held by a person and displayed for the purposes of expressing a message.

(53) **Permanent Sign:** A sign of durable construction and durable materials designed to remain in one location and position either through attachment to a building element or mounting on a standard secured to a below grade footing, or designed into building materials such as stonework.

(54) **Plaque, Commemorative:** An inscribed tablet of brass or other non-corrosive metal or stone, identifying a place of historical or cultural significance.

(55) **Portable Message Sign:** A sign attached to or pulled by a vehicle that includes a manual and/or electronic changeable copy sign, an electronic graphic display sign, a video display sign, or multi-vision/tri-vision sign that may be displayed or affixed to a movable object such as but not limited to a car, truck, trailer, or similar transportation device. A "Portable Message Sign" shall not include a "Vehicle Sign."

(56) **Portable Sign:** Any sign not permanently attached to the ground and can be removed without the use of tools.

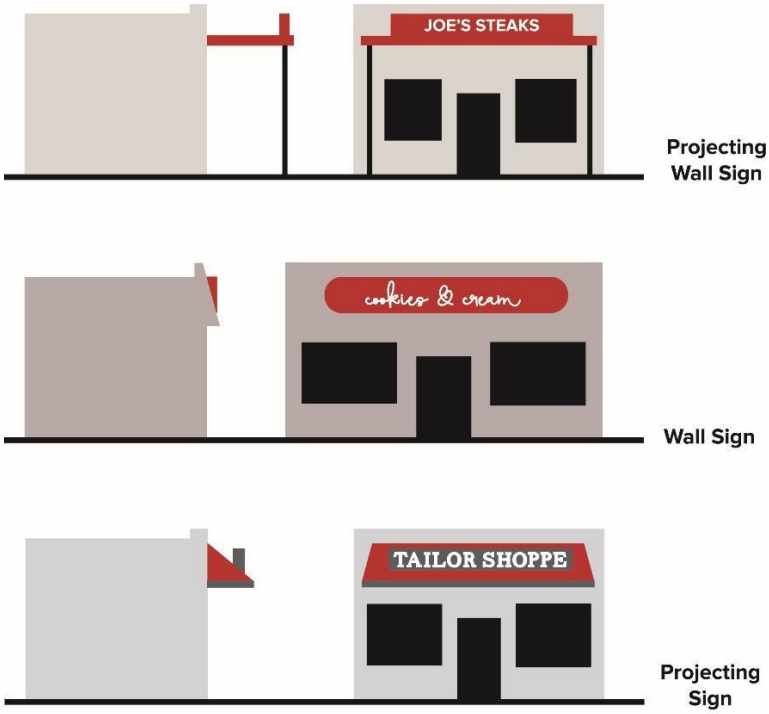
(57) **Premises:** A "lot" in the same ownership or control which is not divided by a street.

(58) **Projector-Image Sign:** A sign that is displayed through light by a projector.

(59) **Projecting Sign:** A sign which is attached directly to the building wall, and which extends more than fifteen (15) inches from the face of the wall. A "Projecting Sign" is differentiated from a "Wall Sign" based on the distance the sign projects from the surface of the building. See also: "Awning Sign," "Blade Sign," "Canopy Sign," and "Marquee Sign."

(60) **Revolving Sign:** An animated sign that revolves around an external axis driven by wind, or electromechanical devices.

(61) **Roof Sign:** A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard façades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.



(62) **Rotating Sign:** An animated sign that rotates around an internal axis driven by wind, or electromechanical devices.

(63) **Shopping Center:** A shopping center shall mean a unified commercial development occupied by a group of five (5) or more separate retail businesses occupying substantially separate divisions of a building or buildings fronting on a privately owned common mall or parking lot rather than a public street.

(64) **SI (International System of Units):** The modern metric system of measurement; abbreviated SI for the French term "Le Systeme International d'Unites."

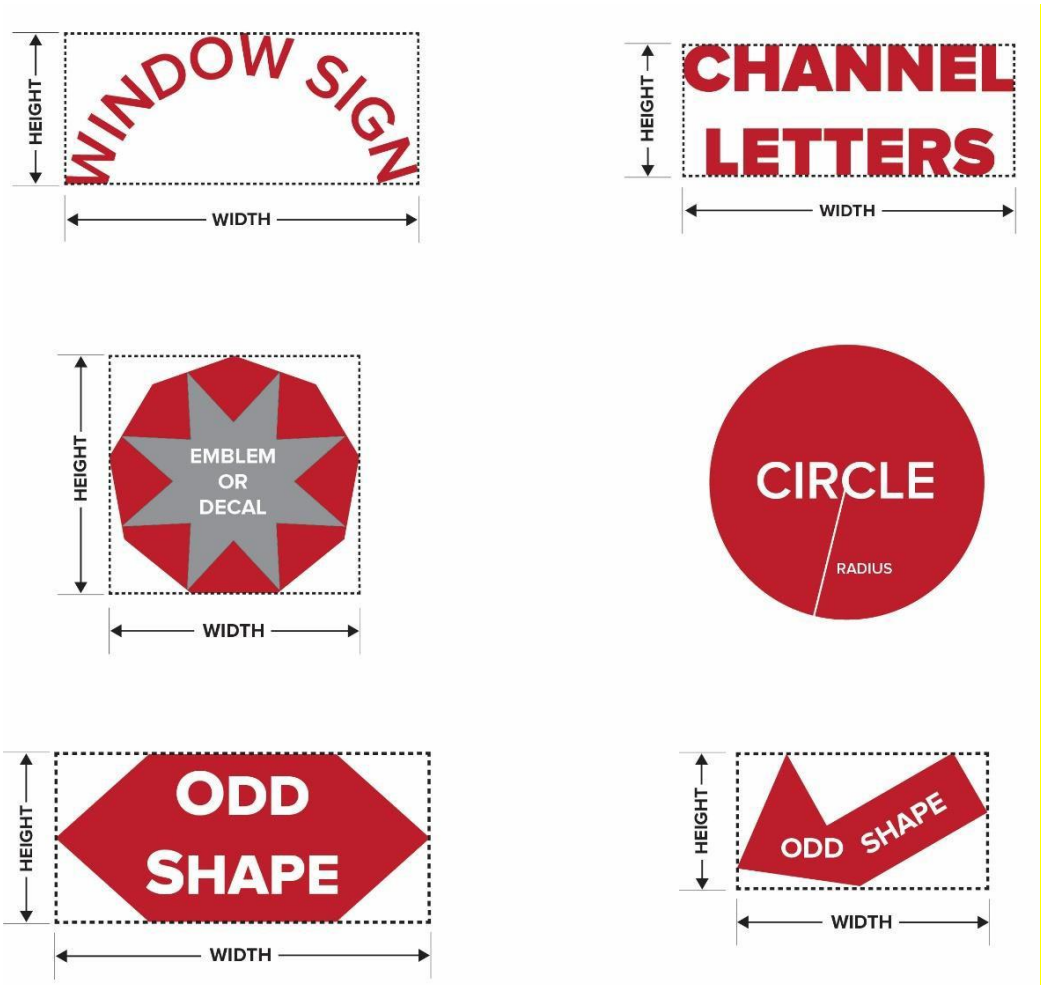
(65) **Sidewalk Sign:** A portable Temporary Sign or sign board that is freestanding and not permanently anchored or secured to either a building, structure, or the ground. Often referred to as "sandwich board signs," sidewalk signs include, but are not limited to, so called "A" frame, "T" shaped, or inverted "T" shaped stands, or with swinging type construction. See also "Yard Sign."

SIDE WALK SIGN

(66) **Sign:** A name, identification, image, description, display, message, or illustration which is affixed to, painted, or otherwise located, set upon, in, or on, a building, structure, or piece of land and which directs attention to an institution, organization, object, product, place, activity, person, idea, message, or business and which is visible from any street, right-of- way, sidewalk, alley, park, other public property, or any adjacent property. Customary displays of merchandise or objects and material placed behind a store window are not signs or parts of signs.

(67) **Sign Area:**

(a) **Area of Shape(s).** The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or use to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.



COMPUTATION OF SIGN AREA

(b) Area of Two (2) or More Sign Faces. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal size, or as the area of the larger face if the two (2) faces are of unequal size. The spacing between the parallel faces of a monument or pole sign may be increased to three (3) feet where there are only two (2) supports. In no case shall a support have a greater cross sectional width than 36 inches

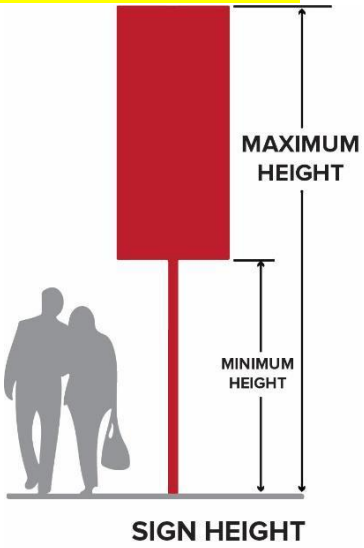
(c) Area of Wall Sign or Window Sign with No Border, Panel, or Background. Where a sign consists solely of lettering, graphics, images, or other sign elements printed or mounted on a wall or window of a building without any distinguishing border, panel or background, any blank rectangular area which is more than ten percent (10%) of the area of the sign as otherwise computed shall be disregarded. All of the lettering, graphics, images, and other sign elements printed or mounted upon a wall or window of a building without any distinguishing border, panel, or background and pertaining to the same enterprise shall be treated as a single sign for purposes of area computation.

(68) Sign Erector or Sign Installer. Any person engaged in the business of erecting, altering or removing signs on a contractual or hourly basis.

(69) Sign Height:

(a) Sign Height, Maximum Height: The maximum height of the sign shall be measured from the grade to the top of the sign. The minimum height, if applicable, shall be measured from the sign grade to the bottom of the sign.

(b) Sign Height, Minimum Height: The minimum height of a sign (also known as vertical clearance), if required, shall be measured from the sign grade to the lowest point of the sign, including any framework or other embellishments.



(70) Streamer: See "Pennant."

(71) Support Pole Sign: A Temporary Sign that is attached as an appendage to a sign, sign support, light pole, utility pole, or any part of a pole or support.

(72) Temporary Sign: A sign intended to display either commercial or non-commercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

(73) Vehicle Sign: A sign painted or otherwise attached to a vehicle, including signs on a truck trailer. A "Vehicle Sign" shall not include a "Portable Message Sign."

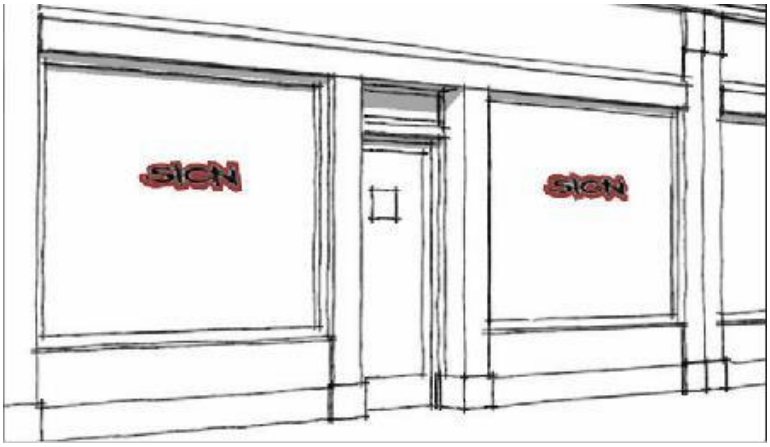
(74) Wall Sign: A sign which is painted on or attached directly to a building wall with the face of the sign parallel to and extending not more than fifteen (15) inches from the face of the wall.

Wall Sign

(75) Wayfinding Sign: A sign, frequently off-premise, specifically designed to provided directional or destination information. Wayfinding signs are created and maintained by a public agency and are typically located in a public right-of-way.

(76) Window Sign: A sign affixed to, or located behind the surface of a window, with its message intended to be visible to the exterior environment. A sign affixed to a faux window is a wall sign and subject to the regulations thereof.

Window Sign



(77) Yard Sign. A portable Temporary Sign or sign board that is freestanding and temporarily anchored or secured to the ground. See also "Sandwich Board Sign."

Section 54.1107 Exempt Signs Permitted in All Zoning Districts

Certificates of Zoning Compliance shall not be required for the following signs provided that said signs meet all other requirements of this Ordinance, including but not limited to those in *Section 54.1109*. Approval of the

property owner is required prior to the erection of a sign. It is the responsibility of the party erecting the sign to determine if a building permit is required.

(D) Special decorative displays used for holidays, public demonstrations or promotion of civic welfare or charitable purposes, on which there is no commercial advertising, providing the jurisdiction is held harmless for any damage resulting therefrom.

(1) Special decorative displays may include temporary signs, banners, or balloons.

(2) Length of use shall not extend more than ~~90~~ 120 days in a calendar year

(K) Any number of noncommercial flags may be located on any site. Only one (1) commercial flag or pennant may be displayed per lot, and it shall not exceed 45 sq. ft. in area, unless the lot frontage is greater than 100 feet, in which case one such flag or pennant may be displayed for each 100 feet of frontage. Support structures shall meet the requirements of either a freestanding flagpole or a wall-mounted flagpole.

SECTION 11. Article 12 – Nonconformities

Article 12 Nonconformities

Section 54.1202 Nonconforming Uses and Structures

If a structure or the use of a structure or of the land is lawful at the time of enactment of this Ordinance or an amendment to this Ordinances, then that structure or use may be continued although the structure or use does not conform to the Ordinance or amendment. The following sub-sections contain provisions for: classifications of different nonconforming uses and structures; repairs; maintenance; discontinuance; substitutions; expansions; and reconstruction of nonconforming structures and uses:

(A) Classifications of Nonconforming Uses and Structures. Pursuant to Section 208 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the City of Marquette establishes different classifications of nonconforming uses and structures as defined and provided for in this article. Class A Nonconforming Uses and Structures are regulated in *Section 54.1202(B)*, and Class B Nonconforming Uses and Structures are regulated in *Section 54.1202(C)*:

(B) Regulations Pertaining to Class A Nonconforming Use or Structure Designation.

(1) Class A Nonconforming Uses and Structures. Class A Nonconforming Uses or Structures are:

(a) One- and Two-Family Uses and Structures. One- and two-family uses and structures that are nonconforming may be maintained, repaired, altered, or added to as long as they remain otherwise conforming or reduce the extent of the non-conforming portion of the structure. Additions or alterations to the exterior of the structure shall conform to all requirements of this Ordinance.

(i) Exception: Two single-family structures (this does not include approved Accessory Dwelling Units) on one lot/parcel are considered Class B Nonconforming and would need to get approval from the BZA to be classified as Class A Nonconforming.

(ii) Reconstruction of Class A Nonconforming one- and two-family structures that did not get Class A approval from the Board of Zoning Appeals: Upon application for reconstruction the proposal must show the structure will meet the side yard setbacks for the zoning district in order to be approved. In addition, if the structure encroaches over a property line, it cannot be rebuilt with the encroachment.

(b) Nonconforming Uses or Structures Designated by the Board of Zoning Appeals as Class A Nonconforming Uses or Structures. ~~To qualify as a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following:~~

~~**(i)** Continuance thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.~~

~~**(ii)** The use of structure does not and is not likely to significantly depress the value of nearby properties.~~

~~**(iii)** The use or structures was lawful at the time of its inception.~~

~~**(iv)** No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform. All nonconforming uses and structures not designated as Class A are Class B nonconforming uses or structures. Class A or Class B designations do not apply to nonconforming lots (*Section 54.1203*).~~

(i) To qualify as a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following**:**

a. Continuance thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.

b. The use of structure does not and is not likely to significantly depress the value of nearby properties.

c. The use or structures was lawful at the time of its inception.

d. No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform. All nonconforming uses and structures not designated as Class A are Class B nonconforming uses or structures. Class A or Class B designations do not apply to nonconforming lots (*Section 54.1203*).

(ii) If a structure is damaged after the Board of Zoning Appeals designates a structure as Class A Nonconforming, it can only be rebuilt exactly as approved using the submitted survey, application, and attachments to the case file. Additionally, any conditions set by the Board must be followed during reconstruction.

(2) Procedure for Obtaining Class A Designation and Expansion of Class A Designation Conditions. A written application shall be filed setting forth the name and address of the applicant, stating the nonconformity's applicability to *Section 54.1202(B)(1)*, giving a legal description of the property to which the application pertains, and including such other information as may be necessary to enable the Board of Zoning Appeals to make a determination of the matter. The notice and hearing procedure before the Board of Zoning Appeals shall be the same as in *Section 54.1406*. The decision shall be in writing and shall set forth the findings and reasons on which it is based. Conditions shall be attached,

including any time limit, where necessary to assure that the use or structure does not become contrary to the public health, safety, or welfare of the spirit and purpose of this Ordinance. No vested interest shall arise out of a Class A designation except as permitted by this article.

(3) Revocation of Class A Designation or Expansion of Class A Designation. Any Class A designation shall be revoked, following the same procedure required for designation, upon a finding that as a result of any change of conditions or circumstances the use or structure no longer qualifies for Class A designation.

(4) Regulations Pertaining to Class A Nonconforming Uses and Structures. No Class A nonconforming use shall be resumed if it has been discontinued for a continuous period of at least 18 months or if it has been changed to a conforming use for any period of time. No Class A structure shall be used, altered, or enlarged in violation of any condition imposed in its designation.

(5) Expansion of a Class A Nonconforming Use and Structure. No Class A use or structure shall be expanded unless approval from the Board of Zoning Appeals is first granted.

(a) To qualify for an Expansion of a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following:

(i) Continuance and expansion thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.

(ii) The expansion of the use and/or structure does not and is not likely to significantly depress the value of nearby properties.

(iii) The use or structures was lawful at the time of its inception.

(iv) No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform.

(b) Approval Period. If the petitioner has not obtained a Zoning Permit, and a Building Permit and commenced construction to implement an Expansion of a Class A Nonconforming Use or Structure within one (1) year of the date of its approval by the Board of Zoning Appeals, said Expansion of a Class A Nonconforming Use or Structure shall expire. The Board of Zoning Appeals, upon application made before expiration, may grant an extension of not more than one (1) year from the expiration date. The Board Zoning Appeals, at its discretion, may schedule a public hearing in accordance with *Section 54.1406* prior to granting an extension. Not more than two (2) such extensions may be granted.

(C) Regulations Pertaining to Class B Nonconforming Use or Structure Designation.

(1) Class B Nonconforming Uses and Structures. A Class B nonconforming use or structure is any nonconforming use or structure that is not a one- or two-family nonconforming use or structure (see *Section 54.1202(B)(1)(a)*) or has not been classified as a Class A nonconforming use or structure by the Board of Zoning Appeals pursuant to *Section 54.1202(B)*.

(2) Prohibited Continuance of Illegally Established Class B Nonconforming Uses and Structures. No Class B nonconforming use or structure shall be permitted to continue in existence if it was unlawful at the time of its inception.

(3) Purpose for Class B Nonconforming Uses and Structures. It is a purpose of this Ordinance to eliminate Class B nonconforming uses and structures as rapidly as is permitted by law without payment of compensation.

(4) Discontinuance of a Class B Nonconforming Use. No Class B nonconforming use shall be resumed if it has been discontinued for a continuous period of six (6) months or if it has been changed to conforming use for any period of time. If the structure in which the use is housed or conducted is damaged by casualty or neglect to the point where the structure must be removed or reconstructed, the standards of *Section 54.1202(C)(7)* apply. If the Class B nonconforming use was legally in existence up until the time the structure in which the use is housed required removal or reconstruction, the owner shall have up to 24 months to re-establish the nonconforming use, provide such re- establishment shall not increase the nonconformity of the use, structure, or building.

(5) Prohibited Substitutions and Expansions of Class B Nonconforming Uses. No Class B nonconforming use shall be changed to a substantially different nonconforming use, nor enlarged so as to make use of more land area than used at the time of becoming nonconforming.

(6) Maintenance and Repair of Class B Nonconforming Structures. For the purpose of maintaining health and safety, Class B nonconforming structures and buildings may be repaired and maintained. Such repair and maintenance shall not increase the nonconformity of the structure, building, or uses therein, nor shall such repair and maintenance total more the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become destroyed or damaged to the point where the structure must be removed or reconstructed, the standards of *Section 54.1202(C)(7)* apply.

(7) Reconstruction Class B Nonconforming Structures. ~~No Class B nonconforming structure shall be enlarged or structurally altered, nor shall it be reconstructed, if damaged by casualty or neglect to the extent that the cost of reconstruction or similar repair exceeds the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of See *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become destroyed or damaged to the point where the structure must be removed or reconstructed, the owner shall have up to 24 months to rebuild the nonconforming structure, provided such reconstruction shall not increase the nonconformity of the structure, building, or uses therein. However, the owner may construct a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.~~

(a) Reconstruction Due to Casualty or Neglect. No Class B nonconforming structure shall be enlarged or structurally altered, nor shall it be reconstructed, if damaged by casualty or neglect to the extent that the cost of reconstruction or similar repair exceeds the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of See *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become

destroyed or damaged to the point where the structure must be removed or reconstructed, the owner shall have up to 18 months to rebuild the nonconforming structure, provided such reconstruction shall not increase the nonconformity of the structure, building, or uses therein. However, the owner may construct a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.

(b) Structures Not Meeting Side Yard Setbacks. If the structure currently does not meet the side yard setback requirements for the zoning district, it must meet the side yard setback requirements if rebuilt. In addition, if the structure encroaches over a property line, it cannot be rebuilt or enlarged with the encroachment.

(8) Calculation of Repairs and/or Reconstruction of Class B Nonconforming Structures. For the purpose of calculating a fair and equitable cost of repairs and reconstruction regulated by this section, the average of two (2) bid estimates from licensed contractors shall be used. All work requiring permits under state and local regulations, and materials necessary to bring the structure up to current code shall be included. Clean up costs, demolition, furnishings and appliances shall not be included. The actual repair and reconstruction may be done by the homeowner or contractor of his choice. If the Zoning Administrator questions the accuracy of the bid estimates, or proposed work or materials, he/she may consult with the Building Code Department and City Assessor, and/or refer the matter to the Board of Zoning Appeals. There shall be no cap on the value of a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.

(9) Permitted Continuance of Class B Nonconforming Mineral Removal Operations. In the case of mineral removal operations, existing holes or shafts may be worked and enlarged on the land which constituted the site on which operations were conducted at the time of becoming nonconforming, but no new holes or shafts shall be established.

SECTION 12. Article 14 – Administrative Procedures

Chapter 54 – LAND DEVELOPMENT CODE, Article 14 – Administrative Procedures is hereby amended as follows:

Article 14 Administrative Procedures

Section 54.1401 Zoning Permits and Zoning Compliance Review

(A) Submission of Zoning Compliance Application Required. No person shall commence to erect, alter, or repair any structure or to replace or enlarge any of the uses listed in *Section 54.1401(B)*, without first obtaining Zoning Compliance and approval of plans. No use shall be carried on, nor construction undertaken, except as shown upon an approved Zoning Compliance application and plan. Plans shall be submitted to the Zoning Administrator or designated official.

(B) Permitted Uses and Development Subject to Zoning Compliance Review. The following uses and development are subject to Zoning Compliance Review:

(1) Residential dwellings (one-family, two family, multi-family) and associated accessory structures, including additions and structural alterations, and structural alterations to any

other building or structure.
Structural alterations include, but are not limited to, replacement of structural members of decks, porches, or steps, alterations to the means of ingress and egress, and other changes regulated by this Ordinance, provided such alterations are not subject to Site Plan Review pursuant to *Section 54.1402(B)*. The Zoning Administrator reserves the right to require a Zoning Compliance Review for the replacement of a non-structural member of a deck, porch, or other structure if deemed necessary by the Zoning Administrator to determine compliance with this Ordinance.

(2) Interior remodeling of a non-residential use, provided such remodeling is not subject to Site Plan Review pursuant to *Section 54.1402(B)*.

(3) Re-paving of an off-street parking lot, provided there are no grading changes and no changes to the configuration of the parking lot layout.

(4) The establishment of a permitted use in the district, provided that the use must meet all requirements of this Ordinance including any special requirements listed for that zoning district. Any development requiring Site Plan Review must be reviewed in accordance with to *Section 54.1402(B)* and special land uses must be reviewed in accordance with *Section 54.1403*.

(C) Required Information for Zoning Compliance Review. The required form of, and information on, plans shall include:

(1) Name and address of the applicant and plan preparation date.

(2) Dimensioned property lines of the area included in the plan and a north arrow.

(3) The scaled shape, size, use, location, height, eave size, floor area, parking spaces, driveways, sidewalks, exterior architectural design of all structures, the floor area and ground coverage ratios of residential structures if applicable.

(4) The elevation of the finished floor and the elevation at the curb for driveways when the proposed construction is new or when this information is otherwise deemed necessary by the Zoning Administrator to determine the runoff flow of storm water.

(5) All proposed and existing structures and their relationship to each other and adjacent property lines, including setbacks.

(6) For non-residential interior remodeling, two (2) copies of plans sized 24 inches by 36 inches shall be drawn to a scale acceptable to the Zoning Administrator and shall be sealed by a professional engineer or architect. One digital copy of the plan set must also be submitted.

(7) Any other information deemed necessary by the Zoning Administrator to establish compliance with this and other ordinances.

(8) If no exterior dimensional changes will result from the proposed construction or alteration, the Zoning Administrator may permit the plan to consist of the minimum applicable information listed above to determine compliance with the Zoning Ordinance and

applicable codes.

(D) Zoning Compliance Review Procedure. Upon receipt of any Zoning Compliance application and plan, the Zoning Administrator or designated official shall review to determine whether it is in proper form, contains all of the required information and shows compliance with the ordinance. The Zoning Administrator or designated review official shall, within ~~ten (10)~~ fifteen (15) business days, grant approval in writing or deny approval in writing, setting forth in detail the reasons which shall be limited to any defect in form or required information, any violation of any provision of this Ordinance, and any changes which would make the plan acceptable. The Zoning Administrator or designated official may extend this ten (10) business day period if additional time is required to determine compliance and/or obtain additional information necessary to determine compliance. In determining compliance with this Ordinance, the Zoning Administrator or designated official shall take into consideration all applicable standards of this Ordinance, such as setbacks, height, parking, landscaping, etc. If non- compliance with any standard of this Ordinance is demonstrated, the Zoning Administrator or designated official shall deny approval of the plan. The applicant may appeal any denial to the Board of Zoning Appeals.

(E) Expiration. Zoning permits (which includes zoning compliance, fence, and sign permits, etc.) will expire after two (2) years if construction has not commenced. Zoning Staff upon request prior to the expiration date, may grant an extension of not more than one (1) year form the expiration date, upon findings that the conditions of the permit have not changed. Not more than two (2) such extensions may be granted.

54.1402 Site Plan Review

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

Site Plan Information Required in the Site Plan Set	Sketch Plan	Preliminary Site Plan	Final Site Plan
Proposed Construction			
If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed. Tree clearing and grading is limited to the areas that are proposed and approved for a phased timeline.	●	●	●
Site Circulation Details and Access Design			
General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See *Section 54.907*.	●		
Street horizontal and vertical dimensions, including curve radii.		●	●
Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.		●	●
Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.		•	

Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.		•	
Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths or trails.			•
Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.			•
Written verification of access easements or agreements, if applicable.		•	•

SECTION 13. Article 15 – Violations, Penalties, and Enforcement

Chapter 54 – LAND DEVELOPMENT CODE, Article 15 – Violations, Penalties, and Enforcement is hereby amended as follows:

Article 15 Violations, Penalties, and Enforcement

Section 54.1505 ~~Payment of Civil Fines, Costs, or Justice System Assessments Prior to Permit Review~~ Eligibility for Approval of a Permit or Application Request

~~A person is not eligible to apply~~ City Staff cannot approve an application for a rezoning, site plan approval, special land use approval, planned unit development approval, variance, or other zoning authorization if the person is delinquent in paying a civil fine, costs, or a justice system assessment imposed by an administrative hearings bureau established by the City pursuant to the Home Rule City Act, 1909 PA 279, MCL 117.4q, the person has any other outstanding indebtedness to the City, or if the person has any unresolved violations of the City Code or state or federal law.

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

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

   Example) H. Light Manufacturing

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

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

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

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

SECTION 1. Article 2- Definitions

Chapter 54 – LAND DEVELOPMENT CODE, Article 2 – Definitions is hereby amended as follows:

Article 2 Definitions

Section 54.202 Specific Terms

(27) Best Management Practices (BMPs). Conservation practices or management measures approved by the Michigan Department of ~~Environmental Quality (MDEQ)~~ Environment, Great Lakes, and Energy (EGLE) or the City that prevent, control, and reduce nonpoint source pollution.

(34) Building, Height: The vertical distance between the average grade (see definition of "Grade") and the highest point of the roof surface for flat roofs; to the deck line of Mansard roofs; the average height between eaves and ridge for gable, hip, and gambrel roofs; and the maximum height of the highest wall for a shed roof. (See *Figure 2. Building Height*). Asymmetrical gable roofs will be measured from the longest roof – the vertical distance between the average grade and the average height between eaves and ridge.

Figure 2. Building Height (Remove and Replace the images)

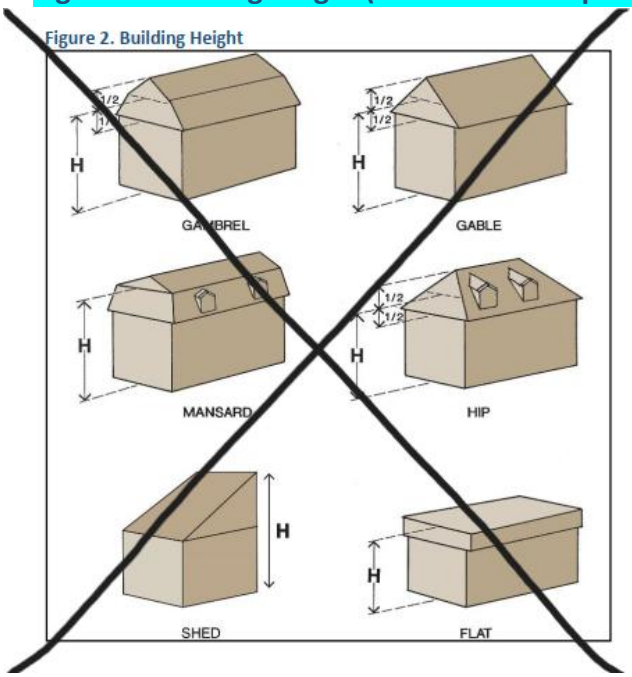
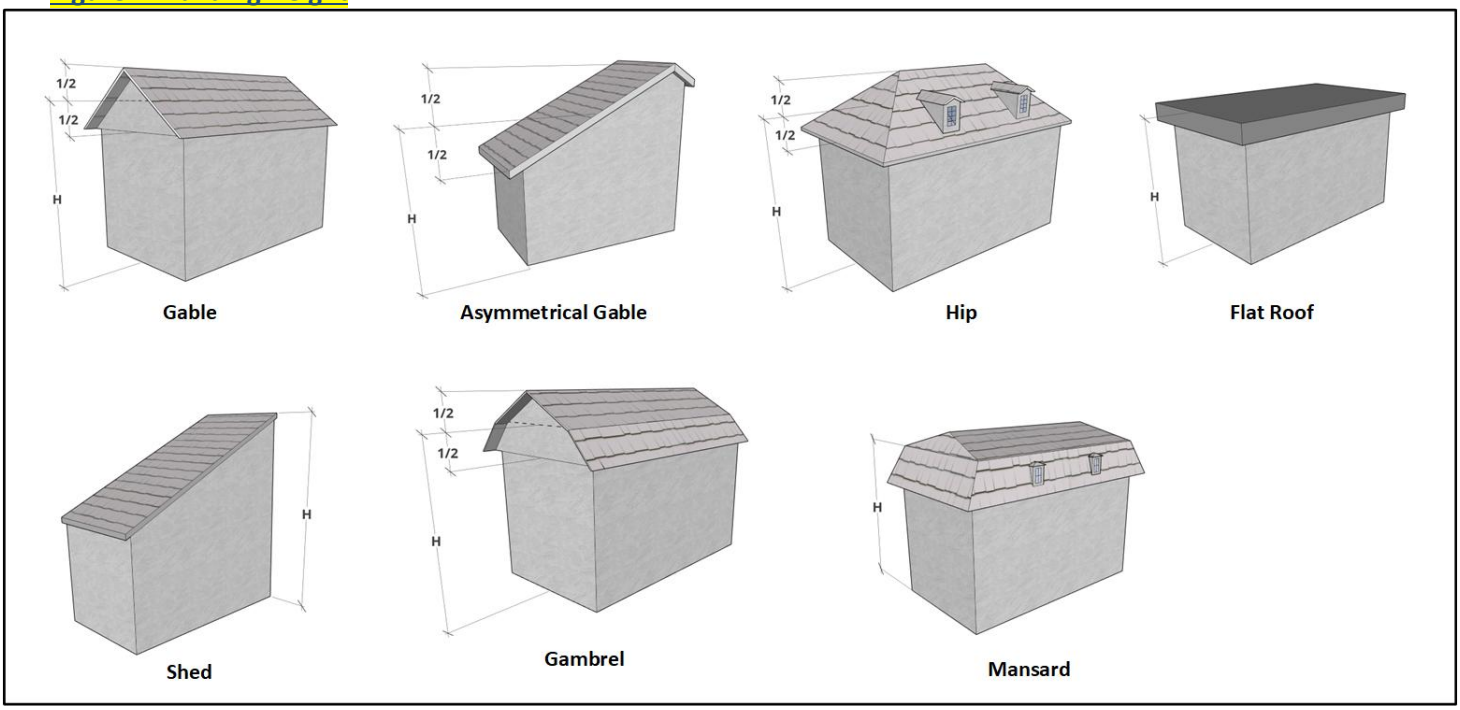


Figure 2. Building Height



(78) Fence, Residential Screening: A closed-construction (solid or board-on-board) fence, more than four (4) feet in height but no more than six (6) feet in height. Such a fence is located and maintained primarily to screen views to and from adjacent properties.

(789) Fence, Screening: A fence/structure of definite height and location, located and maintained to ~~prevent passage of light to screen and separate a use from adjacent property~~ screen views and reduce noise to/from adjacent properties, and sometimes to separate different land uses.

All of the definitions after this will need to be renumbered

(xx) Heavy Vehicle/Equipment Sales, Rental, and Display: Includes indoor and outdoor display and storage of construction equipment such as manlifts, forklifts, aerial work platforms, earth moving equipment, cranes, pumps, and related accessories such as welders, trailers, air compressors.

(xx) Lot Depth: Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line. This straight line must be entirely within the lot boundaries.

(xxx) Housing collective: A cooperative organization, typically a non-profit in which the ownership and control of housing are mutually vested in the occupants of dwelling units and possibly other stakeholders of that organization, who may share cooperative responsibilities in the dwelling(s) other than financial interests. For example, an *Intentional Community* dwelling may be a housing collective, but as a housing collective is primarily a financial arrangement for owning and operating housing, it is not necessarily an Intentional Community or any other type of land use defined herein, and thus it is not a land use per se and not prohibited by this ordinance.

(182) Pet Boarding Facility: A business for the temporary boarding and care of common household pets, sometimes referred to as a "boarding kennel" or "doggy day care." Boarding generally occurs during daytime hours, but may include overnight boarding. Pet boarding facilities may provide related services such as retail sales, grooming, or training, but no animals may be bred or sold at a pet boarding facility.

(xx) Storage, Indoor: Structure(s) containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time for dead storage and equipment and located entirely within a building. Dead storage refers to the storage of furniture, files, or other unused or seldom used items in a warehouse or other location for an indefinite period of time**.**

(214) Storage, Open/Outdoor: The storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

(xx) Storage Facility, Self: A type of personal indoor storage for personal or business property or goods, for periods greater than 24 hours, mainly to provide long-term weather-protected, secured storage and shall be accessible by the owner of the storage items.

(218) Street, Marginal Access: A minor street ~~parallel and~~ adjacent to an arterial, collector or major thoroughfare, and which provides access to ~~abutting properties~~ private or public properties and protection from through traffic.

(246) Veterinary Clinic (Domestic Animals Only): An institution that is licensed by the State of Michigan to provide for the care, diagnosis, and treatment of sick or injured domestic animals, including those in need of medical or surgical attention. A veterinary clinic may include customary pens or cages within the walls of the clinic structure~~, but shall not include overnight boarding unless separately approved for a pet boarding facility use~~. A veterinary clinic may include such related facilities as laboratories, testing services, and offices.

(249) ~~Warehousing/Storage Facilities:~~ ~~A use engaged primarily in indoor storage (commercial or personal materials), wholesale, and distribution of goods, products, supplies, and equipment, excluding bulk storage of materials.~~

Warehousing: An establishment in an enclosed building primarily engaged in storing commercial materials, goods, or property, including wholesaling operations that involve the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale or distribution to individual or business customers. This shall not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or scrap or salvage operations. Examples include automated, distribution center, and cold storage.

(253) Wetlands. Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support the wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh. The boundaries of wetlands are determined ~~in accordance with~~ using maps produced by the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), unless the applicant submits a certified wetlands delineation, which is preferable.

(254) Wholesale Trade Establishments: An establishment or place of business primarily engaged in selling and/or distributing wholesale merchandise to retailers, business users, other wholesalers, or individuals. This does not include warehousing/storage.

(255) Wholesaling Operations: The storage, ~~and~~ sale, and/or distribution of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including warehousing and indoor storage activities.

SECTION 2. Article 3 – Zoning Districts and Map

Chapter 54 – LAND DEVELOPMENT CODE, Article 3 – Zoning Districts and Map is hereby amended as follows:

Article 3 Zoning Districts and Map

Section 54.306 Permitted Uses by District

Figure 8. Table of Permitted Land Uses and Special Land Uses by Zoning District

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Residential Uses														
Adult Foster Care, Family Home	P	P	P	P	P	P								
Adult Foster Care, Large Group Home			S											*Section 54.602*
Adult Foster Care, Small Group Home	P	P	P		P									*Section 54.602*
Child or Day Care, Family Home	P	P	P	P	P	P								
Child or Day Care, Group Home	P	P	P		P									*Section 54.6078*
Dwelling, Accessory Unit	P	P	P		P	P								*Section 54.6112*
Dwelling, Intentional Community	S	S	P~~S~~		S	S								*Section 54.6134*
Dwelling, Live/Work					P	P								*Section 54.6145*
Dwelling, Multiple-Family, 5+ dwelling units			P		P	P								*Section 54.6156*
Dwelling, Single-Family Attached			P		P	S								
Dwelling, Single-Family Detached	P	P	P		P	S								*Section 54.6167*

Dwelling, Two-Family (Duplex)	P	P	P		P	P								Section 54.6123
Dwelling, Triplex	S	P	P		P	P								
Dwelling, Quadplex	S	S	P		P	P								
Foster Family Group Home	S	S	S		S	S								
Foster Family Home	P	P	P		P	P								
Home Occupation	P	P	P		P	P								Section 54.621
Home Office	P	P	P		P	P								Section 54.622
Mobile Home Park				P										Section 54.631
Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility			S		S	S								Section 54.633
Residential Limited Animal Keeping	P	P												Section 54.6423
Lodging Uses														
Bed and Breakfast			S		S	S								Section 54.603
Bed and Breakfast Inn					S	S								Section 54.604
Domestic Violence Abuse Shelter			S		S	S								Section 54.60910
Fraternity or Sorority House			S		S	S								
Halfway House			S		S									Section 54.61920
Homeless Shelter					S	S								Section 54.623
Homestays and Vacation Home Rentals	P	P	P		P	P								Section 54.624
Hospital Hospitality House		S			S	S								Section 54.626
Hostel			S		S	S	S							Section 54.6434
Hotel or Motel					S	S	P	P						
Rooming House			S		S	S	S							Section 54.6434
Supportive Housing Facility, Transitional and/or Permanent	S	S	P		S	S								Section 54.65249

Key: **P=Permitted** **S=Special Land Use** **[blank]=Use Not Permitted**

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Medical Uses														
Emergency Services					P	P	P	P						
Health Services					P	P	P	P						
Hospice					P	P	P	P						
Hospital			S		S	S	S	S						Section 54.625
Medical Hospital Related Accessory Uses					P	P	P	P						Section 54.634
Medical Hospital Related Office or Uses					P	P	P	P						
Office, Medical					P	P	P	P			P			Section 54.634
Veterinary Clinic (Domestic Animals Only)					P	P	P	P			P			
Public and Quasi-Public Uses														
Cemetery	S	S	S						P	P				Section 54.6056
Public or Governmental Building	S	S	S		P	P	P	P	P	P	P	P	P	
Recreational Use, Land Intensive												S	S	Section 54.6401
Recreational Use, Public	S	S	S		S	S	S	S	P	P		P	P	
Religious Institution	S	S	S		P	S	P	P			P			Section 54.6412
School, Primary or Secondary	S	S	S		S	S			P	P				Section 54.6445
School, University		S	S		S	S			P	P				Section 54.6067

Commercial and Retail Uses														
Adult Entertainment Uses											S			Section 54.601
Bar					S	P	P	P						
Child Care Center or Day Care Center	P	P			P	P	P	P						Section 54.6089
Drive-Through Uses					P	P	P	P						Section 54.6101
Farmers' Markets					P	P	P	P	P	P				Section 54.6178
Fuel Dispensing Uses, including Service Stations					S	S	P	P	P	P	P		P	
Indoor Recreation					P	P	P	P	P	P	P			
Heavy Vehicle/Equipment Sales, Rental, and Display							P	P			P			Section 54.620
Light Vehicle/Equipment Sales and Display						P	P	P						Section 54.628
Office, Professional					P	P	P	P	P	P	P			Section 54.634
Off-street Parking Lot			S		S	S	S	S	S	S	S		S	
Outdoor Entertainment and Community Events (Principal Use or Accessory Use)					S	P	S	S	P	P		P		Section 54.6356 (C) or (D)
Outdoor Entertainment and Community Events (Temporary Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.6356(B)
Outdoor Alcoholic Beverage Service					S	P	P	P				S		Section 54.6367
Outdoor Food & Non-Alcoholic Beverage Service					P	P	P	P				P		Section 54.6378
Outdoor Recreation			S		P	P	P	P	P	P		P	P	
Pet Boarding Facility							S	S			S			

Key: **P=Permitted** **S=Special Land Use** **[blank]=Use Not Permitted**

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Restaurant, Indoor Service					P	P	P	P						
Restaurant with Outdoor Alcoholic Beverage Service					S	P	P	P				S		Section 54.6367
Restaurant with Outdoor Food & Non-Alcoholic Beverage Service					P	P	P	P				P		Section 54.6378
Retail Business, Indoor					P	P	P	P			P			
Retail Business, Outdoor Permanent							S	S			S			
Retail Sales and Service Areas, Outdoor Temporary					P	P	P	P						Section 54.6389
Service Establishment					P	P	P	P			P			
Shooting Range, Indoor							P	P			P			Section 54.6456
~~Open Storage~~ Storage, Open/Outdoor							P	P	P	P	P	P	P	Section 54.6503~~5~~
Vehicle Repair and Service					S	S	P	P			P			Section 54.627
Industrial Uses														
Major Repair and Maintenance Operations									P	P	S		P	Section 54.627
Manufacturing, Heavy											S		P	Section 54.627
Manufacturing, Light– Low Impact					P	P	P	P	P	P	P		P	Section 54.627
Manufacturing, Light – Medium Impact					S	S	S	S	P	S	P		P	Section 54.627
Natural Resource Extraction and Processing Operations											S	S	P	Section 54.6321
Port Facilities and Docks									S	S		S	S	Section 54.63940

Railroad Facilities											P			
Storage, Bulk								S	P	P	P~~S~~	S	P	Section 54.648~~05~~
Storage, Indoor							S	P			P			Section 54.649
Storage, Indoor – Accessory Use							S	P			P			Section 54.649
Storage Facility, Self							S	P			P			Section 54.651
Storage Facility, Self – Accessory Use							S	P			P			Section 54.651
Utility Electrical Power Generation											S		P	
Warehousing~~/Storage Facilities~~							S	S	P	S	P		P	
Wholesale Trade Establishment					P	P		P	P		P			
Wholesaling Operations								S			P			
Other Uses														
Accessory Building or Structure	P	P	P		P	P	P	P	P	P	P	P	P	Section 54.705
Accessory Use, Non-Single Family Residential Lots	P	P	P		P	P	P	P	P	P	P	P	P	
Accessory Use, Single-Family Residential Lots	P	P	P		P	S								
Agriculture-Like Operation, including Forestry									P	P		P	P	
Food Production, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.618~~9~~
Marihuana Designated Consumption Establishment						S	S							Section 54.629
Marihuana Educational Research						S	S	S		S	S			Section 54.629
Marihuana Grower – Class A						S	S	S			S			Section 54.629
Marihuana Grower – Class B							S	S			S			Section 54.629
Marihuana Grower – Class C							S	S			S			Section 54.629
Marihuana Grower _ Excess							S	S			S			Section 54.629
Marihuana Microbusiness- Class A and Light Manufacturing						S	S	S			S			Section 54.629
Marihuana Microbusiness- Heavy Manufacturing											S			Section 54.629
Marihuana Processor- Light Manufacturing						S	S	S			S			Section 54.629

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Marihuana Processor – Heavy Manufacturing											S			Section 54.629
Marihuana Retailer						S	S	S			S			Section 54.629
Marihuana Safety Compliance Facilities					S	S	S	S			S			Section 54.629
Marihuana Secure Transporters							S	S			S			Section 54.629
Small Wind Energy Systems, Roof-Mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.647~~8~~
Small Wind Energy Systems, Tower-Mounted							S	S	S	S	S	S	S	Section 54.647~~8~~
Solar Energy Systems <20kw – Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.646~~7~~
Solar Energy Systems ≥20kw to 2 MW – Accessory Use	S	S	S	S	S	S	S	S	P	P	P	S	P	Section 54.646~~7~~
Solar Energy Systems ≥20kw to 2 MW – Principal Use (Non-residential)					S	S	S	P	P	P	P	S	P	Section 54.646~~7~~
Recycling Collection and Transfer Stations									S					
Structures between the shoreline of Lake Superior and the pavement of the nearest														

public street or highway.									S	S		S		
Wireless Telecommunications Facilities						S	S	S	P	P	P	S	P	Section 54.6530
Marquette Downtown Waterfront District Form-Based Code (see Section 54.321)														
Third Street Corridor Form-Based Code (see Section 54.322)														

Section 54.307 LDR, Low Density Residential District

(D) Dimensional Regulations for 1-2 Dwelling Units and other uses identified in Section 54.307			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	8,100	*Front Yard (ft.)*	20 *(B)*
Min. Lot Width (ft.)	60	*Side Yard (one) (ft.)*	10 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 ~~30~~ *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	20 *(B)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H), (L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(H), (L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	30 *(H), (L) , (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.308 MDR, Medium Density Residential District

(A) Intent
The MDR district is intended to establish and preserve medium-density residential neighborhoods that present an environment acceptable to a range of users, including families of all types. Some additional non-residential compatible uses may be allowed. It is important ~~to~~ for the community to preserve and enhance these pedestrian-friendly, compact neighborhood ~~types~~ districts where homes and buildings ~~are of similar scale and character~~ support the vast majority of residents in a form that is traditional to the city.

(D) Dimensional Regulations for 1 Dwelling unit and other uses identified in Section 54.308			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,500 *(C)*	*Front Yard (ft.)*	15 *(A), (B)*
Min. Lot Width (ft.)	37.5 *(D)*	*Side Yard (one) (ft.)*	5 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 2 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	6,000 *(C)*	*Front Yard (ft.)*	15*(A),(B)*
Min. Lot Width (ft.)	50 *(D)*	*Side Yard (one) (ft.)*	5 ~~10~~ *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 ~~20~~ *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 *(L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(F) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H), (L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(H), (L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	30 *(H), (L) (L), (U)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.309 MFR, Multiple Family Residential District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child or Day Care, Family Home • Child or Day Care, Group Home • Dwelling, Accessory Unit • Dwelling, Intentional Community • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Food Production, Minor • Foster Family Home • Home Occupation • Home Office • Homestays and Vacation Home • Outdoor Entertainment and Community Events (Temporary) • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Supportive Housing Facility, Transitional and/or Permanent	• Adult Foster Care, Large Group Home • Bed and Breakfast • Cemetery • Domestic Violence Abuse Shelter • ~~Dwelling, Intentional Community~~ • Foster Family Group Home • Fraternity or Sorority House • Halfway House • Hospital • Hostel • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • Religious Institution • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations 5+ Multiple Family Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	15,000	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	100	*Side Yard (one) (ft.)*	15 *(H)*, *(L)*, *(M)*
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30 *(H)*, *(L)*, *(M)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~36.5~~ *(M)*, *(N)*	*Rear Yard (ft.)*	30 *(H)*, *(L)*, *(M)*, *(U)*
Max. Building Height of Accessory Building	*Sec 54.616(C)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 3-4 Dwelling Units and other uses identified in Section 54.309			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H)*, *(L)*, *(M)*
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (total of 2) (ft.)*	20 *(H)*, *(L)*, *(M)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~36.5~~ *(M)*,	*Rear Yard (ft.)*	30 *(H)*, *(L)*, *(M)*

	(N)		, (U)
Max. Building Height of Accessory Building	(L) & Sec 64.616(C)	*Required Buffer & Greenbelt*	(~~U~~ T)
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(F) Dimensional Regulations for 1-2 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	6,000 *(C)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	50 *(D)*	*Side Yard (one) (ft.)*	5 ~~10~~ *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 ~~20~~ *(L)*
Max. Building Height of Primary Building (ft.) (Q)	44 *(V)* ~~31.5~~	*Rear Yard (ft.)*	20 ~~30~~ *(L)*, *(U)*
Max. Building Height of Accessory Building	*(L)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.310 MHP, Mobile Home Park District

(A) Intent
The MHP is intended to provide for the location and regulation of mobile home parks. It is intended that mobile home parks be provided with necessary community services in a setting that provides a high quality of life for residents. This district should be located in areas where it will be compatible with adjacent land uses. The regulations established by State law (Michigan Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all mobile home parks. When regulations in this Section exceed the State law or the Manufactured Housing Commission Rules, they are intended to ensure that mobile home parks meet the development and site plan standards established by this Ordinance for other comparable residential development and to promote health, safety, and welfare of the City's residents.

(B) Permitted Principal Uses	**(C) Special Land Uses**
• Accessory Building or Structure • Adult Foster Care, Family Home • Child or Day Care, Family Home • Food Production, Minor • Mobile Home Park • Outdoor Entertainment and Community Events (Temporary) • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use	• Solar Energy Systems, ≥20kw to 2 MW - Accessory Use
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations
See *Section 54.631*

(E) References to Additional Standards

Definitions *Article 2*	***Steep Slopes and Ridgelines*** *Section 54.806*	***Zoning Permits*** *Section 54.1401*
Riparian Buffers *Section 54.804*	***Signs*** *Article 11*	***Site Plan Review*** *Section 54.1402*
Wetland Protection *Section 54.805*	***Nonconformities*** *Article 12*	***Accessory Structures*** *Section 54.705*

Section 54.311 M-U, Mixed-Use District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Child or Day Care, Group Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Retail Business, Indoor	• Bar • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Halfway House • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light– Medium Impact • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Restaurant with Outdoor Alcoholic Beverage Service • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service

• Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only)	
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,800 *(C), (E)*	*Front Yard (ft.)*	0 *(E), (F), (G)*
Min. Lot Width (ft.)	40 *(D), (E)*	*Side Yard (one) (ft.)*	5 *(I), (L), (N)*
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (total of 2) (ft.)*	13 *(I), (L), (N)*
Max. Building Height of Primary Building (ft.) (Q)	48 ~~44~~ *(N)*	*Rear Yard (ft.)*	20 *(J), (L), (N) , (U)*
Max. Building Height of Accessory Building	*(L)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.312 CBD, Central Business District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Adult Foster Care, Family Home • Bar • Child or Day Care, Family Home • Child Care Center or Day Care Center • Drive-Through Uses • Dwelling, Live/Work • Dwelling, Accessory Unit • Dwelling, Multiple Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Two-Family (Duplex) • Dwelling, Triplex • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light- Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses	• Accessory Use, Single-Family Residential Lots • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light – Medium Impact • Marihuana Designated Consumption Establishment • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Microbusiness – Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Recreational Use, Public

• Office, Medical • Office, Professional • Outdoor Alcoholic Food and Beverage Service • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Restaurant, Indoor Service • Retail Business, Indoor • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Sales and Service Areas, Outdoor Temporary • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only)	• Religious Institution • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	0
Min. Lot Width (ft.)	24	*Front Yard (ft.) Maximum Setback*	10
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (one) (ft.)*	5 *(I)*
Max. Building Height of Primary Building (ft.) (Q)	74	*Side Yard (total of 2) (ft.)*	10 *(I)*
Max. Building Height of Accessory Building (L)	18	*Rear Yard (ft.)*	10 *(J)*, *(U)*
Max. Building Height (stories)	-	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.313 GC, General Commercial District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display • Hospice • Hotel or Motel	• Hospital • Hostel • Manufacturing, Light– Medium Impact • Marihuana Designated Consumption Establishment • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer

• Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment	• Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Rooming House • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Warehousing • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	0 *(F), (G)*
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	15 *(I)*
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30 *(I)*
Max. Building Height of Primary Building (ft.) (Q)	40	*Rear Yard (ft.)*	20 *(U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(U T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.314 RC, Regional Commercial District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets	• Hospital • Manufacturing, Light – Medium Impact • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess

• Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display • Hospice • Hotel or Motel • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment	• Marihuana Microbusiness – Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Storage, Bulk • Warehousing~~/Storage Facilities~~ • Wholesaling Operations • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	30
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	15
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	30
Max. Building Height of Primary Building (ft.) (Q)	40	*Rear Yard (ft.)*	20*, (U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.315 M, Municipal District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Cemetery • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Indoor Recreation • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Office, Professional • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • School, Primary or Secondary • School, University • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Warehousing • Wireless Telecommunications Facilities	• Off-street Parking Lot • Port Facilities and Docks • Recycling Collection and Transfer Stations • Small Wind Energy Systems, Tower-Mounted • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway.
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	None
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	None
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	None
Max. Building Height of Primary Building (ft.) (Q)	None	*Rear Yard (ft.)*	None
Max. Building Height of Accessory Building (L)	24		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.316 C, Civic District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Cemetery • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Indoor Recreation • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Office, Professional • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • School, Primary or Secondary • School, University • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Wireless Telecommunications Facilities	• Manufacturing, Light – Medium Impact • Marihuana Educational Research • Off-street Parking Lot • Port Facilities and Docks • Small Wind Energy Systems, Tower-Mounted • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway. • Warehousing
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	None
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	5
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	10
Max. Building Height of Primary Building (ft.) (Q)	60	*Rear Yard (ft.)*	20, *(U)*
Max. Building Height of Accessory Building (L)	24		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.317 IM, Industrial/Manufacturing District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Heavy Vehicle/Equipment Sales, Rental, and Display • Indoor Recreation • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Public or Governmental Building • Railroad Facilities • Religious Institution • Retail Business, Indoor • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Warehousing~~/Storage Facilities~~ • Wholesale Trade Establishment • Wholesaling Operations • Wireless Telecommunications Facilities	• Adult Entertainment Uses • Major Repair and Maintenance Operations • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness – Class A and Light Manufacturing • Marihuana Microbusiness – Heavy Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Processor – Heavy Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Manufacturing, Heavy • Natural Resource Extraction and Processing Operations • Off-street Parking Lot • Pet Boarding Facility • Retail Business, Outdoor Permanent • Small Wind Energy Systems, Tower-Mounted • ~~Storage, Bulk~~ • Utility Electrical Power Generation
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	40
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	20
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	40
Max. Building Height of Primary Building (ft.) (Q)	80 *(P)*	*Rear Yard (ft.)*	40*, (U)*
Max. Building Height of Accessory Building (L)	60 *(P)*	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.318 CR, Conservation and Recreation District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Food Production, Minor • Outdoor Entertainment and Community Events (Accessory, Temporary, and Principal) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Recreational Use, Public • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor	• Natural Resource Extraction and Processing Operations • Outdoor Alcoholic Beverage Service • Port Facilities and Docks • Recreational Use, Land Intensive • Restaurant with Outdoor Alcoholic Beverage Service • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway. • Wireless Telecommunications Facilities
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	15
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	50
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	100
Max. Building Height of Primary Building (ft.) (Q)	36.5	*Rear Yard (ft.)*	20 *(R)*, *(U)*
Max. Building Height of Accessory Building (L)	18		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.319 BLP, Board of Light and Power District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Agriculture-Like Operation, including Forestry • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Major Repair and Maintenance Operations • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Manufacturing, Heavy • Natural Resource Extraction and Processing Operations • Outdoor Entertainment and Community Events (Temporary) • Outdoor Recreation	• Off-street Parking Lot • Port Facilities and Docks • Recreational Use, Land Intensive • Small Wind Energy Systems, Tower-Mounted

• Public or Governmental Building • Recreational Use, Public • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage, Open/Outdoor • Utility Electrical Power Generation • Warehousing • Wireless Telecommunications Facilities	
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	40
Min. Lot Width (ft.)	24	*Side Yard (one) (ft.)*	20
Max. Impervious Surface Coverage (%)	*(T)*	*Side Yard (total of 2) (ft.)*	40
Max. Building Height of Primary Building (ft.) (Q)	None	*Rear Yard (ft.)*	40 *(U)*
Max. Building Height of Accessory Building (L)	24	*Required Buffer & Greenbelt*	*(~~U~~ T)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Section 54.322 Third Street Corridor (TSC) District Form-Based Code

(A) Third Street Corridor District Form-Based Code Introduction.

(3) Applicability and Pre-Existing Conditions

(a) The provisions of this Article apply to all proposals for the development of new principal structures, and to the remodeling of existing structures for changes in land use(s), and/or if the proposal would create a **substantial modification** (see definitions).

(b) ~~**(a)**~~ Existing buildings and appurtenances that do not conform to the provisions of this Section may continue in use as they are until a ***substantial modification*** is requested.

(c) ~~**(b)**~~ The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.

(7) The Third Street Regulating Plan

(e) Bicycle Parking. Bicycle parking is to be allocated within the entire TSC district (both subdistricts), in accordance with *Section 54.908* ~~across the Transect Zones by type, but detailed in quantity and location by land use, demand, and building size.~~

(9) Definitions. The following definitions apply to the Third Street Corridor District only, unless the term has general applicability:

(ee) Substantial Modification: an alteration to a building ~~that is valued at more than 50% of the replacement cost of the entire building, if new~~ that is estimated to cost more than 50 percent of the assessed value of the existing building at time of application.

(mm) Use, Retail: shall be considered to encompass all of the following:

(i) Retail Service: establishments providing services, as opposed to products, to the general public, including restaurants, bars/taverns, finance, real estate and insurance, travel agencies, health and educational services, galleries, and temporary storage of recreational equipment, provided that the temporary storage is ancillary to the primary retail service.

(ii) Retail Specialty: Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.

(iii) Retail Trade: Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

(B) Third Street Corridor Form-Based Code Parcel Standards.

(7) Use. Buildings, as the primary element of town planning, are subject to variations in use, placement and configuration.

Figure 24. TSC Table of Permitted Land Uses and Special Land Uses in the TSC District

USE	T4	T5	USE	T4	T5
A. RESIDENTIAL			**E. INSTITUTIONAL**		
Mixed-use building	P	P	Conference center		P
Multi-family dwelling (*Section 54.616 & 54.403(E)*)	P	P	Live theater	S	P
Live-work unit (*Section 54.615*)	P	P	Movie theater	S	P
Two-family dwelling (*Sections 54.613 & 54.403 (C & D)*)	P	P	Museum	P	P
Townhouse	P	P	Religious assembly (*Section 54.642*)	P	P
Single-family dwelling (*Section 54.617*)	P	P	**F. AUTOMOTIVE**		
Group day care home (*Section 54.608*)	P	P	Gasoline	P	P
Foster family home	S	S	Service	P	P
Halfway house (*Section 54.620*)	S	S	Sales	P	P
Home occupation (*Section 54.621*)	P	P	Truck maintenance (*Section 54.627*)		
Home office (*Section 54.622*)	P	P	Drive-through facility (*Section 54.611*)	P	P
Dwelling, Intentional Community (*Section 54.614*)	S	S	**G. CIVIL SUPPORT**		
Family Day Care Home	P	P	Funeral home	P	P
Adult Foster Care Family Home	P	P	Hospital (*Section 54.625*)		S
Domestic Violence Shelter (*Section 54.610*)	S	S	Medical and Dental clinic or office	P	P
B. LODGING			Veterinary clinic	P	P
Hotel or Motel	S	P	Pet boarding facility	S	S
Bed & Breakfast Inn (up to 12 rooms) (*Section 54.604*)	P	P	Cemetery (*Section 54.606*)	S	S
Bed & Breakfast (up to 6 rooms) (*Section 54.603*)	P	P	Public or Governmental Building	P	P
Rooming Houses and Hostels (*Section 54.644*)	S	S	Recreational Use, Public	S	S
Hospital Hospitality Houses (*Section 54.626*)	S	S	**H. EDUCATION**		
Homestays and Vacation Home Rentals (*Section 54.624*)	P	P	High school	S	S
C. OFFICE			Elementary school	P	P
Office building (*Section 54.634*)	P	P	Day care center (*Section 54.609*)	P	P
Mixed-use building	P	P	**I. INDUSTRIAL**		

Live-work unit (*Section 54.615*)	P	P	Heavy industrial facility (*Section 54.627*)		
D. RETAIL			Light industrial facility (*Section 54.627*)	S	S
Outdoor Entertainment and Community Events (Temporary Use Use) (*Section 54.635(B)*)	P	P	Laboratory facility	S	S
			Mini-storage		S
Outdoor Entertainment and Community Events (Accessory or Principal Use) (*Section 54.636(C) or (D)*)	S	S	Marihuana Safety Compliance Facility (*Section 54.629*)	S	S
Gallery	P	P	Warehouse	S	S
Restaurant, Indoor Service and with or without Outdoor Food and Non-Alcoholic Beverage Service (*Section 54.638*)	P	P	**J. OTHER USES**		
Restaurant, with Outdoor Alcoholic Beverage Service (*Section 54.637*)	P	P	Accessory Building or Structure (See *Figure 14*, *Figure 15*, and, as applicable, *Section 54.705*)	P	P
Outdoor Alcoholic Beverage Service(*Section 54.637*)	S	S	Accessory Use, Non-Single Family Residential Lots	P	P
Outdoor Food & Non-Alcoholic Beverage Service (*Section 54.638*)	P	P	Accessory Use, Single-Family Residential Lots	P	P
Retail building	P	P	Commercial Service Establishment	P	P
Mixed-use building	P	P	Food Production, Minor	P	P
Open/outdoor market building	P	P	Marihuana Education Research (*Section 54.629*)	S	S
Retail Sales, Outdoor Temporary (*Section 54.639*)	P	P	Off-street Parking Lot	S	S
Indoor Recreation	P	P	Outdoor Recreation	S	S
Farmers' Markets (*Section 54.618*)	P	P	Solar Energy Systems <20kw – Accessory Use	P	P
Kiosk	P	P	Wireless Telecommunications Facilities (*Section 54.648*)	S	S
Push cart	P	P			
Marihuana Retailer (*Section 54.629*)		S			
Bar/Tavern	P	P			
Sidewalk café on private property	P	P			

Permitted Use	P
Special Land Use	S

(C) Third Street Corridor Form-Based Code Parcel Standards.

(3) Building Specifications: Frontage Requirements

(d) *Frontages* are divided into the following types: porch, *stoop*, *terrace*, common entry, forecourt, and *shopfront.*

(e) The Zoning Administrator shall designate which frontage type corresponds to the building(s) on the site or are proposed to be built, and the site shall comply with the standards for that type when new construction or substantial rehabilitation is proposed.

(i) Frontage types are limited by transect zone according to *Figure 18*, *Figure 19*, and *Figure 20*.

(ii) A *shopfront* frontage is required for all ground floor retail uses. *Shopfronts* may be combined with *terraces* and *forecourts*.

(iii) Existing buildings that do not meet one of the frontage types do not have to be remodeled to a different type if it is not reasonable, as determined by the Zoning Administrator.

(f) Where buildings have multiple *frontages* or multiple buildings are located on one lot, similar frontage types should be selected for all *frontages*.

(11) Landscape Standards

(b) Landscape Design Standards Applicable to All Sub-Districts.

(iii) Proposed trees shall be a minimum height of ten (10) feet and / or ~~three (3)~~ one and one half (1.5) inches in caliper.

(iv) Proposed understory trees shall be a minimum of eight (8) feet in height and/ or ~~two-and-one-half (2-1/2)~~ one and one half (1.5) inches in caliper.

(g) Specific to neighborhood edges:

(i) A landscape buffer located along common property lines shall be required between Third Street Corridor District properties and the residential properties adjacent. The landscape buffer shall be a minimum of five feet wide.

a. Minimum of three (3) trees shall be planted within the side and rear setbacks for every 500 square feet of landscape buffer.

b. Shrubs shall be five (5) gallon container and twenty-four (24) inches height mini- mum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.

c. Trees shall be ~~four (4)~~ one and one half (1.5) inches caliper minimum, or in the case of evergreen trees, twelve (12) feet minimum height

~~Figure 28. TSC Bicycle Parking Calculations~~

~~This table prescribes minimum short-term bicycle parking calculations within each Transect Zone assigned to the Third Street Corridor. The calculations assume not just current but future possible bicycle mode share, not to exceed 5%. Requirements may be met within the Public *Frontage*, *Private Frontage*, building envelope, or a combination thereof. Bicycle parking provided within the Public *Frontage* must receive Administrative Approval.~~		
~~SHORT-TERM BICYCLE PARKING~~	**~~T4~~**	**~~T5~~**
~~RESIDENTIAL: Single-Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit~~	~~No spaces required Minimum of 2 spaces Minimum of 2 spaces + 0.05 spaces / bedroom~~	~~n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom~~
~~LODGING~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~
~~OFFICE~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2. spaces + 1 add'l space / 5,000 sq. ft. of floor area~~
~~RETAIL~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area~~
~~RESTAURANT~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area~~
~~ENTERTAINMENT~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area~~
~~CIVIC: Non-assembly CIVIC: Assembly~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of max. expected attendance~~	~~Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of maximum expected attendance~~
~~LONG-TERM BICYCLE PARKING~~	**~~T4~~**	**~~T5~~**
~~RESIDENTIAL: Single-Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit~~	~~No spaces required No spaces required Minimum of 2 spaces + 0.5 spaces / bedroom~~	~~n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom~~
~~LODGING~~	~~Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area~~	~~Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area~~
~~OFFICE~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~RETAIL~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~RESTAURANT~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~
~~ENTERTAINMENT~~	~~Minimum of 2 spaces + 1 space / 10 employees~~	~~Minimum of 2 spaces + 1 space / 10 employees~~

CIVIC: Non-assembly CIVIC: Assembly	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees

Figure 29. TSC Bicycle Parking Types

This table shows five common types of Bicycle Parking facilities appropriate for the Third Street Corridor and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

Parking Type	T4	T5	Standards
Bicycle Rack	P	P	Bicycle Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms, like the In- verted U-rack (shown at left) should be used. Racks may be placed in the *private frontage*, public *frontage* (including within an in-street *Bicycle Corral*), or within buildings where appropriate.
Bicycle Rack (decorative, public art)	A	P	Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, *civic spaces*, and other locations of historic, social, or cultural importance.
Bicycle Shelter	A	P	*Bicycle Shelters* shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc.
Bicycle Locker	A	P	*Bicycle Lockers* shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.

Bicycle Sharing	P	P	*Bicycle sharing* stations should be located in highly viable locations, adjacent to existing or proposed transit stops, employment centers, or popular destinations. Stations should be spaced every few *blocks* so that access remains convenient.

Section 54.323 PUD, Planned Unit Development District

(C) **Minimum Size.** The minimum size of a PUD must be two (2) acres of contiguous land or multiple parcels under the same ownership within one-quarter mile of each other, measured by nearest property lines that are a total of two (2) acres. However, the City Commission, upon recommendation from the Planning Commission, may permit approval of a smaller PUD under the following circumstances:

(1) The proposed project has unique characteristics and benefits; and/or

(2) The parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements that cross the parcel.

In such case, the applicant must submit a letter to the City requesting a waiver of the minimum PUD size requirements. The request must be submitted at the time of the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.323(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall make the final decision concerning a request to waive the PUD size requirements.

(1) **Waiver of Minimum Size.** The Planning Commission may recommend approval of a smaller PUD ((under two (2) acres)) to the City Commission under the following circumstances:

- **(a)** The proposed project has the potential for specific benefits/improvements in the proposed project area related to combining the parcels in question as a PUD, and
- **(b)** The parcel(s) in question has/have unique characteristics that significantly impact development - such as unusual topography, wetlands, water courses, poor soil conditions on portions of the parcel, unusual shape or proportions, or easements that cross the parcel(s).

(2) **Waiver Process**. The applicant must submit to the Planning Commission a written explanation of their reasons for requesting a waiver of the minimum PUD size requirements, with the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.323(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall decide on a request to waive the PUD size requirements.

SECTION 3. Article 4 Schedule of Regulations

Chapter 54 – LAND DEVELOPMENT CODE, Article 4 – Schedule of Regulations is hereby amended as follows:

Article 4 Schedule of Regulations

Section 54.402 Schedule of Regulations

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements (U T)				Maximum Height of Structures (Q)		Maximum Impervious Surface Coverage of the Lot
	Size (sq. ft.)	Width (feet)	Front Yard (feet)	Side Yards (feet)		Rear Yard (feet)	Primary Building (feet)	Accessory Building (feet)	
				Smallest Side	Total of Two Sides				
LDR, Low Density Residential 1-2 Units and other uses identified in 54.307	8,100	60	20, (B)	10 (L)	20 (L)	20 ~~30~~ (L), (U)	44 (V) ~~31.5~~	(L)	(S)
LDR, Low Density Residential 3-4 Dwelling Units	9,000 (E)	75 (E)	20 (B)	10 (H), (L)	20(H), (L),	30(H), (L),(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 1 Unit and other uses identified in 54.308	4,500	37.5	15 (A), (B)	5 (L)	13 (L)	20 (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 2 Dwelling Units	6,000 (C)	50(D)	15(A), (B)	5 ~~10~~ (L)	13 ~~20~~ (L)	20 (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MDR, Medium Density Residential 3-4 Dwelling Units	9,000 (E)	75 (E)	15 (A)	10 (H), (L),	20(H), (L),	30(H), (L) ,(U))	44 (V) ~~31.5~~	(L)	(S)
MFR, Multi-Family Residential 1-2 Units	6,000 (C)	50 (D)	15	5 ~~10~~ (L)	13 ~~20~~ (L)	20 ~~30~~ (L) ,(U)	44 (V) ~~31.5~~	(L)	(S)
MFR, Multi-Family Residential 3-4 Units and other uses identified in 54.309 (K)	9,000 (E)	75 (E)	15 (A)	10 (H), (L), (M)	20 (H), (L), (M)	30 ~~(H),~~ (L),(M) ,(U)	48 ~~36.5~~ (M), (N)	(L)	(S) ~~or (T)~~
MFR, Multi-Family Residential 5+ Multiple Family Units (K)	15,000	100	15 (A)	15 (H), (L), (M)	30 (H), (L), (M)	30 (H), (L),(M) ,(U)	48 ~~36.5~~ (M), (N)	(L)	(~~T~~ S)
MHP, Mobile Home District	See Section 54.631								
M-U, Mixed-Use	4,800 (C),(E)	40 (D),(E)	0(E),(F) (G)	5 (I), (L), (N)	13 (I), (L), (N)	20 (I), (L),(N) ,(U)	44 ~~48~~ (N)	(L)	(S) ~~or (T)~~
CBD, Central Business District	None	24	0	5 (I)	10 (I)	10 (J) ,(U)	74 (O)	(L)	(S) ~~or (T)~~
GC, General Commercial	None	24	0 (F)(G)	15 (I)	30 (I)	20,(U)	40	(L)	(S)~~(T)~~
RC, Regional Commercial	None	24	30	15	30	20,(U)	40	(L)	(S)~~(T)~~
M, Municipal	None	24	None	None	None	None	None	(L)	(S)~~(T)~~
C, Civic	None	24	None	5	10	20,(U)	60	(L)	(S)~~(T)~~

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements (U T)				Maximum Height of Structures (Q)		Maximum Impervious Surface Coverage of the Lot
	Size (sq. ft.)	Width (feet)	Front Yard (feet)	Side Yards (feet)		Rear Yard (feet)	Primary Building (feet)	Accessory Building (feet)	
				Smallest Side	Total of Two Sides				
IM, Industrial/Manufacturing	None	24	40	20	40	40,(U)	80 (P)	(L) (P)	(S)~~(T)~~
CR, Conservation/Recreation	None	24	15	50	100	20 (R) ,(U)	36.5	(L)	(S)~~(T)~~
BLP, Board of Light and Power	None	24	40	20	40	40,(U)	None	(L)	(S)~~(T)~~
Marquette Downtown Waterfront District Form-Based Code (see Section 54.321)									
Third Street Corridor Form-Based Code (see Section 54.322)									

Section 54.403 Footnotes to Schedule of Regulations

(A) Permitted Front Yard Setback Encroachments in the MDR and MFR Districts. In the MDR and MFR districts, open front porches may encroach into the required front yard setback, provided the encroaching porch is for the first story only and is setback at least five (5) feet from the front lot line.

(B) Reduced Minimum Front Yard Setback in the LDR and MDR Districts. If the average front yard setback of the principal buildings on the same block are less than the minimum front yard setback of the district, the minimum front yard setback of a subject lot in the LDR district or MDR district may be reduced to that average, provided the principal buildings used in the average are on the same side of the street and on the same block as the subject lot.

(C) Minimum Lot Area for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and MFR District, the minimum lot area for a two-family dwelling (duplexes) is 6,000 sq. feet.

(D) Minimum Lot Width for Two-Family Dwellings (Duplexes) in the MDR M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a two-family dwelling (duplex) is 50 feet.

(E) Minimum Lot Area and Width for Three Family and Four Family Dwellings in the M-U, TSC, and MFR Districts.

(1) In the MDR, M-U, TSC, and the MFR District, the minimum lot area for a three-family and four family dwellings is 9,000 sq. feet.

(2) In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a three-family and four family dwellings is 75 feet.

(F) Minimum Front Yard Setback in the M-U and GC Districts. In the M-U and GC districts, the minimum front yard setback is 0 ft. if there is at least a 10-foot distance between the front lot line and the curb/edge of the street. If there is not at least a 10-foot distance between the front lot line and the curb/edge of the street in these districts, the minimum front yard setback shall be increased accordingly so that the minimum separation distance between a structure and the curb/edge of the street is at least ten (10) feet.

(G) Maximum Front Yard Parking in the M-U and GC Districts. Although there are no maximum front yard setbacks in the M-U and GC districts, refer to *Article 9* for the maximum allowable parking in the front yard of the M-U (*Section 54.902(E)(3)*) and GC (*Section 54.902(E)(4)*) districts.

(H) Separation Distance of Multiple-Family Structures. The proposed separation distance between buildings must be determined to comply with the Michigan Building Codes and meet all other requirements for fire safety and maintenance of structures. These requirements must be established before submitting preliminary or final site plans for City approval.

(I) Reduced Side Yard Setbacks in the M-U, CBD, and GC Districts. In the M-U, CBD, and GC districts the side yards may be eliminated under the following conditions:

(1) The side walls are of fireproof construction and are wholly without opening.

(2) The zoning of the adjacent property is M-U, CBD, GC, Marquette Downtown Waterfront District, or Third Street Corridor District.

(J) Modified Rear Yard Setbacks in the M-U and CBD Districts. In the M-U and CBD districts the required rear yard may be measured from the center of an alley abutting the rear lot line, provided the structure is not located in the alley.

(K) Each parcel in the MFR district that contains a multiple-family residential use shall have:

(1) A maximum lot coverage ratio of 0.50.

(2) Minimum outdoor livability space of 0.30.

(L) Accessory Buildings and Structures. For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in *Section 54.705*.

(M) Height Exceptions and Increased Setbacks for Multiple-Family 5+ Dwelling Buildings in the MFR District. For multiple-family buildings in the MFR District, the height may be increased above 36.5 feet to a maximum of ~~44~~ 48 feet provided that 1 foot shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 36.5 feet in height.

(N) Height Exceptions and Increased Setbacks for Principal Buildings in the MFR and M-U Districts. If the subject lot is adjacent to a lot zoned LDR, MDR, C, or CR, any portion of the building higher than 36.5 feet must be setback at least 8 feet from a minimum front yard setback line and at least 10 feet from any other minimum yard setback line. The maximum height allowed is ~~44~~ 48 feet.

(O) Height Bonus for Residential Use Inclusion in the Central Business District. A building may exceed a building height of 74 feet to a maximum of 84 feet, only if it is designed to include at least four (4) residential dwelling units that are – in total square feet of area – at least equivalent to the extent of the footprint of the ground floor of the building in square feet.

(P) Modified Height and Setback Requirements in the IM District. The Planning Commission may permit via special land use approval a greater height than the maximum allowed in the schedule of regulations in the IM district, provided that the front, side, and rear yards specified in *Section 54.402* and *Article 6* are increased by one (1) foot for each foot of building height that exceeds the maximum allowed. However, in no case shall the height of any structure in the IM district exceed the horizontal setback distance from the structure to a lot line; where the property abuts

a right-of-way, up to 1/2 width of said right-of-way may be used in calculation the required yard; in no instance may the yard be less than the minimum specified in *Section 54.402*, and for accessory structures as specified in *Section 54.705*.

(Q) Height Exemptions. There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.

(R) Increased Rear Yard Setbacks for the CR District. The CR district has a minimum rear yard setback of 50 feet from the ordinary high water mark of Lake Superior.

~~**(S) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:~~

~~Maximum Impervious Surface Coverage Based on Lot Area~~
~~60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);~~
~~50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);~~
~~40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);~~
~~30% of the area of the lot over 1 acre~~

(S ~~T~~)Storm Water Management. ~~For all uses except Single-family and Two-family dwelling units, please refer to Section 54.803 Storm Water Management. For Single-family and Two-family dwelling units, please refer to item S above.~~

(1) For single-family and two-family dwelling units**:**

(a) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts: The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

FIGURE XX. Maximum Impervious Surface Coverage for one and two-family dwelling units

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);
30% of the area of the lot over 1 acre

(2) For all uses except Single-family and Two-family dwelling units, please refer to *Section 54.803* Storm Water Management.

(3) Rain gutters and downspouts may be required on new/reconstructed buildings to prevent stormwater runoff to adjoining private properties. They shall be installed where the finished grade will slope down from the closest wall of the new/reconstructed building to the adjoining property, with flow from the downspout directed to into the same property (e.g. into a rain barrel, a French drain, or to a transverse conduit leading to a location where stormwater will percolate into the original property).

(~~U~~ T) Landscape Buffer and Greenbelt Requirements. The minimum setbacks vary in accordance

with the landscape buffer and greenbelt standards of *Section 54.1003(D)*.

(U) Corner Lots. Corner lots will have a reduced rear yard setback, to match that of the largest required side yard setback dimension for the zoning district that is necessary to meet the total of two sides requirement for that zoning district. For example, if the total (2-side) side yard setback requirement is 13 feet per *Sec. 54.402*, and the smallest side yard setback must be at least 5 ft. (as in MDR districts), then the *rear yard dimension for a corner lot* will be the difference between 13 ft. and the calculated dimension for the actual smallest side yard setback – which would be 8 ft. if the smallest side yard setback from the main structure is calculated to be 5 feet (Note: It is important to note that should the existing structure's side yard setback be less than 5 feet, that side yard will still be designated as the minimum setback at 5 feet.)

(V) Height Exceptions and Increased Setbacks for Principal Buildings. For principal buildings, the height may be increased above 31.5 feet to a maximum of 44 feet provided that 0.25 foot for lot widths under 75 feet and 0.50 foot for lot widths 75 feet or greater shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 31.5 feet in height.

SECTION 4. Article 5 – Supplemental Zoning District Standards

Chapter 54 – LAND DEVELOPMENT CODE, Article 5 – Supplemental Zoning District Standards is hereby amended as follows:

Article 5 Supplemental Zoning District Standards

Section 54.501 Subdivision Developments

(D) Subdivision Review Procedures. The Preparation of a subdivision for platting shall be carried out through the following stages in accordance with the procedure as follows.

(3) Tentative Preliminary Plat Review. Tentative Preliminary Plat Review, involving review and action to recommend approval or denial of the plat by the Planning Commission within 60 days from the date of filing, followed by review and action to approve or deny the plat by the City Commission within 90 days from the date of filing, shall be in accordance with the following procedures and requirements:

(c) Submittal requirements. The tentative preliminary plat shall illustrate the proposed subdivision layout based on the uses of land, dimensional requirements, and density allowed by right in the district in which the land is located (i.e., a conventional development). The preliminary plat submitted for tentative approval shall show all of the salient features of the proposed subdivision to allow the City to determine whether the proposal is in compliance with this and other applicable ordinances. The lack of information related to any item specified herein, or improper information supplied by the applicant, shall be cause for disapproval of a tentative preliminary plat. The following information shall be provided for tentative preliminary plat review:

(v) Tentative Preliminary Plat—Other Submittals. The following additional information shall be provided, unless otherwise indicated, with the application for Tentative Preliminary Plat Review:

d. Comments from other review authorities. The proprietor shall submit copies

of the tentative preliminary plan to County, regional and State agencies that have jurisdiction over any aspect of the subdivision including, where applicable, the Marquette County Road Commission, Marquette County Drain Commission, Michigan Department of Transportation, Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), and Marquette County Health Department. Although approval from these agencies is not required for tentative preliminary plat approval, any written comments received from these agencies shall be submitted to aid the City review process.

(4) Final Preliminary Plat Review. Final Preliminary Plat Review, involving review by outside agencies (State and Marquette County agencies) prior to action by the City Commission within 20 days from the date of filing, shall be in accordance with the following procedures and requirements:

(b) Final Preliminary Plat—Required Information. The final preliminary plat submittal shall contain all of the information required for the tentative preliminary plat listed in Section 54.501(D)(3), plus the following information:

(vi) The proprietor shall submit a list of all agencies to which the proprietor has sent copies of the final preliminary plat, certifying that the list shows all authorities listed in this subsection. The proprietor shall also submit copies of the final preliminary plat bearing the necessary approvals of all authorities as required by the Land Division Act and this section, including:

d. Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE), if the land proposed to be subdivided abuts a lake or stream, or abuts an existing or proposed channel or lagoon affording access to a lake or stream where public rights may be affected, or contains regulated wetlands, or lies wholly or in part within a flood plain of a river, stream, creek or lake.

(8) Other Improvements.

(d) Water Supply. Water distribution system plans approved by the City Commission and in conformance with the Regulations of the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE) relating to Municipal Water Supplies.

Section 54.502 Land Division Regulations

(D) Application for Land Divisions. An applicant shall file with the City Assessor, or other official designated by the City Commission, all of the following for review and approval of a proposed parcel split before any split can be made:

(1) Application. A completed application on such form as may be provided by the City. If a transfer of division rights is proposed in the land transfer, then information about the terms and availability of the proposed division rights transfer shall be submitted with the application. Such information shall be in a form that satisfies the written notice requirements specified in Section 109(2) of the Land Division Act.

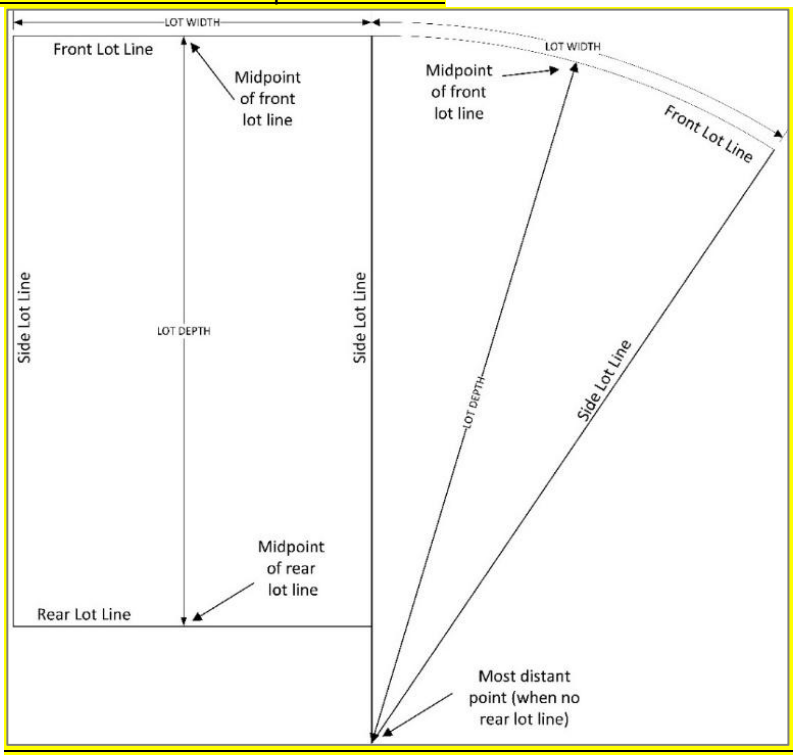
(2) Proof of Ownership. Proof of fee ownership of the land to be divided.

(3) Survey or Tentative Parcel Map. A survey or tentative parcel map of the parcel, including the location, setbacks, and dimensioned encroachments of all existing structures, indicating the adequate and accurate dimensions and legal description of the entire parcel and each split to be made. The survey or tentative parcel map must include the means of access from each resulting parcel to an existing road or street, the location of all existing and proposed public and private easements and rights-of-way, and the location of surface water, lakes, ponds, streams, and wetlands. A tentative parcel map is only allowed to be submitted if there are no structures or improvements on the parcel.

(F) Standards for Granting Land Division Approval. The splitting or partitioning of a parcel is prohibited unless approved in the manner required by this section in complete accordance with the following rules and regulations:

(3) Depth-to-Width Ratio of Non-Platted Parcels. Depths of parcels created as a result of division of land shall be not greater than four (4) times the parcel width. The City may permit parcels with proportions that vary from such standards where such action would reduce existing nonconformance with the standards set forth in this Ordinance or, in the determination of the Zoning Administrator, a variation is necessary due to exceptional topographic or physical conditions with respect to the parcel and compatibility with Depth-to-Width Ratio of Non-Platted Parcels. Depths of parcels created as a result of division of land shall be not greater than four (4) times the parcel width. The City may permit parcels with proportions that vary from such standards where such action would reduce existing nonconformance with the standards set forth in this Ordinance or, in the determination of the Zoning Administrator, a variation is necessary due to exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands.

Figure xx. How to Measure Lot Depth and Width



Section 54.503 Condominium Developments

(A) Intent and Application. The following regulations shall apply to all condominium and site condominium developments within the City of Marquette.

(B) Site Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all site condominiums must be approved by the City Commission following review and recommendation for approval by the Planning Commission. In determining whether to recommend a site condominium for approval to the City Commission, the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer, and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the Condominium Act and the Land Development Code.

(1) Notice. Prior to the Planning Commission meeting, a notice shall be sent by mail or personal delivery to the contiguous adjacent property owners, and the adjacent property owners from the site access point (this includes those across the street from the site access point).

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

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

SECTION 5. Article 6 – Standards Applicable to Specific Land Uses

Chapter 54 – LAND DEVELOPMENT CODE, Article 6 – Standards Applicable to Specific Land Uses is hereby amended as follows:

Article 6 Standards Applicable to Specific Land Uses

Section 54.6121 Dwelling, Accessory Unit (ADU)

Accessory Dwelling Units (ADUs) shall comply with all of the following standards:

(A) One ADU Per Lot. One ADU is permitted per lot containing an existing detached single-family dwelling unit, provided the ADU complies with all of the requirements of this Section and this Ordinance.

(B) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the minimum lot area and lot width standards of the zoning district.

(C) Setbacks and Height. ~~ADUs must meet all requirements of this Ordinance for minimum setbacks and maximum height. However, the height of an ADU shall not exceed two (2) stories or 20 feet.~~

(1) A *detached ADU* (physically separate from the principal residence) must meet the setback requirements of accessory structures for their zoning districts, and the height shall not exceed two (2) stories or 20 feet.

(2) An *attached/interior ADU* (physically attached and/or accessible from within the principal residence) must meet the requirements of this Ordinance for minimum setbacks and maximum height for primary buildings and lot coverage in Article 4.

(a) Exception. An existing legal non-conforming Class A or B structure that is non-conforming due to noncompliance with any minimum setbacks for the zoning district, does not have to meet the minimum setbacks for proposed *residential interior remodeling* to add an ADU to the interior of the existing structure.

(D) Maximum Occupancy. The occupancy of the accessory dwelling unit shall not exceed two (2) unrelated adults.

(E) Maximum Yard Coverage. A detached ADU, whether standing alone or as an addition to an existing accessory structure, must meet the standards for maximum impervious surface coverage in *Section 54.403* as applicable to the zoning district, but does not have to meet the rear yard area occupation standards for the zoning district, as stated in *Section 54.705.*

(F ~~E~~) Owner-Occupancy Required of the Principal Dwelling is as follows:

(1) Either the principal dwelling unit or the accessory dwelling unit shall be occupied by ~~the~~ a person who has a legal or equitable ownership interest with the property, and who bears all or part of the economic risk of decline in value of the property and who receives all or part of the payment, if any, derived from the lease or rental of the dwelling unit. The owner-occupant shall prove residency by means such as a voter registration, car registration, or other method acceptable to the City.

(a) Grace Period for Transfer of Ownership and Revocation. Per the recorded covenant, the continuing approval/existence of the ADU is predicated upon the occupancy of either the *principal residence* or the *accessory dwelling unit* by a person who owns the property, and that the ADU shall remain in the ownership of the person who owns the property. If the person who has legal or equitable ownership interest with the property has become deceased, then the next of kin or a named person in the will of trust has one year to provide proof to the City that they have legal or equitable ownership interest with the property or the ADU will be revoked.

(H ~~G~~) Maximum Floor Area of ADU. The floor area of the ADU shall not exceed 768 square feet~~, or 50% of the gross floor area of the principal residence, whichever is less~~. If the proposed ADU is a detached garage, and the area used as garage/parking is for the single-family home use only, then you do not count that as floor area for the ADU.

(I ~~H~~) Attachment Options. The ADU may be attached to the single-family dwelling or within the interior of the single family dwelling and constructed on any story of a conforming detached accessory building on the site, including the basement level. If the ADU is

attached to the single-family dwelling (as an addition), the ADU may be located within the existing footprint or added to the existing footprint, provided all of the requirements of this Ordinance are met.

(J ~~I~~) Architecture and Design.

(1) An ADU must be designed to maintain the architectural character and appearance of the principal building when attached to an existing building. If an ADU extends beyond the existing footprint of the main building, the addition must be consistent with the existing façade, roof pitch, siding, and windows.

(2) Shipping containers are prohibited as an ADU.

(3 ~~2~~) Exterior stairs leading to a second story entrance are restricted to the side or rear façade of the building to which it is attached.

(K ~~J~~) Parking. One (1) off-street parking space shall be provided for the ADU in a driveway, side or rear yard. No parking space may be provided in the front yard except in paved driveways or hard surfaced parking spaces in accordance with this Ordinance (see definition of "Hard Parking Surface" in *Section 54.202(A)(92~~3~~)*). Parking spaces are not subject to setback requirements. The Zoning Administrator may grant an exception to the parking space requirement if the property owner submits a signed and notarized affidavit to the City affirming that the ADU occupant will not have a motor vehicle on site.

(L ~~K~~) Duration of Lease or Rental. Leasing or rental of the ADU for less than 30 days is prohibited.

(M) Revocation of ADU. If any of the conditions or requirements of the ADU are no longer being met, then the ADU approval shall be revoked and the property owner will be notified of a deadline to remove the ADU construction or to convert the structure to a legal use within the zoning district.

Section 54.613~~3~~2 Dwelling, Duplex

(A) Lot Area and Lot Width. The minimum lot area and lot width for lots with a duplex must meet the requirements of *Article 4*.

(B) Side Yard Setback. The minimum required side yard setback for a duplex ~~is 10 feet on each side unless a larger side yard setback is required by~~ must meet the zoning district requirements in *Article 4*.

(C) Parking. Two (2) parking spaces for each dwelling unit, shall be provided unless otherwise exempted by this Code.

(D) Outdoor Livability Space. On each lot containing a duplex, at least 20 percent of the lot must be used for outdoor livability space such as lawns, gardens, and/or outdoor patios.

Section 54.6143 Dwelling, Intentional Community

(A) Maximum Occupancy. Occupancy of an Intentional Community Dwelling shall not exceed more than one person per 200 square feet of habitable space

(B) Parking. Each applicant for an Intentional Community Dwelling shall prepare a parking management plan. The plan shall limit the number of automobiles to be parked in the public right-of-way to three (3).

(C) Conversion from Single-Family Residential Buildings. When an Intentional Community Dwelling is established within a single-family dwelling, the single-family appearance and function of the building shall not be altered through the addition of separate entrances or kitchens.

(D) Conversion from Duplex and Multi-Family Residential Buildings. When two-family and multi-family buildings are converted into an Intentional Community Dwelling, the entire building must remain an Intentional Community Dwelling while any portion of it is so occupied.

(E) Proximity to Other Intentional Community Dwellings. The lot on which an Intentional Community Dwelling is located shall not be within 1,500 feet from a lot on which another Intentional Community Dwelling is located, but the Planning Commission may permit two (2) Intentional Community Dwelling units to be located closer than 1,500 feet apart if they are separated by a major physical barrier, including, without limitation, an arterial street, a commercial district, or a topographic feature that avoids the need for dispersal.

(F) Violations. No person shall occupy an Intentional Community Dwelling in violation of this section or intentionally or negligently misrepresent the permitted occupancy of a dwelling unit in violation of this section.

(G) Revocation. Violation of this Ordinance or any conditions of approval required by the Planning Commission shall be grounds for revocation of the Special Land Use Permit in accordance with this Ordinance. For Administrative Site Plan Review, please refer to *Section 54.1503*.

(H) MFR Zoning District Review Process. As this is a permitted use in the MFR zoning district, please refer to *Figure 51* in *Section 54.1402* and *Section 54.1401*.

(I) LDR, MDR, M-U, CBD Review Process. As this is a Special Land Use in the LDR, MDR, M-U, and CBD zoning districts, please refer to *Section 54.1403.*

Section 54.620 Heavy Vehicle/Equipment Sales, Rental, and Display

(A) Location. All areas intended for this use shall be designated as such on the site plan or plot plan.

(B) Setbacks. Outdoor sales and display areas must be set back 3 feet from the front property line. Alternatively, the Zoning Administrator may establish alternative locations for outdoor sales and display areas as it determines necessary and advisable.

(C) Minimum Lot Size. No less than one-half acre of land shall be required to operate all such uses.

(D) Screening. Outdoor sales and display areas which abut residentially zoned property shall be screened in accordance with *Article 10 Landscaping and Screening*.

(E) Not create nuisance. All such outdoor sales and display areas shall be conducted in a manner so as not to create a nuisance to neighboring properties through adequate on-site parking and ingress and egress to the site.

(F) Reasonable Conditions. The Zoning Administrator may impose such reasonable conditions as deems necessary to protect the public health, safety and general welfare from excessive noises, traffic, obnoxious and unhealthy odors and any detrimental effects to the general operation of any outdoor sales and display areas.

(G) No obstruction and paved surface. All sales and display areas shall be paved with a hard surface. Outdoor sales and display areas shall not occupy or obstruct the use of any fire lane, required off-street parking spaces, or landscaped area required to meet the requirements of *Article 9 Parking, Loading, and Access Management* or create a traffic or safety hazard.

(1) Off-street parking and maneuvering lanes shall meet minimum ordinance requirements for the retail use based upon the area designated for sales and display as determined by the Zoning Administrator. All loading and unloading areas and off-street parking and maneuvering lanes shall be located within the boundaries of the site.

Section 54.622 Home Offices

A Home Office is a dedicated space in a residential dwelling unit where the resident(s) may carry out certain functions of a commercial, service, or organizational nature – such as administration and sales – without a permit, provided the following conditions are met:

(A) Maximum Floor Area. ~~The office may not occupy more than 25% of the floor area of the dwelling unit or a maximum of 500 square feet, whichever is smaller.~~ A Home Office shall not occupy more than 25% of the floor area of the dwelling unit and any accessory structures (combined floor area) utilized for the occupation, or a maximum of 500 square feet, whichever is smaller.

(B) Resident Employees Only. No persons who are not lawful residents of the dwelling may be employed.

(C) Signs. There shall be no signs except as provided for in *Article 11*.

(D) No Customer or Client Traffic. No persons other than residents of the dwelling shall typically or regularly visit the home office for business purposes.

(E) Equipment Operation. There shall be no equipment used, the operation of which can be sensed outside of the dwelling unit.

(F) Accessory Structure Use. A Home Office use may be conducted in an accessory structure that is properly permitted by the City and the County Building Codes Department.

Section 54.624 Homestays and Vacation Home Rentals

(A) Homestays and Vacation Home Rentals in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, the Third Street Corridor (TSC) District, and Mixed-Use (M-U) District. In the LDR, MDR, TSC, and M-U zoning districts, the following regulations shall apply to single-family, ~~and~~ duplex, triplex, and quadplex structures that are Homestays and Vacation Home Rentals:

(1) Location Requirements. Registered Short-Term Rentals (Homestays and Vacation Home Rentals) shall be limited in proximity to one another by the following standards:

(a) Separation Distance Between Short-Term Rentals (Homestays and Vacation Homes). A parcel with ~~O~~one (1) or more registered Homestay(s) and/or ~~one (1)~~ registered Vacation Home Rental(s) may be permitted (by application) per street segment or block face between intersections, except where the street segment or block face exceeds 500 linear feet in length, in which case one (1) additional parcel for Short-Term Rental of each type is allowed for each exceedance of 500 linear feet of the street segment/block face between intersections. Corner houses are assigned to the block face/street segment that corresponds to the property street address; the Zoning Administrator shall keep a map of the registered and approved parcels for short-term rentals for purposes of verifying their location and reviewing applications for short-term rentals.

(b) Parcel or Right-of-Way Separation. Registered Short-Term Rentals (Vacation Home or Homestay) parcels must be separated from one another by a minimum of one parcel of developable property not registered or intended for use as a Vacation Home or Homestay, and/or by a public street corridor (right-of-way).

(c) Maximum Number of Vacation Home Rental Units Per Parcel. If in compliance with this Section (*Section 54.624*) and other Zoning Ordinance requirements, up to three (3) dwelling units on one (1) parcel may be registered as vacation home rentals.

(d) Use of a Vacation Home Rental as a Homestay. A Vacation Home Rental that is in compliance with this Section (*Section 54.624*) and other Zoning Ordinance requirements may also be a Homestay if it meets the Homestay requirements and is approved by the Zoning and Fire Departments as both a Vacation Home Rental and a Homestay. In this case, the proximity standards specified in this Section (*Section 54.624*) will be applied only as a Vacation Home Rental to such a property, not as both a Vacation Home and a Homestay.

(B) Short-Term Rentals in the Multiple Family Residential (MFR) District, Third Street Corridor (TSC) District, and Mixed-Use (M-U) District. In the MFR, TSC, and M-U zoning districts, the following regulations shall apply to multi-family structures that have 5 or more units and that are Homestays and Vacation Home Rentals:

(1) Subletting Prohibited. Short-term rental is limited to property owners, and subletting is not allowed (tenants may not rent to other parties).

(2) Maximum Number Per Housing Structure/Complex. A maximum of four (4) units may be rented for a short-term basis in housing structures/complexes that have up to forty-nine (49) units, and a maximum of ten (10) percent of units may be rented for a short-term basis in housing structures/complexes that have fifty (50) or more units.

(C) Compliance with City Codes and Ordinances. All Short-Term Rentals, Homestays, and Vacation Home Rentals must comply with the City of Marquette Rental Fire Code and all other related City codes and ordinances.

Section 54.627 Light Manufacturing, Heavy Manufacturing, and Major Vehicle Repair and Maintenance Operations

(C) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in *Section 54.1402*

Section 54.628 Light Vehicle/Equipment Sales and Display

(A) Minimum Lot Size. The site shall be a minimum of one-half acre when vehicles are displayed outdoors.

(B) Licensing.

(1) For vehicle sales, the proprietor must be a licensed dealer in the State of Michigan.

(2) Vehicle licensing requirements of the State of Michigan shall be followed in the review and approval of vehicle sales requests.

(C) Open Drive Aisles. Outdoor display and storage areas of vehicles shall maintain open drive aisles to allow free movement of vehicles.

(D) Parking.

(1) All vehicles waiting to be picked up by the vehicle driver shall be kept in approved parking spaces on site.

(2) Vehicles being displayed cannot be parked in required parking spaces, however, they must only be parked in the excess approved hard surface (see definition of "Hard Parking Surface" in *Section 54.202(A)(92~~2~~3)*) parking spaces on the site and the location must still meet the maneuvering lane requirements.

(3) If a new off-street parking lot is constructed, parking spaces designated for vehicle display are exempt from the screening requirements outlined in *Section 54.1003(C)(1)*. However, if the parcel's use changes and these spaces are converted to regular parking spaces, screening must then be implemented in compliance with the section's requirements.

(4) If a new off-street parking lot receives a waiver of the maximum parking spaces allowed per *Section 54.902(H)*, the waiver will be rescinded upon the change of use.

(E) Flag or Pennant Displays. One (1) flag or pennant may be displayed on each vehicle for sale or lease. The maximum size of each flag or pennant shall not exceed twelve (12) inches × eighteen (18) inches. All other signage for the site must comply with *Article 11*.

(F) Power Equipment and Vehicle Accessories. Display areas may include those approved per Article 6, *Section 54.63~~9~~8* or must be in other areas on the private property (out of any right-of-way) that are not within a clear vision triangle or required side and rear yards and are outside of pedestrian paths or required parking spaces. The display of qualifying merchandise may encroach to within five (5) feet of the public sidewalk provided items are on a hard surface.

Section 54.629 Marihuana Establishments

(D) Marihuana Microbusiness – Light Manufacturing. Marihuana Microbusiness – Light Manufacturing shall be subject to the following standards:

(12) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(E) Marihuana Microbusiness – Heavy Manufacturing. Marihuana Microbusiness – Heavy Manufacturing shall be subject to the following standards:

(12) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(H) Marihuana Processor – Light Manufacturing. Marihuana Processor – Light Manufacturing shall be subject to the following standards:

(8) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

(I) Marihuana Processor – Heavy Manufacturing. Marihuana Processor – Heavy Manufacturing shall be subject to the following standards:

(8) Additional Light Manufacturing standards:

(c) Permits. Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

Section 54.632 Natural Resource Extraction and Processing Operations

~~**(A) Setbacks.** No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than three hundred (300) feet to the outer boundary of the area approved for extractive operation. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding land use. Extractive operations shall not encroach upon required setback areas. Greenbelt plantings and landscaping must be provided in the setback area as required.~~

~~**(B) Control of Off-Site Impacts.** In order to reduce the effects of airborne dust, dirt, and noise, all equipment for sorting, crushing, grinding, loading, weighing, and other operational structures shall not be built closer than three hundred (300) feet from any~~

public street right-of-way line or adjacent property lines. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding use. All such activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered in accordance with all applicable State and County and local regulations. Private access roads serving the operation must be treated to create dust-free surfaces for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the City.

(C) Fill Material. No garbage or refuse of any nature shall be used for fill. Only the following materials may be used for fill: sand, gravel, clay, broken concrete, topsoil, and other clean earth materials which provide a suitable base for future building sites.

(D) Standing Water. The premises must at all times be graded so that surface contours shall tend to forestall local depressions or cause water to stand or accumulate.

(E) Fence. Where there is an excavation with a depth in excess of five (5) feet not subject to standard to City building codes and trenching regulations, the permit holder shall erect a fence of at least six (6) feet, but not more than ten (10) feet in height, of wire mesh or such other suitable materials to afford protection to persons and property. Any gates required must be kept locked, daily, when operations are stopped.

(F) Processing. Processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.

(G) Liability. The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.

(H) Post Closure or End Use Land Use Plan. As a part of the special land use approval and site plan review process, a post closure land use plan for the facility must be submitted by the applicant for review. Such a plan must include the end use of all facilities after closure as defined by the Michigan Department of Natural Resources for the technical aspects of closing the solid waste facility, mine or quarry. The contents of the Closure Plan must include:

(1) Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;

(2) Location and extent of all natural features to be retained during operation;

(3) The slope of all restored areas;

(4) Proposed completed topography at contour intervals of not more than two (2) feet;

(5) A schedule integrating the areas of progressive rehabilitation with the final restoration plan;

(6) The estimated date of completion of the requirements of the restoration plan;

(7) Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;

(8) A description of the methods and materials to be utilized in restoring the site;

(9) Sketch plan of the proposed use or uses of the restored site;

(10) For solid waste facilities, a program of continued groundwater monitoring for at

~~least ten years after closure must be approved by the appropriate local and State officials; and;~~

~~**(11)** Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan.~~

(A) Excavation. As allowed by state law, the extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the following standards, provided the state law does not preclude this ordinance:

(1) Site Plans for Permitted Uses. A site plan must be approved for any earthwork that is greater than 20,000 square feet in size for a non-residential use; or earthwork that is more than half the size of the parcel upon which commercial, industrial, mixed-use or multi-family land use is occurring or intended, per *Section 54.1402 (Figure 51*).

(2) Site Plans for Special Land Use. A site plan must be approved by the Planning Commission per the Special Land Use process.

(3) Setbacks. No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than at least one hundred (100) feet from the subject property line. The Planning Commission or Zoning Administrator (depending on the reviewing authority per *Figure 51*) may reduce these dimensions upon determining that the operations can still be carried out in a manner compatible with surrounding land use. Greenbelt plantings and landscaping must be provided in the setback area as required

(4) Control of Off-Site Impacts. To reduce the effects of airborne dust, dirt, and noise, all activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered by all applicable State and County and local regulations. Private access roads serving the operation must be treated to create dust-free surfaces for three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes in the City.

(5) Fill Material. No garbage or refuse of any nature shall be used to fill the ground where soil, rock, and other natural materials have been removed. Only the following materials may be used for such "fill": sand, gravel, clay, broken concrete, topsoil, and other clean earth materials that provide a suitable base for future building sites.

(6) Standing Water. The premises must always be graded so that surface contours tend to forestall local depressions or cause water to stand or accumulate with the exception of sumps for dust control.

(7) Fences. Where there is an excavation forming a trench or a pit with a depth in excess of five (5) feet, the permit holder shall erect a fence of six (6) to ten (10) feet in height, in accordance with *Section 54.706* of this ordinance. Any gates used or required must be shut and locked when operations are stopped.

(8) Liability. The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.

(9) Post Closure or End Use Land Use Plan. As part of the special land use approval and site plan review process, the applicant must submit a post-closure land use plan for the facility. The contents of the Closure Plan must include:

- **(a)** Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;
- **(b)** Location and extent of all natural features to be retained during operation;
- **(c)** The slope of all restored areas;
- **(d)** Proposed completed topography at contour intervals of not more than two (2) feet;
- **(e)** A schedule integrating the areas of progressive rehabilitation with the final restoration plan;
- **(f)** The estimated date of completion of the requirements of the restoration plan;
- **(g)** Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;
- **(h)** A description of the methods and materials to be utilized in restoring the site;
- **(i)** Sketch plan of the proposed use or uses of the restored site;
- **(j)** Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan

(B) Natural Resource Processing Operations

(1) Processing. The processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.

(2) Setbacks. To reduce the potential for sedimentation to streams and nuisances – the creation of dust, dirt, glare, and noise - all operations for processing raw materials (cutting, crushing, grinding, mechanical sorting, and associated structures must be separated at least 200 feet from any property adjoining lines and abutting bodies of water. The Planning Commission may reduce these dimensions upon determining that the operations can still be carried out in a manner that is compatible with surrounding land use.

(3) Items *54.632 (1), (3), (5), (6), (7), and (8)* shall apply to such processing operations and must be followed for zoning approval of the activity.

Section 54.637~~7~~6 Outdoor Alcoholic Beverage Service

(A) Outdoor Food and/or Alcoholic Beverage Service on Public Property. Outdoor food and beverage service (including alcoholic beverages) on public property is subject to the requirements of Chapter 12 (Business), Article 6 (Sidewalk Café Permits) of the City Code of Ordinances.

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

(1) Accessibility. Outdoor alcoholic service on private property shall be located in a manner

that will not interfere with vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor alcoholic service areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier- free ramp or access aisle. If outdoor alcoholic beverage service areas are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

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

(3) Location of Outdoor Alcoholic Beverage Service Areas. Tables and chairs must remain within a well-defined and clearly marked area. The City may require enclosures consisting of metal railing, brick walls, landscape planters or other suitable materials using decorative, wrought iron fencing, or other suitable materials. The City may permit temporary enclosure structures, provided the temporary enclosure structures meet the requirements of *Section 54.705(~~F~~I)*.

(C) Outdoor Entertainment and Community Events. See *Section 54.635*.

(D) Vehicle Parking Requirements. Parking space requirements may be reduced per *Section 54.902(~~I~~G)*.

Section 54.63~~8~~7 Outdoor Food and Non-Alcoholic Beverage Service

(A) Outdoor Food and Non-Alcoholic Beverage Service on Public Property. Outdoor food and non-alcoholic beverage service on public property is subject to the requirements of Chapter 12 (Business), Article 6 (Sidewalk Café Permits) of the City Code of Ordinances.

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

(1) Accessibility. Outdoor food and beverage non-alcoholic service on private property shall be located in a manner that will not interfere with vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor food and non-alcoholic beverage service areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier- free ramp or access aisle. If outdoor food and non-alcoholic beverage service areas are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

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

(3) Location of Outdoor Food and Non-Alcoholic Beverage Service Areas. Tables and chairs must remain within a well-defined and clearly marked area. The City may require enclosures consisting of metal railing, brick walls, landscape planters or other suitable materials using decorative, wrought iron fencing, or other suitable materials. The City may permit temporary enclosure structures, provided the temporary enclosure structures meet the requirements of *Section 54.705(F~~H~~I)*.

(C) Outdoor Entertainment and Community Events. See *Section 54.635*.

(D) Vehicle Parking Requirements. Parking space requirements may be reduced per *Section 54.902(~~H~~G)*.

Section 54.639~~8~~ Outdoor Temporary Retail Sales and Service Areas

(A) Temporary retail sales and service areas, for approved commercial land uses, may be permitted to occupy not more than twenty-five percent (25%) of the existing or required parking spaces on the site, for a total of not more than ~~90~~ 120 days in any 12-month period. The location of sales merchandise, service area, and/or temporary structures shall not interfere with pedestrian accessibility, traffic patterns, or access to remaining parking spaces. Prior to placement of merchandise, service area, or erection of temporary structures, the Zoning Administrator must be notified of the date of removal. The location and construction of all temporary structures (including tents) erected in association with the temporary sale of merchandise shall require the approval of the Zoning Administrator and the Fire Administrator through a zoning permit if a City Clerk License is not required. It is the responsibility of the business owner to contact the Building Code Administrator to determine if a building permit is required.

(B) Mobile Food Vending Units per Chapter 35 of the City Code are exempt from *Section 54.638 (A)*.

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

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

(E) Temporary outdoor sales for non-commercial land uses which are an accessory use of property, such as yard/garage sales and children's lemonade sales, are authorized with the permission of the property owner. Such sale events may occur on a singular property up to 10 times per year and no more than 4 times per month.

Section 54.643~~3~~2 Residential Limited Animal Keeping

(A) Requirements Applicable to All Residential Limited Animal Keeping.

(1) Accessory Use of On-Site Residents. The accessory use of Residential Limited Animal Keeping is permitted upon application for a non-transferable Residential Limited Animal Keeping Permit approved by the Zoning Administrator, which is for enclosures and structures that are required for chickens and rabbits, or for beehives. Upon approval, the permit is intended to be for the benefit of the occupants of the dwelling on-site, and not for commercial animal uses.

(2) Applicable Zoning Districts. This Residential Limited Animal Keeping use is permitted only in the LDR and MDR districts as an accessory use, where there is a separate occupied dwelling.

(3) General Animal Care. Animals being kept in a residential environment must be cared for and monitored daily to maintain animal health and to prevent nuisance problems with neighbors and the community.

(4) Permitted Animals. Unless classified as a bona fide household pet, only animals explicitly permitted in this Section (i.e., hens, rabbits, and honeybees) qualify as animals that may be kept as a Residential Limited Animal.

(5) Zoning Compliance Review Required. Zoning Compliance Review in accordance with *Section 54.1401* is required prior to the establishment of the Residential Limited Animal Keeping use.

(6) Location of Animals on the Same Lot as the Dwelling and in the Rear Yard. The location of animals permitted in accordance with this Section must be on the same property as the dwelling to which they are accessory and must be located in the rear yard.

(7) Storage of Seed, Fertilizer, and Feed. All seed, fertilizer, and animal feed shall be stored in secured, rodent- and animal-proof containers and kept within an enclosed structure.

(8) On-Site Commercial Sale Prohibited. The commercial sale of animal products including eggs, honey, hens or rabbits is prohibited on the site.

(9) Sanitation, Waste, and Odors. All animal structures and roaming areas must be kept sanitary and free from accumulations of animal excrement and objectionable odors. Waste must be composted or disposed of in accordance with all City requirements. The City may require a Residential Refuse Collection Agreement as a condition of Zoning Permit approval. Piling of waste materials on the property is not permitted unless composted in accordance with *Section 54.6198(~~G~~F)*.

(10) Runoff. No runoff from nutrient sources shall be allowed to leave the property, nor be discharged into the storm sewer.

(~~A~~ B) Requirements Applicable to Residential Limited Animal Keeping of Female Chickens (Hens). In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of hens:

(1) Maximum Number of Hens. A maximum of six (6) hens per single-family or two-family dwelling unit may be kept.

(2) Male Chickens (Roosters) Prohibited. Male chickens (roosters) are prohibited.

(3) Prohibited Locations of Keeping Hens. Hens are prohibited in a residence, porch, or attached garage.

(4) Keeping of Hens Required on the Lot. Hens must be confined to the lot.

(5) Enclosure Housing for Hens. Enclosed housing for hens (the hen house or coop) is

prohibited in a front yard. Enclosed housing must be fully enclosed, roofed, and provide at least one (1) square foot of indoor usable floor space per animal. Enclosed housing must be designed to discourage rodents, dogs, cats, and wildlife from gaining entry.

(6) Access to Fresh Water. Fresh water must be provided for hens at all times.

(7) Outdoor Usable Space for Hens. Outdoor usable space (a run) of at least two (2) square feet per hen must be provided and be attached to the coop. Outdoor usable space must enclosed to prevent hens from leaving the lot and must not be located in a front yard.

(a) If the outdoor space has a roof or cover, then it has to meet *Section 54.705(A)* for the LDR or MDR zoning district requirements.

(b) If the outdoor space is just enclosed with a fence, it has to meet *Section 54.706(C)(1)* for the LDR or MDR zoning district requirements.

(8) Setback of Housing for Hens. Enclosed housing for hens must meet the same setback requirements for accessory buildings (*Section 54.705(A)*), except that the enclosed housing must be set back at least 20 feet from a principal building on an adjoining property. Mobile chicken housing must meet the required setbacks at all times.

(~~B~~ C)Requirements Applicable to Residential Limited Animal Keeping of Rabbits. In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of rabbits:

(1) Maximum Number of Rabbits. A maximum of six (6) adult rabbits per single-family or two-family dwelling unit may be kept.

(2) Keeping of Rabbits Required on the Lot. Rabbits must be confined to the lot.

(3) Enclosure Housing for Rabbits. Enclosed housing for rabbits (cage or hutch) is prohibited in a front yard. Enclosed housing must be fully enclosed, roofed, and provide at least five (5) square feet of indoor usable floor space per animal. Enclosed housing must be designed to discourage rodents, dogs, cats, and wildlife from gaining entry.

(4) Access to Fresh Water. Fresh water must be provided for rabbits at all times.

(5) Outdoor Usable Space for Rabbits. Rabbits shall only be kept within enclosed housing except for monitored exercise periods. Outdoor usable space must be enclosed to prevent rabbits from leaving the lot and must not be located in a front yard.

(6) Setback of Housing for Rabbits. Enclosed housing for rabbits must meet the same setback requirements for accessory buildings (*Section 54.705(A)*), except that the enclosed housing must be set back at least 20 feet from a principal building on an adjoining property. Mobile rabbit housing must meet the required setbacks at all times.

(~~C~~ D) Requirements Applicable to Residential Limited Animal Keeping of Honeybees. In addition to the requirements of *Section 54.642(A)*, the following shall apply to the Residential Limited Animal Keeping of honeybees:

(1) Maximum Number of Honeybee Hives or Colonies. A maximum of 10 honeybee hives is permitted on a lot.

(2) Location. Honeybee hives must be located on an undeveloped area of the lot.

(3) Minimum Setback. Honeybee hives must be set back at least twenty-five (25) feet from any lot line. The setback for hives may be reduced to ten (10) feet to a lot line if a six (6) foot high flyway barrier surrounds the immediate vicinity of the hive(s) consisting of a solid fence, wall, or dense vegetation that prevents a direct line of flight from the hives into neighboring properties or public use rights-of-way.

(4) Honeybee Hive Manipulation. Beekeepers must make every reasonable effort to perform hive manipulations as quickly as possible, with minimum disturbance to the bees and at times of the day when outdoor activity of neighbors is minimized.

(5) Honeybee Swarm Prevention. Beekeepers must use best beekeeping management practices to prevent or minimize swarming. Beekeepers must take reasonable measures to retrieve swarms.

(6) Access to Fresh Water. A supply of fresh water shall be provided for all honeybee hives throughout the active flight season.

Section 54.60548 ~~Bulk Storage~~ Move to be Storage, Bulk

(A) Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Special Land Use Permit or Zoning Compliance Permit application.

(B) Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or nuisance conditions will impact any adjacent premises. The manufacture, processing or packaging of materials which are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or severe toxicity will not be permitted.

(C) Prior to final approval of a special land use permit or zoning compliance permit, each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits. The applicant shall, upon Planning Commission or Zoning Administrator request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in *Section 54.1402*.

(D) Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies, which may require permits.

(E) When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).

(F) The Planning Commission may require additional safeguards to meet the intent of the industrial district and to assure opportunity for additional industrial uses and for growth within each area of the city which is zoned industrial.

Section 54.649 Storage, Indoor

(A) No activity other than indoor storage shall be allowed. No unrelated commercial, wholesale, retail, industrial or other business activity shall be conducted from the facility.

(B) The storage of any toxic, explosive, corrosive, or hazardous materials is prohibited. Combustible materials shall be kept away from ignition sources, such as portable heaters, light fixtures, etc.

(C) All storage, including vehicles of any kind, shall be contained within a completely enclosed building.

(D) All exterior lighting shall be in accordance with *Section 54.802* hereof.

(E) All signs shall be in compliance with the provisions of *Article 11* of this Ordinance.

(F) Landscaping and Screening shall be provided in accordance with *Article 10* of this Ordinance.

(G) All off-street parking shall be in compliance with *Article 9* of this Ordinance.

Section 54.635~~35~~50 ~~Open Storage~~ Move to be Storage, Open/Outdoor

(A) Open storage of any equipment, vehicles, and all materials including wastes must be screened from public view, from public streets and from adjoining properties by an enclosure consisting of a wall or an obscuring, opaque fence of a height of not less than six (6) feet to obscure such stored materials.

(B) Open storage shall not be in excess of twenty (20) feet in height.

Section 54.651 Storage facility, Self

(A) No activity other than rental of storage units shall be allowed. No unrelated commercial, wholesale, retail, industrial or other business activity shall be conducted from the facility.

(B) The storage of any toxic, explosive, corrosive, or hazardous materials is prohibited. Combustible materials shall be kept away from ignition sources, such as portable heaters, light fixtures, etc.

(C) All storage, including vehicles of any kind, shall be contained within a completely enclosed building.

(D) The storage facility shall have driveway access to – or be within 300 feet of – a collector street, arterial road, or highway.

(E) All storage units must be accessible by paved-maneuvering lanes. A minimum twenty-four-foot drive shall be provided between buildings. Site circulation shall be designed to accommodate fire trucks, as well as trucks that will customarily access the site.

(F) A demonstrated means of security and management shall be provided.

(G) Each storage unit shall have an individual door to the outdoors or common/public corridor, and shall be accessible by the owner of the storage items in accordance with hours of operation approved by the Planning Commission/Zoning Administrator. Such hours of operation shall be posted at the entrance to the facility.

(H) All exterior lighting shall be in accordance with *Section 54.802* hereof.

(I) All signs shall be in compliance with the provisions of *Article 11* of this Ordinance.

(J) Landscaping and Screening shall be provided in accordance with *Article 10* of this Ordinance.

(K) All off-street parking shall be in compliance with *Article 9* of this Ordinance.

(L) In General Commercial zoning districts, the total maximum building footprint of the self-storage facilities shall be 40,000 square feet.

SECTION 6. Article 7 – General Provisions

Chapter 54 – LAND DEVELOPMENT CODE, Article 7 – General Provisions is hereby amended as follows:

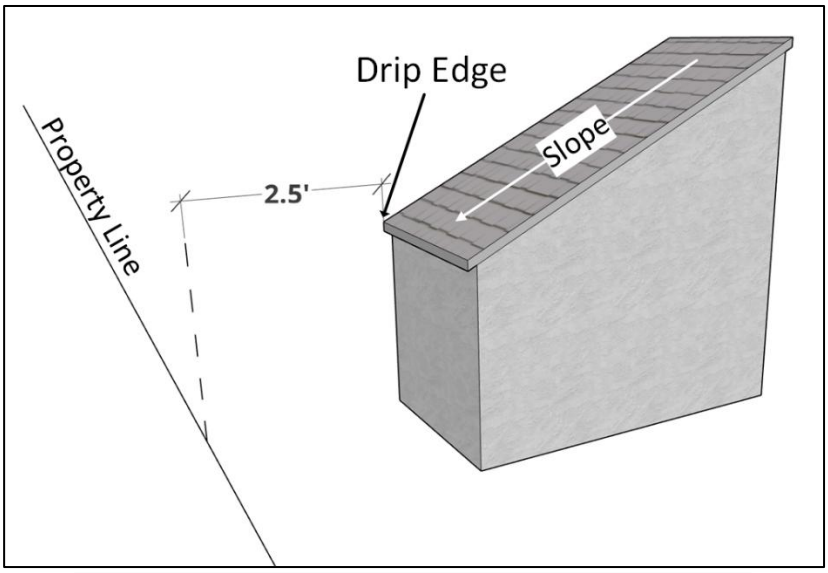
Article 7 General Provisions

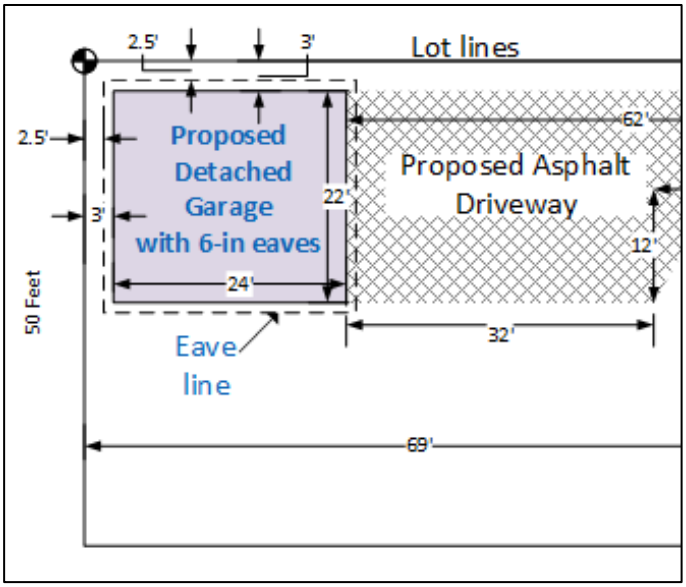
Section 54.702 Permitted Encroachments into Required Yard Setbacks

The following features may be located within required yard setbacks to the extent indicated. Unless explicitly permitted, under no circumstances shall any structure or attachment to a structure protrude to within five (5) feet of a right-of-way line and/or rear property line, or closer than three (3) feet to the side yard property line.

(B) Architectural Features. Cornices, canopies, eaves, or similar architectural features may project into required yard setback areas to a maximum of two and one-half (2.5) feet from the property line. The eave measurement shall be taken from the max extent of the roof slope at the farthest point (also known as the drip edge) to the property line. Gutters are not included in the measurement as they are allowed to encroach past two and one-half (2.5) feet.

Figure xx. Examples of Measurement for Eaves





(C) Access Ways. Unenclosed stairs, steps, fire escapes, and access ramps may project into yard setbacks, provided that they are set back at least twelve (12) inches from the front lot line, five (5) feet from the rear lot line, and three (3) feet from the side lot lines with the following exceptions:

(1) Front yard setbacks are not required for barrier-free access ramps if resident requires ramp access due to a disability and there is not adequate space to locate the ramp elsewhere on the property. When such ramp is no longer required it shall be considered a legal, nonconforming encroachment.

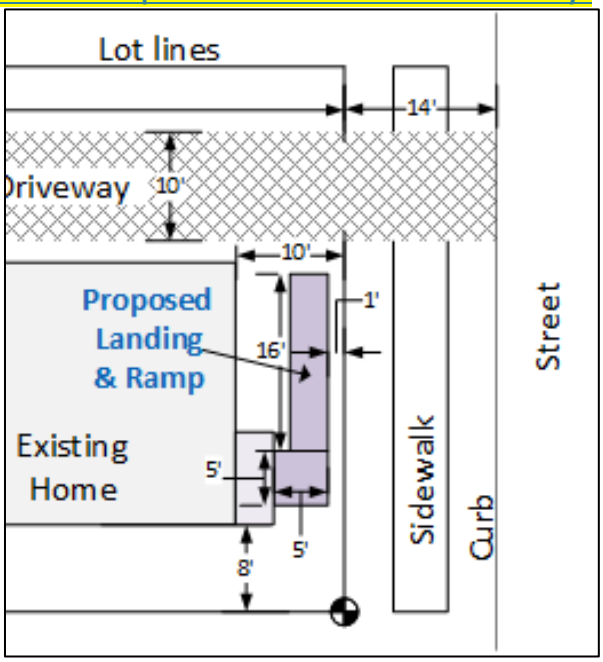
(2) Window wells, egress windows, and basement escape ladders required by fire codes may project into required yard setbacks the minimum amount necessary to meet the fire code requirement.

(3) Existing step or walls that are located between the front property line and 12 inches into the private property may be maintained but not rebuilt, per *Section 54. 1202* of the LDC.

(4) New/Proposed steps must be set back at least 12 inches from the front property line, even if the Zoning District has a 0-ft front setback. If existing steps or walls protrude into the public right-of-way and are in disrepair, a Grant of License to use public property must be sought for approval to conduct rebuilding work to restore the structure to like-

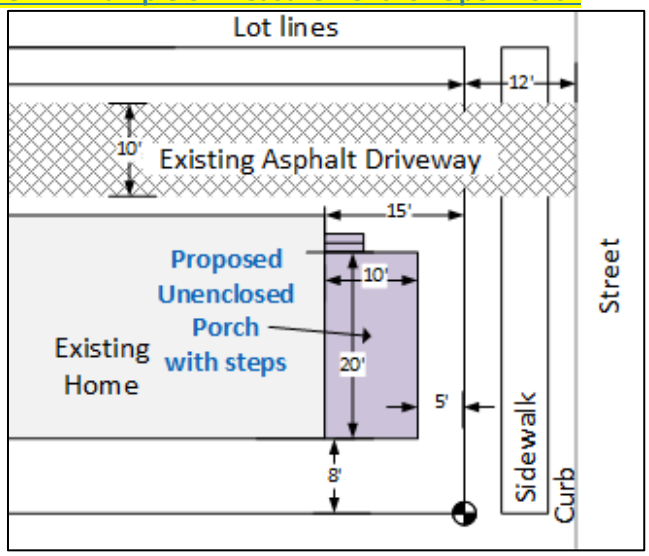
new condition.

Figure xx. Example of Measurement for Access Ways



(D) Unenclosed Balconies, Open Porches, Decks. Unenclosed balconies, open porches, carports and decks may project into a required yard setback by up to ten (10) feet provided they are at least five (5) feet from the rear lot lines, at least three (3) feet from the side lot lines, and at least five (5) feet from the front lot lines unless a different front yard setback for unenclosed balconies, open porches, and decks is permitted or required by *Article 4*.

Figure xx. Example of Measurement for Open Porch

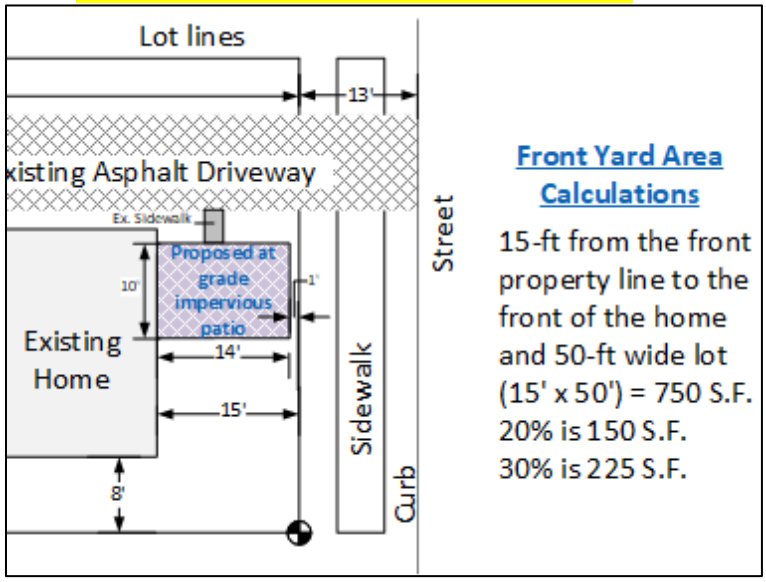


(E) Patios and at grade decks. Patios and at grade decks may project into a required yard setback provided they are set back at least twelve (12) inches from the front lot line (even if the Zoning District has a 0-ft front setback), five (5) feet from the rear lot line, and three (3) feet from the side lot lines with the following conditions:

(1) The patio cannot occupy more than 20% of the front yard area if the surface is impervious to water percolation. Patios that are made of pervious materials or designed to allow water percolation or are mitigated by storm water detention facilities (such as rain gardens), and that are not used for parking, may occupy up to 30% of the front yard.

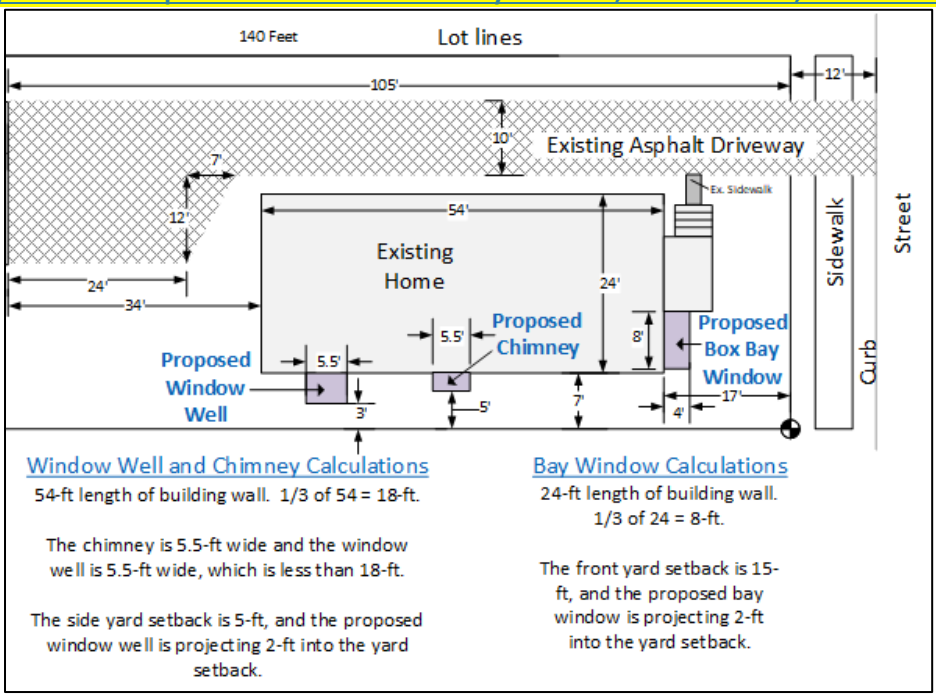
(a) If the patio is also used for parking it must also meet *Sections 54.902(E)(1)(d)* and *54.902(E)(1)(e)*.

Figure xx. Example of Measurement for Patio



(F) Bay Windows, Basement Window Wells, and Chimneys. Bay windows, basement window wells, and chimneys may project into yard setbacks by up to two (2) feet, provided that such features do not occupy, in the aggregate, more than one-third (1/3) the length of the building wall on which they are located.

Figure xx. Example of Measurement for Bay Window, Window Well, and Chimney



(G) Accessory Structures. Accessory structures may project as allowed in *Section 54.705*.

(H) Structural Amenities. A structural amenity, such as outdoor art, paintings, sculpture, fountains and similar water features, benches, arbors, doghouses, playsets, birdfeeders, clotheslines, air conditioners, detached open structures, and similar amenities as determined by the Zoning Administrator may be located a minimum of three (3) feet from a side or rear lot line and a minimum of five (5) feet from a front ~~or rear~~ lot line, subject to the following requirements:

(1) Clear Vision Triangle Area. All structural amenities must meet traffic visibility regulations of *Section 54.704*.

(2) Durable Materials and Construction. Structural amenities must be composed of durable materials such as steel, bronze, stained glass, concrete, wood, ceramic tile, stone, or other similar material durable against weather and requiring a low level of maintenance.

(3) Maintenance. Structural amenities must be maintained in a safe, neat, and orderly manner acceptable to the City. The City may require the owner of the structural amenity to submit a maintenance plan for review. The City shall determine the acceptable maintenance of a structural amenity to prevent blight.

(4) Secure Location. Structural amenities must be properly secured to provide stability. The structural amenity may be attached or secured to the ground, or it may be attached to the principal structure or accessory structure (excluding roof attachment). Objects that are taller than the distance from the public right-of-way to the object's location on the ground will be ordered to be removed immediately if found to be unstable.

(5) Maximum Height: No attached or detached structural amenity shall exceed sixteen and one-half (16.5) feet in height.

(6) Prohibitions. The following ~~are~~ is prohibited:

(a) Structural amenities that have deteriorated or are otherwise determined by the City to be blight.

~~**(b)** Structures that are beyond the scope of a structural amenity and should be regulated under a different section of this Ordinance, such as fences (*Section 54.706*), accessory structures (*Section 54.705*), or signs (*Article 11*).~~

(7) Beyond the scope of structural amenity. Structures that are beyond the scope of a structural amenity and should be regulated under a different section of this Ordinance, such as fences (*Section 54.706*), accessory structures (*Section 54.705*), or signs (*Article 11*).

(~~7~~ 8) Permit and Exemptions. A permit is required for structural amenities unless it meets the following exemptions, and the structural amenities must meet the requirements of 54.702(G)**:**

(a) Enclosed structural amenities less than sixteen (16) square feet in floor area/footprint. Examples of such amenities include dog/bat/bird houses, treehouses, library boxes, and garden sheds.

(b) Open/Unenclosed structural amenities, such as children's playsets, and seasonal or collapsible temporary structures such as tents and similar shelters less than 160 square feet in floor area.

(c) Tents designed for temporary occupancy (14 days or less), used on private property with the property owners' permission.

(I) Food Production, Minor. Where Minor Food Production is permitted, the permitted structure encroachments are regulated in *Section 54.619~~7~~8*.

Section 54.705 Accessory Buildings and Structures

All accessory buildings and structures must meet the setback and height requirements of *Article 4* unless otherwise stated in this Section or in another section of this Ordinance applicable to accessory buildings and structures. No accessory building or structure may be located on any parcel

of land which does not have a principal building or use already established or being established contemporaneously with the accessory building or structure.

(A) Accessory Buildings and Structures in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, and Mixed-Use (M-U) District.

(1) Attached Accessory Buildings and Structures. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance, applicable to main building.

(2) Location. Detached accessory buildings or structures shall not be located in any required yard setback except as permitted in *Section 54.705(A)(4)*.

(3) Maximum Lot Coverage. Detached accessory buildings or structures (such as concrete or asphalt structures) shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(a) If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is remodeled to more than 550 square feet.

(b) Patio Pervious pavers that are used for accessory structures such as patios, sidewalks, etc. that allow infiltration are not included in the 25% calculation.

(4) Separation and Setback Distances. No permanent accessory building or structure shall be located in a minimum front yard setback. No detached accessory building shall be located closer than five (5) feet to any main building nor closer than three (3) feet from a side or rear lot line, except swimming pools, which are regulated in *Section 54.707*. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls including an open lean-to or open carports) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(5) Maximum Height. Unless otherwise stated in this Ordinance, no attached or detached accessory building or structure in a the LDR, MDR, and M-U Districts shall exceed sixteen and one-half (16.5) feet in height. The height of Accessory Dwelling Units must comply with *Section 54.612~~2~~1*.

(6) Shipping containers, cargo containers, or semi-trailers are prohibited as accessory structures.

(B) Accessory Buildings and Structures in the Multiple Family Residential (MFR) District. In the MFR District, accessory buildings and structures for multiple-family buildings and apartments with 5+ dwelling units must meet the requirements of *Section 54.61~~6~~5(C)*. For all other uses in the MFR District, the following requirements apply:

(1) Detached Accessory Buildings and Structures.

(a) Maximum Height. No detached accessory building or structure may exceed 16.5 feet in height.

(b) Minimum Side and Rear Yard Setbacks. Detached accessory buildings or structures for a duplex shall be located at least six (6) feet from the side and rear property lines, and for a single-family home shall be located at least (3) feet from the side and rear property lines. For all other uses in the MFR District besides multiple-family buildings and apartments, detached accessory buildings or structures shall be located at least ten (10) feet from the side and rear property lines.

(c) Front Yard Location Prohibited. No detached accessory building or structure shall be located in a front yard.

(d) Maximum Lot Coverage. Detached accessory buildings or structures shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(i) If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is remodeled to more than 550 square feet.

(ii) Pervious pavers that are used for accessory structures such as patios, sidewalks, etc. that allow infiltration are not included in the 25% calculation.

(e) Separation and Setback Distances. No detached accessory building or structure shall be located closer than five (5) feet to any main building. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls including an open lean-to or open carports) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(f) Shipping containers, cargo containers, or semi-trailers are prohibited as accessory structures.

(2) Attached Accessory Buildings and Structures. Attached accessory building or structure shall meet the yard requirements of the Schedule of Regulations (*Article 4*).

(3) Swimming Pools. Outdoor swimming pools shall not be located closer than ten (10) feet to any building or lot line. The pool must comply with *Section 54.707*.

(F) Accessory Buildings and Structures in Mobile Home Park (MHP) District.

(1) Detached Accessory Buildings and Structures.

(a) Maximum Height. No detached accessory building or structure may exceed 24 feet in height.

(b) Minimum Side and Rear Yard Setbacks. Detached accessory buildings or structures shall be located at least six (6) feet from the side and rear property lines.

(c) Front Yard Location Prohibited. No detached accessory building or structure shall be located in a front yard.

(d) Separation and Setback Distances. No detached accessory building or structure shall be located closer than five (5) feet to any main building. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls such as a pergola) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

(~~F~~ G) Exemptions. Structural amenities, as described and regulated in *Section 54.702(~~G~~H)*, are not classified as accessory buildings and structures in this Ordinance.

(~~G~~ H) Structures Accessory to Food Production, Minor. See *Section 54.619~~8~~*.

(~~H~~ I) Temporary Structures in all Zoning Districts. The City may permit temporary structures in any zoning district during the duration of a permitted temporary land use, subject to the following requirements:

(1) Outdoor Temporary Retail Sales and Service Areas. Temporary structures for outdoor retail sales and service areas must meet the requirements of *Section 54.638*.

(2) Outdoor Entertainment and Community Events. Temporary structures for outdoor entertainment and community events must meet the requirements of *Section 54.635*. Structures erected for approved *Outdoor Entertainment and Community Events* uses must be removed when each discrete event ends, unless otherwise stated in the Zoning Compliance Permit for the event(s).

(3) Applications and Permits.

(a) ~~The property owner must contact the Zoning Administrator to determine if a~~ A Zoning Compliance Permit is required prior to the establishment of a temporary structure, with exceptions as stated below. The property owner must also contact the County Building Code Administrator to determine if a building permit is required. Temporary structures intended to be used for non-customary commercial activity (e.g., those requiring Special Land Use permits, use for recurring sales in a parking lot, or an alcohol permit) require the approval of the Zoning Administrator and the Fire Administrator ~~prior to erection and use~~ before being erected.

(b) Exempt Temporary Structures. The following temporary structures are exempt from a Zoning Compliance Permit but shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district:

(i) Structures that are reviewed and approved with a business license issued by the City Clerk.

(ii) Structures erected via municipal or DDA authority for programmed or permitted outdoor seasonal activities and events.

(iii) Structures that meet the structural amenities exemption per *Section 54.702(H)(8)*, such as residential structural amenities, such as tents and patio canopies.

(iv) Small fabric structures for accessory uses - except *temporary retail sales or services,* or for *Outdoor Entertainment and Community Events* purposes - such as an "easy-up" tent/shelter, are exempt for one-day events.

(v) Enclosed structures used as mobile offices and other temporary structures that are being used for and during the construction of permanent facilities that have been approved for zoning compliance.

(vi) Portable seasonal storage, including portable carports and seasonal portable greenhouses, when in use for less than 180 days per calendar year. Such structures can be used for more than 180 days only with Zoning Compliance Permit approval for permanent use.

(4) Secure Placement of Temporary Structures. Temporary structures shall not have foundations or footings, but must be properly secured to the ground.

(5) Location, Size, and Accessibility. The location, size, and construction of all temporary structures (including tents except in *Section 54.705(I)(3)(b)*) require approval by the Zoning Administrator and the Fire Administrator~~.~~, and shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district. The location of the temporary structures shall be located in a manner that will not interfere with vehicular or pedestrian mobility, access, or parking, and shall meet Michigan barrier-free requirements. Temporary structures shall not obstruct the entrance to any building or sidewalk, ~~nor shall they obstruct~~ or any barrier-free ramp or access aisle. If temporary structures are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk for pedestrian traffic. ~~The Zoning Administrator or Fire Administrator may deny a permit for a temporary structure if the structure interferes with traffic patterns or access to required parking spaces, or if the Zoning Administrator or Fire Administrator determine that the size of the structure is excessive for the temporary land use.~~

(6) ~~Duration and~~ Removal. The temporary structure must be removed when the associated temporary use has ceased, or upon reaching the end of the term of permitted use. ~~A temporary structure may be permitted for more than 120 days in a 12-month period~~

~~**(a)** Structures for outdoor food and beverage service, whether for indoor or outdoor dining.~~

~~**(b)** Structures erected via municipal or DDA authority for programmed outdoor summer or winter activities.~~

~~**(c)** Structures that are being used in relation to and during the construction of permanent facilities that have been approved for zoning compliance and building permits.~~

~~The Zoning Administrator may extend the period of permission for up to 180 days in total during a 12-month period, in any of the above cases, upon request of the property/structure owner and based on the relevant circumstances (i.e. reason for request)~~

Section 54.706 Fences and Walls

(C) Requirements by Zoning District:

(1) LDR, MDR, and MFR Districts.

(a) Height. Fences and walls shall not exceed six (6) feet in height, with the following exceptions:

(i) Adjoining a Lot Containing a One- or Two-Family Dwelling or Adjoining a Vacant Lot that Could Contain a One- or Two-Family Dwelling. Where a fence or wall is within ten (10) feet of an adjoining lot containing a one- or two-family dwelling or within ten (10) feet of an adjoining a vacant lot that could contain a one- or two-family dwelling; the fence or wall shall not exceed four (4) feet in height if it is located in the side or front yard (see *Section 54.706(C)(1)(a)(iii)* for additional front yard requirements), with the following exceptions:

~~**(1)** Where the rearmost wall of the neighboring dwelling structure is between the front wall and rear wall of the subject home, a 6 ft. screening fence may be built to the rear of the neighboring dwelling's rearmost wall along that side of the subject property, and each side of the property is treated independently. Where the rearmost portion of the subject property is a shed/garage for vehicle or other storage, and not containing dwelling space, it shall not be counted as the rearmost portion of the dwelling.~~

(~~2~~ 1) For required retaining walls.

(2) On corner lots, a residential screening fence may be six (6) feet tall, located in the rear yard and up to the front wall of the primary dwelling in the side yard.

(3) An interior block property adjacent to a corner property may place a 6-ft. tall screening fence within its property boundaries to match the placement allowed on the corner property so that either property has the same opportunity to have a screening fence in directly adjacent areas of their yards.

(4) For interior-block residences that are located fully behind the adjacent primary residences along the side lot lines, screening fences may be six (6) feet tall, located in the rear yard and up to the neighboring primary dwellings' rear wall.

(5) For interior-block residences, where the rearmost wall of the neighboring primary dwelling structure is between the front wall and rear wall of the subject home, a 6-ft. screening fence may be built to a point aligned on the rear wall of the neighboring primary dwelling in that side yard of the subject property. Each side of the property is treated independently. Where the rearmost portion of the subject property is a shed/garage for vehicle or other storage, and not containing dwelling space, it shall not be counted as the rearmost portion of the dwelling.

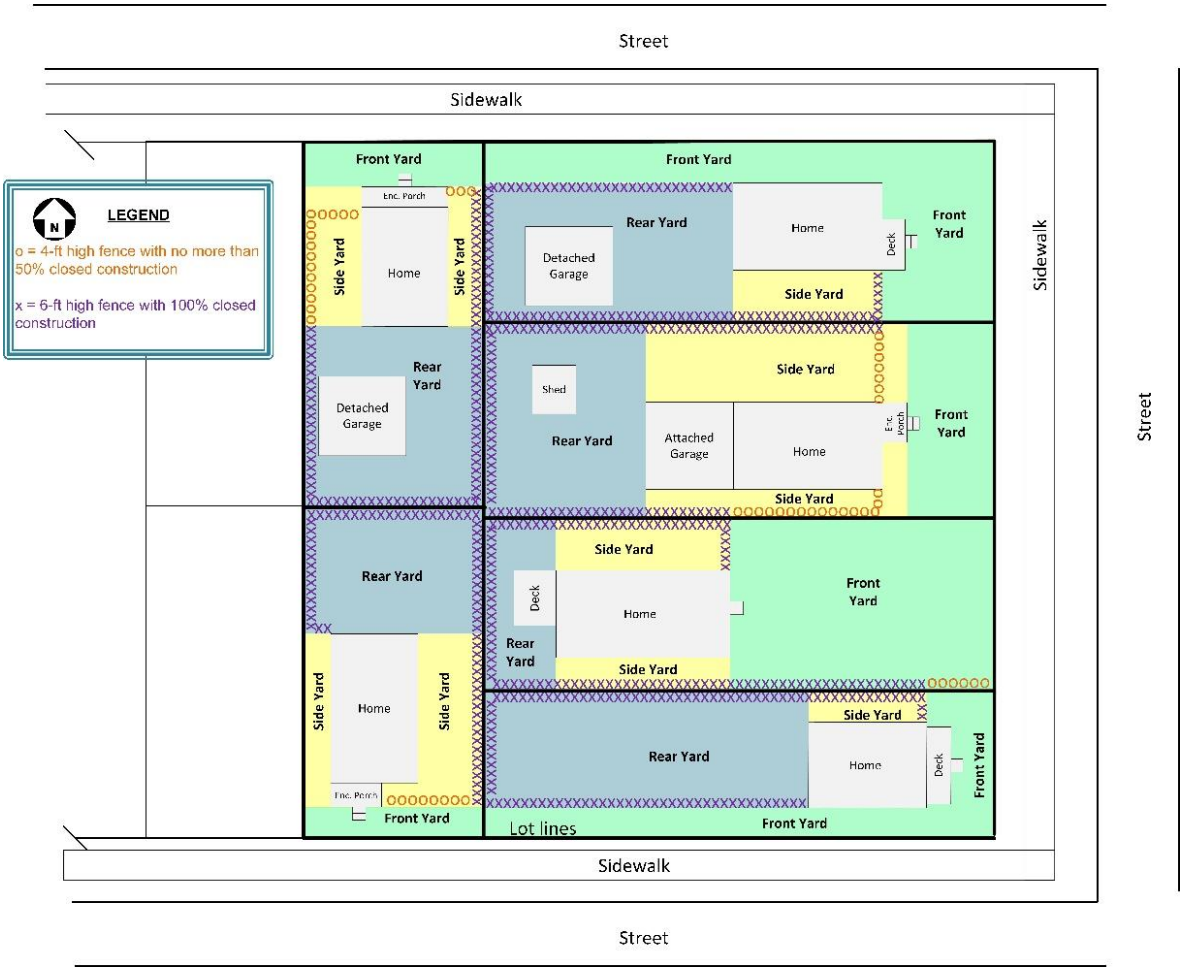
(ii) Street Sides of Corner Lots. On the street sides of corner lots, a fence or wall may not exceed four (4) feet in height between the ~~rear~~ front wall of the primary dwelling and the corner on either street frontage.

(iii) Front Yard Requirements. A fence in a front yard may not exceed four (4) feet in height unless it meets *Section 54.706(C)(1)(a)(i)* above. Walls over three (3) feet in height are prohibited in a front yard except for retaining walls. Walls must be set back

at least (12) inches from the front lot line. The columns in between the walls or fences are allowed to be four (4) feet in height.

(b) Construction. A fence limited to four (4) feet, as stated in *Section 54.706(C)(1)(a)* above, may not have more than 50% of the fence area of solid matter or of closed construction (See *Figure 35* for examples of noncompliant fences). A six (6) foot high fence may be of solid, opaque construction. A screening fence required by any City ordinance or by State law may be of solid, opaque construction. Walls may be of solid, opaque construction.

Figure XX



(E) Special Purpose Fences.

(3) Temporary Fences. Temporary fences, as defined herein, may be permitted by the City in conjunction with an approved temporary activity/purposes, such as construction, landscaping and grading erosion control, temporary sales areas, temporary events, or snow and garden fencing (as long as it is not permanently anchored and the use is temporary for the snow or growing season). The type of temporary fencing used must be appropriate for the temporary activity, and in most cases a temporary fence must be installed prior to the temporary activity and should be removed soon after the end of the temporary activity. Temporary fencing that does not meet these standards may be considered a violation of this section. Temporary garden and snow fences cannot be in place greater than

6 months in a calendar year. Temporary fencing that is not permanently anchored and the use is temporary does not require a fence permit.

SECTION 7. Article 8 – Environmental Performance Standards

Chapter 54 – LAND DEVELOPMENT CODE, Article 8 – Environmental Performance Standards is hereby amended as follows:

Section 54.801 Standards Applicable to Industrial Uses, Processes, and Districts

(C) Permits. Prior to final approval of a Site Plan and/or Special Land Use Permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE). The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in Section 54.1402.

Section 54.805 Wetland Protection

All wetlands are located in the Riparian Overlay District (*Section 54.320*) and subject to the regulations therein. The Riparian Overlay District includes provisions for definitions, setbacks, buffers, and permitted and prohibited activities within wetlands and wetland buffer areas. Wetlands are defined in the Michigan Natural Resources and Environmental Protection Act (Public Act 451 of 1994, as amended). No activity shall be permitted in a wetland unless done in accordance the Riparian Overlay District and, if necessary, a wetlands permit has been obtained by the applicant from the Michigan Department of ~~Environmental Quality~~ Environment, Great Lakes, and Energy (EGLE).

Section 54.807 Standards for Excavation/Mining Activities

The extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the standards adopted in *Section 54.632*, provided the state law does not preclude them.

SECTION 8. Article 9 – Parking, Loading, and Access Management

Chapter 54 – LAND DEVELOPMENT CODE, Article 9 – Parking, Loading, and Access Management is hereby amended as follows:

Article 9 Parking, Loading, and Access Management

Section 54.902 Parking Regulations

(E) Parking Standards Applicable to Specific Zoning Districts.

(1) LDR and MDR Districts and single-family and two-family structures in other zoning districts.

(a) Definition of "Front Area." For the purposes of *Section 54.902(E)(1)* only, the "Front Area" is that area located between the edge of the physical street and the nearest point of the dwelling foundation (excluding open porch projections), projected parallel from the street.

(b) Off-Site Parking in the LDR and MDR Districts. In the LDR and MDR districts, off-street parking may be located on a site other than the site to which it pertains, and within the City limits or in an adjacent township.

(c) Maximum Rear Yard Paving. In the LDR and MDR districts, no more than 25% of the rear yard may be paved (including but not limited to asphalt or concrete, but with the exception of compacted gravel) for parking provided the impervious surface coverage limits of the lot (see *Article 4*) are not exceeded.

(d) "Front Area" Parking Limitations. Parking in the front area is permitted only on an approved hard surface parking space and/or driveway, or in a garage (see definition of "Hard Parking Surface" in *Section 54.202(A)(92)*). Parking spaces in the front yard area must be at least two (2) feet from the side lot line, at least two (2) feet from the inside edge of a sidewalk, and at least ten (10) feet from the edge of an established street. The encroaching driveways and parking spaces must be drained so as to dispose of all surface water accumulated in such a way as to preclude drainage of water onto adjacent property or toward adjacent buildings. ~~New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface (including but not limited to uncompacted pea gravel, cobbles, grass, etc.) to ensure a pervious buffer between driveways and the adjacent lot line, with the exception of the presence of a retaining wall along the subject lot line or other such difficulty. The Zoning Administrator may permit parking in a front area during the winter parking ban period for single-family or duplex dwelling units upon request for a Front Yard Parking Waiver for a limited time when the site cannot be altered without causing a hardship on the property owner, or indefinitely in rare cases that the site cannot be reasonably altered to create one (1) additional parking space or a widened driveway. Self-created difficulties, such as adding renters and vehicles, are not applicable to the consideration for a Front Yard Parking Waiver.~~

(i) Front Yard Parking Waiver. The Zoning Administrator may permit parking in a front area during the winter parking ban period for single-family or duplex dwelling units upon request for a Front Yard Parking Waiver for a limited time when the site cannot be altered without causing a hardship on the property owner or if the property owner has relevant documented disabilities, or indefinitely in rare cases that the site cannot be reasonably altered to create one (1) additional parking space or a widened driveway. Self-created difficulties, such as adding renters and vehicles, are not applicable to the consideration for a Front Yard Parking Waiver.

(e) Maximum Driveway Width and Paved Area.

(i) Single-family uses:

a. For lots with one driveway - The maximum width of a driveway on a single frontage is 18 feet wide on a lot up to and including 60 feet in width, and 24 feet wide on a lot of more than 60 feet in width.

b. For lots with two driveways - On a lot 100 feet or more in width, the maximum width of both driveways combined is 36 feet wide on the same frontage

(ii) Duplex/two-family uses - The maximum width of a driveway is 24 feet wide.

(iii) A driveway may be widened beginning at a point two (2) feet from the inside edge of a sidewalk or ten (10) feet from the edge of an established street without sidewalks, provided the hard parking surface areas of the driveway or driveways and parking spaces utilize no more than 30% of the front area for single-family dwelling units and no more than 40% of the front area for duplex dwelling units.

(iv) An application for the paving of more than 30% of the front area can only be accepted if a variance is first approved for the proposed paving pursuant to *Section 54.1404*.

(v) On corner lots, there shall be two (2) front areas. For single-family dwelling units the overlapped area at the corner may be counted with either front area, but not both~~,~~ (at the discretion of the property owner) and the two (2) front areas may not be combined for the purpose of exceeding the 30% maximum hard parking surface within either front area. For duplex dwelling units, the overlapped area at the corner may overlap and be combined to utilize up to 40% of the front area for hard parking surfaces in either or both front areas.

(f) Maximum Number of Driveway Openings Per Site. On lots with one (1) frontage, a maximum of two (2) driveway openings per site are permitted, provided the lot is at least 100 feet wide. On lots with more than one (1) frontage, a maximum of one (1) driveway opening per frontage is permitted, except on frontages of 100 ft. or more in length – upon which an additional driveway is allowable. All curb cuts and separation distances must meet the requirements of Chapter 42 of the Code of Ordinances (Streets, Sidewalks, and Other Public Places).

(g) Previously Approved Hard Parking Surface Residential Locations. Hard parking surface residential parking locations approved under a previous ordinance are not subject to provisions of *Section 54.902(E)(1)* provided that the minimum safeguards are met for all parking uses where vision hazards and locations impact public safety.

(h) Driveway Separation Requirement at Side Lot Line. New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface, including but not limited to turf grass or other ground cover plants, permeable pavers, or other stable cover materials. The requirement may be waived by the Planning Commission or Zoning Administrator, per relevant authority, if physical difficulties exist, such as the presence of a retaining wall along the lot line. This requirement is waived where existing paved driveways owned by neighbors are conjoined (but not necessarily shared) or otherwise meet at the property lines. However, eliminating shared driveways is encouraged to avoid maintenance disputes and other disagreements over time.

(~~h~~ i) Application of Parking Development Standards. All one- and two-family residential parking spaces shall be exempt from the standards of *Section 54.905*, except that site plans drawn to scale shall be submitted to the Zoning Administrator for review and approval for creation of driveways or parking spaces. Parking spaces may be on pavers or other hard parking surfaces that have an unpaved strip between the surfaces supporting the wheels. For purposes of providing required parking spaces onsite, the minimum dimensions for residential parking spaces shall be nine (9) feet wide by eighteen (18) feet long. Driveways in the front yard must be a full-width hard parking surface. Curb cut and driveway permits shall be obtained from the City Engineer when curb cuts are made or modified or if there is any work in the right-of- way for a driveway.

(H) Maximum Parking Allowed. In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to higher rates of storm water runoff and higher micro temperatures, exceeding the minimum parking space requirements of *Section 54.903* by greater than twenty percent (20%) is prohibited, except as approved by the Planning Commission or Zoning Administrator (see *Article 14*). In its request for additional parking spaces, the applicant must submit a parking study to the Planning Commission or Zoning Administrator (see *Article 14*) demonstrating that additional parking spaces are needed based on the nature of the use and/or peak times thereof. In determining whether to grant additional parking spaces, the Planning Commission shall also consult the most recent edition of the *Parking Generation*, published by the ITE, or other acceptable standard.

(1) If a site plan proposes to exceed the maximum amount of parking allowed, any parking spaces in an enclosed building would not be considered in violation of the maximum number allowed – since the intent of the maximum is to reduce surface parking - and therefore the spaces may be counted towards the total but any number above the maximum allowed that are indoors would not be counted as above the maximum.

Section 54.903 Minimum/Maximum Number of Parking Spaces

In all districts there shall be provided off-street parking for motor vehicles for specified land uses. When a public parking lot has been provided by special assessment, the minimum required parking may be reduced by the number of spaces in the public lot representing the same percentage as the property's participation in the special assessment district costs. The minimum/maximum number of spaces to be provided shall be based on the following schedule, which may only be *increased* in accordance with *Section 54.902(H)* and may only be *reduced* in accordance with the parking reduction standards of *Section 54.902(G), Section 54.908(D),* or the shared parking standards of *Section 54.902(C)*:

(G) Parking Reduction Formula. After calculating the number of parking spaces necessary to meet the standards in *Section 54.903*, the parking requirements for uses, other than residential, in the non-residential zoning districts (i.e., non-LDR, -MDR, -MFR, and –MHP zoning districts) may be modified using *Figure 43*. If a greater parking reduction is requested, the City may approve fewer parking spaces based on a professionally prepared parking study and/or the most recent edition of *Parking Generation* published by ITE. Also see *Section 54.908(D)* for reductions in motor vehicle parking that may be achieved by substitution if bicycle parking spaces are provided in the specified quantity.

Section 54.905 Parking Layout, Design, Construction, and Maintenance

All off-street parking shall be laid out, constructed, and maintained according to the following standards and regulations:

(G) Surface and Drainage. The entire parking lot including parking spaces and maneuvering lanes required under this Section, must be provided with a hard paving surface in accordance with specifications approved by the City Engineer (see definition of "Hard Parking Surface" in Section 54.202(A)(92)). The parking area shall be surfaced within (1) year of the date the permit is issued. Off-street parking lots, including the driveways, must be drained so as to dispose of all surface water accumulated in the parking areas and driveways in such a way as to preclude drainage of water onto adjacent property or toward buildings. Storm water management systems are encouraged to include one (1) or more of the Best Management Practices (BMPs) published by the Michigan Department of ~~Environmental Quality(MDEQ)~~ Environment, Great Lakes, and Energy (EGLE) or any

other BMP accepted by the City, such as underground infiltration trenches, rain gardens, cisterns, and swales.

(L) Parking Lot Border. Unless parking lot landscaping and screening is required by *Section 54.1003(C)(1)*, a two-foot wide border must be created and maintained between a parking lot, and the adjacent buildings and/or property lines. This border must be landscaped or paved with concrete as a walkway, and may be included in the required snow storage area.

(1) **Exception**. Two adjacent property owners may create a shared parking lot without the necessity of maintaining a two-foot border between their property lines, provided the proposal complies with Section 54.902(C) and the adjacent property owners provide a comprehensive parking easement agreement that identifies responsibilities for various maintenance tasks - including snow removal, repaving, and landscaping upkeep. Furthermore, this parking easement agreement shall be recorded with the Marquette County Register of Deeds.

54.908 Bicycle Parking Requirements and Parking Space Reduction/Substitution for Bicycle Parking

(A) Intent. To provide convenient and dignified parking places for bicyclists to store bicycles securely and to support non-motorized travel and travelers within the city.

(B) Application. – new/proposed or remodeled buildings (where the likely cost of remodeling will exceed fifty/50 percent of the assessed value of the existing structure at time of application).

(C) Standards. Bicycle parking is required to meet the following standards and regulations:

(1) The required amount of bicycle parking shall meet the amount/use schedule for specific land uses, according to ***Figure XX***. Bicycle parking types and options are as shown in ***Figure XX***.

(2) Required short-term bicycle parking facilities shall be located in a convenient and visible area, within fifty (50) feet of a principal entrance. If this location standard cannot be met, the Planning Commission or Zoning Administrator may approve alternative locations. At the time of application, if there are no parking/storage locations on private property that meet the requirements of this section, the installation requirement will be non-binding.

(3) Bicycle parking spaces should be located on paved or pervious surfaces and shall be a minimum of two (2) feet by six (6) feet. The installation of parking racks shall follow the manufacturer's specifications or other best practices, ensuring that comfortable access space around bicycle racks is provided, parked bicycles do not obstruct walkways, and the spaces are accessible without requiring the movement of another bicycle.

(4) All bike racks must permit the locking of the bicycle frame and one (1) wheel to the rack while supporting a bicycle in a stable position. Racks shall accommodate cable locks and "U" locks.

(5) For multi-building development, bicycle parking shall be provided for each building occupied by a dwelling or a work station.

(6) Bicycle parking not meeting dimensional or access aisle requirements may be installed, but shall not count towards a minimum bicycle parking requirement.

(D) Motor Vehicle Parking Space Reduction by Bicycle Parking Substitution

(1) For every four (4) bicycle parking spaces added above the minimum number required, one (1) vehicle parking space may be removed from the required amount. Maximum substitution

amount of three (3) vehicle spaces. The minimum number of vehicle parking spaces required after substitution is two (2).

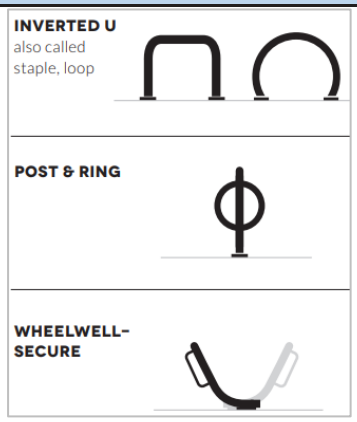
(2) Bicycle parking substituted for *motor vehicle/car and truck* parking may be horizontal or vertical, as long as dimensional requirements are met as described in section 54.908(A)(5)

Figure xx. Bicycle Parking Calculations

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

Figure xx. Bicycle Parking Types

This table shows five common types of Bicycle Parking facilities appropriate for short-term and long-term bicycle parking and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

Parking Type		Standards
Bicycle Racks Short-term parking		Bicycle Racks shall be capable of securing bicycles short-term (less than a day) with either two points of contact or by an element that cradles one wheel. Simple, easily identifiable forms, like the *Inverted U-rack* (shown at left) should be used. << Recommended Types shown. Consult the "Essentials of Bike Parking" Guide published by the Association of Pedestrian and Bicycle Professionals for more details.
Bicycle Rack – Decorative/Public Art		Decorative racks shall be recognizable as bicycle

Short-term Parking (less than 4 hours) 	parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, *civic spaces*, and other locations of social or cultural importance. These may not perform as well as other options in small spaces and should be used strategically.
Bicycle Shelters 	*Bicycle Shelter*s shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc. These are designed for all-day or longer parking.
Bicycle Locker 	*Bicycle Locker*s are intended for long-term storage and shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.

SECTION 9. Article 10 – Landscaping and Screening
Chapter 54 – LAND DEVELOPMENT CODE, Article 10 – Landscaping and Screening is hereby amended as follows:

Article 10 Landscaping and Screening

Section 54.1002 Scope of Application

(A) Uses, Lots, Sites, and Parcels for Which Site Plan Review is Required. The requirements set forth in this Article shall apply to all uses, lots, sites, and parcels for which Site Plan Review is required and which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless that site plan shows landscaping consistent with the provisions of this Article. Furthermore, where landscaping is required, a Zoning Compliance Permit shall not be issued until the required landscape plan is submitted and approved. ~~and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been posted in accordance with the provisions set forth in *Section 54.1402(H)*.~~

(B) Existing Buildings. ~~Meeting the requirements of this Article are optional, in cases where the use of an existing building changes or an existing building is re-occupied and for building and/or site alterations that do not require Site Plan Review.~~ Meeting the requirements of this Article is optional only if the proposed building and/or site alterations do not require Site Plan Review.

(C) Additional Requirements for Landscaping. The requirements of this Article are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.

(D) Existing Landscaping. Existing landscaping that meets the requirements of this Article may be used to comply with the requirements of *Section 54.1003*.

(E) Uses that do not require site plan review. Uses that are exempt from site plan review, such as single-family residential must meet *Section 54.1004* and *Section 54.1005* at all times.

(F) Performance Guarantee. In accordance with *Section 54.1402(H)*, a performance guarantee for landscaping may be required.

Section 54.1003 Landscaping Design Buffering and Screening Requirements

Except as otherwise specified in the general requirements for each zoning district or for the specific land use, all landscaping must conform to the following standards. The clear vision triangle area requirements of *Section 54.704* must also be met. Existing landscaping that meets the requirements of this Article may be used to comply with the following standards:

(B) Frontage Landscaping. Where the proposed development/improvements on a site are within a frontage that abuts a public right-of-way, the following landscaping shall be provided in the front yard adjacent to that right-of -way in an area that corresponds in length to the extent of the improvements, (see *Figure 48* below) provided there is sufficient area within the front yard for frontage landscaping:

Type of Landscaping	Minimum Required Landscaping
Deciduous or Evergreen Tree	1 per 450 linear feet of road frontage or fraction thereof
Ornamental (Flowering) Tree	1 per 100 linear feet of road frontage or fraction thereof
Shrubs	~~8~~4 per 40 linear feet of road frontage or fraction thereof

The depth of the frontage landscaping area shall be sufficient to contain the required landscaping and ensure the survivability of plant material. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. However, the Planning Commission or Planning Director, as applicable (see *Figure 51*), may require the planting design to use massing or groupings of materials to create a stronger visual impact from the public right-of-way.

Example of Frontage Landscaping

Length of Road Frontage: 250 linear feet minus 30 foot driveway = 220 feet

Required Number of Plants

Deciduous or evergreen trees	220 ft./450 ft. = ~~6~~ 4 deciduous or evergreen trees
Ornamental trees	220 ft./100 ft. = 3 ornamental trees
Shrubs	(220 ft./40 ft.) x ~~8~~4 = ~~48~~ 22 shrubs
TOTAL	~~6~~4 deciduous or evergreen trees, 3 ornamental trees, and ~~48~~22 shrubs

PROPOSAL IS TO DELETE THE EXISTING LANGUAGE AND ADD THE PROPOSED LANGUAGE

(D) Buffer and Greenbelt Requirements.

(1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.

(2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50. Required Buffer and Greenbelt Specifications

District in which Buffer and Greenbelt is Required (below)	Abutting Zoning District							
	LDR and MDR	MFR	MHP	M-U	CBD	GC and RC	C, M, and CR	I-M and BLP
LDR and MDR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MFR	30 *(a)*	N/A	N/A	35	35	35	N/A	40 *(a)*
MHP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M-U	15 *(a)*	15 *(a)*	N/A	N/A	N/A	N/A	N/A	20 *(a)*
CBD	15 *(b)*	15 *(b)*	N/A	N/A	N/A	N/A	N/A	10 *(a)*
GC and RC	40 *(b)*	40 *(b)*	N/A	N/A	N/A	N/A	N/A	20 *(b)*
C, M, and CR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I M and BLP	40 *(c)*	40 *(c)*	40 *(c)*	25 *(c)*	25 *(c)*	25 *(b)*	N/A	N/A

(a) Within this buffer area, one (1) tree per 30 linear feet is required.

(b) Within this buffer area, one (1) tree per 20 linear feet is required, and at least 50% of the trees must be evergreen trees. Where a CBD, GC, or RC district abuts any residential district, a fence at least four (4) feet in height shall be erected within the business district boundary, except where the boundary is a public right-of-way.

(c) A staggered double row of evergreen trees spaced 15 feet on center. The planting shall be in a manner where the evergreen trees provide 80% opacity within three (3) years of planting, measured at six (6) feet above the grade. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or evergreen shrubs must be planted to achieve 80% opacity at the time of their planting. Where an I-M or BLP district abuts any residential district the Planning Commission may require a screening fence, not to exceed 12 feet in height to be erected on the industrial property pursuant to *Section 54.706* to obscure the industrial use and storage from the adjacent residential property.

(3) Exceptions to Buffer and Greenbelt Schedule.

(a) Where the district boundary is the centerline of a right-of-way, the greenbelt and buffering standards of this sub-section do not apply in these areas and other landscaping and buffering requirements of this Article apply instead (e.g., frontage landscaping requirements and

~~loading area requirements).~~

(b) ~~In all cases where buffer and greenbelt requirements are not applicable, the required yard is the same as the minimum yard setback requirements in *Article 4*, Schedule of Regulations.~~

NEW PROPOSED LANGUAGE

(D) Greenbelt/Buffer Yard Requirements.

(1) Intent. It is the intent of this section to provide landscaped buffer yards, or greenbelts, for the purpose of buffering negative impacts of, and conflicts between, different land uses.

(2) Greenbelt Location Requirements. All greenbelts will be created in the existing side and/or rear yards of the property where development has been proposed and approved for zoning compliance. When located adjacent to a residential use, park or public multi-use path, the following land uses (per section 54.306) must provide a landscaped buffer on their property:

(a) *Multiple-Family Residential dwellings with >5 units, Mobile Home Park, Nursing Home* and *Convalescent Home uses, Extended Care* and *Assisted Living Facilities.*

(b) *Industrial Uses* (except *Light Manufacturing – Low Impact* uses).

(c) *Lodging, Commercial, and Retail uses (*except the following uses *Indoor Retail Business, Child/Day Care Center, and Service Establishments).*

(d) *Public and Quasi-Public Uses* and *Medical Uses.*

(e) *Other Uses* with the exception of *Accessory Buildings or Structures, Accessory Use, Non-Single Family Residential Lots, Minor Food Production uses, Small Wind Energy Systems-Roof Mounted, Solar Energy Systems <20Kw-Accessory Use.*

(f) Any twenty-four (24) hour non-residential use of property.

(3) Dimensional Requirements and Screening Options.

(a) Width. The greenbelt must be **at least ten (10) feet in width**, measured from the shared property line, with the following exceptions:

(i) **Thirty (30) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) adjacent to any of the following uses: residential, mobile home parks, nursing-convalescent-assisted living facilities, lodging, public and quasi-public, medical, child/day care centers, and service establishments. In addition, this requirement will apply as stated above where the Industrial Use is adjacent to the following zoning districts: Central Business District, any Residential zoning districts, Mixed-Use, Downtown Marquette Waterfront (except where Industrial uses are a permitted use), Third Street Corridor, and Civic.

(ii) **Fifteen (15) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) and Multiple-Family 5+ dwelling units adjacent to all other uses.

(b) Existing Vegetation. The preservation of existing, high-quality trees and vegetation is strongly encouraged and may be considered as a screening option or incorporated into proposed landscape screening to meet the requirements.

(c) Buffer screening Options. Trees, shrubs, berms, opaque walls and fences can be used to create a visual screening buffer, per *Section 54.1003(D)(4)*.

(4) Greenbelt Landscaping Standards.

(a) Within the buffer area, at least one (1) tree per 25 linear feet is required. At least forty (40) percent of the trees must be large-maturing evergreen trees and at least forty (40) percent must be large-maturing deciduous trees, except where in consultation with the City Arborist, the Zoning Administrator or Planning Commission approves a variation in tree types and sizes based on site factors that prevent physically large sizes, such as overhead utilities. Alternatively, eight (8) shrubs compatible with *Section 54.1003(B)* may be substituted for each required tree. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

(b) Turf grass, sod, forbs, or other climatically suitable live plant materials shall be planted over the entire greenbelt area, except where non-vegetative features are permitted.

(c) For proposals that require a 15-ft. or 30-ft. greenbelt (*Section 54.1003(D)(3)(a)*), a staggered double row of evergreen trees spaced 15-feet on center, with an opacity of approximately eighty (80) percent within three (3) years of planting, measured at six (6) feet above grade. After three (3) years, if opacity is not achieved then additional evergreen trees and/or shrubs must be planted to achieve 80% opacity at the time of planting.

(d) Where an I-M or BLP zoning district abuts any Residential district, the Planning Commission may require a screening fence of up to twelve (12) feet in height to be erected on the Industrial or BLP property pursuant to *Section 54.706* to obscure the industrial use and storage from the adjacent residential property.

(e) Where a CBD, GC, or RC district abuts any residential district, a fence at least four (4) feet in height shall be erected within the business district boundary, except where the boundary is a public right-of-way.

(5) Reduction or Exemption of Greenbelt Requirements

(a) Reduction.

(i) The minimum width of a required buffer may be reduced by up to one-third (1/3) with the installation of a six-foot high solid fence or wall along the property line.

(ii) If a required greenbelt (perimeter landscape buffer) abuts a public alley, then up to one-half (1/2) of the alley width may be credited towards the minimum width requirement.

(b) Exemption. A greenbelt buffer is not required if the existing topography is a steep slope such that a fence or a buffer would not make a difference for the adjacent property.

(6) Development within Greenbelt

(a) The following items shall be permitted within the landscape buffer:

(i) Sidewalks, trails, multi-use paths, structural amenities, and playgrounds.

(ii) Stormwater management facilities provided that they do not interfere with the performance and maintenance of the greenbelt.

(b) The required greenbelt shall not contain any development, vehicle storage, dumpsters, outdoor storage, impervious surfaces or site features that do not

meet the standards or requirements of *Section 54.1003(D).*

(F) Garbage and Dumpster Screening. If the garbage and dumpster area is not screened by an intervening building from a perpendicular view from any public street rights-of-way or adjacent residential zoning district, then an enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the dumpster. An enclosure gate is optional. The height of the enclosure shall be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. Enclosures shall meet the following standards:

(1) The enclosure must be constructed of brick, decorative concrete, pressure-treated or ~~wolmanized~~ rot-resistant wood, ~~cedar,~~ chain link with slats, or vinyl composite material ~~which~~ that matches or complements the principal building or structure. Materials not listed may be proposed and may be considered by the Planning Commission or Zoning Administrator for approval with a Site Plan or Zoning Compliance Permit.

(2) Enclosure gates must be constructed of solid metal or steel-reinforced wood, cedar, chain link with slats, or vinyl composite material. If wood other than cedar is used, it must be pressure treated or wolmanized

Section 54.1004 Standards for Plant Materials

(B) Recommended Species of Trees, Shrubs, and Perennials. The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the Upper Peninsula region. Any tree species and cultivar applicable for planting in USDA Cold Hardiness Zone 5a (-15 to -20°F average coldest winter temperature) can be considered for planting, with the exception of the prohibited species listed in *Section 54.1004(C)*. The following is a list of recommended species and required minimum sizes of plant materials. The City of Marquette may permit other species that are not listed below or remove species listed below if they become undesirable.

Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar~~, European Larch~~, ~~Scotch Pine~~, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, ~~Norway Spruce,~~ Eastern Larch, White Spruce, Balsam Fir
Deciduous Trees (1.5 ~~3~~-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties~~, Amur Cork Tree~~, American Yellowwood, Bicolor Oak, Swamp White Oak~~, Little-Leaf Linden~~, Ohio Buckeye, American Basswood
Ornamental Trees (1.5 ~~2~~-inch minimum caliper)	~~Dolgo Crabapple, Siberian Crabapple~~, Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree, American Plum, native Crabapple, native Apple, native Serviceberry, other native fruit trees suitable for a warming climate

Deciduous Shrubs (3 feet minimum height)	Arrowwood Viburnum, ~~Wayfaring Tree~~, Nannyberry, ~~European Cranberry~~, American Cranberry, American Cranberry, Redosier Dogwood~~, Siberian Dogwood~~, Fragrant Sumac, Staghorn Sumac, Bush Cinquefoil, ~~Tatarian Honeysuckle,~~ Winterberry, American Elder, native Ninebark, Highbush Blueberry, New Jersey Tea, Carolina Allspice, Chokecherry, Northern Bush Honeysuckle, American Fly Honeysuckle, native Thimbleberry, Pussywillow, Black Elderberry, Meadowsweet, native Serviceberry
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	American Arborvitae, Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, ~~Amur Privet, Mugo Pine~~

(C) Prohibited Species. Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The Planning Commission or Planning Director may prohibit other species that are not listed below:

Ash, Amur Cork, Amur Privet, Aspen, Black Locust, Blue Spruce, Box Elder, Buckthorn, Burning Bush, Cottonwood, Elm, European Cranberry, Ginko (female), Honey Locust (w/ thorns), Honeysuckles (except for American Fly Honeysuckle), Horse Chestnut (nut bearing), Jack Pine, Japanese Barberry, Norway Maple (unless a specific species is accepted), Olive, Phragmites, Poplar, Purple Loosestrife, Rose-multiflora, Scotch/Scots Pine, Silver Maple, Tatarian Honeysuckle, Tree of Heaven, Wayfaring Tree, Willow, and any other species declared to be a noxious specied by a City ordinance or official qualified to deem a species as noxious.

~~Prohibited Species~~
~~Ash~~
~~Aspen~~
~~Black Locust~~
~~Blue Spruce~~
~~Box Elder~~
~~Buckthorn~~
~~Cottonwood~~
~~Elm~~
~~Ginkgo (Female)~~
~~Honey Locust (with thorns)~~
~~Honeysuckle~~
~~Horse Chestnut (nut bearing)~~
~~Jack Pine~~
~~Multiflora Rose~~
~~Norway Maple (unless a specific species is acceptable)~~
~~Olive~~
~~Phragmites~~
~~Poplar~~
~~Purple Loosestrife~~

~~Silver Maple~~
~~Tree of Heaven~~
~~Willow~~
~~Any species of plant deemed to be a noxious species by a City Code or City Official qualified to deem a species as noxious.~~

SECTION 10. Article 11 – Signs

Chapter 54 – LAND DEVELOPMENT CODE, Article 11 – Signs is hereby amended as follows:

Article 11 Signs

Section 54.1103 Definitions

Delete "(B) Sign Definitions, Sign Types." and **"(C) Sign Definitions, General"** and combine them into **"(B) Sign Definitions".**

(B) Sign Definitions.

(1) Abandoned Sign: A sign that no longer identifies or advertises an ongoing business, product, location, service, or activity conducted. Whether a sign has been abandoned shall be determined by the intent of the owner of the sign and shall be governed by applicable Case Law and Statutory Law on abandoned structures.

(2) Air-Activated Sign: A type of Temporary Sign that is an air inflated object, is made of a flexible fabric, which may be of various shapes, rests on the ground or structure and is equipped with a portable blower motor that provides constant air flow into the device. Air-activated signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.

(3) Alteration, Sign: A sign alteration is any change in copy, color, size, or shape, which changes appearance of a sign, or a change in position, location, construction, or supporting structure of a sign, except that a non-structural copy change on a sign is not an alteration.

(4) Animated Sign: A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from changeable signs as defined and regulated by this Ordinance, include the following types:

(a) Animated Sign, Electrically Activated: Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:

(i) Flashing: Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this Ordinance, flashing will not be defined as occurring if one cyclical period of on- off phases of illumination exceeds four (4) seconds.

(ii) Patterned Illusionary Movement: Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

(b) Animated Sign, Environmentally Activated: Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Environmentally Activated Animated Signs includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

(c) Animated Sign, Mechanically Activated: Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

(5) Architectural Projection: Any projection from a building that is decorative and/or functional and not intended for occupancy and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein. See also: "Awning;" "Back-lit Awning;" and "Canopy, Attached;" and "Canopy, Freestanding."

(6) Awning: An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

(7) **Awning Sign:** A Projecting Sign displayed on or attached flat against the surface or surfaces of an awning. See also: "Projecting Sign." Only the sign or copy area displayed on an awning shall be used to determine the permitted sign area-the entire awning shall not be included in a Sign Area calculation.

Awning Sign

Awning Sign

(8) **Balloon Sign:** A Temporary Sign that is an air inflated object, which, unlike air-activated signs, retains its shape. A balloon sign is made of flexible fabric, rests on the ground or structure, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.

(9) **Banner:** A flexible substrate on which copy or graphics may be displayed.

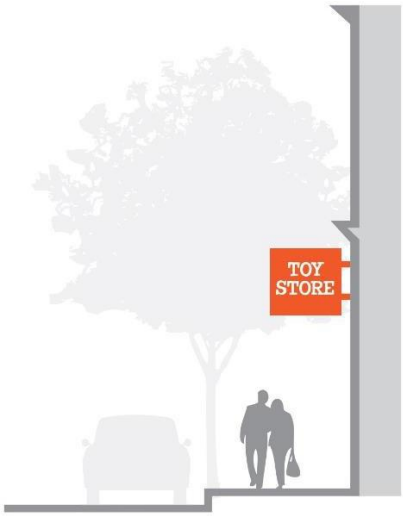
(10) **Banner Sign:** A sign utilizing a banner as its display surface.

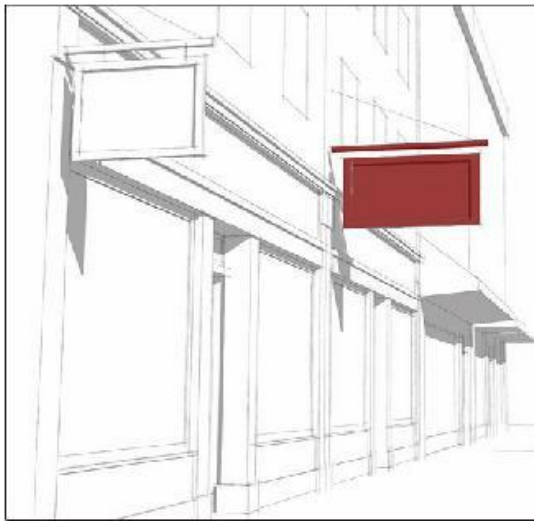
Banner Sign

(11) **Bench Sign:** A sign applied to or affixed to the seat or back of a bench.

(12) **Billboard:** See Sign, Outdoor Advertising.

(13) **Blade Sign:** A Projecting Sign, which is suspended from an overhang, canopy, marquee, or awning, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall.





(14) **Building Entrance:** A building entrance that is clearly available as a public entrance, with the exception of businesses that for reasons related to privacy do not clearly indicate a public entrance.

(15) **Building Frontage:** The length of an exterior building wall or structure, of a single premise, along either a public street or path; parking lot or other property that it faces. The Building Frontage is measured by the linear distance of the building façade.

(16) **Candela:** The basic unit of measurement of light in SI (metric) units.

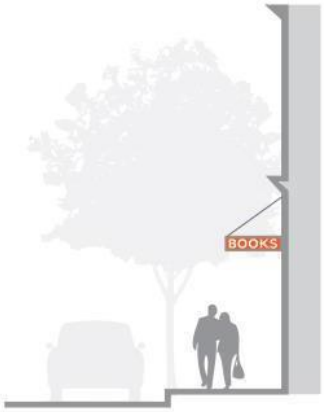
(17) **Candela per square meter (cd/m²):** The SI (metric) unit used to describe the luminance of a light source or of an illuminated surface that reflects light. Also referred to as "Nits."

(18) **Candle or Candlepower:** Synonymous with Candela, but in Imperial (non-metric) terms, not SI (metric) terms.

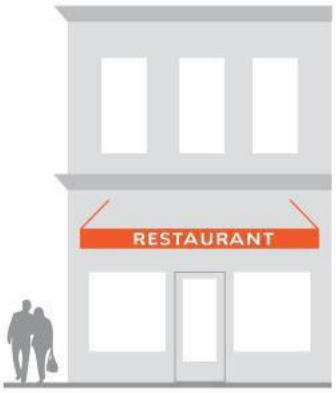
(19) **Canopy (Attached):** A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. Also called a "Marquee."

(20) **Canopy (Freestanding):** A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

(21) **Canopy Sign:** A permanent Projecting Sign affixed to the side or bottom surface(s) of an attached or freestanding canopy. Such signs may be internally illuminated pursuant to the requirements of this Article.



Canopy Sign



Canopy Sign

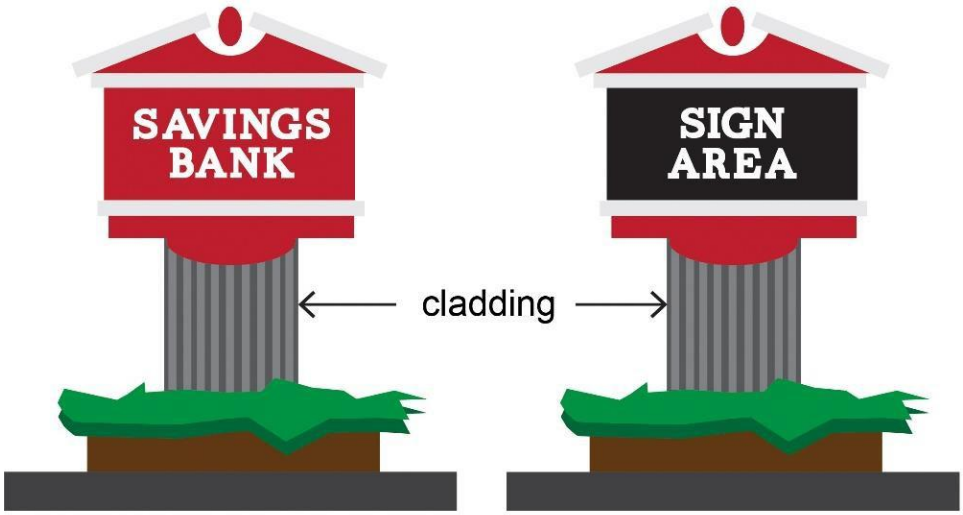
Canopy Sign

(22) **Changeable Sign:** A sign with the capability of content change by means of manual or remote input, includes the following types:

(a) **Changeable Sign, Electrically Activated:** Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: "Electronic Message Center" and "Animated Sign."

(b) **Changeable Sign, Manually Activated**: Changeable sign whose message copy or content can be changed manually on a display surface.

(23) **Cladding**: A non-structural covering designed to conceal the actual structural supports of a freestanding sign. Cladding shall not be considered sign area.



Free standing sign with cladding

(24) Copy: The graphic content or message of a sign.

(25) Directional Sign. A non-commercial sign that is designed and erected to safely direct the flow of vehicular, pedestrian, and boat traffic, including emergency response vehicles and personnel. Inclusion of a business name or logo on a directional sign is not commercial advertising as that is needed to help identify and direct vehicles and pedestrians to a location.

(26) Electric Sign: Any sign activated or illuminated by means of electrical energy.

(27) Electronic Message Center (EMC) Sign: An electrically activated changeable sign whose variable message and/or graphic presentation capability is electronically programmable. Also known as a digital sign. EMCs typically use light emitting diodes (LEDs) as a lighting source, and liquid-crystal display (LCDs) for light modulation. See also following terms principally associated with Electronic Message Centers:

(a) Display Time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

(b) Dissolve: A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

(c) Dynamic Frame Effect: An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

(d) **Scroll:** A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

(e) **Transition:** A visual effect used on an Electronic Message Sign to change from one message to another.

(28) **Face:** The portion of a sign upon, against, or through which the message is displayed or illustrated.

(29) **Festoons:** A string of ribbons, pennants, spinners, streamers, tinsel, small flags, pinwheels, or lights, typically strung overhead and/or in loops.

(30) **Flag:** A flexible piece of fabric or other material that is attached to a permanent conforming flagpole or attached flat to wall.

(31) **Flashing Sign:** See "Animated Sign, Electrically Activated."

(32) **Flexible Sign:** A sign made of fabric, thin plastic, or other flexible material, and is two-dimensional in nature.

(33) **Freestanding Sign:** A sign principally supported by one or more bases, monuments, columns, poles, or braces placed in or attached to the ground (e.g. cemented in a post- hole or screwed to cement). May also be referenced as a "Monument Sign" or "Pole Sign."

(a) **Ground Sign:** A sign supported by one or more uprights or braces in or upon the ground that does not exceed eight (8) feet in height.

(b) **Monument Sign:** A base-mounted freestanding sign supported by one or more uprights or a base and not attached to any building or other structure. A Monument Sign must have a supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material (e.g., masonry), and shall not have separations between the sign face and the base.

Monument Sign

(c) **Pole Sign:** A sign supported by one or more uprights or braces in or upon the ground.

(34) **Historic Sign:** A sign that is attached to a building listed on the State and/or National Register of Historic Places, or that is recognized by local historians and the Planning Director as having significant value as an element of the City's heritage or development, which was attached to the building at the time of said listing; or a sign that is at least 50 years old, not significantly altered from its historic appearance, and demonstrates historic value to the community.

(35) **Illuminance:** The amount of light falling upon a real or imaginary surface, commonly called "light level" or "illumination". Measured in foot candles (lumens/square foot) in the English system, and lux (lumens/square meter) in the SI (metric) system.

(36) **Illuminated Sign:** A sign characterized by the use of artificial light, either projecting through its surface(s) [Internally or trans-illuminated]; or reflecting off its surface(s) [Externally illuminated].

(37) **Incidental Sign:** A small sign, usually 2 square feet or less, designed and located to be read only by people within the site and generally not legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, handicapped signs, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity. The Sign Official shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of- way and/or the number of signs in close proximity of each other, and the Sign Official may deny a Incidental Sign if it is a sign that is regulated by another standard in this Article.

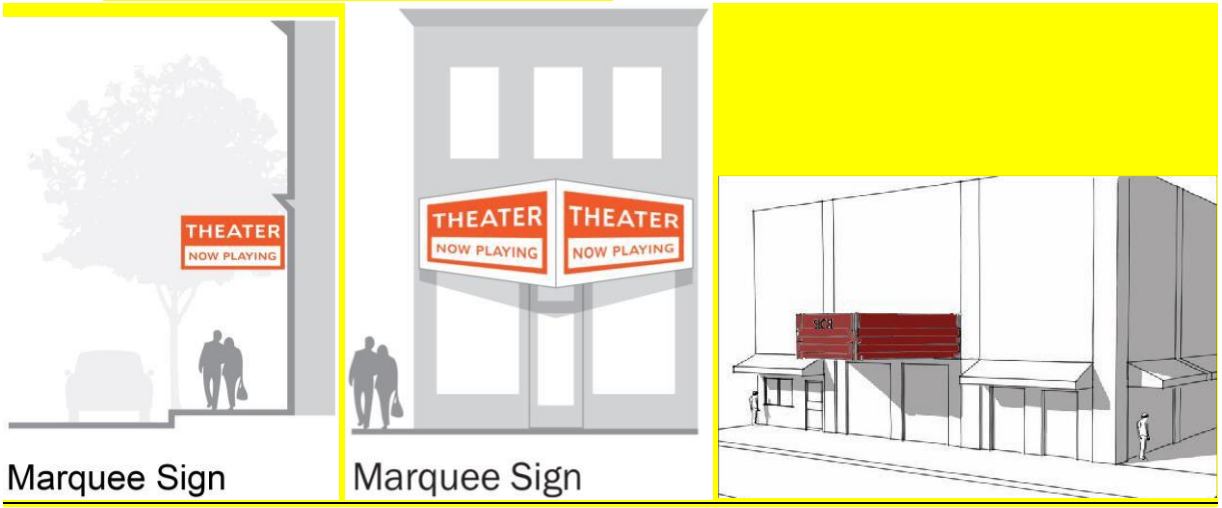
(38) **Interior Sign:** Any sign placed within a building, or placed on the site such that it is not visible from the right-of-way, but not including window signs as defined by this Article.

(39) **Luminance:** The light that is emitted by or reflected from a surface. Measured in units of luminous intensity (candelas) per unit area (square meters in SI measurement units or square feet in Imperial measurement units.) Expressed in SI units as cd/m², and in Imperial (non-metric) units as foot lamberts. Sometimes also expressed as "nits", a colloquial reference to SI units. Can be measured by means of a luminance meter.

(40) **Mansard Roof**: A roof, or structure on a building imitating a roof, which is at an angle of 60 degrees or greater from the horizontal.

(41) **Marquee**: See Canopy, Attached.

(42) **Marquee Sign:** See "Projecting Sign."



(43) **Multiple-Faced Sign:** A sign containing three (3) or more faces.

(44) **Mural**: An original artistic painting or texturing applied or attached to the surface of a wall or window. If the mural depicts on-premise commercial content or off-premise commercial content, the portion of the mural containing the commercial content will be considered a sign for purposes of this Ordinance, and will be regulated as such by subsection *54.1103(B)(67)*. Commercial content included logos, images, brand names, and other lettering that references a commercial product or business, excluding images of nonspecific abstract commercial content.*).*

(45) **Nameplate Sign:** A small, flat sign attached to the building façade on which the name of a person, company, building, etc. is printed or engraved.

(46) **Nit:** A photometric unit of measurement referring to luminance. One nit is equal to one cd/m². See "Candela per square meter (cd/m²)."

(47) **Non-Commercial Sign:** A sign consisting of only non-commercial content.

(48) **Off-Premise Commercial Sign:** A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale off the premises of where the sign is located.

(49) **On-Premise Commercial Sign:** A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale upon the premises where the sign is located. Examples of on-premise commercial signs include, but are by no means limited to, real estate signs, garage sale and yard sale signs, signs advertising a permitted on-site commercial use, and signs of a contractor or other commercial entity affiliated with an on-site project under development.

(50) **Outdoor Advertising Sign:** A permanent sign erected, maintained or used in the outdoor environment for the purpose of display of commercial or non-commercial messages not typically appurtenant to the use of, products sold on, or the sale of lease of, the property on which it is displayed. May also be referenced as an "Off-Premise Sign" or "Billboard."

(51) **Pennant:** A flexible piece of fabric or other material designed to attract attention or convey information. See definition of "Festoon."

(52) **People Sign:** A portable sign held by a person and displayed for the purposes of expressing a message.

(53) **Permanent Sign:** A sign of durable construction and durable materials designed to remain in one location and position either through attachment to a building element or mounting on a standard secured to a below grade footing, or designed into building materials such as stonework.

(54) **Plaque, Commemorative:** An inscribed tablet of brass or other non-corrosive metal or stone, identifying a place of historical or cultural significance.

(55) **Portable Message Sign:** A sign attached to or pulled by a vehicle that includes a manual and/or electronic changeable copy sign, an electronic graphic display sign, a video display sign, or multi-vision/tri-vision sign that may be displayed or affixed to a movable object such as but not limited to a car, truck, trailer, or similar transportation device. A "Portable Message Sign" shall not include a "Vehicle Sign."

(56) **Portable Sign:** Any sign not permanently attached to the ground and can be removed without the use of tools.

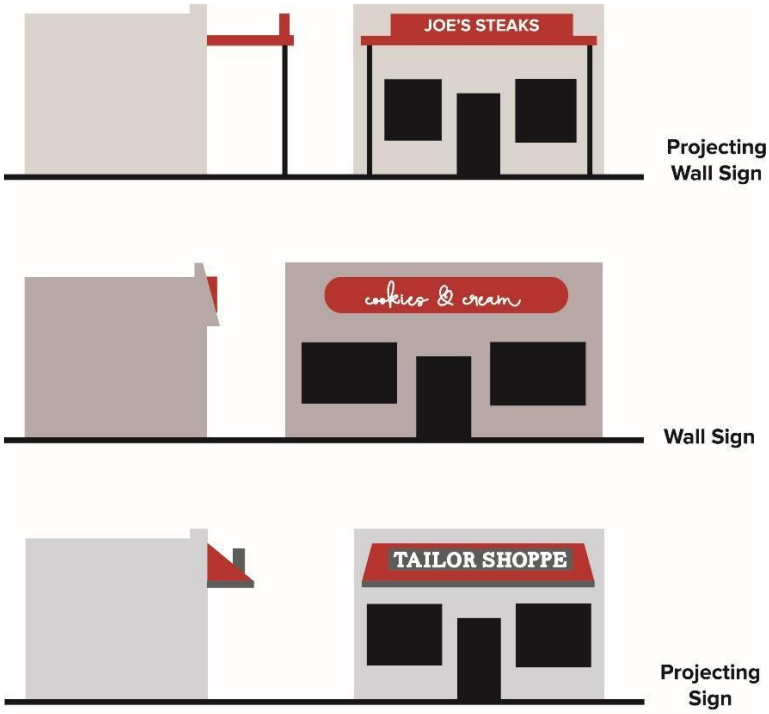
(57) **Premises:** A "lot" in the same ownership or control which is not divided by a street.

(58) **Projector-Image Sign:** A sign that is displayed through light by a projector.

(59) **Projecting Sign:** A sign which is attached directly to the building wall, and which extends more than fifteen (15) inches from the face of the wall. A "Projecting Sign" is differentiated from a "Wall Sign" based on the distance the sign projects from the surface of the building. See also: "Awning Sign," "Blade Sign," "Canopy Sign," and "Marquee Sign."

(60) **Revolving Sign:** An animated sign that revolves around an external axis driven by wind, or electromechanical devices.

(61) **Roof Sign:** A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard façades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.



(62) **Rotating Sign:** An animated sign that rotates around an internal axis driven by wind, or electromechanical devices.

(63) **Shopping Center:** A shopping center shall mean a unified commercial development occupied by a group of five (5) or more separate retail businesses occupying substantially separate divisions of a building or buildings fronting on a privately owned common mall or parking lot rather than a public street.

(64) **SI (International System of Units):** The modern metric system of measurement; abbreviated SI for the French term "Le Systeme International d'Unites."

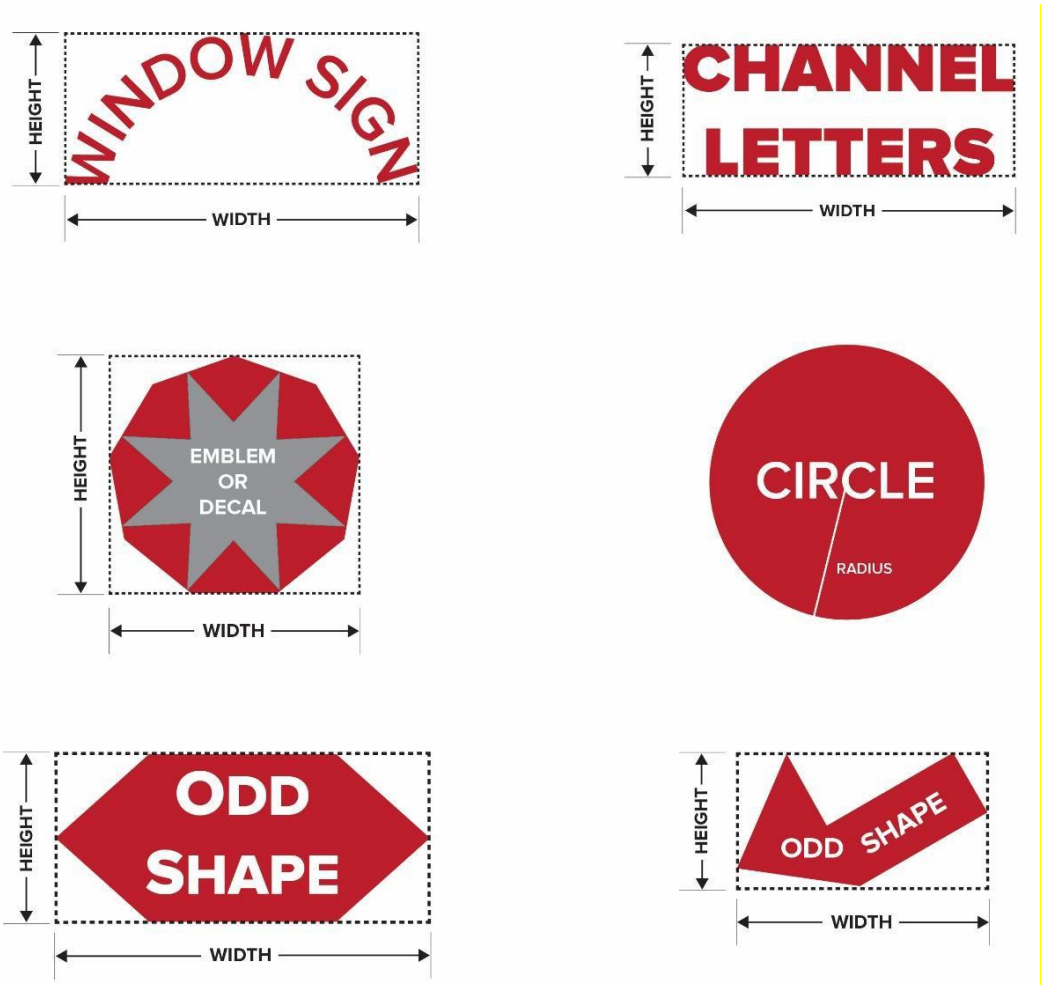
(65) **Sidewalk Sign:** A portable Temporary Sign or sign board that is freestanding and not permanently anchored or secured to either a building, structure, or the ground. Often referred to as "sandwich board signs," sidewalk signs include, but are not limited to, so called "A" frame, "T" shaped, or inverted "T" shaped stands, or with swinging type construction. See also "Yard Sign."

SIDE WALK SIGN

(66) **Sign:** A name, identification, image, description, display, message, or illustration which is affixed to, painted, or otherwise located, set upon, in, or on, a building, structure, or piece of land and which directs attention to an institution, organization, object, product, place, activity, person, idea, message, or business and which is visible from any street, right-of- way, sidewalk, alley, park, other public property, or any adjacent property. Customary displays of merchandise or objects and material placed behind a store window are not signs or parts of signs.

(67) **Sign Area:**

(a) **Area of Shape(s).** The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or use to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.



COMPUTATION OF SIGN AREA

(b) Area of Two (2) or More Sign Faces. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal size, or as the area of the larger face if the two (2) faces are of unequal size. The spacing between the parallel faces of a monument or pole sign may be increased to three (3) feet where there are only two (2) supports. In no case shall a support have a greater cross sectional width than 36 inches

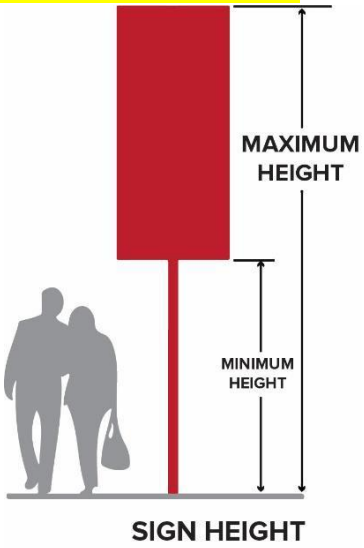
(c) Area of Wall Sign or Window Sign with No Border, Panel, or Background. Where a sign consists solely of lettering, graphics, images, or other sign elements printed or mounted on a wall or window of a building without any distinguishing border, panel or background, any blank rectangular area which is more than ten percent (10%) of the area of the sign as otherwise computed shall be disregarded. All of the lettering, graphics, images, and other sign elements printed or mounted upon a wall or window of a building without any distinguishing border, panel, or background and pertaining to the same enterprise shall be treated as a single sign for purposes of area computation.

(68) Sign Erector or Sign Installer. Any person engaged in the business of erecting, altering or removing signs on a contractual or hourly basis.

(69) Sign Height:

(a) Sign Height, Maximum Height: The maximum height of the sign shall be measured from the grade to the top of the sign. The minimum height, if applicable, shall be measured from the sign grade to the bottom of the sign.

(b) Sign Height, Minimum Height: The minimum height of a sign (also known as vertical clearance), if required, shall be measured from the sign grade to the lowest point of the sign, including any framework or other embellishments.



(70) Streamer: See "Pennant."

(71) Support Pole Sign: A Temporary Sign that is attached as an appendage to a sign, sign support, light pole, utility pole, or any part of a pole or support.

(72) Temporary Sign: A sign intended to display either commercial or non-commercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

(73) Vehicle Sign: A sign painted or otherwise attached to a vehicle, including signs on a truck trailer. A "Vehicle Sign" shall not include a "Portable Message Sign."

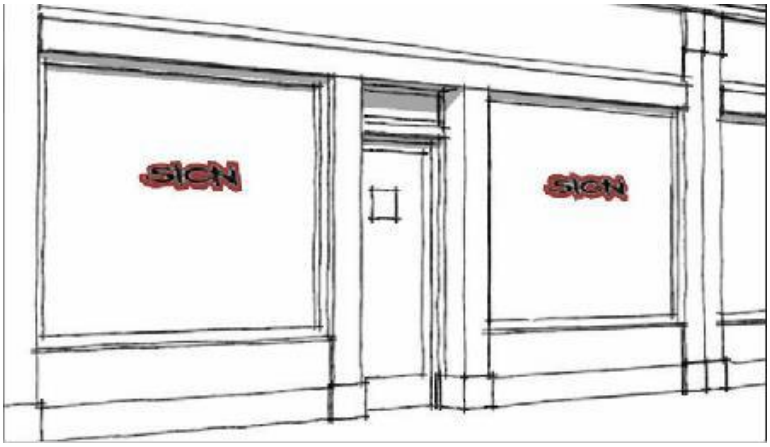
(74) Wall Sign: A sign which is painted on or attached directly to a building wall with the face of the sign parallel to and extending not more than fifteen (15) inches from the face of the wall.

Wall Sign

(75) Wayfinding Sign: A sign, frequently off-premise, specifically designed to provided directional or destination information. Wayfinding signs are created and maintained by a public agency and are typically located in a public right-of-way.

(76) Window Sign: A sign affixed to, or located behind the surface of a window, with its message intended to be visible to the exterior environment. A sign affixed to a faux window is a wall sign and subject to the regulations thereof.

Window Sign



(77) Yard Sign. A portable Temporary Sign or sign board that is freestanding and temporarily anchored or secured to the ground. See also "Sandwich Board Sign."

Section 54.1107 Exempt Signs Permitted in All Zoning Districts

Certificates of Zoning Compliance shall not be required for the following signs provided that said signs meet all other requirements of this Ordinance, including but not limited to those in *Section 54.1109*. Approval of the

property owner is required prior to the erection of a sign. It is the responsibility of the party erecting the sign to determine if a building permit is required.

(D) Special decorative displays used for holidays, public demonstrations or promotion of civic welfare or charitable purposes, on which there is no commercial advertising, providing the jurisdiction is held harmless for any damage resulting therefrom.

(1) Special decorative displays may include temporary signs, banners, or balloons.

(2) Length of use shall not extend more than ~~90~~ 120 days in a calendar year

(K) Any number of noncommercial flags may be located on any site. Only one (1) commercial flag or pennant may be displayed per lot, and it shall not exceed 45 sq. ft. in area, unless the lot frontage is greater than 100 feet, in which case one such flag or pennant may be displayed for each 100 feet of frontage. Support structures shall meet the requirements of either a freestanding flagpole or a wall-mounted flagpole.

SECTION 11. Article 12 – Nonconformities

Article 12 Nonconformities

Section 54.1202 Nonconforming Uses and Structures

If a structure or the use of a structure or of the land is lawful at the time of enactment of this Ordinance or an amendment to this Ordinances, then that structure or use may be continued although the structure or use does not conform to the Ordinance or amendment. The following sub-sections contain provisions for: classifications of different nonconforming uses and structures; repairs; maintenance; discontinuance; substitutions; expansions; and reconstruction of nonconforming structures and uses:

(A) Classifications of Nonconforming Uses and Structures. Pursuant to Section 208 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the City of Marquette establishes different classifications of nonconforming uses and structures as defined and provided for in this article. Class A Nonconforming Uses and Structures are regulated in *Section 54.1202(B)*, and Class B Nonconforming Uses and Structures are regulated in *Section 54.1202(C)*:

(B) Regulations Pertaining to Class A Nonconforming Use or Structure Designation.

(1) Class A Nonconforming Uses and Structures. Class A Nonconforming Uses or Structures are:

(a) One- and Two-Family Uses and Structures. One- and two-family uses and structures that are nonconforming may be maintained, repaired, altered, or added to as long as they remain otherwise conforming or reduce the extent of the non-conforming portion of the structure. Additions or alterations to the exterior of the structure shall conform to all requirements of this Ordinance.

(i) Exception: Two single-family structures (this does not include approved Accessory Dwelling Units) on one lot/parcel are considered Class B Nonconforming and would need to get approval from the BZA to be classified as Class A Nonconforming.

(ii) Reconstruction of Class A Nonconforming one- and two-family structures that did not get Class A approval from the Board of Zoning Appeals: Upon application for reconstruction the proposal must show the structure will meet the side yard setbacks for the zoning district in order to be approved. In addition, if the structure encroaches over a property line, it cannot be rebuilt with the encroachment.

(b) Nonconforming Uses or Structures Designated by the Board of Zoning Appeals as Class A Nonconforming Uses or Structures. ~~To qualify as a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following:~~

~~**(i)** Continuance thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.~~

~~**(ii)** The use of structure does not and is not likely to significantly depress the value of nearby properties.~~

~~**(iii)** The use or structures was lawful at the time of its inception.~~

~~**(iv)** No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform. All nonconforming uses and structures not designated as Class A are Class B nonconforming uses or structures. Class A or Class B designations do not apply to nonconforming lots (*Section 54.1203*).~~

(i) To qualify as a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following**:**

a. Continuance thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.

b. The use of structure does not and is not likely to significantly depress the value of nearby properties.

c. The use or structures was lawful at the time of its inception.

d. No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform. All nonconforming uses and structures not designated as Class A are Class B nonconforming uses or structures. Class A or Class B designations do not apply to nonconforming lots (*Section 54.1203*).

(ii) If a structure is damaged after the Board of Zoning Appeals designates a structure as Class A Nonconforming, it can only be rebuilt exactly as approved using the submitted survey, application, and attachments to the case file. Additionally, any conditions set by the Board must be followed during reconstruction.

(2) Procedure for Obtaining Class A Designation and Expansion of Class A Designation Conditions. A written application shall be filed setting forth the name and address of the applicant, stating the nonconformity's applicability to *Section 54.1202(B)(1)*, giving a legal description of the property to which the application pertains, and including such other information as may be necessary to enable the Board of Zoning Appeals to make a determination of the matter. The notice and hearing procedure before the Board of Zoning Appeals shall be the same as in *Section 54.1406*. The decision shall be in writing and shall set forth the findings and reasons on which it is based. Conditions shall be attached,

including any time limit, where necessary to assure that the use or structure does not become contrary to the public health, safety, or welfare of the spirit and purpose of this Ordinance. No vested interest shall arise out of a Class A designation except as permitted by this article.

(3) Revocation of Class A Designation or Expansion of Class A Designation. Any Class A designation shall be revoked, following the same procedure required for designation, upon a finding that as a result of any change of conditions or circumstances the use or structure no longer qualifies for Class A designation.

(4) Regulations Pertaining to Class A Nonconforming Uses and Structures. No Class A nonconforming use shall be resumed if it has been discontinued for a continuous period of at least 18 months or if it has been changed to a conforming use for any period of time. No Class A structure shall be used, altered, or enlarged in violation of any condition imposed in its designation.

(5) Expansion of a Class A Nonconforming Use and Structure. No Class A use or structure shall be expanded unless approval from the Board of Zoning Appeals is first granted.

(a) To qualify for an Expansion of a Class A Nonconforming Use or Structure, the Board of Zoning Appeals must make affirmative findings on all of the following:

(i) Continuance and expansion thereof would not be contrary to the public health, the safety, or welfare, or to the spirit of this Ordinance.

(ii) The expansion of the use and/or structure does not and is not likely to significantly depress the value of nearby properties.

(iii) The use or structures was lawful at the time of its inception.

(iv) No useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structures does not conform.

(b) Approval Period. If the petitioner has not obtained a Zoning Permit, and a Building Permit and commenced construction to implement an Expansion of a Class A Nonconforming Use or Structure within one (1) year of the date of its approval by the Board of Zoning Appeals, said Expansion of a Class A Nonconforming Use or Structure shall expire. The Board of Zoning Appeals, upon application made before expiration, may grant an extension of not more than one (1) year from the expiration date. The Board Zoning Appeals, at its discretion, may schedule a public hearing in accordance with *Section 54.1406* prior to granting an extension. Not more than two (2) such extensions may be granted.

(C) Regulations Pertaining to Class B Nonconforming Use or Structure Designation.

(1) Class B Nonconforming Uses and Structures. A Class B nonconforming use or structure is any nonconforming use or structure that is not a one- or two-family nonconforming use or structure (see *Section 54.1202(B)(1)(a)*) or has not been classified as a Class A nonconforming use or structure by the Board of Zoning Appeals pursuant to *Section 54.1202(B)*.

(2) Prohibited Continuance of Illegally Established Class B Nonconforming Uses and Structures. No Class B nonconforming use or structure shall be permitted to continue in existence if it was unlawful at the time of its inception.

(3) Purpose for Class B Nonconforming Uses and Structures. It is a purpose of this Ordinance to eliminate Class B nonconforming uses and structures as rapidly as is permitted by law without payment of compensation.

(4) Discontinuance of a Class B Nonconforming Use. No Class B nonconforming use shall be resumed if it has been discontinued for a continuous period of six (6) months or if it has been changed to conforming use for any period of time. If the structure in which the use is housed or conducted is damaged by casualty or neglect to the point where the structure must be removed or reconstructed, the standards of *Section 54.1202(C)(7)* apply. If the Class B nonconforming use was legally in existence up until the time the structure in which the use is housed required removal or reconstruction, the owner shall have up to 24 months to re-establish the nonconforming use, provide such re- establishment shall not increase the nonconformity of the use, structure, or building.

(5) Prohibited Substitutions and Expansions of Class B Nonconforming Uses. No Class B nonconforming use shall be changed to a substantially different nonconforming use, nor enlarged so as to make use of more land area than used at the time of becoming nonconforming.

(6) Maintenance and Repair of Class B Nonconforming Structures. For the purpose of maintaining health and safety, Class B nonconforming structures and buildings may be repaired and maintained. Such repair and maintenance shall not increase the nonconformity of the structure, building, or uses therein, nor shall such repair and maintenance total more the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become destroyed or damaged to the point where the structure must be removed or reconstructed, the standards of *Section 54.1202(C)(7)* apply.

(7) Reconstruction Class B Nonconforming Structures. ~~No Class B nonconforming structure shall be enlarged or structurally altered, nor shall it be reconstructed, if damaged by casualty or neglect to the extent that the cost of reconstruction or similar repair exceeds the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of See *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become destroyed or damaged to the point where the structure must be removed or reconstructed, the owner shall have up to 24 months to rebuild the nonconforming structure, provided such reconstruction shall not increase the nonconformity of the structure, building, or uses therein. However, the owner may construct a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.~~

(a) Reconstruction Due to Casualty or Neglect. No Class B nonconforming structure shall be enlarged or structurally altered, nor shall it be reconstructed, if damaged by casualty or neglect to the extent that the cost of reconstruction or similar repair exceeds the market value of the structure excluding land and other structures on the site as determined by the City Assessor using the current tax roll and field sheets. The Zoning Administrator may substitute the market value of the structure based on calculation procedures of See *Section 54.1202(C)(8)*. In the event that a nonconforming structure has become

destroyed or damaged to the point where the structure must be removed or reconstructed, the owner shall have up to 18 months to rebuild the nonconforming structure, provided such reconstruction shall not increase the nonconformity of the structure, building, or uses therein. However, the owner may construct a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.

(b) Structures Not Meeting Side Yard Setbacks. If the structure currently does not meet the side yard setback requirements for the zoning district, it must meet the side yard setback requirements if rebuilt. In addition, if the structure encroaches over a property line, it cannot be rebuilt or enlarged with the encroachment.

(8) Calculation of Repairs and/or Reconstruction of Class B Nonconforming Structures. For the purpose of calculating a fair and equitable cost of repairs and reconstruction regulated by this section, the average of two (2) bid estimates from licensed contractors shall be used. All work requiring permits under state and local regulations, and materials necessary to bring the structure up to current code shall be included. Clean up costs, demolition, furnishings and appliances shall not be included. The actual repair and reconstruction may be done by the homeowner or contractor of his choice. If the Zoning Administrator questions the accuracy of the bid estimates, or proposed work or materials, he/she may consult with the Building Code Department and City Assessor, and/or refer the matter to the Board of Zoning Appeals. There shall be no cap on the value of a conforming addition to a nonconforming structure, provided the addition meets all of the requirements of this Ordinance.

(9) Permitted Continuance of Class B Nonconforming Mineral Removal Operations. In the case of mineral removal operations, existing holes or shafts may be worked and enlarged on the land which constituted the site on which operations were conducted at the time of becoming nonconforming, but no new holes or shafts shall be established.

SECTION 12. Article 14 – Administrative Procedures

Chapter 54 – LAND DEVELOPMENT CODE, Article 14 – Administrative Procedures is hereby amended as follows:

Article 14 Administrative Procedures

Section 54.1401 Zoning Permits and Zoning Compliance Review

(A) Submission of Zoning Compliance Application Required. No person shall commence to erect, alter, or repair any structure or to replace or enlarge any of the uses listed in *Section 54.1401(B)*, without first obtaining Zoning Compliance and approval of plans. No use shall be carried on, nor construction undertaken, except as shown upon an approved Zoning Compliance application and plan. Plans shall be submitted to the Zoning Administrator or designated official.

(B) Permitted Uses and Development Subject to Zoning Compliance Review. The following uses and development are subject to Zoning Compliance Review:

(1) Residential dwellings (one-family, two family, multi-family) and associated accessory structures, including additions and structural alterations, and structural alterations to any

other building or structure.
Structural alterations include, but are not limited to, replacement of structural members of decks, porches, or steps, alterations to the means of ingress and egress, and other changes regulated by this Ordinance, provided such alterations are not subject to Site Plan Review pursuant to *Section 54.1402(B)*. The Zoning Administrator reserves the right to require a Zoning Compliance Review for the replacement of a non-structural member of a deck, porch, or other structure if deemed necessary by the Zoning Administrator to determine compliance with this Ordinance.

(2) Interior remodeling of a non-residential use, provided such remodeling is not subject to Site Plan Review pursuant to *Section 54.1402(B)*.

(3) Re-paving of an off-street parking lot, provided there are no grading changes and no changes to the configuration of the parking lot layout.

(4) The establishment of a permitted use in the district, provided that the use must meet all requirements of this Ordinance including any special requirements listed for that zoning district. Any development requiring Site Plan Review must be reviewed in accordance with to *Section 54.1402(B)* and special land uses must be reviewed in accordance with *Section 54.1403*.

(C) Required Information for Zoning Compliance Review. The required form of, and information on, plans shall include:

(1) Name and address of the applicant and plan preparation date.

(2) Dimensioned property lines of the area included in the plan and a north arrow.

(3) The scaled shape, size, use, location, height, eave size, floor area, parking spaces, driveways, sidewalks, exterior architectural design of all structures, the floor area and ground coverage ratios of residential structures if applicable.

(4) The elevation of the finished floor and the elevation at the curb for driveways when the proposed construction is new or when this information is otherwise deemed necessary by the Zoning Administrator to determine the runoff flow of storm water.

(5) All proposed and existing structures and their relationship to each other and adjacent property lines, including setbacks.

(6) For non-residential interior remodeling, two (2) copies of plans sized 24 inches by 36 inches shall be drawn to a scale acceptable to the Zoning Administrator and shall be sealed by a professional engineer or architect. One digital copy of the plan set must also be submitted.

(7) Any other information deemed necessary by the Zoning Administrator to establish compliance with this and other ordinances.

(8) If no exterior dimensional changes will result from the proposed construction or alteration, the Zoning Administrator may permit the plan to consist of the minimum applicable information listed above to determine compliance with the Zoning Ordinance and

applicable codes.

(D) Zoning Compliance Review Procedure. Upon receipt of any Zoning Compliance application and plan, the Zoning Administrator or designated official shall review to determine whether it is in proper form, contains all of the required information and shows compliance with the ordinance. The Zoning Administrator or designated review official shall, within ~~ten (10)~~ fifteen (15) business days, grant approval in writing or deny approval in writing, setting forth in detail the reasons which shall be limited to any defect in form or required information, any violation of any provision of this Ordinance, and any changes which would make the plan acceptable. The Zoning Administrator or designated official may extend this ten (10) business day period if additional time is required to determine compliance and/or obtain additional information necessary to determine compliance. In determining compliance with this Ordinance, the Zoning Administrator or designated official shall take into consideration all applicable standards of this Ordinance, such as setbacks, height, parking, landscaping, etc. If non- compliance with any standard of this Ordinance is demonstrated, the Zoning Administrator or designated official shall deny approval of the plan. The applicant may appeal any denial to the Board of Zoning Appeals.

(E) Expiration. Zoning permits (which includes zoning compliance, fence, and sign permits, etc.) will expire after two (2) years if construction has not commenced. Zoning Staff upon request prior to the expiration date, may grant an extension of not more than one (1) year form the expiration date, upon findings that the conditions of the permit have not changed. Not more than two (2) such extensions may be granted.

54.1402 Site Plan Review

Figure 52. Site Plan Information Required in the Site Plan Set

Site Plan Information Required	Sketch Plan	Preliminary Site Plan	Final Site Plan
Proposed Construction			
If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.Tree clearing and grading is limited to the areas that are proposed and approved for a phased timeline.	●	●	●
Site Circulation Details and Access Design			
General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See *Section 54.907*.	●		
Street horizontal and vertical dimensions, including curve radii.		●	●
Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.		●	●
Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.		•	

Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.		•	
Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths or trails.			•
Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.			•
Written verification of access easements or agreements, if applicable.		•	•

SECTION 13. Article 15 – Violations, Penalties, and Enforcement

Chapter 54 – LAND DEVELOPMENT CODE, Article 15 – Violations, Penalties, and Enforcement is hereby amended as follows:

Article 15 Violations, Penalties, and Enforcement

Section 54.1505 ~~Payment of Civil Fines, Costs, or Justice System Assessments Prior to Permit Review~~ Eligibility for Approval of a Permit or Application Request

~~A person is not eligible to apply~~ City Staff cannot approve an application for a rezoning, site plan approval, special land use approval, planned unit development approval, variance, or other zoning authorization if the person is delinquent in paying a civil fine, costs, or a justice system assessment imposed by an administrative hearings bureau established by the City pursuant to the Home Rule City Act, 1909 PA 279, MCL 117.4q, the person has any other outstanding indebtedness to the City, or if the person has any unresolved violations of the City Code or state or federal law.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, May 20, 2025, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website.

ROLL CALL

Planning Commission (PC) members present (7): W. Premeau, Vice Chair K. Clegg, M. Rayner, J. Fitkin, Chair S. Mittlefehldt, D. Fetter, A. Wilkinson
PC Members absent (2): K. Hunter, S. Lawry (excused)
Staff present: City Planner and Zoning Administrator Dave Stensaas, Zoning Official Andrea Landers

AGENDA

It was moved by K. Clegg, seconded by J. Fitkin , and carried 7-0 to approve the agenda as presented.

MINUTES

The minutes of the May 06, 2025, meeting were approved by consent, with the correction of the text for the motion on the Bylaws, as noted by K. Clegg.

PUBLIC HEARING
A. 01-ZOA-05-25 Land Development Code (LDC) Amendments

D. Stensaas stated that these draft LDC amendments are the culmination of approximately six months of work, during which the Planning Commission (PC) conducted nine work sessions on this matter, and that the PC held a work session with the City Commission to discuss the staff and PC's intentions for these amendments at the beginning of the effort. He also said that the draft amendments are comprehensive, in that they address portions of nearly every Article in the LDC, and that there is a lot more material that was addressed than initially contemplated. He related that this is something that we've been doing for several years and it has worked out pretty well, that when development applications tail off in the fall, to then turn to working on the LDC to address the annotations we've made through the year and then to set to fixing problems and trying to make the code better for everybody. He also said that the Commissioners have seen everything in here at least once, except for a correction Andrea found and made, so besides that one portion of the LDC, we were just planning to address any questions about the contents tonight and not go through the specifics.

W. Premeau asked for clarification on the vehicle parking standards, concerning the overall concept of requiring a minimum amount of parking for certain land uses. He said that he thought we were going to do away with that and allow the property owner to decide how much parking they need.

S. Mittlefehldt asked what specific section of the code Mr. Premeau was referring to.

D. Stensaas related that parking is in Article 9, and that in the past the Planning Commission did draft changes to the standards that were adopted that allow for retail and office uses to choose how much parking they need above a minimum of 2 spaces, and some other uses have had the minimum parking amount lowered, and parking maximums were set, but that was not discussed in any of the ten meetings that we had this year.

W. Premeau said that he misunderstood, because he thought he brought that up, and that if you need more parking, you should be able to have it.

D. Stensaas said that it sounds like you would like to change the parking maximum standard.

W. Premeau said yes.W. Premeau said that for apartments, they should be allowed to have two parking spaces per unit, and then some extra spaces for visitors or a recreational vehicle.

S. Mittlefehldt said that there's always next year, and we can address that next time. She asked Mr. Premeau if there were any specific issues that he wanted to discuss in these amendments. She asked if anyone else had any thoughts to offer, and asked the Staff if there was any correspondence.

A. Landers stated that there wasn't any correspondence, but there is one clerical error that was found and one new item to consider in a section that we were already working in. She stated that when updating the LDC for the changes considered for this year, she discovered an error in the *Residential Limited Animal Keeping* section (Article 54.643), which is that somehow an important paragraph was removed and needs to be reinserted. She showed the proposed changes on the monitor, and the resulting changes to the enumeration of sections that followed this section, after the changes were made.

A. Landers also said that there is another change, to section 54.1401(D), that we'd like to have you consider, and it's due to the volume of permits we've been receiving this spring. She said it has been difficult to meet the deadline of 10 business days when we're so swamped, and that it usually takes about 5 days to process a permit, and so we'd like to see the code changed to allow 15 business days so that our hands are not tied as they are – because if we can't get the permit approved in 10 days it is automatically approved. She said staff has had to work overtime and to drop other things that need attention, and so we would like you to consider this proposal.

S. Mittlefehldt asked if there were any thoughts on this, or if people were okay with it. There were no comments made, but several members nodded in agreement.

S. Mittlefehldt opened the public comment period. Nobody approached the podium to comment.

S. Mittlefehldt asked if there was any further Commission discussion, and she then asked if anyone wanted to make a motion.

> *It was moved by K. Clegg, seconded by M. Rayner, and carried 7-0 that after review of the draft Land Development Code (LDC) amendments presented as case 01-ZOA-05-2025, and after conducting a public hearing and careful consideration of the contents of the draft LDC amendments, the Planning Commission finds that the draft LDC amendments are consistent with the recommendations, goals, and policy objectives of the Community Master Plan, comply with section 54.1405 of the Land Development Code, represent an improvement to regulation that affects property owners in the city, and therefore are justified, appropriate and should be approved by the City Commission.*

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Tyler Peterson, of 718 Homestead Ave., said that he has been talking with Andrea about building an ADU and asked some questions about what was approved in the draft amendments. S. Mittlefehldt and staff answered the questions, including when the changes would go into effect. Mr. Peterson thanked everyone.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025

NEW BUSINESS
A. 04-SPR-05-25 – Site Plan Review for new GMC Vehicles Sales Site at 1101 W US-41

A. Landers stated that the staff has reviewed a proposed site plan for the construction of a new commercial building, new parking lot, dumpster enclosure, landscaping, and site improvements - for 1101 W. US-41 - and has provided comments for the plan. Those comments and narrative responses are in your packet. She showed the staff report on the wall monitors and said that in the staff report staff has provided the applicable zoning and development standards, the proposed uses, dimensional regulations, and the applicant's request to exceed the maximum parking space requirements for their vehicle inventory parking. She also said that [in the staff report] are the site plan review standards, the relationship to the Community Master Plan, and attachments include the Site Plan Review application, staff comments from all departments, the area map, block map, photos of the site, and the site plan set. She asked if there were any comments for the staff. There were none.

Brian Savolainen, Civil Engineer for the project and Wickwire Associates, said that the General Manager of the GMC dealer, Nicholle Remilong, is here to answer questions about operational and architectural issues. He said they did include detailed plans, but the architect wasn't available to be here today. He said that with most dealerships, including GM, the exterior look is driven by GM itself. He said that they are jumping from one side of the highway to the other, and that gives them a better view and an easier and safer approach to the business. He said that early in the project they brought the project to MDOT and it was reviewed by their corridor committee, and now the only thing we need from them is our stormwater permit.
He also said that we aren't changing the drive entrance, we're just lowering the grade a little bit and that is all we'll be doing in the right-of-way.

He said that there was a hotel on the site before, and there were storage units on the backside. He said we are cutting the first part where the hotel was by about three feet, and then leveling it with the back of the site and that creates a bit more space for mobility on the site. He said the parking was a bit confusing to us at first, but there isn't anything for a car dealer for what is needed for display, but there is what is called *hard surface display parking*. He said that isn't official [required] parking, but they'll work with staff to figure out details for what is needed for the body shop, service area, customer and employee parking, for the required parking calculations. He said that the LDC does work for what they need.

Mr. Savolainen said the in regards to the site, one of the biggest concerns is the stormwater in that area is tricky, as it does eventually go to the Whetstone [Creek] and there were some concerns about that. He said that there is enough property out to the east end of the site for a large stormwater basin, and the water has to build up quite a bit and backflow up the pipe to go into a small line that goes to McClellan, which is only a 6-inch storm [outlet]. He said that they are significantly reducing the stormwater that was generated there before, because the whole site was overflowing into the MDOT right-of-way. He said the now everything is graded away from the right-of-way and into the parking lot to capture everything internally and send it to the east, while all the roof drains will be collected and water sent to the south side of the property. He said there are some minor landscaping items to address, and that there is a nice buffer to the south already, which is a big hill. He related that to the east, there is a residential property, so they're doing both landscape items there, including a 4-ft. high privacy fence.

He said that regarding utilities, they're trying to use the same ones so that we don't have to go out into McClellan Ave. to do any major work there, with the size of the utilities for the hotel (inaudible). He said that is the basic overview of the site and we'll be glad to answer any questions.

S. Mittlefehldt asked if anyone had any questions.

K. Clegg asked how many employees are anticipated to be working in the building at the same time, and it says in the report that you will have 13 employee parking spaces.

Ms. Nicholle Remilong said that they have about 40 employees, a few of them are part-time, and I think it's more than 13 spaces. She also said that the front-facing areas will be for customers and employees will park in back.

Mr. Savolainen said that is not the total that will be worked out.

K. Clegg said that it sounds like there will be plenty of parking for employees then.

S. Mittlefehldt asked if anyone else had questions or thoughts.

J. Fitkin asked if the new landscaping standards that the Planning Commission recommended could be applied to this application?

A. Landers said that when an application is submitted it is subject to the standards at that time.

D. Fetter asked what the building might look like, color-wise, and said that she was curious if there was any thought about making it similar to buildings in Marquette.

Mr. Savolainen said that it will have a black metal exterior with quite a bit of glass, and there are breaks in the building and some details called out.

Ms. Remilong said that there will be a lot of glass in front and the look will be very modern.

D. Stensaas stated that the Site Plan Review checklist includes an item in the voluntary information section at the end that states, as a result of Planning Commission deliberation on making this a code standard, that the color of buildings should not be more than fifty percent black, white, or shades in between. So, that is just there as a sort of recommendation. He also said that the Planning Commission can recommend the landscaping be changed to all native plants, but the applicant doesn't have to change their plans that comply with the LDC.

J. Fitkin said she would like to ask that they use the native plant standard that was recently recommended for adoption in the LDC.

K. Clegg asked if the site plan review standards need to be discussed individually, item by item.

A. Landers said that it's best to cite them in your findings of fact.

It was moved by K. Clegg, seconded by J. Fitkin, and carried 7-0 that after review of the site plan and the supplemental documentation dated 4-22-25, and the Staff Report for 04-SPR-05-25, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code, the Site Plan Review Standards in Section 54.1402(E), and hereby approves the site plan with the recommendation that the landscaping be changed to utilize native plans as possible, with and the following condition:

- *that an amended plan is submitted to meet staff comments.*

B. 2nd Site Plan Extension Request – 420 N. Third St. mixed-use building proposal

A. Landers read the correspondence from the applicant. D. Stensaas provided some history of the development proposal and the stated reasons for past delays.

> *It was moved by K. Clegg, seconded by D. Fetter, and carried 7-0 that the Planning Commission approves the request for an extension in case 02-SUP-06-23, with the expiration date to be 6-20-2026.*

C. Letter of Support discussion

S. Mittlefehldt said she has a colleague who is trying to develop a Fullbright scholar program, which is an international exchange program, and she is seeking to get that position in the Earth, Environment, and Geographical Sciences department to host a scholar with expertise in community planning and development. She said that she was asked to write a letter of support either from me, or even better, with the support of the Planning Commission. She said this person wouldn't be involved with the Planning Commission, but might be able to provide training or a workshop or give a talk about community planning and development in other parts of the world. She said she thinks it's a great opportunity, and she thinks that the odds of getting the position are probably slim, but she wanted to ask if the members are in support of the effort and the letter.

M. Rayner said that she was at a school that had this type of exchange, and it was very interesting.

J. Fitkin said that she is in support.

A. Wilkinson said that in his Planning program at the University of Michigan he met people from all over the world and they shared a lot of cool ideas he hadn't heard before and different ways of dealing with things, and he learned a lot from them, so anytime you can bring other viewpoints in it's probably a good thing.

D. Stensaas said that he thinks our staff would fully supports it and that it could be a good opportunity for an exchange of perspectives.

S. Mittlefehldt said that she will move forward with this then, and thanked everyone.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

None

COMMISSION AND STAFF COMMENTS

M. Rayner thanked everyone for their work on the voluminous LDC amendments.

K. Clegg said that it [the LDC amendments] has been a long process and he thanked staff and the Commission for their diligence and working on this for the past several months.

D. Fetter said that she liked that this has been added to their agendas and she that learned quite a bit and had some good discussions, and thanked staff for the hard work put into the

project.

J. Fitkin said that she appreciates the work on the LDC and the level of detail put into it.

D. Stensaas said that they will add the maximum parking standards to the discussion for next year. He also said that in the vein of a discussion of exchange of ideas, even people from parts of lower Michigan don't quite get how the amount of snow we get here impacts our codes, especially with parking requirements. He related that he hears people say that we should eliminate residential parking requirements altogether, and cite different cities where that has been done, but it's pretty hard when you have a parking ban on the streets, and six months of snow some years. He also suggested that Commissioner Premeau let us know if he has specific ideas for the parking standards, sooner than later, and they will be happy to work on it.

A. Landers said thank you for the thanks, and thanked the members for their hard work.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 7:05 p.m.

David Stensaas

Prepared by D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison.

Agenda Date: 6/30/2025

Public Hearing(s)
01-PUD-03-25 - W. Magnetic St. (Portion of PIN: 0410681)

BACKGROUND:

Veridea Group submitted an application for Preliminary PUD Approval and Site Plan Review for a proposed Planned Unit Development (PUD) that includes a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic Street between Lee Street and Fourth Street on the property previously known as the MGH Campus.

The Planning Commission reviewed the materials at their June 3, 2025 meeting and passed the following motion:

It was moved by S. Lawry, seconded by K. Clegg, and carried 7-0 that after review of the PUD site plan (includes pattern book items) dated May 5, 2025, and the Staff File Review/Analysis for 01-PUD-03-25, the Planning Commission, who previously established that the PUD met 7 out of 10 required objectives and the criteria to be eligible for a PUD of Section 54.323(F) of the Marquette City Land Development Code, and the preliminary PUD Plan meets Section 54.323(H) of the Marquette City Land Development Code, recommends that the PUD be approved by the Marquette City Commission with the condition that an amended plan be submitted to meet staff comments, particularly for the variances requested, for the final site plan review.

The next step in the process is for the City Commission to hold a public hearing to consider the Planning Commission recommendation. This public hearing was scheduled at the June 9, 2025 City Commission meeting.

FISCAL EFFECT:

None.

RECOMMENDATION:

Approve 01-PUD-03-25 as recommended by the Planning Commission, and direct the City Attorney to draft the PUD Agreement.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- PUD Case File
- Draft PC Minutes

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

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: May 28, 2025
SUBJECT: **01-PUD-03-25 (05-SPR-06-25) – Preliminary PUD plan review for W. Magnetic St (Portion of PIN: 0410681))**

The Planning Commission is being asked to review an application for a preliminary Planned Unit Development (PUD) approval. The Planning Commission determined that the proposed PUD met the criteria for qualification as a PUD at a public hearing on March 18, 2025. The Planning Commission is now prepared to conduct a public hearing for a preliminary site plan review and then draft a recommendation to the City Commission, who will determine whether to approve or deny the PUD at a public hearing to follow. If approved by the City Commission, the City Attorney will prepare a contract. After the contract is recorded, the applicant can submit a final site plan to the Planning Commission for their determination of conformity to the contract and compliance with the Land Development Code. Only after all these steps are completed and any conditions of approval are complied with can staff issue permits for the development of the PUD.

Please see the attached STAFF FILE REVIEW/ANALYSIS for a complete review of the proposal.

All notices have been sent in accordance with the Land Development Code and State Law. No correspondence has been received.

RECOMMENDED ACTION:

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

It is also highly recommended that any recommendation regarding the PUD site plan include:

After review of the PUD site plan (includes pattern book items) dated May 5, 2025, and the STAFF FILE REVIEW/ANALYSIS for 01-PUD-03-25, the Planning Commission, who previously established that the PUD met 7 out of 10 required objectives and the criteria to be eligible for a PUD of Section 54.323(F) of the Marquette City Land Development Code, and the preliminary PUD Plan meets Section 54.323(H) of the Marquette City Land Development Code, recommends that the PUD be (approved/denied) by the Marquette City Commission (for the following reasons/with the following conditions).

- Staff recommends a condition of approval that an amended plan is submitted to meet staff comments for the final site plan review.

STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official
Reviewed by David Stensaas – City Planner and Zoning Administrator

File Number: 01-PUD-03-25 (05-SPR-06-25)

Date: May 28, 2025

Project/Application: Preliminary PUD Approval and Site Plan Review for a proposed Planned Unit Development (PUD) for a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic Street between Lee Street and Fourth Street.

Location: W. Magnetic Street (Between Lee St. and Fourth St.)

Parcel ID: Portion of 0410681

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

Current Zoning: MDR – Medium Density Residential

Surrounding Zoning:
North: M-U – Mixed Use
South: MDR – Medium Density Residential
East: MDR – Medium Density Residential & M-U – Mixed Use
West: MDR – Medium Density Residential

Zoning District and Standards:

Current Zoning – MDR

Section 54.308 MDR, Medium Density Residential District

(A) Intent
The MDR district is intended to establish and preserve medium density residential neighborhoods that present an environment acceptable to a range of users, including families of all types. Some additional non-residential compatible uses may be allowed. It is important to the community to preserve and enhance the pedestrian-friendly, compact neighborhood types where homes and buildings are of similar scale and character.

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure	• Cemetery
• Accessory Use, Non-Single Family Residential Lots	• Dwelling, Intentional Community
• Accessory Use, Single-Family Residential Lots	• Dwelling, Quadplex
• Adult Foster Care, Family Home	• Foster Family Group Home
• Adult Foster Care, Small Group Home	• Hospital Hospitality House
• Child or Day Care, Family Home	• Public or Governmental Building
• Child or Day Care, Group Home	• Recreational Use, Public
• Child Care Center or Day Care Center	• Religious Institution

• Dwelling, Accessory Unit • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Food Production, Minor • Foster Family Home • Home Occupation • Home Office • Homestays and Vacation Home • Outdoor Entertainment and Community Events (Temporary) • Residential Limited Animal Keeping • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use	• School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Supportive Housing Facility, Transitional and/or Permanent
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations for 1 Dwelling unit and other uses identified in Section 54.308			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,500 *(C)*	*Front Yard (ft.)*	15 *(A), (B)*
Min. Lot Width (ft.)	37.5 *(D)*	*Side Yard (one) (ft.)*	5 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	13 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	31.5	*Rear Yard (ft.)*	20 *(L)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(E) Dimensional Regulations for 2 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	6,000 *(C)*	*Front Yard (ft.)*	15*(A),(B)*
Min. Lot Width (ft.)	50 *(D)*	*Side Yard (one) (ft.)*	10 *(L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(L)*
Max. Building Height of Primary Building (ft.) (Q)	31.5	*Rear Yard (ft.)*	20 *(L)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(F) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	9,000 *(E)*	*Front Yard (ft.)*	15 *(A)*
Min. Lot Width (ft.)	75 *(E)*	*Side Yard (one) (ft.)*	10 *(H), (L)*
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	20 *(H), (L)*
Max. Building Height of Primary Building (ft.) (Q)	31.5	*Rear Yard (ft.)*	30 *(H), (L)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

(G) References to Additional Standards		
Definitions *Article 2*	***Exterior Lighting*** *Section 54.802*	***Landscaping and Screening*** *Article 10*
Subdivisions *Section 54.501*	***Riparian Buffers*** *Section 54.804*	***Signs*** *Article 11*
Site Condominiums *Section 54.503*	***Wetland Protection*** *Section 54.805*	***Nonconformities*** *Article 12*
Accessory Structures *Section 54.705*	***Steep Slopes and Ridgelines*** *Section 54.806*	***Zoning Permits*** *Section 54.1401*
Fences and Walls *Section 54.706*	***Parking, Loading, and Access Management*** *Article 9*	***Site Plan Review*** *Section 54.1402*

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

(1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.

(2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50 - Required Buffer and Greenbelt Specifications:

DISTRICT IN WHICH BUFFER & GREENBELT IS REQUIRED	ABUTTING DISTRICT							
	LDR & MDR	MFR	MHP	M-U	CBD	GC & RC	C, M, & CR	I-M & BLP
LDR and MDR	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A

Proposed Zoning – PUD

Intent and Uses Allowed (staff comments, where applicable, are indicated in bold text):

Section 54.323 PUD, Planned Unit Development District

(A) Purpose. The Planned Unit Development (PUD) option is intended to encourage, with City approval, private or public development that is substantially in accord with the goals and objectives of the Community Master Plan. Development permitted under this Section shall be considered as an optional means of development only upon terms agreeable to the City. Use of the PUD option will permit flexibility in the regulation of land development and benefit the City by:

(1) Encouraging innovation through an overall development plan to provide variety in design and layout.

(2) Achieving economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities.

(3) Encouraging the creation of useful open spaces particularly suited to the needs of the parcel in question.

(4) Providing appropriate housing, employment, service, and shopping opportunities suited to the needs of residents of Marquette.

(B) Use. The PUD may be used to:

(1) Permit nonresidential uses of residentially zoned areas.

(2) Permit residential uses of non-residentially zoned areas.

(3) Permit land uses and the mixing of land uses that would otherwise not be permitted, provided the objectives are supported by the Master Plan and the intent of this Ordinance and the resulting development promotes the public health, safety, and welfare without a material adverse impact on adjoining existing and planned uses.

(C) Minimum Size. The minimum size of a PUD must be two (2) acres of contiguous land. However, the City Commission, upon recommendation from the Planning Commission, may permit a smaller PUD under the following circumstances:

(1) The proposed project has unique characteristics and benefits; and/or

(2) The parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements that cross the parcel.

In such case, the applicant must submit a letter to the City requesting a waiver of the minimum PUD size requirements. The request must be submitted at the time of the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.101(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall make the final decision concerning a request to waive the PUD size requirements.

The City Commission waived the contiguous 2 Acre minimum requirement on April 14, 2025.

(D) Density, Layout, and Bulk.

(1) Densities, setbacks, height, lot coverage, or lot sizes may be permitted that are different from the current zoning district and unique to the proposed PUD district, provided the other objectives of this Ordinance are met and the resulting development would promote the public health, safety, and welfare. The requirements of the Riparian Overlay District must be met.

(2) The PUD shall be laid out so various land uses and building bulk relate to each other and to adjoining existing and planned uses with no material adverse impact of one use on another. Clustering development is encouraged in areas that are not located in the Riparian Overlay District.

(E) Definitions.

(1) A "Planned Unit Development" (PUD) is a zoning district that shall apply to a specific parcel of land or several contiguous parcels of land, for which a comprehensive physical plan has been recommended by the Planning Commission, approved by the City Commission, and documented in a contract (PUD Agreement) between the City and site owner/developer. Such plan and contracted development will establish functional use areas and density patterns; will provide a fixed system of streets, public utilities, drainage, and other essential services; and account for similar factors necessary for and incidental to the intended land uses. The Planning Commission may, but is not required to, consider parcels separated by a public street as eligible for inclusion in a PUD.

(2) A "Pattern Book" is a document prepared by the applicant's design firm that contains specific information on the site master plan, and architectural designs for planned buildings. Information should include specifications on building materials, size, and dimensions, building elevations, and site design elements such as pedestrian walkways, lighting, landscaping, and signage.

(F) Criteria for Qualifications. The PUD option may be permitted anywhere in the City except in the Conservation and Recreation (CR) district. To be considered for the PUD option, it must be demonstrated that all of the following criteria are met:

(G) Submittal of Concept and Request for Consideration of Project Qualifications.

Sections (F) and (G) have been omitted. The Planning Commission "qualified" the project for a PUD on March 18, 2025.

(H) Submittal and Approval of Preliminary PUD Plan. An application for Preliminary PUD Plan approval may be made for consideration with the submission of the following materials and Planning Commission review. To expedite PUD projects, the Planning Commission, at its discretion, may waive submitted information required in *Section 54.101(H)* and ***Error! Reference source not found.***:

(1) Submittal of Proposed PUD Plan. An application shall be made to the Community Development Department for review and recommendation by the Planning Commission that complies with the preliminary site plan information requirements of ***Error! Reference source not found.***, including but not limited to the following graphic and written representations of the project at a scale not to be smaller than one (1) inch equals one hundred (100) feet unless approved by the City:

(a) A boundary survey of the PUD boundaries being requested completed by a licensed land surveyor.

Provided.

(b) A topographic map of the entire area at a contour interval of not more than one (1) foot and spot elevations at intervals not to exceed fifty (50) feet, unless waived.

Provided.

(c) Existing natural areas including, but not limited to, major stands of trees, bodies of water, wetlands, floodplains, steep slopes, and un-buildable areas.

N/A

(d) A proposed land use plan.

Provided.

(e) Parcel and lot lines, land use, access points, and zoning of all parcels within 100 feet of the PUD site.

Provided and will provide per responses to Zoning Comments.

(f) Vehicular circulation including major drives and location of vehicular access. Proposed project cross sections including public streets or private roads.

Provided.

(g) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.

Provided.

(h) The location of nonresidential buildings and parking areas, estimated floor areas, building coverage, and number of stories and heights for each structure.

N/A – proposal is for all residential buildings or accessory structure.

(i) The location of residential unit types and densities, and lot parcel or land units by frontages and areas.

Provided.

(j) The location of all wetlands, water and watercourses, and proposed water detention areas.

N/A.

(k) The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership thereof.

Provided in the plan set and narrative.

(l) A schematic landscape treatment plan for open space areas, streets, and border/transition areas to adjoining properties.

Provided.

(m) A preliminary grading plan, indicating the extent of grading and delineating any areas that are not to be graded or disturbed.

Provided.

(n) An indication of the contemplated water distribution, storm, and sanitary sewer plan.

Provided.

(o) A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking, and supporting documentation, including the intended schedule of development.

Provided.

(p) The proposed phasing of the project, tentative development timetables, and future ownership intentions. Each phase of the project should be capable of standing alone.

Provided.

(q) Minimum of two (2) site sections, showing major building relationships and building site features.

Provided.

(r) Detailed design guidelines, drawings, and / or pattern book, which depict the design character of the project; the architectural details of proposed buildings; details on various site elements such as lights, furniture, landscaping, signage; and such other information deemed appropriate by the Planning Commission.

Provided except for lighting. See narrative for their response regarding lighting.

(2) Planning Commission Review of Proposed PUD Plan.

(a) Public Hearing and Review Procedure. The Planning Commission shall give notice of a public hearing as provided in ***Error! Reference source not found.*** and hold a public hearing on the PUD and conduct a review of the PUD Plan and rezoning pursuant to the rezoning procedures of ***Error! Reference source not found.***.

(b) Planning Commission Review and Determination. The Planning Commission shall review the proposed PUD plan and make a recommendation to the City Commission as to the proposal's qualification for the PUD option and for adherence to the following objectives and requirements:

(i) The proposed PUD adheres to the criteria for qualification of the PUD option (*Section 54.101(F)*) and promotes the land use goals and objectives of the City.

To be determined by the Planning Commission. It was determined the concept PUD meet the following objectives:

(a) To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

(c) To accept dedication or set aside open space areas in perpetuity.

(f) To promote the goals and objectives of the Community Master Plan.

(g) To foster the aesthetic appearance of the City through quality building design and site development; the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

(h) To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.

(i) To bring about redevelopment of sites that have been identified as environmentally distressed or Brownfields.

(j) To facilitate appropriate development of environmentally sensitive areas.

(ii) All applicable provisions of this Section shall be met. Insofar as any provision of this Section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this Section shall apply to the lands embraced within a PUD area.

To be determined by the Planning Commission.

(iii) There is, or will be, at the time of development, an adequate means of disposing of sanitary sewage and of supplying the development with water, and that the road system and storm water drainage system are or will be adequate.

To be determined by the Planning Commission.

(3) Performance Guarantee. The City Commission and/or Planning Commission can require the applicant to submit a performance guarantee, escrow funds, or other such performance-based guarantees to the City as a condition of PUD approval pursuant to ***Error! Reference source not found.***. The amount of the performance guarantee shall be recommended to the Planning Commission by the City Attorney after discussion with the applicant, City Engineering Department, and other involved parties.

To be determined by the Planning Commission.

Buffer and Greenbelt Requirements.
None required with PUD.

Schedule of Regulations.

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear yard	Maximum Height
PUD	Per approval	Per approval	Per approval	Per approval	Per approval	Per approval

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

Per Section 54.1402 of the Land Development code:

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

(1) *Public Health, Safety, and Welfare. The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be*

designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.

The proposed site plan is for a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic Street between Lee Street and Fourth Street. The proposal is not anticipated to harm the public health, safety, or welfare.

(2) *Safe and Efficient Traffic Operations. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.*

The proposal indicates a new curb cut and driveway from Lee Street to one of the parcels. The other two parcels use existing curb cuts and driveways. The proposal also has pedestrian paths on the parcels.

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

The proposal has pedestrian paths on the parcels which is separated from the vehicular circulation system.

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

See Sheets C-04.1 and C-04.2 for the landscaping plan. Please see Zoning comments and applicant's responses regarding the proposed landscaping for the site.

(5) *Storm Water Management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved*

areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Per the applicant's narrative a "storm water system is proposed with underground storage chambers to reduce storm water runoff to the City system".

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

The Police and Fire Departments had no comments regarding access.

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

Per the applicant's narrative for the 36 units – "Roadside collection will be used to collect waste. A local disposal company will be hired by the Condo Association and pick up will be at the rear of the buildings individually at the Garages. Note that none of the garages are viewable from the street so individual cans will be contained within the sites view only".

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

Per the applicant's narrative, "lighting details are still in process and will be designed for low intensity to remain on the site and meet the city current ordinance for lighting. These details will be provided in the site plan final review process".

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

The main entrance of buildings L, A, B, C, D, E, F, and G face Magnetic Street. Buildings H and I face a parking lot. Buildings J and K face the green space area. Building M faces Piqua Street.

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

The Planning Commission should discuss this with the applicant to verify that no noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.

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

Please see applicant's response to Engineering comments. Staff is requesting that a revised site plan is submitted to meet staff comments for the final site plan review if the PUD request is approved.

Additional Comments:

The proposal has reduced the number of units from the concept review of 40 units to 36 units.

Per the applicant's PUD application, the applicant is requesting the following variances:

- Section 54.306 (B) and (C) to allow larger multi family units – "Because of the shape of the lots and access from all streets: Lee, Magnetic, and Fourth, it allows better layout and reduced direct access points, especially to Magnetic and Fourth Streets".
- Section 54.308(D) Reduction of Front and Rear Lot Setbacks – "Magnetic has an 80-ft ROW and more green boulevard, a reduction to 10-ft would make the location of the homes closer to that of a typical city street ROW, and our proposed 6-plexes which have internal parking. Allowing a 10-ft reduction provides better layout allowing more internal green space. The Piqua Street ROW also provides additional separation to the homes to the South".

Attachments:

- Applicant's applications for PUD and Site Plan Review
- Applicant's Narrative
- PD Staff Comments
- Applicant's response to Zoning, Engineering, and Fire Staff comments
- Area Map
- Block Map
- Zoning Map
- Photos of Site
- Site Plan set (Pattern book info included)

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#: 0410681 File #: 01-PUD-03-25 Required Narrative Submitted: (Y)N
Receipt #: 930315 Check #: 10230 Received by and date: 5-6-25
Concept Plans (6 copies) Submitted: Y/N Hearing Date: _____ Notice Date: _____
Preliminary Plan & Pattern Book (6) Submitted: (Y)N Hearing Date: 6-3-25 Notice Date: 5-16-25
Final Site Plan(6) Submitted: Y/N Contract signed: Y/N Meeting Date: _____
Amendment Plan (6) Submitted: Y/N Meeting Date: _____

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	$1,365
☑ PUD Review *(includes Preliminary & Final Site Plan Review)*	$5,115
PUD Revision – Administrative Minor	
☐ Residential (additions, etc.)	$220
☐ Commercial structure, ≥ 3 residential units	$885
☐ PUD Revision - Major	$2,750

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: Veridea Group, LLC
Address: 857 W. Washington, Suite 301
City, State, Zip: Marquette, MI 49855
Phone #: 906.228.3900
Email: mthomas@verideagroup.com

APPLICANT/OWNER'S REPRESENTATIVE

Name: Brian M. Savolainen (WW)
Address: 3224 US-41 West #240
City, State, Zip: Marquette, MI 49855
Phone #: (906) 250-5729
Email: bsavolainen@wickwiresolutions.com

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: Magnetic Street (No Add.)

Property Identification Number: 041068(

Size of property (frontage / depth / sq. ft. or acres): 180' on Lee, 858.5' Mag, 90' 4th / 90'to180' /3.1 Acres

Zoning District: MDR

Current Land Use: Parking Lots

Surrounding Zoning Districts:

- **North -** MU
- **East -** MU
- **South -** MDR
- **West -** MDR

Surrounding Land Use:

- **North -** Residential and Vacant (former hospital site)
- **East -** Residential and Worship
- **South -** Residential
- **West -** Residential

PLANNED UNIT DEVELOPMENT INFORMATION

Percentage of Land Use by Type

	Residential	Commercial/ Institutional	Industrial	Open Space	Other	Total
# of Acres	1.43	0	0	1.67	0	3.10
% of Total	46.1%	0	0	53.9%	0	100%

Residential Density

Type of Unit	Number of Units	Net Acres	Net Density
Single Family Home			
Town Home	36	1.43 Acres(62,220Sft)	27.97
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):

Section 54.306 (B)&(C) to allow larger than quadplex multi family units -- Because of the shape of the lots and access from all streets: Lee, Magnetic, and 4th, it allows better layout and reduced direct access points, especially to Magnetic and 4th Streets.

Section 54.308 (D) Reduction of Front and Rear Lot Setbacks -- Magnetic has an 80' ROW and more green boulevard, a reduction to 10' would make the location of the homes closer to that of a typical city street ROW, and our proposed 6-plexes which have internal parking. Allowing a 10' raduction provides better layout allowing more internal green space. The Piqua Street ROW also provides additionel separation to the homes to the South.

See cover letter for more information.

REVISIONS TO PUD

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

Sinca the concept application, the number of units hes been reduced from 40 to 36, end eccess from Pique Street hes been removed from the plen.

Minor layout modificetions may be necessery es the plan moves forwerd end we work with the City of Merquette Planning/Zoning/Engineering Depertments.

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: Robert E. Mahaney Date: 4/22/25

Applicant Signature: [signature] Date: 4/22/25

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

PRINT

CITY OF MARQUETTE
SITE PLAN REVIEW APPLICATION

CITY STAFF USE

Parcel ID #: 0410681 inc in 01-PUD-03-25 File #: 05-SPR-06-25

Receipt/Inv #:_____ Check #:_____ Received by and date:_____

Site Plan Sheet Set (PC Review - 6 copies/Admin Review – 3 copies) Submitted: Y/N Digital Copy Y/N

If applicable - Hearing Date: 6-3 Notice Date: 5-16 Application complete (checklist, etc): Y N

Does the site plan meet the required items: Y / N

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

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

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

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

☐Sketch Plan	$975
☐Preliminary SPR	$1,930
☐Administrative Review (CDRT review)	$2,120
☐Administrative Review (Non-CDRT review)	$1,110
☐Planning Commission Review	$2,420

Revised Site Plan (Developer Initiated)

☐Administrative Review (CDRT)	$1,595
☐Administrative Review (Non-CDRT review)	$1,080
☐Planning Commission Review	$1,845

Site Condominium

☐Site Condominium Review	$2,095
☐Revised (Developer Initiated)	$1,015

Plats/Subdivision

☐Preliminary	$2,095
☐Final	$2,095
☐Revised (Developer Initiated)	$1,015

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

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

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

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

STORMWATER

Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☑ No
If yes, please refer to the Stormwater Utility Fee Reduction Application on the City website at www.marquettemi.gov under the Engineering applications. Storm Water is Managed no request for reduction

PRE-APPLICATION CONFERENCE

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

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name Veridia Group
Address 857 W. Washington Street
City, State, Zip Marquette, MI 49855
Phone # 906-228-3900
Email rmahaney@verideagroup.com

APPLICANT/OWNER'S REPRESENTATIVE

Name Brian Savolainen, PE(Wickwire)
Address 3224 US-41W #240
City, State, Zip Marquette, MI 49855
Phone # 906-250-5729
Email bsavo2000@yahoo.com

ARCHITECT

Name Integrated Architecture
Address 840 Ottawa Ave NW
City, State, Zip Grand Rapids, MI 49503
Phone # 616-574-0220
Email Scott@intarch.com

ENGINEER

Name Same as Representative
Address
City, State, Zip
Phone #
Email

SURVEYOR

Name Stacey Bluse, TriMedia
Address 830 W. Washington
City, State, Zip Marquette, MI 49855
Phone # 906-228-5225
Email sbluse@trimediaee.com

PROPERTY INFORMATION

Property Address: Magnetic Street

Property Identification Number: 0410680

Size of property (frontage / depth / sq. ft. or acres): 3.1 Acres

Zoning District: MDR to PUD

Current Land Use: Parking

Surrounding Zoning Districts:

- **North -** Mixed
- **East -** Mixed
- **South -** MDR
- **West -** MDR

Surrounding Land Use:

- **North -** Residential & former Hospital
- **East -** Residential and Worship
- **South -** Residential
- **West -** Residential

DESCRIPTION OF PROJECT

Proposed use(s): PUD for Single Family Townhomes

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

Proposed site improvements:
See Plans

Proposed phases and timelines for work:
See Narrative in PUD Application

Ultimate ownership: Condo Association

SIGNATURE

I hereby certify the following:

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

Applicant Signature: Brian Matthew Savolainen Date: 4/24/25

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

Property Owner Signature: Robert E. Mahaney Date: 4/24/25

Project Name: Verndea PUD File #: OS-SPR-06-25

Parcel #: 0410681

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

Site Plan Information Required in the Site Plan Set (See Figure 52 in LDC)	APPLICANT Location in site plan
Identification of Project	
1. The applicant's name.	Cover
2. Name of the development.	Cover
3. The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.	Cover
4. Small scale location sketch of sufficient size and scale. (SKETCH PLAN ONLY)	Cover
5. A survey of the property, sealed by a surveyor licensed in the State of Michigan.	C-0.1
6. Date of preparation and any revisions.	Cover
7. North arrow.	All Site
8. Complete and current legal description and size of property in acres.	Sht 21&22
Existing Features	
9. Property lines and dimensions drawn to scale.	All Survey Site
10. Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.	C-0
11. Lot lines and all structures on the property and within 100 feet of the site's property lines.	C-0
12. Locations of all significant natural features – streams, wetlands and floodplains (see *Section 54.805*), steep slopes (see *Section 54.806*).	None
13. Boundary of any Riparian Overlay Districts, per *Section 54.320(E)*. Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*	NA
14. Any existing private or public easements	NA
15. Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.	C-0
16. Locations of existing utilities.	C-03.1&2
17. Existing topography at a minimum of two (2) foot contour intervals.	C-0

	Location in site plan	N/A attach reason
Proposed Construction		
18. Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See *Article 3*, *Article 4*, and *Article 7*.	AS Drawings	
19. Floor area and ground coverage ratios. See *Article 3* and *Article 4*.	Site & A drawings	
20. Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. **(Preliminary Site Plan submittal only)**	C03.1&2	
21. Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	C-02.1&2	

	APPLICANT	
	Location in site plan	N/A attach reason
22. Boundary of any Riparian Overlay Districts, per *Section 54.320(E)*. Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*	none	
23. Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.	No Dumpsters	
24. Location and dimensions of parking spaces. See *Article 9*.	Site Plans	
25. General landscaping design concept acceptable to the Zoning Administrator. **(SKETCH PLAN ONLY)**	C-04.1&2	
26. A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See *Article 10*	C-04.1&2	
27. Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.	TBD	
28. The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See *Article 11*.	To Be Determined	
29. Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per *Section 54.803*. Any proposed public or private easements.	C-03.1&2	
30. Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.	New at Each Drive C-03.1&2	
31. If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.	In Narrative	
Site Circulation Details and Access Design		
32. General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See *Section 54.907*. **(SKETCH PLAN ONLY)**	Survey and Sites	
33. Street horizontal and vertical dimensions, including curve radii.	No Change	
34. Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.	Shown Dim to be Add	
35. Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	Site & Survey	
36. Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.	Sites	
37. Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	Survey	
38. Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	D-1	
39. Written verification of access easements or agreements, if applicable.	NA	
Additional information		
40. Any other information necessary to establish compliance with this and other ordinances.	NA	

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

	APPLICANT		DEPARTMENT
ENGINEERING DEPT	Location in site plan	N/A attach reason	Approved / Waived
Please refer to the Engineering Department General Guidelines and Standards for Street and Utility Design: https://www.marquettemi.gov/wp-content/uploads/2019/03/Design-and-Construction-Standards-Rev.-5-4-16.pdf			
Will you be managing stormwater and applying for a stormwater utility fee reduction? ___ Yes _x__ No If yes, please refer to the Stormwater Utility Fee Reduction Application: https://www.marquettemi.gov/wp-content/uploads/2019/03/Fillable-Stormwater-Utility-Fee-Reduction-Application.pdf			
47. Include under general statements: "All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"	Will be addded to Permit Set		
48. Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	Will Require Contractor		
49. Vehicle maneuvering lane size	Moving Van, Trash, Plow		
50. Pavement width/type	Shown		
51. Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	Yes		
52. Storm sewer ≥12" diameter, in right-of-way, shall be reinforced concrete	None in ROW		
53. Sumps in catch basins?	Yes		
54. Plans to be stamped, dated and signed by a professional engineer	Yes		
55. Is the downstream storm sewer capacity adequate?	Reduced from Current so yes		
56. Verify that storm water runoff volume or velocity is not increased onto adjacent properties	Yes		
57. Does any earthwork disturb adjacent properties?	No		
58. Wetland concerns/proper permits obtained?	NA		
59. Traffic impact minimal to existing conditions (stacking, etc.)?	Same as Current better Location		

ENGINEERING DEPT CONT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
60. Vehicular and non-motorized circulation	Site		
61. Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	Yes		
62. Is there a hydrant at the end of any proposed dead end water main?	Yes		
63. Size and material type of proposed and existing utilities shown?	Yes		
64. Street horizontal and vertical dimensions, radii	No Street Improvements		
65. Width and materials for non-motorized paths	None		
66. Dimension of access points including distance from adjacent driveways or intersecting streets	Shown	dims to be added	
67. Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance	Will be	added to final site	

PUBLIC WORKS DEPT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
68. Delineate & dimension all public or private easements	We will be providing for Neighbor		
69. Show public utility main locations & sizes within 100 feet of property boundary	C-03		
70. Extension or re-routing of public utility systems required	No		
71. Capacity and condition concerns of existing utility lines to serve the project	None		
72. Abandonment of existing utility lines associated with the project	None		
73. Location of existing and proposed utility services (with sizes), including storm water to be shown	C-0 & 3		
74. Utility metering requirements of the project	In building		
75. Backflow and cross connection requirements applicable to the project including any proposed irrigation systems	TBD		
76. Sanitary waste pretreatment requirements	Meet County Bldg		
77. Adequate snow storage provided on the property, without clear vision or utility obstructions	Yes		
78. Provisions to collect drainage from snow storage areas collected on property	Green Areas		
79. Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)	Will Apply for		
80. Additions or changes to public signing or traffic control required or recommended	None		

PUBLIC WORKS DEPT. CONT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
81. Additions to existing public sidewalks, or plowed routes, required or recommended	none		
82. Impact of project on public snow removal/storage	none		
83. Effect on plowing or ice control priorities	none		
84. New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements	None		
85. Adequate, proper, and accessible on-site waste storage	Individual Pick up		
86. Adequate clearances and clear vision maintained for maintenance and sanitation equipment	Yes		
87. Removal, trimming, or planting of public trees required	None		
88. Maintenance-friendly design for any portions of the project to become public property	None		
89. Storage of hazardous materials associated with the project near public utilities	None		
90. Blasting near public utilities associated with the project	None		

FIRE DEPARTMENT DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
91. Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code	Will be		
92. Proper water supply for fire suppression including fire hydrants and water mains	No Change		
93. Safe outlets for flushing fire hydrants	No Change		
94. Easements to test hydrants	None		
95. Water supply meets NFPA standards	Will be		
96. Fire Apparatus Access	Architect will coordinate with Fire		
97. Surface Construction	See Plans		
98. Ability to support fire trucks	Yes		
99. Fire truck angle of approach	All sides		
100. Outside turning radius	For Semi		
101. Grade of drive or road ok	Reduced from Existing 3%		
102. Overhead clearance adequate	Yes		
103. Driveways and access roads meet NFPA standards	No Change		

POLICE DEPARTMENT DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
104. Cross reference with accident data at nearest intersection(s)	No Change		

Applicant's Narrative

Townhomes PUD (Step 3 – Submittal of Preliminary Plan)

The Veridea Group recently submitted an application for the Development of a PUD at the former Marquette General Hospital (MGH) properties located South of Magnetic Street between Lee Avenue and Fourth Street. The three properties are identified by Marquette Property ID Number 0410680 and have no specific property address. The properties are currently parking lots formerly utilized for parking at MGH and have no use in their current condition.

The Parcels are located in the Medium Density Residential (MDR) zoning district. Veridea and its consultants have been developing a concept plan to best meet the current zoning and restore the area to a residential neighborhood with a mixture of Townhomes that best utilize the current layout of the properties. The Townhomes are designed with multi-car garages to limit the need for large parking areas and allow for increased green space. The plan reduces the storm water runoff to the city system, and the installation of additional storm water utilizing underground storage beneath some of the green spaces will further reduce the flow to the City system.

The City Planning Commission held a public hearing on the PUD concept plan on March 18. The concept plan was approved and this application represents the next step of the PUD process. The attached Preliminary Plan set with some additional proposed Town Home details has been developed.

Note that following the meeting and hearing comments from the public, Planning Commissioners and other miscellaneous concerns, the number of units has been reduced to 36 and vehicular access to Piqua Street has been eliminated.

This submittal has been prepared in accordance with the requirements of *Section 54.1402*, including but not limited to the following graphic and written representations of the project at a scale not to be smaller than one (1) inch equals one hundred (100) feet unless approved by the City:

- **All project plans are at a scale of less than or equal to 1"=100'**

A boundary survey of the PUD boundaries being requested completed by a licensed land surveyor. Page 7 of 28

- **Portions of the Completed Alta Legal Survey Sealed by a licensed land surveyor are included in the preliminary plan set.**

The location of nonresidential buildings and parking areas, estimated floor areas, building coverage, and number of stories and heights for each structure.

Applicant's Narrative

- **There are no proposed non-residential buildings.**

The location of residential unit types and densities, and lot parcel or land units by frontages and areas.

- **Sheet AS-101 includes this information.**

The location of all wetlands, water and watercourses, and proposed water detention areas.

- **There are no Wetlands or watercourses on the site. Proposed storm underground storm water retention areas are shown on the site plans.**

The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership thereof.

- **Several Open Space (Green Spaces) areas are provided throughout the site and are shown on the Architectural and site plans. These areas will be owned by a future homeowners association.**

A schematic landscape treatment plan for open space areas, streets, and border/transition areas to adjoining properties.

- **A conceptual Landscape Plan is included in the plan set.**

A preliminary grading plan, indicating the extent of grading and delineating any areas that are not to be graded or disturbed.

- **A preliminary grading plan including spot grades and proposed contours is included. Some decorative retaining wall features may also be added to this plan and the landscape plan in final site design.**

An indication of the contemplated water distribution, storm, and sanitary sewer plan.

- **Our Engineer has met with the City Engineer and Public Works director and has developed a concept plan including single master meters for a private water system for each of the three Parcels, a private sanitary sewer system, including relocation of a neighboring sanitary lateral that will include an easement through the site to its current outlet on Magnetic Street. A storm water system is also proposed with underground storage chambers to reduce storm water runoff to the City System.**

A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking, and supporting documentation, including the intended schedule of development.

Applicant's Narrative

- **Veridea Group is requesting a PUD for the vacant parking lots on the south side of Magnetic Street between Lee Street and Presque Isle Avenue, as depicted in the application documents. The intention of the PUD is to develop up to 36 attached townhomes in a variety of sizes and floor plans. It is expected that, when fully developed, the resultant population will be between 50-100 people. As depicted in the floor plans included in the PUD application, the floor area of the total development is expected to be approximately 55,392 square feet, with a total of 142 parking spaces. Development is expected to begin with three units built starting in the early fall of 2025 and will progress from East to West on Block 10 of the development map. Development of Blocks 11 and 9 will follow the development of Block 10 and the timeline will be determined based on market conditions and demand. Assuming favorable market conditions, the entire development is estimated for completion by the spring of 2029.**
-

The proposed phasing of the project, tentative development timetables, and future ownership intentions. Each phase of the project should be capable of standing alone.

- **The townhomes will be sold as part of a condominium and are expected to be owner-occupied. Phase 1 will begin in the fall of 2025 and will encompass three units. Depending on market conditions, the next section of construction would be planned to follow in the spring of 2026 and will consist of six units. Future phasing will be driven by market demand and is likely to include 6 units per year.**
-

Minimum of two (2) site sections, showing major building relationships and building site features.

- **Several Site section drawings are included in the plan set. WE have also added Sections on Sheet C-05.1 which depict the Proposed Grade through the site, Sheet AS-102 on has also update sections which resemble the landscaping features being proposed, Sheet A-501 also includes the building heights and has added the proposed Pavilion.**

Detailed design guidelines, drawings, and / or pattern book, which depict the design character of the project; the architectural details of proposed buildings; details on various site elements such as lights, furniture, landscaping, signage; and such other information deemed appropriate by the Planning Commission.

Applicant's Narrative

- **Several Renderings are included in the drawing set, lighting details are still in process and will be designed for low intensity to remain on the site and meet the City current ordinance for lighting. These details will be provided in the site plan final review process. Renderings have been updated to better resemble the site landscaping.**

Performance Guarantee. The City Commission and/or Planning Commission can require the applicant to submit a performance guarantee, escrow funds, or other such performance-based guarantees to the City as a condition of PUD approval pursuant to *Section 54.1402(H)*. The amount of the performance guarantee shall be recommended to the Planning Commission by the City Attorney after discussion with the applicant, City Engineering Department, and other involved parties.

- **The Veridea group is willing to discuss performance guarantees with the City of Marquette.**

These are additional write-ups added upon the request of the City initial review of previously submitted documents.

- **Section PUD (H)(1)(K) – We have Added Notation to the Landscape Plan sheets C-04.1 and C-04.2 indicating that all of the Green Area and Buffer Yard Landscape areas will be permanently preserved, and the Condominium Association will be responsible to provide annual maintenance of these areas and provide re-planting as necessary.**
- **On Sheet C-04.1 we have also added notation that the large green space including the proposed Pavilion will be permanently preserved area for the entire Condominium Association.**
- **Section 54.323(H(1)**
    - **(b) We have completed a full topographic survey of the 3 PUD sites and provided 1' contours for the working areas and have also added the neighborhood 2' contour map to Sheet C-0.**
    - **(c) Our topo survey picked up the boundary street trees on all four perimeter streets and those trees are shown in the basemap. No water, wetlands, floodplains, steep slopes or unbuildable areas are located on these sites.**
    - **(d) The proposed land use will be multi-family residential.**
    - **(e) Parcel and lot lines are shown on Sheet C-0 and the legal survey sheet S-1. Land uses are noted on C-0, access points are shown on and dimensioned on C-01 and all zoning parcels within 100' have been added to sheet C-0.**

  - **(f) Vehicle Circulation is a 24' wide maneuvering lane between buildings and parking and a detail is included on sheet D-1. Note there are no proposed public or private streets included in the new development areas.**
  - **(g) Transition treatments are included on the Landscape Plan Sheets C-04.1 and C-04.2 and setbacks and Land Uses are identified on C-0**
- **Exterior Mechanical Equipment, yet to be fully determined, will be located on the roofs and will be screened by the building parapet walls. Additional screening may be added as required by City planning review of final architectural plans.**
- **Handling waste for 36 units: Roadside collection will be used to collect waste. A local disposal company will be hired by the Condo Association and pick up will be at the rear of the buildings individually at the Garages. Note that none of the garages are viewable from the street so individual cans will be contained within the sites view only.**

Respectfully Submitted,

Brian M. Savolainen, PE

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

MEMORANDUM

TO: Planning Commission
FROM: James Finkbeiner, Road Patrol Captain
DATE: May 14, 2025
SUBJECT: **Review of 05-SPR-06-25 with 01-PUD-0325**

Parcel ID's # 0410681
300 Block of West Magnetic Street
Veridea Group, Inc, LLC

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

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department

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

MEMORANDUM

TO: Andrea Landers, Zoning Official
FROM: Brian Savolainen, PE for Wickwire
DATE: May 20, 2025
SUBJECT: **Preliminary Site Plan Review – 01-PUD-03-25 – W. Magnetic St (Portion of PIN: 0410681)**

After reviewing the site plan set, zoning staff have the following comments:

General Comments

1. Missing – Location of access points across from Lee Street.
   Plans will be revised to show additional dimensioning.

2. Missing – Distance from adjacent driveways including those across Lee Street.
   Plans will be revised to show additional dimensioning.

3. Snow storage has to be in a landscaped area per Section 54.905 - "*The snow storage area may be located in a landscape area required in Article 10 or in a storm water detention or retention pond, subject to approval by the City*." The proposed locations do not meet the code. Please revise to meet code.
   A stormwater leaching basin near Building F will be added for storm water and snow runoff. Other snow storage areas will be relocated to the landscaped/greenspace areas.

Sheet C-04.1

1. The parking lot to the south of Building E abuts a residential zoning district to the east and to the south. Please provide how you propose to meet **Section 54.905(I)** of the LDC. You have a note that states existing fence but not what type and height of the fence.
   Plans will be revised to show fence height and type (6' height solid fencing). We will review the condition of the existing fence and consider replacement to meet city requirements.

Sheet C-04.2

1. The parking lot to the south of Building F abuts a residential zoning district to the east, west, and to the south. Please provide how you propose to meet Section **54.905(I)** of the LDC.
   Plans will be revised to show fence height and type (6' height solid fencing). We will review the condition of the existing fence and consider replacement to meet city requirements.

2. For Block 9 Lee Street Frontage. Missing 1 required Ornamental tree for a total of 2. Please provide.
   Plans will be revised to add one more ornamental tree.

3. For Block 11 interior parking lot landscaping, missing the 2 requires deciduous trees for the 419 S.F. area.
   Plans will be revised to include 2 deciduous trees in the landscaping area.

Site Plan Review
CITY OF MARQUETTE
1100 Wright Street
Marquette, MI 49855

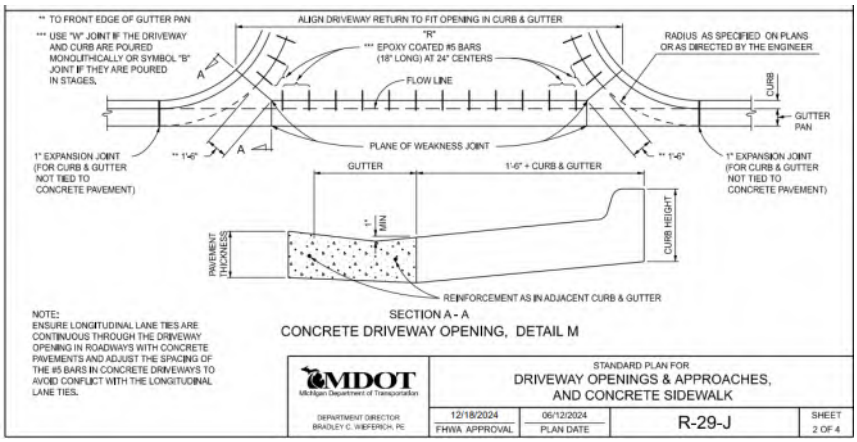
Date: May 16th, 2025

Location: Magnetic Street between Lee Street and Fourth Street

Submittal Documents:
Plan Title: Veridea Group Marquette General Hospital Site Re-Development
Submitted by: Wickwire
Plans Stamped: 5/5/25

The following are **responses to the** review comments from the Engineering Department submitted for the documents identified above.

1. All driveway openings must follow MDOT Concrete Driveway Opening, Detail M.
   Plans will be revised to include the standard detail.



2. Sidewalks must be carried through the driveways and maintain ADA compliant cross slope.
   Plans will be revised to concrete drive approaches with integrated sidewalk.

3. Please include City of Marquette Standard Utility Details in the plan set.
   Plans will be revised to include all 3 utility details.

4. Please include a note that all existing water and storm sewer service abandonments shall be made as directed by the City Engineer.
   Plans will be revised to include "ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER".

Respectfully Submitted,
WICKWIRE, PC

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

MEMORANDUM

TO: Andrea Landers
FROM: Jeff Fossitt
DATE: 04-28-25
SUBJECT: 05-SPR-06-25 and 01-PUD-03-25
Parcel Numbers: 0410681
Magnetic Street

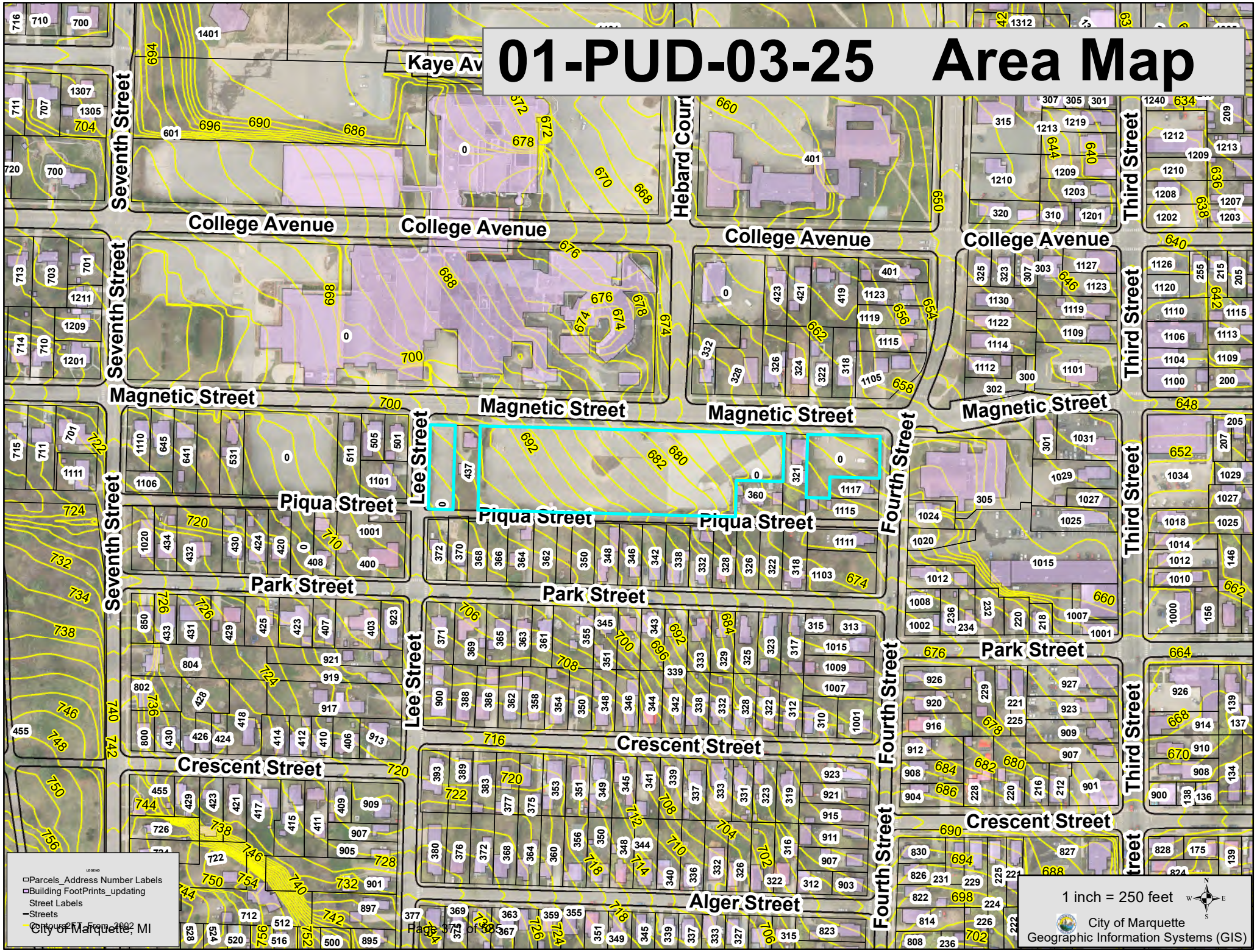
FIRE DEPARTMENT COMMENTS:

- Will the buildings be equipped with a fire alarm system?
  IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, fire alarms are not required. Smoke alarms will be provided, as required.

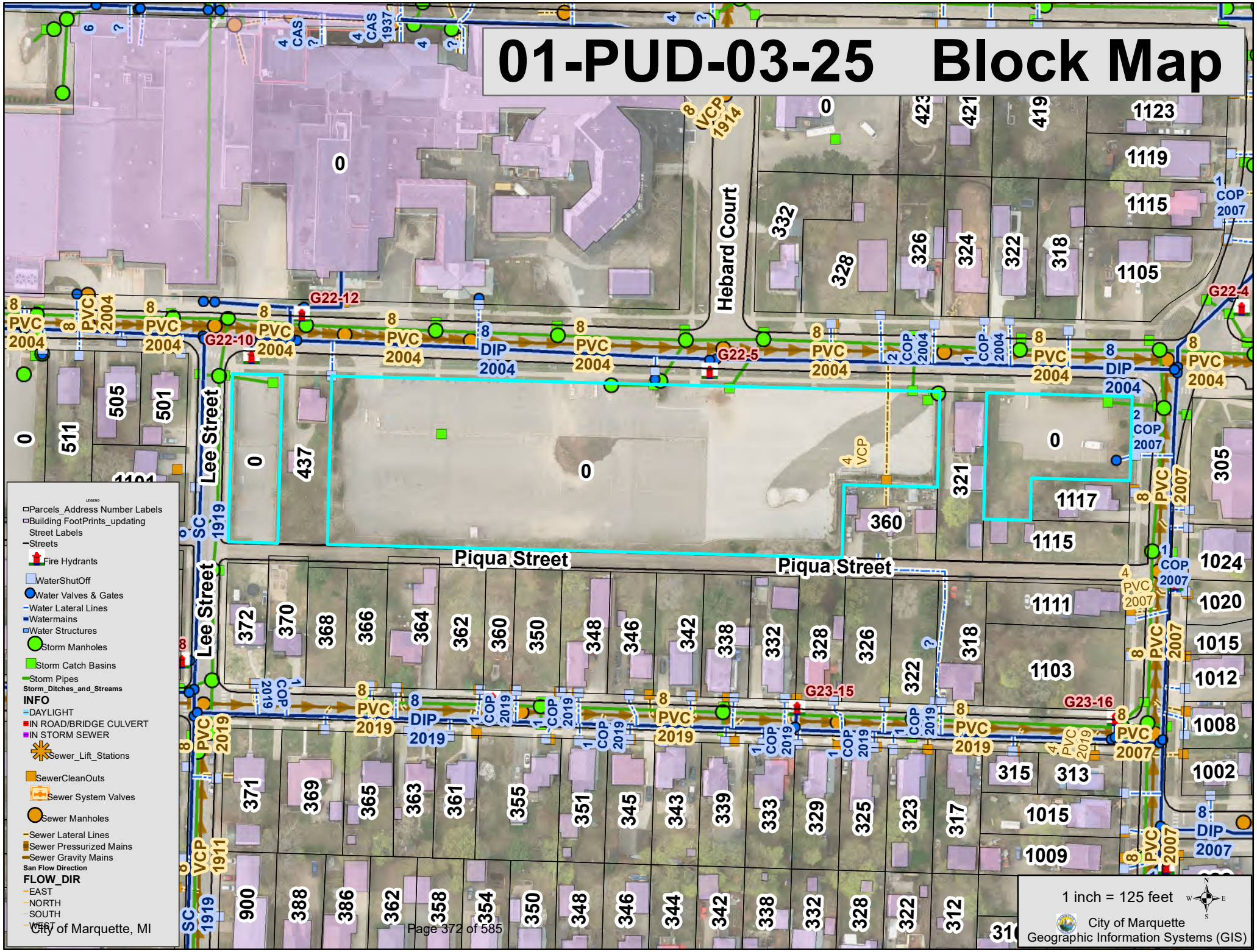
- Will the buildings be equipped with sprinkler systems?
  IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, fire sprinkler systems are not required.

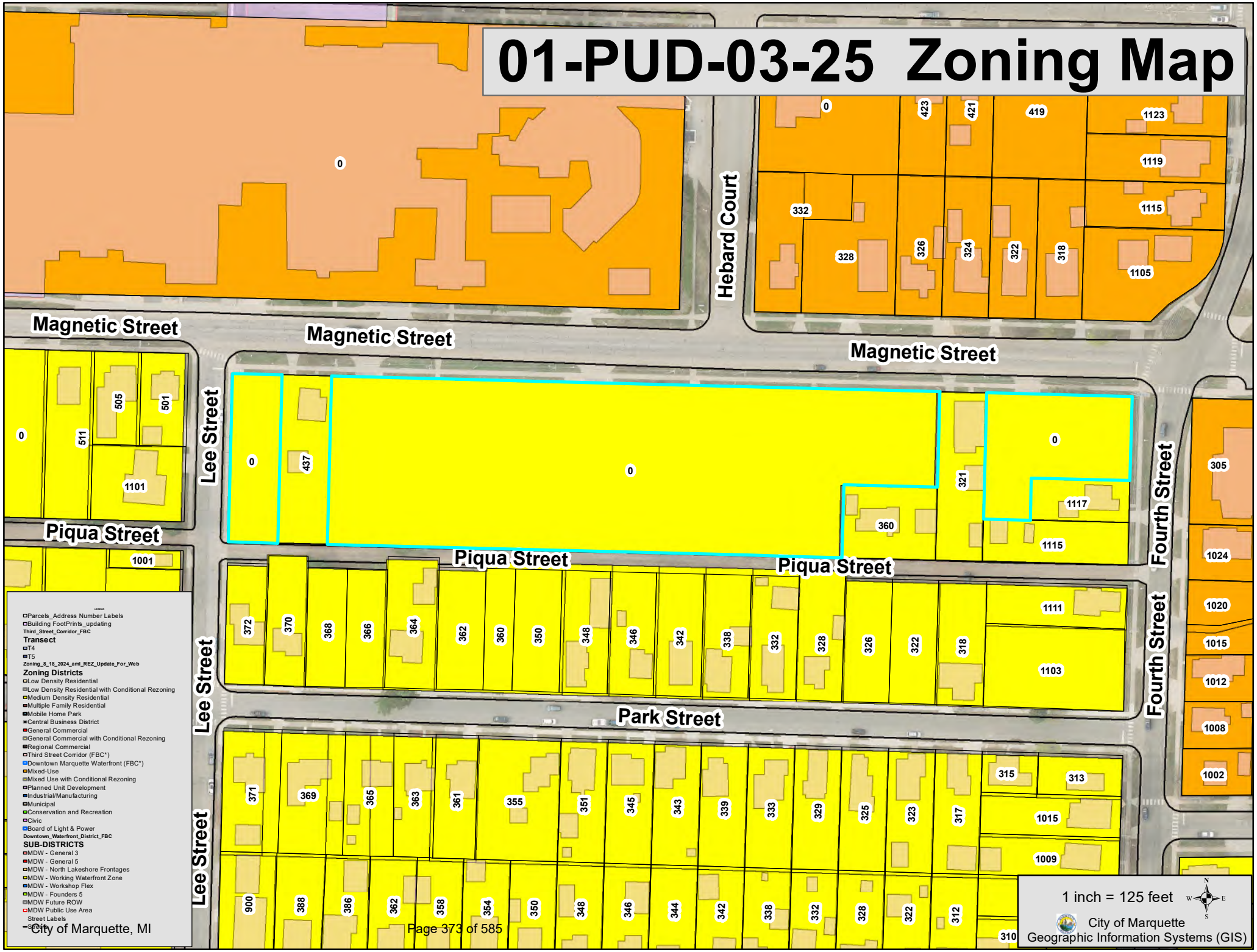
- Will a Knox Box be provided?
  IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, Knox Boxes are not required.

Jeff Fossitt
Fire Marshal
Marquette Fire Department


01-PUD-03-25 Area Map
Kaye Av
Seventh Street
College Avenue
Hebard Court
Third Street
Magnetic Street
Lee Street
Fourth Street
Piqua Street
Park Street
Crescent Street
Alger Street
LEGEND
Parcels_Address Number Labels
Building FootPrints_updating
Street Labels
Streets
Contours2FT_From_2002
City of Marquette, MI
1 inch = 250 feet
City of Marquette
Geographic Information Systems (GIS)

01-PUD-03-25 Block Map




01-PUD-03-25 Zoning Map
Magnetic Street
Magnetic Street
Magnetic Street
Hebard Court
Lee Street
Lee Street
Lee Street
Piqua Street
Piqua Street
Piqua Street
Park Street
Fourth Street
Fourth Street
Parcels_Address Number Labels
Building FootPrints_updating
Third_Street_Corridor_FBC
Transect
T4
T5
Zoning_8_18_2024_aml_REZ_Update_For_Web
Zoning Districts
Low Density Residential
Low Density Residential with Conditional Rezoning
Medium Density Residential
Multiple Family Residential
Mobile Home Park
Central Business District
General Commercial
General Commercial with Conditional Rezoning
Regional Commercial
Third Street Corridor (FBC*)
Downtown Marquette Waterfront (FBC*)
Mixed-Use
Mixed Use with Conditional Rezoning
Planned Unit Development
Industrial/Manufacturing
Municipal
Conservation and Recreation
Civic
Board of Light & Power
Downtown_Waterfront_District_FBC
SUB-DISTRICTS
MDW - General 3
MDW - General 5
MDW - North Lakeshore Frontages
MDW - Working Waterfront Zone
MDW - Workshop Flex
MDW - Founders 5
MDW Future ROW
MDW Public Use Area
Street Labels
1 inch = 125 feet
City of Marquette
Geographic Information Systems (GIS)
City of Marquette, MI

Share

Share

W Magnetic St

1100 LEE ST
100 W MAGNETIC ST
STOP

Lee St

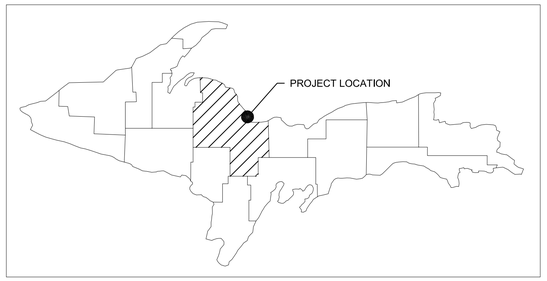
VERIDEA GROUP

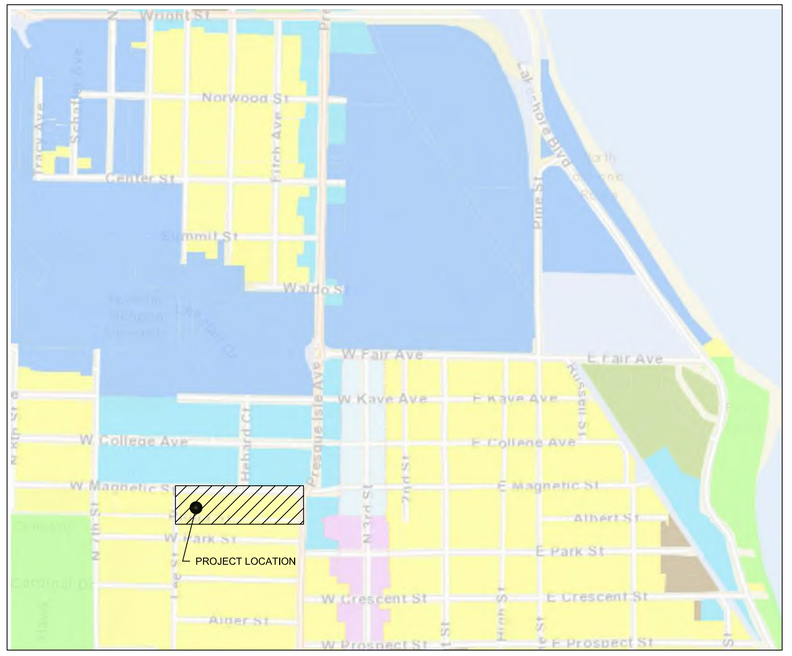
VERIDEA GROUP

MARQUETTE GENERAL HOSPITAL SITE RE-DEVELOPMENT

CITY OF MARQUETTE,
MARQUETTE, MICHIGAN

WICKWIRE PROJECT NO.: 24042





N

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
1	01-G-01	COVER
2	C-0	OVERALL EXISTING SITE SURVEY
3	C-0.1	PHASE 1 REMOVAL PLAN
4	C-0.2	PHASE 2 REMOVAL PLAN
5	C-01	OVERALL SITE PLAN
6	C-01.1	PHASE 1 SITE PLAN
7	C-01.2	PHASE 2 SITE PLAN
8	C-02.1	PHASE 1 GRADING/STORM PLAN
9	C-02.2	PHASE 2 GRADING/STORM PLAN
10	C-03.1	PHASE 1 UTILITY PLAN
11	C-03.2	PHASE 2 UTILITY PLAN
12	C-04.1	PHASE 1 LANDSCAPING PLANS
13	C-04.2	PHASE 2 LANDSCAPING PLANS
14	C-05.1	PHASE 1 ELEVATION PROFILE VIEWS
15	C-05.2	PHASE 1 UTILITY PROFILE VIEWS
16	D-1	DETAILS
17	AS-101	ARCHITECTURAL SITE PLAN
18	AS-102	SITE SECTIONS
19	A-101	UNIT FLOOR PLANS
20	A-102	UNIT FLOOR PLANS
21	A-501	BUILDING ELEVATIONS
22	A-501	CONCEPT RENDERINGS | ARCHITECTURAL DETAILS
23	A-502	CONCEPT RENDERINGS | ARCHITECTURAL DETAILS
24	S-1	ALTA/NSPS LAND TITLE SURVEY
25	S-6	ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

OWNER

VERIDEA GROUP

857 W. WASHINGTON ST.

SUITE 301, MARQUETTE, MI 49855

ARCHITECT & MEP ENGINEERING
SCOTT FREDRICKS
INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 574-0220
SFREDRICKS@INTARCH.COM

CIVIL ENGINEER
BRIAN SAVOLAINEN
MI PROFESSIONAL ENGINEER NO. 6201040601
WICKWIRE, PC.
715 SELDEN RD.
IRON RIVER, MI 49935
(906)250-5729
BSAVOLAINEN@WICKWIRESOLUTIONS.COM

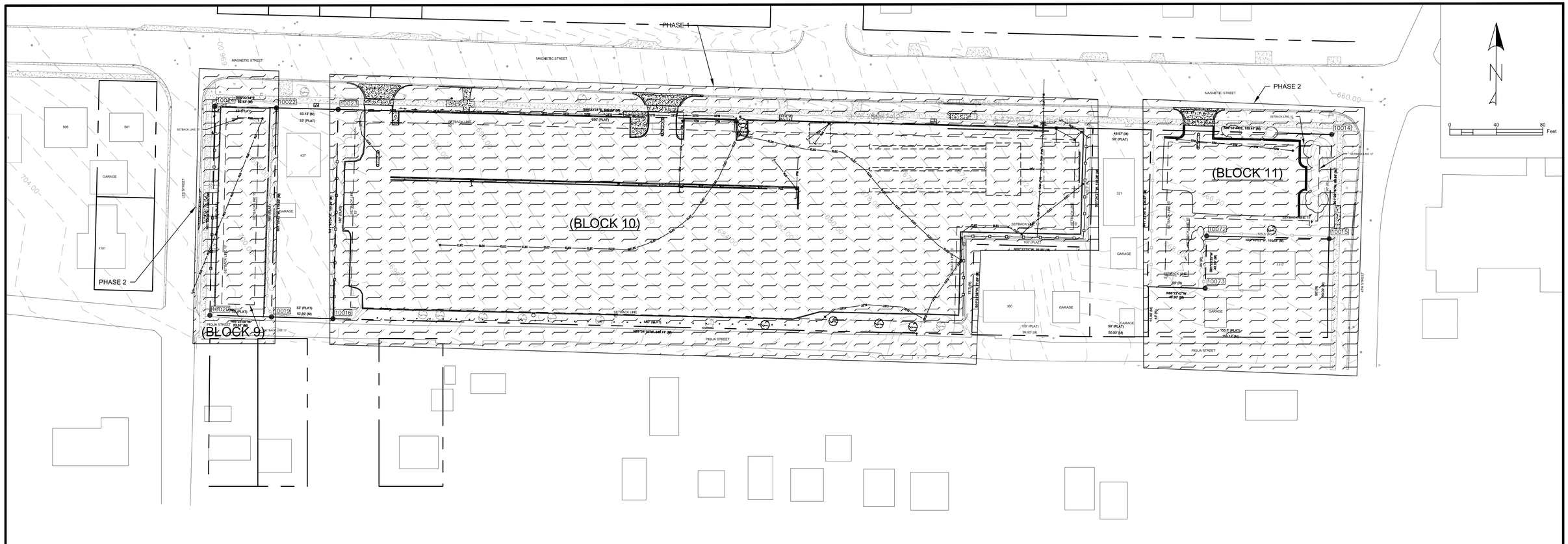
SURVEYOR
STACEY BLUSE
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001050429
TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC
830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906) 228-5125
SBLUSE@TRIMEDIAEE.COM

PREPARED BY:

WICKWIRE, P.C.
715 SELDEN RD
IRON RIVER, MI 49935
906.265.9865

				DWG. NO. 01-G-01
2	5/5/25	REVIEW		REV 1
1	4/22/25	REVIEW		SHEET NO. 1

C:\Users\LSchmutzer\WICKWIRE P.C\WICKWIRE P.C. - General\Clients\Veridia Group\24042_MGH_Phase_1_Basemapping_Site_Plan_Review\CAD\Alternative Sav-Site_plan.dwg 5/3/2024 6:31 PM



BLOCK 9

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

BLOCK 10

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

BLOCK 11

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

ZONING NOTES

REQUIRED SETBACKS:
FRONT: 10 FEET (PER INITIAL PUD REQUEST)
SIDE: 15 FEET (30 FEET MIN. TOTAL 2 SIDES)
BACK: 10 FEET (PER INITIAL PUD REQUEST)

SETBACKS ARE BASED ON A MAXIMUM BUILDING HEIGHT OF 36.5'.

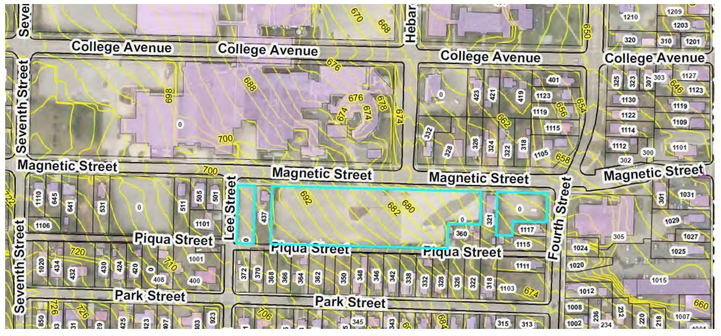
ZONING DISTRICT: PUD (PLANNED UNIT DEVELOPMENT DISTRICT)

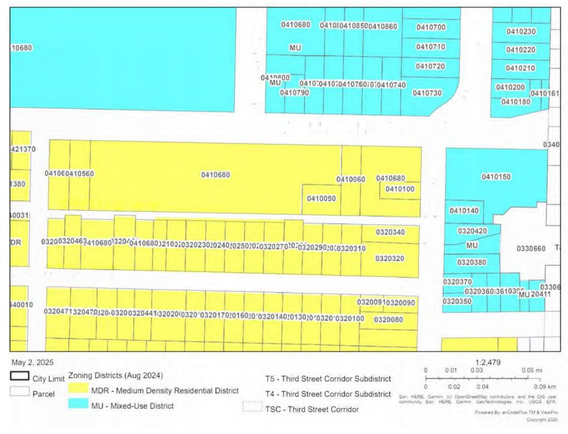
PROPOSED USE: TOWNHOMES

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

PARCEL SIZE: 9,525 SFT (0.22 ACRES - BLOCK 9)
109,173 SFT (2.51 ACRES - BLOCK 10)
16,221 SFT (0.37 ACRES - BLOCK 11)

CURRENT LAND USE:
501 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
437 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
321 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
330 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
326 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
322 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
318 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
1105 PRESQUE ISLE AVE: RESIDENTIAL SINGLE FAMILY
360 PIQUA ST: RESIDENTIAL SINGLE FAMILY
SOUTH OF PIQUA: RESIDENTIAL SINGLE FAMILY
NORTH OF MAGNETIC, WEST OF HEBARD CT: PLANNED UNIT DEVELOPMENT





INTEGRATED ARCHITECTURE

VERIDEA GROUP

OVERALL EXISTING SITE SURVEY/PHASING

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	2

DWG. NO.
C-0

(BLOCK 10)

MATCH SHEET C-0.2

SHEET C-0.1

MAGNETIC STREET

RELOCATE EXISTING SIGN

REMOVE SIGN (TYP.)

REMOVE SIDEWALK (TYP.)

SETBACK LINE
10'

S88°33'31"E, 649.64' (M)

650' (PLAT)

REMOVE EX. SPRINKLER CONTROLS

REMOVE SPRINKLER VALVE

REMOVE EXISTING CURB & GUTTER (TYP.)

REMOVE/ABANDON EXISTING STORM (TYP.)

REMOVE EXISTING PARKING LOT AND CURBING

REMOVE UNDERGROUND STORM STORAGE (TYP.)

ABANDON EXISTING SANITARY LATERAL, RELOCATE AS PER SHEET C-03.1

MATCH SHEET C-0.2

SHEET C-0.1

S01°24'27"W, 102.26' (M)

102.3' (R)

SETBACK LINE
15'

SETBACK LINE 15'

100' (PLAT)

N88°33'59"W, 99.95' (M)

SETBACK LINE 15'

77.7' (R)

S01°24'36"W, 77.69' (M)

360

GARAGE

100' (PLAT)

99.95' (M)

N01°25'24"E, 180.09' (M)

180' (PLAT)

SETBACK LINE
15'

REMOVE EXISTING LIGHT POLES (TYP.)

ABANDON EX. UNDERGROUND ELECTRICAL (TYP.)

10023

10016

SETBACK LINE
10'

550' (RLAT)

N88°34'10"W, 549.74' (M)

REMOVE WOOD BOLLARDS (TYP.)

PIQUA STREET

N

0 20 40 Feet

MATTHEW B. SWOLLAND ENGINEER NO. 46094

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 REMOVAL PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

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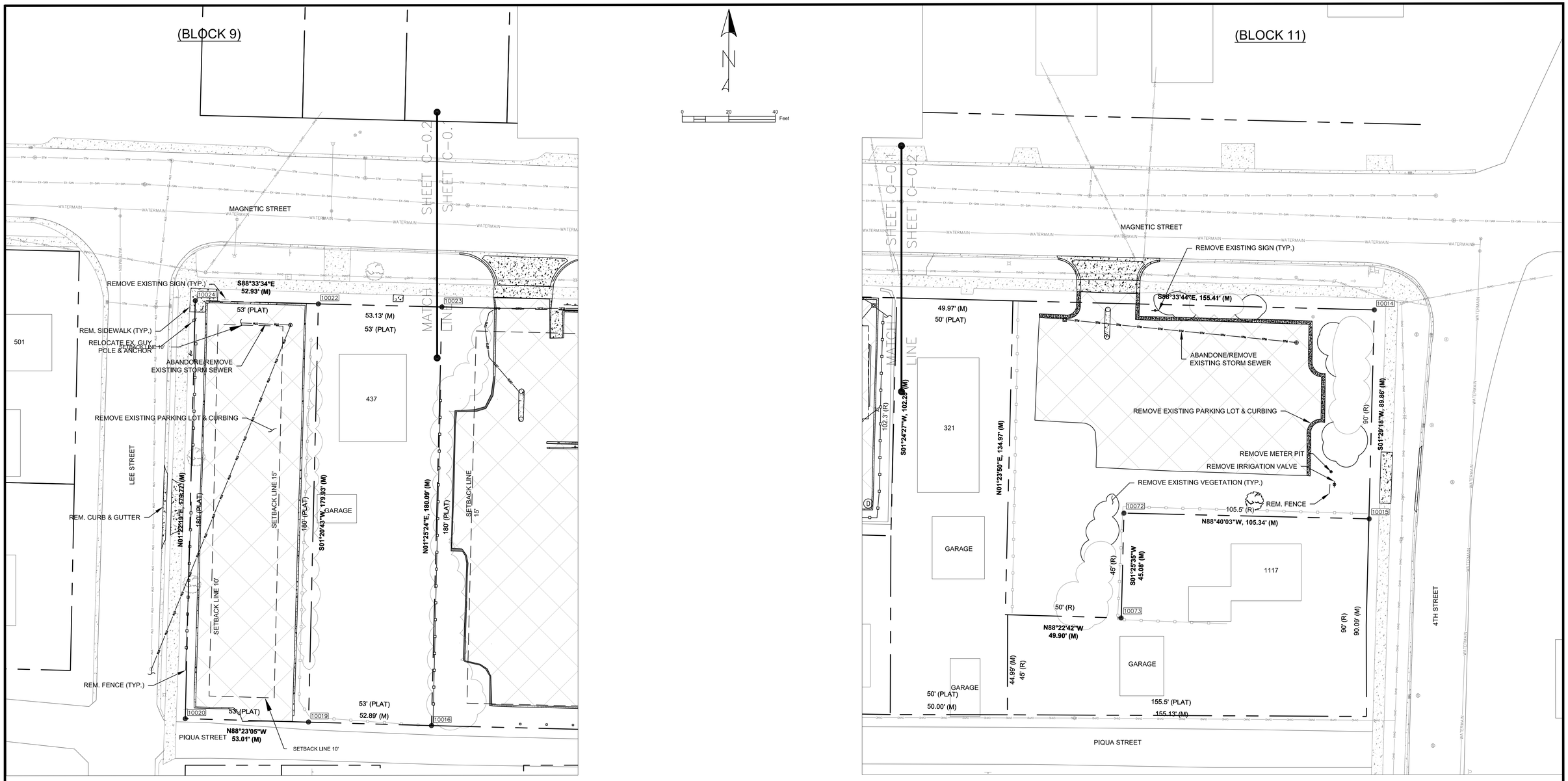
ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	3

DWG. NO.
C-0.1



INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 2 REMOVAL PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"

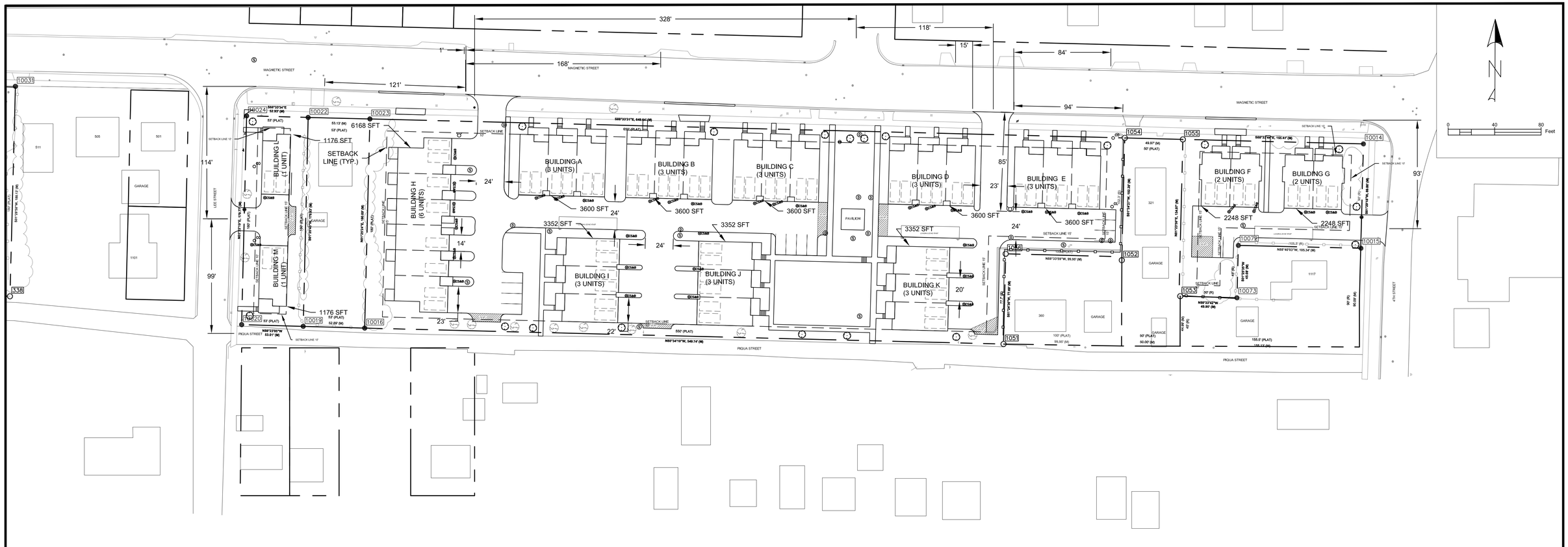
If this scale bar does not measure 1" then drawing is not original scale.

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	4

DWG. NO.

C-0.2



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

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

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

NOTE:
BLOCK 9 TOTAL FLOOR AREA: 1,176+1,176 = 2,352 SFT
GROUND COVER RATIO: 2,352 / 9,525 = 24.7%

BLOCK 10 TOTAL FLOOR AREA: 6168+3352+3352+3352+3600+3600+3600+3600 = 30,624 SFT
GROUND COVER RATIO: 30,624 / 109,173 = 28.1%

BLOCK 11 TOTAL FLOOR AREA: 2248+2248 = 4,496 SFT
GROUND COVER RATIO: 4,496 / 16,221 = 27.7%

INTEGRATED ARCHITECTURE

VERIDEA GROUP

OVERALL SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"
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ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	5

DWG. NO.
C-01

(BLOCK 10)

MATCH LINE SHEET C-01.2

SHEET C-01.1

MAGNETIC STREET

SHEET C-01.1

MATCH LINE SHEET C-01.2

1002.3

S88°33'31"E, 649.64' (M)

650' (PLAT)

SETBACK LINE 10'

1054

S01°24'27"W, 102.8' (M)

102.3' (R)

N01°25'24"E, 180.09' (M)

180' (PLAT)

SETBACK LINE 15'

BUILDING H (6 UNITS)

BUILDING A (3 UNITS)

BUILDING B (3 UNITS)

BUILDING C (3 UNITS)

BUILDING D (3 UNITS)

BUILDING E (3 UNITS)

CS&B

LOADING ZONE 10'x50'

PAVILION

20'

18'

222 SFT

SNOW STORAGE (TYP.)

9' (TYP.)

18' (TYP.)

SETBACK LINE 15'

1058

100' (PLAT)

N88°33'59"W, 99.95' (M)

1052

6' HIGH FENCE (TYP.)

SETBACK LINE 15'

77.7' (R)

S01°24'36"W, 77.69' (M)

360

GARAGE

BUILDING I (3 UNITS)

BUILDING J (3 UNITS)

BUILDING K (3 UNITS)

178 SFT

102 SFT

224 SFT

SETBACK LINE 10'

1001G

550' (PLAT)

N88°34'10"W, 549.74' (M)

1051

100' (PLAT)

99.95' (M)

PIQUA STREET

0 20 40 Feet

N

PARKING CALC'S
REQUIRED:
6-UNIT BUILDING: 2 SPACES PER UNIT = 12 SPACES EACH
3-UNIT BUILDINGS: 1.5 SPACES PER UNIT = 5 SPACES EACH
PARKING MAXIMUM: 52 (TOTAL) x 20% = +10 SPACES

ACTUAL:
6-UNIT BUILDING: 8 (GARAGE) + 4 (SPACES) = 12 SPACES
3-UNIT BUILDING (8X): 8 (GARAGE) = 48 SPACES

SNOW STORAGE CALC'S
REQUIRED:
10% OF PARKING STALL AREA: 48 *(9'*18')*10% = 777.6 SFT

ACTUAL:
178 + 102 + 227 + 222 + 224 = 953 SFT

KEYNOTES

1. Contractor shall construct the roads and parking with a min. 12" Subbase (3"minus), 8" Aggregate Base and 3 ½" HMA Surface
2. Contractor shall provide 4" concrete sidewalk and monolithic sidewalk (when adjacent to parking lot) with a curb height 6".
3. Contractor shall provide 4" topsoil and seeding for all landscape areas and disturbed areas.
4. Contractor shall provide 4" yellow pavement marking stalls (Typ.)
5. Contractor shall remove and replace roadway inkind in disturbed area. Maintain access during water and sewer construction.
6. Contractor shall match existing and adjacent curb.

NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

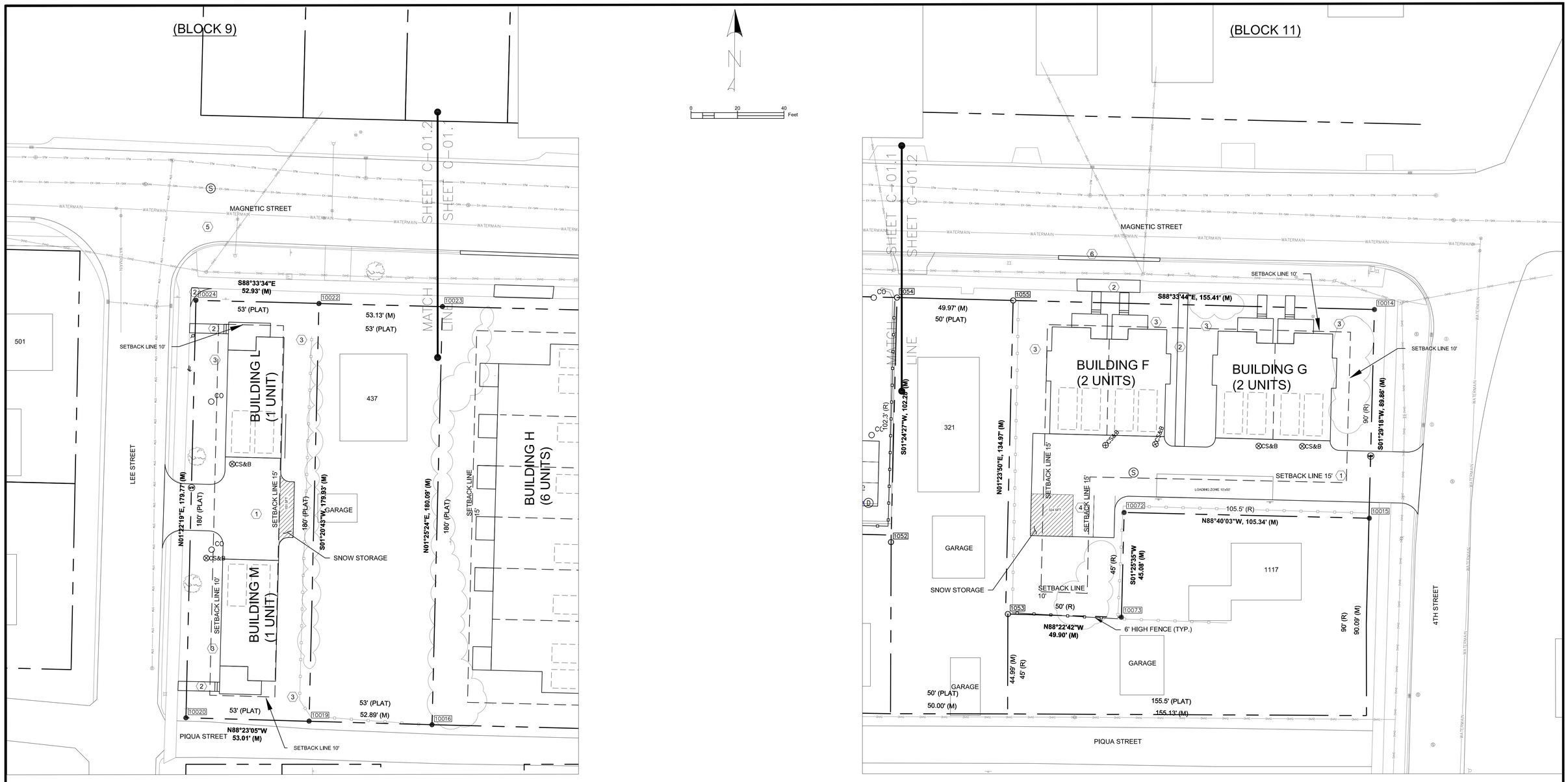
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	6

DWG. NO.
C-01.1



PARKING CALC'S
REQUIRED:
1-UNIT BUILDING: 2 SPACES PER UNIT = 2 SPACES EACH
2-UNIT BUILDINGS: 2 SPACES PER UNIT = 4 SPACES EACH
PARKING MAXIMUM: 8 (TOTAL) 20% = +2 SPACES

ACTUAL:
1-UNIT BUILDING (2X): 2 (GARAGE) = 4 SPACES
2-UNIT BUILDING (2X): 4 (GARAGE) + 2 SPACES = 10 SPACES

SNOW STORAGE CALC'S
REQUIRED:
BLOCK 9: 10% OF PARKING STALL AREA: 4 *(9'*18')*10% = 64.8 SFT
BLOCK 11: 10% OF PARKING STALL AREA: 10 *(9'*18')*10% = 162 SFT

ACTUAL:
BLOCK 9: 151 SFT
BLOCK 11: 324 SFT

KEYNOTES

1. Contractor shall construct the roads and parking with a min. 12" Subbase (3"minus), 8" Aggregate Base and 3 ½" HMA Surface
2. Contractor shall provide 4" concrete sidewalk and monolithic sidewalk (when adjacent to parking lot) with a curb height 6".
3. Contractor shall provide 4" topsoil and seeding for all landscape areas and disturbed areas.
4. Contractor shall provide 4" yellow pavement marking stalls (Typ.)
5. Contractor shall remove and replace roadway inkind in disturbed area. Maintain access during water and sewer construction.
6. Contractor shall match existing and adjacent curb.

BRIAN M. SWOLINSKI — PROFESSIONAL ENGINEER — No. 46201

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 2 SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"
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ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	7

DWG. NO.
C-01.2

(BLOCK 10)

MATCH LINE SHEET C-02.2

SHEET C-02.1

MAGNETIC STREET

SETBACK LINE 10'

S88°33'31"E, 649.64' (M)
650' (PLAT)

BUILDING A (3 UNITS)

BUILDING B (3 UNITS)

BUILDING C (3 UNITS)

BUILDING D (3 UNITS)

BUILDING E (3 UNITS)

BUILDING H (6 UNITS)

BUILDING I (3 UNITS)

BUILDING J (3 UNITS)

BUILDING K (3 UNITS)

*680.0 PAVILION

SETBACK LINE 15'

N01°25'24"E, 180.09' (M)
180' (PLAT)

SETBACK LINE 15'

SETBACK LINE 15'

S01°24'27"W, 102.29' (M)

SETBACK LINE 15'

N88°33'59"W, 99.95' (M)

100' (PLAT)

S01°24'36"W, 77.69' (M)

77.7' (R)

360

GARAGE

100' (PLAT)
99.95' (M)

SETBACK LINE 10'

550' (PLAT)

N88°34'10"W, 549.74' (M)

PIQUA STREET

NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.

NOTE: NO GRADING SHALL occur OUTSIDE OF PROPERTY LIMITS.

BRIAN MATTHEW SWOLINSKI ENGINEER 40324

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 GRADING/STORM PLAN

MARQUETTE GENERAL HOSPITAL SITE RE-DEVELOPMENT

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

Attention: 0 1"

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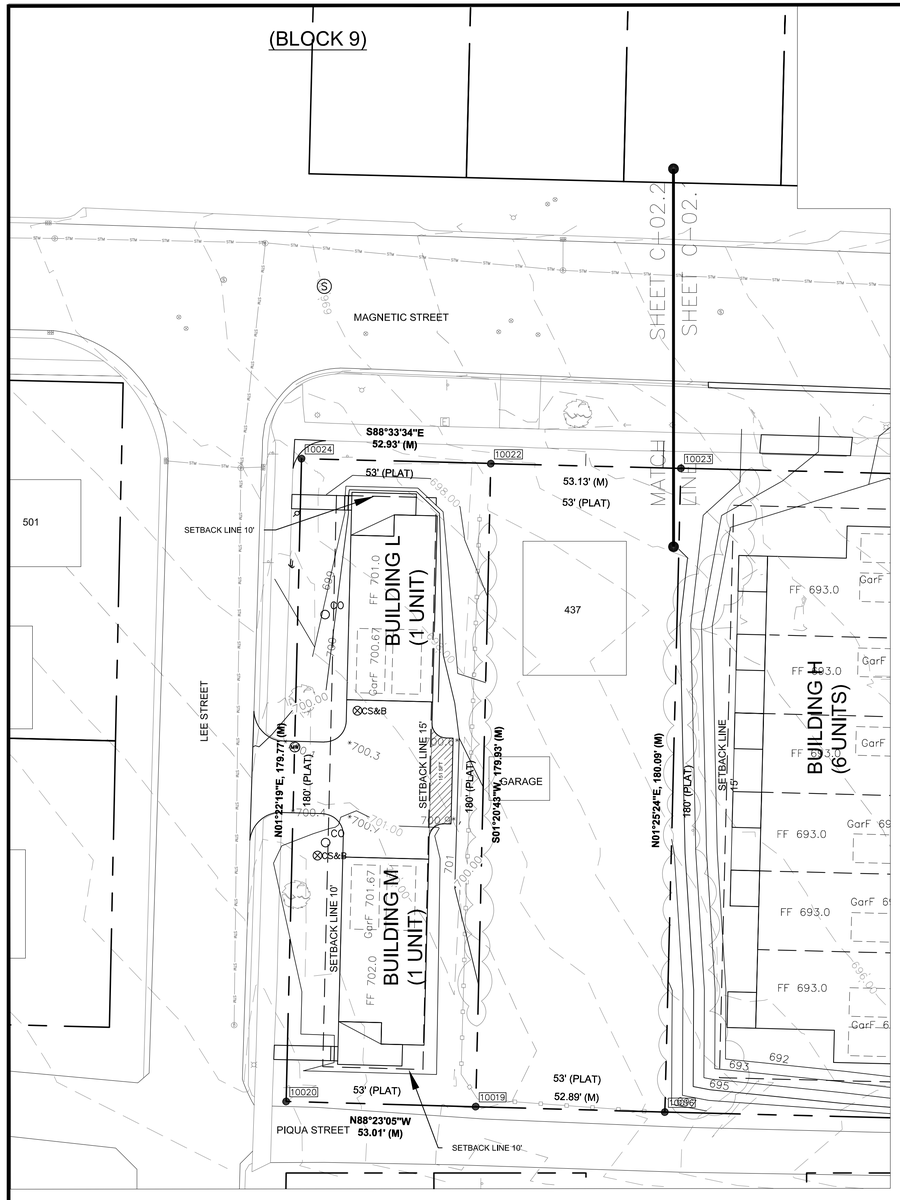
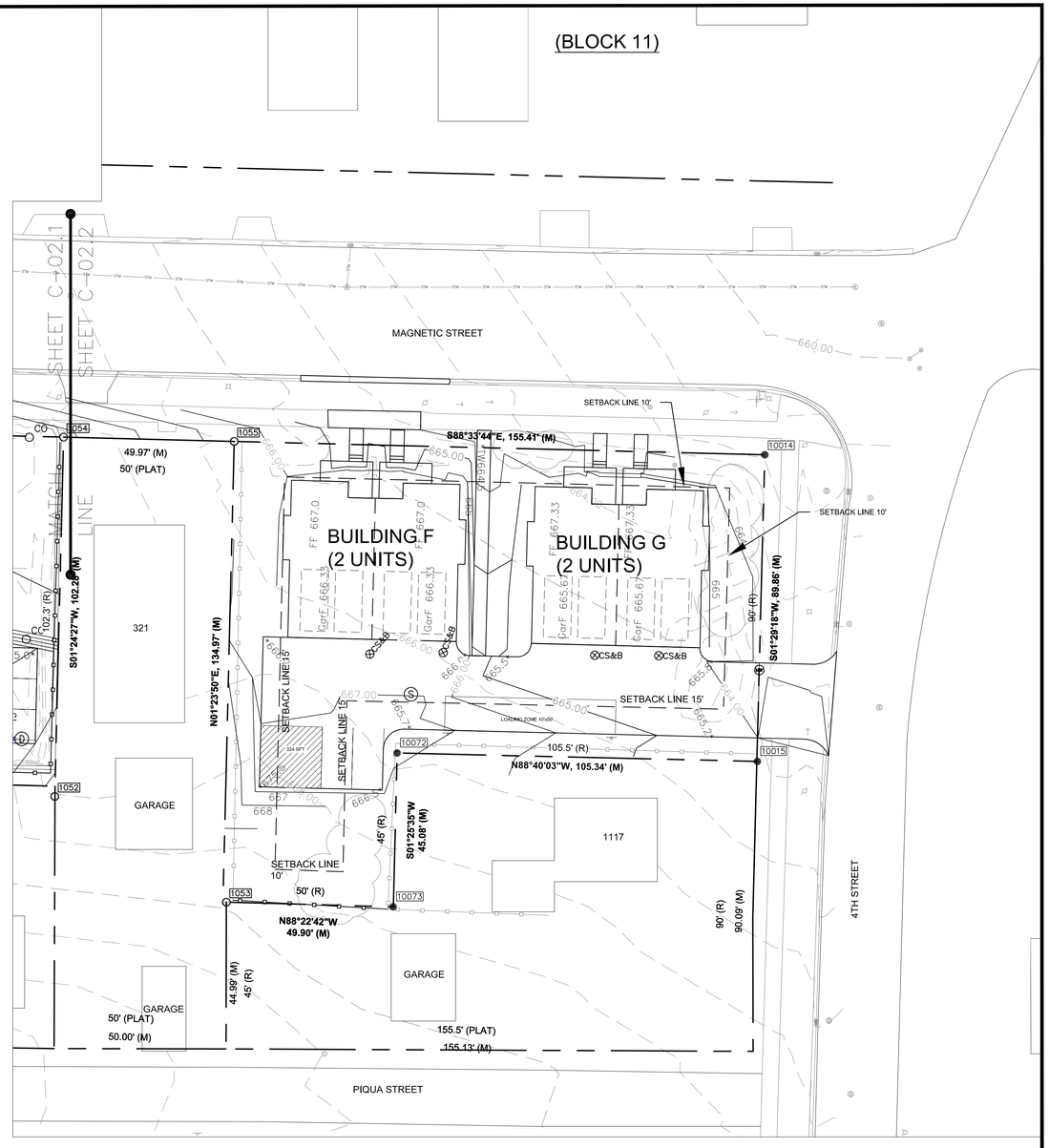
ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	8

DWG. NO.
C-02.1



NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.



NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.

NOTE: NO GRADING SHALL OCCUR OUTSIDE OF PROPERTY LIMITS.

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 2 GRADING/STORM PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	9

DWG. NO.
C-02.2

(BLOCK 10)

MATCH LINE SHEET C-03.2

MATCH LINE SHEET C-03.1

MAGNETIC STREET

RELOCATE POLE

VERIFY ELEV. AND CONNECT TO EXISTING

CONNECT TO EXISTING

RELOCATE POLE

T0023

T0054

T0056

T0052

T0016

T0051

SETBACK LINE 10'

S88°33'31"E, 649.64' (M)

650' (PLAT)

BUILDING A (3 UNITS)

BUILDING B (3 UNITS)

BUILDING C (3 UNITS)

BUILDING D (3 UNITS)

BUILDING E (3 UNITS)

BUILDING H (6 UNITS)

BUILDING I (3 UNITS)

BUILDING J (3 UNITS)

BUILDING K (3 UNITS)

PAVILION

222 SF

SETBACK LINE 15'

N01°25'24"E, 180.09' (M)

180' (PLAT)

SETBACK LINE 15'

SETBACK LINE 10' 162 SF

550' (PLAT)

N88°34'10"W, 549.74' (M)

S01°24'27"W, 102.28' (M)

102.3' (R)

MH #8

100' (PLAT)

N88°33'59"W, 99.95' (M)

SETBACK LINE 15'

77.7' (R)

S01°24'36"W, 77.69' (M)

360

GARAGE

100' (PLAT)

99.95' (M)

224 SF

PIQUA STREET

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

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

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

LEGEND

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

BRYAN MATTHEW BARCLOCHER ENGINEER No. 46024

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 UTILITY PLAN

MARQUETTE GENERAL HOSPITAL SITE RE-DEVELOPMENT

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

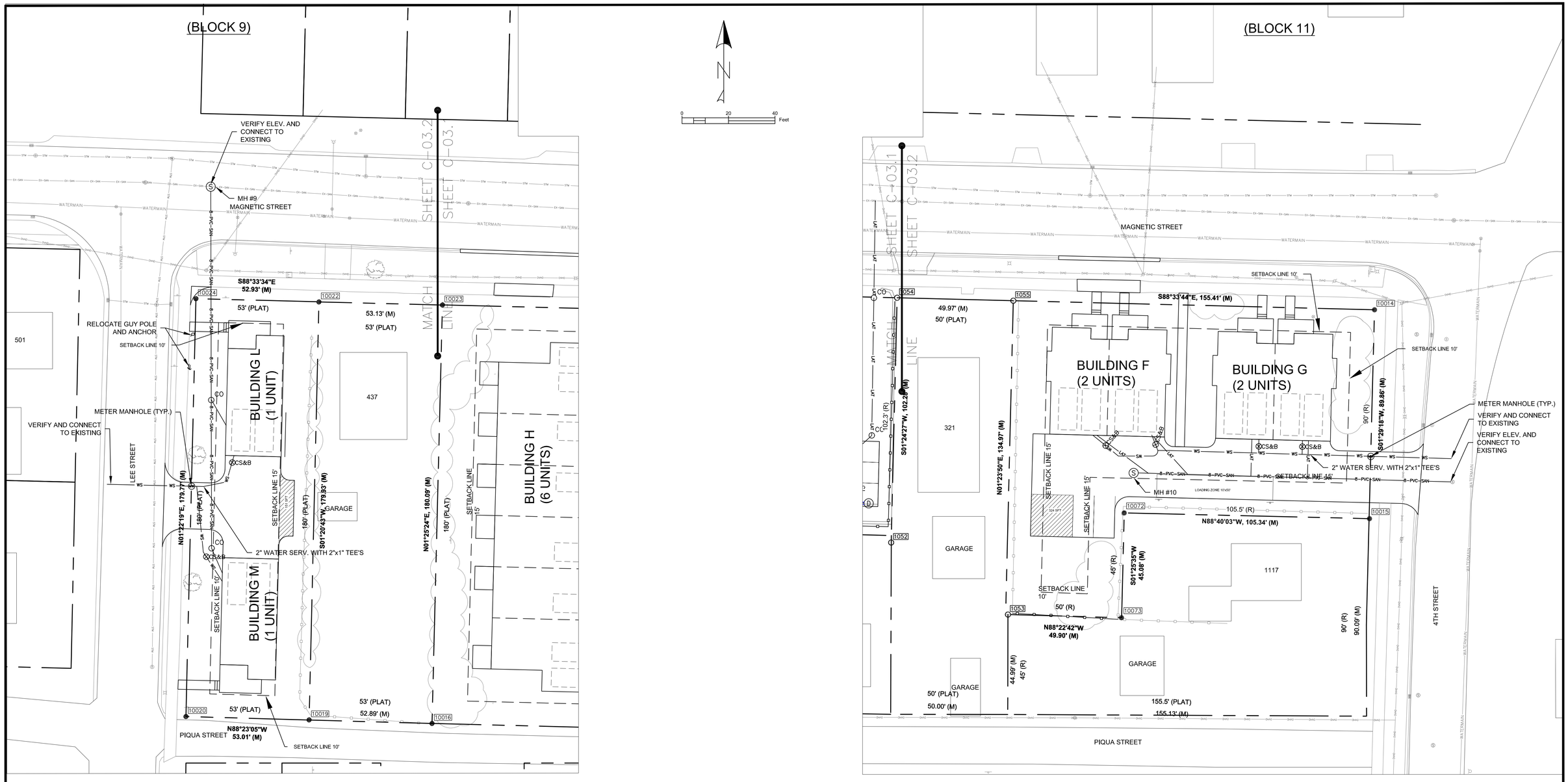
Attention: 0 1"

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	10

DWG. NO. C-03.1



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

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

: AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF ASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.

LEGEND

- EX. WATERMAIN (CITY)
- EX. NATURAL GAS (DTE)
- PROPOSED NATURAL GAS (DTE)
- PROPOSED 6" SANITARY LATERAL (PRIVATE)
- PROPOSED 8" SANITARY SEWER (PRIVATE)
- EX. SANITARY SEWER (CITY)
- EX. OVERHEAD POWER (MBLP)
- PROPOSED UNDERGROUND POWER (PRIVATE)
- PROPOSED STORM SEWER (PRIVATE)
- PROPERTY BOUNDARY
- PROPOSED 6" WATERMAIN (PRIVATE)
- PROPOSED 8" WATERMAIN (PRIVATE)

- PROPOSED UTILITY POLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED SAN. CLEANOUT
- PROPOSED SANITARY STRUCTURE
- PROPOSED CATCH BASIN

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 2 UTILITY PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"
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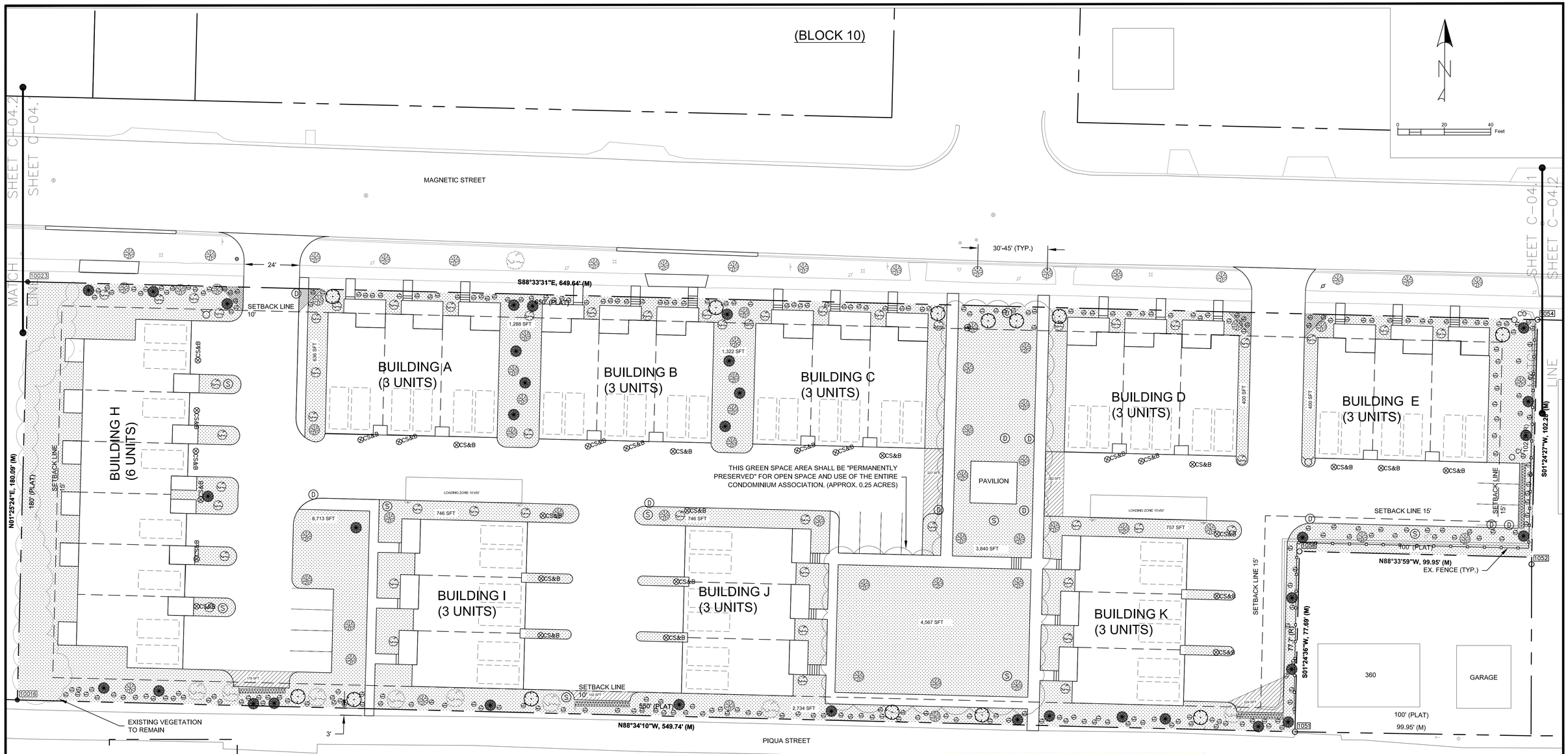
ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	11

DWG. NO.
C-03.2



GREENSPACE CALC'S
REQUIRED (5%):
20,739 + 10,676 SFT X 0.05 = 1,571 SFT
(360 SFT EACH MIN)

ACTUAL:
746 + 746 + 757 = 2,249 SFT

FRONTAGE LANDSCAPING REQUIREMENTS:
SOUTH: 549.74'
DECIDUOUS/EVERGREEN: 14
ORNAMENTAL: 5
SHRUBS: 110

NORTH: 602.64'
DECIDUOUS/EVERGREEN: 15
ORNAMENTAL: 6
SHRUBS: 121

LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 83
ORNAMENTAL: 13
SHRUBS: 328

NOTE: ALL GREEN SPACE BUFFER YARDS AND LANDSCAPING WILL BE PERMANENTLY PRESERVED TO MAINTAIN BUFFERS BETWEEN ADJACENT PROPERTIES AND LAND USES. THE CONDOMINIUM ASSOCIATION WILL BE REQUIRED TO PROVIDE ANNUAL MAINTENANCE TO THESE AREAS AND RE-PLANT AS NECESSARY TO MAINTAIN BUFFER YARDS.

Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar, European Larch, Scotch Pine, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, Norway Spruce
Deciduous Trees (3-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties, Amur Cork Tree, American Yellowwood, Bicolor Oak, Swamp White Oak, Little-Leaf Linden, Ohio Buckeye
Ornamental Trees (2-inch minimum caliper)	Dolgo Crabapple, Siberian Crabapple, Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree
Deciduous Shrubs (3 feet minimum height)	Arrowwood Viburnum, Wayfaring Tree, Nannyberry, European Cranberry, American Cranberry, American Cranberry, Redosier Dogwood, Siberian Dogwood, Fragrant Sumac, Staghorn Sumac, Bush Cinquefoil, Tatarian Honeysuckle, Winterberry, American Elder
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, Amur Privet, Mugo Pine

PLANTING LEGEND

- 3' HIGH EVERGREEN HEDGE
- GREENSPACE (MULCH OR GRASS)
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL TREE
- CLEAR VISION AREA (10'X10' TYP. TREES SHALL NOT EXCEED 8' TALL, SHRUBS SHALL NOT EXCEED 30" TALL, ALL PLANTINGS SHALL BE GREATER THAN 3' FROM EDGE OF DRIVEWAY)

NOTE: STREET TREES PLANTED IN RIGHT OF WAY SHALL CONFORM TO MARQUETTE LDC 54.1003(A).

BRIAN MATTHEW SHOLANDER ENGINEER PE 46097

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 LANDSCAPING PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

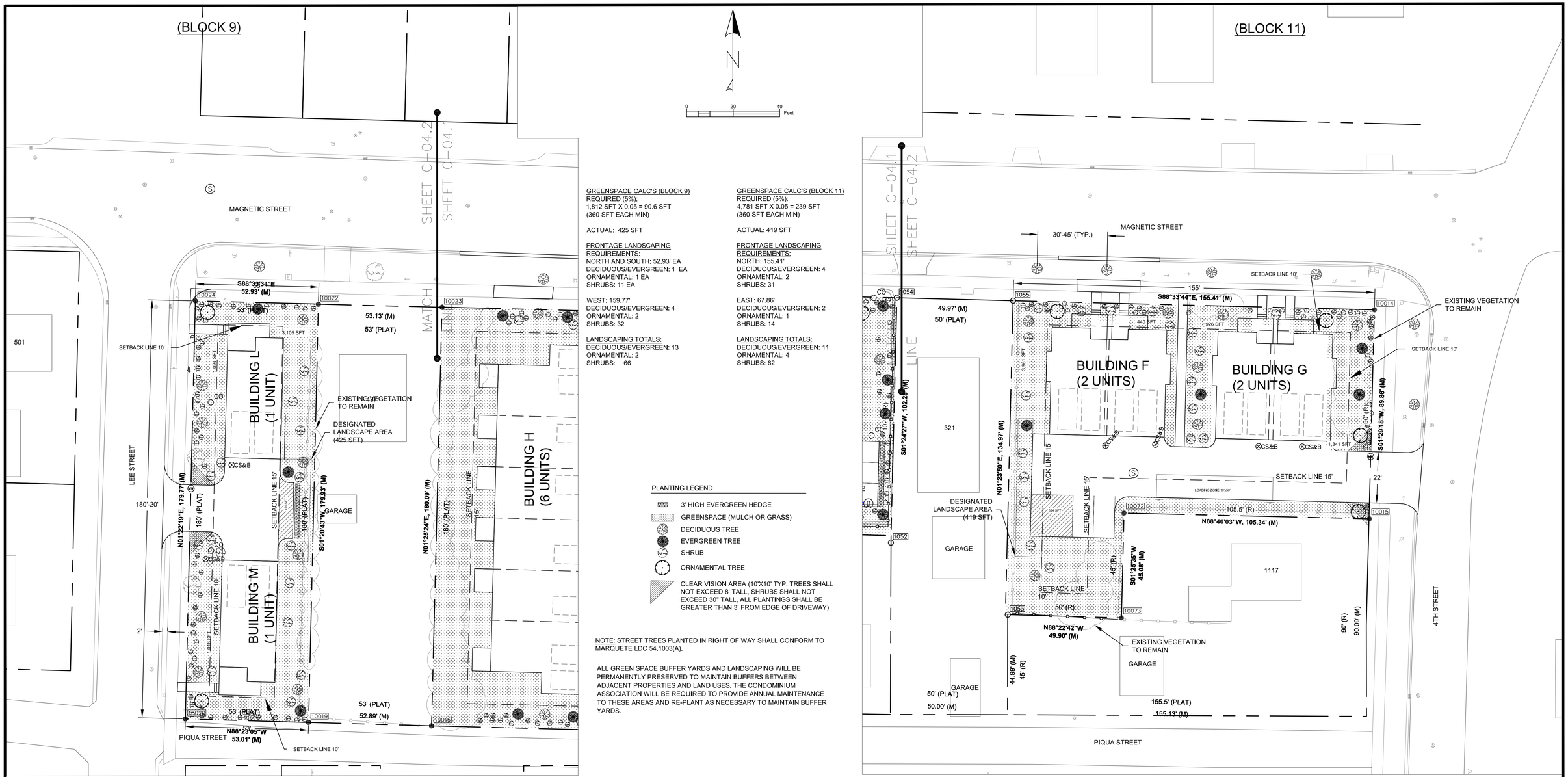
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	12

DWG. NO.
C-04.1



GREENSPACE CALC'S (BLOCK 9)
REQUIRED (5%):
1,812 SFT X 0.05 = 90.6 SFT
(360 SFT EACH MIN)

ACTUAL: 425 SFT

FRONTAGE LANDSCAPING REQUIREMENTS:
NORTH AND SOUTH: 52.93' EA
DECIDUOUS/EVERGREEN: 1 EA
ORNAMENTAL: 1 EA
SHRUBS: 11 EA

WEST: 159.77'
DECIDUOUS/EVERGREEN: 4
ORNAMENTAL: 2
SHRUBS: 32

LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 13
ORNAMENTAL: 2
SHRUBS: 66

GREENSPACE CALC'S (BLOCK 11)
REQUIRED (5%):
4,781 SFT X 0.05 = 239 SFT
(360 SFT EACH MIN)

ACTUAL: 419 SFT

FRONTAGE LANDSCAPING REQUIREMENTS:
NORTH: 155.41'
DECIDUOUS/EVERGREEN: 4
ORNAMENTAL: 2
SHRUBS: 31

EAST: 67.86'
DECIDUOUS/EVERGREEN: 2
ORNAMENTAL: 1
SHRUBS: 14

LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 11
ORNAMENTAL: 4
SHRUBS: 62

PLANTING LEGEND

- 3' HIGH EVERGREEN HEDGE
- GREENSPACE (MULCH OR GRASS)
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL TREE
- CLEAR VISION AREA (10'X10' TYP. TREES SHALL NOT EXCEED 8' TALL, SHRUBS SHALL NOT EXCEED 30" TALL, ALL PLANTINGS SHALL BE GREATER THAN 3' FROM EDGE OF DRIVEWAY)

NOTE: STREET TREES PLANTED IN RIGHT OF WAY SHALL CONFORM TO MARQUETE LDC 54.1003(A).

ALL GREEN SPACE BUFFER YARDS AND LANDSCAPING WILL BE PERMANENTLY PRESERVED TO MAINTAIN BUFFERS BETWEEN ADJACENT PROPERTIES AND LAND USES. THE CONDOMINIUM ASSOCIATION WILL BE REQUIRED TO PROVIDE ANNUAL MAINTENANCE TO THESE AREAS AND RE-PLANT AS NECESSARY TO MAINTAIN BUFFER YARDS.

Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar, European Larch, Scotch Pine, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, Norway Spruce
Deciduous Trees (3-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties, Amur Cork Tree, American Yellowwood, Bicolor Oak, Swamp White Oak, Little-Leaf Linden, Ohio Buckeye
Ornamental Trees (2-inch minimum caliper)	Dolgo Crabapple, Siberian Crabapple, Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree
Deciduous Shrubs (3 feet minimum height)	Arrowwood Viburnum, Wayfaring Tree, Nannyberry, European Cranberry, American Cranberry, American Cranberry, Redosier Dogwood, Siberian Dogwood, Fragrant Sumac, Staghorn Sumac, Bush Cinquefoil, Tatarian Honeysuckle, Winterberry, American Elder
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, Amur Privet, Mugo Pine

BRIAN MATTHEW SWOLANSKE ENGINEER

INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 2 LANDSCAPING PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"
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ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	13

DWG. NO.
C-04.2

(BLOCK 10)

BUILDING A (3 UNITS)

BUILDING B (3 UNITS)

BUILDING C (3 UNITS)

BUILDING D (3 UNITS)

BUILDING E (3 UNITS)

BUILDING H (6 UNITS)

BUILDING I (3 UNITS)

BUILDING J (3 UNITS)

BUILDING K (3 UNITS)

PAVILION

PIQUA STREET

S88°33'31"E, 649.64' (M)

N88°34'10"W, 549.74' (M)

N88°33'59"W, 99.95' (M)

S01°24'27"W, 102.28' (M)

S01°24'36"W, 77.68' (M)

SETBACK LINE 10'

SETBACK LINE 15'

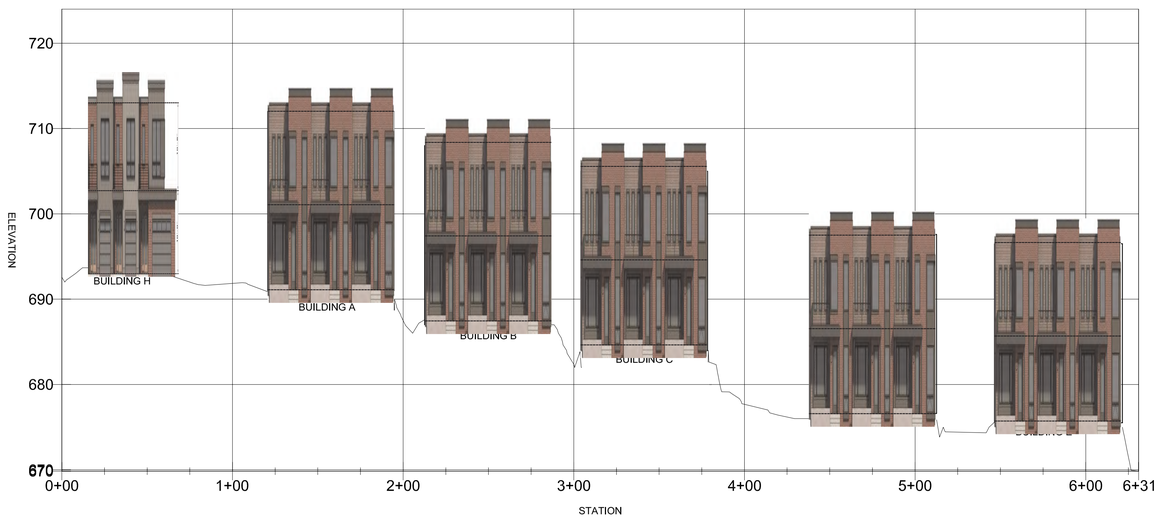
550' (PLAT)

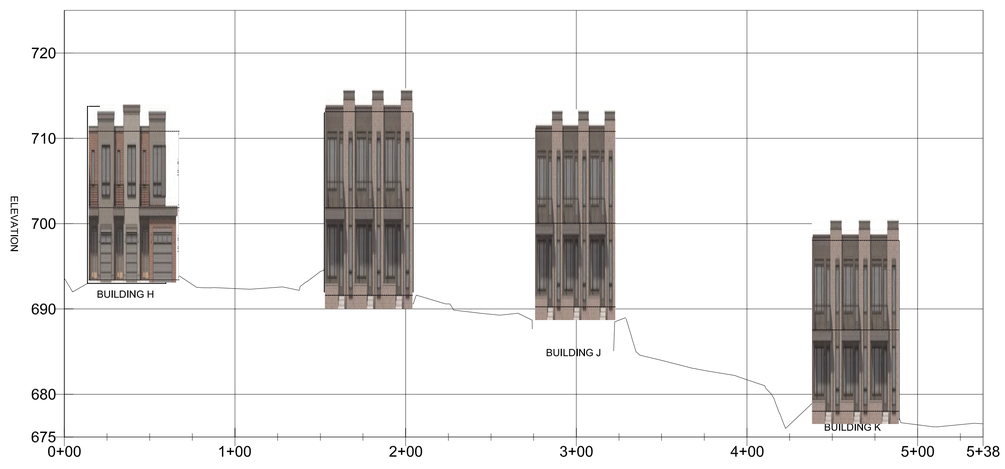
180' (PLAT)

100' (PLAT)

99.95' (M)

NOTE: SEE A-501 FOR BUILDING ELEVATION VIEWS





INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 ELEVATION PROFILE VIEWS

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

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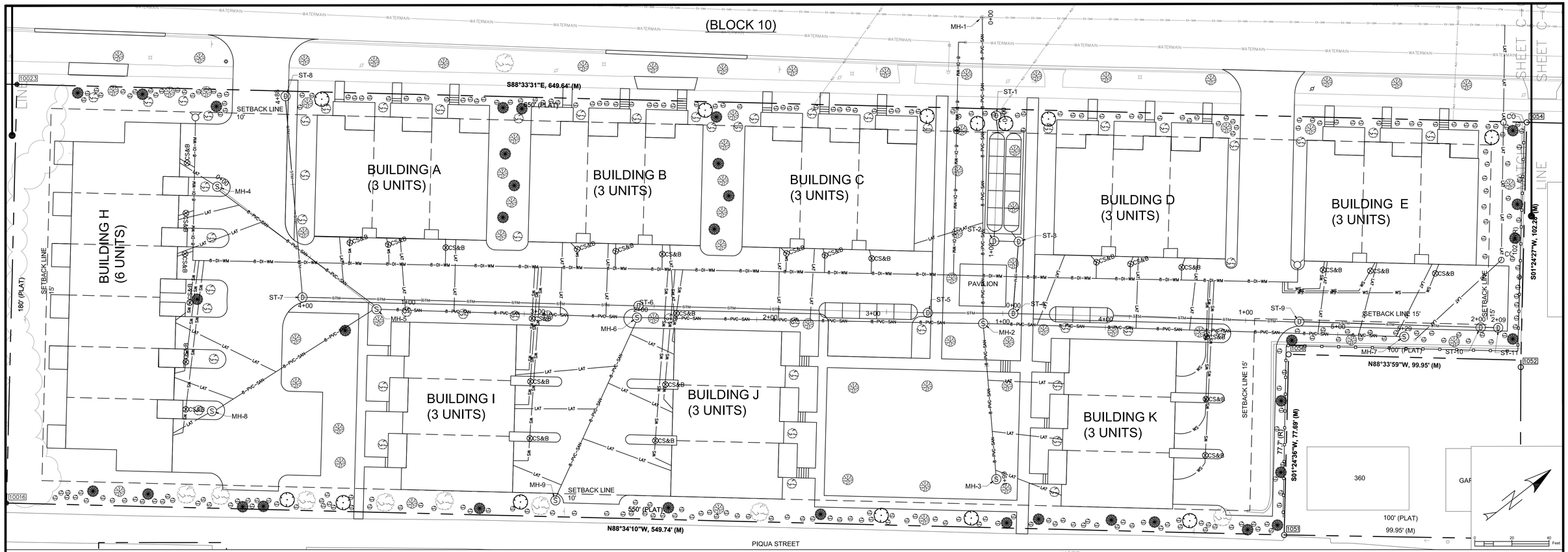
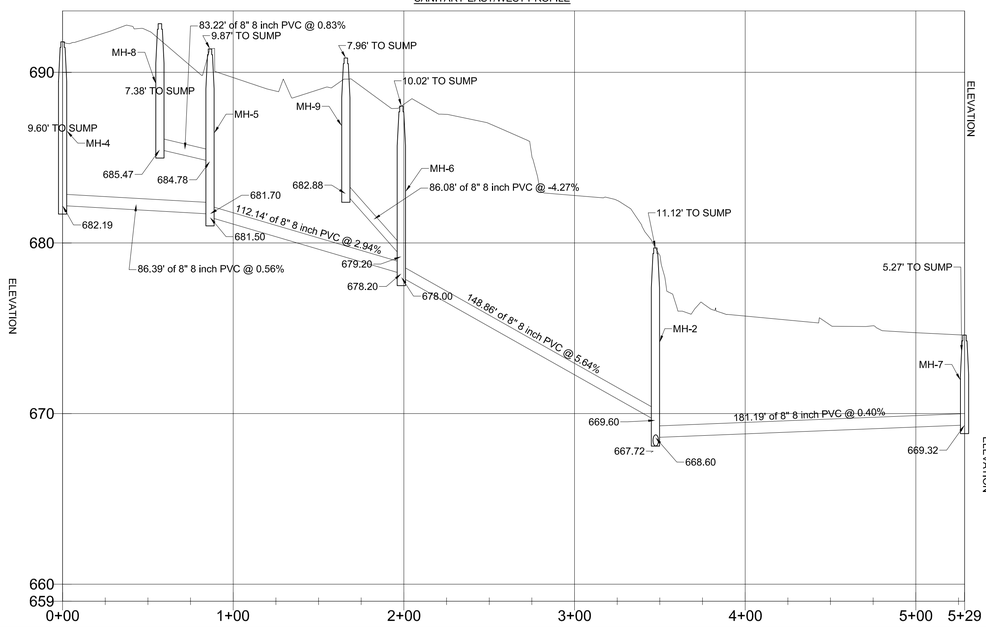
ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	14

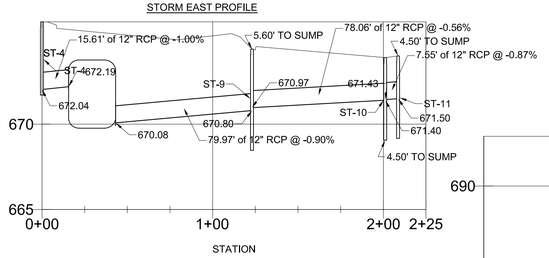
DWG. NO.
C-05.1



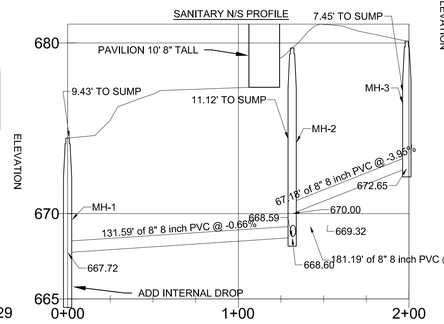
SANITARY EAST/WEST PROFILE



STORM EAST PROFILE



SANITARY N/S PROFILE



NOTE:

STATION

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

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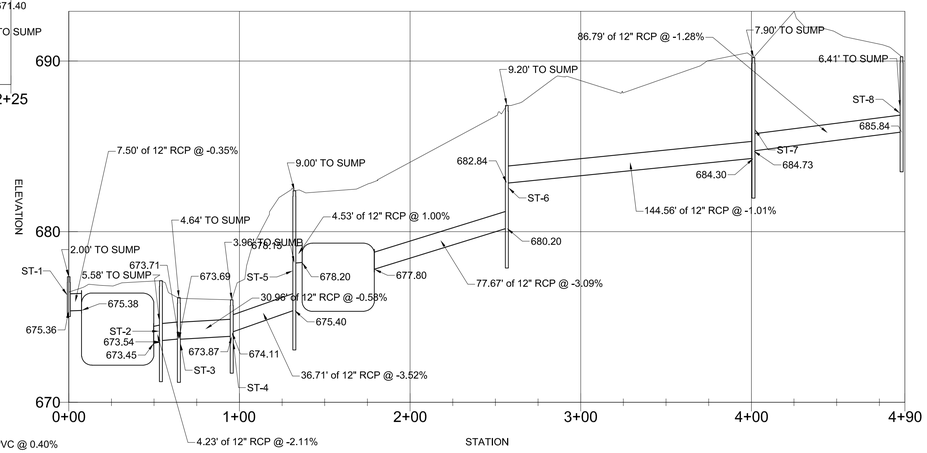
STORM WEST PROFILE



INTEGRATED ARCHITECTURE

VERIDEA GROUP

PHASE 1 UTILITY PROFILE VIEWS

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

Attention: 0 1"
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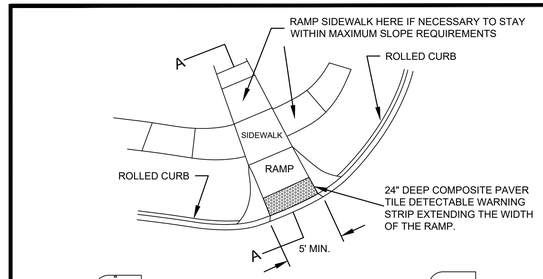
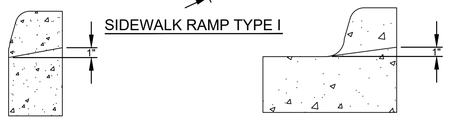
ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	15

DWG. NO.
C-05.2

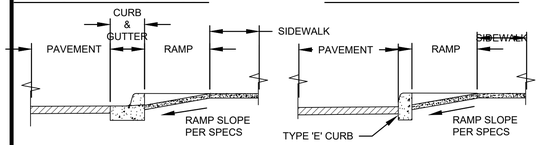


SIDEWALK RAMP TYPE I



SECTION THRU CURB CUT

SECTION THRU CURB CUT



SECTION A-A (TYPICAL ALL RAMP DETAILS)

03-021 TYPICAL SIDEWALK RAMP DETAILS

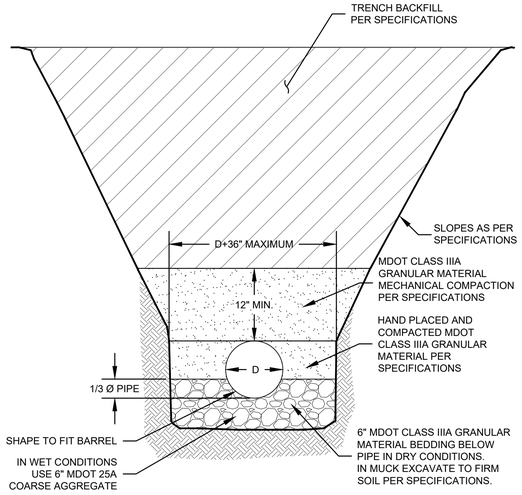
NO SCALE

NOTES:

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

PARKING LOT RECONSTRUCTION REQUIREMENTS:

1. TYPICAL CROSS SECTIONS ARE SHOWN FOR REFERENCE PURPOSES, AND REPRESENT REQUIREMENTS FOR PARKING LOT REPAIR OR CONSTRUCTION.
2. THE SLOPE OF THE PROPOSED CROSS SECTION CARIES. SEE GRADING PLAN FOR DETAILS.



METHOD 2

WHERE NATURAL MATERIAL BENEATH PIPE DOES NOT MEET MDOT CLASS IIIA SPECIRICATIONS OR WHERE NATURAL MATERIAL IS UNDERCUT DURING EXCAVATION TO STABALIZE TRENCH BOTTOM

02-192 PIPE BEDDING DETAIL

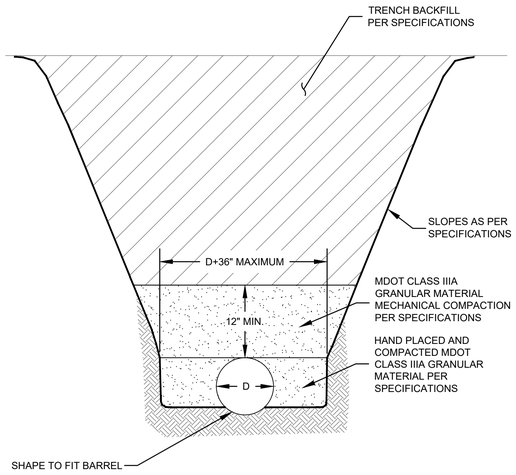
NO SCALE

NOTES:

1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.
2. CONTRACTOR SHALL INSTALL NON-WOVEN 8 OZ/SYD GEOTEXTILE FABRIC ABOVE MDOT 25A STONE FOR ENTIRE TRENCH WIDTH AND LENGTH OF STONE BEDDING WHEREVER UTILIZED. GEOTEXTILE FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 2.0 FEET.

NOTES:

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



METHOD 1

WHERE NATURAL MATERIAL BENEATH PIPE MEETS MDOT CLASS IIIA SPECIFICATIONS.

02-190 PIPE BEDDING DETAIL

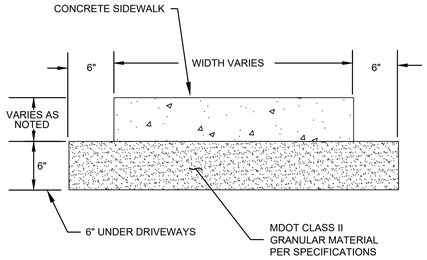
NO SCALE

NOTES:

1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.

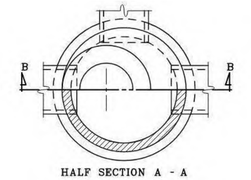
NOTES:

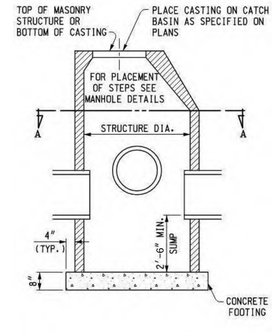
1. CONCRETE SIDEWALK SHALL BE SAWCUT FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
2. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-J OR THE LATEST VERSION THEREOF.
3. ANY EXISTING SIDEWALK WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND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



03-022 CONCRETE SIDEWALK

NO SCALE



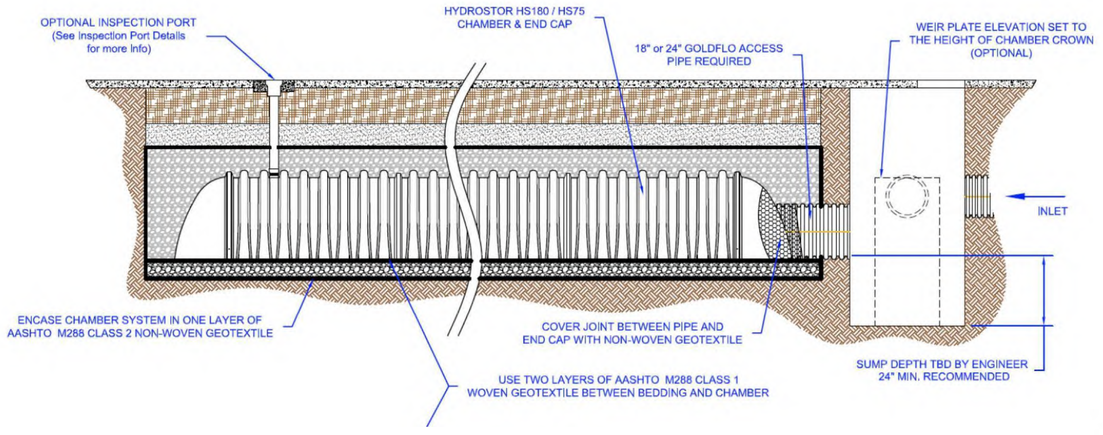


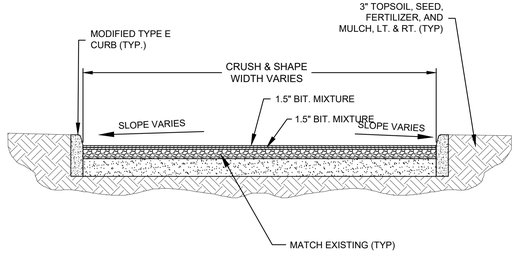
SEE MANHOLE DETAILS FOR SIZE AND BASE OPTIONS
SECTION B - B

CATCH BASIN DETAIL

NOTES:
STRUCTURE COVER SHALL BE ROUND STORM CAST IRON.

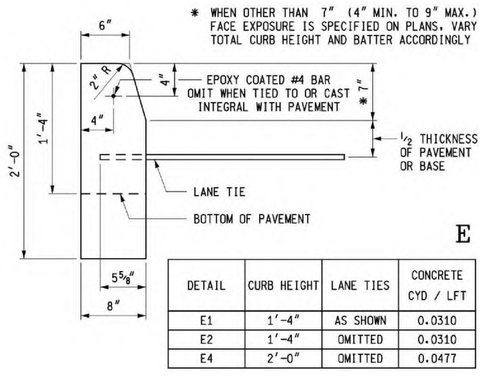
STORMWATER STORAGE
HYDROSTRO CHAMBERS MODEL HS180 = CF
NO WEIR NEED. CONTROL IS WITH A 4" PVC OUTLET.





02-050 TYPICAL PAVED PARKING LOT SECTION

NO SCALE



DETAIL	CURB HEIGHT	LANE TIES	CONCRETE CYD / LFT
E1	1'-4"	AS SHOWN	0.0310
E2	1'-4"	OMITTED	0.0310
E4	2'-0"	OMITTED	0.0477

03-046 MDOT TYPE E CURB DETAIL

NO SCALE

INTEGRATED ARCHITECTURE

VERIDEA GROUP

DETAILS

MARQUETTE GENERAL HOSPITAL SITE RE-DEVELOPMENT

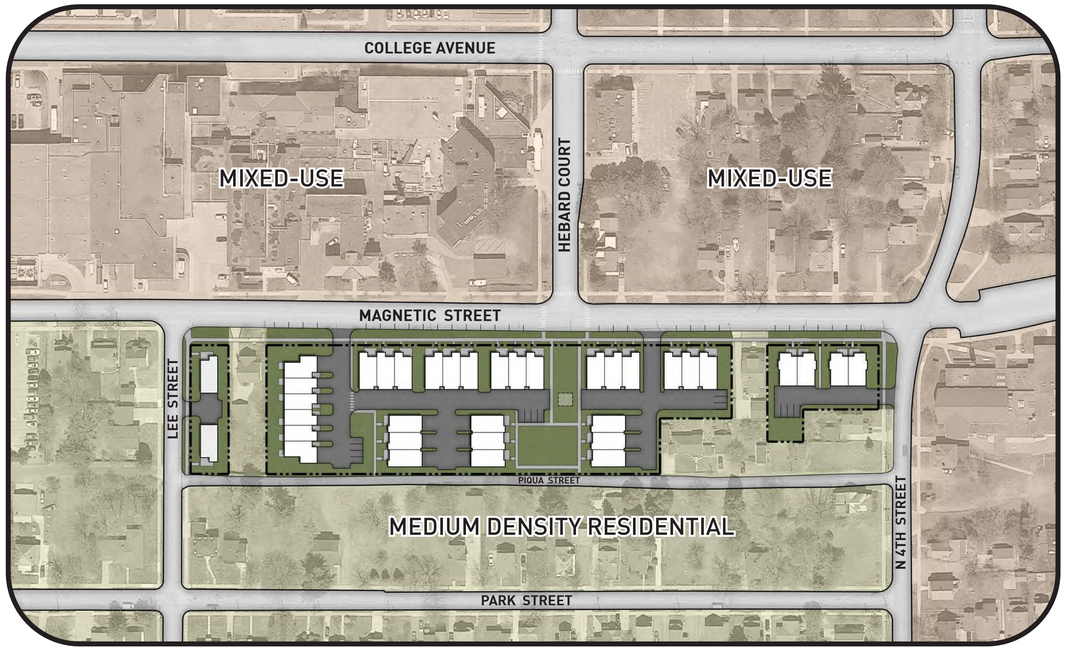
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

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

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	16

DWG. NO.
D-1



SITE KEY PLAN

UNIT BREAKDOWN					
UNIT TYPE	# of BEDROOMS	# of BATHS	UNIT FOOTPRINT (sf)	TOTAL UNIT AREA (gsf)	TOTAL UNITS
1	3	2.5	1170	1540	17
2	3	2.5	1120	1560	9
3	3	2.5	950	1510	6
4	2 / 3	2.5	1120	1520	4
					36

** Garage area not included in total unit area*

PROJECT BREAKDOWN						
BUILDING	# of UNITS	UNIT TYPE	STORIES	BUILDING HEIGHT	BUILDING FOOTPRINT (gsf)	BUILDING AREA (gsf)
A	3	1	2	22'-8"	3600	6240
B	3	1	2	22'-8"	3600	6240
C	3	1	2	22'-8"	3600	6240
D	3	1	2	22'-8"	3600	6240
E	3	1	2	22'-8"	3600	6240
F	2	4	2	22'-8"	2250	4190
G	2	4	2	22'-8"	2250	4190
H	6	3	2	21'-4"	6170	11610
I	3	2	2	22'-8"	3370	6290
J	3	2	2	22'-8"	3370	6290
K	3	2	2	22'-8"	3370	6290
L	1	1	2	22'-8"	1180	2080
M	1	1	2	22'-8"	1180	2080
TOTAL	36	-	-	-	41140	74220

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

NOTE: *TREES ARE SHOWN FOR REFERENCE ONLY. PLEASE REFER TO LANDSCAPE DRAWINGS ON SHEETS C-04.1 AND C-04.2 FOR FURTHER LANDSCAPING DETAIL*

0' 16' 32' 64'

ARCHITECTURAL SITE PLAN

SHEET NO: AS-101

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group
APPLICANT: Veridea Group
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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N-S SITE SECTION 1

N-S SITE SECTION 2

E-W SITE SECTION 3

NOTE: Site sections intended to show building and site relationships, reference civil drawings for proposed grading

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

0' 4' 8' 16'

SITE SECTIONS

SHEET NO: AS-102

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group
APPLICANT: Veridea Group
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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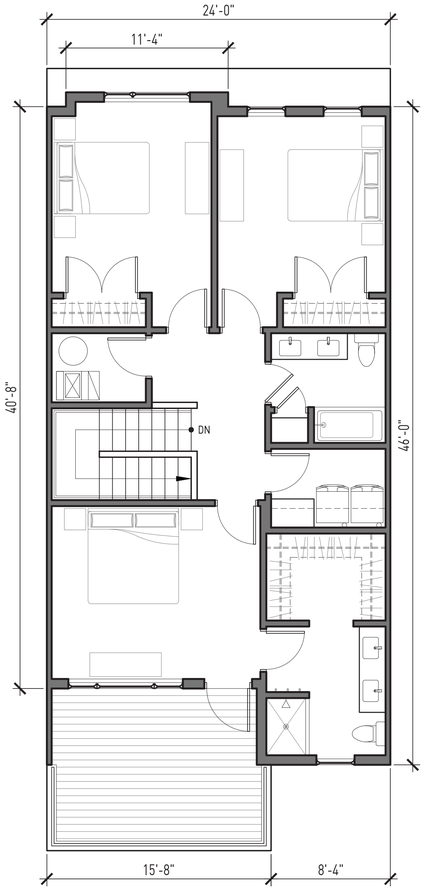
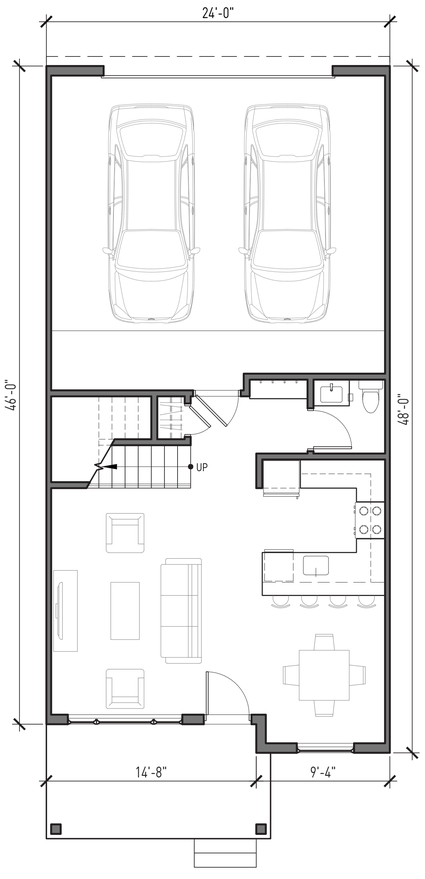


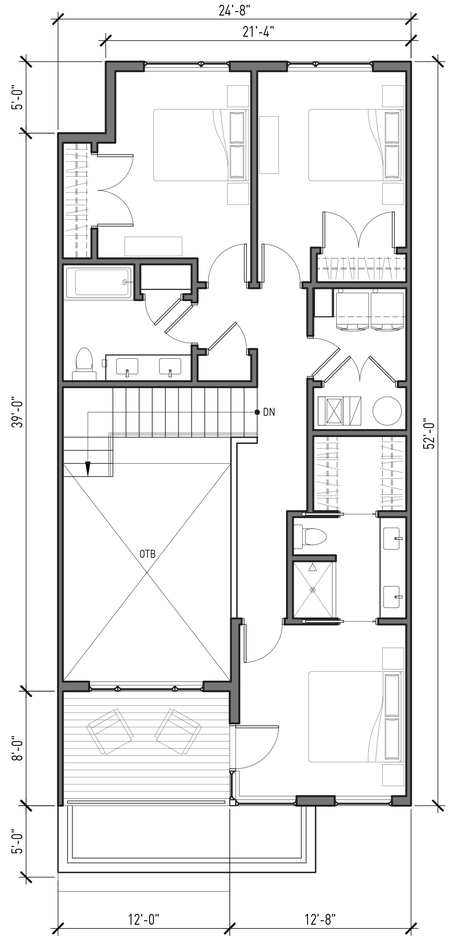
2ND FLOOR PLAN (970 GSF)



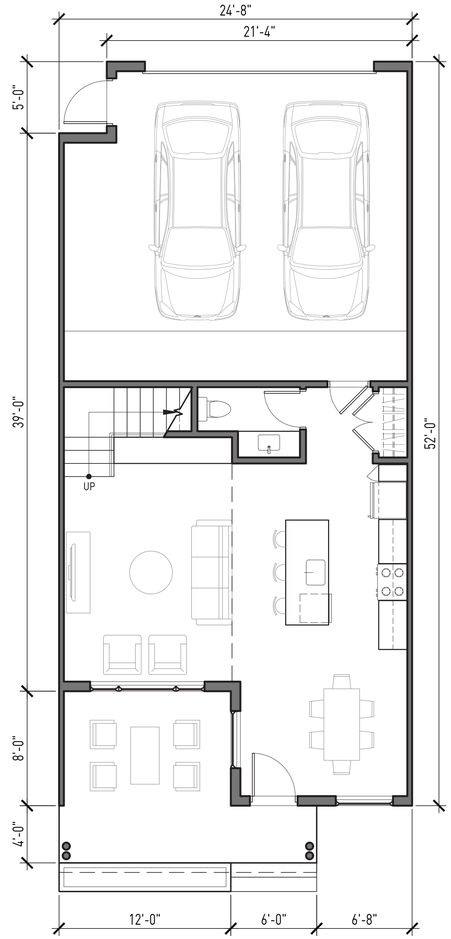
1ST FLOOR PLAN (590 GSF)

TOWNHOUSE - TYPE 2

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,560 GSF



2ND FLOOR PLAN (905 GSF)



1ST FLOOR PLAN (635 GSF)

TOWNHOUSE - TYPE 1

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,540 GSF

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WW WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

0' 2.5' 5' 10'

UNIT FLOOR PLANS

SHEET NO: A-101

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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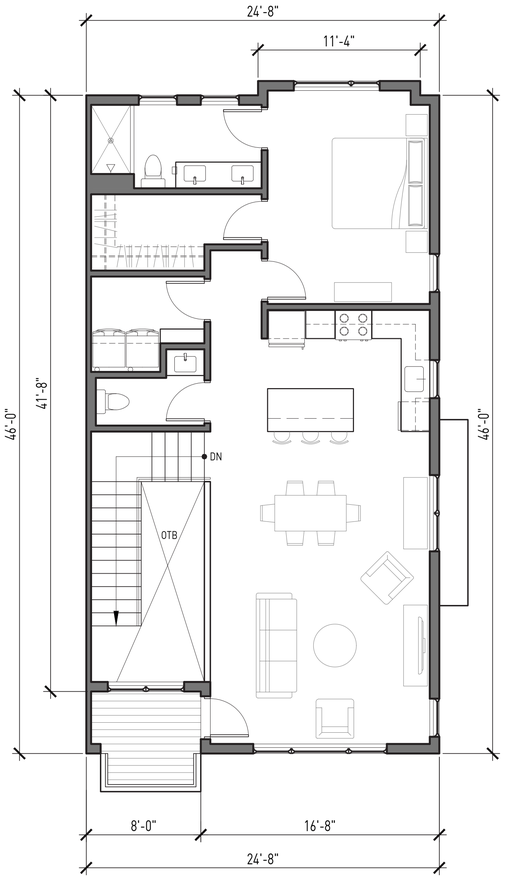
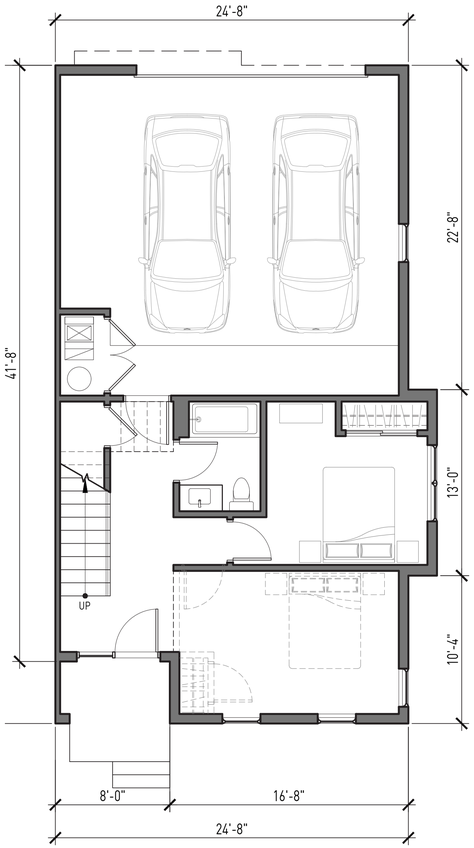


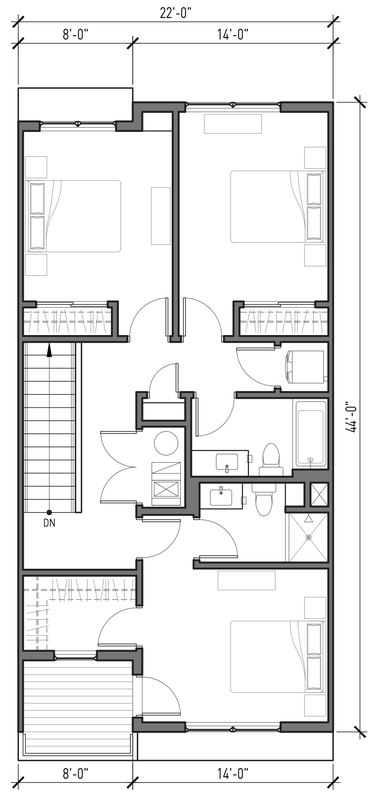
2ND FLOOR PLAN (960 GSF)



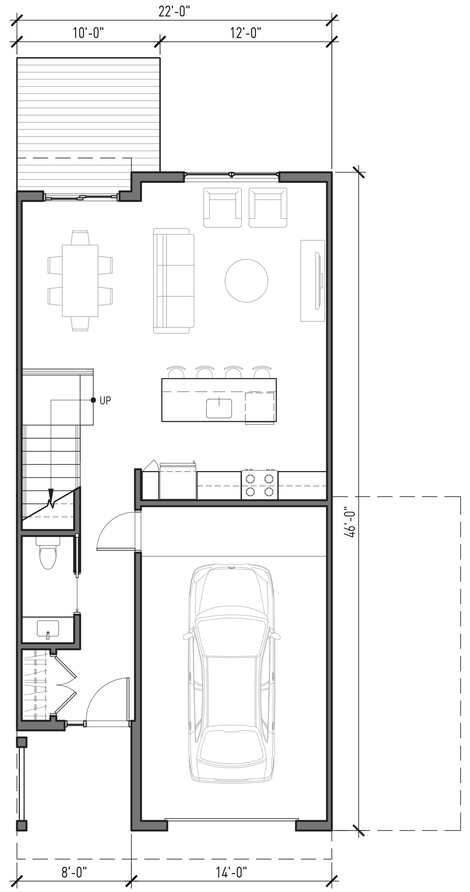
1ST FLOOR PLAN (560 GSF)

TOWNHOUSE - TYPE 4

- 2/3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,520 GSF



2ND FLOOR PLAN (870 GSF)



1ST FLOOR PLAN (640 GSF)

TOWNHOUSE - TYPE 3

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,510 GSF

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

0' 2.5' 5' 10'

UNIT FLOOR PLANS

SHEET NO: A-102

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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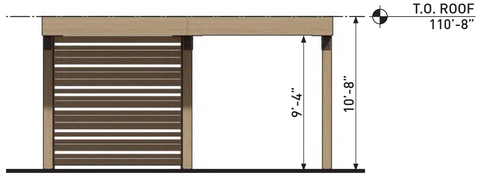
BUILDING H - FRONT ELEVATION

PAVILION - PERSPECTIVE



PAVILION - FRONT ELEVATION

BUILDING I - FRONT ELEVATION
(J & K SIMILAR)

BUILDING F - FRONT ELEVATION
(BLDG G SIMILAR)

BUILDING A - FRONT ELEVATION
(B,C,D,E,L & M SIMILAR)

NOTE: FINAL MATERIAL COLOR SELECTIONS TO BE DETERMINED

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

0' 2.5' 5' 10'

BUILDING ELEVATIONS

SHEET NO: A-501

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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VERIDEA GROUP

INTEGRATED ARCHITECTURE

WW WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

CONCEPT RENDERINGS | ARCHITECTURAL DETAILS

SHEET NO: A-501

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group
APPLICANT: Veridea Group
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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PRE-FINISHED METAL GUARDRAIL

COMPOSITE WOOD PORCH SOFFIT

MODULAR BRICK, RUNNING BOND

TYPICAL, RESIDENTIAL WINDOW SYSTEM

PRE-FINISHED METAL SHADOWBOX

TYPICAL, PRE-FINISHED LAP SIDING

PRE-FINISHED METAL RESIDENTIAL GARAGE DOORS

PRE-FINISHED METAL COLUMNS & CANOPY

MODULAR BRICK PLANTER & CAST-IN-PLACE CONCRETE PORCH

VERIDEA GROUP

INTEGRATED ARCHITECTURE

WICKWIRE

MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI

CONCEPT RENDERINGS | ARCHITECTURAL DETAILS

SHEET NO: A-502

PRELIMINARY PUD	02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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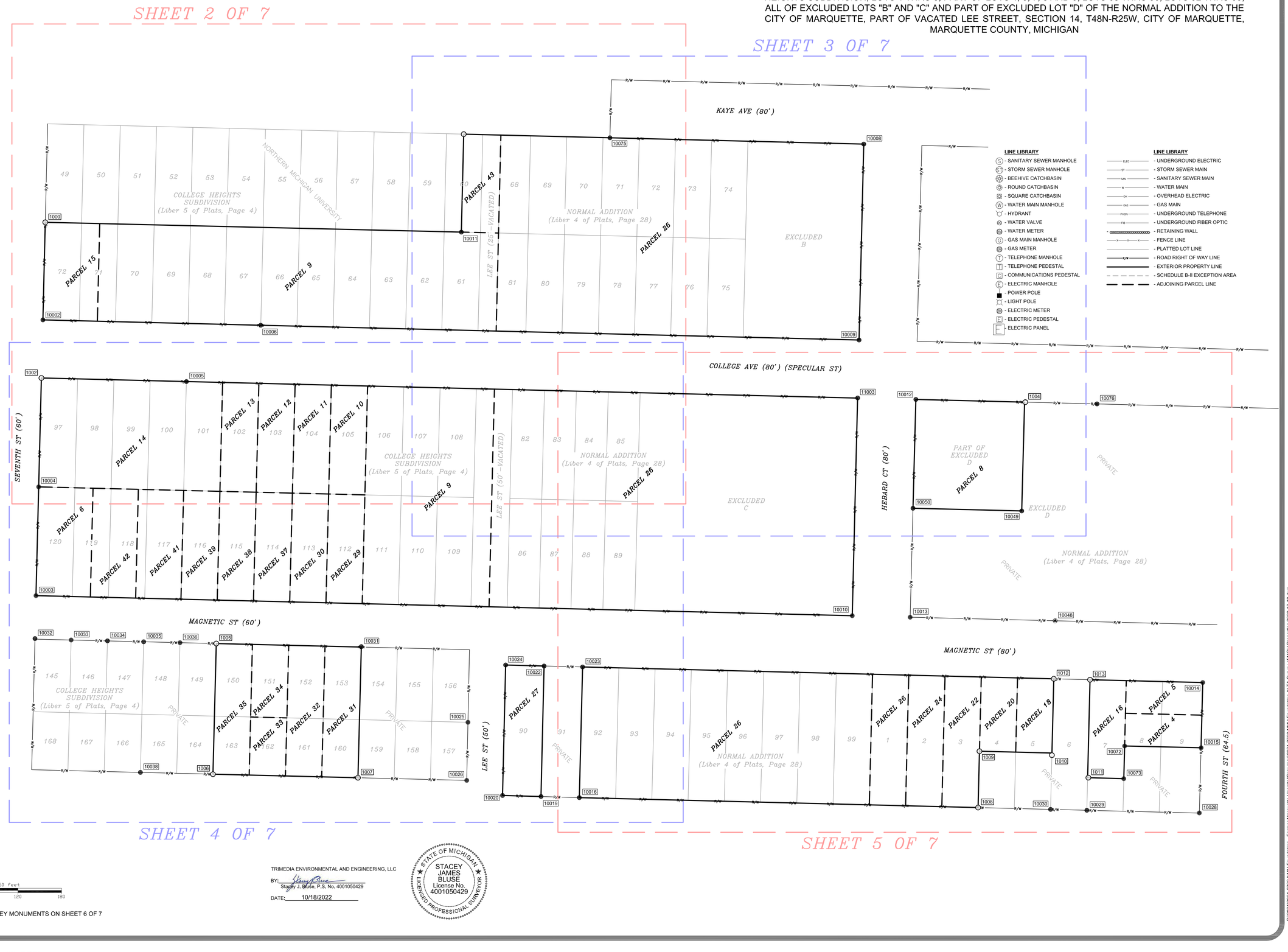
ALTA/NSPS LAND TITLE SURVEY

LOTS 60 THRU 72, LOTS 97 THRU 120, LOTS 150 THRU 153 AND LOTS 160 THRU 163 OF THE COLLEGE HEIGHTS SUBDIVISION, LOTS 1 THRU 3, PART OF LOTS 4, 5, 7, 8 AND 9, LOTS 68 THRU 90, LOTS 92 THRU 99, ALL OF EXCLUDED LOTS "B" AND "C" AND PART OF EXCLUDED LOT "D" OF THE NORMAL ADDITION TO THE CITY OF MARQUETTE, PART OF VACATED LEE STREET, SECTION 14, T48N-R25W, CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN



LINE LIBRARY

- (S) - SANITARY SEWER MANHOLE
- (ST) - STORM SEWER MANHOLE
- BEEHIVE CATCHBASIN
- ROUND CATCHBASIN
- SQUARE CATCHBASIN
- (W) - WATER MAIN MANHOLE
- HYDRANT
- WATER VALVE
- WATER METER
- (G) - GAS MAIN MANHOLE
- GAS METER
- (T) - TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- (C) - COMMUNICATIONS PEDESTAL
- (E) - ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC PANEL

LINE LIBRARY

- ELEC - UNDERGROUND ELECTRIC
- ST - STORM SEWER MAIN
- SAN - SANITARY SEWER MAIN
- W - WATER MAIN
- OH - OVERHEAD ELECTRIC
- GAS - GAS MAIN
- PHON - UNDERGROUND TELEPHONE
- FIB - UNDERGROUND FIBER OPTIC
- RETAINING WALL
- FENCE LINE
- PLATTED LOT LINE
- R/W - ROAD RIGHT OF WAY LINE
- EXTERIOR PROPERTY LINE
- SCHEDULE B-II EXCEPTION AREA
- ADJOINING PARCEL LINE

GRAPHIC SCALE: 1 inch = 60 feet
0 30 60 120 180

NOTES:
- SEE SCHEDULE OF SURVEY MONUMENTS ON SHEET 6 OF 7

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC
BY: Stacey J. Bluse, P.S. No. 4001050429
DATE: 10/18/2022

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

TRIMEDIA ENVIRONMENTAL & ENGINEERING

NMU FOUNDATION
PART OF THE COLLEGE HEIGHTS SUBDIVISION AND THE NORMAL ADDITION TO THE CITY OF MARQUETTE

DESCRIPTION	DATE
ISSUED	
SUBMITTAL - REVISED TITLE	10/18/22
SUBMITTAL (per current title)	05/20/22
DRAFT SUBMITTAL	12/15/21

DESIGNED:
DRAWN: SJB
CHECKED: SDK
APPROVED: SDK

TRIMEDIA JOB NUMBER: 2021-2790

SHEET TITLE: ALTA/NSPS Land Title Survey

S-1

SHEET NUMBER: 1 OF 7

P:\2021\2021-2790 NMU Foundation - Former Marquette Hospital\Drawings\2021-2790 NMU Foundation ALTA Survey of MGH Properties 2022-10-18.dwg

ALTA/NSPS LAND TITLE SURVEY

LOTS 60 THRU 72, LOTS 97 THRU 120, LOTS 150 THRU 153 AND LOTS 160 THRU 163 OF THE COLLEGE HEIGHTS SUBDIVISION, LOTS 1 THRU 3, PART OF LOTS 4, 5, 7, 8 AND 9, LOTS 68 THRU 90, LOTS 92 THRU 99, ALL OF EXCLUDED LOTS "B" AND "C" AND PART OF EXCLUDED LOT "D" OF THE NORMAL ADDITION TO THE CITY OF MARQUETTE, PART OF VACATED LEE STREET, SECTION 14, T48N-R25W, CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN

SCHEDULE C - LEGAL DESCRIPTION

Land in the City of Marquette, Marquette County, MI, described as follows:

Parcel 4:
The South 45 feet of the North 90 feet of Lots 8 and 9 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 5:
The North 45 feet of Lots 8 and 9 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 6:
The West 1/2 of Lot 119, and Entire Lot 120, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 8:
A parcel of land in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 14, Township 48 North, Range 25 West, of the Normal Addition to the City of Marquette, County of Marquette and State of Michigan, described as:
That portion of excluded Lot D beginning at the Southeast corner of West College Avenue and Hebard Court; Thence East 150 feet; Thence South 150 feet; Thence West 150 feet; Thence North 150 feet to the point of beginning, and Also having been described as follows:
That part of that piece of land designated as Parcel D of the Plat of the Normal Addition to the said City of Marquette and more particularly described as follows: Commencing at a point on the South line of College Avenue (formerly Specular Street) 350 feet West of the Southwest corner of the intersection of Presque Isle Avenue and College Avenue; Thence South 150 feet; Thence West parallel with College Avenue 50 feet; Thence North 150 feet to the South line of College Avenue; Thence East along the South line of College Avenue 50 feet to the point of beginning.

And, that part of that piece of land designated as Parcel D on the Plat of the Normal Addition to the City of Marquette, more particularly described as: Commencing at the Southeast corner of the intersection of Specular Street and Hebard Court, running thence East on the South line of Specular Street 100 feet; Thence South parallel with the East line of Hebard Court 150 feet; thence West parallel with Specular Street 100 feet to the East line of Hebard Court; Thence North on the East line of Hebard court 150 feet to the place of beginning.

Parcel 9:
Lot 61 through 70, inclusive and the East 1/2 of Lot 71, Also Lots 106 through 111, inclusive including vacated Lee Street lying adjacent to Lots 61, 108 and 109, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 10:
Lot 105, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 11:
Lot 104, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 12:
Lot 103, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 13:
Lot 102, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 14:
Lots 97 through 101, inclusive, of College Heights, as recorded in Liber 5 of Plats, Page 4 Marquette County Records.

Parcel 15:
The West 1/2 of Lot 71, and Entire Lot 72, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 16:
The North 135 feet of Lot 7 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 18:
The North 102.3 feet of Lot 5 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 20:
The North 102.3 feet of Lot 4 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 22:
Lot 3 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 24:
Lot 2 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 26:
Lot 1, Excluded Lot B, Lots 68 through 81, inclusive, including adjacent vacated Lee Street, Excluded Lot C, Lots 82 through 89, inclusive, including adjacent vacated Lee Street, and Lots 92 through 99, inclusive, of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records, also being premises situated in Section 14, Township 48 North, Range 25 West.

Parcel 27:
Lot 90 Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.

Parcel 29:
Lot 112, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 30:
Lot 113, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 31:
Lots 153 and 160, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 32:
Lots 152 and 161, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 33:
Lot 162, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 34:
Lot 151, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 35:
Lots 150 and 163, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 37:
Lot 114, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 38:
Lot 115, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 39:
Lot 116, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 41:
Lot 117 and the East 12.5 feet of Lot 118, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 42:
The West 37.5 feet of Lot 118, and the East 1/2 of Lot 119, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

Parcel 43:
Lot 60, except the West 24 feet, including vacated street lying adjacent to said lot, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

SCHEDULE B, PART II - EXCEPTIONS

Issued through First American Title Insurance Company, Commitment Number NCS-1091568-NAS, Revision No.: 2 with an effective date of September 12, 2022, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B, Part II Exceptions are as follows:

1-6. Intentionally Omitted.

7. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 109, Page 605.
(Affects Parcel 29) **- SHOWN ON PAGE 5 OF 7**

8. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 115, Page 411.
(Affects Parcel 38) **- SHOWN ON PAGE 5 OF 7**

9. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 116, Page 43.
(Affects Parcel 9) **- SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**

10. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 146, Page 381.
(Affects Parcel 35) **- SHOWN ON PAGE 4 OF 7**

11. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 159, Page 9.
(Affects Parcel 39) **- SHOWN ON PAGE 4 OF 7**

12. The terms, provisions and easement(s) contained in the document entitled "Conveyance of Right of Way" recorded November 2, 1993 as Liber 139 of Miscellaneous Records, Page 598.
(Affects Parcel 34) **- SHOWN ON PAGE 4 OF 7**

13. The terms, provisions and easement(s) contained in the document entitled "Permanent Easement Agreement" recorded March 18, 1998 as Liber 153 of Miscellaneous Records, Page 489.
(Affects Parcel 9) **- SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**

14. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded October 16, 1998 as Liber 155 of Miscellaneous Records, Page 582. **- NOT MAPPABLE**

15. The terms, provisions and easement(s) contained in the document entitled "Deed" recorded February 1, 1979 as Liber 330, Page 952. Affected by (Partial) Termination of Encumbrances dated August 30, 2012 and recorded September 6, 2012 in Instrument No. 2012R-10470 of Official Records.
(Affects Parcel 9) **- SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**

16. The terms, provisions and easement(s) contained in the document entitled "Quit-Claim Deed" recorded September 16, 1980 as Liber 336, Page 376 of Official Records.
(Affects Parcel 18) **- SHOWN ON PAGE 5 OF 7**

17. The terms, provisions and easement(s) contained in the document entitled "Temporary Easement Agreement" recorded September 14, 2005 as Instrument No. 2005R-11811 of Official Records.
(Affects Parcels 9 through 14, 29 and 30, 37 and 38) **- SHOWN ON PAGE 3 OF 7 AND PAGE 5 OF 7**

18. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded December 22, 2015 as Instrument No. 2015R-12456 of Official Records. **- NOT PART OF THIS SURVEY**

19-23. Intentionally Omitted.

24. The terms and provisions contained in the document entitled "Notice of Option to Repurchase and Covenants Running with the Land" recorded as Liber 100, Page 415 of Official Records. (Affects Parcel 43)**- NOT MAPPABLE**

25. The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded as Liber 330, Page 952 of Official Records. (Affects Parcel 43) **- WARRANTY DEED REFERENCES COVENANTS SUBJECTING PARCEL, BUT DOES NOT SPECIFY WHAT THEY ARE - NOT MAPPABLE, WARRANTY DEED ALSO REFERENCES A NEGATIVE EASEMENT TO RESTRICT VEHICLE AND PEDESTRIAN ACCESS TO KAYE AVENUE FROM PARCEL - SHOWN ON PAGE 3 OF 7**

26. Lien(s) for any additional taxes which may become due as a result of a reassessment and retroactive adjustment of taxes. (Affects Parcel 43) **- NOT MAPPABLE**

SURVEY NOTES

1. Other commitment items not specified hereon may have been considered irrelevant to an ALTA/NSPS Land Title Survey and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation Agreements, Leases, Mortgages, Liens, Special Assessments, Covenants, Trusts, Unspecified or Unrecorded Rights).
2. Utility locations derived from observed evidence during field survey, utility facilities mapping provided by utility company and a private underground utility locate performed by TriMedia on December 3, 2021.
3. (M) indicates TriMedia measured dimensions, (R) indicates record survey dimensions, (PLAT) indicates platted dimensions
4. **Note to the client, insurer, and lender – With regard to Table A, item 11, information from the utility company sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.**
5. Units: International Feet
6. Vertical Datum: NAVD88
7. Bearings based upon Michigan State Plane Coordinate System, North Zone (2111), NAD83/2011

SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

TO MSHDA, Cinnaire Title Services, and the Marquette Housing Commission:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4 and 11(b) of Table A thereof. The field work was completed on *December 7, 2021*.

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: _____
Stacey J. Bluse, P.S. No. 4001050429

DATE: 10/18/2022

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

PREPARED BY
Trimedia Environmental & Engineering Services, LLC
830 West Washington St.
Marquette, MI 49855
(906)-228-5125
sbluse@trimediaee.com

TABLE A NOTES

1. Monumentation has been found or set at all corners of the property and are described in the Schedule of Property Monuments below

4. Gross land area for all parcels combined is 17.6000 acres.

11(b). Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by markings coordinated by the surveyor pursuant to a private utility locate request completed by Trimedia on December 03, 2021.

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the utility company sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

SCHEDULE OF PROPERTY MONUMENTS (1000 - TYP)
1000 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED 0.4' HIGH INTO CONCRETE RETAINING WALL
1001 - SET CAP No. 4001050429 ON FOUND 5/8" IRON
1002 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED FLUSH INTO CONCRETE SIDEWALK
1004 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 1.00' EAST OF PROPERTY CORNER POSITION
1005 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1006 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1007 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1008 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED FLUSH INTO CONCRETE
1009 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1010 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 3.00' SOUTH OF PROPERTY CORNER POSITION
1011 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 1.00' EAST OF PROPERTY CORNER POSITION
1012 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1013 - SET 5/8" x 18" IRON W/CAP No. 4001050429
10000 - FD. 5/8" IRON W/CAP No. 40167
10002 - FD. 5/8" IRON W/CAP No. 27464
10003 - FD. 1" PIPE
10004 - FD. 1" PIPE
10005 - FD. 5/8" IRON W/CAP No. 40167
10006 - FD. 5/8" IRON W/CAP No. 40167
10008 - FD. 5/8" IRON W/CAP No. 40167
10009 - FD. 5/8" IRON W/CAP No. 40167
10010 - FD. 1" PIPE
10011 - FD. 5/8" IRON W/CAP No. 40167
10012 - FD. 5/8" IRON W/CAP No. 28404
10013 - FD. 3/4" PIPE
10014 - FD. 1" PIPE
10015 - FD. 3/4" PIPE
10016 - FD. 5/8" IRON W/CAP No. 27464
10019 - FD. 5/8" IRON W/CAP No. 27464
10020 - FD. 5/8" IRON W/CAP No. 27464
10022 - FD. 5/8" IRON W/CAP No. 27464
10023 - FD. 5/8" IRON W/CAP No. 27464
10024 - FD. 5/8" IRON W/CAP No. 27464
10025 - FD. 1" PIPE
10026 - FD. 1-1/4" PIPE
10028 - FD. 1" PIPE
10029 - FD. 1/2" IRON W/CAP No. 19616
10030 - FD. 1/2" IRON W/CAP No. 19616
10031 - FD. T-IRON
10032 - FD. 1/2" CAPPED IRON (NOT LEGIBLE)
10033 - FD. 3/4" PIPE
10034 - FD. T-IRON
10035 - FD. T-IRON
10036 - FD. 1" PIPE UNDER ROCK WALL (TOOK SHOT 0.3' WEST)
10038 - FD. 3/8" IRON
10048 - FD. PK NAIL W/WASHER P.S. No. 50454
10049 - FD. IRON W/CAP No. 28404 AT FENCE END
10050 - FD. 5/8" IRON W/CAP No. 28404
10072 - FD. 3/4" PIPE
10073 - FD. 3/4" PIPE
10075 - FD. 5/8" IRON W/CAP No. 40167
10076 - FD. T-IRON
11003 - FD. 5/8" IRON W/CAP No. 40167, N42°10'17"E, 0.20' FROM ACCEPTED PROPERTY CORNER LOCATION

TRIMEDIA ENVIRONMENTAL & ENGINEERING

NMU FOUNDATION
PART OF THE COLLEGE HEIGHTS SUBDIVISION AND
THE NORMAL ADDITION TO THE CITY OF MARQUETTE

DATE	DESCRIPTION
10/18/22	SUBMITTAL - REVISED TITLE
05/20/22	SUBMITTAL (per current title)
12/15/21	DRAFT SUBMITTAL

ISSUED

DESIGNED:
DRAWN: SJB
CHECKED: SDK
APPROVED: SDK

TRIMEDIA JOB NUMBER: 2021-2790

SHEET TITLE: ALTA/NSPS Land Title Survey

S-6

SHEET NUMBER: 6 OF 7

P:\2021\2021-2790 NMU Foundation - Former Marquette Hospital\Drawings\2021-2790 NMU Foundation ALTA Survey of MGH Properties 2022-10-18.dwg

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION

June 3, 2025

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, June 3, 2025, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website.

ROLL CALL

Planning Commission (PC) members present (7): W. Premeau, Vice Chair K. Clegg, M. Rayner, J. Fitkin, Chair S. Mittlefehldt, A. Wilkinson, S. Lawry
PC Members absent (2): D. Fetter, K. Hunter
Staff present: City Planner and Zoning Administrator Dave Stensaas

AGENDA

It was moved by S. Lawry, seconded by K. Clegg, and carried 7-0 to approve the agenda as presented.

MINUTES

The minutes of the May 20, 2025, meeting were approved by consent.

PUBLIC HEARING
A. 01-PUD-03-25 - Preliminary PUD Plan review for W. Magnetic St.

D**.** Stensaas stated:
The Planning Commission is being asked to review an application for a preliminary Planned Unit Development – PUD - approval. The Planning Commission determined that the proposed PUD met the criteria for qualification as a PUD at a public hearing on March 18, 2025. The project application is for a proposed PUD of a mixture of townhome types - 1 unit, duplex, triplex, and 6 unit - for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic St., between Lee St. and Fourth St. The Planning Commission is now prepared to conduct a public hearing for a preliminary site plan review and then draft a recommendation to the City Commission who will determine whether to approve or deny the PUD at a public hearing to follow. If approved by the City Commission, the City Attorney will prepare a contract. After the contract is recorded, and that is a contract between the developer and the City, the applicants can submit a final site plan to the Planning Commission for their determination of conformity to the contract and compliance with the Land Development Code. Only after these steps are completed and any conditions of approval are complied with, can staff issue permits for the development of the PUD. In the application packet that the Planning Commission has, we'll go over that here, there is our Staff Review Analysis, staff report, and that covers all the applicable Land Development Code sections, provisions, site plan review standards, details, everything that is attached which includes the applicant's application, the narrative responses to staff comments, and staff comments, narrative from the applicant about how they are meeting different sections of the code, staff comments and replies are included in here as usual in bold.

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Then we have the area map of the parcels, subject parcels outlined in blue. Block map, zoning map, this is all in Medium Density Residential zoning. Across the street we have Mixed Use, photos of the site, and then we have the preliminary site plan set showing the various phases of development and details, renderings of the site with the layout of the floor plans and building elevations, some plat information, and that's it.

S. Mittlefehldt said that she would like to call the applicant up to talk us through some of the changes that we saw from the first plan to this, and the status of the project at this point.

Mr. Bob Mahaney, CEO of Veridea Group, stated:
Thank you, commissioners, for the chance to be here tonight and for considering our PUD application. We were here back in March, and we got a lot of good feedback from that meeting, both from yourselves and the public. The plan that you have before you reflects our efforts to address some of that feedback with a revised plan. In addition, we had a neighborhood meeting on April 14th, kind of a town-hall format, where we invited all the neighbors from a three-block surrounding area of the master site. We had about one hundred people there, and again, it was a very productive session, a lot of good feedback. I'd like to go into a little bit more detail in terms of how we've addressed the public's concerns and comments. First, I should introduce our team, which is here to help if you have any questions. Michele Thomas is here; she is our Director of Commercial Real Estate. Brent Pizelle, as well, is our Director of Construction Management. Mike Corby is here as the President of Integrated Architecture - the architect engaged on this project. Mike has 30 plus years of urban planning background and I'm very fortunate to have his expertise and impact on this project. And we have Brian Savolainen, our civil engineer, who I'm sure many of you know from his long track record of working here in the City of Marquette.

In brief, our PUD covers 3.1 acres, as you saw, lying south of Magnetic street. This is the former staff parking lots for Marquette General Hospital. It's currently about 100% asphalt, impervious surface. I want to start off quickly by talking about the overall layout, the townhomes and our intent on building design. The buildings themselves have a very traditional, brownstone design. Obviously they will have modern features, but we really wanted to try to carry on and continue the color palette found in many of our historic buildings and carry it up here to the site. Again, from a color palette standpoint, try to bring those historic elements of Marquette into this site. You'll see that reflected in the brick we've chosen and other things.

The other thing we're trying to do is create strong pedestrian connectivity, both within the PUD we have before us, but also connecting to the north where we will have some significant green space and a large park as part of the development that goes on north of Magnetic. The current plan in front of you shows 36 townhomes. I believe our previous presentation had 40, so we have reduced the count by ten percent. These are mostly three-bedroom, two-car garage units. All are two stories in height. The previous plan had some that exceeded two stories. For green space, we've increased the amount of green space. We now have almost 30% of the

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ground area as green space, pretty close to an acre of the 3.1 acre site. I'd like to quickly touch on some of the issues that were raised by the public in the two meetings that I referenced. In no particular order but obviously one as you all heard in the one meeting was the access to Piqua, the use of Piqua Street. We've eliminated the access drives to Piqua; there's no connectivity to Piqua. All access will now be off of Magnetic. Some residents south of Piqua expressed concerns about vehicle lights shining into their homes should we use the Piqua drives. In addition to removing the Piqua drives, our intent is to add landscape berms or fencing to further block any lights from being directed south into that area.

Some people expressed concern about the density. As I mentioned, we reduced the total number of homes from 40 to 36. I would note that under current zoning, we could construct up to 46 homes under Medium Density Residential. So, we're at 36, less than what would be allowed if we went the conventional route. I'm not suggesting forty six homes is appropriate, just thought it was an interesting element in the code.

Some claim that we didn't take into account garbage dumpsters. There are no garbage dumpsters. Instead, garbage will be picked up curbside and bins will be kept inside garages, that will be a requirement of the HOA. This is a condominium development, so there will be common bylaws and an HOA. There was concern about snow storage space. We added additional green space, we feel we have plenty of space for snow storage and if it gets to be too much - like we do with a lot of our commercial buildings - we'll have it hauled off site. Another concern was expressed about whether we were going to have short-term rentals such as Airbnb. We will put in the condo bylaws language that effectively will prohibit short-term rentals. That's the same thing we did at Hemlock Park with our single-family development down there.

Others had concerns about the impact of demolition on their properties. We heard some people talking about foundations cracking, movement in their buildings, that sort of thing. I feel for those people, however that's not our responsibility, as it was the responsibility of the Foundation and Adamo. We take ownership of the property where the demolition took place once Adamo has completed all the demolition work. So, I'm not trying to pass the buck, that's just how that works. We're not part of the demolition activity, the demolition contract. And we explained that to people, that the people to talk to on that would be the Foundation and Adamo. And the last thing I want to close with, before I answer any questions you might have, is just that in the public meetings, especially the April 14th neighborhood townhome meeting, there was a lot of positive feedback as well. We really appreciated that. Hopefully, we've improved the plan as much as we can to everyone's satisfaction. One thing I've learned in this business is that while we try to take into account and address the concerns of everyone, it's pretty darn tough to bat a thousand, but we tried, and hopefully that's reflected in the plan, I think we have. So, with that, we'd be happy to answer any questions.

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K. Clegg stated you mentioned that Adamo is doing the demolition on the hospital site, but your adding additional green space to what is currently a parking lot, and I'm assuming they or you are going to remove that? Who is doing that sort of thing?

Bob Mahaney replied that his contractor will be removing the asphalt.

S. Mittlefehldt thanked Mr. Mahaney and stated:
That was very thorough, we appreciate that. At this point, we will listen to any correspondence. She asked D. Stensaas if there was any correspondence. D. Stensaas answered no.

S. Mittlefehldt then opened the public hearing.

Grant Soltwisch, of 365 W. Park St., stated:
First off, I want to say thank you that we're actually going to have something there rather than empty space or a parking lot. We're not looking for a large development for folks but I'm really glad to see it and something happen. And I appreciate that my comments were taken into account from the public meeting. My main concern was not only traffic and people but also, what we experienced when the hospital had that parking lot, every day we had a light issue. There is a 20-foot difference between my living room window and cars coming in on Magnetic St., and so anytime somebody came in, their lights would shine right into the living room in the house. So, they took that into consideration by putting in a berm. But my question for them that hasn't been answered is with the sixplex - the way it's sitting if it possibly could have been turned to block parking with the building, or if it could be an "L" shape? I don't know if they looked at that or not.

Mr. Mahaney stated we did look at that, but the short answer is we couldn't make it work effectively. I'm not trying to pass the buck here to Mike, but I know the staff looked at it and the only possibility was to put the sixplex this way and the triplex this way.

John Gumaer, of 720 W. Kaye, stated:
I was one of the participants in the April 14th meeting and I've also been watching this project. I would like to thank the developer for incorporating feedback from the different public meetings to make this a better overall project for the neighbors and the community as a whole. It's clear that they're vested in making this happen in a responsible way. Thank you.

S. Lawry asked staff if the proposal is to have Magnetic St. addresses for all these buildings, except perhaps those on Lee St.?

D. Stensaas answered yes, I would think so, it's the frontage for most of these buildings.

S. Lawry said:
I had some concerns about identifying it for emergency personnel, and I would encourage that we put a condition on it that the building address numbers be posted on the north wall of the buildings putting those that are set back in the parking lot and it would be easier for emergency

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responders. There is quite a bit of landscaping proposed, most of it to meet code, and I'm wondering if an irrigation system will be included? I didn't see it on the water utility plans.

Mr. Mahaney answered "definitely".

S. Lawry stated:
I know that some of it is just conceptual, but it does show plants also on the balconies, and people see the concept and want to adhere it ,and will need outside access to water as well. That's something we don't often see in this type of development.

Mr. Mahaney said:
One of the lessons I've learned over the years is that for the landscaping to continue to look right, you have to invest in it with irrigation and such, you have to just do it now.

S. Lawry stated:
In response to Mr. Soltwisch's concerns, the landscaping does show evergreen hedges or tree plantings at the ends of those driveways to block the light glare.

S. Mittlefehldt asked if the fencing could be described.

B. Savolainen stated:
The type of fencing is yet to be determined, but in addition to the screening of the hedges there, one thing you don't see on this overall plan, is there is a significant grade change from Piqua out to the front of the road. Actually, where we dead end, we have about a 4-ft. cut from what's there right now. So where the grade was before, at the podium height, is now down at the floor, so that will also help create more of a natural berm. The floor will be set lower.

B. Mahaney said they will be starting 4' lower, and want to build a berm that looks nice on both sides and accomplishes what you need, which is no headlights coming through.

S. Lawry said:
Thank you and I commend the developer for being responsive to the comments that we received.

W. Premeau stated:
I have one comment that someone is concerned about their foundation getting cracked. So, after you spoke about "it's the other guys that did the demolition", I'm assuming they're not going to use any rollers or anything when you're building the roads, because shake the ground a little bit.

B. Savolainen said that it will be normal construction.

W. Premeau said:
That's right, there's a lot of shaking of the ground in normal construction.

B. Savolainen answered there is no blasting anticipated or anything like that.

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W. Premeau said:
If they roller back on that road, it's going to shake things, a small compactor shakes things. And then the other thing in this narrative here, the thing…I do not believe at all is performance guarantees, I don't see where they should have to come up with a guarantee that they're going to complete the construction. And maybe Brian can answer this - this is going to last over a period of years and we know that the new [building] code is coming out very shortly, sometime in the fall supposedly, and when that code comes out it's going to change the requirements. I don't know if you can get a permit now and be good for 4 or 5 years. I'm not sure what the length of a building permit life is.

B. Savolainen stated:
I would think with the City Code that would be more of a question for Dave, but it's our understanding that under the Code right now, when you submit at that time that's what your permit follows, it doesn't change. We have a phased plan that will develop over a five-year period. That's part of the agreement that will be with the City of Marquette, and the Code that we're under right now is the only code we can follow. W. Premeau said he is just asking how long is a building permit good for.

B. Savolainen said he didn't know how long building permits were good for.

Mr. Corby stated:
We will be subjected to the code that is in place at the time. With each phase we will have to get a separate permit. So for instance, if the code was actually supposed to change this fall and didn't, so if it changes, if we submit, the question of what's the duration of a building permit is a good one, I don't know, typically it lasts 12 months, you have start construction in twelve months or you have to reapply, but the future phases if the codes change, those will be subject to that code, they won't be able to use the code that was on the first phase. So, it's a good point. It's not going to change anything that you see here on the conceptual level. When it gets into insulation and some electrical things it will affect construction.

S. Mittlefehldt stated:
Just to follow up on Mr. Premeau's point about the performance guarantees, Dave, I know that's something we've talked about with other projects in town. It makes sure the site plan gets implemented as presented. Is that something that's been discussed with the applicant?

D. Stensaas stated:
Not that I'm aware of and that's really at the discretion of the Planning Commission on approving a site plan, special land use permit or a PUD. You can require a performance bond but it hasn't been done in a long time. We talked about it in relation to the fiasco at the Gaines Rock Townhomes, that in certain large project circumstances, going forward, it might be a good idea to get a landscaping bond beyond what's required by the Engineering department for right-of-way work. That it's totally at the discretion of the Planning Commission is what was decided when we were talking about it with the Land Development Code amendments that we spent

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months working on recently, which, by the way, have nothing to do with Code changes for the Building Code that the City does not administer.

S. Lawry stated:
I would like to give Veridea credit for the fact that they have done well on those projects without any development issues that were aware of, and I think they've done a lot to establish a very good track record, and I think we should credit them for that. I see no reason to do this. I guess if there's a concern that because it's such a long-term project that they might at some point transfer the project to someone else, we could reserve the opportunity at that point to consider it, but I think their intent is to finish it and I think they've finished all of their other projects quite well.

D. Stensaas stated I also think it's at the discretion of the City Commission to write that into the agreement with the developer if they so choose.

> *It was moved S. Lawry, seconded by K. Clegg, and carried 7-0 that after review of the PUD site plan including pattern book items dated May 5, 2025 and the staff file review analysis for 01-PUD-03-25, Planning Commission previously established the PUD met seven out of ten required objectives and the criteria to be eligible for a PUD of Section 54.323(f) of the Marquette City Land Development Code. And the preliminary PUD plan meets Section 54.323(h) of the Marquette City Land Development Code. Recommends that the PUD be approved by the City Commission with the condition that an amended plan be submitted meeting the City staff comments for final site plan review, particularly with regard to lighting, landscaping, fencing, and engineering details. This includes the variances for the larger multi-family unit and the reduction in front and rear lot setbacks, 10'.*

NEW BUSINESS

S. Mittlefehldt stated we have a reading on micromobility that Dave sent to us, which I found very interesting. I think we've seen a very rapid uptick in scooters, electric bikes and all kinds of new ways of getting around. I think this is something that is going to become increasingly important for us to address. Dave, did you want to talk about the micromobility stuff at all?

D. Stensaas stated:
Sure. Did anybody have a chance to go to one of the public input sessions that Toole design coordinated? The active transportation plan they are helping us develop will have some recommendations for how to incorporate those devices into our current network of multi-use paths and streets, hopefully in a better, more systematic way. Right now, there is quite a bit of conflict going on, especially with the multi-use path system, and I can't speak for the Police Department or the City Manager's office, but I think that the bad behavior problem is probably going to have to be resolved through enforcement and ticketing people. I don't know how else it gets resolved. I think a goal really for a good pedestrian and bicycle system is to make people

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the center of the city, what the city is designed for, and not cars. That's kind of like the utopian vision we have of cities, right? That they're designed for people and we can all get around safely and not have to worry about getting hit by cars or getting run over by a bike or motorcycle or anything else. So, getting to that point from where we are is going to be a long road, no pun intended. There's a lot of work to do because right now we have some serious behavior, riding behavior or operational behavioral problems, but not only do we want to put people at the center of what we design for, but we want free up the city from cars taking up so much of our space too.

Right now, streets take up a third of the space in most cities. And then you add parking lots on top of that. So right of ways take up about a third of the space, you add surface parking, and we've got some 40, 50% of our public space is devoted to vehicle storage, access and mobility. You're going to need space for people to get around, but it's really not sustainable if our population is going to continue to explode like it is. And cities are really hampered with the cost of all that infrastructure and facilities to accommodate vehicles. So, there's potential for cities to have better places for people, for development that serves people more than cars, and environmental gains come out of that. There's a lot of upside to this, planning for this. Micro mobility devices ,though, if you have read any of this stuff, are a very challenging issue. Most of what these articles address are these fleets of scooters and bikes. Bikes haven't really been a problem. We've got a little, you can almost call it pilot project, with the bike rental thing that is in its third or fourth year now down by the Ore Dock. But with scooters, we've kind of shooed them away. They've tried to get a foothold in the City but we've kind of said no, we're not interested. When I get those calls, that's what I do. I mean, I'm not interested in the problems I've seen in other cities where scooters are laying in the streets and left for dead in certain places and create hazards and all that. These scooter companies though, have responded to that, they are responding and trying to do better from what I'm reading in some of these articles, and they have done better in some of these places. Anyway, there's some stuff to learn here that's going to become more of a public conversation as we get into, hopefully, creating a better network after we figure out how to move forward. Hopefully, we will get some good advice, good recommendations out of this planning effort, which should be wrapped up by the fall. I think by the end of the year we will have a plan and take it from there.

S. Mittlefehldt asked what is the current police ordinance is? She said she knows there's a speed limit on the bike path but thinks it's not enforced really and are there other police ordinances?

D. Stensaas said no, the police are trying to enforce the state law. I think it's now built into the vehicle code that on multi-use pathways that have any state funding, you have to follow their rules, and the rules are that Class II and III e-bikes are not allowed on those pathways. But there is no way to really gauge what's a Class II or III, aside from if it's going more than 20mph, then it's probably not a Class I e-bike, which are designed to be 20mph top speed vehicles. So, that's the challenge, that's why it's a behavior issue, it's not a design issue. It's

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kind of like a Corvette on the streets, you can't really just say a Corvette is going to be a problem itself because it can go 160mph. It's the driver that creates the speeding problems. So, you have to enforce the rules on the driver, not the vehicle.

S. Lawry said just a reminder that we had a gentleman here during one of our Master Plan sessions that was asking about the micro mobility plan, which we were talking about at that time, [if the City] can include the provision for the kind of skateboard that he rides with the one wheel. And I have seen several of them around the community. There is another group out there besides bicyclists that are looking for alternatives. When we mentioned some behavioral problems, I was in Paris last year, and even though there are special bike lanes and provisions and they are barely used there. The automobiles stop at the stop lights and stop signs; the bikers will not. Do not step off the curb into a crosswalk because the bikers ignore the stop signs and we found that to be very much the case.

S. Mittlefehldt said that one of the articles said they banned electric scooters and stuff in Paris and other cities, which I thought was interesting. Different cities are taking different approaches to do this. I just think it seems like the biggest violators of all this stuff are middle school teenage boys. Not to stereotype, but I wonder if there's, again it comes down to enforcement, but maybe education or something.

M. Rayner stated it's been some near misses on the path behind me. I can see scooters taking advantage of them, which I'm not sure that's legal for them.

A. Wilkinson said I don't think any of us know the solution to it. I have a Class III e-bike. I try to keep it on the street as much as possible. I was also going down Lakeshore a week or two ago. I was going 25, that's the speed limit through there. I was just looking to be on the street and keep up with everybody. I looked back and there were a dozen cars behind me, and one was riding right up behind me. I didn't feel safe, so I got up on the bike path at that point. And I rode slower, I was trying to be respectful, but as someone who is trying to follow the rules in place, I have found myself not feeling safe. I use the stop signs. I try to be a good user of the roads.

S. Mittlefehldt said that is why I don't correct my kid when she's riding on the sidewalk. I know you're not supposed to ride on the sidewalk, but there are certain streets that it's not safe to ride a bike on that street, so then you do what you have to do.

J. Fitkin stated I agree with it makes more sense to have speed limits than restrict certain types of bikes, because it's about the driver.

D. Stensaas stated the only prohibition of riding on sidewalks is in business districts. Pedestrians should have the right of way on a sidewalk, and you have fixed objects which are a hazard, it's a lot easier to run into something and hurt yourself on a sidewalk. At one of those events last week, the one at Blackrocks, I was talking a couple people and one of them lives close to Third St. and said they've been telling their kids to ride on the sidewalk because they don't feel safe

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riding in the street. So that brings up a whole other issue about changing the layout of the street potentially. It's a wicked problem.

A. Wilkinson said he lived in the city for a few years now and have heard that Third St. was at one point a one-way street. Why did that change, out of curiosity?

S. Lawry said that Third St. was one way south, and Front St. was one way north. Basically, the business association felt that it deprived them of a lot of their trade because they couldn't get two-way traffic, especially from the downtown area. They were not part of the DDA at that time, they had a separate organization, the Village Business Association. It was one-way for probably at least ten years I'd say, maybe closer to fifteen. Eventually they convinced the City to change it back. It didn't necessarily function any better because, even as one way, it still had parking on both sides and two lanes of traffic and so it was still taking up the entire pavement. It created issues, more difficulty with people getting out of their cars. They may have stated their case enough to convince the Commission that it should be changed back.

J. Fitkin said I would second the interest in Third St. one way once again. But that's interesting, I didn't know it was paired with Front St. in the past. I would suggest paired with Fourth St. It might not be super relevant, but I thought that it was an interesting suggestion for the future and have one lane of traffic on each one-way and angle parking on one side, and the other side for pedestrians, or just bikes.

D. Stensaas said the idea of one-way on Third is gaining momentum again. When we did the corridor plan in 2013, the consultant that led that project for us was a retail expert and he interviewed all of the business owners on the street, and at the time, there was no interest in going back to one way. But I talked to one of the business owners recently who said she would support it and I've talked to other business owners that are feeling the same way at this point, and I know just from some discussion with the DDA director that they would be more inclined to see it refigured as a one way street than to take parking off of one side of the street. They see it as a non-starter, to remove parking. That was the biggest issue with the business owners, as Steve said, it's still the same. And the data supports what the retail expert who led that project in 2013 said, the data absolutely supports that once you make a street one way, there is going to be less vehicle traffic and likely less retail traffic. Removing parking is the other part of that equation, and maybe it's a little bit mitigated if you at least have parking on both sides of the street.

K. Clegg said if there was angle parking on a one-way, wouldn't there actually be more because right now they're parallel parking.

D. Stensaas said I don't know. Spatially there might be more space, but it depends on what you want to do with the pedestrian and bicycle space. It might be harder to accommodate that with angle parking.

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W. Premeau said Steve can correct me if I'm wrong, but you use angle parking, you have an 18' parking spot, you have to have 18' behind it, that's 36' of a 32' wide street. The other question, for all the bikers is, has the law changed or don't bikes still have the same rights as an automobile? They used to, and they could ride down the road, and you signal I'm going to turn right, you signal I'm going to turn left, but has all that changed that you have to have your own designated path to drive on? You should be able to drive down any road without any real problems.

D. Stensaas said yes, that's the law, you can ride in streets except for limited-access highways.

W. Premeau said I don't see the real problem. The other problem we used to have but now with global warming, we're going to have constant bare streets and warm weather, but if it doesn't come to fruition in the near future we still have a lot of winter, and you don't see a lot of bikes out there. I mean, I have nothing against bikes. The only other suggestion I would make, and I don't know maybe they do it but are they still teaching bike safety in school, telling you your angles out straight, your hand goes like this, or did they give that all up?

K. Clegg said that they do not. One of the things that I've done for my school is start a bike class where I've been taking it upon myself to lead kids that I know are on my route with my own kids to school. We sent text messages to their parents that said if your kids are in the street, they can ride with us. We teach them how to travel on the roadway, how to signal, when to stop, and how to get safe routes to school. There is funding through the safe routes to school program and the League of Michigan Bicyclists to fund these programs into expanding into schools, but we haven't gotten that far yet. It is a problem, we can see that now, especially with the way middle schoolers and high schoolers are using e-bikes, on paths with way too fast of speeds and they're not being courteous and knowledgeable riders. We've been having City outreach through programs like the Bike Rodeo that mitigate that well.

D. Stensaas said we are kind of hoping the school resource officers will pick that back up as something they could put on as short trainings. That's what they used to do at school. Police, Officer Friendly would come to the school and teach the kids about how not to get hit by cars as a pedestrian or cyclist. Wayne's comment that it's legal to ride on the street with a bike, that's true, but a lot of people aren't comfortable riding on the streets with other vehicles and a lot of people driving motor vehicles are not courteous to bikers. It's a two way thing. There's a lot of people riding bikes that don't follow the rules, there's a lot of people driving their cars that make bikers feel very uncomfortable.

S. Mittlefehldt said winter does make it extra challenging. If you attempted to bike year round, when you get to the snowbanks, they're encroaching, and you can't see.

D. Stensaas said there are a lot of great street designs out there in places where they have money and where they've redesigned the streets in ways that make it a lot more comfortable for people to ride bikes. There a lot of cities in the world where people are very comfortable

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riding bikes. You have a lot of people as a percentage of the commuters using bikes to get around. In Japan, there are garages for bikes. People have hundreds or thousands of bicycles stored where they end up for travel to their work, or school.

S. Mittlefehldt said she has the QR code here if anyone wants to take the Active Transportation survey, and this could be a good catalyst for the next phase that might involve the Planning Commission at some point. Then we could take these recommendations and figure out where we're going.

W. Premeau said you're talking about obstacles. The biggest obstacles I can see right now for automobiles and bicycles are the garbage containers all over the streets. I have seen people weave and turn and try to get around those things. It's just crazy. You get up in the morning and they're all over. They're not on the side of the road anymore.

D. Stensaas stated yes, the City is dealing with Waste Management right now over problems with the contract.

M. Rayner stated that seems to have increased just lately, they're on the streets and on their sides. My street doesn't have sidewalks, so it makes it doubly hard. Kids are trying to walk around those to get over to the high school and it's not a safe situation.

STAFF COMMENTS

W. Premeau stated:

The only comment I want to make is when I brought up the bonding requirement, or that cash bond, it said in this packet to be determined by the Commission. There are three or four items there that say to be determined by the Planning Commission.

M. Rayner stated:

I like the new [PUD] plans. I think they utilize the space more effectively and I like having a little bit more green space with lots of vegetation.

K. Clegg stated:

I was glad to see that Veridea took into account the public comment in their new revised plans, I thought they were good.

A. Wilkinson stated:

I like that Veridea took some of the notes from the community, and also, the new housing is awesome. And I appreciate everyone indulging in the bicycle talk.

J. Fitkin stated:

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I agree with everyone else in that I appreciated Veridea's consideration of the public's thoughts and the neighborhood thoughts.

S. Lawry stated:
I think there is some sympathy to the [PUD] neighbors. They're projecting this as about a five year project just for this development, not even talking about getting across the street yet. And so, it looks like it's a perpetual construction zone. I'm not sure we can tell the neighbors that they're not going to be affected by construction. And it is a little bit frustrating when we read repeatedly what Marquette County's housing units are, and they're going to put up three units here, three units here. It adds to the frustration that we're seeing development, but it's nowhere near what we need per the study.

S. Mittlfehldt thanked Dave and Eric for their efforts with the Bike Rodeo and its success.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 7:05 pm

Prepared by A. Cook, Administrative Assistant; and D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison

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Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote

Approve the minutes of the June 9, 2025 regular Commission meeting

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- 06-09-25 Minutes

City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes
City Commission

Monday, June 9, 2025
6:00 PM
Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Davis, Gottlieb, Hanley, Larson, Ottaway, Schloegel
Absent: Mayer

Mayor Pro Tem Schloegel moved to excuse Commissioner Mayer's absent for personal reasons, seconded by Commissioner Larson, Carried Unanimously.

Approval of the Agenda

Commissioner Davis moved to approve the agenda with an amendment to place item 6 after the City Manager's comment, seconded by Commission Gottlieb, Carried Unanimously.

Announcements

The Mayor had no announcements.

Boards and Committees

1. Reappointment(s)

Amy Manning, Marquette County Solid Waste Management Authority, for a term ending 7-1-2028

Commissioner Jermey Ottaway moved to Approve to reappoint Amy Manning to the Marquette County Solid Waste Management Authority, for a term ending 7-1-2028, seconded by Mayor Pro Tem Paul Schloegel and Carried Unanimously.

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

Matt Luttenberger voiced concerns regarding the College Avenue detour, seeking clarification on the projected timeline for reopening the road and updates on other city projects such as Lakeshore Boulevard.

Margaret Brumm highlighted positive contributions within the community. She recognized Kathy Rupert for her collaboration with the State of Michigan to secure an emergency large-animal trailer for the Upper Peninsula. Additionally, she praised City Manager

Kovacs for her enthusiasm in supporting cleanup efforts at Presque Isle Park.

Presentation(s)

2. Board of Zoning Appeals, by Chair Heather Dombrowski

Heather Dembrowski, Chair of the Board of Zoning Appeals, presented a summary of the past year's activities. She noted that seven meetings were canceled in 2024 due to a lack of appeal requests, which she attributed to successful revisions within the Land Development Code (LDC) and the efforts of the Planning Commission and city staff. She also provided a brief overview of the types of requests typically addressed by the Board.

The Commission expressed appreciation for the Board's work, acknowledging their service and extending gratitude to its members and encouraged creative way to recruit new members.

3. Consent Agenda - Roll Call Vote

Commissioner Jermey Ottaway moved to Approve the consent agenda as presented, seconded by Commissioner Cary Gottlieb and Carried by Roll Call Vote .

3.a. Approve the minutes of the May 27, 2025 regular Commission meeting

3.b. Approve the total bills payable in the amount of $346,759.08 which excludes $657 in City Commission travel reimbursement, this reimbursement will be New Business item #4.

3.c. AWH Change Order - Presque Isle Bandshell Professional Services

3.d. Application for License to Use City Property adjacent to 1148 W. Washington Street

3.e. Becky's Roadside Refreshment, LLC - Presque Isle Park Concession Lease Agreement

3.f. Becky's Roadside Refreshment, LLC - Mattson Park Concession Lease Agreement

3.g. MERS Resolution Establishing Military Service Contribution Requirements for Defined Benefit - Roll Call Vote

3.h. Schedule Public Hearing- 01-PUD-03-25

3.i. Schedule Public Hearing- Abatement of a Dangerous Structure - 308 S. Fifth Street

New Business

4. Commissioner Davis Travel Reimbursement

Commissioner Larson moved to approve travel reimbursement for Commissioner Davis in the amount of $657 for the Great Lakes and St. Lawrence Cities Initiative, seconded by Commissioner Gottlieb, Carried Unanimously with Commission Davis Abstaining for the vote.

5. Superior Watershed Partnership 25th Anniversary Proclamation

Commissioner Davis moved to approve the Proclamation and authorize the Mayor to sign, seconded by Commissioner Ottaway. The item was then opened for discussion.

Commissioner Davis recognized the SWP for 25 years of service, expressing appreciation for their long-standing partnership with the city. She gave special recognition to Carl Lindquist, noting that Carl was the first employee of the SWP and has since expanded the organization to 40 employees across three locations.

Mayor Hanley emphasized the critical role the SWP plays in advancing Marquette's environmental and community well-being. She highlighted several projects spearheaded by the organization and acknowledged the substantial funding they have secured through state, federal, and private grants.

The mayor presented the proclamation to Tyler Penrod with the SWP. Tyler then briefly spoke, expressing gratitude toward the city for their 25-year partnership and to the Commission who supports the mission of the SWP.

The Commission then voted on motion. The motion Carried Unanimously.

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

Margaret Brumm highlighted her collaboration with the SWP on cigarette butt collection, emphasizing their joint efforts to reduce litter. She also shared her views on increasing signage at Presque Isle Park to remind visitors that dogs are not allowed and to illustrate wildfire dangers.

Barb Owdziej brought attention to the recent housefire on East Kaye Avenue and gave recognition to the neighbor, Christopher Murdock for his quick action during an emergency.

Matt Luttenberger spoke about the future of Lakeview Arena.

Tyler Penrod invited the City Commission and staff to the SWP 25th Anniversary celebration taking place on June 20th. He also responded to previous public comment surrounding wildfire concerns, stating the SWP is prioritizing potential wildfire hotspots in the Upper Peninsula.

Comments from the Commission

Commissioner Davis congratulated city employee, Anne McIlhagga for receiving the

"Making Democracy Work" award presented by the Marquette County League of Women Voters. Davis stated Anne received this award for her efforts in organizing the Citizens Academy.

Commissioner Gottlieb thanked the City Manager, Public Works Administrative Assistant Nicole Bennett and staff for their continued efforts in working with Waste Management to resolve issues residents have experienced with their garbage collection.

Commissioner Larson had no comment.

Commissioner Schloegel expressed frustrations with Waste Management's recent level of service and thanked the City Manager for her recent radio interview addressing residents' concerns.

Commissioner Ottaway provided positive feedback regarding the success of the Bike Rodeo. He thanked staff and specifically Eric Paupore for putting together the event and thanked the community for their volunteer efforts. He also gave recognition to Police Chief Grimm and the Police Department for their ability to respond quickly when called upon. Lastly, he acknowledged concerns surrounding Presque Isle Park suggesting the idea of a ranger station located at the island.

Mayor Hanley had no comment.

Comments from the City Manager

City Manager Kovacs addressed concerns expressed during public comment regarding the street closure on College Avenue, allowing City staff to elaborate. Staff indicated the street would remain closed as College Avenue is directly impacted by development in that area and will require a traffic study.

Kovacs also stated the Lakeshore Boulevard project is expected to be complete in October.

Lastly, she shared the Commission's sentiment of frustrations with the level of service Waste Management is providing to city residents and thanked the community for their patience as the City works through these issues and recent changes.

6. Attorney-Client Privileged Memo – Kruhak v City of Marquette, et al.

Commissioner Larson made a motion to enter into closed session pursuant to the Michigan Open Meetings Act, [MCL 15.268(8)(h)] to "consider material exempt from discussion or disclosure by state or federal statute", which exemption includes the consideration of "information or records subject to the attorney-client privilege" pursuant to MCL 15.243(1)(g), seconded by Commissioner Ottaway, Carried Unanimously.

The Commission then entered into closed session.

Upon returning from closed session Commissioner Larson moved to direct the City Attorney to take action as described in the attorney-client privileged memorandum, seconded by Commissioner Ottaway, and Carried Unanimously.

Adjournment

Jessica Hanley, Mayor **Rachel Quayle, Deputy City Clerk**

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

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Approve the minutes of the June 9, 2025 closed session

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

No Attachments Available

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Amendment to the minutes of the May 27, 2025 regular Commission meeting

BACKGROUND:

Following the June 9 approval of the minutes from the Commission's May 27 regular meeting, a factual error was identified in the document.

Staff has corrected the error in the attached document, with deletions represented with strikethroughs and additions represented with yellow highlights.

RECOMMENDATION:

Approve the amended minutes for the City Commission's May 27 regular meeting.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- May 27 Minutes - Amended

City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes
City Commission

Tuesday, May 27, 2025
6:00 PM
Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Davis, Gottlieb, Hanley, Larson, Mayer, Ottaway, Schloegel

Approval of the Agenda

Mayor Pro Tem Paul Schloegel moved to Approve the agenda as written, seconded by Commissioner Sally Davis and Carried Unanimously.

Announcements

Mayor Hanley asked staff to talk about the events happening this week related to the formulation of an Active Transportation Plan for the City.

Deputy City Manager Sean Hobbins said the City is currently working on the plan, which focuses on various forms of travel. He said that over the next two days, the City will host public engagement events, including pop-up activities during the day and evening workshops. He said the goal is to gather public input and meet people where they are and he said an online survey is also available to collect additional feedback.

Boards and Committees

1. Reappointment(s)

Madeline Goodman, Arts and Culture Advisory Committee, for a term ending 6-1-2028
George Patrick, Marquette Area Wastewater Treatment Advisory Board, for a term ending 6-1-2028

Commissioner Sally Davis moved to Approve the reappointments as listed, seconded by Commissioner Jermey Ottaway and Carried Unanimously.

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

Chelsey Wilkinson, representing Room at the Inn, expressed gratitude to the City Commission, City and Police leadership, and Room at the Inn's board for engaging in a productive discussion about the ordinance proposed tonight. She thanked officials for delaying the vote to allow for that dialogue and appreciated the commitment to revisit the ordinance in six months. She also encouraged the City to re-establish a homelessness

task force, involving nonprofits and public agencies at both the city and county levels. She said it was good to have this discussion about helping the homeless but also allowing the Police Department to protect the community.
Margaret Brumm spoke about her recent experiences in the City Police Department's Citizens Academy and spoke about the bike rodeo safety event happening this week.
David Nyren said he supports limiting overnight occupation of public property and said that real solutions require investment in services like addiction treatment, job training, and mental health care. He said that allowing overnight occupation doesn't address root causes and could strain local resources.
David Campana spoke in support of water fluoridation, noting that the practice is widely used and that he believes it is safe.

Presentation(s)

2. Recognition of City Retiree - Battalion Chief Brian Talvensaari

Fire Chief Ian Davis spoke about retiring Battalion Chief Brian Talvensaari, who has spent 27 years with the Marquette City Fire Department. Originally from the Copper Country, Brian began his career as a volunteer firefighter, later serving in multiple roles including EMT, fire investigator, and hazmat technician. He also served on the Michigan Fire Safety Board and earned national certification. Commissioners thanked Mr. Talvensaari for his dedication and wished him well in retirement, noting he will be greatly missed.

Public Hearing(s)

3. Public Hearing - Single Lot Special Assessment Roll #592

Mayor Hanley opened the public hearing.

Marcus Cook commented, indicating that he was unhappy with the charge related to the City mowing his lawn. He voiced frustration with this process and said he was hoping to grow native plant species while maintaining his yard within the established limits.

Staff and Commissioners emphasized the standard City procedure, which includes multiple notices and efforts by staff to contact property owners. They said the charge largely reflects reimbursement for City-incurred costs and said the City now allows alternative landscaping under updated ordinances, provided residents follow a certification process.

With no one else looking to comment, Mayor Hanley closed the hearing.

Commissioner Cary Gottlieb moved to Approve confirm Single Lot Special Assessment Roll #592, and authorize the Mayor to sign the Warrant, seconded by Mayor Pro Tem Paul Schloegel and Carried Unanimously.

4. Consent Agenda - Roll Call Vote

Commissioner Michael Larson moved to Approve the Consent Agenda as written,

seconded by Commissioner Jermey Ottaway and Carried Unanimously by Roll Call Vote.

4.a. Approve the minutes of the May 12, 2025 regular Commission meeting

4.b. Approve the total bills payable in the amount of $1,305,542.12

4.c. 906 Adventure Team Non-Profit Status - Roll Call Vote

4.d. MEDC RAP 2.0 Grant Agreement

4.e. Application for License to Use City Property Adjacent to 113 W. Baraga Avenue

4.f. Resolutions for Unpaid Stormwater and Unpaid Water and Wastewater - Roll Call Vote

4.g. Schedule Public Hearing - Ordinance #25-07 for Land Development Code Amendments

4.h. US-41 Hospital Roundabouts - Right-of-Way Conveyance

Unfinished Business

5. Ordinance #25-02: Overnight Occupation of Public Property

A motion originally made on April 14 was postponed to tonight's meeting, so the City Commission had the following motion pending: Commissioner Mayer moved to adopt Ordinance 25-05, and Mayor Pro Tem Schloegel seconded the motion.

Commissioner Cody Mayer now moved to amend this motion on the floor to append the words 'as amended and presented at the City Commission's May 27 meeting, and to direct staff to return to the Commission prior to 2026 with an update and direct the Police Department to provide a monthly report to the Commission regarding the use of this ordinance until revisited later this year'. The motion was seconded by Commissioner Gottlieb and Commission discussion ensued.

The commission discussed the regular report that was being requested, including how it would be communicated, what data it would include and what value it brought.

Commissioner Mayer ultimately rescinded this motion.

Commissioner Mayer then moved to amend the still-pending motion on the floor to append the words 'as amended and presented at the City Commission's May 27 meeting, and to direct staff to return to the Commission prior to 2026 with an update'. Mayor Pro Tem Schloegel seconded and the motion carried unanimously.

The City Commission then took up a voted on the now-amended motion "to adopt Ordinance 25-05 as amended and presented at the City Commission's May 27 meeting, and to direct staff to return to the Commission prior to 2026 with an update."

This motion ~~carried~~ ~~unanimously~~ passed by roll call vote.

The vote carried 6-1, with Commissioner Mayer voting no.

New Business

6. Fire Department Community Risk/Standards of Cover/Compensation Study

Commissioner Michael Larson moved to Approve approve the Fitch & Associates, LLC proposal for consulting services for $49,995, and authorize the Mayor and Clerk to sign the agreement, seconded by Commissioner Jermey Ottaway and Carried Unanimously.

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

Margaret Brumm talked about issues on Presque Isle.
Briella Kovacs wished Happy Birthday to Karen Kovacs, and led those present in singing happy birthday.

Comments from the Commission

Commissioner Ottaway wished the City Manager a happy birthday and thanked all parties for working together to find equitable solutions to the issues discussed tonight.
Commissioner Davis echoed these sentiments and then offered a brief summary of a conference focused on freshwater communities from the U.S. and Canada.
Commissioner Gottlieb also praised the work put into the ordinance conversation tonight.
Commissioner Larson acknowledged efforts by Room at the Inn, city staff, and police in addressing the issues discussed tonight. He said tonight's vote marked a step forward.
Mayor Pro Tem Schloegel praised tonight's efforts and encouraged revisiting the idea of a regional homelessness task force. He also mentioned the seasonal uptick in activity in Marquette and urged residents to be cautious of increased traffic and people on bike paths.
Commissioner Mayer thanked staff for putting so much work into the ordinance and shared that he was recently appointed to the housing and utility board for the Sault Tribe, representing the Marquette and Munising areas.
Mayor Hanley said that while the commission took a step forward, solving homelessness will require addressing root causes, and she supported the idea of reviving the community-wide homelessness task force.

Comments from the City Manager

City Manager Karen Kovacs provided updates about repairs in city parks and discussed plans to revisit tonight's discussion before the end of the year.

Adjournment

Mayor Hanley adjourned the meeting at 7:02 p.m.

_____ _____

Jessica Hanley, Mayor **Kyle Whitney, City Clerk**

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

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Application for License to Use a portion of the Grove Street Right-of-Way

BACKGROUND:

Michele Butler, President of the Marquette Golf and Country Club (MGCC) has submitted an application for a License to use two portions of the Grove Street right-of-way adjacent to the MGCC golf course for the purpose of placing a new irrigation conduit under the road in two locations that are about 1/4 mile apart.

FISCAL EFFECT:

The application fee of $460 and has been paid.

RECOMMENDATION:

Approve the License and execute the Grant of License document.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- App-Exhibit-Staff Review_06-PRU-06-25
- GOL_Signed by Applicant_06-PRU-06-25

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

PRINT

CITY OF MARQUETTE
APPLICATION FOR LICENSE/EASEMENT OF CITY-OWNED PROPERTY

CITY STAFF USE

Date Submitted: 5/16/25 Parcel ID#: 0514511 File #: 06-PRU-06-25

Property Address/Location: 1074 Grove Street

Adequate Graphic Image or Legal Description Submitted: Y / N

Receipt #: 930358 Check #: 8467 Received by and date: MC 5-15-25

FEE $460 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS! If you have any questions, please call 228-0425 or e-mail dstensaas@marquettemi.gov.

ADDRESS INFORMATION

What is the street address, or nearest street address, of the property/location of the requested license/easement?

APPLICANT CONTACT INFORMATION and LEGAL NAME OF PROPERTY OWNER

APPLICANT or REPRESENTATIVE

Name: Craig Moore
Address: 1075 Grove Street
City: Marquette
State, Zip: Mi 49855
Phone #: 517 331-3787
Email: Craig.Moore@golfgreywalls.com

NAME(S) ON PROPERTY DEED

Name(s): Marquette Golf Club
Address: 1075 Grove Street
City, State, Zip: Marquette, Mi. 49855
Phone #: 906-225-0721
Email: officeadmin@golfgreywalls.com

PROJECT DESCRIPTION

Please describe the reason or necessity for the requested license/easement for use of the City property:

New irrigation system is going in the ground right now. The company (Commercial Irrigation) needs to bore under the road in two locations for the main line loop

LEGAL or GRAPHIC LOCATION DESCRIPTION

A surveyed legal description of the license/easement area or a graphic image of the approximate requested license area is required. City staff can provide an aerial photo of the subject property/area to assist with creating a graphic location description/exhibit for the application. See Exhibit A

Area between #8 Green → #9 Tee

Area between #11 Tee → #10 Green

Pictures Attached & Marked out on the Ground

ATTACHMENTS

You may attach sketches, maps, photos, or other items that may help to illustrate/visualize your request. Community Development staff will attach a photo-map of the area. Attachments:

See Exhibits A and A2

SIGNATURE

I understand that this application itself is not considered an approval and only the Marquette City Commission has the authority to grant an approval for a license/easement for use of property owned by the City of Marquette.

Signature: _____ Date: 5/13/25

LEGEND

DESIGN NOTES

PLUMBING NOTES:

TWO WIRE NOTES:

WATERPROOF CASE

WATERPROOF CASE

HYDRAULIC PIPING PLAN

NORTH

SCALE: 1" = 100'-0"

SCALE IN FEET

100 0 100 200

TYPICAL HOLE

SCALE: NOT TO SCALE

REVIEW AND PROGRESS PRINT
NOT FOR CONSTRUCTION

MARQUETTE GOLF CLUB- HERITAGE COURSE
MARQUETTE, MICHIGAN

REVISIONS:

DRAWING TITLE:
HYDRAULIC PIPING PLAN

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

N
W E
S

1 inch = 203 feet

File #: _____ Parcel ID#: _____

STAFF REVIEW

Please fill out the form within 48 hours of receiving it.

Reviewing Department	Recommend Approval	Comments

Planning & Zoning-Community Development

Date Received: _____

Treasurer

Date Received: _____

Police

Date Received: _____

Engineering- Community Development

Date Received: _____

DPW

Date Received: _____

Fire

Date Received: _____

Parks and Recreation

Date Received: _____

GRANT OF LICENSE

THE CITY OF MARQUETTE, a municipal corporation of 300 W. Baraga Ave., Marquette, MI 49855, ("City"), and MARQUETTE GOLF AND COUNTRY CLUB, a Michigan corporation of 1075 Grove Street, Marquette, MI 49855, "Club," enter into this agreement on _____ _____, 2025, subject to the following conditions:

1. Background. The City owns the Grove Street right-of-way, in the City of Marquette, and State of Michigan.
   Club desires to install an irrigation pipe ("Pipe") under the right-of-way to provide for the main line loop for irrigation according to the specification of and as identified in Exhibit A attached hereto.
2. Grant of the license. In consideration of $460.00, the City grants to Club the construct and maintain the Pipe on the real estate and to the specifications set forth in Exhibit A.
3. Construction and Maintenance. Club shall, at all times while this License is in effect, maintain the Pipe in good repair. Club shall be responsible for all fees and expenses related to the construction and maintenance of the Pipe and real estate described in Exhibit A.
4. Use. The right to use the real estate described in Exhibit A is not exclusive, however as long as this License is in effect, the City shall not permit any use contrary to the Pipe except as may be necessary to install, repair, remove or replace the utilities or performs street work. In the event the City repairs, removes or replaces the or performs street work, Club shall be responsible for any removal of, repair to or replacement of the Pipe in connection with such work. Club shall not use the real estate for any purpose except as specifically allowed within this agreement, and shall not alter, injure or damage the City's real estate.
5. Reimbursement for damages. Club shall reimburse the City for any physical damages to the City's real estate caused by Club's use on the real estate. Club shall indemnify, defend and hold harmless the City from and against any demand, claim, action or cause of action, assessment, loss, damage, liability cost and/or expense, including but not limited to, interest, penalties, consultants fees and expenses, and attorneys' fees and expenses, asserted against, imposed upon or incurred by the City due solely to Club's use. Club's obligations under this provision shall not extend to claims, losses, expenses or damages arising out of or in any way attributable to the negligence of the City or its agents, consultants, or employees. Club reserves the right to control the defense and settlement of any claim for which Club has an obligation to indemnify hereunder.
6. Revocation. This License may be revoked by either party at any time by providing at least 180 days' written notice of termination to the other party. On the termination date, all rights and obligations of the parties shall cease and on or before the termination date, Club shall remove the Pipe from the real estate, at its own expense. Club shall not be entitled to a reimbursement for any portion of the fee previously paid to the City.
7. Personal Interest. The rights granted herein are personal to Club, and terminate upon the transfer of ownership of Club's premises.
8. Entire Agreement. This Grant of License constitutes the entire agreement between the parties.

The said parties have caused this document to be executed the day and year first written above.

CITY OF MARQUETTE

_____
By: Jessica Hanley
Its: Mayor

_____
By: Kyle Whitney
Its: Clerk

STATE OF MICHIGAN)
)
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on _____, 2025, by Jessica Hanley, Mayor and Kyle Whitney, Clerk, of the City of Marquette, a Michigan municipal corporation.

_____
_____, Notary Public
State of Michigan, County of Marquette
My Commission Expires: _____
Acting in the County of Marquette

Marquette Golf and Country Club

Michelle Butler
By: Michelle Butler
Its: President

Michele Butler

STATE OF MICHIGAN)
)
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on June 4, 2025, by Michelle Butler, President of Marquette Golf and Country Club.

Ann M. Cook
Ann M. Cook, Notary Public
State of Michigan, County of Marquette
My Commission Expires: 11-22-30
Acting in the County of Marquette

ANN M COOK NOTARY PUBLIC MARQUETTE COUNTY STATE OF MICHIGAN COMM. EXPIRES: 11-22-2030

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Application for License to Use City Property in the White Street Right-of-Way

BACKGROUND:

Brain Rasmussen, of 2300 Presque Isle Avenue, has submitted an application for a License to continue the use of portions of the White Street right-of-way (the eastern dead-end, adjacent to his home), which will enable him to maintain buildings that were built in that right-of-way long before he owned the property. The encroachments were discovered through a Zoning Compliance Permit application to construct new structures and to maintain the buildings that are partially in the right-of-way, and the grant of a license will ensure that Mr. Rasmussen can keep his home, a garage, and a shed in good condition for many years to come.

FISCAL EFFECT:

The application fee of $460 and has been paid.

RECOMMENDATION:

Approve the License and execute the Grant of License document.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Application for License_07-PRU-06-25_2300 Presque Isle Ave.
- Grant of License signed by Applicant_07-PRU-06-25

CITY STAFF USE

Date Submitted: 05/20/2025 Parcel ID#: 0480090 File #: 07-PRU-06-25

Property Address/Location: 2300 PRESQUE ISLE AVE

Adequate Graphic Image or Legal Description Submitted: Y / N

Receipt #: 930364 Check #: 9048 Received by and date: 05/20/2025 CP

FEE $460 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS! If you have any questions, please call 228-0425 or e-mail dstensaas@marquettemi.gov.

ADDRESS INFORMATION

What is the street address, or nearest street address, of the property/location of the requested license/easement?

2300 Presque Isle Ave, Marquette, MI 49855

APPLICANT CONTACT INFORMATION and LEGAL NAME OF PROPERTY OWNER

APPLICANT or REPRESENTATIVE

Name: Brian Rasmussen

Address: 2300 Presque Isle Ave

City: Marquette

State, Zip: MI, 49855

Phone #: 906-235-8158

Email: rasmussen.brian@gmail.com

NAME(S) ON PROPERTY DEED

Name(s): Same as applicant

Address:

City, State, Zip:

Phone #:

Email:

PROJECT DESCRIPTION

Please describe the reason or necessity for the requested license/easement for use of the City property:

I would like to continue to use and maintain the garage and shed that are partially on city property.

LEGAL or GRAPHIC LOCATION DESCRIPTION

A surveyed legal description of the license/easement area or a graphic image of the approximate requested license area is required. City staff can provide an aerial photo of the subject property/area to assist with creating a graphic location description/exhibit for the application.

See attached diagram. Licence/Easement area consists of area south of property line, towards frontage on dead-end portion of White Street where longstanding garage and shed are located.

See EXHIBIT A

ATTACHMENTS

You may attach sketches, maps, photos, or other items that may help to illustrate/visualize your request. Community Development staff will attach a photo-map of the area. Attachments:

See attached - EXHIBIT A

SIGNATURE

I understand that this application itself is not considered an approval and only the Marquette City Commission has the authority to grant an approval for a license/easement for use of property owned by the City of Marquette.

Signature: _____ Date: 5/18/25

5-18-2025

City of Marquette,

Attached is an application for a license to use city property. I would like to continue to use and maintain the existing garage and shed that are partially on city property. These structures have been there for many decades, long before I owned the property. This was my first home (and potentially my last) and I did not fully understand the easement issues due to my lack of experience and lack of concern from the selling party. I have owned the property since 2010 and it would be devastating to my family if we were unable to use and maintain these structures and areas surrounding them. Please allow me to continue to use and maintain these structures. I will continue to be a good steward of the property and keep the surrounding areas maintained. See diagram below for the area of interest.

Please contact me if you have any questions regarding my application. Thank you for your consideration. I am very anxious about applying for this now that I realize what it could mean. Please consider the disastrous financial impacts taking these structures away from me and my family would have.

Thank you,

Brian Rasmussen
2300 Presque Isle Avenue
Marquette, MI 49855
(906)-235-8158
rasmussen.brian@gmail.com

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

N W E S

1 inch = 19 feet

File #: _____ Parcel ID#: _____

STAFF REVIEW

Please fill out the form within 48 hours of receiving it.

Reviewing Department	Recommend Approval	Comments

Planning & Zoning-Community Development

Date Received: _____

Treasurer

Date Received: _____

Police

Date Received: _____

Engineering- Community Development

Date Received: _____

DPW

Date Received: _____

Fire

Date Received: _____

Parks and Recreation

Date Received: _____

CITY STAFF USE

Date Submitted: 05/20/2025 Parcel ID#: 0480090 File #: 07-PRU-06-25

Property Address/Location: 2300 PRESQUE ISLE AVE

Adequate Graphic Image or Legal Description Submitted: Y / N

Receipt #: 930364 Check #: 9048 Received by and date: 05/20/2025 CP

FEE $460 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS! If you have any questions, please call 228-0425 or e-mail dstensaas@marquettemi.gov.

ADDRESS INFORMATION

What is the street address, or nearest street address, of the property/location of the requested license/easement?

2300 Presque Isle Ave, Marquette, MI 49855

APPLICANT CONTACT INFORMATION and LEGAL NAME OF PROPERTY OWNER

APPLICANT or REPRESENTATIVE

Name: Brian Rasmussen

Address: 2300 Presque Isle Ave

City: Marquette

State, Zip: MI, 49855

Phone #: 906-235-8158

Email: rasmussen.brian@gmail.com

NAME(S) ON PROPERTY DEED

Name(s): Same as applicant

Address:

City, State, Zip:

Phone #:

Email:

PROJECT DESCRIPTION

Please describe the reason or necessity for the requested license/easement for use of the City property:

I would like to continue to use and maintain the garage and shed that are partially on city property.

LEGAL or GRAPHIC LOCATION DESCRIPTION

A surveyed legal description of the license/easement area or a graphic image of the approximate requested license area is required. City staff can provide an aerial photo of the subject property/area to assist with creating a graphic location description/exhibit for the application.

See attached diagram. Licence/Easement area consists of area south of property line, towards frontage on dead-end portion of White Street where longstanding garage and shed are located.

See EXHIBIT A

ATTACHMENTS

You may attach sketches, maps, photos, or other items that may help to illustrate/visualize your request. Community Development staff will attach a photo-map of the area. Attachments:

See attached - EXHIBIT A

SIGNATURE

I understand that this application itself is not considered an approval and only the Marquette City Commission has the authority to grant an approval for a license/easement for use of property owned by the City of Marquette.

Signature: _____ Date: 5/18/25

5-18-2025

City of Marquette,

Attached is an application for a license to use city property. I would like to continue to use and maintain the existing garage and shed that are partially on city property. These structures have been there for many decades, long before I owned the property. This was my first home (and potentially my last) and I did not fully understand the easement issues due to my lack of experience and lack of concern from the selling party. I have owned the property since 2010 and it would be devastating to my family if we were unable to use and maintain these structures and areas surrounding them. Please allow me to continue to use and maintain these structures. I will continue to be a good steward of the property and keep the surrounding areas maintained. See diagram below for the area of interest.

Please contact me if you have any questions regarding my application. Thank you for your consideration. I am very anxious about applying for this now that I realize what it could mean. Please consider the disastrous financial impacts taking these structures away from me and my family would have.

Thank you,

Brian Rasmussen
2300 Presque Isle Avenue
Marquette, MI 49855
(906)-235-8158
rasmussen.brian@gmail.com

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

N W E S

1 inch = 19 feet

File #: _____ Parcel ID#: _____

STAFF REVIEW

Please fill out the form within 48 hours of receiving it.

Reviewing Department	Recommend Approval	Comments

Planning & Zoning-Community Development

Date Received: _____

Treasurer

Date Received: _____

Police

Date Received: _____

Engineering- Community Development

Date Received: _____

DPW

Date Received: _____

Fire

Date Received: _____

Parks and Recreation

Date Received: _____

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Application for License to Use City Property adjacent to 602 S. Third Street

BACKGROUND:

Dawn Kruhak, of 602 S. Third Street, has submitted an application to place a relatively short retaining wall in the Third Street right-of-way adjacent to her property, on the home side of the sidewalk between the home and street. Staff has determined that a retaining wall kept at least one foot (12 inches) from the closest point of the sidewalk would be acceptable and the applicant has agreed to that condition and will employ a competent contractor to build the wall.

FISCAL EFFECT:

The application fee of $460 and has been paid.

RECOMMENDATION:

Approve the License and execute the Grant of License document.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Application for License_08-PRU-06-25_602 S. Third St.
- Grant of License signed by Applicant_08-PRU-06-25

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

PRINT

CITY OF MARQUETTE
APPLICATION FOR LICENSE/EASEMENT OF CITY-OWNED PROPERTY

CITY STAFF USE

Date Submitted: 5-27-25 Parcel ID#: 0111800 File #: 08-PRU-06-25

Property Address/Location: 602 S. Third St.

Adequate Graphic Image or Legal Description Submitted: Y / N

Receipt #: 930375 Check #: 2745 Received by and date: 5-27-25 AC

FEE $460 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS! If you have any questions, please call 228-0425 or e-mail dstensaas@marquettemi.gov.

ADDRESS INFORMATION

What is the street address, or nearest street address, of the property/location of the requested license/easement?

602 S. 3rd St. Marquette, MI 49855

APPLICANT CONTACT INFORMATION and LEGAL NAME OF PROPERTY OWNER

APPLICANT or REPRESENTATIVE

Name: Dawn Kruhak

Address: 602 S 3rd St

City: Marquette

State, Zip: MI, 49855

Phone #: 906 250 1249

Email: dkruhak79@gmail.com

NAME(S) ON PROPERTY DEED

Name(s): Dawn Kruhak

Address: 602 S. 3rd St

City, State, Zip: Marquette, MI 49855

Phone #: 906 250 1249

Email: dkruhak79@gmail.com

PROJECT DESCRIPTION

Please describe the reason or necessity for the requested license/easement for use of the City property:

The right of way on the east side of my property contains a steep graded hill/lawn. I would like to add a retaining wall 4ft off the sidewalk.

LEGAL or GRAPHIC LOCATION DESCRIPTION

A surveyed legal description of the license/easement area or a graphic image of the approximate requested license area is required. City staff can provide an aerial photo of the subject property/area to assist with creating a graphic location description/exhibit for the application.

See Exhibit A

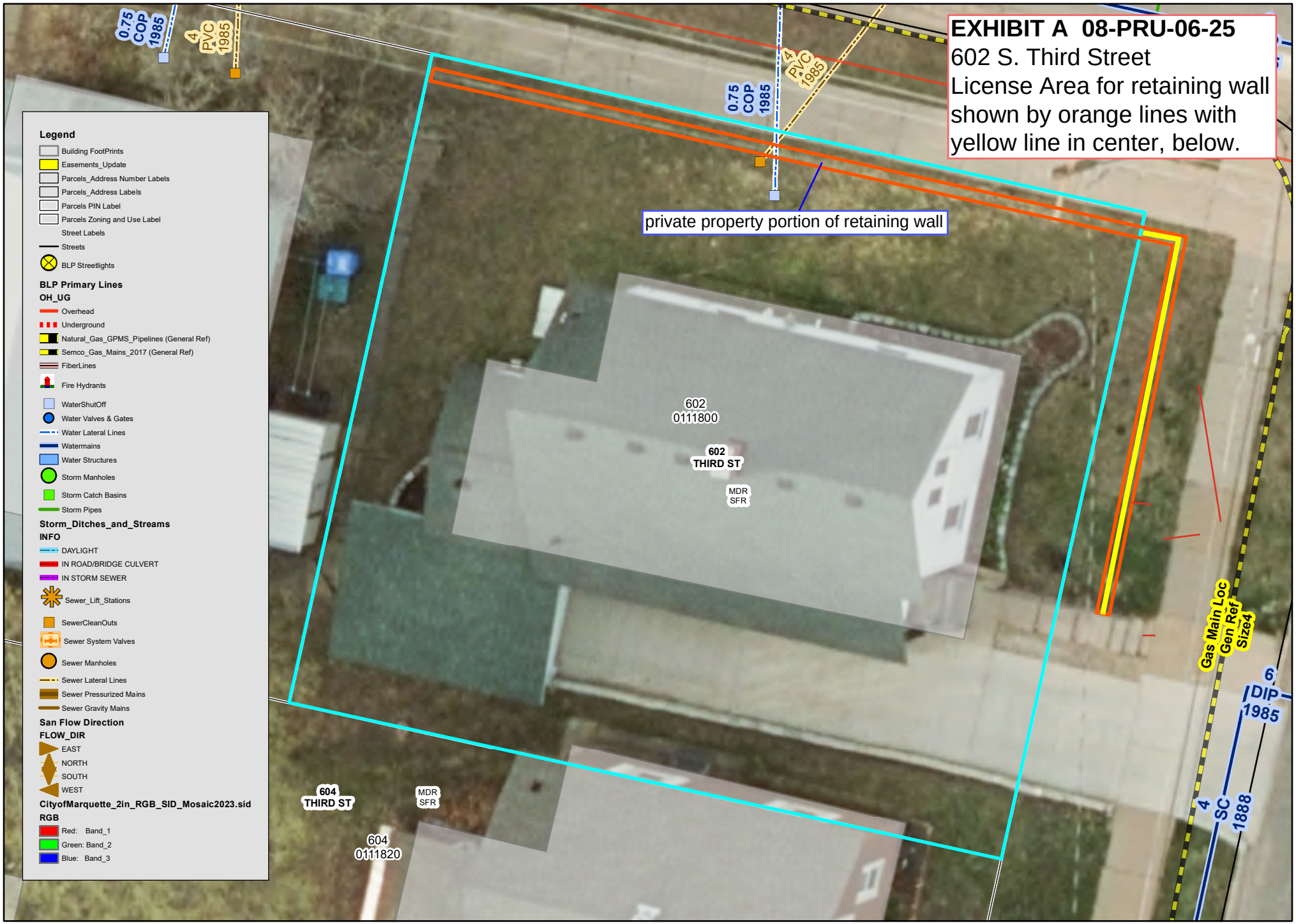
ATTACHMENTS

You may attach sketches, maps, photos, or other items that may help to illustrate/visualize your request. Community Development staff will attach a photo-map of the area. Attachments:

SIGNATURE

I understand that this application itself is not considered an approval and only the Marquette City Commission has the authority to grant an approval for a license/easement for use of property owned by the City of Marquette.

Signature: _____ Date: 5-25-25



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N W E S

1 inch = 10 feet

File #: _____ Parcel ID#: _____

STAFF REVIEW

Please fill out the form within 48 hours of receiving it.

Reviewing Department	Recommend Approval	Comments

Planning & Zoning-Community Development

Date Received: _____

Treasurer

Date Received: _____

Police

Date Received: _____

Engineering- Community Development

Date Received: _____

DPW

Date Received: _____

Fire

Date Received: _____

Parks and Recreation

Date Received: _____

GRANT OF LICENSE

THE CITY OF MARQUETTE, a municipal corporation of 300 W. Baraga Ave., Marquette, MI 49855, ("City"), and DAWN KRUHAK, of 602 S. Third Street., Marquette, MI 49855, "Kruhak," enter into this agreement on _____, 2025, subject to the following conditions:

1. Background. The City owns the S. Third Street right-of-way, in the City of Marquette, and State of Michigan.
   Kruhak desires to construct a retaining wall ("Retaining Wall") within the right-of-way as to the specification of and as identified in Exhibit A attached hereto.
2. Grant of the license. In consideration of $460.00, the City grants to Kruhak the right to construct and maintain the Retaining Wall on the real estate and to the specifications set forth in Exhibit A.
3. Construction and Maintenance. Kruhak shall, at all times while this License is in effect, maintain the Retaining Wall in good repair. Kruhak shall be responsible for all fees and expenses related to the construction and maintenance of the Retaining Wall and real estate described in Exhibit A.
4. Use. The right to use the real estate described in Exhibit A is not exclusive, however as long as this License is in effect, the City shall not permit any use contrary to the Retaining Wall except as may be necessary to install, repair, remove or replace utilities. In the event the City repairs, removes or replaces utilities or performs street work, Kruhak shall be responsible for any removal of, repair to or replacement of the Retaining Wall in connection with such work. Kruhak shall not use the real estate for any purpose except as specifically allowed within this agreement, and shall not alter, injure or damage the City's real estate.
5. Reimbursement for damages. Kruhak shall reimburse the City for any physical damages to the City's real estate caused by Kruhak's use on the real estate. Kruhak shall indemnify, defend and hold harmless the City from and against any demand, claim, action or cause of action, assessment, loss, damage, liability cost and/or expense, including but not limited to, interest, penalties, consultants fees and expenses, and attorneys' fees and expenses, asserted against, imposed upon or incurred by the City due solely to Kruhak's use. Kruahk's obligations under this provision shall not extend to claims, losses, expenses or damages arising out of or in any way attributable to the negligence of the City or its agents, consultants, or employees. Kruhak reserves the right to control the defense and settlement of any claim for which Kruahk has an obligation to indemnify hereunder.
6. Revocation. This License may be revoked by either party at any time by providing at least 180 days' written notice of termination to the other party. On the termination date, all rights and obligations of the parties shall cease and on or before the termination date, Kruhak shall remove the Retaining Wall from the real estate, at its own expense. Kruhak shall not be entitled to a reimbursement for any portion of the fee previously paid to the City.
7. Personal Interest. The rights granted herein are personal to Kruhak, and terminate upon the transfer of ownership of Kruhak's premises.
8. Entire Agreement. This Grant of License constitutes the entire agreement between the parties.

The said parties have caused this document to be executed the day and year first written above.

CITY OF MARQUETTE

_____
By: Jessica Hanley
Its: Mayor

_____
By: Kyle Whitney
Its: Clerk

STATE OF MICHIGAN)
)
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on _____, 2025, by Jessica Hanley, Mayor and Kyle Whitney, Clerk, of the City of Marquette, a Michigan municipal corporation.

_____
_____, Notary Public
State of Michigan, County of Marquette
My Commission Expires: _____
Acting in the County of Marquette

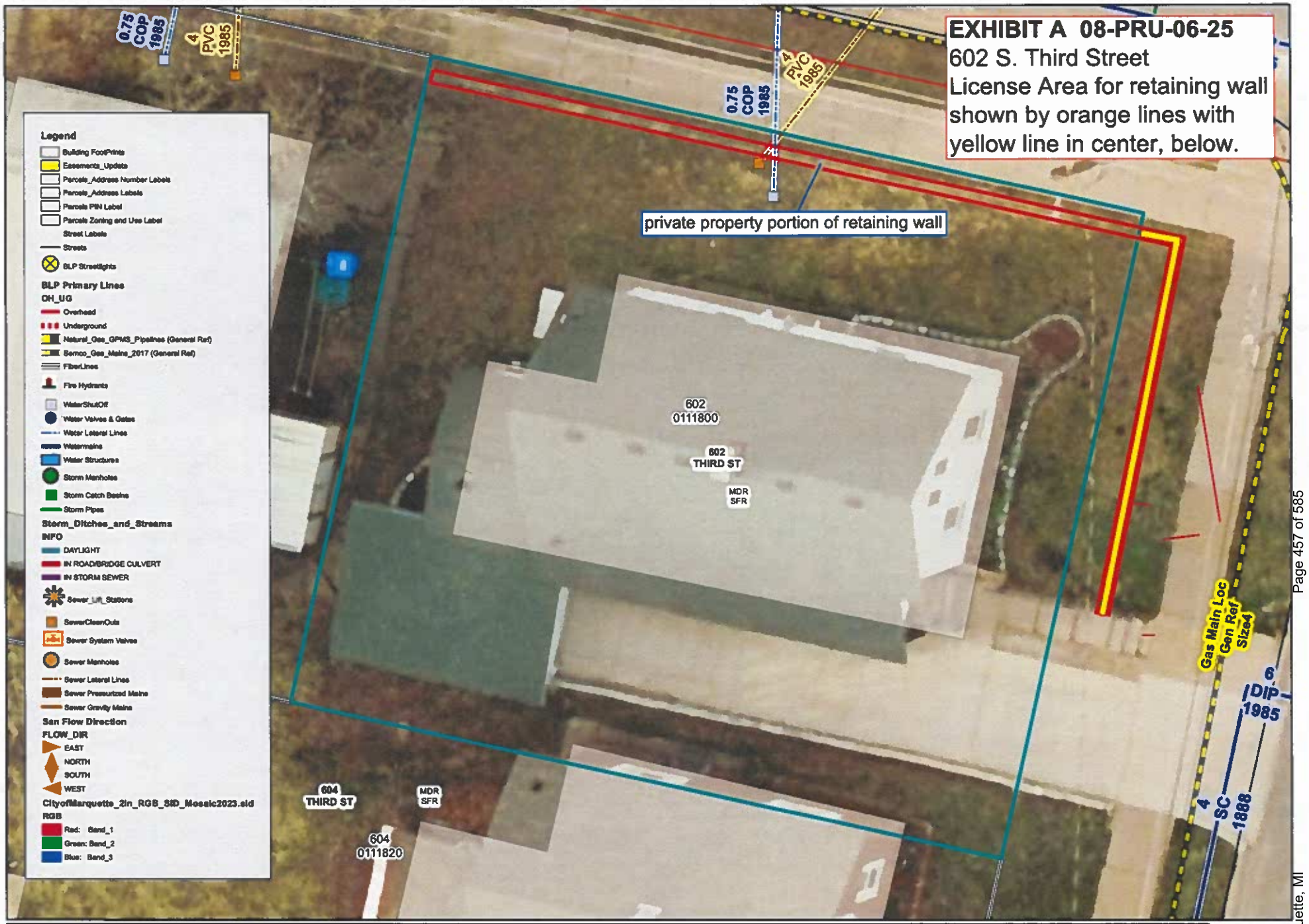
Dawn Kruhak

STATE OF MICHIGAN)
)
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on June 12, 2025, by Dawn Kruhak.

Ann M. Cook
Ann M. Cook, Notary Public
State of Michigan, County of Marquette
My Commission Expires: 11-22-30
Acting in the County of Marquette

ANN M COOK NOTARY PUBLIC MARQUETTE COUNTY STATE OF MICHIGAN COMM. EXPIRES 11-22-2030



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N W E S

1 inch = 10 feet

City of Marquette, MI

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Becky's Roadside Refreshment, LLC - Mattson Park Concession Lease Agreement

BACKGROUND:

Becky's Roadside Refreshment, LLC, of Marquette, Michigan, has requested a lease agreement to provide concession services at Mattson Park. Staff has worked with the City Attorney and Becky's Roadside Refreshment, LLC to draft a standard lease agreement which includes the relevant terms and conditions. The lease is a three-year term, from July 1 through September 30, 2025, and May 1 through September 30, during the 2026 and 2027 seasons. The rent during operations is $600.00/month, including utilities. The facility requires a new floor to be installed. This lease allows for the lessee to provide renovations in lieu of rent. Rent will not be assessed for July of 2025 as renovations will most likely not be complete until August, but lessee would like access for preparations.

This is the second read of two required reads for a lease agreement.

FISCAL EFFECT:

Lessee will provide renovations in the amount of $7,200 in lieu of rent.

RECOMMENDATION:

Approve the lease agreement with Becky's Roadside Refreshment, LLC for concession space at Mattson Park, and authorize the Mayor and Clerk to sign the agreement.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Lease, Exhibit A and Insurance

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2025, by and between the **CITY OF MARQUETTE**, a Michigan municipal corporation, of 300 W. Baraga Avenue, Marquette, Michigan 49855, hereinafter ("Lessor"), and **BECKY'S ROADSIDE REFRESHMENT, LLC**, a Michigan limited liability company of 130 W. Washington Street, Ste #l-7, Marquette, Michigan 49855, hereinafter ("Lessee").

Recitals

A. Lessor is the owner and operator of the concession stand at Mattson Park, Marquette, Michigan.

B. Lessee desires to lease and Lessor is willing to lease to Lessee the concession stand and all equipment currently located within it ("Premises") in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Leased Premises

1.1 Lessor leases to Lessee the Premises, as shown on Exhibit A.

1.2 Lessee agrees to develop architectural and engineering plans for renovations to the Premises required to meet the specific needs of Lessee for Lessee's intended uses, if needed. Lessee shall be responsible for constructing all renovations as developed by Lessee, and Lessee shall obtain Lessor's written approval of all such plans and specifications prior to beginning any construction activity.

1.3 Lessee agrees that only equipment located within the Premises on the date of this Agreement is part of the Premises, and that Lessee takes said Premises and equipment "as is". Any other equipment needed by Lessee to operate the concessions shall be the sole responsibility of Lessee.

2. Term of Lease

2.1 The term of this lease is: July 1, 2025 through September 30, 2025;
May 1, 2026 through September 30, 2026; and
May 1, 2027 through September 30, 2027.

3. Rent

3.1 Lessee shall be obligated to pay rent in the amount of $7,200 total over the course of the lease term. In lieu of monthly rent payments, Lessee shall provide renovations to the interior of the Premises in the minimum amount of $7,200 prior to July 1, 2025, as coordinated with the Community Services Director.

4. Use of Leasehold Premises

4.1 Lessee shall use the Premises only as a concession stand for food and beverages and not for

any purpose that would:

a) be deemed hazardous to the public or adjoining premises, including but not necessarily limited to fire, and environmental type hazards;

b) constitute a violation of any public law or requirement;

c) cause damage or injury to the Premises or any part of it (ordinary wear and tear excepted);

d) interfere with normal operations of the Premises' heating, air conditioning, ventilating, plumbing, or other mechanical or electrical systems;

e) constitute a public or private nuisance;

f) alter the appearance of the Premises, except as provided herein, without prior written approval of the Lessor;

g) permit noise or odors to be unreasonably dispelled from the Premises;

h) place merchandise, materials, supplies, signs, or other things of any kind on the sidewalks or other common areas without Lessor approval;

i) permit refuse to accumulate in or around Premises; or

j) obstruct entryways.

4.2 Lessee is solely responsible for obtaining all necessary licenses and permits and otherwise complying with all laws while providing the concessions contemplated by this Agreement.

4.3 Lessee is solely responsible for development of menu items and pricing, for obtaining all supplies and products and for all costs related to its sale of food and beverages.

5. Use of Common Areas by Lessee

5.1 Lessee and its invitees shall have the right in common with Lessor, its invitees, and others to use the public restrooms, public parking, sidewalks, and surrounding area, subject, however, to all rules and regulations regarding the use of those areas.

6. Maintenance and Repair

6.1 Lessee shall be responsible for all ordinary janitorial and cleaning of the Premises as provided in Attachments 1 and 2. Lessor shall provide trash receptacles for Premises and shall maintain those receptacles once per day. Any necessary additional refuse collection shall be the responsibility of the Lessee. Any refuse generated from preparation of goods or services shall be the sole responsibility of Lessee.

6.2 Lessee shall be solely responsible for the maintenance and repair of all equipment located on the Premises.

6.3 Lessee shall be solely responsible for the maintenance and repair of all of Lessee's fixtures, furniture and equipment and keep them in a safe condition and good repair.

6.4 Lessee must obtain written consent of Lessor for all signage used by Lessee on the Premises and adjoining premises. All signage approved by Lessor shall be maintained in good condition and repair.

6.5 Lessor reserves the right to make any repairs or alterations that it deems necessary and desirable to the common areas. Lessee will be notified of any repairs or alterations to the Premises at least 7 days in advance except in emergency situations.

7. Insurance and Indemnity

7.1 Lessee shall not permit any activity on or immediately adjacent to the Premises which would invalidate or be in conflict with Lessor's fire, boiler, sprinkler, water damage, and extended coverage insurance policies covering the Premises and contents therein. Lessor will provide Lessee with a copy of any and all relevant insurance policies.

7.2 Lessee shall not permit any activity on or immediately adjacent to the Premises which would cause Lessor's rate for the insurance described herein to be increased. Lessor will provide Lessee with a list of any such activities.

7.3 Lessee at its sole expense shall be responsible for insuring its own tangible personal property, equipment, and fixtures from loss from fire and other casualty and shall at all times provide Lessor with a certificate evidencing such coverage.

7.4 Lessee at its sole expense shall maintain liability insurance protecting and insuring Lessee and Lessor from all claims for injury or damage to persons or property arising out of the use of the Premises and adjacent areas by Lessee, its employees, agents, invitees, and licensees. The amount of the insurance shall be not less than One Million Dollars ($1,000,000.00) per occurrence for accident, bodily injury, or death and not less than Five Hundred Thousand Dollars ($500,000.00) for property damage. Lessee shall provide Lessor with a copy of said policies with proof of payment of premium thereon. The insurance policies shall bear endorsements to the effect that the insurer agrees to notify Lessor not less than thirty (30) days in advance of any modification or cancellation thereof. Lessor shall be named as an additional insured on all insurance policies required by this lease.

7.5 Lessee will indemnify and hold Lessor harmless from and against all loss, cost, expense and liability whatsoever (including Lessor's cost of defending against the foregoing; such cost to include attorneys' fees) resulting or occurring by reason of Lessee's construction on, use of, or occupancy of the Premises.

8. Damage by Fire or Other Causes

8.1 If the Premises is partially damaged by fire or other peril without the fault or neglect of Lessee or of its servants, employees, agents, visitors, invitees or licenses, the damage shall be repaired by Lessor at Lessor's expense. If the Premises is substantially damaged (herein defined as fifty percent (50%) or more of the cost of replacement), Lessor may elect either to repair or rebuild the leasehold or the pool building, as the case may be, or to terminate this lease upon giving notice of such election in writing to Lessee within ninety (90) days after the event causing the

damage. If Lessor elects to rebuild instead of terminating the lease, Lessor will rebuild something substantially similar to the current Premises, and Lessee shall in a timely manner repair or replace its fixtures, furniture, equipment and improvements to at least the condition of same prior to the damage.

9. Assignment/Subletting

9.1 Lessee shall not assign this Agreement.

9.2 Lessee shall not sublet the Premises or any part thereof without the express prior written consent of the Lessor.

9.3 In no event shall a sublease be allowed that would jeopardize the tax-exempt status of the City.

9.4 Lessor may freely assign its rights and obligations under this Lease Agreement to any third party pursuant to a Purchase and Sale Agreement, Land Contract or similar instrument.

10. Use of Premises by Lessor

10.1 Lessor reserves for itself and its contractors and agents the right to enter the Premises at reasonable times for the purpose of inspecting, maintaining, installation, operation and repair services. This paragraph does not change the parties' obligations with regarding to maintenance and repairs as otherwise set forth herein.

11. Covenant of Quiet Enjoyment

11.1 Lessor warrants and represents that it has full authority to execute this lease for the above term. Lessor covenants that upon Lessee paying the rents and performing its covenants and duties prescribed herein, Lessee may, except as otherwise described herein, have the exclusive and reasonable right to have, hold and enjoy the leasehold.

12. Lessor's Right to Perform Lessee's Obligation

12.1 If Lessee defaults in any term of this lease, Lessor may, without thereby waiving the default, remedy the default at Lessee's expense. If, in connection therewith, Lessor makes any expenditure or incurs any obligation for the payment of money or in instituting, prosecuting, or defending any action or proceeding commenced before or during the term of this lease, or after the expiration or termination of this lease including, but not necessarily limited to, legal expenses and attorneys' fees, Lessee shall pay to Lessor on demand the sums paid or obligations incurred together with legal fees and costs.

13. Default by Lessee

13.1 If the Lessee fails to perform any other obligations under this agreement within 30 days after receiving written notice of the default from the Lessor; if the Lessee makes any assignment for the benefit of creditors or a receiver is appointed for the Lessee or its property; or if any proceedings are instituted by or against the Lessee for bankruptcy (including reorganization) or under any insolvency laws, the Lessor may terminate this lease, reenter the Premises, and seek to relet the Premises on whatever terms the Lessor thinks advisable. Notwithstanding reentry by the Lessor, the Lessee shall continue to be liable to the Lessor for rent owed under this lease and for

any rent deficiency that results from reletting the premises during the term of this lease. Notwithstanding any reletting without termination, the Lessor may at any time elect to terminate this lease for any default by the Lessee by giving the Lessee written notice of the termination.

13.2 In addition to the Lessor's other rights and remedies as stated in this lease, and without waiving any of those rights, if the Lessor deems necessary any repairs that the Lessee is required to make or if the Lessee defaults in the performance of any of its obligations under this lease, the Lessor may make repairs or cure defaults and shall not be responsible to the Lessee for any loss or damage that is caused by that action. The Lessee shall immediately pay to the Lessor, on demand, the Lessor's costs for curing any defaults, as additional rent under this lease.

13.3 The rights and remedies of Lessor shall be cumulative as more particularly provided at law or in equity pursuant to the laws of the State of Michigan.

14. Surrender of Leasehold Upon Termination of Lease

14.1 All renovations and improvements shall be at Lessee's expense and shall be considered fixtures and owned by Lessor upon termination of lease. Upon the expiration or termination of the lease, Lessee shall surrender the Premises in good order and condition, ordinary wear and tear excepted, and shall remove all of its property, fixtures, and equipment from the Premises. In removing its equipment, Lessee shall be solely liable for repairing any and all damages to the Premises. In the event that the Lessee fails to remove its equipment, and Lessor is required to do so, all costs and expenses incurred by Lessor in removing same and restoring the leasehold to useable condition shall be the financial responsibility of the Lessee.

14.2 If upon termination of the lease, Lessee has failed to remove its furniture, equipment, and fixtures, Lessor reserves the right to deem them abandoned and shall have the legal right to dispose of same, and costs incurred in disposing of same shall be the financial responsibility of Lessee.

15. Miscellaneous

15.1 Lessee, at its sole option, may continue with the current security system at the same cost currently charged to Lessor by contacting Range Corporation directly.

15.2 This agreement shall be binding on the parties and inure to the benefit of the Lessor and Lessee and their respective successors and assigns.

15.3 This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

15.4 This agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated herein.

15.5 Any modification of this agreement or additional obligations assumed by either party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

15.6 Waiver by Lessor of any breach of any covenant of duty of Lessee under this lease is not a waiver of a breach of any other covenant of duty of Lessee or any subsequent breach of the same covenant or duty.

15.7 The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

15.8 All notices to be given under this lease shall be in writing and mailed, postage prepaid, or by certified or registered mail, return receipt requested, or delivered personally or by courier delivery, or sent by telecopy (immediately followed by one of the preceding methods) to Lessor's address and Lessee's address as above stated or any other place that Lessor or Lessee may designate in a written notice given to the other parties. Notices shall be deemed served on the earlier of receipt or three (3) working days after the date of mailing.

The parties have set their hands on the day and year first above written.

LESSOR
CITY OF MARQUETTE

_____
Jessica Hanley, Mayor

_____
Kyle Whitney, City Clerk

LESSEE
BECKY'S ROADSIDE REFRESHMENT, LLC

By:
Its:

APPROVED AS TO SUBSTANCE:

_____
Karen M. Kovacs, City Manager

APPROVED AS TO FORM:

_____
Suzanne C. Larsen, City Attorney

EXHIBIT A

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm

Kara Applekamp
2582 US Hwy 41 W
Marquette MI 49855

CONTACT NAME: Jessica McCollum
PHONE (A/C, No, Ext): 906-228-6645 FAX (A/C, No):
E-MAIL ADDRESS: jessica@karaapplekamp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Becky's Roadside Refreshments, LLC
Attn: Rebecca Lloyd
600 Altamont St Apt 202
Marquette MI 49855

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
		Y	N	92-GD-W470-6	06/17/2025	06/17/2026	PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 20,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Marquette added as Additional Insured to the policy.

CERTIFICATE HOLDER

City of Marquette
300 W Baraga Ave
Marquette MI 49855

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jessica McCollum

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Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Becky's Roadside Refreshment, LLC - Presque Isle Park Concession Lease Agreement

BACKGROUND:

Becky's Roadside Refreshment, LLC, of Marquette, Michigan, has requested a renewal of the lease agreement to provide concession services at Presque Isle Park. Staff has worked with the City Attorney and Becky's Roadside Refreshment, LLC to draft a standard lease agreement which includes the relevant terms and conditions. The lease is a three-year term, from May 1 through September 30, during the 2025 through 2027 seasons. The rent during operations is $600.00/month, including utilities.

This is the second read of two required reads for a lease agreement.

FISCAL EFFECT:

The General Fund will receive $3,000 in revenue each of the three years.

RECOMMENDATION:

Approve the lease agreement with Becky's Roadside Refreshment, LLC for concession space at Presque Isle Park, and authorize the Mayor and Clerk to sign the agreement.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Lease, Exhibit A and Insurance

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2025, by and between the **CITY OF MARQUETTE**, a Michigan municipal corporation, of 300 W. Baraga Avenue, Marquette, Michigan 49855, hereinafter ("Lessor"), and **BECKY'S ROADSIDE REFRESHMENT, LLC**, a Michigan limited liability company of 130 W. Washington Street, Ste #l-7, Marquette, Michigan 49855, hereinafter ("Lessee").

Recitals

A. Lessor is the owner and operator of the concession stand at Presque Isle Park, Marquette, Michigan.

B. Lessee desires to lease and Lessor is willing to lease to Lessee the concession stand and all equipment currently located within it ("Premises") in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Leased Premises

1.1 Lessor leases to Lessee the Premises, as shown on Exhibit A.

1.2 Lessee agrees to develop architectural and engineering plans for renovations to the Premises required to meet the specific needs of Lessee for Lessee's intended uses, if needed. Lessee shall be responsible for constructing all renovations as developed by Lessee, and Lessee shall obtain Lessor's written approval of all such plans and specifications prior to beginning any construction activity.

1.3 Lessee agrees that only equipment located within the Premises on the date of this Agreement is part of the Premises, and that Lessee takes said Premises and equipment "as is". Any other equipment needed by Lessee to operate the concessions shall be the sole responsibility of Lessee.

2. Term of Lease

2.1 The term of this lease is: May 1, 2025 through September 30, 2025;
May 1, 2026 through September 30, 2026; and
May 1, 2027 through September 30, 2027.

3. Rent

3.1 Lessee shall be obligated to pay rent in the amount of $600 per month (utilities included) for the Premises, due in advance on the first of each month for the entire term of this lease.

4. Use of Leasehold Premises

4.1 Lessee shall use the Premises only as a concession stand for food and beverages and not for any purpose that would:

a) be deemed hazardous to the public or adjoining premises, including but not necessarily limited to fire, and environmental type hazards;

b) constitute a violation of any public law or requirement;

c) cause damage or injury to the Premises or any part of it (ordinary wear and tear excepted);

d) interfere with normal operations of the Premises' heating, air conditioning, ventilating, plumbing, or other mechanical or electrical systems;

e) constitute a public or private nuisance;

f) alter the appearance of the Premises, except as provided herein, without prior written approval of the Lessor;

g) permit noise or odors to be unreasonably dispelled from the Premises;

h) place merchandise, materials, supplies, signs, or other things of any kind on the sidewalks or other common areas without Lessor approval;

i) permit refuse to accumulate in or around Premises; or

j) obstruct entryways.

4.2 Lessee is solely responsible for obtaining all necessary licenses and permits and otherwise complying with all laws while providing the concessions contemplated by this Agreement.

4.3 Lessee is solely responsible for development of menu items and pricing, for obtaining all supplies and products and for all costs related to its sale of food and beverages.

5. Use of Common Areas by Lessee

5.1 Lessee and its invitees shall have the right in common with Lessor, its invitees, and others to use the public restrooms, public parking, sidewalks, and surrounding area, subject, however, to all rules and regulations regarding the use of those areas.

5.2 Lessee's right to use to Presque Isle - Island Store Pavilion ("Pavilion") is not exclusive. Lessor shall have the right, at all times, to rent the Pavilion to third party users. Lessee shall contact Lessor on a weekly basis in order to determine the dates and times the Pavilion has been rented to a third party user.

6. Maintenance and Repair

6.1 Lessee shall be responsible for all ordinary janitorial and cleaning of the Premises as provided in Exhibit A. Lessor shall provide trash receptacles for Premises and shall maintain those receptacles once per day. Any necessary additional refuse collection shall be the responsibility of the Lessee. Any refuse generated from preparation of goods or services shall be the sole responsibility of Lessee.

6.2 Lessee shall be solely responsible for the maintenance and repair of all equipment located on the Premises.

6.3 Lessee shall be solely responsible for the maintenance and repair of all of Lessee's fixtures, furniture and equipment and keep them in a safe condition and good repair.

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6.5 Lessor reserves the right to make any repairs or alterations that it deems necessary and desirable to the common areas. Lessee will be notified of any repairs or alterations to the Premises at least 7 days in advance except in emergency situations.

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7.1 Lessee shall not permit any activity on or immediately adjacent to the Premises which would invalidate or be in conflict with Lessor's fire, boiler, sprinkler, water damage, and extended coverage insurance policies covering the Premises and contents therein. Lessor will provide Lessee with a copy of any and all relevant insurance policies.

7.2 Lessee shall not permit any activity on or immediately adjacent to the Premises which would cause Lessor's rate for the insurance described herein to be increased. Lessor will provide Lessee with a list of any such activities.

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7.4 Lessee at its sole expense shall maintain liability insurance protecting and insuring Lessee and Lessor from all claims for injury or damage to persons or property arising out of the use of the Premises and adjacent areas by Lessee, its employees, agents, invitees, and licensees. The amount of the insurance shall be not less than One Million Dollars ($1,000,000.00) per occurrence for accident, bodily injury, or death and not less than Five Hundred Thousand Dollars ($500,000.00) for property damage. Lessee shall provide Lessor with a copy of said policies with proof of payment of premium thereon. The insurance policies shall bear endorsements to the effect that the insurer agrees to notify Lessor not less than thirty (30) days in advance of any modification or cancellation thereof. Lessor shall be named as an additional insured on all insurance policies required by this lease.

7.5 Lessee will indemnify and hold Lessor harmless from and against all loss, cost, expense and liability whatsoever (including Lessor's cost of defending against the foregoing; such cost to include attorneys' fees) resulting or occurring by reason of Lessee's construction on, use of, or occupancy of the Premises.

8. Damage by Fire or Other Causes

8.1 If the Premises is partially damaged by fire or other peril without the fault or neglect of Lessee or of its servants, employees, agents, visitors, invitees or licenses, the damage shall be repaired

by Lessor at Lessor's expense. If the Premises is substantially damaged (herein defined as fifty percent (50%) or more of the cost of replacement), Lessor may elect either to repair or rebuild the leasehold or the pool building, as the case may be, or to terminate this lease upon giving notice of such election in writing to Lessee within ninety (90) days after the event causing the damage. If Lessor elects to rebuild instead of terminating the lease, Lessor will rebuild something substantially similar to the current Premises, and Lessee shall in a timely manner repair or replace its fixtures, furniture, equipment and improvements to at least the condition of same prior to the damage.

9. Assignment/Subletting

9.1 Lessee shall not assign this Agreement.

9.2 Lessee shall not sublet the Premises or any part thereof without the express prior written consent of the Lessor.

9.3 In no event shall a sublease be allowed that would jeopardize the tax-exempt status of the City.

9.4 Lessor may freely assign its rights and obligations under this Lease Agreement to any third party pursuant to a Purchase and Sale Agreement, Land Contract or similar instrument.

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10.1 Lessor reserves for itself and its contractors and agents the right to enter the Premises at reasonable times for the purpose of inspecting, maintaining, installation, operation and repair services. This paragraph does not change the parties' obligations with regarding to maintenance and repairs as otherwise set forth herein.

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11.1 Lessor warrants and represents that it has full authority to execute this lease for the above term. Lessor covenants that upon Lessee paying the rents and performing its covenants and duties prescribed herein, Lessee may, except as otherwise described herein, have the exclusive and reasonable right to have, hold and enjoy the leasehold.

12. Lessor's Right to Perform Lessee's Obligation

12.1 If Lessee defaults in any term of this lease, Lessor may, without thereby waiving the default, remedy the default at Lessee's expense. If, in connection therewith, Lessor makes any expenditure or incurs any obligation for the payment of money or in instituting, prosecuting, or defending any action or proceeding commenced before or during the term of this lease, or after the expiration or termination of this lease including, but not necessarily limited to, legal expenses and attorneys' fees, Lessee shall pay to Lessor on demand the sums paid or obligations incurred together with legal fees and costs.

13. Default by Lessee

13.1 If the Lessee fails to perform any other obligations under this agreement within 30 days after receiving written notice of the default from the Lessor; if the Lessee makes any assignment for the benefit of creditors or a receiver is appointed for the Lessee or its property; or if any

proceedings are instituted by or against the Lessee for bankruptcy (including reorganization) or under any insolvency laws, the Lessor may terminate this lease, reenter the Premises, and seek to relet the Premises on whatever terms the Lessor thinks advisable. Notwithstanding reentry by the Lessor, the Lessee shall continue to be liable to the Lessor for rent owed under this lease and for any rent deficiency that results from reletting the premises during the term of this lease. Notwithstanding any reletting without termination, the Lessor may at any time elect to terminate this lease for any default by the Lessee by giving the Lessee written notice of the termination.

13.2 In addition to the Lessor's other rights and remedies as stated in this lease, and without waiving any of those rights, if the Lessor deems necessary any repairs that the Lessee is required to make or if the Lessee defaults in the performance of any of its obligations under this lease, the Lessor may make repairs or cure defaults and shall not be responsible to the Lessee for any loss or damage that is caused by that action. The Lessee shall immediately pay to the Lessor, on demand, the Lessor's costs for curing any defaults, as additional rent under this lease.

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14. Surrender of Leasehold Upon Termination of Lease

14.1 All renovations and improvements shall be at Lessee's expense and shall be considered fixtures and owned by Lessor upon termination of lease. Upon the expiration or termination of the lease, Lessee shall surrender the Premises in good order and condition, ordinary wear and tear excepted, and shall remove all of its property, fixtures, and equipment from the Premises. In removing its equipment, Lessee shall be solely liable for repairing any and all damages to the Premises. In the event that the Lessee fails to remove its equipment, and Lessor is required to do so, all costs and expenses incurred by Lessor in removing same and restoring the leasehold to useable condition shall be the financial responsibility of the Lessee.

14.2 If upon termination of the lease, Lessee has failed to remove its furniture, equipment, and fixtures, Lessor reserves the right to deem them abandoned and shall have the legal right to dispose of same, and costs incurred in disposing of same shall be the financial responsibility of Lessee.

15. Miscellaneous

15.1 Lessee, at its sole option, may continue with the current security system at the same cost currently charged to Lessor by contacting Range Corporation directly.

15.2 This agreement shall be binding on the parties and inure to the benefit of the Lessor and Lessee and their respective successors and assigns.

15.3 This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

15.4 This agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated herein.

15.5 Any modification of this agreement or additional obligations assumed by either party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

15.6 Waiver by Lessor of any breach of any covenant of duty of Lessee under this lease is not a waiver of a breach of any other covenant of duty of Lessee or any subsequent breach of the same covenant or duty.

15.7 The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

15.8 All notices to be given under this lease shall be in writing and mailed, postage prepaid, or by certified or registered mail, return receipt requested, or delivered personally or by courier delivery, or sent by telecopy (immediately followed by one of the preceding methods) to Lessor's address and Lessee's address as above stated or any other place that Lessor or Lessee may designate in a written notice given to the other parties. Notices shall be deemed served on the earlier of receipt or three (3) working days after the date of mailing.

The parties have set their hands on the day and year first above written.

LESSOR
CITY OF MARQUETTE

_____
Jessica Hanley, Mayor

_____
Kyle Whitney, City Clerk

LESSEE
BECKY'S ROADSIDE REFRESHMENT, LLC

By:
Its:

APPROVED AS TO SUBSTANCE:

_____
Karen M. Kovacs, City Manager

APPROVED AS TO FORM:

_____
Suzanne C. Larsen, City Attorney

EXHIBIT A

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica McCollum
State Farm Kara Applekamp 2582 US Hwy 41 W Marquette MI 49855	PHONE (A/C, No, Ext): 906-228-6645 FAX (A/C, No): E-MAIL ADDRESS: jessica@karaapplekamp.com
INSURED Becky's Roadside Refreshments, LLC Attn: Rebecca Lloyd 600 Altamont St Apt 202 Marquette MI 49855	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : State Farm Fire and Casualty Company 25143 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	N	92-GD-W470-6	06/17/2025	06/17/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 300,000 $ 10,000 $ $ 2,000,000 $ 20,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Marquette added as Additional Insured to the policy.

CERTIFICATE HOLDER

City of Marquette
300 W Baraga Ave
Marquette MI 49855

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jessica McCollum

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Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Mountain Tank LTE Argeement with Northern Michigan University

BACKGROUND:

The City of Marquette and Northern Michigan University (NMU) have maintained an agreement for the shared use of NMU and City infrastructure since 2009. NMU is in the process of updating their LTE equipment and staff from both parties agreed to update the existing agreement and reset the term of the agreement to ten (10) years with two (2) five (5) year renewals. Additionally, the agreement further defines maintenance responsibilities of both parties and provides the City with a monthly $500 license fee from NMU.

FISCAL EFFECT:

The City Water Fund will receive approximately $6,000 annually in new revenue through this agreement.

RECOMMENDATION:

Approve the Mountain Tank LTE Agreement, and authorize the Mayor and Clerk to execute it.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- LTE Agreement
- Construction Documents 1
- Construction Documents 2

CITY OF MARQUETTE / NORTHERN MICHIGAN UNIVERSITY
MOUNTAIN TANK LTE AGREEMENT

THIS AGREEMENT is made on _____, 2025 by and between NORTHERN MICHIGAN UNIVERSITY, a Michigan constitutional body corporate, whose address is 1401 Presque Isle Avenue, Marquette, Michigan, 49855-5301 ("NMU") and the CITY OF MARQUETTE, a Michigan municipal corporation, whose address is 300 W. Baraga Avenue, Marquette, Michigan 49855 ("the CITY").

RECITALS

WHEREAS, NMU operates an educational, wireless fixed/mobile broadband LTE network licensed by the Federal Communications Commission (FCC) throughout Michigan's Upper Peninsula and specifically the CITY OF MARQUETTE, requiring tower-like infrastructure and utilities to support its LTE transmitters and

WHEREAS, since September 8, 2009, NMU and the CITY have maintained the shared use of NMU and CITY infrastructure;

NOW, THEREFORE, the parties agree as follows:

1. CITY Use of the NMU LTE Network. NMU hereby grants permission to the CITY to use its LTE network for official CITY business at no cost to the CITY. CITY shall, however, be responsible for any costs and replacement or repair of equipment associated with Customer Premise Devices (CPEs) it may use with the NMU LTE Network.

2. Mountain Tank. The CITY hereby leases to NMU space on its Mountain tank water storage facility, such space being sufficient to support NMU's LTE transmitter, antennas, coax cable, fiber optic cable, and power cable (collectively, the "Mountain Tank Leased Premises"), together with the full and unimpaired access to the Mountain Tank Leased Premises and other common areas of the Mountain Tank Site (as defined herein), with 24 hours advance notice, or on an expedited basis in the event of an emergency, during the term of this Agreement. The Mountain Tank Leased Premises is situated at 46°32'4.78"N, 87°24'34.20"W, adjacent to Mountain Street, in the southern portion of the City of Marquette, Michigan. The Mountain Tank Leased Premises and the adjacent area of the Communications Tower are collectively referred to herein as the "Mountain Tank Site."

3. Use of Mountain Tank Leased Premises. The CITY hereby grants permission to NMU to install, operate, and maintain the equipment listed in "Attachment 1" to operate its wireless education network (collectively, the "Communications Equipment") on the Mountain Tank Leased Premises during the term of this Agreement. The CITY also agrees to allow NMU to continue use of the equipment shelter located at the Mountain Tank site to house NMU's transmission equipment listed in "Attachment 1". The Communications Equipment located at the Mountain Tank Leased Premises shall be used solely for operating and maintaining NMU's wireless education network. The Communications Equipment shall not interfere with the CITY's existing public utility operations or any CITY-owned communications services in operation at the site.

4. Monthly License Fee: Five hundred and 00/100 dollars ($500.00) per month, which shall be increased by three percent (3%) annually on the anniversary of the Commencement Date of this Agreement. NMU and the CITY agree that the CITY shall invoice NMU annually the amount of six thousand and 00/100 dollars ($6,000.00) for NMU's use of the Mountain Tank facility on the Commencement Date of this Agreement. Each year thereafter, the CITY shall invoice NMU an amount equal to the prior year's lease fee plus three percent (3%). The CITY shall pay no monthly or annual fee to NMU for its use of the NMU LTE Network.

5. Mountain Tank Facilities. NMU may continue use of its fiber cable attached to the CITY's mountain tank radial to connect NMU's wireless communications system at the Mountain Tank Site. NMU also agrees to continue operating and maintaining its A/C emergency power generation equipment at the Mountain Tank Site to act as back-up power for NMU's wireless education network. NMU agrees to continue its generator connection to CITY utility operations at the Mountain Tank Site to provide both NMU and the CITY with A/C emergency power generation services, which shall be used as back-up power for the CITY's utilities at the Mountain Tank Site, as needed. NMU shall be solely responsible for operating, maintaining (using qualified contractors), and ensuring the service used to support its A/C emergency power generation equipment. NMU also agrees it shall continue to operate and maintain its air conditioning equipment used by NMU and the CITY for equipment cooling inside the CITY's equipment shelter.

6. Mountain Tank Corral Modification. The CITY grants NMU permission to contract work necessary to resolve structural support needs for its LTE transmission equipment atop the water tank ("Attachment 2"). Work shall be performed in accordance with the specifications and structural report in "Attachment 2" and shall be completed by a contractor approved by the CITY. Water Tank corral upgrade work shall be supervised by the NMU, with all costs associated with the project to be paid for by the NMU. In the event that corral modifications to the tank require painting in order to preserve the tank's structural integrity, NMU agrees that it shall be responsible for costs associated with restoring the paint integrity to its original condition. In the event that painting activities associated with corral work require the removal of water from inside the tank, the CITY agrees it shall work with NMU and its contractor(s) to facilitate water removal as necessary to complete repainting activities. If NMU terminates its agreement with the CITY for Mountain Tank use and no longer has use for the corral, the Mountain Tank corral upgrade shall remain as CITY property for use at their discretion. In the alternative, if requested by the CITY, NMU shall remove the corral and appurtenances at its expense, restoring the Mountain Tank to its original condition as outlined in paragraph 10.

7. Water Tank Maintenance. NMU agrees that should the CITY's water tank maintenance needs require the temporary removal of NMU equipment from the water tank facility, NMU shall, at its expense, remove its equipment upon request by the CITY, replacing it once maintenance activities are complete. The CITY agrees that it shall provide NMU with a minimum of 30 days' notice in the event that water tank maintenance needs requires NMU equipment removal.

8. Term. The term of this Agreement shall commence on the date hereof and shall continue for a term of ten (10) years with two (2) five (5) year renewals. Either party may terminate this Agreement by providing one (1) year's written notice to the other party.

9. Installation, Operation, and Maintenance of Communications Equipment. NMU shall be solely responsible for installing (by qualified personnel), operating, and maintaining its Communications Equipment in good working order. All communications equipment owned by NMU at the Mountain Tank Site shall be at NMU's risk only.

10. Removal of the Communications Equipment Upon Termination. Upon termination of this Agreement, NMU shall remove its Communications Equipment and its emergency power generation equipment and repair any damage from such removal to the Mountain Tank Site. If the Communications Equipment and generator are not removed from the Mountain Tank Site within 60 days after termination of this Agreement, the CITY shall be permitted to remove such equipment and bill NMU for the removal costs. The CITY agrees it shall permit NMU to remove CITY-owned communications equipment that is no longer in use at the NMU-owned Mt. Mesnard tower site.

11. Access. The CITY agrees that during the term of this Agreement, NMU shall have reasonable ingress and egress to the Mountain tank property for the purpose of maintaining, installing, operating, or repairing the Communication Equipment, with access on 24 hours' advance notice or on an expedited basis in the event of an emergency.

12. Insurance.

12.1 CITY Insurance. The CITY shall obtain and maintain during the term of this Agreement: (i) all risk property insurance covering the water tank, improvements and fixtures on the Mountain Tank Site in an amount not less than 100% of their actual replacement cost; and (ii) commercial general liability insurance, including broad form property damage insurance, for bodily injuries and property damage, in amounts not less than $2,000,000 per occurrence and $2,000,000 in the aggregate covering bodily injuries or death or property damage occurring on the Mountain Tank Site.

12.2 NMU Insurance. NMU shall obtain and maintain during the term of this Agreement: (i) all risk property insurance covering all the Communications Equipment on the Mountain Tank Communications Tower Site in an amount not less than 100% of its actual replacement cost; and (ii) commercial general liability insurance for bodily injuries and property damage, in amounts not less than $2,000,000 per occurrence and $2,000,000 in the aggregate covering bodily injuries or death or property damage occurring on the Mountain Tank Site.

12.3 Workers' Compensation Insurance. Each party shall ensure that its officers, employees, contractors, subcontractors, and agents who enter onto the Leased Premises are fully covered by Workers' Disability Compensation Insurance to the extent required under Michigan law.

12.4 Certificate of Insurance. Each party shall furnish certificates of insurance or other acceptable evidence that all insurance required by this contract is in force at all times during this Agreement. All policies relating to the Leased Premises shall contain a provision that each policy shall not be modified or canceled unless the insurer first gives at least thirty (30) days prior written notice to the party. Each party must provide at least fifteen (15) days prior written notice of any modification or cancellation to the other party.

12.5 Waiver of Subrogation Rights Under Insurance Policies. NMU and the CITY hereby waive all rights of recovery which either party might otherwise have against the other, and its trustees, officers, agents, employees, invitees, guests, or licensees, for any damage to their property which is covered by a policy of insurance, notwithstanding that such damage may result from the negligence or fault of one of them, or its trustees, officers, agents, employees, invitees, guests, or licensees; provided, however, that this waiver shall be effective only with respect to losses or damages occurring where this waiver will not affect the right of the insured to recover under the applicable policy of insurance.

13. Tank Lighting and Marking Responsibilities. The CITY shall be responsible for compliance with all tower, site and shelter markings and lighting requirements which may be required at their site by the FAA or the FCC. NMU and the CITY shall respectively maintain all required records and shall file any required notification with the FAA or the FCC concerning any repairs to their own structures.

14. Maintenance of Communications Tower Site. The CITY shall maintain, inspect and repair the Mountain Tank Site on an as needed basis to conform with local, state, FAA and FCC ordinances, rules and regulations, as applicable, with reasonable diligence.

15. Limitation of Damages. Neither party shall have any liability to the other for punitive damages or for any consequential, incidental, or special damages, loss of production, revenue or profits. Nothing in this Agreement is intended to or can be deemed a waiver of either party's governmental immunity.

16. Damage or Destruction. If Mountain Tank Site is damaged or destroyed by fire, winds, flood, riot or other natural or manmade cause, the CITY shall have the option to repair or replace the facility or terminate this Agreement effective on the date of such damage or destruction. If the CITY elects to terminate the Agreement, the other party shall have no further obligations hereunder. If the CITY undertakes such repair or replacement, but cannot complete the same within 90 days after the damage occurred, NMU may terminate this Agreement upon 30 days prior written notice and have no further obligations hereunder.

17. Default. A party shall be deemed to be in default under this Agreement upon occurrence of any of the following events: (a) any failure of the party to perform any other of the terms, conditions or covenants of this Agreement for more than thirty (30) days after written notice of such default shall have been given thereto, or (b) if either party shall abandon the Leased Premises, or allow this Agreement to be taken under any writ of execution.

Upon the occurrence of any of the events of default described in this Section, the defaulting party shall be deemed to be in default of this Agreement and the non-defaulting party may, at its option, without further notice or demand, have all rights and remedies provided at law or in equity.

18. Force Majeure. The parties shall not be in default hereunder if either party is prevented from performing any of its obligations hereunder due to any accident, breakage, strike, riot, shortage of material, tornadoes, floods, acts of God, or other causes beyond the party's control.

19. RF Interference. Under no circumstances shall either party, its employees, invitees, agents, or any other person or entity acting under its authority, put the Leased Premises to any use that in any way interferes with the owner's use of its own property. If the CITY determines that any use of the Leased Premises unreasonably interferes with the use of its property, it shall provide NMU a detailed description of any such interference by registered United States mail. The NMU shall correct any such interference within seventy-two (72) hours, or such other period as may be mutually agreed to by the other party. If NMU fails to correct any such interference to the satisfaction of the CITY within seventy-two (72) hours or within such other time mutually agreed upon, NMU shall cease transmissions until such time that repairs are made and the cause of the interference has been eliminated.

20. Hold Harmless. NMU shall hold the CITY harmless to the extent of any personal injury or death to any NMU employee or contractor, property damage to the Mountain Tank Site, or problems with interference of any third party's communication equipment located on the Mountain Tank Site caused by NMU's Communication Equipment except to the extent caused by the CITY.

21. Assignment. Neither party may assign or sublet any portion of its rights and interests under this Agreement without the express written consent of the other party. Additionally, neither party may sell or transfer any portion of either Leased Premises without prior written notice to the other party. Neither party nor any assignee or subleasee shall install additional towers or equipment, nor in any way increase the use or burden upon the Leased Premises, without a written amendment to this Agreement signed by both parties.

22. Miscellaneous.

20.1 Notices. All notices, demands and requests required or permitted to be given under the provisions of this Agreement shall be in writing and shall be deemed given: (a) when personally delivered to the party to be given such notice or other communication; (b) on the business day that such notice or other communication is sent by facsimile or similar electronic device, fully prepaid, which facsimile or similar electronic communication shall promptly be confirmed by written notice; (c) on the third business day following the date of deposit in the United States mail if such notice or other communication is sent by certified or registered mail with return receipt requested and postage thereon fully prepaid; or (d) on the business day following the day such notice or other communication is sent by reputable overnight courier, to the address set forth at the beginning of this Agreement or to such other address as the parties may designate in writing.

20.12 Construction. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or of joint venture between the parties hereto.

20.13 Partial Invalidity. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby.

20.14 Successors. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted successors, assigns, guardians, heirs and legal representatives.

20.15 Choice of Law. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Michigan.

20.16 Entire Agreement and Amendment. This Agreement and its attachments contains the entire agreement with respect to the matters described herein and is a complete and exclusive statement of the terms thereof and supersedes all previous agreements with respect to such matters. This Agreement may not be altered or modified except by a writing signed by NMU and the CITY.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused it to be effective as of the day and year first set forth above.

NORTHERN MICHIGAN UNIVERSITY

By: _____
Matt Franti
Its: Asst. Vice President, Budget & Finance

CITY OF MARQUETTE

By: _____
Jessica Hanley
Its: Mayor

By: _____
Kyle Whitney
Its: CITY Clerk

APPROVED AS TO CONTENT:

By: _____
Karen Kovacs
Its: CITY Manager

APPROVED AS TO FORM:

By: _____
Suzanne Larsen
Its: Attorney

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT TEAMS

OWNER:

CITY OF MARQUETTE
300 WEST BARAGA AVE
MARQUETTE, MI 49855
PHONE: 906-228-0480

SITE OWNER:

CITY OF MARQUETTE

OWNER SITE ID:

NMU-002

STRUCTURAL ENGINEER:

BY OTHERS

ENGINEERING CONSULTANT:

RAMAKER & ASSOCIATES
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
Contact: JOSH OPSETH
608-643-4100

UTILITIES

SITE OWNER

CITY OF MARQUETTE
300 WEST BARAGA AVE
MARQUETTE, MI 49855

Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MICHIGAN, CALL MISS DIG
TOLL FREE: 1-800-482-7171 OR
www.missdig.org
MICHIGAN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

NORTHERN MICHIGAN UNIVERSITY

SITE NAME

WATER MNT.

NMU-002

SITE ADDRESS

500 JACKSON ST
MARQUETTE, MI 49855

COUNTY: MARQUETTE

PROJECT INFORMATION

SITE DATA:

SITE COORDINATES:

Latitude: 46.534683° N LONGITUDE: -87.409502° W
Ground Elevation: 905 FT. AMSL

SITE TYPE:

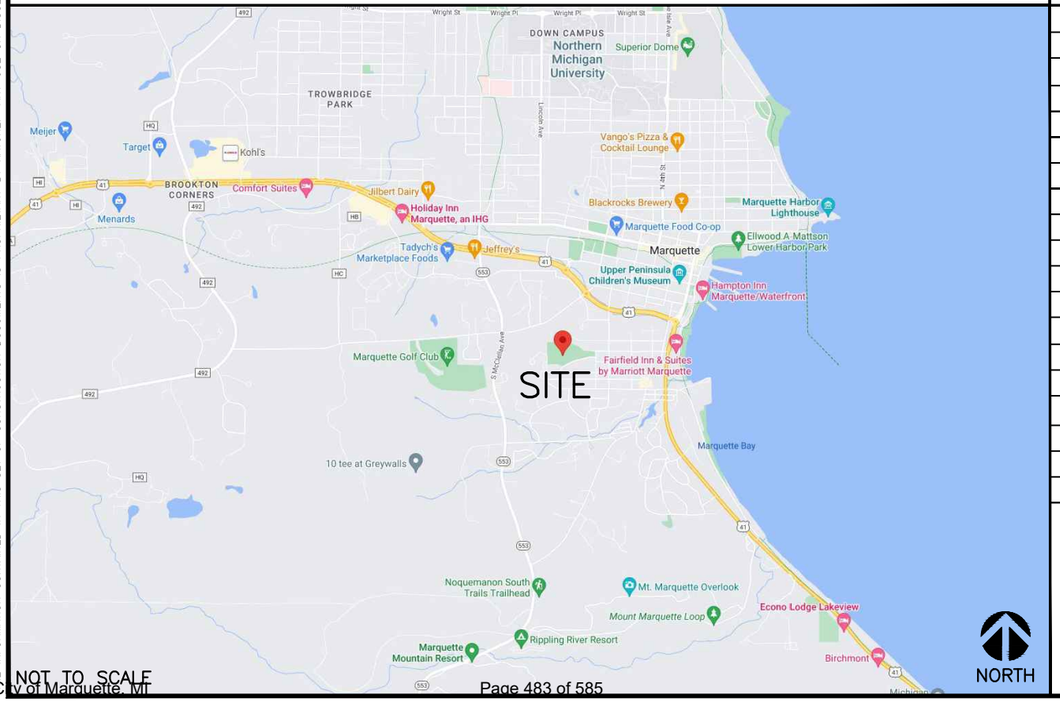
72.3' WATER TANK

SITE INFORMATION:

Jurisdiction: CITY OF MARQUETTE
Occupancy: Unmanned Communication Site
Zoning: N/A
Construction Type: Modification

FLOOR PLAIN INFO: N/A

REGION MAP

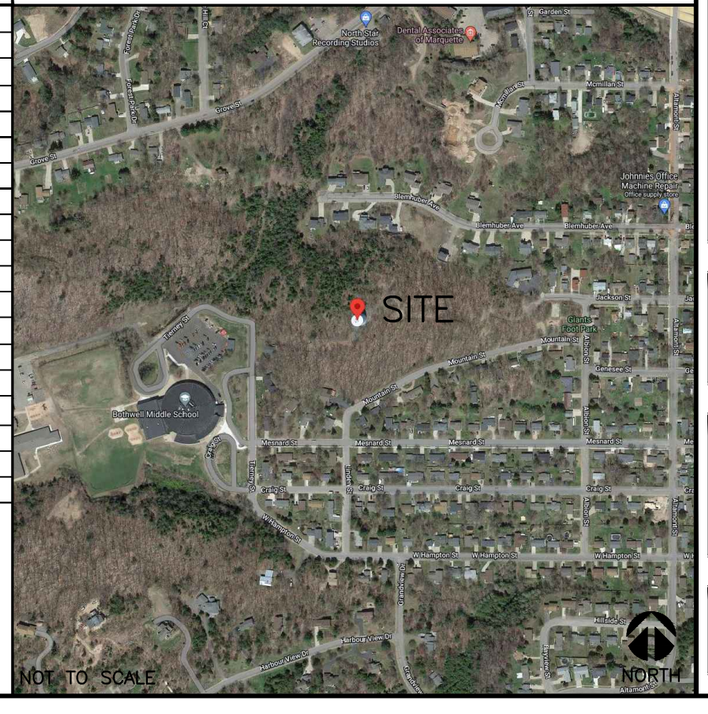


NOT TO SCALE

DRAWING INDEX

T1	TITLE SHEET
N1	GENERAL NOTES
N2	NOTES & TOWER LOADING
A1	SITE PLAN
A2	OVERALL COMPOUND PLAN
A2.1	EXISTING EQUIPMENT PLAN
A2.2	PROPOSED EQUIPMENT PLAN
A3	ANTENNA MOUNT DETAIL
C1	EQUIPMENT DETAILS
D1	RFDS
G1	GROUNDING & MW DETAILS

VICINITY MAP



NOT TO SCALE

NORTHERN MICHIGAN UNIVERSITY
1401 PRESQUE ISLE
MARQUETTE, MI 49855
WWW.NMU.EDU

300. AIRPORT ROAD
SUITE 1
ELGIN, IL. 60123
www.sacw.com
312.895.4977

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RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com
RAMAKER PROJECT #57686

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	01/19/24	FOR CONSTRUCTION	MP

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

ENGINEER CERTIFICATION & SEAL:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Michigan.

STATE OF MICHIGAN
MICHAEL L. PINSKE
ENGINEER
No. 6201056754
LICENSED PROFESSIONAL ENGINEER

Signature: Date: 1/19/2024

WATER MNT.
NMU-002
500 JACKSON ST
MARQUETTE, MI 49855
CO: MARQUETTE

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

SITE WORK GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS NOT TO INTERFERE WITH PUBLIC OR PRIVATE UTILITY AUTHORITIES INSTALLING SERVICES ON OR NEAR SITE. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. TRENCHES ON SITE, IN PUBLIC ROADS, RIGHT-OF-WAYS, AND ON PRIVATE PROPERTY SHALL BE EXCAVATED IN SUCH A MANNER THAT DAMAGE DOES NOT OCCUR TO AN EXISTING UTILITY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGING EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO FINES AND REPAIR COSTS. OPEN TRENCHES WILL BE BARRICADED PER OSHA REQUIREMENTS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY OWNER/CONTRACTOR AND OR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE, IF APPLICABLE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT SHELTER OR EQUIPMENT LOCATION AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CODES & STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE: IBC 2015

ELECTRICAL CODE:
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 2014 NATIONAL ELECTRICAL CODE

LIGHTNING PROTECTION CODE:

NFPA 780 – LIGHTNING PROTECTION CODE, 2014

CONTRACTORS WORK SHALL COMPLY 1MTH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

1. AMERICAN CONCRETE INSTITUTE (ACI) 318-19
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). MANUAL OF STEEL CONSTRUCTION
3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA-222-H) LATEST EDITION, STRUCTURAL STANDARD FOR ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81. GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE AND EARTH SURFACE POTENTIALS OF A GROUNDING SYSTEM IEEE 1000 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING ELECTRONIC EQUIPMENT
5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES N LOW VOLTAGE AC POWER CIRCUITS FOR LOCATION CATEGORY C3 AND HIGH SYSTEM EXPOSURE
6. TEA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
7. TELCORDIA GR-63 NETWORK EQUIPMENT-BUIDING SYSTEM (NESS): PHYSICAL PROTECTION
8. TELCORDIA GR347 CENTRAL OFFICE POWER WRING
9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENT
10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
11. FABRICATED STEEL MATERIALS SHALL BE RATED AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM SPECIFICATIONS 123. LATEST ISSUE (2OZ. PER SQ. R. OF SURFACE)

CONCRETE AND ALL CONCRETE REINFORCEMENT STEEL SHALL CONFORM TO APPROPRIATE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM). C39/C39M-05E1. A615/81SM-08A OR BETTER, A185/A185M-07 OR BETTER.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL. METHODS OF CONSTRUCTION. OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

CONSTRUCTION NOTES

1. FIELD VERIFICATION: CONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK. NEW ANTENNA PLATFORM LOCATION, IF APPLICABLE, AND ANTENNAS TO BE INSTALLED.
2. COORDINATION OF WORK: CONTRACTOR SHALL COORDINATE RF WORK AND PROCEDURES WITH OWNER.
3. ICE BRIDGE: CONTRACTOR SHALL USE EXISTING ICE BRIDGE HANGER ASSEMBLIES AND EXISTING BUILDING ENTRY PORTS, AS REQUIRED, TO SUPPORT CABLES TO INTERCONNECT TO THE NEW ICE BRIDGE AND NEW TOWER.
4. GRAVEL SURFACE IN AREAS OF COMPOUND FENCING AND EXISTING GROUND RING CONNECTIONS, THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITION BY CONTRACTOR. ANY CUTS IN MURAFI FABRIC SHALL HAVE A NEW MURAFI STRAP INSTALLED OVER CUT WITH AN OVERLAP OF AT LEAST ONE FOOT ON EACH SIDE.
5. ALL WORK TO BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPAINT ANY DAMAGED AREAS OF THE STRUCTURE WITH COLD GALVANIZED PAINT OR EPOXY PAINT, TO MATCH EXISTING PAINT OR AS APPROVED BY THE STRUCTURE OWNER.

SITE NOTES

1. THE MINIMUM LOWEST ELEVATION SHALL NOT BE LESS THAN 4" ABOVE CROWN OF THE FEDERAL AND/OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION SURVEY PRIOR TO PLACING EQUIPMENT PLATFORM AND A FINAL SURVEY UPON COMPLETION OF PROJECT. IF REQUIRED BY LOCAL OR STATE STATUTES.
2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT BE LIMITED TO, THE SITE DRIVEWAY AND UTILITY CONNECTIONS.
3. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTAL OF PRICE. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING PRICE AND PROCEEDING WITH WORK.
4. WHEN AVAILABLE REFERENCE THE GEOTECHNICAL REPORT FOR RECOMMENDED EXCAVATION AND/OR EARTH FILL PROCEDURES (IF NO REPORT IS AVAILABLE USE STANDARD SOIL CONDITIONS).
5. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY COMPLIANCE'S AND SAFETY OF PERSONNEL & SUBCONTRACTORS.

GENERAL NOTES

1. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
2. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATION.
3. DRAWINGS PROVIDED HERE ARE NOT SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
4. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE PREMISES, INCLUDING ACCESS ROADS, FREE FROM EXCESS WASTE MATERIALS AND TRASH. UPON COMPLETION OF THE SITE WORK, AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS AND TRASH TO A PROPER LANDFILL SITE AS DESIGNATED BY THE LOCAL JURISDICTION. SPARE HARDWARE REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
8. CONSTRUCTION SHALL COMPLY WITH OWNER SPECIFICATIONS FOR CONSTRUCTION OF SITES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWING MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
10. ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE TO BE WORN TO ALERT WORKERS OF ANY DANGEROUS EXPOSURE LEVELS.
11. EQUIPMENT CALIBRATION : ALL MEASURING DEVICES SUCH AS TRANSITS, METERS AND RF TEST EQUIPMENT SHALL BE IN PROPER CALIBRATION. WRITTEN CONFIRMATION FROM A CERTIFIED LABORATORY THAT SUCH INSTRUMENTS HAVE BEEN CALIBRATED WITHIN THE PRIOR 6 MONTH PERIOD BEFORE ERECTION IS TO COMMENCE MAY BE REQUIRED BY THE OWNER. AT LEAST ONE TRANSIT SHALL BE PRESENT AND UTILIZED THROUGHOUT THE ERECTION PROCESS.
12. THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO ENSURE THAT HIS WORK HOURS COMPLY WITH ANY LOCAL "QUIET" ORDINANCES AND THAT HIS CONSTRUCTION SCHEDULE TAKES INTO ACCOUNT ANY IMPACT THESE QUIET ORDINANCES WILL HAVE.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND UNDERSTAND ALL ITEMS WITHIN THESE DRAWINGS AND CONTRACT SPECIFICATIONS.

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STATE OF MICHIGAN
MICHAEL L. PINSKE
ENGINEER
No. 6201056754
LICENSED PROFESSIONAL ENGINEER

Signature: Date: 1/19/2024

WATER MNT.
NMU-002
500 JACKSON ST
MARQUETTE, MI 49855
CO: MARQUETTE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

N1

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SAFETY NOTES

CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. DAILY TOOLBOX TALKS WILL BE CONDUCTED COVERING TOPICS SUCH AS A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING AND EXCAVATING, E) HOIST SAFETY, F) CRANE SAFETY.

OSHA/NATE PARTNERSHIP:

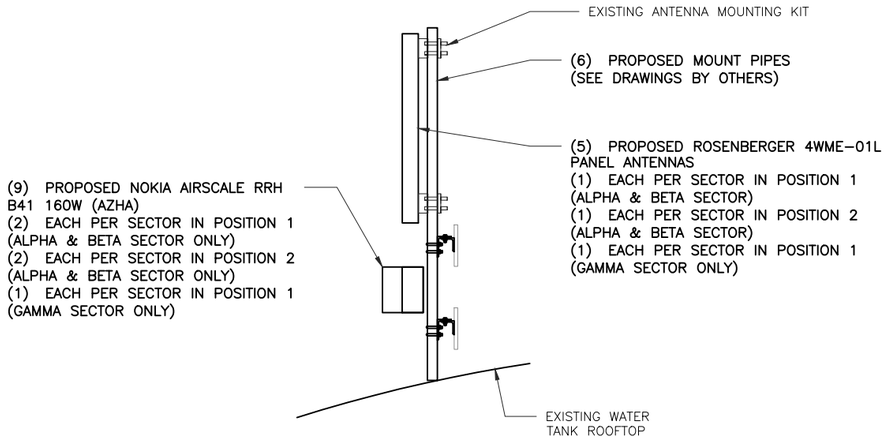
PREPLANNING AND JOB HAZARD ANALYSIS REQUIREMENTS:

- An effective safety and health program shall be implemented on the job site
- A competent person, responsible for safety and health activities shall be designated for on site activities
- Training for 100% fall protection over 6' shall be completed for all exposed employees prior to construction and written certification shall be maintained:
- Each individual having received training shall be personally identified
- The completion date for the training shall be documented on each training record
- All employees' training records shall be readily accessible for inspection purposes
- Inspections of the following equipment shall be performed every time it is placed into use:
- All personal protective equipment
- Fall protection systems including fall restraint, arrest and positioning device systems
- All hand tools and electrical equipment
- Rigging equipment
- Tag lines

NOTE: It is required that a written validation of inspection shall be maintained at the job site and that a tagging system is implemented for equipment taken out–of–service.

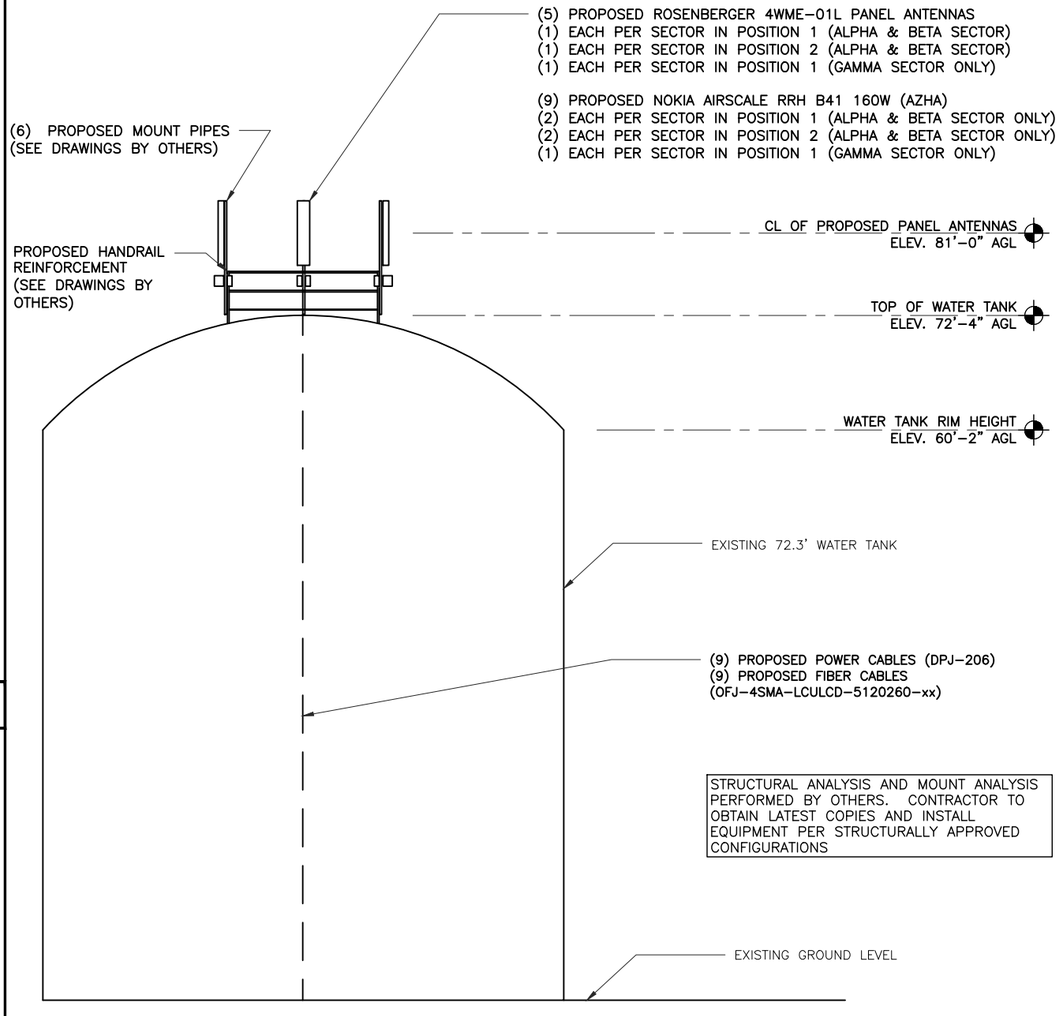
- Location(s) where high–voltage lines and other electrical hazards have been identified and marked
- Electrical service provider has been notified prior to the start of work (if needed)
- Site specific briefing notifying employees of identified hazards and means of control/ elimination has been performed
- Emergency procedures have been determined and implemented prior to the start of work
- Personnel trained in first aid and CPR have been identified
- Site specific emergency rescue procedures have been developed and documented
- All applicable warning and danger signs have been posted and maintained on the job site
- All crew members are provided maps or address to nearest hospital
- All personnel are prohibited from 'Riding the equipment lift' – NO EXCEPTIONS

MOUNTING DETAILS (SIDE VIEW FINAL)



MOUNTING DETAILS | SCALE N.T.S. | 1

TOWER CENTERLINES



PROPOSED ELEVATION | 0 2' 4' 8' | SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) | 2

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No. 6201056754
LICENSED PROFESSIONAL ENGINEER

Signature: Date: 1/19/2024

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CO: MARQUETTE

SHEET TITLE

NOTES & TOWER LOADING

SHEET NUMBER

N2

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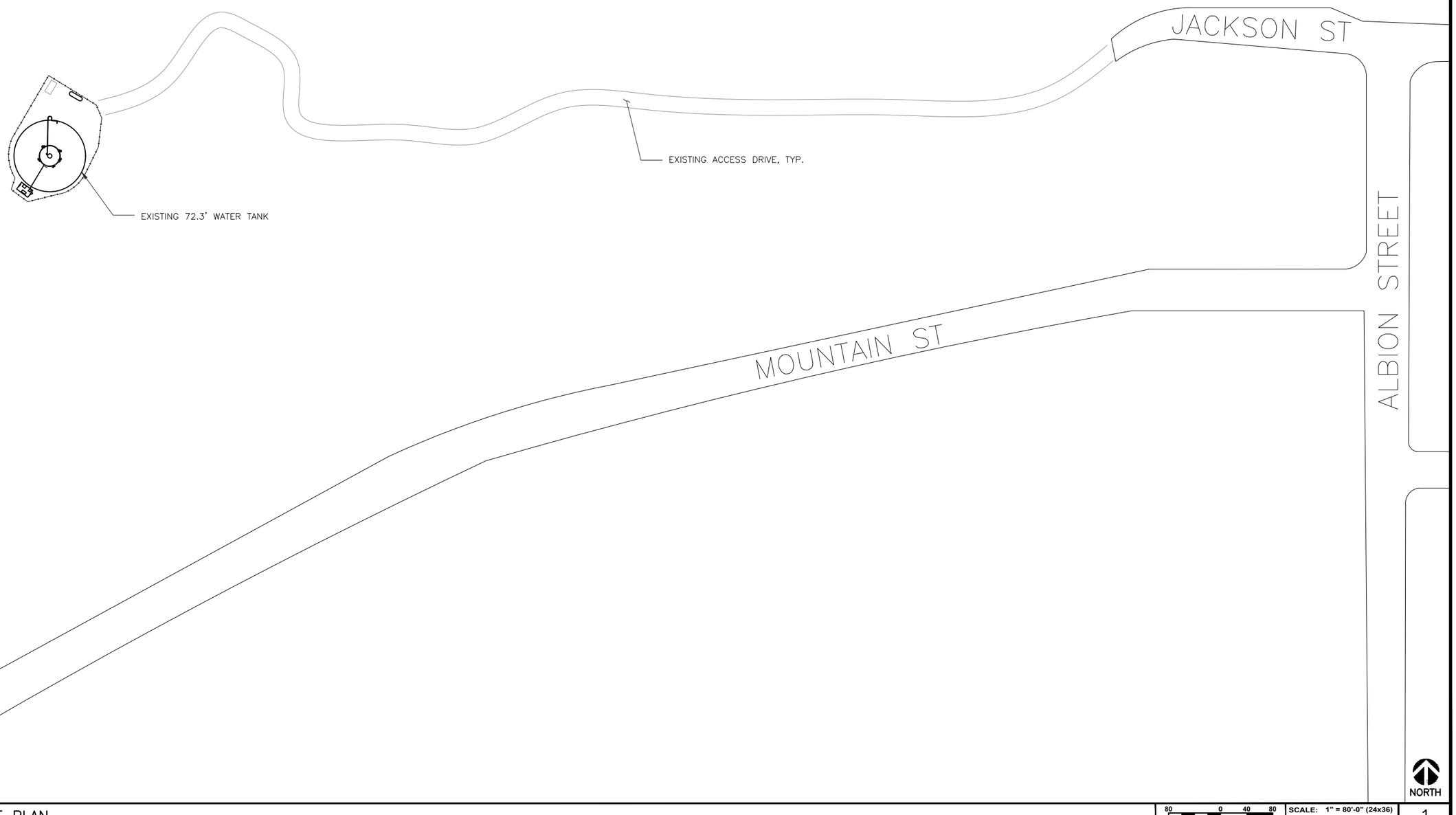

SITE PLAN

80 0 40 80

SCALE: 1" = 80'-0" (24x36)
(OR) 1/2" = 80'-0" (11x17)

1

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A1

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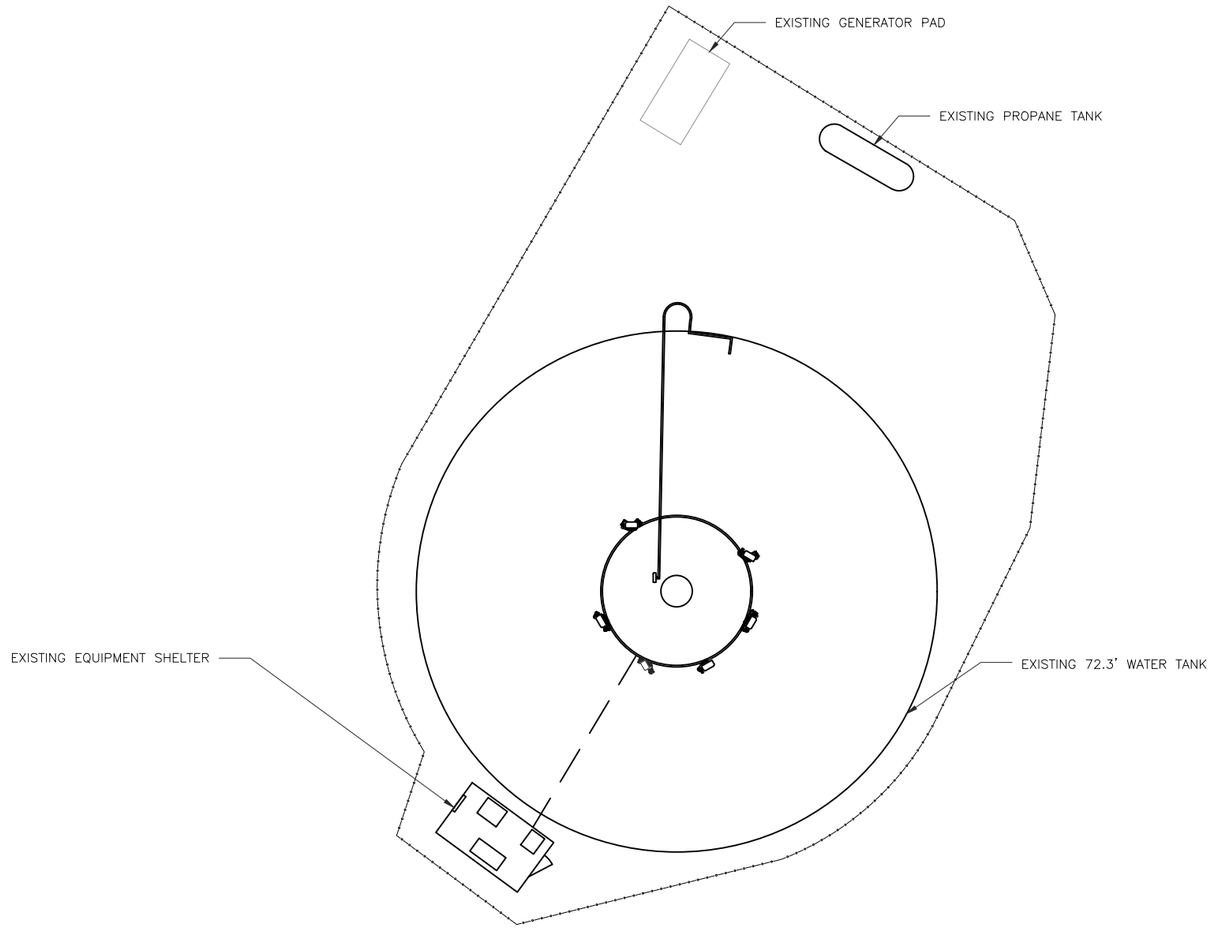

NORTH

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

OVERALL COMPOUND PLAN

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SHEET TITLE
OVERALL COMPOUND PLAN

SHEET NUMBER
A2

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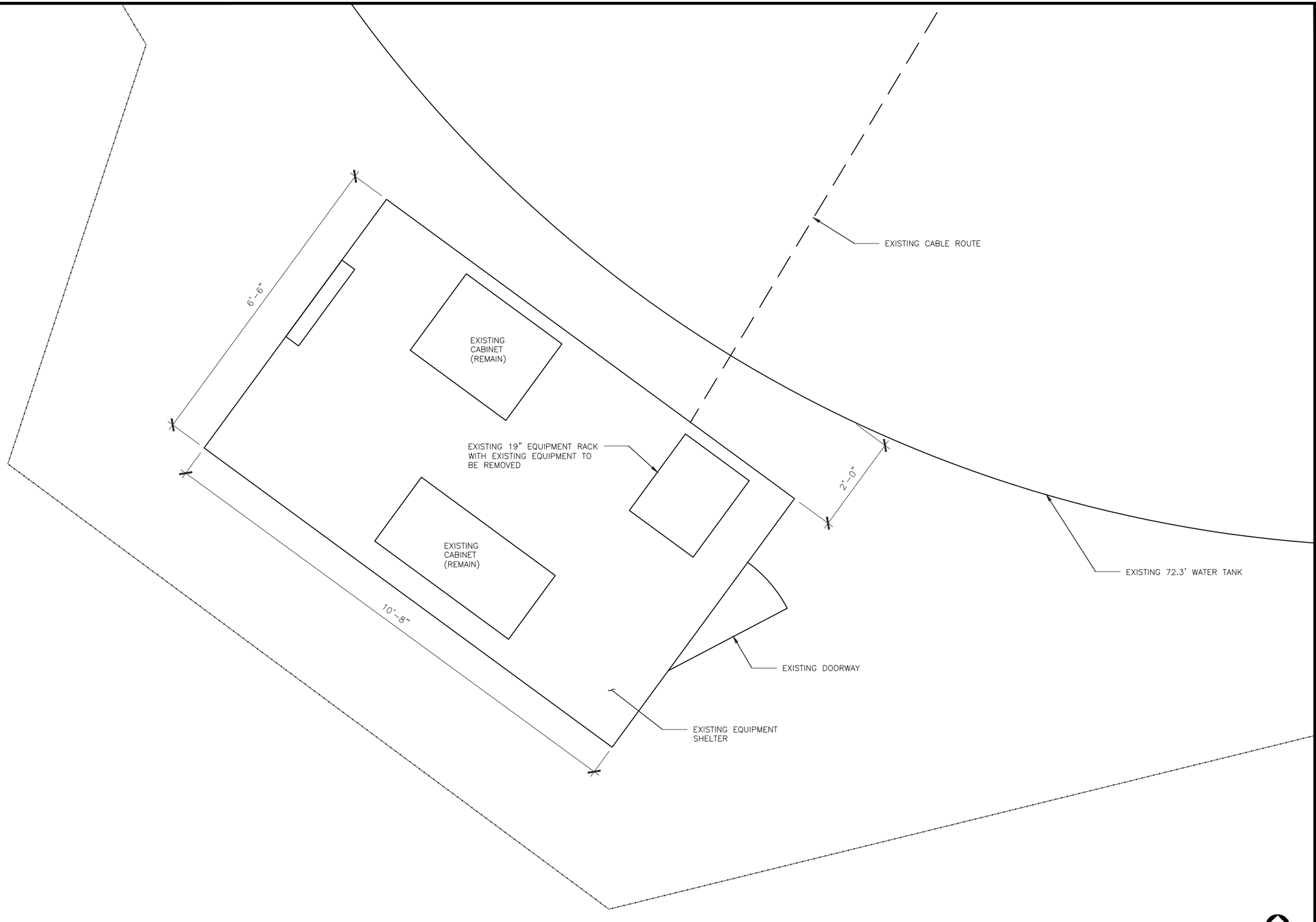

EXISTING COMPOUND PLAN

0 3" 6" 1'

SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

1

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SHEET TITLE

EXISTING EQUIPMENT PLAN

SHEET NUMBER

A2.1

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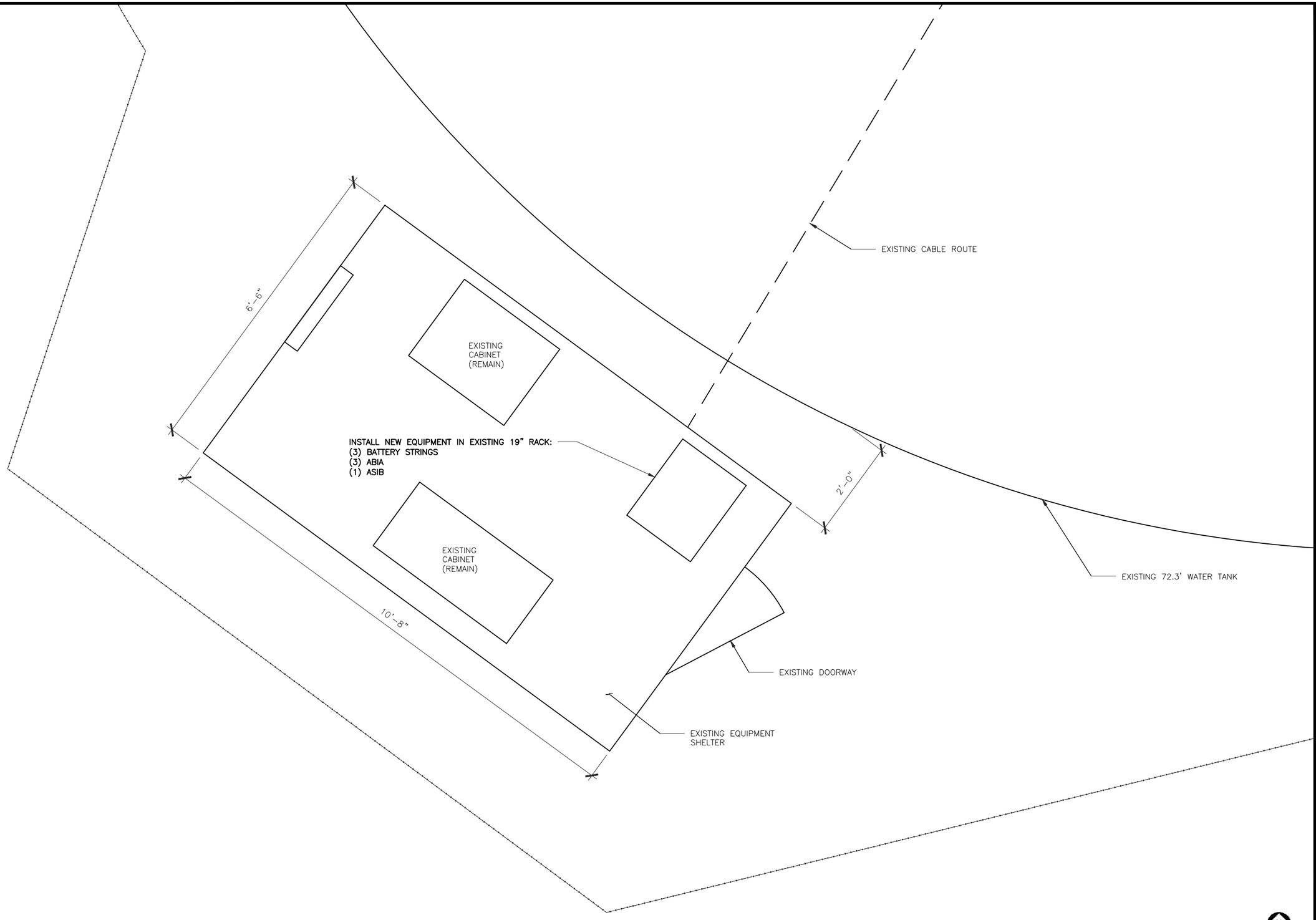

PROPOSED COMPOUND PLAN

0 3" 6" 1'

SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

1

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PROPOSED EQUIPMENT PLAN

SHEET NUMBER

A2.2

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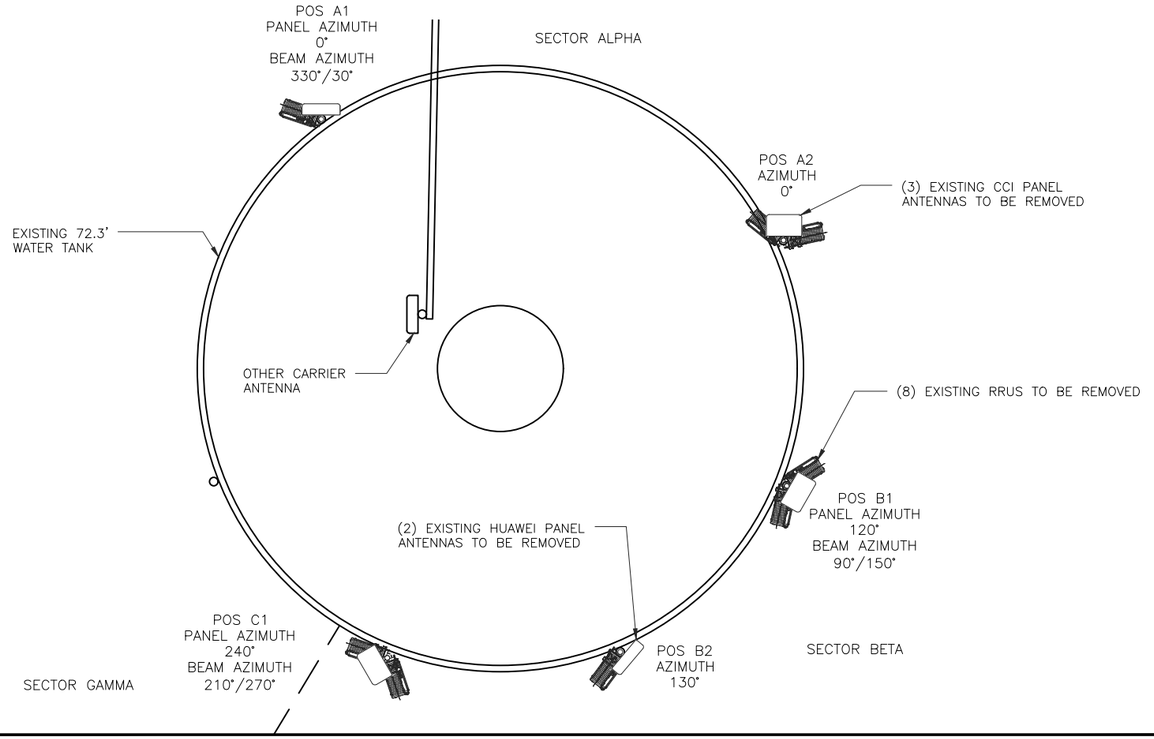
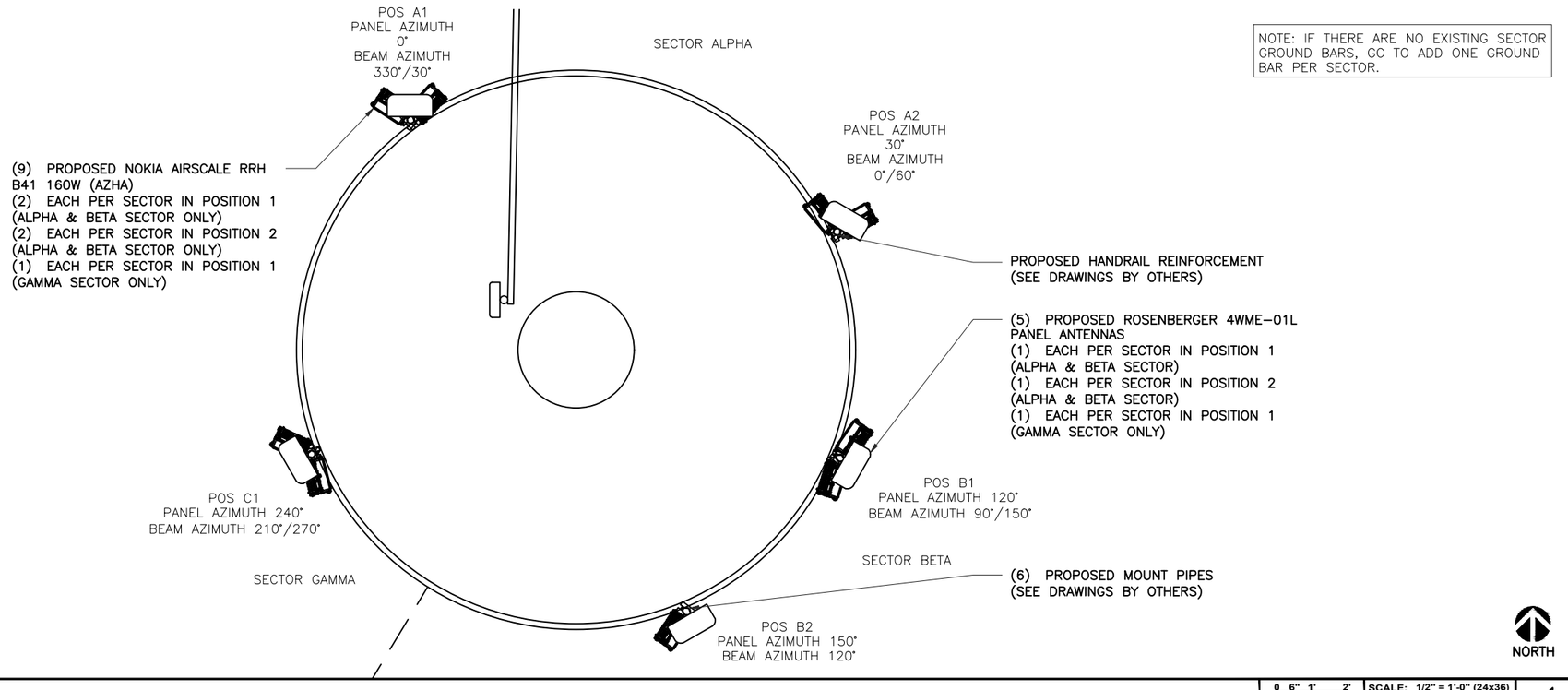


EXISTING ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2



PROPOSED ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
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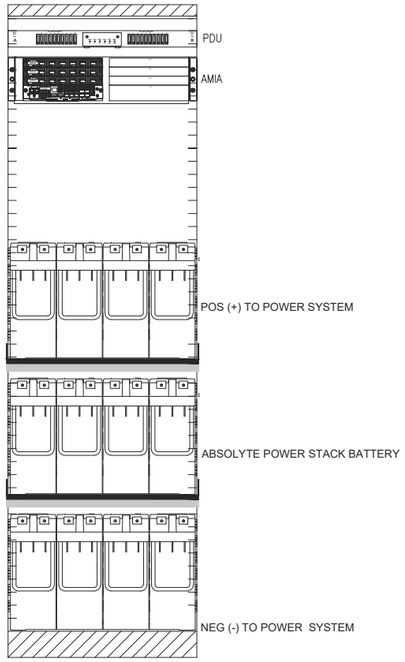
SHEET TITLE

ANTENNA MOUNT DETAIL

SHEET NUMBER

A3



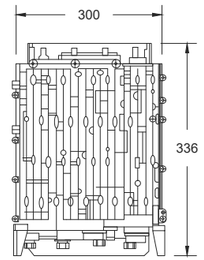
EQUIPMENT RACK WITH (3) ABIA (1) ASIB & (12) BATTERIES | NOT TO SCALE | 6

DETAIL NOT USED | NOT TO SCALE | 4

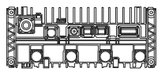
AirScale RRH 4T4R B41 160 W (AZHA)

DIMENSIONS, HxWxD: 336 X 300 X 155 (MM) (CORE)
13.2" X 11.8" X 6.1" (CORE)

WEIGHT (CORE ONLY): 28.7.8 LBS (13.00 KG)



FRONT VIEW



BOTTOM VIEW

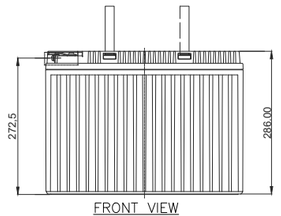
NOTE: USE THE MANUFACTURES MOUNTING BRACKET FOR INSTALL

NOKIA AirScaleRRH 4T4R B41 160 W (AZHA) | NOT TO SCALE | 2

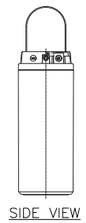
LEOCH LPF12-100(12V100Ah) BATTERY

DIMENSIONS, HxWxD: 286 X 394 X 110 (MM) (CORE)
11.3" X 15.5" X 4.33" (CORE)

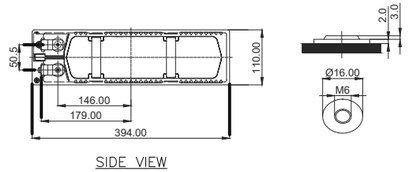
WEIGHT (CORE ONLY): 69.4 LBS (31.5 KG)



FRONT VIEW



SIDE VIEW



SIDE VIEW

LPF12-100(12V100Ah) BATTERY | NOT TO SCALE | 5

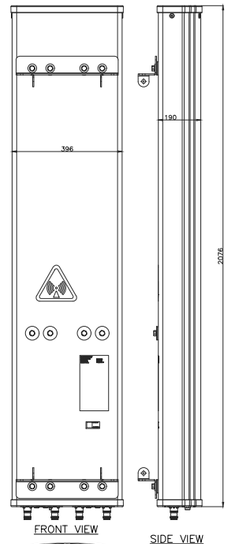
ROSENBERGER ANTENNA 4WME-01L

DIMENSIONS, HxWxD: 2076x396x190mm
(81.7"x15.6"x7.5")

WEIGHT 30.0 kg (66.1 lbs)

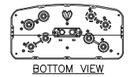
CONNECTOR: 8 X 4.3-10 FEMALE

CONNECTOR POSITION: BOTTOM



FRONT VIEW

SIDE VIEW



BOTTOM VIEW

ROSENBERGER 4WME-01L ANTENNA | NOT TO SCALE | 3

DETAIL NOT USED | NOT TO SCALE | 1

NORTHERN MICHIGAN UNIVERSITY
1401 PRESQUE ISLE
MARQUETTE, MI 49855
WWW.NMU.EDU

SAC
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300. AIRPORT ROAD
SUITE 1
ELGIN, IL 60123
www.sacw.com
312.895.4977

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RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com
RAMAKER PROJECT #57686

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	01/19/24	FOR CONSTRUCTION	MP

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

ENGINEER CERTIFICATION & SEAL:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Michigan.

STATE OF MICHIGAN
MICHAEL L. PINSKE
ENGINEER
No. 6201056754
LICENSED PROFESSIONAL ENGINEER

Signature: Date: 1/19/2024

WATER MNT.
NMU-002
500 JACKSON ST
MARQUETTE, MI 49855
CO: MARQUETTE

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
C1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

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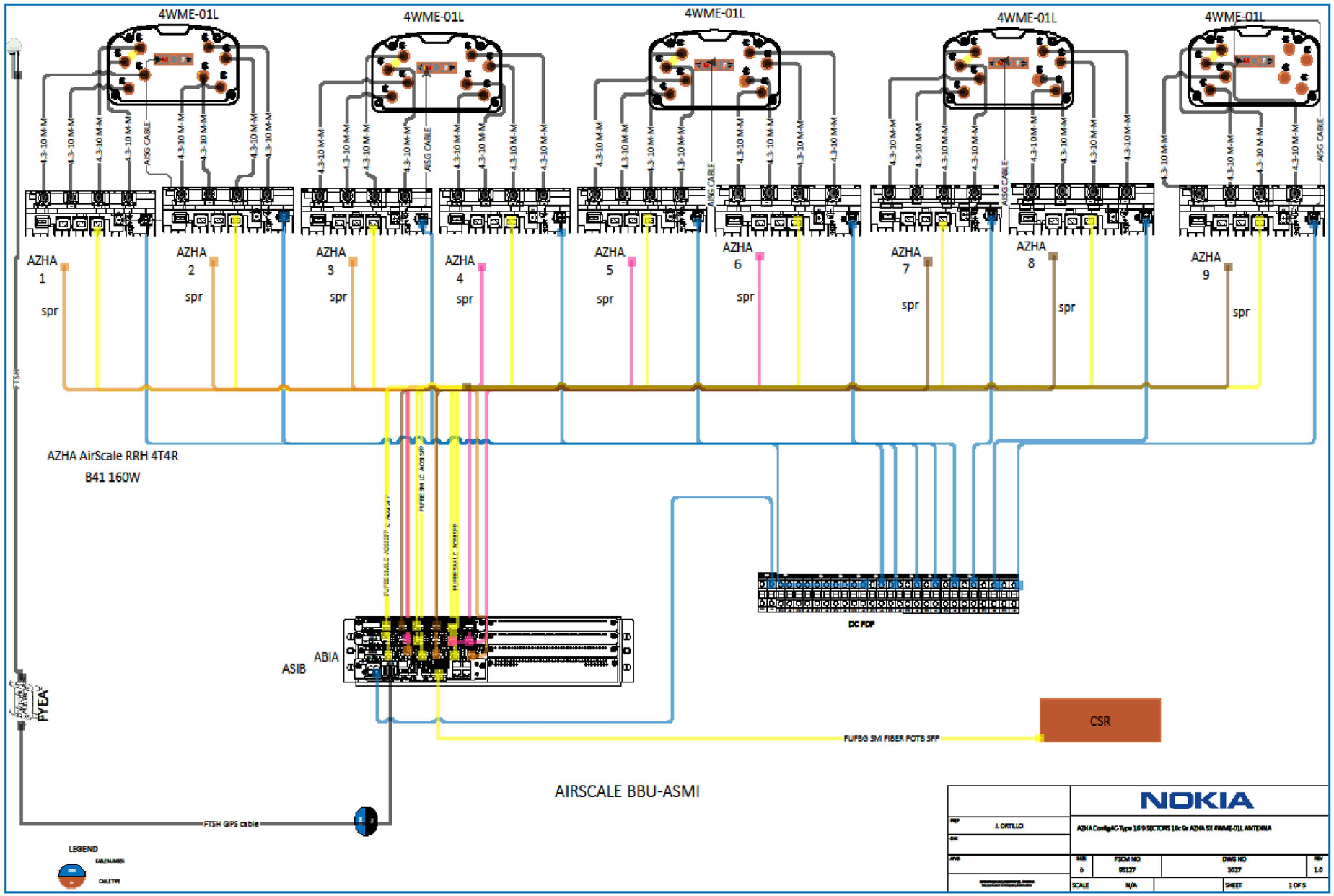

RFDS DATE: 01/20/23
FILE NAME: RFDS 00226103MOUNTAIN TANK WATER Rev 3

NOTE: CONTRACTOR TO VERIFY AZIMUTHS, DOWNTILTS, AND CENTER LINES BEFORE FINAL INSTALLATION AS THEY MAY CHANGE.

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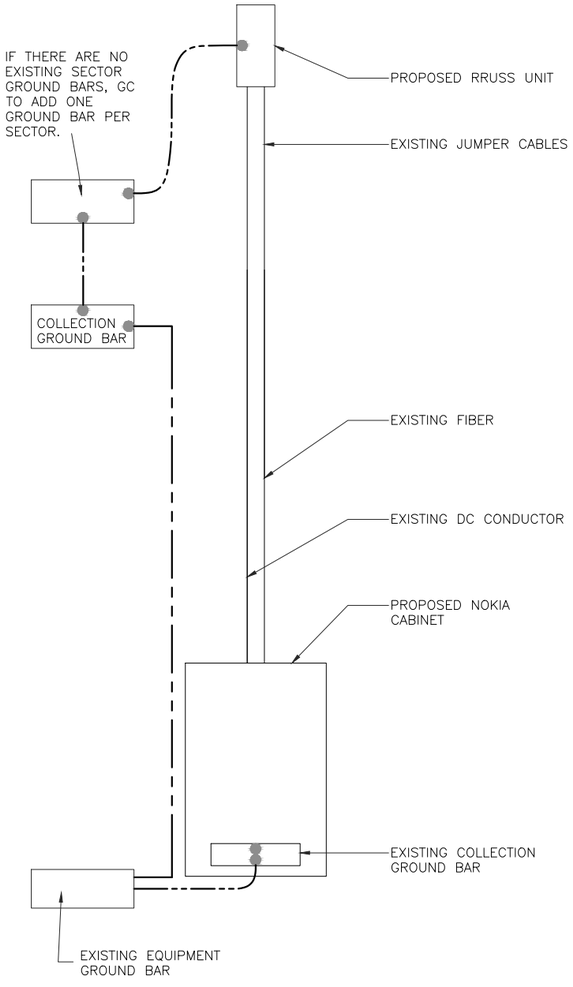
STATE OF MICHIGAN
MICHAEL L. PINSKE
ENGINEER
No. 6201056754
LICENSED PROFESSIONAL ENGINEER
Signature: Date: 1/19/2024

WATER MNT.
NMU–002
500 JACKSON ST
MARQUETTE, MI 49855
CO: MARQUETTE

SHEET TITLE
RFDS

SHEET NUMBER
D1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

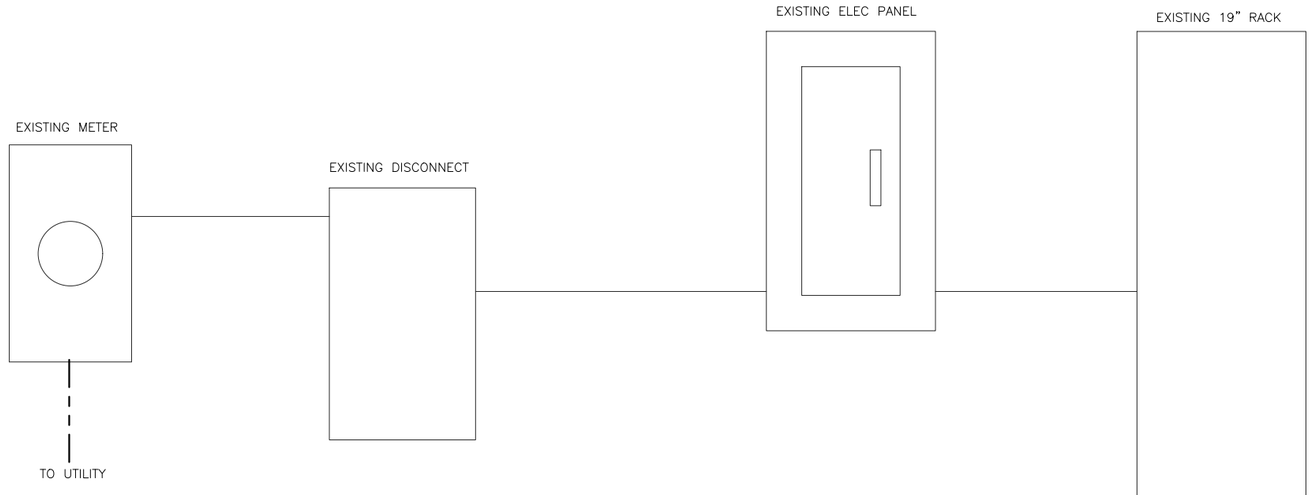


NOTE: IF THERE ARE NO EXISTING SECTOR GROUND BARS, GC TO ADD ONE GROUND BAR PER SECTOR.

CABLE GROUNDING | NOT TO SCALE | 2

Site # & Name	NMU-002	Water Mnt.		MW Radios	Switches	Back Haul	
				0	1	0	
Equipment	Type	MW Link	DC Amps	AC Amps	Relocate from existing Hauwei or New	In Base Scope	Additional Scope CR
Switch	Cisco 9300L	N/A	1.9		Relocate	YES	NO
Total Additional Equipment AMPs			1.9	0			

MW SCOPE DETAILS | NOT TO SCALE | 3



SIMPLE 1-LINE DIAGRAM (TYPICAL) | NOT TO SCALE | 1

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REVISIONS

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STATE OF MICHIGAN
MICHAEL L. PINSKE
ENGINEER
No. 6201056754
LICENSED PROFESSIONAL ENGINEER

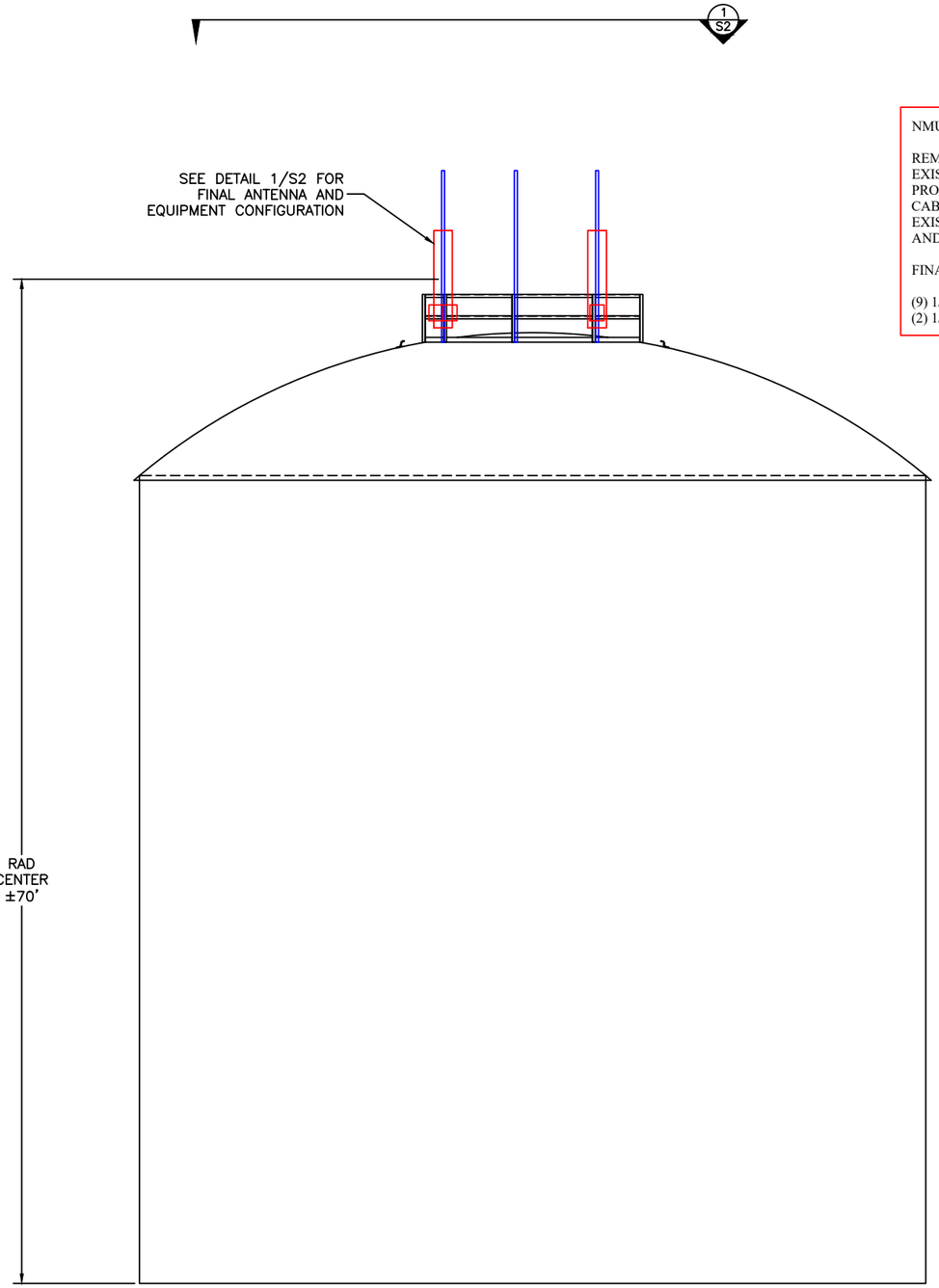
Signature: Date: 1/19/2024

WATER MNT.
NMU-002
500 JACKSON ST
MARQUETTE, MI 49855
CO: MARQUETTE

SHEET TITLE
GROUNDING & MW DETAILS

SHEET NUMBER
G1

City of Marquette, MI



NMU CABLING:

REMOVE AND DISPOSE OF ALL EXISTING CABLING AND MOUNT PROPOSED (9) 1/4" POWER CABLES AND (2) 1/8" FIBERS TO EXISTING BRACKETS USING ANDREWS SNAP-IN HANGERS.

FINAL CABLE QUANTITIES:

(9) 1/4" POWER CABLES
(2) 1/8" FIBERS

SOUTH ELEVATION
SCALE: 11x17 : 3/32"=1'
22x34 : 3/16"=1'

DIXON ENGINEERING INC.
1104 Third Avenue
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Telephone (616) 374/3221
www.dixonengineering.net

MARQUETTE W.T.
500 JACKSON STREET
MARQUETTE, MI

NO.	REVISION/DESCRIPTION	DATE
#1.	SUBMITTED FOR REVIEW/BIDDING	11/06/23

CARRIER SITE NO.
SCL0019340

DIXON PROJECT NO.
MI2023CMK-5667

DRAWN BY
FJS

CHECKED BY
CMK

SHEET TITLE
STRUCTURAL DRAWINGS

STATE OF MICHIGAN
JAMES ROWLEY
ENGINEER
No. 6201060475
LICENSED PROFESSIONAL ENGINEER

STRUCTURAL SHEETS S1-S3

S1

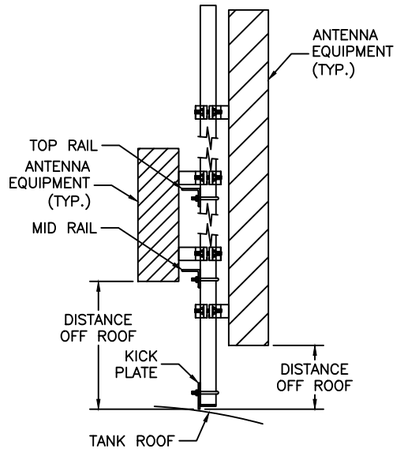
NOTE:

1. PROPOSED ANTENNAS ARE TO BE INSTALLED NO MORE THAN 12" FROM TANK ROOF.

2. PROPOSED REMOTE RADIO HEADS ARE TO BE INSTALLED NO MORE THAN 18" OFF TANK ROOF.

3. IF ANGLE ADAPTER CLAMPS ARE USED, A 1/8" NEOPRENE GASKET MUST BE PLACED BETWEEN THE TANK AND THE CLAMP TO PROTECT THE COATING SYSTEM.

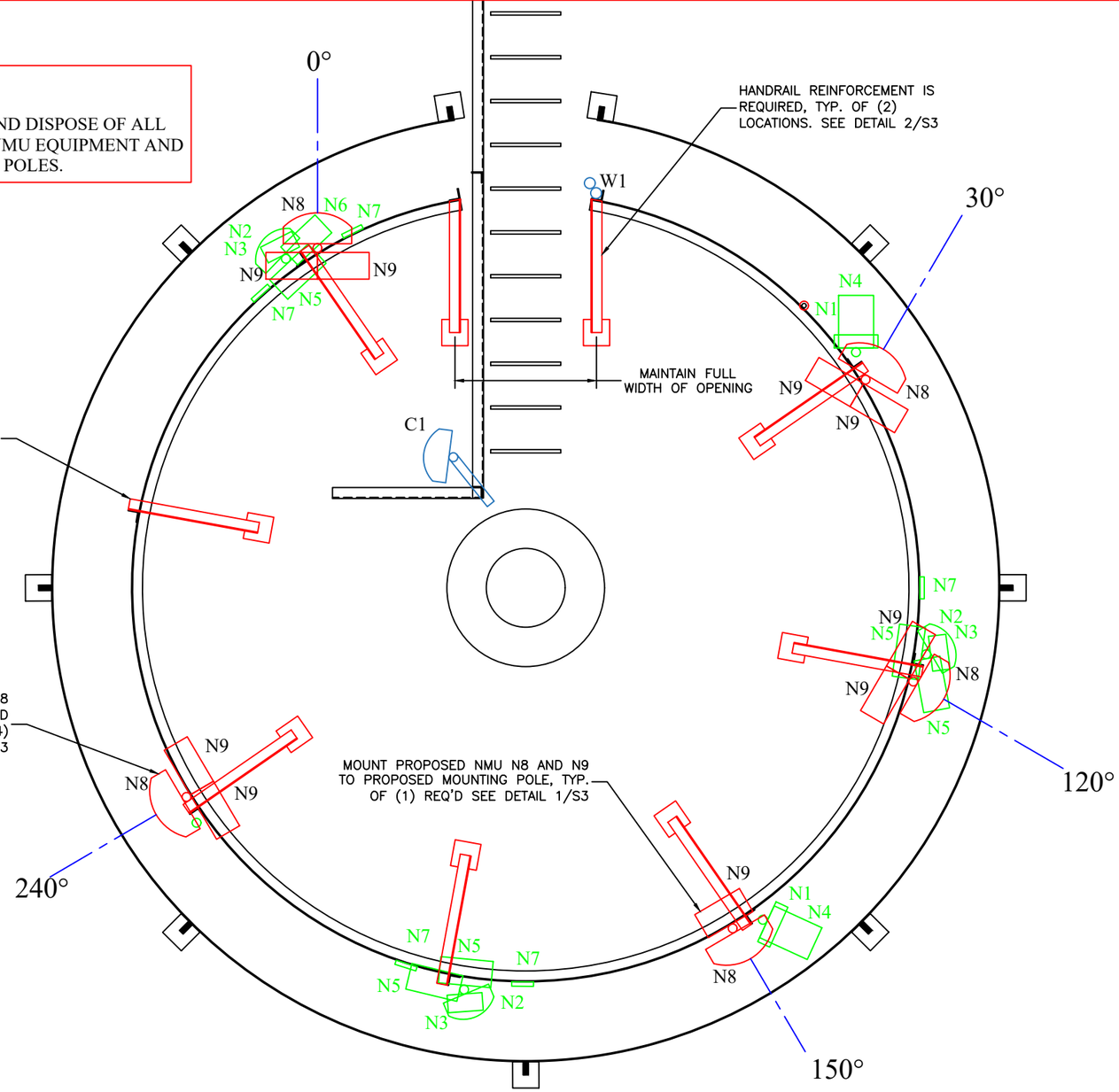
4. ATTACH PROPOSED EQUIPMENT TO POLES PER MFR'S. RECOMMENDATION.



2 / S2 MOUNTING HEIGHT
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'

NOTE:

REMOVE AND DISPOSE OF ALL EXISTING NMU EQUIPMENT AND MOUNTING POLES.



1 / S2 ROOF PLAN
SCALE: 11x17 : 3/8"=1'
22x34 : 3/4"=1'

Item							
Mount	Quantity	Status	Location	Carrier	Description	Manufacture	Model
N1	2	Remove	Roof	NMU	Panel	Agisson	ADU451816V01
N2	3	Remove	Roof	NMU	Panel	CCI	BSA-S65R-V-H3
N3	3	Remove	Roof	NMU	Panel	Unknown	Unknown
N4	2	Remove	Roof	NMU	RRH	Huawei	3276
N5	5	Remove	Roof	NMU	RRH	Huawei	3268
N6	1	Remove	Roof	NMU	RRH	Huawei	3240
N7	5	Remove	Roof	NMU	TMA	Unknown	DP2502
N8	5	Proposed	Roof	NMU	Panel	Rosenberger	4WME-01L
N9	9	Proposed	Roof	NMU	RRH	Nokia	RRH 4T4R B41 160 W AZHA
W1	1	Existing	Roof	Unknown	Whip	Unknown	Unknown
C1	1	Existing	Roof	Unknown	Panel	Unknown	Unknown

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MARQUETTE W.T.
500 JACKSON STREET
MARQUETTE, MI

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SCL0019340

DIXON PROJECT NO.
MI2023CMK-5667

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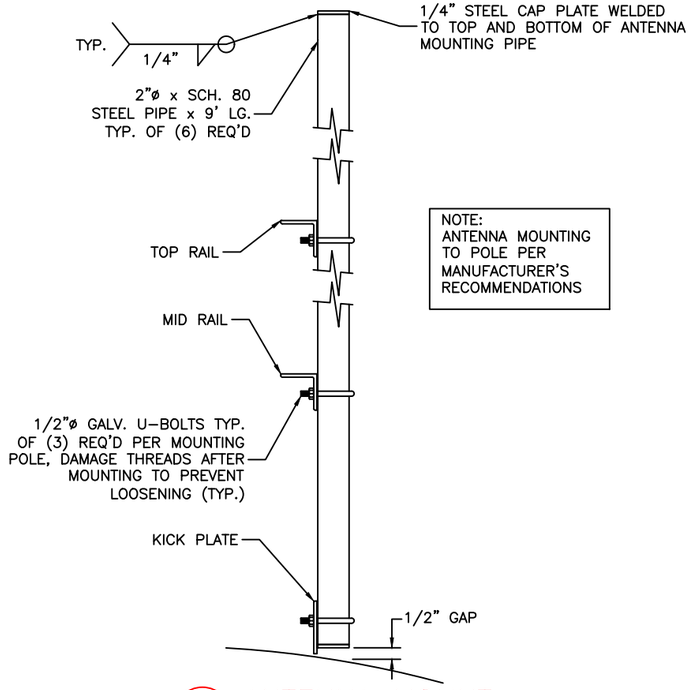
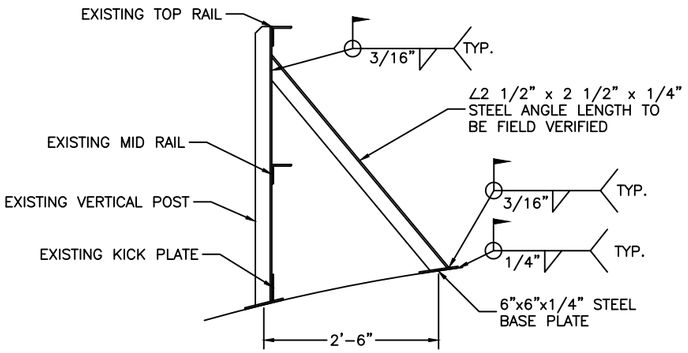
CMK

SHEET TITLE
STRUCTURAL DRAWINGS

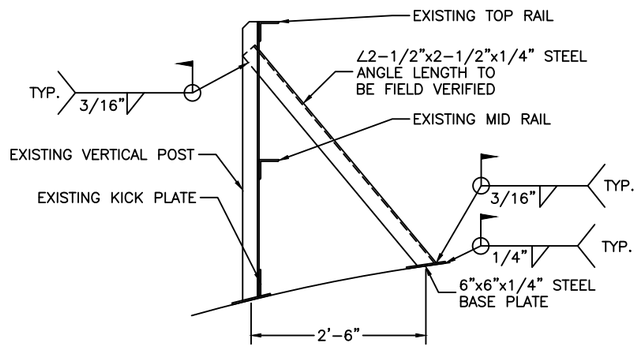
S2



1 S3 ANTENNA MOUNT
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'



2 S3 HANDRAIL KICKER DETAIL
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



3 S3 HANDRAIL KICKER DETAIL
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'

GENERAL WELDING:

1. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.
2. COMPLY WITH THE AWS D1.1 STRUCTURAL WELDING CODE, ANSI/AWWA D100-21 (LATEST EDITION THEREOF), "AWWA STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE" AND FEDERAL, STATE, AND LOCAL CODES, DURING CONSTRUCTION DESIGN AND FABRICATION.
3. MAKE ALL WELDS TO THE TANK WALL WITH E7018 LOW HYDROGEN ROD. WELD SMOOTH AND AVOID UNDERCUTS AND BURRS. GRIND SMOOTH ALL WELDS SO THAT NO SHARP PROTRUSIONS REMAIN. SMOOTH IS DEFINED AS: "NO CUTS OR ABRASIONS OCCUR WHEN RUBBING YOUR HAND OVER THE WELD."
4. BEFORE WELDING, REMOVE ALL COATINGS WITHIN 6" OF THE AREA TO BE WELDED.
5. USE ASTM A-36 CARBON STEEL FOR ALL STRUCTURAL STEEL; USE A-307 BOLTS UNLESS OTHERWISE SPECIFIED.
6. FIELD FIT UP PROBLEMS OR CHANGES TO THE PLAN SHEETS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

GENERAL PAINTING INSTRUCTIONS:

1. SHOP PAINTING:
   ABRASIVE BLAST CLEAN ALL NEW STEEL TO COMMERCIAL GRADE (SSPC-SP6) CONDITION AND APPLY A THREE COAT EPOXY/URETHANE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	V69	2.0	3.0
INTERMEDIATE	V69	2.0	3.0
TOP COAT*	1094	2.0	3.0

2. EDGES TO BE WELDED IN THE FIELD SHALL NOT BE COATED (LEAVE A MINIMUM OF TWO INCHES BARE METAL.)
3. FIELD PAINTING:
   EXTERIOR-SOLVENT CLEAN, SPOT POWER TOOL CLEAN ALL ABRADED AND WELDED AREAS TO A SSPC-SP11 GRAY METAL CONDITION AND SPOT COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED ABOVE.
   DRY INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND APPLY A TWO COAT EPOXY POLYAMIDE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	21	3.0	5.0
TOP COAT*	21	3.0	5.0

   WET INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	RAVEN SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	AQUATAPOXY A-61	3.0	5.0
TOP COAT	AQUATAPOXY A-61	3.0	5.0
TOTAL		6.0	10.0

4. PREPARATION OF GALVANIZED MATERIAL:
   APPLY ONE COAT OF CLEAN 'N' ETCH AS PER MANUFACTURER'S RECOMMENDATIONS AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	V69 HI-BUILD EPOXOLINEII	2.0	3.0
TOP COAT*	1094 ENDURA-SHIELD	2.0	3.0
TOTAL		4.0	6.0

5. PREPARATION OF ALL MISCELLANEOUS ANTENNA EQUIPMENT:
   (ANTENNAS, COAX, MOUNTING BRACKETS)

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	135 CHEMBUILD EPOXY	3.0	4.0
TOP COAT*	1094 ENDURA-SHIELD	2.0	3.0
TOTAL		5.0	7.0

6. APPLY ALL COATINGS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

*TOP COAT COLOR TO MATCH EXISTING COLOR. (SEE TANK OWNER FOR RECORDS)

GENERAL NOTES

DIXON ENGINEERING INC.
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CARRIER SITE NO.
SCL0019340

DIXON PROJECT NO.
MI2023CMK-5667

DRAWN BY
FJS

CHECKED BY
CMK

SHEET TITLE
STRUCTURAL DRAWINGS

S3

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

Water Tower Antenna Installation Analysis

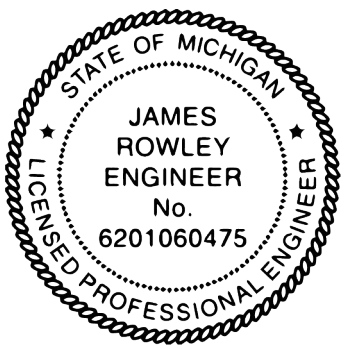
Prepared For
NMU

Prepared By:
Dixon Engineering, Inc.
11/28/23

Location:
500 Jackson Street
Marquette, Michigan
1,000,000 Gallon Elevated Water Tank
Project Number: MI2023CMK-5667

Antenna Provider:
NMU

Site #:
SCL0019340



These calculations are only valid for the proposed and existing equipment, as well as the layout and mounting of said equipment, as shown on Dixon Engineering, Inc. drawings for this project dated 11/06/23. Dixon Engineering, Inc. drawings must be included in the Construction Documents provided to the contractors and local municipality for construction and permitting of this project. Deviation from the drawings renders these calculations void.

Dixon Engineering, Inc. has completed structural calculations for the proposed antenna installation with consideration for affect the antennas will have on the tank with respect to wind loading.

1. The extra weight of the antennas and cables is insignificant in comparison to the weight of water in the tank.

2. The increase in overturning moment is conservatively calculated and is within AWWA D100 design allowances. This installation will not have any adverse structural effect on the tank.

Applicable Codes:
ANSI/AWWA D100-11
ASCE 7-05 (Referenced by AWWA D100-11)
2015 International Building Code
ANSI/TIA-222 Rev. H

Design Wind Loads

Double-Curved Surfaces (Tank)

Pw = qz x G x Cf >/= 30Cf		
G (gust effect factor, take as 1 or calculate using ASCE 7)	1.00	
Cf (force coefficient, per D100-11 Table 2)	0.50	
qz (velocity pressure @ centroid of projected area)		
Avg of high and low water line	28.25	
Kz (Vel. pres. Exp. coef @ centroid per D100-11 Table 3)	0.97	
I (importance factor)	1.15	
V (wind velocity, mph)	90.00	mph
qz = 0.00256 x Kz x I x V^2	23.13	
qz x G x Cf	11.56	
30 x Cf	15.00	
Pw (wind pressure)	**15.00**	psf

Cylindrical Surfaces (Riser, Handrails, Antenna Posts)

Pw = qz x G x Cf >/= 30Cf		
G (gust effect factor, take as 1 or calculate using ASCE 7)	1.00	
Cf (force coefficient, per D100-11 Table 2)	0.60	
qz (velocity pressure @ centroid of projected area)		
Kz (Vel. pres. Exp. coef @ centroid per D100-11 Table 3)	0.97	
I (importance factor)	1.15	
V (wind velocity, mph)	90.00	mph
qz = 0.00256 x Kz x I x V^2	23.13	
qz x G x Cf	13.88	
30 x Cf	18.00	
Pw (wind pressure)	**18.00**	psf

Flat Surfaces (Antennas)

Pw = qz x G x Cf >/= 30Cf		
G (gust effect factor, take as 1 or calculate using ASCE 7)	1.00	
Cf (force coefficient, per D100-11 Table 2)	1.00	
qz (velocity pressure @ centroid of projected area)		
Kz (Vel. pres. Exp. coef @ centroid per D100-11 Table 3)	0.97	
I (importance factor)	1.15	
V (wind velocity, mph)	90.00	mph
qz = 0.00256 x Kz x I x V^2	23.13	
qz x G x Cf	23.13	
30 x Cf	30.00	
Pw (wind pressure)	**30.00**	psf

Tank Specifications:

Type of Tank:	Flat Bottom	
Height to LWL:	0.0	feet
Height to HWL:	56.5	feet
Diameter of Tank:	55.0	feet
Height from HWL to Roof:	10.0	feet
Top of Tank Elevation	66.5	feet

Areas of Tank Sections & Moment Arm Lengths:

Area of Sidewall:	3107.5	feet^2
Moment Arm of Sidewall:	28.3	feet
Area of Roof:	432.0	feet^2
Moment Arm of Roof:	63.2	feet

Total Overturn Moment of Tank: **1,807,952** Foot-lbs

Increase in overturn moment with the proposed addition of (5) antennas and associated equipment mounted on the roof.

SUMMARY			
Item		Overturn Moment	% Increase
Structure		1,807,952	
Antennas & Misc Equipment -	NMU	115,181	6.37%
Antennas & Misc Equipment -	Unknown	14,319	0.79%
Guardrail		129,296	7.15%
Totals		**2,066,747**	**14.31%**

FOR DIXON ENGINEERING, INC.

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

OVERTURNING MOMENTS OF MISC EQUIPMENT

Wind Pressure = 18.00 psf (Round Surfaces)

Wind Pressure = 30.00 psf (Flat Surfaces)

Rooftop Guardrail & Coax								
Item	Quantity	Elevation (ft)	Dimensions		Shape	Wind Force @ 90mph (lbs)	OTM (ft-lb) (total)	% Increase in OTM
			Width/Ht (in)	Length (ft)				
Coax	11	67.58	1.625	30	Round	73.1	54,362	3.007%
Top Rail	1	69.33	2.5	30	Flat	187.5	13,000	0.719%
Mid Rail	1	67.58	2.5	30	Flat	187.5	12,672	0.701%
Kick Plate	1	66.00	4	30	Flat	300.0	19,800	1.095%
Posts	9	67.58	2.5	3.5	Flat	21.9	13,305	0.736%
Braces	9	67.58	2.5	4.25	Flat	26.6	16,157	0.894%
						Total	**129,296**	**7.15%**

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

OVERTURNING MOMENTS OF ANTENNAS AND ACCESSORIES

Wind Pressure = 18.00 psf (Round Surfaces)
Wind Pressure = 30.00 psf (Flat Surfaces)

Item								Elevation	Physical Properties			Wind Force @	50% Red. on	# Shielded	Panel OTM	Post?	Post	Exposed Post	Post OTM (ft	Total Additional	% Increase
Key to Plan	Quantity	Status	Carrier	Description	Manuf.	Model	Location	(ft)	Height (in)	Width (in)	Shape	90mph (lbs)	Leeward?		(ft-lb)		Dia. (in)	Length (ft)	lb)	OTM	in OTM
N1	2	Remove	NMU	Panel	Agisson	ADU451816V01	Roof	73.3	54	12	Flat	0.0			0					0	0.000%
N2	3	Remove	NMU	Panel	CCI	BSA-S65R-V-H3	Roof	72.1	31	11.2	Flat	0.0			0					0	0.000%
N3	3	Remove	NMU	Panel	Unknown	Unknown	Roof	68.2	38	8	Flat	0.0			0					0	0.000%
N4	2	Remove	NMU	RRH	Huawei	3276	Roof	69.2	15.8	11.9	Flat	0.0			0					0	0.000%
N5	5	Remove	NMU	RRH	Huawei	3268	Roof	70.2	15.8	11.9	Flat	0.0			0					0	0.000%
N6	1	Remove	NMU	RRH	Huawei	3240	Roof	69.8	18.9	10.7	Flat	0.0			0					0	0.000%
N7	5	Remove	NMU	TMA	Unknown	DP2502	Roof	69.1	8	5	Flat	0.0			0					0	0.000%
N8	5	Proposed	NMU	Panel	Rosenberger	4WME-01L	Roof	70.2	81.7	15.6	Flat	265.5	N	0	93,249	Y	1.900	2.25	2,107	95,355	5.274%
N9	9	Proposed	NMU	RRH	Nokia	RRH 4T4R B41 160 W AZHA	Roof	67.9	13.2	11.8	Flat	32.5	N	0	19,825	N				19,825	1.097%
																			NMU Total	**115,181**	**6.371%**
W1	1	Existing	Unknown	Whip	Unknown	Unknown	Roof	76.7	180	2	Round	45.0	N	0	3,450	Y	2.375	5.00	1,187	4,637	0.257%
C1	1	Existing	Unknown	Panel	Unknown	Unknown	Roof	70.8	48	12	Flat	120.0	N	0	8,500	Y	2.375	5.00	1,182	9,682	0.535%
																			Unknown Total	**14,319**	**0.792%**

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

Anchor Bolts

Number of Anchor Bolts	8		
Anchor Bolt Diameter	1.25	in	
Anchor Bolt Root Area	0.942	in^2	(per AISC)
Allowable Stress	15,000	psi	
Allowable Stress for Wind Loads per AWWA D100	20,000	psi (1/3 Increase)	
Allowable Tension	**18,840**	**lbs**	
Bolt Circle Diameter	55.46	feet	
Dead Load of Existing Tank			
Sidewall Surface Area	9,762	ft^2	
Sidewall Thickness	0.45	in (avg)	
Roof Surface Area	2,376	ft^2	
Roof Thickness	0.25	in (avg)	
Tank Weight	24,253	lb	
Misc. Weight (~10%)	20,364		
Total Tank Weight	224,003	lb (est)	

Bolt Tension = $4M_w/ND_{ac}$ - W/N

Mw = moment due to wind	2,066,747	ft-lb	
Original Bolt Tension			
Mw = moment due to wind	1,807,952	ft-lb	
Original Bolt Tension	-11,700	lb	
Increase in bolt tension from antennas	-19.9%		
Bolt Tension w/ proposed antennas	**-9,367**	**lb**	**OK**

A negative value indicates that the tank bottom is in compression at the anchor bolt and no tensile loading is applied ot the anchor bolt.

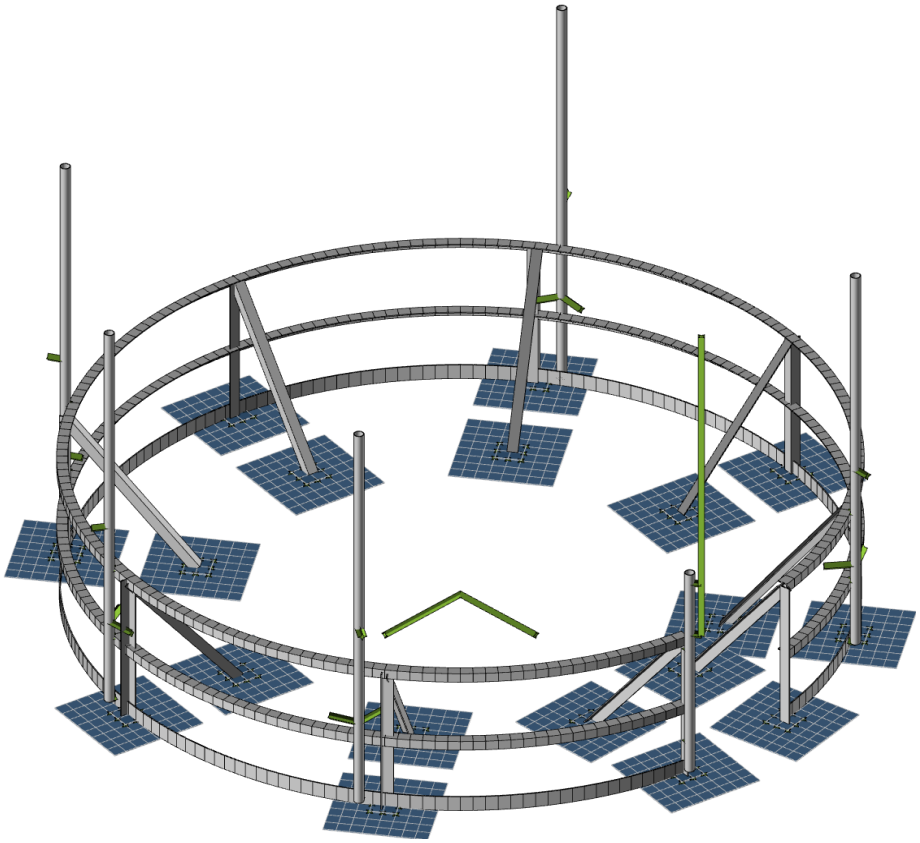
DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

Water Tower Guardrail - Structural Calculations
500 Jackson Street
Marquette, Michigan
11/28/23

Purpose of Report:

Verify that the existing water tank rooftop guardrail is adequate to support the existing and proposed cellular antennas, according to the applicable Codes.

The existing guardrail is a 15'-0" diameter circle and is constructed with L2½x2½x¼ top rail, mid rail, and posts, and a ¼"x4" toe kick plate. The guardrail and posts must support the proposed antennas, loading from maintenance personnel, as well as ice and wind loads.



Applicable Codes:
ANSI/AWWA D100-11
AISC Manual of Steel Construction, 15th Edition (LRFD)
2015 International Building Code
ANSI/TIA-222 Rev. H
ASCE 7-16 (Referenced by TIA-222 Rev. H)

Results: With installation conforming to and modifications as shown on Dixon Engineering, Inc. drawings dated 11/06/23, all mount members meet the requirements of the applicable Codes.

Wind Load Calculation for Analysis of Mount Components:

Velocity pressure at height, z, $q_z = \lambda_w[0.00256K_zK_{zt}K_dV^2]$		
Risk Category for Mount Components	II	
Height of Antenna Above Grade (z)	77	ft
z_g, Nominal height of the atmospheric boundary layer	900	ft
α, 3-second gust-speed power law exponent	9.5	
Velocity Pressure Coefficient (K_z)	1.20	
K_{zt}, Topographic Factor (see Wind Topographic Factor calculation)	1.51	
K_d, Directionality factor	0.95	
V, Basic wind speed	104	mph
Wind exposure category	C	
Ka, Shielding factor for appurtenances	0.9	(TIA 16.6.1)
q_z, Velocity pressure at height z	42.8	*C_f psf
Wind design pressure, $p_w = q_zGC_f$		
G, Gust-effect factor (1.00 per TIA for mounting systems)	1.00	
p_w/C_f, Wind design pressure without respect to shape	**42.8**	psf

Wind Load Calculation for Analysis of Tank Components:

λ_w, Strength-level to service-level factor for wind load	0.6	
Service level wind design pressure, $p_w/C_f*\lambda_w$	25.7	psf
Risk Category for Tank Components	IV	
V, Basic wind speed	116	mph
Load adjustment factor, $(V_{IV}/V_{II})2$	1.24	
Wind pressure for mount component analysis	31.9	psf
Wind pressure for mount component analysis, $30C_f$ min.	31.9	*C_f psf
Wind pressure ratio between tank and mount loads	**0.746**	

Ice Load Calculation per TIA-222-H:

Unit Weight of Ice	56	pcf
Base Ice Thickness (t_i)	1.50	in
Height Escalation Factor (K_{iz})	1.09	(TIA 2.6.10)
Basic wind speed (3 sec gust) (V) (Ice Case)	50	mph
Ice Load for Mount Components:		
Risk Category (mount components)	II	
Importance Factor for Ice Thickness, I_i	1.00	(TIA Table 2-3)
Factored Ice Thicness $t_{iz} = (t_i)(I_i)(K_{iz})(K_{zt})^{0.35}$	**2.46**	**in**
Importance Factor for Ice Wind, I_w	1.00	(TIA Table 2-3)
Strength wind on ice design pressure, $q_h = 0.00256\ (K_z)(K_{zt})(K_s)(K_e)(K_d)(V^2)/C_f$	**11.0**	**psf**

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

Wind Topographic Factor

Wind exposure category	C	
Hill Shape	3D axisymmetrical hill	
Structure location	upwind of crest	
Elevation at bottom of hill or escarpment	760	ft
Elevation at top of hill or escarpment	920	ft
Height of hill or escarpment, H	160	ft
Half height of hill or escarpment, H/2	80	ft
Elevation at half height	840	ft
Distance to half height of hill or escarpment, L_h	325	ft
Distance from crest to structure, x	0	ft
Height of structure above ground surface, z	66.5	ft
Horizontal attenuation factor, μ	1.5	
Height attenuation factor, γ	4	
$K_1/(H/L_h)$	1.05	
K_1	0.52	
K_2	1.00	
K_3	0.44	
K_{zt}	**1.51**	

DIXON ENGINEERING, INC.
Engineering and Inspection Services for the Coating Industry

Item							Elev to	Physical Properties						Ice				Wind Force	Wind Force
Key to Plan	Qty	Status	Carrier	Description	Manufacturer	Model	Center (in)	H (in)	W (in)	D (in)	Wt (lbs)	Shape	C_a	Dc	$\pi(t_d)(D_c$	Wt (plf)	Total Wt (lbs)	(lbs)	on Ice (lbs)
N8	5	Proposed	NMU	Panel	Rosenberger	4WME-01L	53	81.7	15.6	7.5	66.1	Flat	1.34	17.31	152.9	59.5	404.9	508.7	182.2
N9	9	Proposed	NMU	RRH	Nokia	RRH 4T4R B41 160 W AZHA	25	13.2	11.8	6.1	28.7	Flat	1.20	13.28	121.8	47.4	52.1	55.5	27.7
W1	1	Existing	Unknown	Whip	Unknown	Unknown	130	180	2	2	40	Round	1.20	2.00	34.5	13.4	201.3	128.3	117.2
Guardrail & Misc Equip																			
Antenna Post 1								12	2.375			Round	1.20	2.38	37.4	14.5		10.2	8.0
Top Rail, Mid Rail, Braces, and Posts								12	2.5	2.5		Flat	2.00	3.54	46.4	18.0		17.8	13.6
Kick Plate								12	4	0.25		Flat	2.00	4.01	50.0	19.5		28.5	16.3

*Note: All wind and ice loads are calculated based on TIA strength design loading for the appropriate risk category. Loads are adjusted using load combinations in RISA 3d to correctly apply the AWWA service level loading for the appropriate risk category. Strength design loads are analyzed in accordance with TIA LRFD, service design loads are compared to allowable stresses per AWWA.

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rule	Area [in²]	Iyy [in⁴]	Izz [in⁴]	J [in⁴]
1	BRACE	L2.5X2.5X4	Column	None	A53 Gr.B	Typical	1.19	0.692	0.692	0.026
2	POST	L2.5X2.5X4	Column	None	A36 Gr.36	Typical	1.19	0.692	0.692	0.026
3	AP1	PIPE_2.0	Column	None	A53 Gr.B	Typical	1.02	0.627	0.627	1.25
4	KICKPLATE	.25X4	Beam	None	A36 Gr.36	Typical	1	0.005	1.333	0.02
5	MIDRAIL	L2.5X2.5X4	Beam	None	A36 Gr.36	Typical	1.19	0.692	0.692	0.026
6	TOPRAIL	L2.5X2.5X4	Beam	None	A36 Gr.36	Typical	1.19	0.692	0.692	0.026

Node Loads and Enforced Displacements (BLC 1 : DL)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	Y	-66.1
2	N48	L	Y	-28.7
3	N49	L	Y	-28.7
4	N51	L	Y	-40
5	N52	L	Y	-66.1
6	N54	L	Y	-28.7
7	N55	L	Y	-28.7
8	N57	L	Y	-66.1
9	N59	L	Y	-28.7
10	N60	L	Y	-28.7
11	N62	L	Y	-66.1
12	N65	L	Y	-28.7
13	N69	L	Y	-66.1
14	N66	L	Y	-28.7
15	N68	L	Y	-28.7

Node Loads and Enforced Displacements (BLC 2 : Ice)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	Y	-404.903
2	N48	L	Y	-52.098
3	N49	L	Y	-52.098
4	N51	L	Y	-201.327
5	N52	L	Y	-404.903
6	N54	L	Y	-52.098
7	N55	L	Y	-52.098
8	N57	L	Y	-404.903
9	N59	L	Y	-52.098
10	N60	L	Y	-52.098
11	N62	L	Y	-404.903
12	N65	L	Y	-52.098
13	N69	L	Y	-404.903
14	N66	L	Y	-52.098
15	N68	L	Y	-52.098

Node Loads and Enforced Displacements (BLC 3 : WLx)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	X	508.666
2	N48	L	X	55.509
3	N49	L	X	55.509
4	N51	L	X	128.295
5	N52	L	X	508.666
6	N54	L	X	55.509

Node Loads and Enforced Displacements (BLC 3 : WLx) (Continued)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
7	N55	L	X	55.509
8	N57	L	X	508.666
9	N59	L	X	55.509
10	N60	L	X	55.509
11	N62	L	X	508.666
12	N65	L	X	55.509
13	N69	L	X	508.666
14	N66	L	X	55.509
15	N68	L	X	55.509

Node Loads and Enforced Displacements (BLC 4 : WLz)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	Z	508.666
2	N48	L	Z	55.509
3	N49	L	Z	55.509
4	N51	L	Z	128.295
5	N52	L	Z	508.666
6	N54	L	Z	55.509
7	N55	L	Z	55.509
8	N57	L	Z	508.666
9	N59	L	Z	55.509
10	N60	L	Z	55.509
11	N62	L	Z	508.666
12	N65	L	Z	55.509
13	N69	L	Z	508.666
14	N66	L	Z	55.509
15	N68	L	Z	55.509

Node Loads and Enforced Displacements (BLC 5 : WLx (Ice))

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	X	182.23
2	N48	L	X	27.742
3	N49	L	X	27.742
4	N51	L	X	117.192
5	N52	L	X	182.23
6	N54	L	X	27.742
7	N55	L	X	27.742
8	N57	L	X	182.23
9	N59	L	X	27.742
10	N60	L	X	27.742
11	N62	L	X	182.23
12	N65	L	X	27.742
13	N69	L	X	182.23
14	N66	L	X	27.742
15	N68	L	X	27.742

Node Loads and Enforced Displacements (BLC 6 : WLz (Ice))

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
1	N46	L	Z	182.23
2	N48	L	Z	27.742
3	N49	L	Z	27.742
4	N51	L	Z	117.192

Node Loads and Enforced Displacements (BLC 6 : WLz (Ice)) (Continued)

	Node Label	L, D, M	Direction	Magnitude [(lb, lb-ft), (in, rad), (lb*s²/in, lb*s²*in)]
5	N52	L	Z	182.23
6	N54	L	Z	27.742
7	N55	L	Z	27.742
8	N57	L	Z	182.23
9	N59	L	Z	27.742
10	N60	L	Z	27.742
11	N62	L	Z	182.23
12	N65	L	Z	27.742
13	N69	L	Z	182.23
14	N66	L	Z	27.742
15	N68	L	Z	27.742

Basic Load Cases

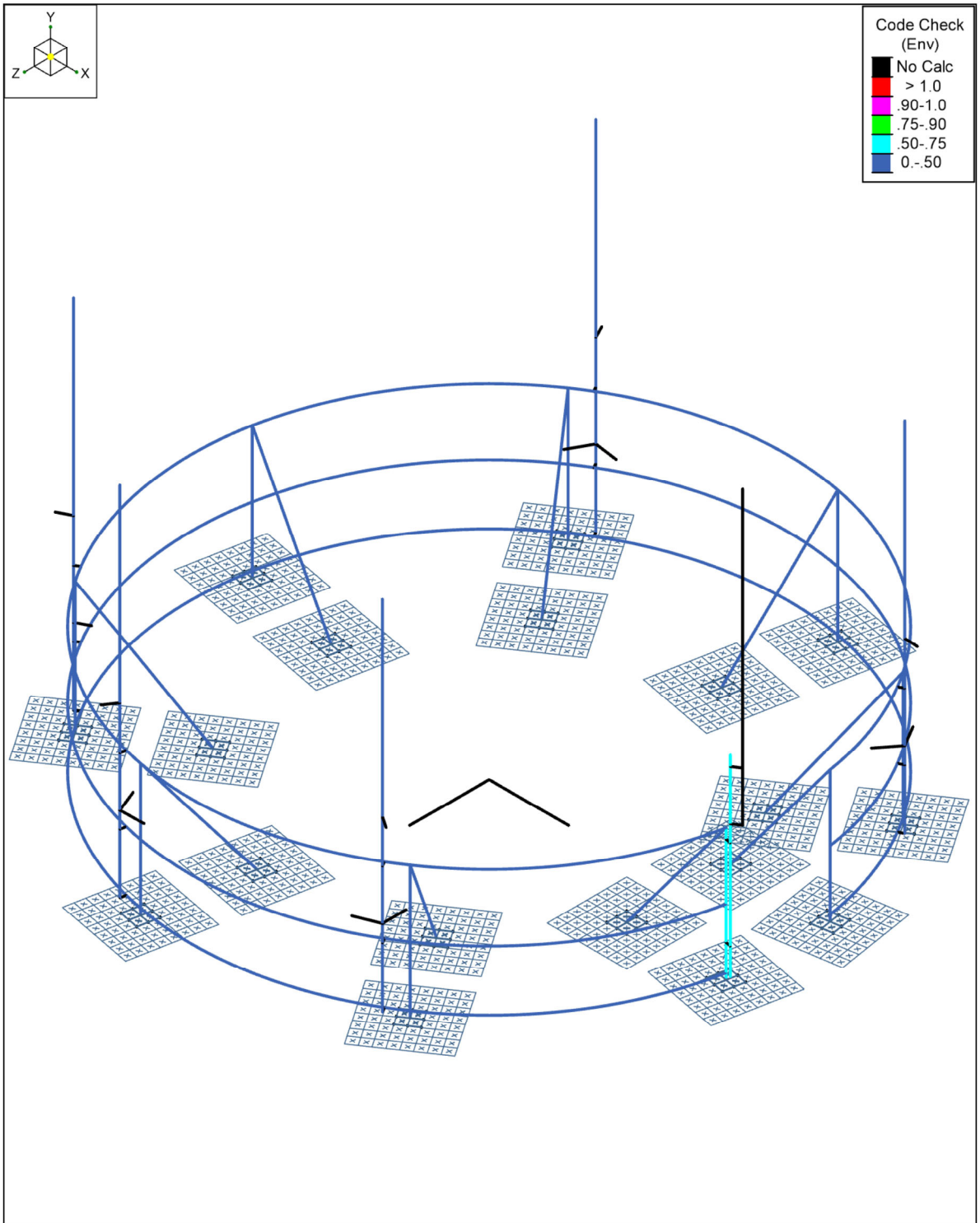
	BLC Description	Category	Y Gravity	Nodal	Distributed
1	DL	DL	-1	15	
2	Ice	LL		15	582
3	WLx	WL		15	582
4	WLz	WL		15	582
5	WLx (Ice)	WL		15	582
6	WLz (Ice)	WL		15	582

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	DL+WLx	Yes	C	1	1.2	3	1				
2	DL-WLx	Yes	C	1	1.2	3	-1				
3	DL+WLz	Yes	C	1	1.2	4	1				
4	DL-WLz	Yes	C	1	1.2	4	-1				
5	DL+WLx 45	Yes	C	1	1.2	3	0.707	4	0.707		
6	DL-WLx 45	Yes	C	1	1.2	3	-0.707	4	0.707		
7	DL+WLz 45	Yes	C	1	1.2	3	0.707	4	-0.707		
8	DL-WLz 45	Yes	C	1	1.2	3	-0.707	4	-0.707		
9	DL+Ice+WLx (Ice)	Yes	C	1	1.2	2	1	5	1		
10	DL+Ice-WLx (Ice)	Yes	C	1	1.2	2	1	5	-1		
11	DL+Ice+WLz (Ice)	Yes	C	1	1.2	2	1	6	1		
12	DL+Ice-WLz (Ice)	Yes	C	1	1.2	2	1	6	-1		
13	DL+Ice+WLx 45 (Ice)	Yes	C	1	1.2	2	1	5	0.707	6	0.707
14	DL+Ice-WLx 45 (Ice)	Yes	C	1	1.2	2	1	5	-0.707	6	0.707
15	DL+Ice+WLz 45 (Ice)	Yes	C	1	1.2	2	1	5	0.707	6	-0.707
16	DL+Ice-WLz 45 (Ice)	Yes	C	1	1.2	2	1	5	-0.707	6	-0.707
17	Service DL+WLx		C	1	1	3	0.746				
18	Service DL-WLx		C	1	1	3	-0.746				
19	Service DL+WLz		C	1	1	4	0.746				
20	Service DL-WLz		C	1	1	4	-0.746				
21	Service DL+WLx 45		C	1	1	3	0.528	4	0.528		
22	Service DL-WLx 45		C	1	1	3	-0.528	4	0.528		
23	Service DL+WLz 45		C	1	1	3	0.528	4	-0.528		
24	Service DL-WLz 45		C	1	1	3	-0.528	4	-0.528		
25	Service DL+Ice+WLx (Ice)		C	1	1	2	0.7	5	0.7		
26	Service DL+Ice-WLx (Ice)		C	1	1	2	0.7	5	-0.7		
27	Service DL+Ice+WLz (Ice)		C	1	1	2	0.7	6	0.7		
28	Service DL+Ice-WLz (Ice)		C	1	1	2	0.7	6	-0.7		
29	Service DL+Ice+WLx 45 (Ice)		C	1	1	2	0.7	5	0.495	6	0.495
30	Service DL+Ice-WLx 45 (Ice)		C	1	1	2	0.7	5	-0.495	6	0.495

Load Combinations (Continued)

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
31	Service DL+Ice+WLz 45 (Ice)		C	1	1	2	0.7	5	0.495	6	-0.495
32	Service DL+Ice-WLz 45 (Ice)		C	1	1	2	0.7	5	-0.495	6	-0.495



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Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
0	M18	L2.5X2.5X4	0.567	36.852	6	0.229	39.75	z	4	26952.359	38556	1113.554	2537.388	1.5	H2-1
1	M26	PIPE 2.0	0.55	35.042	7	0.032	35.042		8	24281.005	32130	1871.625	1871.625	1	H1-1b
2	M566	L2.5X2.5X4	0.431	2.827	4	0.166	2.827	z	3	38486.224	38556	1113.554	2537.388	1.216	H2-1
3	M541	L2.5X2.5X4	0.413	2.827	7	0.161	2.827	z	6	38486.224	38556	1113.554	2537.388	1.216	H2-1
4	M591	L2.5X2.5X4	0.407	2.827	8	0.163	2.827	z	5	38486.224	38556	1113.554	2537.388	1.236	H2-1
5	M540	L2.5X2.5X4	0.388	0	8	0.166	2.827	z	6	38486.224	38556	1113.554	2537.388	1.104	H2-1
6	M565	L2.5X2.5X4	0.385	0	2	0.171	2.827	z	3	38486.224	38556	1113.554	2537.388	1.082	H2-1
7	M27	PIPE 2.0	0.381	38.25	5	0.16	38.25		6	12143.947	32130	1871.625	1871.625	1	H1-1b
8	M28	PIPE 2.0	0.381	38.25	1	0.162	38.25		4	12143.947	32130	1871.625	1871.625	1	H1-1b
9	M32	PIPE 2.0	0.381	38.25	6	0.16	38.25		8	12143.947	32130	1871.625	1871.625	1	H1-1b
10	M31	PIPE 2.0	0.381	38.25	6	0.157	38.25		5	12143.947	32130	1871.625	1871.625	1	H1-1b
11	M29	PIPE 2.0	0.381	38.25	8	0.157	38.25		6	12143.947	32130	1871.625	1871.625	1	H1-1b
12	M590	L2.5X2.5X4	0.38	0	7	0.165	2.827	z	5	38486.224	38556	1113.554	2537.388	1.063	H2-1
13	M491	L2.5X2.5X4	0.378	2.827	5	0.17	2.827	z	8	38486.224	38556	1113.554	2537.388	1.384	H2-1
14	M490	L2.5X2.5X4	0.362	0	6	0.16	2.827	z	8	38486.224	38556	1113.554	2537.388	1.214	H2-1
15	M440	L2.5X2.5X4	0.351	0	5	0.144	2.827	z	7	38486.224	38556	1113.554	2537.388	1.34	H2-1
16	M589	L2.5X2.5X4	0.338	2.827	1	0.197	0	y	2	38486.224	38556	1113.554	2537.388	1.031	H2-1
17	M564	L2.5X2.5X4	0.324	2.827	1	0.177	0	y	8	38486.224	38556	1113.554	2537.388	1.019	H2-1
18	M403	L2.5X2.5X4	0.32	0	14	0.193	0	y	6	38486.224	38556	1113.554	2537.388	1.037	H2-1
19	M439	L2.5X2.5X4	0.315	2.827	4	0.122	0	y	5	38486.224	38556	1113.554	2537.388	1.159	H2-1
20	M567	L2.5X2.5X4	0.313	0	4	0.21	0	z	6	38486.224	38556	1113.554	2537.388	1.063	H2-1
21	M517	L2.5X2.5X4	0.313	0	1	0.143	0	z	8	38486.224	38556	1113.554	2537.388	1.068	H2-1
22	M542	L2.5X2.5X4	0.313	0	7	0.184	0	z	2	38486.224	38556	1113.554	2537.388	1.064	H2-1
23	M516	L2.5X2.5X4	0.308	2.827	5	0.098	2.827	z	2	38486.224	38556	1113.554	2537.388	1.074	H2-1
24	M22	L2.5X2.5X4	0.308	2.07	4	0.069	0	z	4	26952.359	38556	1113.554	2537.388	1.5	H2-1
25	M588	L2.5X2.5X4	0.308	2.827	2	0.15	0	y	2	38486.224	38556	1113.554	2537.388	1.037	H2-1
26	M539	L2.5X2.5X4	0.307	2.827	5	0.173	2.827	z	5	38486.224	38556	1113.554	2537.388	1.054	H2-1
27	M592	L2.5X2.5X4	0.304	0	14	0.22	0	y	6	38486.224	38556	1113.554	2537.388	1.05	H2-1
28	M25	L2.5X2.5X4	0.297	2.07	5	0.037	0	z	5	26952.359	38556	1113.554	2537.388	1.5	H2-1
29	M616	L2.5X2.5X4	0.294	2.827	7	0.224	0	y	6	38486.224	38556	1113.554	2537.388	1.028	H2-1
30	M378	L2.5X2.5X4	0.292	0	2	0.185	0	y	2	38486.224	38556	1113.554	2537.388	1.035	H2-1
31	M563	L2.5X2.5X4	0.287	2.827	1	0.137	0	y	8	38486.224	38556	1113.554	2537.388	1.011	H2-1
32	M404	L2.5X2.5X4	0.285	0	14	0.149	0	y	6	38486.224	38556	1113.554	2537.388	1.039	H2-1
33	M239	L2.5X2.5X4	0.282	0	5	0.097	2.827	y	8	38486.224	38556	1113.554	2537.388	1.073	H2-1
34	M587	L2.5X2.5X4	0.281	2.827	2	0.107	0	y	2	38486.224	38556	1113.554	2537.388	1.042	H2-1
35	M568	L2.5X2.5X4	0.278	0	2	0.16	0	z	6	38486.224	38556	1113.554	2537.388	1.045	H2-1
36	M593	L2.5X2.5X4	0.277	0	14	0.167	0	y	6	38486.224	38556	1113.554	2537.388	1.054	H2-1
37	M400	L2.5X2.5X4	0.274	2.827	6	0.148	0	y	2	38486.224	38556	1113.554	2537.388	1.019	H2-1
38	M615	L2.5X2.5X4	0.272	2.827	6	0.174	0	y	6	38486.224	38556	1113.554	2537.388	1.028	H2-1
39	M250	L2.5X2.5X4	0.271	2.827	8	0.075	0	y	5	38486.224	38556	1113.554	2537.388	1.079	H2-1
40	M467	L2.5X2.5X4	0.269	0	3	0.111	0	z	7	38486.224	38556	1113.554	2537.388	1.064	H2-1
41	M538	L2.5X2.5X4	0.268	2.827	5	0.133	2.827	z	8	38486.224	38556	1113.554	2537.388	1.039	H2-1
42	M438	L2.5X2.5X4	0.267	2.827	4	0.078	0	y	5	38486.224	38556	1113.554	2537.388	1.263	H2-1
43	M379	L2.5X2.5X4	0.266	0	2	0.141	0	y	2	38486.224	38556	1113.554	2537.388	1.037	H2-1
44	M441	L2.5X2.5X4	0.263	2.827	6	0.156	2.827	z	7	38486.224	38556	1113.554	2537.388	1.5	H2-1
45	M543	L2.5X2.5X4	0.256	0	7	0.138	0	z	2	38486.224	38556	1113.554	2537.388	1.072	H2-1
46	M466	L2.5X2.5X4	0.256	2.827	3	0.11	2.827	z	8	38486.224	38556	1113.554	2537.388	1.061	H2-1
47	M515	L2.5X2.5X4	0.255	2.827	5	0.078	2.827	z	2	38486.224	38556	1113.554	2537.388	1.084	H2-1
48	M492	L2.5X2.5X4	0.255	0	5	0.106	2.827	z	7	38486.224	38556	1113.554	2537.388	1.081	H2-1
49	M586	L2.5X2.5X4	0.254	2.827	2	0.068	0	y	2	38486.224	38556	1113.554	2537.388	1.048	H2-1
50	M518	L2.5X2.5X4	0.253	0	1	0.103	0	z	8	38486.224	38556	1113.554	2537.388	1.076	H2-1
51	M569	L2.5X2.5X4	0.253	0	2	0.113	0	z	6	38486.224	38556	1113.554	2537.388	1.048	H2-1
52	M405	L2.5X2.5X4	0.252	0	14	0.109	0	y	6	38486.224	38556	1113.554	2537.388	1.041	H2-1
53	M399	L2.5X2.5X4	0.25	2.827	6	0.11	0	y	2	38486.224	38556	1113.554	2537.388	1.022	H2-1
54	M562	L2.5X2.5X4	0.25	2.827	1	0.1	0	y	8	38486.224	38556	1113.554	2537.388	1.004	H2-1

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
55	M17	L2.5X2.5X4	0.25	39.75	6	0.086	0	z	6	26952.359	38556	1113.554	2537.388	1.5	H2-1
56	M614	L2.5X2.5X4	0.25	2.827	6	0.128	2.827	z	11	38486.224	38556	1113.554	2537.388	1.031	H2-1
57	M594	L2.5X2.5X4	0.249	0	14	0.118	0	y	6	38486.224	38556	1113.554	2537.388	1.059	H2-1
58	M428	L2.5X2.5X4	0.245	0	4	0.086	2.827	y	4	38486.224	38556	1113.554	2537.388	1.053	H2-1
59	M427	L2.5X2.5X4	0.245	2.827	6	0.154	0	y	6	38486.224	38556	1113.554	2537.388	1.055	H2-1
60	M353	L2.5X2.5X4	0.244	0	8	0.155	0	y	2	38486.224	38556	1113.554	2537.388	1.032	H2-1
61	M375	L2.5X2.5X4	0.243	2.827	2	0.139	0	y	2	38486.224	38556	1113.554	2537.388	1.014	H2-1
62	M380	L2.5X2.5X4	0.239	0	2	0.1	0	y	2	38486.224	38556	1113.554	2537.388	1.04	H2-1
63	M240	L2.5X2.5X4	0.237	0	5	0.058	2.827	y	8	38486.224	38556	1113.554	2537.388	1.087	H2-1
64	M24	L2.5X2.5X4	0.234	39.75	6	0.084	0	z	2	26952.359	38556	1113.554	2537.388	1.5	H2-1
65	M426	L2.5X2.5X4	0.232	2.827	6	0.116	0	y	6	38486.224	38556	1113.554	2537.388	1.06	H2-1
66	M537	L2.5X2.5X4	0.232	2.827	5	0.1	0	z	4	38486.224	38556	1113.554	2537.388	1.027	H2-1
67	M20	L2.5X2.5X4	0.231	2.07	1	0.062	0	z	1	26952.359	38556	1113.554	2537.388	1.5	H2-1
68	M23	L2.5X2.5X4	0.231	39.75	2	0.07	0	z	8	26952.359	38556	1113.554	2537.388	1.5	H2-1
69	M489	L2.5X2.5X4	0.228	2.827	6	0.126	2.827	z	6	38486.224	38556	1113.554	2537.388	1.034	H2-1
70	M585	L2.5X2.5X4	0.227	2.827	2	0.034	0	y	2	38486.224	38556	1113.554	2537.388	1.057	H2-1
71	M613	L2.5X2.5X4	0.227	2.827	6	0.092	0	y	11	38486.224	38556	1113.554	2537.388	1.034	H2-1
72	M570	L2.5X2.5X4	0.226	0	2	0.072	0	z	6	38486.224	38556	1113.554	2537.388	1.053	H2-1
73	M398	L2.5X2.5X4	0.226	2.827	6	0.075	0	y	2	38486.224	38556	1113.554	2537.388	1.026	H2-1
74	M249	L2.5X2.5X4	0.223	2.827	8	0.04	0	y	5	38486.224	38556	1113.554	2537.388	1.098	H2-1
75	M595	L2.5X2.5X4	0.222	0	14	0.074	0	y	6	38486.224	38556	1113.554	2537.388	1.066	H2-1
76	M561	L2.5X2.5X4	0.221	2.827	8	0.067	0	y	8	38486.224	38556	1113.554	2537.388	1.034	H2-1
77	M374	L2.5X2.5X4	0.221	2.827	2	0.104	0	y	2	38486.224	38556	1113.554	2537.388	1.017	H2-1
78	M354	L2.5X2.5X4	0.221	0	8	0.116	0	y	2	38486.224	38556	1113.554	2537.388	1.034	H2-1
79	M437	L2.5X2.5X4	0.22	2.827	7	0.041	0	y	5	38486.224	38556	1113.554	2537.388	1.025	H2-1
80	M468	L2.5X2.5X4	0.22	0	3	0.08	0	z	7	38486.224	38556	1113.554	2537.388	1.072	H2-1
81	M406	L2.5X2.5X4	0.219	0	6	0.073	0	y	6	38486.224	38556	1113.554	2537.388	1.027	H2-1
82	M425	L2.5X2.5X4	0.219	2.827	6	0.082	0	y	6	38486.224	38556	1113.554	2537.388	1.067	H2-1
83	M350	L2.5X2.5X4	0.217	2.827	5	0.124	0	y	8	38486.224	38556	1113.554	2537.388	1.024	H2-1
84	M381	L2.5X2.5X4	0.213	0	2	0.064	0	y	2	38486.224	38556	1113.554	2537.388	1.043	H2-1
85	M544	L2.5X2.5X4	0.212	0	8	0.096	0	z	2	38486.224	38556	1113.554	2537.388	1.057	H2-1
86	M328	L2.5X2.5X4	0.211	0	4	0.138	0	y	8	38486.224	38556	1113.554	2537.388	1.029	H2-1
87	M465	L2.5X2.5X4	0.209	2.827	3	0.084	2.827	z	8	38486.224	38556	1113.554	2537.388	1.068	H2-1
88	M514	L2.5X2.5X4	0.206	2.827	5	0.06	2.827	z	2	38486.224	38556	1113.554	2537.388	1.097	H2-1
89	M493	L2.5X2.5X4	0.205	0	5	0.085	0	z	3	38486.224	38556	1113.554	2537.388	1.093	H2-1
90	M61	.25X4	0.204	2.827	5	0.156	0	y	5	29884.945	32400	168.75	2700	1.069	H1-1b
91	M424	L2.5X2.5X4	0.204	2.827	6	0.053	0	y	11	38486.224	38556	1113.554	2537.388	1.077	H2-1
92	M612	L2.5X2.5X4	0.204	2.827	6	0.06	0	y	11	38486.224	38556	1113.554	2537.388	1.039	H2-1
93	M760	L2.5X2.5X4	0.203	49.8	8	0.015	49.8	y	6	21705.62	37485	1082.622	2335.676	1.279	H2-1
94	M429	L2.5X2.5X4	0.203	0	4	0.061	0	z	7	38486.224	38556	1113.554	2537.388	1.059	H2-1
95	M397	L2.5X2.5X4	0.201	2.827	6	0.043	0	y	2	38486.224	38556	1113.554	2537.388	1.031	H2-1
96	M488	L2.5X2.5X4	0.2	2.827	6	0.096	2.827	z	7	38486.224	38556	1113.554	2537.388	1.025	H2-1
97	M571	L2.5X2.5X4	0.2	0	2	0.037	0	z	7	38486.224	38556	1113.554	2537.388	1.058	H2-1
98	M584	L2.5X2.5X4	0.2	2.827	2	0.03	0	y	6	38486.224	38556	1113.554	2537.388	1.068	H2-1
99	M596	L2.5X2.5X4	0.2	0	6	0.035	0	y	6	38486.224	38556	1113.554	2537.388	1.061	H2-1
100	M373	L2.5X2.5X4	0.2	2.827	2	0.073	0	y	2	38486.224	38556	1113.554	2537.388	1.02	H2-1
101	M355	L2.5X2.5X4	0.198	0	8	0.081	0	y	2	38486.224	38556	1113.554	2537.388	1.037	H2-1
102	M759	L2.5X2.5X4	0.198	49.8	4	0.018	0	z	2	21705.62	37485	1082.622	2309.65	1.202	H2-1
103	M560	L2.5X2.5X4	0.197	2.827	8	0.037	0	y	8	38486.224	38556	1113.554	2537.388	1.04	H2-1
104	M536	L2.5X2.5X4	0.197	2.827	5	0.071	0	y	4	38486.224	38556	1113.554	2537.388	1.017	H2-1
105	M519	L2.5X2.5X4	0.197	0	1	0.068	0	z	8	38486.224	38556	1113.554	2537.388	1.088	H2-1
106	M349	L2.5X2.5X4	0.196	2.827	8	0.093	0	y	8	38486.224	38556	1113.554	2537.388	1.018	H2-1
107	M189	.25X4	0.194	0	6	0.386	0	y	2	29884.945	32400	168.75	2700	1.037	H1-1b
108	M407	L2.5X2.5X4	0.193	0	6	0.04	0	y	6	38486.224	38556	1113.554	2537.388	1.029	H2-1
109	M436	L2.5X2.5X4	0.192	2.827	7	0.025	2.827	y	8	38486.224	38556	1113.554	2537.388	1.03	H2-1

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
110	M241	L2.5X2.5X4	0.191	0	5	0.027	2.827	y	4	38486.224	38556	1113.554	2537.388	1.108	H2-1
111	M545	L2.5X2.5X4	0.191	0	8	0.059	0	z	1	38486.224	38556	1113.554	2537.388	1.063	H2-1
112	M212	.25X4	0.191	0	6	0.117	2.827	y	14	29884.945	32400	168.75	2700	1.595	H1-1b
113	M329	L2.5X2.5X4	0.19	0	4	0.102	0	y	8	38486.224	38556	1113.554	2537.388	1.031	H2-1
114	M423	L2.5X2.5X4	0.189	2.827	6	0.031	0	y	11	38486.224	38556	1113.554	2537.388	1.09	H2-1
115	M756	L2.5X2.5X4	0.189	49.8	5	0.013	49.8	y	4	21705.62	37485	1082.622	2337.761	1.286	H2-1
116	M351	L2.5X2.5X4	0.187	0	6	0.034	2.827	y	11	38486.224	38556	1113.554	2537.388	1.007	H2-1
117	M382	L2.5X2.5X4	0.187	0	2	0.032	0	y	2	38486.224	38556	1113.554	2537.388	1.048	H2-1
118	M376	L2.5X2.5X4	0.184	0	3	0.041	2.827	y	13	38486.224	38556	1113.554	2537.388	1.049	H2-1
119	M611	L2.5X2.5X4	0.181	2.827	6	0.029	0	y	11	38486.224	38556	1113.554	2537.388	1.044	H2-1
120	M187	.25X4	0.179	0	2	0.116	2.827	y	2	29884.945	32400	168.75	2700	2.144	H1-1b
121	M162	.25X4	0.179	0	8	0.108	2.827	y	8	29884.945	32400	168.75	2700	1.973	H1-1b
122	M211	.25X4	0.179	2.827	2	0.334	0	y	2	29884.945	32400	168.75	2700	1.035	H1-1b
123	M597	L2.5X2.5X4	0.178	0	6	0.045	0	y	11	38486.224	38556	1113.554	2537.388	1.069	H2-1
124	M396	L2.5X2.5X4	0.178	2.827	2	0.019	0	y	14	38486.224	38556	1113.554	2537.388	1.073	H2-1
125	M356	L2.5X2.5X4	0.178	0	2	0.05	0	y	2	38486.224	38556	1113.554	2537.388	1.071	H2-1
126	M372	L2.5X2.5X4	0.178	2.827	2	0.044	0	y	2	38486.224	38556	1113.554	2537.388	1.025	H2-1
127	M348	L2.5X2.5X4	0.177	2.827	8	0.064	0	y	8	38486.224	38556	1113.554	2537.388	1.021	H2-1
128	M19	L2.5X2.5X4	0.177	39.75	8	0.062	0	z	8	26952.359	38556	1113.554	2537.388	1.5	H2-1
129	M248	L2.5X2.5X4	0.176	2.827	8	0.025	2.827	y	8	38486.224	38556	1113.554	2537.388	1.13	H2-1
130	M469	L2.5X2.5X4	0.174	0	4	0.053	0	z	7	38486.224	38556	1113.554	2537.388	1.077	H2-1
131	M487	L2.5X2.5X4	0.174	2.827	6	0.069	2.827	z	7	38486.224	38556	1113.554	2537.388	1.016	H2-1
132	M559	L2.5X2.5X4	0.173	2.827	8	0.022	2.827	z	7	38486.224	38556	1113.554	2537.388	1.048	H2-1
133	M572	L2.5X2.5X4	0.173	0	2	0.025	0	y	10	38486.224	38556	1113.554	2537.388	1.065	H2-1
134	M758	L2.5X2.5X4	0.173	0	7	0.014	49.8	z	5	21705.62	37485	1082.622	2274.095	1.107	H2-1
135	M422	L2.5X2.5X4	0.173	2.827	6	0.025	2.827	y	15	38486.224	38556	1113.554	2537.388	1.111	H2-1
136	M583	L2.5X2.5X4	0.172	2.827	2	0.053	0	y	6	38486.224	38556	1113.554	2537.388	1.085	H2-1
137	M164	.25X4	0.171	0	2	0.331	0	y	2	29884.945	32400	168.75	2700	1.037	H1-1b
138	M546	L2.5X2.5X4	0.17	0	8	0.029	0	z	1	38486.224	38556	1113.554	2537.388	1.07	H2-1
139	M330	L2.5X2.5X4	0.169	0	4	0.07	0	y	8	38486.224	38556	1113.554	2537.388	1.034	H2-1
140	M753	L2.5X2.5X4	0.168	49.8	2	0.026	49.8	y	11	21705.62	37485	1082.622	2395.446	1.488	H2-1
141	M408	L2.5X2.5X4	0.167	0	6	0.024	0	y	13	38486.224	38556	1113.554	2537.388	1.032	H2-1
142	M535	L2.5X2.5X4	0.166	2.827	4	0.045	0	y	4	38486.224	38556	1113.554	2537.388	1.009	H2-1
143	M464	L2.5X2.5X4	0.166	2.827	3	0.061	2.827	z	4	38486.224	38556	1113.554	2537.388	1.076	H2-1
144	M442	L2.5X2.5X4	0.166	0	14	0.092	2.827	y	8	38486.224	38556	1113.554	2537.388	1.082	H2-1
145	M214	.25X4	0.164	0	6	0.342	0	y	6	29884.945	32400	168.75	2700	1.034	H1-1b
146	M435	L2.5X2.5X4	0.163	2.827	7	0.045	2.827	y	8	38486.224	38556	1113.554	2537.388	1.035	H2-1
147	M60	.25X4	0.162	2.827	5	0.083	0	y	5	29884.945	32400	168.75	2700	1.084	H1-1b
148	M112	.25X4	0.162	0	7	0.089	2.827	y	12	29884.945	32400	168.75	2700	1.612	H1-1b
149	M513	L2.5X2.5X4	0.16	2.827	5	0.045	2.827	z	1	38486.224	38556	1113.554	2537.388	1.114	H2-1
150	M383	L2.5X2.5X4	0.16	0	2	0.028	0	y	14	38486.224	38556	1113.554	2537.388	1.054	H2-1
151	M357	L2.5X2.5X4	0.16	0	2	0.024	2.827	y	5	38486.224	38556	1113.554	2537.388	1.081	H2-1
152	M430	L2.5X2.5X4	0.16	0	8	0.052	0	z	1	38486.224	38556	1113.554	2537.388	1.182	H2-1
153	M191	.25X4	0.159	0	2	0.199	0	y	2	29884.945	32400	168.75	2700	1.044	H1-1b
154	M186	.25X4	0.159	2.827	8	0.288	0	y	2	29884.945	32400	168.75	2700	1.035	H1-1b
155	M190	.25X4	0.159	2.827	2	0.288	0	y	2	29884.945	32400	168.75	2700	1.04	H1-1b
156	M303	L2.5X2.5X4	0.159	0	7	0.104	0	y	4	38486.224	38556	1113.554	2537.388	1.025	H2-1
157	M192	.25X4	0.159	0	2	0.12	0	y	2	29884.945	32400	168.75	2700	1.049	H1-1b
158	M494	L2.5X2.5X4	0.159	0	5	0.069	0	z	3	38486.224	38556	1113.554	2537.388	1.108	H2-1
159	M277	L2.5X2.5X4	0.159	2.827	10	0.11	2.827	z	8	38486.224	38556	1113.554	2537.388	1.048	H2-1
160	M610	L2.5X2.5X4	0.158	2.827	6	0.039	2.827	y	7	38486.224	38556	1113.554	2537.388	1.051	H2-1
161	M347	L2.5X2.5X4	0.157	2.827	8	0.038	0	y	8	38486.224	38556	1113.554	2537.388	1.025	H2-1
162	M395	L2.5X2.5X4	0.157	2.827	2	0.027	2.827	y	1	38486.224	38556	1113.554	2537.388	1.087	H2-1
163	M238	.25X4	0.157	2.827	6	0.263	0	y	6	29884.945	32400	168.75	2700	1.032	H1-1b
164	M598	L2.5X2.5X4	0.156	0	6	0.07	0	y	11	38486.224	38556	1113.554	2537.388	1.081	H2-1

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
165	M371	L2.5X2.5X4	0.156	2.827	2	0.019	0	y	2	38486.224	38556	1113.554	2537.388	1.03	H2-1
166	M421	L2.5X2.5X4	0.155	2.827	6	0.041	2.827	y	7	38486.224	38556	1113.554	2537.388	1.146	H2-1
167	M331	L2.5X2.5X4	0.155	0	8	0.041	0	y	8	38486.224	38556	1113.554	2537.388	1.07	H2-1
168	M193	.25X4	0.153	0	2	0.049	0	y	2	29884.945	32400	168.75	2700	1.056	H1-1b
169	M139	.25X4	0.152	0	8	0.259	0	y	8	29884.945	32400	168.75	2700	1.038	H1-1b
170	M278	L2.5X2.5X4	0.151	0	1	0.101	0	y	7	38486.224	38556	1113.554	2537.388	1.022	H2-1
171	M252	L2.5X2.5X4	0.151	2.827	12	0.055	2.827	y	16	38486.224	38556	1113.554	2537.388	1.5	H2-1
172	M300	L2.5X2.5X4	0.151	2.827	6	0.081	0	y	7	38486.224	38556	1113.554	2537.388	1.031	H2-1
173	M50	.25X4	0.151	0	5	0.141	0	y	5	29884.945	32400	168.75	2700	1.074	H1-1b
174	M486	L2.5X2.5X4	0.15	2.827	2	0.048	0	y	1	38486.224	38556	1113.554	2537.388	1.031	H2-1
175	M520	L2.5X2.5X4	0.149	0	4	0.036	0	z	5	38486.224	38556	1113.554	2537.388	1.097	H2-1
176	M558	L2.5X2.5X4	0.149	2.827	8	0.042	2.827	y	1	38486.224	38556	1113.554	2537.388	1.06	H2-1
177	M547	L2.5X2.5X4	0.148	0	8	0.028	0	z	2	38486.224	38556	1113.554	2537.388	1.081	H2-1
178	M302	L2.5X2.5X4	0.148	2.827	16	0.053	2.827	y	16	38486.224	38556	1113.554	2537.388	1.277	H2-1
179	M242	L2.5X2.5X4	0.147	0	8	0.036	0	y	5	38486.224	38556	1113.554	2537.388	1.128	H2-1
180	M62	.25X4	0.147	0	1	0.076	2.827	y	9	29884.945	32400	168.75	2700	1.321	H1-1b
181	M327	L2.5X2.5X4	0.146	2.827	3	0.101	2.827	z	6	38486.224	38556	1113.554	2537.388	1.042	H2-1
182	M209	.25X4	0.146	2.827	6	0.162	0	y	2	29884.945	32400	168.75	2700	1.043	H1-1b
183	M210	.25X4	0.146	0	6	0.244	0	y	2	29884.945	32400	168.75	2700	1.039	H1-1b
184	M401	L2.5X2.5X4	0.146	0	5	0.043	2.827	y	1	38486.224	38556	1113.554	2537.388	1.153	H2-1
185	M573	L2.5X2.5X4	0.146	0	2	0.047	0	y	2	38486.224	38556	1113.554	2537.388	1.075	H2-1
186	M21	L2.5X2.5X4	0.145	0	8	0.058	0	z	6	26952.359	38556	1113.554	2537.388	1.5	H2-1
187	M253	L2.5X2.5X4	0.145	0	5	0.084	2.827	y	8	38486.224	38556	1113.554	2537.388	1.035	H2-1
188	M534	L2.5X2.5X4	0.145	2.827	4	0.026	2.827	y	6	38486.224	38556	1113.554	2537.388	1.014	H2-1
189	M582	L2.5X2.5X4	0.144	2.827	2	0.072	0	y	6	38486.224	38556	1113.554	2537.388	1.113	H2-1
190	M304	L2.5X2.5X4	0.143	0	7	0.08	0	y	4	38486.224	38556	1113.554	2537.388	1.026	H2-1
191	M605	L2.5X2.5X4	0.143	2.827	12	0.123	0	y	6	38486.224	38556	1113.554	2537.388	1.052	H2-1
192	M606	L2.5X2.5X4	0.143	0	12	0.115	0	y	6	38486.224	38556	1113.554	2537.388	1.04	H2-1
193	M194	.25X4	0.143	0	2	0.055	0	y	14	29884.945	32400	168.75	2700	1.064	H1-1b
194	M251	L2.5X2.5X4	0.142	0	12	0.055	2.827	y	16	38486.224	38556	1113.554	2537.388	1.5	H2-1
195	M358	L2.5X2.5X4	0.142	0	2	0.025	0	y	10	38486.224	38556	1113.554	2537.388	1.095	H2-1
196	M208	.25X4	0.142	2.827	6	0.089	0	y	2	29884.945	32400	168.75	2700	1.048	H1-1b
197	M604	L2.5X2.5X4	0.142	2.827	12	0.127	0	y	6	38486.224	38556	1113.554	2537.388	1.068	H2-1
198	M215	.25X4	0.142	0	14	0.263	0	y	6	29884.945	32400	168.75	2700	1.046	H1-1b
199	M409	L2.5X2.5X4	0.141	0	6	0.044	0	y	14	38486.224	38556	1113.554	2537.388	1.036	H2-1
200	M607	L2.5X2.5X4	0.141	0	12	0.102	0	y	6	38486.224	38556	1113.554	2537.388	1.031	H2-1
201	M443	L2.5X2.5X4	0.14	0	3	0.071	2.827	y	8	38486.224	38556	1113.554	2537.388	1.206	H2-1
202	M188	.25X4	0.14	2.827	10	0.106	2.827	y	2	29884.945	32400	168.75	2700	1.36	H1-1b
203	M332	L2.5X2.5X4	0.14	0	8	0.018	2.827	y	3	38486.224	38556	1113.554	2537.388	1.08	H2-1
204	M218	.25X4	0.14	0	6	0.067	0	y	6	29884.945	32400	168.75	2700	1.049	H1-1b
205	M217	.25X4	0.14	2.827	6	0.126	0	y	6	29884.945	32400	168.75	2700	1.044	H1-1b
206	M769	L2.5X2.5X4	0.139	50.602	6	0.009	0	z	8	21324.074	37485	1082.622	2336.767	1.303	H2-1
207	M216	.25X4	0.139	0	14	0.191	0	y	6	29884.945	32400	168.75	2700	1.05	H1-1b
208	M301	L2.5X2.5X4	0.139	0	8	0.051	2.827	y	12	38486.224	38556	1113.554	2537.388	1.093	H2-1
209	M529	L2.5X2.5X4	0.139	2.827	1	0.085	0	y	8	38486.224	38556	1113.554	2537.388	1.056	H2-1
210	M530	L2.5X2.5X4	0.139	0	1	0.077	0	y	8	38486.224	38556	1113.554	2537.388	1.038	H2-1
211	M352	L2.5X2.5X4	0.138	0	6	0.045	2.827	y	11	38486.224	38556	1113.554	2537.388	1.003	H2-1
212	M346	L2.5X2.5X4	0.138	2.827	8	0.015	0	y	8	38486.224	38556	1113.554	2537.388	1.031	H2-1
213	M276	L2.5X2.5X4	0.138	2.827	10	0.084	2.827	y	8	38486.224	38556	1113.554	2537.388	1.051	H2-1
214	M531	L2.5X2.5X4	0.138	0	1	0.065	0	y	8	38486.224	38556	1113.554	2537.388	1.025	H2-1
215	M165	.25X4	0.138	0	2	0.246	0	y	2	29884.945	32400	168.75	2700	1.04	H1-1b
216	M420	L2.5X2.5X4	0.137	2.827	6	0.058	0	y	6	38486.224	38556	1113.554	2537.388	1.218	H2-1
217	M384	L2.5X2.5X4	0.137	0	6	0.048	0	y	14	38486.224	38556	1113.554	2537.388	1.096	H2-1
218	M603	L2.5X2.5X4	0.136	2.827	12	0.126	0	y	6	38486.224	38556	1113.554	2537.388	1.093	H2-1
219	M485	L2.5X2.5X4	0.136	2.827	8	0.031	0	y	1	38486.224	38556	1113.554	2537.388	1.008	H2-1

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
220	M377	L2.5X2.5X4	0.136	2.827	13	0.051	2.827	y	13	38486.224	38556	1113.554	2537.388	1.179	H2-1
221	M470	L2.5X2.5X4	0.136	0	4	0.029	0	z	6	38486.224	38556	1113.554	2537.388	1.089	H2-1
222	M279	L2.5X2.5X4	0.136	0	1	0.075	0	y	7	38486.224	38556	1113.554	2537.388	1.023	H2-1
223	M527	L2.5X2.5X4	0.136	2.827	5	0.091	0	y	8	38486.224	38556	1113.554	2537.388	1.121	H2-1
224	M521	L2.5X2.5X4	0.135	0	8	0.022	0	z	8	38486.224	38556	1113.554	2537.388	1.117	H2-1
225	M528	L2.5X2.5X4	0.135	0.383	5	0.09	0	y	8	38486.224	38556	1113.554	2537.388	1.08	H2-1
226	M299	L2.5X2.5X4	0.135	2.827	6	0.06	0	y	7	38486.224	38556	1113.554	2537.388	1.034	H2-1
227	M207	.25X4	0.135	2.827	2	0.029	0	y	10	29884.945	32400	168.75	2700	1.055	H1-1b
228	M394	L2.5X2.5X4	0.135	2.827	2	0.046	0	y	2	38486.224	38556	1113.554	2537.388	1.109	H2-1
229	M219	.25X4	0.135	0	6	0.032	0	y	15	29884.945	32400	168.75	2700	1.055	H1-1b
230	M609	L2.5X2.5X4	0.134	2.827	6	0.063	0	y	6	38486.224	38556	1113.554	2537.388	1.061	H2-1
231	M434	L2.5X2.5X4	0.134	2.827	7	0.059	0	y	5	38486.224	38556	1113.554	2537.388	1.041	H2-1
232	M370	L2.5X2.5X4	0.134	2.827	2	0.022	2.827	y	1	38486.224	38556	1113.554	2537.388	1.036	H2-1
233	M608	L2.5X2.5X4	0.134	0	12	0.085	0	y	6	38486.224	38556	1113.554	2537.388	1.024	H2-1
234	M599	L2.5X2.5X4	0.134	0	6	0.09	0	y	11	38486.224	38556	1113.554	2537.388	1.098	H2-1
235	M326	L2.5X2.5X4	0.133	2.827	3	0.077	2.827	z	6	38486.224	38556	1113.554	2537.388	1.045	H2-1
236	M532	L2.5X2.5X4	0.132	0	1	0.05	0	y	8	38486.224	38556	1113.554	2537.388	1.013	H2-1
237	M548	L2.5X2.5X4	0.132	0	2	0.049	0	z	2	38486.224	38556	1113.554	2537.388	1.135	H2-1
238	M167	.25X4	0.132	0	8	0.099	0	y	2	29884.945	32400	168.75	2700	1.05	H1-1b
239	M166	.25X4	0.132	2.827	8	0.169	0	y	2	29884.945	32400	168.75	2700	1.045	H1-1b
240	M254	L2.5X2.5X4	0.132	0	5	0.064	2.827	y	8	38486.224	38556	1113.554	2537.388	1.038	H2-1
241	M161	.25X4	0.131	2.827	5	0.235	0	y	8	29884.945	32400	168.75	2700	1.038	H1-1b
242	M526	L2.5X2.5X4	0.131	2.827	5	0.088	0	y	8	38486.224	38556	1113.554	2537.388	1.205	H2-1
243	M484	L2.5X2.5X4	0.13	2.827	8	0.02	0	z	8	38486.224	38556	1113.554	2537.388	1.015	H2-1
244	M247	L2.5X2.5X4	0.13	2.827	5	0.045	2.827	y	8	38486.224	38556	1113.554	2537.388	1.167	H2-1
245	M213	.25X4	0.129	2.827	14	0.11	2.827	y	6	29884.945	32400	168.75	2700	1.501	H1-1b
246	M554	L2.5X2.5X4	0.129	2.827	15	0.095	0	y	2	38486.224	38556	1113.554	2537.388	1.027	H2-1
247	M555	L2.5X2.5X4	0.129	0	15	0.088	0	y	2	38486.224	38556	1113.554	2537.388	1.014	H2-1
248	M168	.25X4	0.128	0	8	0.038	0	y	8	29884.945	32400	168.75	2700	1.056	H1-1b
249	M305	L2.5X2.5X4	0.128	0	7	0.059	0	y	4	38486.224	38556	1113.554	2537.388	1.029	H2-1
250	M522	L2.5X2.5X4	0.128	0	8	0.043	0	z	8	38486.224	38556	1113.554	2537.388	1.152	H2-1
251	M195	.25X4	0.128	0	2	0.101	0	y	14	29884.945	32400	168.75	2700	1.076	H1-1b
252	M463	L2.5X2.5X4	0.128	2.827	4	0.042	2.827	z	4	38486.224	38556	1113.554	2537.388	1.08	H2-1
253	M553	L2.5X2.5X4	0.127	2.827	15	0.098	0	y	2	38486.224	38556	1113.554	2537.388	1.043	H2-1
254	M602	L2.5X2.5X4	0.127	2.827	12	0.12	0	y	6	38486.224	38556	1113.554	2537.388	1.137	H2-1
255	M206	.25X4	0.126	2.827	2	0.057	0	y	6	29884.945	32400	168.75	2700	1.065	H1-1b
256	M556	L2.5X2.5X4	0.126	0	15	0.077	0	y	2	38486.224	38556	1113.554	2537.388	1.002	H2-1
257	M184	.25X4	0.126	2.827	2	0.14	0	y	2	29884.945	32400	168.75	2700	1.043	H1-1b
258	M220	.25X4	0.126	0	6	0.066	0	y	14	29884.945	32400	168.75	2700	1.063	H1-1b
259	M185	.25X4	0.126	0	2	0.211	0	y	2	29884.945	32400	168.75	2700	1.038	H1-1b
260	M483	L2.5X2.5X4	0.125	2.827	5	0.028	2.827	y	3	38486.224	38556	1113.554	2537.388	1.014	H2-1
261	M183	.25X4	0.125	2.827	2	0.076	0	y	2	29884.945	32400	168.75	2700	1.048	H1-1b
262	M402	L2.5X2.5X4	0.124	2.827	1	0.052	2.827	y	1	38486.224	38556	1113.554	2537.388	1.175	H2-1
263	M557	L2.5X2.5X4	0.124	2.827	8	0.061	0	y	2	38486.224	38556	1113.554	2537.388	1.076	H2-1
264	M333	L2.5X2.5X4	0.124	0	8	0.025	0	y	16	38486.224	38556	1113.554	2537.388	1.094	H2-1
265	M579	L2.5X2.5X4	0.124	0.766	12	0.104	0	y	6	38486.224	38556	1113.554	2537.388	1.003	H2-1
266	M578	L2.5X2.5X4	0.124	2.827	12	0.105	0	y	6	38486.224	38556	1113.554	2537.388	1.018	H2-1
267	M533	L2.5X2.5X4	0.124	2.827	4	0.034	0	y	2	38486.224	38556	1113.554	2537.388	1.021	H2-1
268	M580	L2.5X2.5X4	0.124	0	12	0.098	0	y	6	38486.224	38556	1113.554	2537.388	1.013	H2-1
269	M359	L2.5X2.5X4	0.124	0	2	0.038	0	y	2	38486.224	38556	1113.554	2537.388	1.117	H2-1
270	M505	L2.5X2.5X4	0.123	0	9	0.054	2.827	y	6	38486.224	38556	1113.554	2537.388	1.025	H2-1
271	M504	L2.5X2.5X4	0.123	2.827	9	0.054	2.827	y	6	38486.224	38556	1113.554	2537.388	1.011	H2-1
272	M503	L2.5X2.5X4	0.122	2.827	9	0.051	2.827	y	6	38486.224	38556	1113.554	2537.388	1.003	H2-1
273	M88	.25X4	0.121	2.827	8	0.165	2.827	y	8	29884.945	32400	168.75	2700	1.037	H1-1b
274	M59	.25X4	0.121	2.827	5	0.024	0	y	5	29884.945	32400	168.75	2700	1.106	H1-1b

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

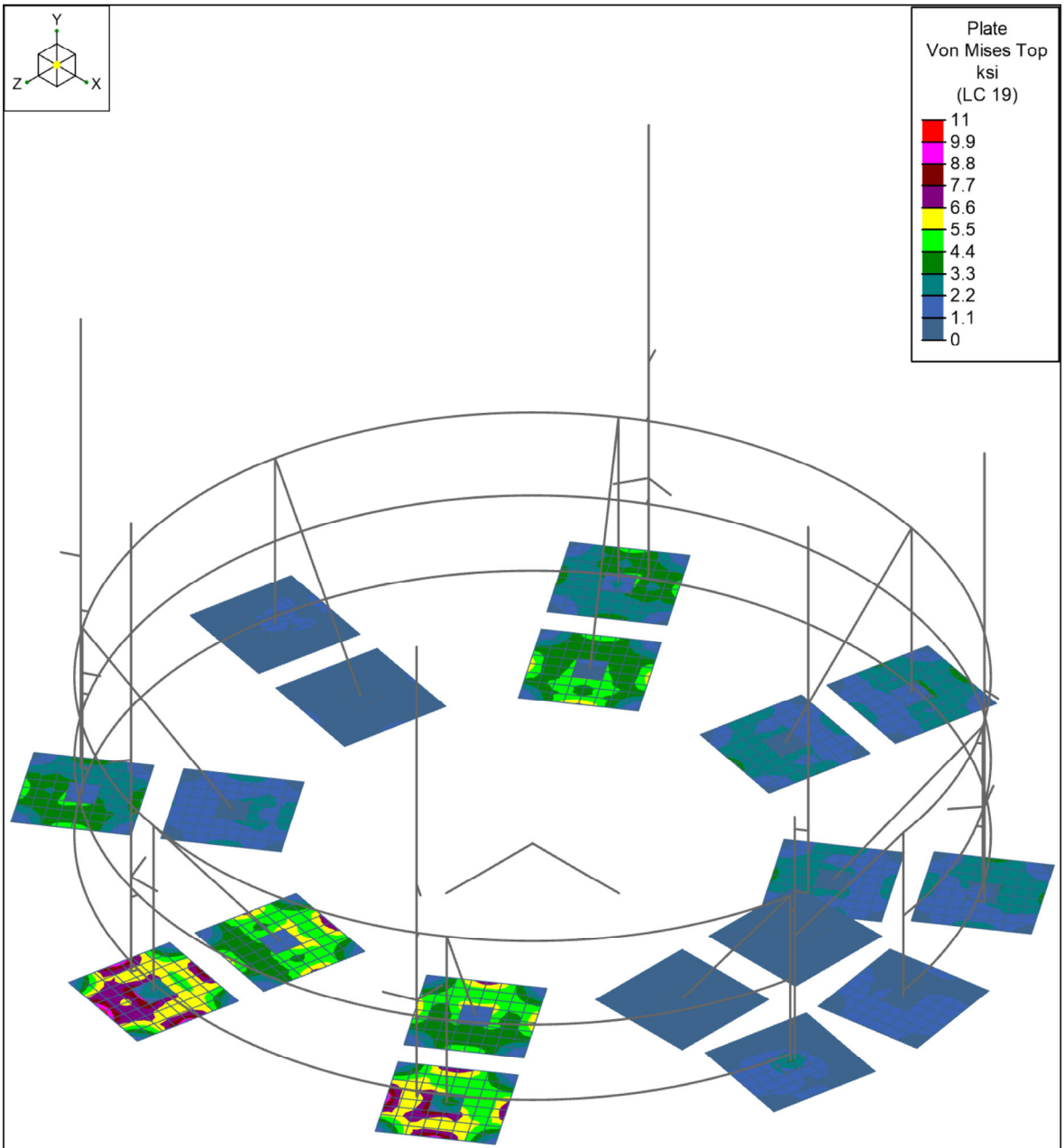
	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
275	M138	.25X4	0.121	2.827	6	0.155	2.827	y	6	29884.945	32400	168.75	2700	1.037	H1-1b
276	M552	L2.5X2.5X4	0.121	2.827	15	0.097	0	y	2	38486.224	38556	1113.554	2537.388	1.064	H2-1
277	M525	L2.5X2.5X4	0.121	2.827	5	0.081	0	y	8	38486.224	38556	1113.554	2537.388	1.5	H2-1
278	M574	L2.5X2.5X4	0.121	0	6	0.068	0	y	2	38486.224	38556	1113.554	2537.388	1.126	H2-1
279	M480	L2.5X2.5X4	0.121	2.827	3	0.059	0	y	7	38486.224	38556	1113.554	2537.388	1.048	H2-1
280	M325	L2.5X2.5X4	0.121	2.827	3	0.055	2.827	z	6	38486.224	38556	1113.554	2537.388	1.048	H2-1
281	M481	L2.5X2.5X4	0.121	0.059	3	0.05	0	y	7	38486.224	38556	1113.554	2537.388	1.035	H2-1
282	M512	L2.5X2.5X4	0.12	2.827	8	0.033	2.827	z	1	38486.224	38556	1113.554	2537.388	1.115	H2-1
283	M280	L2.5X2.5X4	0.12	0	1	0.052	0	y	7	38486.224	38556	1113.554	2537.388	1.025	H2-1
284	M234	.25X4	0.12	2.297	6	0.038	0	y	11	29884.945	32400	168.75	2700	1.049	H1-1b
285	M482	L2.5X2.5X4	0.12	2.827	5	0.039	0	y	7	38486.224	38556	1113.554	2537.388	1.022	H2-1
286	M235	.25X4	0.12	0	6	0.076	0	y	14	29884.945	32400	168.75	2700	1.043	H1-1b
287	M169	.25X4	0.12	0	8	0.046	0	y	10	29884.945	32400	168.75	2700	1.065	H1-1b
288	M298	L2.5X2.5X4	0.12	2.827	6	0.041	0	y	7	38486.224	38556	1113.554	2537.388	1.037	H2-1
289	M163	.25X4	0.12	2.827	16	0.102	2.827	y	8	29884.945	32400	168.75	2700	1.387	H1-1b
290	M140	.25X4	0.12	0	8	0.191	0	y	8	29884.945	32400	168.75	2700	1.041	H1-1b
291	M506	L2.5X2.5X4	0.119	0	9	0.053	2.827	y	6	38486.224	38556	1113.554	2537.388	1.041	H2-1
292	M444	L2.5X2.5X4	0.119	0	5	0.052	2.827	y	8	38486.224	38556	1113.554	2537.388	1.013	H2-1
293	M182	.25X4	0.119	2.827	2	0.023	0	y	10	29884.945	32400	168.75	2700	1.055	H1-1b
294	M577	L2.5X2.5X4	0.119	2.827	12	0.103	0	y	2	38486.224	38556	1113.554	2537.388	1.036	H2-1
295	M89	.25X4	0.119	0	7	0.189	0	y	7	29884.945	32400	168.75	2700	1.038	H1-1b
296	M233	.25X4	0.119	2.827	6	0.039	2.827	y	7	29884.945	32400	168.75	2700	1.056	H1-1b
297	M523	L2.5X2.5X4	0.119	0	8	0.059	0	z	8	38486.224	38556	1113.554	2537.388	1.22	H2-1
298	M345	L2.5X2.5X4	0.119	2.827	8	0.021	2.827	y	5	38486.224	38556	1113.554	2537.388	1.037	H2-1
299	M275	L2.5X2.5X4	0.119	2.827	10	0.061	2.827	y	8	38486.224	38556	1113.554	2537.388	1.055	H2-1
300	M581	L2.5X2.5X4	0.118	0	12	0.087	0	y	6	38486.224	38556	1113.554	2537.388	1.029	H2-1
301	M431	L2.5X2.5X4	0.118	0	8	0.057	0	y	5	38486.224	38556	1113.554	2537.388	1.318	H2-1
302	M255	L2.5X2.5X4	0.118	0	5	0.046	2.827	y	8	38486.224	38556	1113.554	2537.388	1.041	H2-1
303	M419	L2.5X2.5X4	0.118	2.827	6	0.073	0	y	6	38486.224	38556	1113.554	2537.388	1.455	H2-1
304	M479	L2.5X2.5X4	0.118	2.827	3	0.065	0	y	7	38486.224	38556	1113.554	2537.388	1.067	H2-1
305	M237	.25X4	0.118	2.827	6	0.195	0	y	6	29884.945	32400	168.75	2700	1.035	H1-1b
306	M495	L2.5X2.5X4	0.117	0	5	0.053	0	z	3	38486.224	38556	1113.554	2537.388	1.131	H2-1
307	M549	L2.5X2.5X4	0.116	0	2	0.068	0	y	2	38486.224	38556	1113.554	2537.388	1.185	H2-1
308	M236	.25X4	0.116	0	6	0.133	0	y	6	29884.945	32400	168.75	2700	1.039	H1-1b
309	M502	L2.5X2.5X4	0.116	2.827	9	0.047	2.827	y	6	38486.224	38556	1113.554	2537.388	1.016	H2-1
310	M410	L2.5X2.5X4	0.115	0	6	0.062	0	y	14	38486.224	38556	1113.554	2537.388	1.04	H2-1
311	M385	L2.5X2.5X4	0.115	0	6	0.063	0	y	14	38486.224	38556	1113.554	2537.388	1.118	H2-1
312	M64	.25X4	0.113	0	5	0.159	2.827	y	8	29884.945	32400	168.75	2700	1.037	H1-1b
313	M306	L2.5X2.5X4	0.113	0	7	0.04	2.827	y	3	38486.224	38556	1113.554	2537.388	1.032	H2-1
314	M232	.25X4	0.113	2.827	6	0.075	0	y	6	29884.945	32400	168.75	2700	1.066	H1-1b
315	M601	L2.5X2.5X4	0.113	2.827	12	0.114	0	y	11	38486.224	38556	1113.554	2537.388	1.235	H2-1
316	M205	.25X4	0.113	2.827	2	0.104	0	y	6	29884.945	32400	168.75	2700	1.078	H1-1b
317	M393	L2.5X2.5X4	0.113	2.827	2	0.063	0	y	2	38486.224	38556	1113.554	2537.388	1.147	H2-1
318	M221	.25X4	0.113	0	6	0.1	0	y	14	29884.945	32400	168.75	2700	1.074	H1-1b
319	M369	L2.5X2.5X4	0.112	2.827	2	0.039	2.827	y	1	38486.224	38556	1113.554	2537.388	1.045	H2-1
320	M507	L2.5X2.5X4	0.112	0	9	0.049	2.827	y	6	38486.224	38556	1113.554	2537.388	1.064	H2-1
321	M51	.25X4	0.112	0	5	0.07	0	y	5	29884.945	32400	168.75	2700	1.09	H1-1b
322	M478	L2.5X2.5X4	0.111	2.827	3	0.069	0	y	7	38486.224	38556	1113.554	2537.388	1.095	H2-1
323	M600	L2.5X2.5X4	0.111	0	6	0.105	0	y	11	38486.224	38556	1113.554	2537.388	1.126	H2-1
324	M181	.25X4	0.11	2.827	2	0.049	0	y	2	29884.945	32400	168.75	2700	1.064	H1-1b
325	M757	L2.5X2.5X4	0.11	49.8	1	0.012	49.8	z	7	21705.62	37485	1082.622	2398.581	1.5	H2-1
326	M196	.25X4	0.11	0	2	0.138	0	y	14	29884.945	32400	168.75	2700	1.094	H1-1b
327	M551	L2.5X2.5X4	0.11	2.827	15	0.092	0	y	2	38486.224	38556	1113.554	2537.388	1.095	H2-1
328	M114	.25X4	0.11	0	7	0.171	0	y	4	29884.945	32400	168.75	2700	1.036	H1-1b
329	M576	L2.5X2.5X4	0.11	2.827	12	0.096	0	y	2	38486.224	38556	1113.554	2537.388	1.058	H2-1

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

	Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [lb-ft]	phi*Mn z-z [lb-ft]	Cb	Eqn
330	M524	L2.5X2.5X4	0.109	0	5	0.072	0	z	8	38486.224	38556	1113.554	2537.388	1.5	H2-1
331	M111	.25X4	0.109	2.827	6	0.163	0	y	7	29884.945	32400	168.75	2700	1.04	H1-1b
332	M324	L2.5X2.5X4	0.108	2.827	3	0.037	2.827	z	7	38486.224	38556	1113.554	2537.388	1.052	H2-1
333	M170	.25X4	0.108	0	8	0.082	0	y	2	29884.945	32400	168.75	2700	1.077	H1-1b
334	M334	L2.5X2.5X4	0.108	0	8	0.039	0	y	8	38486.224	38556	1113.554	2537.388	1.115	H2-1
335	M501	L2.5X2.5X4	0.106	2.827	9	0.041	0	y	7	38486.224	38556	1113.554	2537.388	1.031	H2-1
336	M281	L2.5X2.5X4	0.105	0	1	0.034	0	y	1	38486.224	38556	1113.554	2537.388	1.027	H2-1
337	M52	.25X4	0.105	0	5	0.029	0	y	1	29884.945	32400	168.75	2700	1.115	H1-1b
338	M256	L2.5X2.5X4	0.105	0	5	0.029	2.827	y	8	38486.224	38556	1113.554	2537.388	1.045	H2-1
339	M158	.25X4	0.105	2.827	8	0.065	0	y	8	29884.945	32400	168.75	2700	1.047	H1-1b
340	M159	.25X4	0.104	0	8	0.117	0	y	8	29884.945	32400	168.75	2700	1.042	H1-1b
341	M297	L2.5X2.5X4	0.104	2.827	6	0.024	0	y	7	38486.224	38556	1113.554	2537.388	1.041	H2-1
342	M360	L2.5X2.5X4	0.104	0	2	0.054	0	y	2	38486.224	38556	1113.554	2537.388	1.154	H2-1
343	M433	L2.5X2.5X4	0.104	2.827	7	0.066	0	y	5	38486.224	38556	1113.554	2537.388	1.049	H2-1
344	M550	L2.5X2.5X4	0.104	0	1	0.082	0	y	2	38486.224	38556	1113.554	2537.388	1.418	H2-1
345	M445	L2.5X2.5X4	0.104	0	5	0.034	2.827	y	8	38486.224	38556	1113.554	2537.388	1.016	H2-1
346	M160	.25X4	0.104	0	8	0.173	0	y	8	29884.945	32400	168.75	2700	1.037	H1-1b
347	M231	.25X4	0.103	2.827	6	0.108	0	y	6	29884.945	32400	168.75	2700	1.08	H1-1b
348	M243	L2.5X2.5X4	0.103	0	8	0.053	0	y	5	38486.224	38556	1113.554	2537.388	1.187	H2-1
349	M142	.25X4	0.102	1.09	8	0.074	0	y	8	29884.945	32400	168.75	2700	1.051	H1-1b
350	M141	.25X4	0.102	2.651	8	0.129	0	y	8	29884.945	32400	168.75	2700	1.045	H1-1b
351	M575	L2.5X2.5X4	0.102	0	7	0.085	0	y	2	38486.224	38556	1113.554	2537.388	1.204	H2-1
352	M157	.25X4	0.101	2.827	8	0.023	0	y	12	29884.945	32400	168.75	2700	1.054	H1-1b
353	M143	.25X4	0.101	0	8	0.026	2.827	y	5	29884.945	32400	168.75	2700	1.057	H1-1b
354	M471	L2.5X2.5X4	0.101	0	8	0.023	0	z	4	38486.224	38556	1113.554	2537.388	1.107	H2-1
355	M477	L2.5X2.5X4	0.101	2.827	3	0.069	0	y	7	38486.224	38556	1113.554	2537.388	1.146	H2-1
356	M274	L2.5X2.5X4	0.1	2.827	16	0.041	2.827	y	8	38486.224	38556	1113.554	2537.388	1.064	H2-1
357	M508	L2.5X2.5X4	0.1	0	9	0.043	2.827	y	6	38486.224	38556	1113.554	2537.388	1.097	H2-1

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	DL+WLx		C	1	1.2	3	1				
2	DL-WLx		C	1	1.2	3	-1				
3	DL+WLz		C	1	1.2	4	1				
4	DL-WLz		C	1	1.2	4	-1				
5	DL+WLx 45		C	1	1.2	3	0.707	4	0.707		
6	DL-WLx 45		C	1	1.2	3	-0.707	4	0.707		
7	DL+WLz 45		C	1	1.2	3	0.707	4	-0.707		
8	DL-WLz 45		C	1	1.2	3	-0.707	4	-0.707		
9	DL+Ice+WLx (Ice)		C	1	1.2	2	1	5	1		
10	DL+Ice-WLx (Ice)		C	1	1.2	2	1	5	-1		
11	DL+Ice+WLz (Ice)		C	1	1.2	2	1	6	1		
12	DL+Ice-WLz (Ice)		C	1	1.2	2	1	6	-1		
13	DL+Ice+WLx 45 (Ice)		C	1	1.2	2	1	5	0.707	6	0.707
14	DL+Ice-WLx 45 (Ice)		C	1	1.2	2	1	5	-0.707	6	0.707
15	DL+Ice+WLz 45 (Ice)		C	1	1.2	2	1	5	0.707	6	-0.707
16	DL+Ice-WLz 45 (Ice)		C	1	1.2	2	1	5	-0.707	6	-0.707
17	Service DL+WLx	Yes	C	1	1	3	0.746				
18	Service DL-WLx	Yes	C	1	1	3	-0.746				
19	Service DL+WLz	Yes	C	1	1	4	0.746				
20	Service DL-WLz	Yes	C	1	1	4	-0.746				
21	Service DL+WLx 45	Yes	C	1	1	3	0.528	4	0.528		
22	Service DL-WLx 45	Yes	C	1	1	3	-0.528	4	0.528		
23	Service DL+WLz 45	Yes	C	1	1	3	0.528	4	-0.528		
24	Service DL-WLz 45	Yes	C	1	1	3	-0.528	4	-0.528		
25	Service DL+Ice+WLx (Ice)	Yes	C	1	1	2	0.7	5	0.7		
26	Service DL+Ice-WLx (Ice)	Yes	C	1	1	2	0.7	5	-0.7		
27	Service DL+Ice+WLz (Ice)	Yes	C	1	1	2	0.7	6	0.7		
28	Service DL+Ice-WLz (Ice)	Yes	C	1	1	2	0.7	6	-0.7		
29	Service DL+Ice+WLx 45 (Ice)	Yes	C	1	1	2	0.7	5	0.495	6	0.495
30	Service DL+Ice-WLx 45 (Ice)	Yes	C	1	1	2	0.7	5	-0.495	6	0.495
31	Service DL+Ice+WLz 45 (Ice)	Yes	C	1	1	2	0.7	5	0.495	6	-0.495
32	Service DL+Ice-WLz 45 (Ice)	Yes	C	1	1	2	0.7	5	-0.495	6	-0.495



Results for LC 19, Service DL+WLz

RISA	Dixon Engineering, Inc.	Marquette, MI NMU	SK-3
	JVR		Nov 28, 2023 at 01:14 PM
	MI2023CMK-5667		Marquette, MI NMU RISA ...

Envelope Plate Principal Stresses

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
0	P604	max	T	8.217	20	1.732	20	4.487	19	1.907	24	10.377	19
1		min		-2.388	19	-11.363	19	0.323	28	0.19	28	0.73	28
2		max	B	10.5	19	2.306	19	4.097	19	1.863	21	9.558	19
3		min		-1.674	20	-7.586	20	0.298	28	0.162	17	0.676	28
4	P605	max	T	8.229	20	1.723	20	4.467	19	1.731	24	10.355	19
5		min		-2.416	19	-11.35	19	0.266	28	0.048	18	0.665	28
6		max	B	10.486	19	2.334	19	4.076	19	1.731	31	9.536	19
7		min		-1.665	20	-7.594	20	0.246	28	-0.067	17	0.619	28
8	P33	max	T	7.076	20	1.365	20	4.489	27	0.924	17	10.293	27
9		min		-2.256	27	-11.234	27	0.435	28	-0.676	23	1.048	28
10		max	B	10.343	27	2.17	27	4.086	27	0.958	18	9.446	27
11		min		-1.31	20	-6.49	20	0.408	28	-0.709	32	0.993	28
12	P60	max	T	7.623	24	1.642	24	4.421	27	1.144	18	10.144	29
13		min		-2.301	21	-11.093	29	0.399	28	-0.612	32	0.946	32
14		max	B	10.251	29	2.223	21	4.039	27	1.082	17	9.345	29
15		min		-1.588	24	-7.048	24	0.368	28	-0.648	23	0.872	32
16	P25	max	T	6.939	20	1.576	20	4.313	27	1.077	22	10.091	27
17		min		-2.47	27	-11.096	27	0.493	28	-0.521	18	1.116	28
18		max	B	10.221	27	2.383	27	3.919	27	1.094	23	9.262	27
19		min		-1.52	20	-6.369	20	0.462	28	-0.558	28	1.052	28
20	P61	max	T	7.688	24	1.582	24	4.304	29	0.962	18	10.033	29
21		min		-2.451	27	-11.018	29	0.322	32	-0.764	32	0.816	32
22		max	B	10.183	29	2.371	27	3.928	29	2.227	23	9.241	29
23		min		-1.527	24	-7.092	24	0.296	32	-0.696	20	0.761	32
24	P536	max	T	8.294	23	1.739	23	4.311	22	1.092	25	9.97	22
25		min		-2.296	22	-10.918	22	0.146	31	-0.595	21	0.337	31
26		max	B	10.089	22	2.217	22	3.936	22	1.102	20	9.183	22
27		min		-1.68	23	-7.655	23	0.138	31	-0.611	31	0.317	31
28	P577	max	T	7.703	23	1.468	23	4.366	22	1.709	21	9.968	22
29		min		-2.136	27	-10.859	22	0.436	31	0.115	17	1.062	31
30		max	B	9.964	22	2.053	27	3.962	22	1.734	24	9.117	22
31		min		-1.405	23	-7.042	23	0.414	31	0.062	28	1.015	31
32	P537	max	T	8.289	23	1.747	17	4.291	22	2.348	21	9.947	22
33		min		-2.324	18	-10.902	22	0.118	31	-0.698	17	0.307	31
34		max	B	10.075	22	2.251	18	3.916	22	0.935	20	9.162	22
35		min		-1.694	17	-7.651	23	0.111	31	-0.72	24	0.289	31
36	P569	max	T	7.533	23	1.723	23	4.124	22	1.863	18	9.686	22
37		min		-2.418	22	-10.666	22	0.508	31	0.28	24	1.147	31
38		max	B	9.796	22	2.331	22	3.733	22	1.879	17	8.864	22
39		min		-1.659	23	-6.894	23	0.48	31	0.218	31	1.089	31
40	P509	max	T	7.877	17	1.511	17	4.215	18	0.948	20	9.63	18
41		min		-2.064	18	-10.495	18	0.273	31	-0.777	31	0.676	31
42		max	B	9.632	18	1.979	18	3.826	18	0.921	19	8.811	18
43		min		-1.446	17	-7.206	17	0.252	31	-0.668	21	0.634	31
44	P580	max	T	9.955	22	9.221	22	0.567	24	2.174	27	9.609	22
45		min		-6.967	23	-7.576	23	0.091	31	-0.688	22	0.215	31
46		max	B	3.946	23	1.804	23	1.291	22	2.253	20	4.172	22
47		min		-2.231	22	-4.814	22	0.147	25	-0.758	31	0.303	25
48	P584	max	T	7.513	20	1.46	20	4.171	19	1.9	28	9.551	19
49		min		-2.076	19	-10.419	19	0.105	17	-0.296	17	0.192	17
50		max	B	9.584	19	1.987	19	3.799	19	1.83	24	8.761	19
51		min		-1.396	20	-6.899	20	0.107	17	0.221	18	0.206	17
52	P36	max	T	9.741	27	9.088	27	0.628	18	2.331	26	9.432	27
53		min		-6.29	20	-6.808	20	0.096	28	-0.69	18	0.352	28
54		max	B	3.448	20	1.594	20	1.192	19	2.005	23	3.879	19

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
55		min		-2.091	19	-4.476	19	0.14	28	-0.658	17	0.302	31
56	P501	max	T	7.709	17	1.765	17	3.985	18	1.093	21	9.363	18
57		min		-2.342	18	-10.312	18	0.355	31	-0.602	25	0.773	31
58		max	B	9.472	18	2.256	18	3.608	18	1.07	24	8.57	18
59		min		-1.699	17	-7.059	17	0.328	31	-0.504	20	0.719	31
60	P40	max	T	7.32	24	1.437	24	4.078	21	1.45	23	9.352	21
61		min		-2.061	29	-10.207	21	0.122	23	-0.552	20	0.243	23
62		max	B	9.362	21	1.969	29	3.701	21	1.05	18	8.552	21
63		min		-1.372	24	-6.695	24	0.082	23	-0.568	22	0.162	23
64	P589	max	T	10.258	19	7.8	19	1.581	22	2.236	18	9.277	19
65		min		-5.759	20	-7.508	20	0.105	28	-0.42	24	0.462	28
66		max	B	8.729	20	4.465	20	2.908	19	2.133	17	10.296	19
67		min		-6.072	19	-11.888	19	0.143	28	-0.126	31	0.491	28
68	P576	max	T	7.338	20	1.717	20	3.925	19	1.818	17	9.265	19
69		min		-2.37	19	-10.22	19	0.035	17	0.081	24	0.1	17
70		max	B	9.413	19	2.279	19	3.567	19	1.663	23	8.506	19
71		min		-1.652	20	-6.749	20	0.006	17	0.097	21	0.113	17
72	P27	max	T	10.389	27	7.392	27	1.499	27	2.311	25	9.261	27
73		min		-4.579	20	-6.81	20	0.138	32	-0.591	31	0.72	18
74		max	B	7.561	20	3.874	20	2.873	27	1.228	28	10.188	27
75		min		-6.016	27	-11.763	27	0.171	18	-0.676	23	0.583	18
76	P43	max	T	10.573	27	6.406	27	2.083	27	2.314	18	9.225	27
77		min		-4.279	20	-6.964	20	0.212	28	-0.318	32	0.672	28
78		max	B	6.618	20	5.953	20	0.708	17	2.283	17	9.559	27
79		min		-8.957	27	-10.064	27	0.104	28	-0.577	23	0.666	28
80	P588	max	T	10.142	19	7.862	19	1.14	19	2.323	18	9.216	19
81		min		-5.727	20	-7.538	20	0.122	31	-0.634	28	0.542	28
82		max	B	8.721	20	4.465	20	2.908	19	2.19	17	10.262	19
83		min		-6.032	19	-11.849	19	0.202	28	0.161	21	0.507	28
84	P587	max	T	10.513	22	6.445	22	2.108	19	2.135	17	9.182	22
85		min		-4.743	23	-7.675	23	0.207	31	-0.58	23	0.614	31
86		max	B	7.294	23	6.606	23	0.706	19	2.34	31	9.536	22
87		min		-8.993	22	-10	22	0.104	31	-0.6	30	0.599	31
88	P516	max	T	7.506	23	1.461	23	4.005	22	1.041	20	9.171	22
89		min		-1.994	22	-10.004	22	0.196	31	-0.562	24	0.505	31
90		max	B	9.214	22	1.911	22	3.652	22	1.159	31	8.423	22
91		min		-1.399	23	-6.905	23	0.176	31	-0.633	21	0.463	31
92	P512	max	T	9.454	18	8.758	18	0.491	19	2.215	21	9.126	18
93		min		-6.979	17	-7.586	17	0.091	25	-0.684	29	0.241	25
94		max	B	3.811	17	1.749	17	1.18	18	2.128	28	3.826	18
95		min		-2.054	18	-4.415	18	0.154	29	-0.688	20	0.269	29
96	P32	max	T	7.179	24	1.649	24	3.87	21	0.984	32	9.111	21
97		min		-2.302	21	-10.041	21	0.148	23	-0.702	18	0.277	23
98		max	B	9.217	21	2.209	21	3.504	21	0.881	20	8.335	21
99		min		-1.582	24	-6.572	24	0.104	23	-0.692	23	0.191	23
100	P571	max	T	10.232	22	7.007	22	1.612	22	2.041	24	9.061	22
101		min		-4.938	23	-7.482	23	0.087	28	-0.273	18	0.857	31
102		max	B	8.282	23	4.225	23	2.806	22	2.078	31	9.923	22
103		min		-5.846	22	-11.457	22	0.278	24	0.111	17	0.895	31
104	P45	max	T	10.154	27	7.47	21	1.512	27	1.813	18	9.03	27
105		min		-5.409	24	-6.827	24	0.128	28	-0.359	24	0.697	28
106		max	B	8.061	24	4.103	24	2.793	29	2.305	28	9.911	29
107		min		-5.857	29	-11.443	29	0.224	32	-0.781	17	0.738	32
108	P521	max	T	9.871	18	7.492	22	1.465	18	2.057	31	8.903	22
109		min		-5.78	23	-7.628	17	0.08	31	-0.768	29	0.165	31

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
110		max	B	8.795	23	4.502	23	2.791	22	2.326	20	9.881	22
111		min		-5.825	22	-11.408	22	0.043	31	-0.653	23	0.116	31
112	P508	max	T	7.331	23	1.719	23	3.77	22	0.873	17	8.898	22
113		min		-2.275	22	-9.815	22	0.224	21	-0.693	19	0.604	31
114		max	B	9.051	22	2.19	22	3.43	22	0.995	31	8.179	22
115		min		-1.655	23	-6.754	23	0.228	21	-0.7	20	0.549	31
116	P4	max	T	6.235	24	1.408	24	3.851	27	1.104	23	8.872	29
117		min		-2.055	29	-9.719	29	0.493	23	-0.706	17	0.972	23
118		max	B	8.935	29	1.961	29	3.501	27	0.967	22	8.134	29
119		min		-1.343	24	-5.727	24	0.436	23	-0.773	18	0.856	23
120	P35	max	T	9.596	27	7.869	27	0.863	27	2.354	21	8.86	27
121		min		-5.066	20	-6.013	20	0.193	28	-0.692	25	0.929	28
122		max	B	7.376	20	3.644	20	2.9	27	1.967	18	10.027	27
123		min		-5.778	27	-11.578	27	0.264	28	-0.778	24	0.697	18
124	P520	max	T	9.748	22	7.551	22	1.098	22	2.343	30	8.856	22
125		min		-5.797	23	-7.567	23	0.1	25	-0.707	26	0.322	31
126		max	B	8.791	23	4.496	23	2.794	22	1.613	31	9.862	22
127		min		-5.798	22	-11.387	22	0.1	31	-0.706	20	0.181	31
128	P400	max	T	6.882	21	1.428	21	3.828	24	1.085	17	8.843	24
129		min		-2.024	24	-9.68	24	0.163	22	-0.566	23	0.285	22
130		max	B	8.954	24	1.956	24	3.499	24	2.262	22	8.154	24
131		min		-1.381	21	-6.359	21	0.146	22	-0.535	19	0.253	22
132	P519	max	T	10.115	18	6.165	18	2.026	22	2.048	19	8.83	18
133		min		-4.787	17	-7.8	17	0.134	25	-0.126	21	0.314	25
134		max	B	7.416	17	6.684	17	0.672	22	2.142	23	9.165	18
135		min		-8.623	18	-9.625	18	0.081	25	-0.766	20	0.286	25
136	P401	max	T	6.87	21	1.46	21	3.796	24	0.917	17	8.812	24
137		min		-2.072	24	-9.663	24	0.13	22	-0.733	23	0.23	22
138		max	B	8.932	24	2.002	24	3.465	24	1.476	22	8.118	24
139		min		-1.412	21	-6.344	21	0.113	22	-0.697	19	0.205	22
140	P44	max	T	9.662	21	7.691	27	1.112	21	2.21	24	8.764	21
141		min		-5.227	24	-7.041	24	0.106	28	-0.653	20	0.682	28
142		max	B	8.054	24	4.132	24	2.811	27	1.47	23	9.815	29
143		min		-5.727	21	-11.333	29	0.226	28	-0.643	17	0.742	32
144	P5	max	T	6.302	24	1.346	24	3.732	29	1.486	23	8.759	29
145		min		-2.219	27	-9.642	29	0.236	23	-0.557	17	0.639	23
146		max	B	8.866	29	2.125	27	3.391	29	1.123	22	8.029	29
147		min		-1.28	24	-5.773	24	0.205	23	-0.605	18	0.582	23
148	P590	max	T	10.012	19	5.77	19	2.123	22	2.326	30	8.705	19
149		min		-4.305	20	-7.433	20	0.135	28	-0.755	27	0.32	28
150		max	B	7.148	20	6.046	20	1.058	22	2.163	20	8.976	19
151		min		-8.138	19	-9.627	19	0.071	28	-0.006	24	0.303	28
152	P503	max	T	9.775	18	6.749	18	1.513	18	2.203	23	8.668	18
153		min		-5.04	17	-7.546	17	0.13	31	-0.542	20	0.611	25
154		max	B	8.387	17	4.279	17	2.691	18	1.035	20	9.511	18
155		min		-5.6	18	-10.982	18	0.216	25	-0.604	24	0.569	25
156	P548	max	T	6.508	20	1.442	20	3.735	27	1.86	17	8.661	27
157		min		-2.059	19	-9.493	27	0.563	17	0.083	31	1.143	17
158		max	B	8.731	27	1.964	19	3.4	27	1.747	18	7.944	27
159		min		-1.373	20	-5.975	20	0.501	17	0.038	24	1.014	17
160	P549	max	T	6.521	20	1.432	20	3.664	19	2.15	17	8.567	27
161		min		-2.119	27	-9.428	27	0.293	17	0.232	21	0.801	17
162		max	B	8.675	27	2.027	27	3.331	19	1.898	18	7.86	27
163		min		-1.363	20	-5.983	20	0.26	17	0.194	24	0.734	17
164	P579	max	T	9.172	22	7.648	22	0.792	30	2.255	17	8.513	22

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
165		min		-5.527	23	-6.529	23	0.194	31	-0.287	21	0.903	31
166		max	B	8.068	23	3.954	23	2.844	22	1.881	28	9.715	22
167		min		-5.529	22	-11.217	22	0.25	31	-0.253	24	0.92	31
168	P46	max	T	9.661	21	5.627	21	2.093	27	2.1	28	8.404	21
169		min		-4.2	24	-7.093	24	0.177	32	-0.548	23	0.348	32
170		max	B	6.776	24	5.939	24	0.967	19	1.5	24	8.689	21
171		min		-7.981	21	-9.256	21	0.121	32	-0.714	18	0.302	32
172	P522	max	T	9.612	22	5.542	22	2.041	18	1.91	20	8.357	22
173		min		-4.271	23	-7.428	23	0.15	31	-0.244	24	0.264	31
174		max	B	7.152	23	5.993	23	0.968	18	2.134	29	8.613	22
175		min		-7.804	22	-9.241	22	0.116	31	-0.756	31	0.215	31
176	P581	max	T	8.859	19	7.698	19	0.929	22	2.101	24	8.339	19
177		min		-5.95	20	-6.864	20	0.084	28	-0.372	28	0.269	28
178		max	B	2.808	20	1.186	20	0.976	22	2.005	17	2.832	19
179		min		-1.358	19	-3.255	19	0.208	31	-0.781	25	0.362	31
180	P373	max	T	6.318	21	1.226	21	3.636	24	0.919	18	8.328	24
181		min		-1.813	24	-9.085	24	0.316	22	-0.689	22	0.69	22
182		max	B	8.405	24	1.745	24	3.33	24	0.932	17	7.682	24
183		min		-1.178	21	-5.832	21	0.261	22	-0.704	29	0.576	22
184	P753	max	T	8.506	19	1.785	19	3.59	20	1.853	29	8.312	20
185		min		-1.927	20	-9.106	20	0.308	26	0.259	25	0.695	26
186		max	B	8.226	20	1.829	20	3.198	20	1.839	24	7.481	20
187		min		-1.695	19	-7.675	19	0.276	26	0.263	18	0.63	26
188	P752	max	T	8.504	19	1.785	19	3.59	20	1.679	21	8.312	20
189		min		-1.925	20	-9.105	20	0.296	26	0.105	17	0.681	26
190		max	B	8.226	20	1.827	20	3.199	20	1.688	32	7.482	20
191		min		-1.695	19	-7.674	19	0.265	26	0.079	26	0.617	26
192	P480	max	T	6.586	23	1.449	23	3.545	22	0.952	24	8.261	22
193		min		-1.982	22	-9.071	22	0.422	31	-0.733	20	0.956	31
194		max	B	8.34	22	1.891	22	3.225	22	1.014	21	7.574	22
195		min		-1.379	23	-6.044	23	0.385	31	-0.716	25	0.88	31
196	P1092	max	T	8.369	22	1.756	22	3.558	23	0.9	28	8.237	23
197		min		-1.907	23	-9.024	23	0.218	32	-0.714	32	0.499	32
198		max	B	8.151	23	1.81	23	3.17	23	0.896	19	7.414	23
199		min		-1.667	22	-7.55	22	0.195	32	-0.677	21	0.452	32
200	P481	max	T	6.581	23	1.465	17	3.524	22	1.103	24	8.237	22
201		min		-2.018	18	-9.055	22	0.398	31	-0.582	20	0.929	31
202		max	B	8.325	22	1.929	18	3.205	22	1.202	21	7.552	22
203		min		-1.398	17	-6.04	23	0.362	31	-0.551	19	0.855	31
204	P1093	max	T	8.368	22	1.759	22	3.556	23	1.057	20	8.236	23
205		min		-1.91	23	-9.023	23	0.226	32	-0.52	24	0.508	32
206		max	B	8.15	23	1.813	23	3.168	23	1.067	27	7.412	23
207		min		-1.67	22	-7.549	22	0.203	32	-0.528	29	0.461	32
208	P511	max	T	8.796	18	7.327	18	0.735	18	2.243	23	8.161	18
209		min		-5.596	17	-6.625	17	0.158	25	-0.645	17	0.594	25
210		max	B	8.178	17	4.003	17	2.732	18	2.334	19	9.315	18
211		min		-5.291	18	-10.755	18	0.159	25	-0.754	22	0.574	25
212	P41	max	T	5.749	20	1.424	20	3.414	27	2.344	18	8.151	27
213		min		-2.195	27	-9.024	27	0.337	28	0.744	32	0.78	28
214		max	B	8.192	27	2.085	27	3.054	27	2.338	22	7.374	27
215		min		-1.352	20	-5.202	20	0.314	28	0.758	18	0.73	28
216	P380	max	T	6.173	21	1.202	21	3.548	24	1.121	22	8.133	24
217		min		-1.779	24	-8.875	24	0.31	22	-0.554	19	0.709	22
218		max	B	8.147	24	1.699	24	3.224	24	1.035	17	7.444	24
219		min		-1.147	21	-5.658	21	0.258	22	-0.555	23	0.603	22

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
220	P365	max	T	6.174	21	1.441	21	3.439	24	1.071	23	8.1	24
221		min		-2.051	24	-8.929	24	0.291	22	-0.495	17	0.661	22
222		max	B	8.268	24	1.981	24	3.143	24	1.127	22	7.477	24
223		min		-1.392	21	-5.707	21	0.237	22	-0.55	29	0.548	22
224	P603	max	T	6.431	20	1.56	23	3.401	19	2.007	24	8.09	19
225		min		-2.158	22	-8.946	19	0.269	28	0.379	28	0.628	28
226		max	B	8.152	19	2.053	22	3.056	19	1.985	31	7.348	19
227		min		-1.484	23	-5.856	20	0.242	28	0.366	17	0.57	28
228	P574	max	T	9.058	19	6.456	19	1.301	19	2.239	24	8.078	19
229		min		-4.638	20	-6.709	20	0.118	31	-0.57	28	0.615	17
230		max	B	7.527	20	3.843	20	2.528	19	1.811	17	8.911	19
231		min		-5.233	19	-10.289	19	0.195	17	0.17	23	0.622	17
232	P59	max	T	5.902	24	1.418	20	3.38	27	1.231	18	8.068	27
233		min		-2.172	27	-8.931	27	0.318	28	-0.413	32	0.735	28
234		max	B	8.124	27	2.065	27	3.029	27	1.195	17	7.313	27
235		min		-1.35	20	-5.389	24	0.291	28	-0.426	23	0.675	28
236	P606	max	T	6.47	20	1.558	20	3.387	19	1.559	24	8.045	19
237		min		-2.118	19	-8.892	19	0.222	28	-0.053	18	0.494	28
238		max	B	8.095	19	2.013	19	3.041	19	1.573	31	7.3	19
239		min		-1.481	20	-5.883	20	0.203	28	-0.085	17	0.452	28
240	P820	max	T	8.339	21	1.75	21	3.467	24	0.894	17	8.026	24
241		min		-1.857	24	-8.792	24	0.587	25	-0.679	23	1.343	25
242		max	B	7.943	24	1.763	24	3.09	24	0.904	26	7.225	24
243		min		-1.661	21	-7.525	21	0.525	25	-0.687	30	1.214	25
244	P37	max	T	8.454	21	7.512	21	0.857	19	2.245	24	8.025	21
245		min		-5.864	24	-6.503	24	0.115	31	-0.671	28	0.425	32
246		max	B	2.801	18	1.228	24	0.903	22	2.186	29	2.669	21
247		min		-1.346	21	-3.074	21	0.144	28	-0.751	19	0.268	28
248	P19	max	T	9.258	27	4.977	27	2.14	27	2.19	22	8.025	27
249		min		-2.814	20	-5.697	20	0.299	28	-0.298	18	1.102	18
250		max	B	5.591	20	4.125	20	0.942	19	2.316	20	8.236	27
251		min		-7.159	27	-9.001	27	0.108	32	-0.604	23	0.956	18
252	P821	max	T	8.339	21	1.753	21	3.464	24	1.068	25	8.023	24
253		min		-1.863	24	-8.791	24	0.583	25	-0.525	31	1.339	25
254		max	B	7.941	24	1.768	24	3.086	24	1.054	18	7.221	24
255		min		-1.664	21	-7.524	21	0.521	25	-0.522	22	1.21	25
256	P513	max	T	8.512	22	7.411	22	0.83	18	2.153	27	8.018	22
257		min		-5.882	23	-6.835	23	0.125	31	-0.778	22	0.4	31
258		max	B	2.739	23	1.138	23	0.908	22	2.347	17	2.725	22
259		min		-1.318	22	-3.133	22	0.232	31	-0.627	25	0.411	25
260	P30	max	T	8.902	21	6.409	21	1.247	21	2.171	28	7.954	21
261		min		-4.628	24	-6.62	24	0.115	28	-0.626	30	0.557	32
262		max	B	7.503	24	3.81	24	2.519	21	1.041	23	8.834	21
263		min		-5.161	21	-10.2	21	0.2	32	-0.631	20	0.449	32
264	P585	max	T	6.286	23	1.563	23	3.322	22	1.55	21	7.949	22
265		min		-2.163	22	-8.806	22	0.342	31	-0.029	17	0.783	31
266		max	B	7.968	22	2.051	22	2.959	22	1.555	17	7.166	22
267		min		-1.481	23	-5.668	23	0.316	28	-0.033	31	0.741	31
268	P372	max	T	6.029	21	1.418	21	3.35	24	0.935	29	7.905	24
269		min		-2.018	24	-8.718	24	0.335	22	-0.704	17	0.739	22
270		max	B	8.009	24	1.936	24	3.037	24	0.879	19	7.238	24
271		min		-1.361	21	-5.533	21	0.283	22	-0.688	18	0.631	22
272	P385	max	T	8.752	24	6.606	24	1.15	20	1.433	23	7.9	24
273		min		-4.77	21	-6.36	21	0.124	29	-0.598	17	0.772	22
274		max	B	7.315	21	3.759	21	2.467	24	2.331	27	8.752	24

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
275		min		-5.171	24	-10.105	24	0.276	29	-0.739	30	0.542	22
276	P384	max	T	8.557	24	6.701	24	0.928	24	2.26	21	7.797	24
277		min		-4.84	21	-6.225	21	0.145	29	-0.671	19	0.582	22
278		max	B	7.267	21	3.713	21	2.466	24	1.723	22	8.688	24
279		min		-5.1	24	-10.031	24	0.262	22	-0.583	18	0.462	22
280	P265	max	T	5.227	22	1.1	22	3.363	31	0.951	24	7.782	31
281		min		-1.797	31	-8.524	31	0.173	21	-0.719	18	0.452	21
282		max	B	7.877	31	1.734	31	3.072	31	2.183	21	7.17	31
283		min		-1.064	22	-4.832	22	0.163	21	-0.69	17	0.434	21
284	P535	max	T	6.512	23	1.593	17	3.27	22	1.205	25	7.776	22
285		min		-2.086	18	-8.598	22	0.132	31	-0.406	21	0.298	31
286		max	B	7.833	22	1.984	18	2.937	22	1.202	20	7.06	22
287		min		-1.516	17	-5.925	23	0.122	31	-0.398	24	0.275	31
288	P506	max	T	8.701	22	6.204	22	1.248	22	2	21	7.76	22
289		min		-4.62	23	-6.659	23	0.096	25	-0.352	17	0.311	21
290		max	B	7.464	23	3.819	23	2.42	22	2.353	28	8.547	22
291		min		-5.028	22	-9.868	22	0.03	21	-0.699	24	0.08	21
292	P62	max	T	6.112	24	1.475	24	3.275	29	2.339	28	7.744	29
293		min		-2.036	21	-8.556	21	0.236	23	0.628	23	0.506	23
294		max	B	7.78	21	1.933	21	2.942	29	2.353	18	7.027	29
295		min		-1.4	24	-5.546	24	0.229	23	0.74	32	0.497	23
296	P264	max	T	5.222	22	1.095	22	3.331	31	1.11	24	7.738	31
297		min		-1.826	31	-8.487	31	0.308	21	-0.544	18	0.629	21
298		max	B	7.854	31	1.764	31	3.045	31	1.076	19	7.138	31
299		min		-1.06	22	-4.831	22	0.282	21	-0.671	21	0.575	21
300	P957	max	T	7.761	24	1.629	24	3.338	21	1.068	26	7.729	21
301		min		-1.792	21	-8.467	21	0.035	31	-0.589	31	0.098	31
302		max	B	7.646	21	1.7	21	2.973	21	1.052	17	6.954	21
303		min		-1.546	24	-7.001	24	0.029	31	-0.523	23	0.083	31
304	P538	max	T	6.496	23	1.561	23	3.253	22	2.34	20	7.726	22
305		min		-2.034	22	-8.539	22	0.113	31	0.737	24	0.241	31
306		max	B	7.779	22	1.934	22	2.922	22	2.355	25	7.015	22
307		min		-1.485	23	-5.911	23	0.104	31	0.726	21	0.221	31
308	P956	max	T	7.757	24	1.632	24	3.335	21	0.893	18	7.724	21
309		min		-1.794	21	-8.463	21	0.046	31	-0.679	22	0.11	31
310		max	B	7.644	21	1.702	21	2.971	21	1.073	31	6.951	21
311		min		-1.549	24	-6.998	24	0.039	31	-0.686	23	0.093	31
312	P17	max	T	5.244	20	1.211	20	3.268	27	1.2	22	7.719	27
313		min		-1.981	27	-8.517	27	0.387	28	-0.373	18	0.923	28
314		max	B	7.726	27	1.875	27	2.925	27	1.204	18	6.98	27
315		min		-1.143	20	-4.737	20	0.356	28	-0.396	32	0.855	28
316	P517	max	T	6.423	17	1.588	17	3.214	18	2.335	19	7.682	18
317		min		-2.08	18	-8.507	18	0.198	31	0.757	21	0.454	31
318		max	B	7.699	18	1.971	18	2.864	18	2.339	21	6.927	18
319		min		-1.504	17	-5.793	17	0.184	31	0.747	31	0.425	31
320	P592	max	T	6.151	20	1.482	20	3.23	19	1.997	28	7.67	19
321		min		-2.019	19	-8.478	19	0.101	17	0.303	17	0.197	17
322		max	B	7.679	19	1.908	19	2.886	19	1.989	17	6.925	19
323		min		-1.401	20	-5.562	20	0.113	17	0.396	21	0.222	17
324	P582	max	T	8.328	19	6.773	19	0.882	22	2.339	23	7.67	19
325		min		-4.947	20	-6.041	20	0.158	28	-0.499	17	0.603	28
326		max	B	7.357	20	3.54	20	2.609	19	2.14	18	8.746	19
327		min		-4.879	19	-10.098	19	0.188	28	0.275	24	0.633	28
328	P38	max	T	8.221	21	6.728	21	0.828	27	2.343	31	7.586	21
329		min		-4.971	24	-5.975	24	0.1	32	-0.553	25	0.386	32

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
330		max	B	7.348	24	3.563	24	2.583	21	1.398	22	8.682	21
331		min		-4.857	21	-10.023	21	0.115	32	-0.535	18	0.391	32
332	P780	max	T	7.568	19	1.48	19	3.301	20	1.703	24	7.568	20
333		min		-1.657	20	-8.26	20	0.237	26	0.133	18	0.501	26
334		max	B	7.581	20	1.585	20	2.998	20	1.772	26	6.925	20
335		min		-1.413	19	-6.934	19	0.214	26	0.112	25	0.453	26
336	P773	max	T	7.555	19	1.478	19	3.3	20	1.842	25	7.565	20
337		min		-1.657	20	-8.256	20	0.197	26	0.137	26	0.41	26
338		max	B	7.587	20	1.586	20	3.001	20	1.809	22	6.931	20
339		min		-1.412	19	-6.93	19	0.176	26	0.242	20	0.366	26
340	P383	max	T	8.685	24	5.112	24	1.787	24	2.118	17	7.561	24
341		min		-3.654	21	-6.256	21	0.312	29	-0.136	29	0.989	22
342		max	B	6.003	21	5.09	21	0.585	24	2.2	18	7.792	24
343		min		-7.141	24	-8.312	24	0.138	27	-0.646	22	0.988	29
344	P244	max	T	4.78	22	0.932	22	3.282	31	1.29	21	7.552	31
345		min		-1.69	31	-8.254	31	0.1	21	-0.548	17	0.217	21
346		max	B	7.58	31	1.618	31	2.981	31	1.06	30	6.914	31
347		min		-0.89	22	-4.382	22	0.063	21	-0.569	18	0.138	21
348	P563	max	T	8.707	22	4.639	30	2.127	22	2.151	31	7.542	22
349		min		-2.94	23	-6.136	23	0.253	28	-0.701	25	1.078	24
350		max	B	6.049	23	4.34	23	1.025	22	2.063	24	7.712	22
351		min		-6.713	30	-8.53	22	0.064	28	-0.223	20	0.989	24
352	P1113	max	T	7.467	22	1.466	22	3.275	23	1.028	18	7.51	23
353		min		-1.647	23	-8.197	23	0.138	32	-0.54	23	0.28	32
354		max	B	7.531	23	1.576	23	2.978	23	1.047	29	6.88	23
355		min		-1.401	22	-6.849	22	0.123	32	-0.66	32	0.249	32
356	P1120	max	T	7.46	22	1.465	22	3.271	23	1.015	32	7.501	23
357		min		-1.645	23	-8.188	23	0.166	32	-0.679	29	0.343	32
358		max	B	7.515	23	1.573	23	2.971	23	0.921	20	6.865	23
359		min		-1.399	22	-6.836	22	0.148	32	-0.65	24	0.308	32
360	P48	max	T	5.951	24	1.438	24	3.15	21	1.969	23	7.481	21
361		min		-1.968	21	-8.268	21	0.018	23	-0.388	20	0.081	23
362		max	B	7.468	21	1.857	21	2.806	21	1.306	23	6.735	21
363		min		-1.357	24	-5.362	24	0.024	23	-0.389	17	0.064	23
364	P376	max	T	7.803	24	7.043	24	0.399	18	2.242	23	7.452	24
365		min		-5.159	21	-5.857	21	0.047	27	-0.736	25	0.69	29
366		max	B	2.817	19	1.296	19	0.908	20	2.037	22	2.969	20
367		min		-1.61	20	-3.426	20	0.131	27	-0.489	30	0.296	29
368	P236	max	T	4.677	22	1.092	22	3.165	31	0.888	21	7.418	31
369		min		-1.834	31	-8.163	31	0.123	21	-0.693	17	0.245	21
370		max	B	7.499	31	1.76	31	2.869	31	0.909	30	6.792	31
371		min		-1.048	22	-4.291	22	0.083	21	-0.706	18	0.163	21
372	P344	max	T	5.472	21	1.189	21	3.187	24	1.555	22	7.414	24
373		min		-1.763	24	-8.137	24	0.12	22	-0.694	27	0.225	22
374		max	B	7.479	24	1.681	24	2.899	24	0.955	23	6.797	24
375		min		-1.13	21	-5.018	21	0.104	22	-0.702	17	0.205	22
376	P345	max	T	5.46	21	1.221	21	3.156	32	2.296	22	7.383	24
377		min		-1.811	24	-8.119	24	0.18	22	-0.541	18	0.32	22
378		max	B	7.457	24	1.728	24	2.868	32	1.106	23	6.761	24
379		min		-1.162	21	-5.003	21	0.164	22	-0.561	17	0.292	22
380	P514	max	T	8	22	6.511	22	0.822	18	2.28	20	7.369	22
381		min		-4.904	23	-6.017	23	0.191	31	-0.279	23	0.527	31
382		max	B	7.297	23	3.513	23	2.497	22	2.282	31	8.388	22
383		min		-4.69	22	-9.684	22	0.164	31	-0.687	25	0.458	21
384	P524	max	T	6.146	23	1.477	23	3.1	22	1.189	20	7.364	22

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
385		min		-1.939	22	-8.139	22	0.15	31	-0.392	24	0.33	31
386		max	B	7.382	22	1.834	22	2.774	22	1.208	31	6.657	22
387		min		-1.397	23	-5.567	23	0.137	31	-0.39	20	0.3	31
388	P386	max	T	8.462	24	4.846	24	1.808	24	2.017	27	7.354	24
389		min		-3.466	21	-6.111	21	0.263	29	-0.673	22	0.856	29
390		max	B	5.894	21	4.894	21	0.737	20	1.884	17	7.584	24
391		min		-6.87	24	-8.138	24	0.125	29	-0.406	23	0.87	29
392	P561	max	T	5.664	23	1.304	23	3.116	22	1.986	18	7.346	22
393		min		-1.868	22	-8.1	22	0.405	31	0.416	24	0.961	31
394		max	B	7.325	22	1.763	22	2.781	22	1.987	24	6.622	22
395		min		-1.228	23	-5.102	23	0.371	28	0.386	28	0.896	31
396	P769	max	T	8.092	20	6.213	20	0.94	20	1.82	25	7.335	20
397		min		-5.889	19	-7.705	19	0.129	26	-0.375	26	0.762	26
398		max	B	9.229	19	4.562	19	2.47	20	1.849	18	8.423	20
399		min		-4.786	20	-9.725	20	0.228	26	0.252	24	0.829	26
400	P768	max	T	8.083	20	6.214	20	0.934	20	2.012	23	7.329	20
401		min		-5.887	19	-7.702	19	0.185	26	0.476	19	0.806	26
402		max	B	9.223	19	4.559	19	2.469	20	1.814	26	8.417	20
403		min		-4.78	20	-9.718	20	0.235	26	0.082	32	0.849	26
404	P841	max	T	7.437	21	1.459	21	3.195	24	1.055	31	7.327	24
405		min		-1.608	24	-7.998	24	0.47	25	-0.589	25	1.029	25
406		max	B	7.351	24	1.539	24	2.906	24	1.025	19	6.715	24
407		min		-1.395	21	-6.823	21	0.426	25	-0.543	18	0.937	25
408	P848	max	T	7.433	21	1.459	21	3.187	24	0.919	18	7.31	24
409		min		-1.605	24	-7.979	24	0.458	25	-0.656	22	1.003	25
410		max	B	7.322	24	1.534	24	2.894	24	0.965	25	6.688	24
411		min		-1.393	21	-6.809	21	0.414	25	-0.671	31	0.909	25
412	P788	max	T	7.32	19	1.708	19	3.092	20	1.856	20	7.286	20
413		min		-1.847	20	-8.031	20	0.164	26	0.29	22	0.413	26
414		max	B	7.433	20	1.779	20	2.827	20	1.986	26	6.722	20
415		min		-1.645	19	-6.766	19	0.146	26	0.261	25	0.377	26
416	P781	max	T	7.307	19	1.705	19	3.091	20	1.693	25	7.283	20
417		min		-1.846	20	-8.028	20	0.123	26	-0.093	26	0.321	26
418		max	B	7.439	20	1.78	20	2.829	20	1.658	22	6.728	20
419		min		-1.644	19	-6.762	19	0.107	26	0.091	20	0.289	26
420	P237	max	T	4.756	22	0.927	22	3.156	31	0.922	19	7.268	31
421		min		-1.635	31	-7.947	31	0.451	21	-0.683	30	1.009	21
422		max	B	7.355	31	1.573	31	2.891	31	0.914	20	6.709	31
423		min		-0.89	22	-4.389	22	0.387	21	-0.653	22	0.874	21
424	P1109	max	T	8.013	23	6.151	23	0.931	23	2.315	17	7.263	23
425		min		-5.782	22	-7.564	22	0.104	32	-0.782	31	0.584	32
426		max	B	9.065	22	4.478	22	2.447	23	1.095	29	8.341	23
427		min		-4.738	23	-9.631	23	0.173	32	-0.593	27	0.631	32
428	P1108	max	T	7.999	23	6.156	23	0.922	23	1.559	32	7.255	23
429		min		-5.787	22	-7.551	22	0.146	32	-0.536	29	0.617	32
430		max	B	9.058	22	4.473	22	2.446	23	0.905	21	8.335	23
431		min		-4.732	23	-9.625	23	0.177	32	-0.668	19	0.643	32
432	P495	max	T	8.362	18	4.32	18	2.021	18	2.288	21	7.243	18
433		min		-3.041	17	-6.232	17	0.216	31	-0.307	25	0.96	31
434		max	B	6.129	17	4.494	17	0.935	18	2.27	18	7.418	18
435		min		-6.304	18	-8.174	18	0.115	31	-0.734	24	0.973	25
436	P1121	max	T	7.229	22	1.681	22	3.071	23	0.874	18	7.233	23
437		min		-1.831	23	-7.972	23	0.079	32	-0.693	23	0.208	32
438		max	B	7.386	23	1.765	23	2.811	23	2.205	32	6.681	23
439		min		-1.62	22	-6.689	22	0.067	32	-0.762	27	0.186	32

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
440	P1128	max	T	7.221	22	1.68	22	3.067	23	1.268	32	7.224	23
441		min		-1.83	23	-7.963	23	0.106	32	-0.526	29	0.271	32
442		max	B	7.371	23	1.763	23	2.804	23	1.071	23	6.666	23
443		min		-1.618	22	-6.675	22	0.092	32	-0.496	18	0.244	32
444	P367	max	T	8.059	24	5.731	24	1.173	20	2.343	18	7.183	24
445		min		-3.93	21	-5.706	21	0.127	29	-0.622	30	1.104	22
446		max	B	6.344	21	3.268	21	2.205	24	1.179	27	7.856	24
447		min		-4.659	24	-9.07	24	0.336	22	-0.724	22	1.128	22
448	P3	max	T	4.838	24	1.075	20	3.024	27	2.353	22	7.139	27
449		min		-1.827	27	-7.875	27	0.392	23	0.711	18	0.967	23
450		max	B	7.102	27	1.716	27	2.693	27	2.337	20	6.418	27
451		min		-1.003	20	-4.373	24	0.324	23	-0.755	23	0.821	23
452	P229	max	T	4.653	22	1.087	22	3.038	31	1.093	18	7.135	31
453		min		-1.779	31	-7.856	31	0.42	21	-0.546	24	0.973	21
454		max	B	7.274	31	1.715	31	2.779	31	1.095	21	6.586	31
455		min		-1.048	22	-4.298	22	0.356	21	-0.51	19	0.84	21
456	P493	max	T	5.807	17	1.331	17	3.02	18	1.209	21	7.112	18
457		min		-1.8	18	-7.839	18	0.272	31	-0.41	31	0.666	31
458		max	B	7.088	18	1.698	18	2.695	18	1.191	19	6.41	18
459		min		-1.253	17	-5.232	17	0.245	31	-0.383	21	0.609	31
460	P984	max	T	6.951	24	1.367	24	3.086	21	0.916	17	7.084	21
461		min		-1.561	21	-7.734	21	0.088	31	-0.652	20	0.235	31
462		max	B	7.099	21	1.494	21	2.803	21	2.322	31	6.483	21
463		min		-1.306	24	-6.368	24	0.079	31	-0.679	30	0.219	31
464	P837	max	T	7.807	24	5.988	24	0.91	24	2.334	22	7.075	24
465		min		-5.764	21	-7.542	21	0.195	30	0.694	18	1.387	25
466		max	B	9.035	21	4.465	21	2.382	24	1.065	22	8.123	24
467		min		-4.615	24	-9.38	24	0.43	25	-0.535	18	1.527	25
468	P21	max	T	7.879	27	5.993	29	1.049	27	1.991	23	7.068	27
469		min		-3.785	24	-4.835	24	0.158	28	-0.78	20	1.174	23
470		max	B	5.812	24	2.793	24	2.303	29	1.394	18	7.956	29
471		min		-4.581	29	-9.187	29	0.405	28	-0.763	22	0.932	23
472	P568	max	T	5.523	20	1.222	20	3.021	19	1.574	28	7.064	19
473		min		-1.724	19	-7.766	19	0.033	17	-0.143	17	0.091	17
474		max	B	7.035	19	1.62	19	2.708	19	1.545	24	6.381	19
475		min		-1.148	20	-4.995	20	0.057	17	-0.032	18	0.109	17
476	P836	max	T	7.783	24	5.998	24	0.892	24	1.216	24	7.061	24
477		min		-5.769	21	-7.527	21	0.18	26	-0.316	21	1.373	25
478		max	B	9.027	21	4.458	21	2.382	24	0.952	30	8.113	24
479		min		-4.605	24	-9.368	24	0.43	25	-0.711	26	1.521	25
480	P849	max	T	7.199	21	1.675	21	2.998	24	0.905	31	7.06	24
481		min		-1.786	24	-7.781	24	0.368	25	-0.767	25	0.905	25
482		max	B	7.211	24	1.722	24	2.745	24	0.875	22	6.523	24
483		min		-1.615	21	-6.663	21	0.333	25	-0.695	18	0.831	25
484	P977	max	T	6.915	24	1.361	24	3.075	21	1.2	31	7.057	21
485		min		-1.556	21	-7.705	21	0.116	31	-0.592	26	0.298	31
486		max	B	7.081	21	1.49	21	2.796	21	1.025	20	6.466	21
487		min		-1.301	24	-6.344	24	0.104	31	-0.542	21	0.276	31
488	P856	max	T	7.194	21	1.675	21	2.99	24	1.071	18	7.042	24
489		min		-1.783	24	-7.762	24	0.356	25	-0.497	22	0.878	25
490		max	B	7.182	24	1.717	24	2.732	24	1.137	25	6.496	24
491		min		-1.612	21	-6.649	21	0.321	25	-0.523	31	0.804	25
492	P28	max	T	7.702	27	6.104	27	0.857	19	1.32	17	7.04	27
493		min		-3.368	20	-4.748	20	0.095	31	-0.702	21	0.856	18
494		max	B	2.013	23	0.423	17	1.03	22	2.175	28	2.398	22

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
495		min		-0.736	26	-2.633	22	0.107	31	-0.469	20	0.197	31
496	P24	max	T	5.441	24	1.225	24	2.975	21	2.318	24	6.969	21
497		min		-1.717	21	-7.668	21	0.052	23	0.75	21	0.222	23
498		max	B	6.92	21	1.611	21	2.654	21	2.344	32	6.272	21
499		min		-1.149	24	-4.897	24	0.027	23	-0.531	23	0.176	23
500	P767	max	T	7.997	20	4.658	20	1.669	20	0.814	19	6.957	20
501		min		-4.368	19	-7.56	19	0.243	26	-0.729	23	0.691	26
502		max	B	7.359	19	6.239	19	0.56	19	2.073	19	7.278	20
503		min		-6.685	20	-7.752	20	0.09	25	0.55	23	0.679	26
504	P770	max	T	7.996	20	4.654	20	1.671	20	1.127	24	6.956	20
505		min		-4.375	19	-7.569	19	0.2	26	-0.492	18	0.736	26
506		max	B	7.367	19	6.258	19	0.554	19	2.319	25	7.28	20
507		min		-6.69	20	-7.753	20	0.098	25	-0.413	17	0.748	26
508	P209	max	T	4.206	22	0.927	22	2.988	31	1.65	21	6.946	31
509		min		-1.645	31	-7.621	31	0.094	21	-0.55	19	0.247	21
510		max	B	6.999	31	1.571	31	2.714	31	1.091	18	6.361	31
511		min		-0.881	22	-3.846	22	0.086	21	-0.572	24	0.235	21
512	P20	max	T	7.58	29	6.017	29	0.841	27	2.021	20	6.932	29
513		min		-3.787	24	-4.866	24	0.132	32	-0.617	24	1.141	32
514		max	B	5.775	24	2.85	24	2.374	27	2.355	27	7.886	29
515		min		-4.412	29	-9.105	29	0.399	28	-0.745	29	1.026	23
516	P377	max	T	7.384	24	6.363	24	0.641	20	2.322	29	6.93	24
517		min		-4.701	21	-5.58	21	0.099	29	-0.744	21	0.437	29
518		max	B	2.154	21	0.847	17	0.771	24	2.334	20	2.249	24
519		min		-1.064	18	-2.581	24	0.151	29	-0.657	31	0.367	25
520	P399	max	T	5.42	21	1.311	21	2.901	24	1.207	17	6.904	24
521		min		-1.833	24	-7.636	24	0.109	22	-0.397	23	0.297	22
522		max	B	6.97	24	1.746	24	2.612	24	1.195	27	6.282	24
523		min		-1.25	21	-4.942	21	0.084	22	-0.519	22	0.247	22
524	P208	max	T	4.202	22	0.923	22	2.955	31	1.148	21	6.901	31
525		min		-1.674	31	-7.584	31	0.212	21	-0.697	19	0.409	21
526		max	B	6.975	31	1.601	31	2.687	31	0.954	18	6.329	31
527		min		-0.877	22	-3.846	22	0.191	21	-0.73	24	0.365	21
528	P1107	max	T	7.926	23	4.62	23	1.653	23	1.606	22	6.895	23
529		min		-4.303	22	-7.436	22	0.195	32	0.06	17	0.534	32
530		max	B	7.23	22	6.157	22	0.537	22	1.774	29	7.214	23
531		min		-6.635	23	-7.68	23	0.087	29	-0.538	32	0.519	32
532	P1110	max	T	7.914	23	4.604	23	1.655	23	1.909	20	6.884	23
533		min		-4.289	22	-7.426	22	0.163	32	0.3	24	0.561	32
534		max	B	7.225	22	6.146	22	0.539	22	2.328	30	7.205	23
535		min		-6.622	23	-7.673	23	0.093	29	-0.708	27	0.564	32
536	P547	max	T	5.12	20	1.139	23	2.927	27	1.599	17	6.879	27
537		min		-1.722	27	-7.576	27	0.426	28	-0.04	21	1.037	28
538		max	B	6.851	27	1.617	27	2.617	27	1.564	18	6.202	27
539		min		-1.062	23	-4.617	20	0.38	17	-0.053	24	0.942	28
540	P565	max	T	7.548	27	5.847	27	0.942	22	2.255	21	6.857	27
541		min		-3.872	20	-4.97	20	0.145	31	-0.343	17	1.185	17
542		max	B	5.937	20	2.878	20	2.242	27	2.145	24	7.728	27
543		min		-4.439	27	-8.924	27	0.387	28	0.054	18	0.997	17
544	P402	max	T	5.367	21	1.283	21	2.883	24	2.338	27	6.841	24
545		min		-1.791	24	-7.558	24	0.078	22	-0.573	22	0.202	22
546		max	B	6.88	24	1.702	24	2.589	24	2.341	17	6.206	24
547		min		-1.22	21	-4.881	21	0.055	22	0.747	23	0.155	22
548	P992	max	T	6.733	24	1.562	24	2.904	21	1.069	21	6.835	21
549		min		-1.723	21	-7.532	21	0.14	31	-0.496	20	0.294	31

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
550		max	B	6.97	21	1.659	21	2.655	21	1.142	26	6.307	21
551		min		-1.504	24	-6.222	24	0.13	31	-0.633	31	0.274	31
552	P370	max	T	7.64	24	5.494	24	1.073	24	2.263	25	6.825	24
553		min		-3.774	21	-5.417	21	0.162	29	-0.582	27	0.976	22
554		max	B	6.118	21	3.111	21	2.16	24	0.977	22	7.574	24
555		min		-4.425	24	-8.746	24	0.326	22	-0.621	19	1.098	22
556	P6	max	T	5.048	24	1.13	24	2.919	29	1.441	23	6.818	29
557		min		-1.656	29	-7.493	29	0.117	23	-0.392	17	0.209	23
558		max	B	6.767	29	1.55	29	2.609	29	1.209	22	6.141	29
559		min		-1.054	24	-4.53	24	0.113	23	-0.407	18	0.202	23
560	P22	max	T	7.866	21	4.188	21	1.839	21	1.752	20	6.817	21
561		min		-2.904	24	-5.647	24	0.284	28	-0.619	23	0.937	32
562		max	B	5.494	24	4.345	24	0.667	17	2.297	26	7.02	21
563		min		-6.263	29	-7.589	21	0.085	28	-0.704	32	0.866	32
564	P375	max	T	7.37	24	6.078	24	0.646	24	2.19	18	6.816	24
565		min		-4.223	21	-5.108	21	0.213	27	-0.754	24	0.963	22
566		max	B	6.189	21	3.016	21	2.258	24	2.27	17	7.703	24
567		min		-4.379	24	-8.894	24	0.318	22	-0.766	21	1.08	22
568	P985	max	T	6.697	24	1.556	24	2.892	21	1.003	31	6.808	21
569		min		-1.718	21	-7.502	21	0.167	31	-0.772	26	0.356	31
570		max	B	6.952	21	1.656	21	2.648	21	0.873	20	6.289	21
571		min		-1.5	24	-6.198	24	0.154	31	-0.692	21	0.33	31
572	P566	max	T	7.858	19	4.116	19	1.871	19	2.347	20	6.808	19
573		min		-2.8	20	-5.58	20	0.321	31	-0.62	23	0.987	17
574		max	B	5.408	20	4.245	20	0.695	19	2.254	29	6.983	19
575		min		-6.183	19	-7.573	19	0.068	31	-0.768	27	0.922	17
576	P972	max	T	7.483	21	5.755	21	0.864	21	1.215	21	6.786	21
577		min		-5.356	24	-7.001	24	0.106	31	-0.314	24	0.19	31
578		max	B	8.391	24	4.144	24	2.29	21	1.777	31	7.798	21
579		min		-4.424	21	-9.004	21	0.051	31	-0.713	30	0.098	31
580	P500	max	T	5.518	23	1.217	23	2.901	22	2.343	25	6.785	22
581		min		-1.657	22	-7.46	22	0.222	21	-0.774	31	0.456	21
582		max	B	6.766	22	1.559	22	2.604	22	2.329	20	6.137	22
583		min		-1.144	23	-5	23	0.198	31	0.756	24	0.447	21
584	P973	max	T	7.478	21	5.763	21	0.858	21	2.288	23	6.785	21
585		min		-5.366	24	-6.993	24	0.065	31	0.726	17	0.122	31
586		max	B	8.395	24	4.145	24	2.291	21	1.065	23	7.802	21
587		min		-4.425	21	-9.008	21	0.021	31	-0.526	17	0.053	31
588	P248	max	T	7.484	31	5.738	31	0.88	28	2.347	25	6.782	31
589		min		-3.653	22	-4.76	22	0.153	18	-0.723	17	0.613	21
590		max	B	5.513	22	2.829	22	2.133	31	1.503	21	7.528	31
591		min		-4.427	31	-8.692	31	0.278	21	-0.619	19	0.647	21
592	P564	max	T	7.397	27	5.862	27	0.884	22	2.19	31	6.761	27
593		min		-3.872	20	-4.967	20	0.094	28	-0.701	17	1.158	28
594		max	B	5.923	20	2.884	20	2.28	27	1.927	24	7.684	27
595		min		-4.311	27	-8.872	27	0.383	28	-0.166	18	1.106	17
596	P249	max	T	7.398	31	5.82	31	0.814	23	2.3	26	6.749	31
597		min		-3.652	22	-4.784	22	0.175	30	-0.753	30	0.855	21
598		max	B	5.535	22	2.844	22	2.146	31	1.461	21	7.544	31
599		min		-4.419	31	-8.711	31	0.284	21	-0.749	19	0.704	21
600	P550	max	T	5.159	20	1.135	20	2.885	19	2.129	17	6.74	19
601		min		-1.639	19	-7.408	19	0.18	17	0.395	21	0.351	17
602		max	B	6.688	19	1.532	19	2.578	19	1.993	18	6.068	19
603		min		-1.058	20	-4.643	20	0.173	17	0.384	24	0.336	17
604	P50	max	T	3.236	24	-0.331	18	3.826	27	1.936	18	6.729	27

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
605		min		0.199	28	-4.998	27	0.327	28	0.071	32	0.581	28
606		max	B	4.088	27	-0.205	28	3.413	27	1.82	17	5.95	27
607		min		0.338	18	-2.737	27	0.298	28	0.089	23	0.524	28
608	P835	max	T	7.725	24	4.506	24	1.61	24	1.804	31	6.721	24
609		min		-4.289	21	-7.411	21	0.342	25	-0.177	25	1.271	25
610		max	B	7.207	21	6.133	21	0.537	21	1.3	19	7.03	24
611		min		-6.472	24	-7.48	24	0.089	26	-0.219	20	1.303	25
612	P838	max	T	7.702	24	4.478	24	1.612	24	2.149	25	6.699	24
613		min		-4.275	21	-7.403	21	0.346	30	0.117	31	1.253	25
614		max	B	7.203	21	6.125	21	0.539	21	2.23	18	7.012	24
615		min		-6.444	24	-7.467	24	0.092	26	0.536	22	1.28	25
616	P381	max	T	5.167	21	1.25	21	2.8	24	2.338	17	6.663	24
617		min		-1.768	24	-7.369	24	0.203	22	0.745	29	0.528	22
618		max	B	6.717	24	1.68	24	2.518	24	2.338	23	6.054	24
619		min		-1.187	21	-4.698	21	0.161	22	0.763	17	0.439	22
620	P594	max	T	3.531	20	-0.428	24	3.766	22	1.03	21	6.619	22
621		min		0.181	31	-4.899	19	0.324	31	-0.673	17	0.58	31
622		max	B	4.024	19	-0.187	31	3.354	22	1.105	24	5.842	22
623		min		0.364	28	-2.9	20	0.297	31	-0.722	28	0.522	28
624	P250	max	T	7.593	31	4.453	31	1.57	31	1.799	19	6.609	31
625		min		-2.703	22	-4.701	22	0.414	21	-0.589	21	0.741	21
626		max	B	4.518	22	3.81	22	0.516	17	2.195	26	6.838	31
627		min		-6.34	31	-7.245	31	0.157	30	-0.726	24	0.649	21
628	P498	max	T	7.555	22	3.959	22	1.798	22	2.283	31	6.545	22
629		min		-2.79	23	-5.551	23	0.261	25	-0.222	20	0.699	21
630		max	B	5.368	23	4.236	23	0.668	22	2.344	21	6.708	22
631		min		-5.94	22	-7.276	22	0.045	25	-0.358	19	0.588	21
632	P809	max	T	6.364	19	1.407	19	2.797	20	1.863	26	6.531	20
633		min		-1.584	20	-7.178	20	0.054	26	0.11	32	0.123	26
634		max	B	6.788	20	1.543	20	2.623	20	1.692	17	6.163	20
635		min		-1.369	19	-6.015	19	0.048	26	0.117	21	0.11	26
636	P808	max	T	6.362	19	1.407	19	2.797	20	1.839	18	6.531	20
637		min		-1.582	20	-7.177	20	0.037	26	0.255	24	0.105	26
638		max	B	6.789	20	1.542	20	2.624	20	1.838	25	6.164	20
639		min		-1.369	19	-6.014	19	0.034	26	0.232	29	0.095	26
640	P479	max	T	5.202	23	1.177	17	2.79	22	2.335	17	6.53	22
641		min		-1.634	18	-7.181	22	0.308	31	-0.776	21	0.754	31
642		max	B	6.487	22	1.528	18	2.494	22	2.347	24	5.883	22
643		min		-1.097	17	-4.686	23	0.278	31	0.739	20	0.689	31
644	P388	max	T	5.057	21	1.21	21	2.75	24	1.212	22	6.525	24
645		min		-1.709	24	-7.21	24	0.2	22	-0.389	19	0.505	22
646		max	B	6.517	24	1.612	24	2.452	24	1.184	19	5.879	24
647		min		-1.141	21	-4.564	21	0.162	22	-0.402	22	0.424	22
648	P378	max	T	7.069	24	5.723	24	0.673	24	2.213	29	6.501	24
649		min		-3.965	21	-4.92	21	0.231	29	-0.78	30	1.115	22
650		max	B	5.976	21	2.846	21	2.228	24	1.298	23	7.437	24
651		min		-4.13	24	-8.585	24	0.344	22	-0.463	17	1.146	22
652	P1148	max	T	6.314	22	1.393	22	2.781	23	1.772	32	6.491	23
653		min		-1.571	23	-7.132	23	0.002	32	-0.563	27	0.021	32
654		max	B	6.747	23	1.531	23	2.608	23	1.05	24	6.126	23
655		min		-1.356	22	-5.969	22	0.002	32	-0.53	20	0.017	32
656	P1149	max	T	6.313	22	1.396	22	2.779	23	0.906	21	6.489	23
657		min		-1.574	23	-7.132	23	0.017	32	-0.67	19	0.035	32
658		max	B	6.745	23	1.534	23	2.606	23	1.594	32	6.124	23
659		min		-1.359	22	-5.968	22	0.014	32	-0.672	28	0.028	32

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
660	P482	max	T	5.185	23	1.138	23	2.773	22	1.212	24	6.48	22
661		min		-1.577	22	-7.122	22	0.289	31	-0.398	20	0.696	31
662		max	B	6.433	22	1.475	22	2.479	22	1.244	21	5.837	22
663		min		-1.062	23	-4.672	23	0.26	31	-0.403	25	0.633	31
664	P754	max	T	6.68	19	1.597	19	2.73	20	1.986	29	6.479	20
665		min		-1.699	20	-7.159	20	0.218	26	0.404	25	0.536	26
666		max	B	6.364	20	1.587	20	2.388	20	1.969	28	5.737	20
667		min		-1.493	19	-5.932	19	0.192	26	0.399	22	0.48	26
668	P751	max	T	6.675	19	1.596	19	2.729	20	1.539	21	6.477	20
669		min		-1.7	20	-7.158	20	0.207	26	-0.031	17	0.504	26
670		max	B	6.366	20	1.589	20	2.389	20	1.55	32	5.739	20
671		min		-1.493	19	-5.93	19	0.182	26	-0.029	26	0.451	26
672	P599	max	T	3.563	20	-0.147	17	3.671	19	1.01	24	6.468	19
673		min		0.092	28	-4.86	19	0.199	28	-0.716	18	0.361	28
674		max	B	3.977	19	-0.101	28	3.272	19	2.092	17	5.71	19
675		min		0.124	17	-2.912	20	0.177	28	-0.657	23	0.316	28
676	P974	max	T	7.425	21	4.329	21	1.548	21	2.155	26	6.46	21
677		min		-3.995	24	-6.899	24	0.11	31	-0.503	31	0.192	31
678		max	B	6.705	24	5.73	24	0.487	24	2.181	17	6.764	21
679		min		-6.24	21	-7.188	21	0.077	23	0.594	23	0.142	31
680	P234	max	T	7.174	31	5.297	31	0.938	31	1.343	24	6.444	31
681		min		-2.959	22	-4.244	22	0.145	21	-0.336	18	0.524	21
682		max	B	4.791	22	2.441	22	2.051	31	1.009	18	7.186	31
683		min		-4.195	31	-8.297	31	0.186	21	-0.721	30	0.6	21
684	P971	max	T	7.402	21	4.307	21	1.547	21	1.869	30	6.439	21
685		min		-3.965	24	-6.87	24	0.15	31	-0.693	31	0.264	31
686		max	B	6.682	24	5.679	24	0.501	24	1.297	24	6.736	21
687		min		-6.199	21	-7.168	21	0.077	30	-0.218	21	0.206	31
688	P776	max	T	6.717	20	6.09	20	0.38	19	1.655	17	6.427	20
689		min		-5.857	19	-6.616	19	0.044	32	-0.051	21	0.816	26
690		max	B	2.548	19	1.03	19	0.759	19	1.588	25	2.22	19
691		min		-0.999	20	-2.382	20	0.045	25	-0.723	32	0.079	25
692	P1162	max	T	6.63	23	1.393	23	2.774	22	0.905	32	6.425	22
693		min		-1.493	22	-7.04	22	0.183	29	-0.707	29	0.418	29
694		max	B	6.361	22	1.417	22	2.472	22	0.895	23	5.785	22
695		min		-1.322	23	-5.982	23	0.164	29	-0.674	18	0.377	29
696	P1193	max	T	6.63	23	1.396	23	2.773	22	1.056	19	6.425	22
697		min		-1.495	22	-7.041	22	0.187	29	-0.524	21	0.422	29
698		max	B	6.361	22	1.418	22	2.471	22	1.068	29	5.784	22
699		min		-1.325	23	-5.981	23	0.167	29	-0.542	32	0.381	29
700	P1091	max	T	6.572	22	1.57	22	2.706	23	2.324	22	6.421	23
701		min		-1.684	23	-7.095	23	0.15	32	0.754	17	0.367	32
702		max	B	6.31	23	1.574	23	2.368	23	2.335	28	5.688	23
703		min		-1.468	22	-5.837	22	0.132	32	0.754	32	0.329	32
704	P1094	max	T	6.569	22	1.568	22	2.705	23	1.194	20	6.419	23
705		min		-1.682	23	-7.092	23	0.157	32	-0.377	24	0.389	32
706		max	B	6.304	23	1.571	23	2.366	23	1.188	32	5.684	23
707		min		-1.466	22	-5.832	22	0.138	32	-0.388	29	0.349	32
708	P572	max	T	7.081	22	5.587	30	0.926	22	2.222	21	6.409	30
709		min		-3.456	23	-5.058	23	0.101	28	0.074	29	0.551	24
710		max	B	1.895	17	0.406	21	0.962	18	2.325	24	2.185	18
711		min		-0.635	32	-2.377	18	0.12	25	-0.535	28	0.222	25
712	P497	max	T	7.037	22	5.5	22	0.882	18	2.302	32	6.408	22
713		min		-3.921	23	-5.027	23	0.102	25	-0.734	25	1.031	31
714		max	B	5.999	23	2.92	23	2.136	22	2.214	21	7.261	22

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
715		min		-4.112	22	-8.384	22	0.304	31	-0.551	17	1.084	31
716	P777	max	T	6.702	20	6.063	20	0.381	19	2.305	32	6.406	20
717		min		-5.854	19	-6.617	19	0.003	32	-0.598	17	0.966	26
718		max	B	2.545	19	1.025	19	0.76	19	2.322	22	2.218	19
719		min		-0.982	20	-2.361	20	0.066	32	-0.737	18	0.16	25
720	P526	max	T	3.61	17	-0.231	31	3.64	18	1.812	19	6.4	18
721		min		0.091	25	-4.739	18	0.17	31	0.135	21	0.301	31
722		max	B	3.863	22	-0.095	25	3.242	18	1.865	20	5.65	18
723		min		0.198	31	-2.936	23	0.154	31	0.007	31	0.27	31
724	P496	max	T	7.008	22	5.492	22	0.819	18	2.295	26	6.387	22
725		min		-3.917	23	-5.023	23	0.122	31	-0.748	22	0.943	31
726		max	B	5.997	23	2.911	23	2.147	22	2.313	17	7.25	22
727		min		-4.077	22	-8.371	22	0.298	31	-0.739	23	1.049	31
728	P247	max	T	7.321	31	4.203	31	1.559	31	2.15	24	6.363	31
729		min		-2.703	22	-4.691	22	0.3	21	0.187	18	1.134	21
730		max	B	4.506	22	3.776	22	0.562	20	2.249	19	6.544	31
731		min		-5.944	31	-7.012	31	0.108	18	-0.626	21	1.176	24
732	P1116	max	T	6.643	23	6.037	23	0.354	22	2.34	17	6.362	23
733		min		-5.765	22	-6.474	22	0.035	28	-0.738	21	0.659	32
734		max	B	2.465	22	1.006	22	0.73	22	2.182	32	2.147	22
735		min		-0.988	23	-2.346	23	0.031	29	-0.526	29	0.067	29
736	P876	max	T	6.286	21	1.387	21	2.716	24	1.053	22	6.339	24
737		min		-1.532	24	-6.965	24	0.233	25	-0.531	18	0.551	25
738		max	B	6.588	24	1.493	24	2.547	24	1.051	31	5.983	24
739		min		-1.35	21	-5.942	21	0.217	25	-0.553	25	0.516	25
740	P877	max	T	6.286	21	1.39	21	2.713	24	0.923	25	6.336	24
741		min		-1.538	24	-6.964	24	0.229	25	-0.677	26	0.547	25
742		max	B	6.585	24	1.499	24	2.543	24	0.905	23	5.979	24
743		min		-1.353	21	-5.941	21	0.213	25	-0.668	17	0.512	25
744	P783	max	T	7.079	20	5.108	20	0.985	20	2.304	26	6.328	20
745		min		-4.618	19	-6.581	19	0.162	25	0.073	25	0.434	26
746		max	B	7.373	19	3.743	19	1.979	20	1.757	24	6.944	20
747		min		-4.061	20	-8.018	20	0.132	26	0.195	18	0.385	26
748	P1117	max	T	6.614	23	5.99	23	0.363	22	1.294	24	6.325	23
749		min		-5.723	22	-6.449	22	0.014	28	-0.431	20	0.759	32
750		max	B	2.434	22	0.991	18	0.726	22	2.27	29	2.121	22
751		min		-0.968	17	-2.31	23	0.073	29	-0.18	27	0.179	29
752	P786	max	T	7.072	20	5.105	20	0.983	20	1.43	19	6.322	20
753		min		-4.625	19	-6.592	19	0.165	25	-0.099	20	0.583	26
754		max	B	7.398	19	3.749	19	1.985	20	1.862	25	6.952	20
755		min		-4.057	20	-8.027	20	0.169	26	-0.13	26	0.529	26
756	P1123	max	T	7.024	23	5.077	23	0.974	23	1.272	20	6.281	23
757		min		-4.582	22	-6.495	22	0.152	32	-0.296	24	0.334	32
758		max	B	7.292	22	3.701	22	1.966	23	1.415	32	6.897	23
759		min		-4.032	23	-7.963	23	0.103	32	-0.701	29	0.278	32
760	P55	max	T	3.402	24	-0.113	23	3.553	21	1.824	28	6.262	21
761		min		0.08	32	-4.706	21	0.199	32	-0.489	23	0.364	32
762		max	B	3.835	21	-0.087	32	3.161	21	1.815	18	5.517	21
763		min		0.075	23	-2.765	24	0.18	32	0.056	22	0.325	32
764	P1126	max	T	7.001	23	5.064	23	0.968	23	2.222	22	6.261	23
765		min		-4.571	22	-6.474	22	0.169	29	0.689	23	0.434	32
766		max	B	7.282	22	3.69	22	1.966	23	0.967	18	6.886	23
767		min		-4.019	23	-7.951	23	0.127	32	-0.59	23	0.375	32
768	P819	max	T	6.548	21	1.565	21	2.637	24	2.33	26	6.257	24
769		min		-1.642	24	-6.915	24	0.427	25	0.747	30	1.032	25

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
770		max	B	6.151	24	1.534	24	2.308	24	2.333	21	5.545	24
771		min		-1.464	21	-5.817	21	0.374	25	0.763	20	0.921	25
772	P822	max	T	6.546	21	1.563	21	2.635	24	1.201	25	6.252	24
773		min		-1.637	24	-6.908	24	0.424	25	-0.381	31	1.023	25
774		max	B	6.14	24	1.529	24	2.306	24	1.184	32	5.536	24
775		min		-1.461	21	-5.812	21	0.372	25	-0.386	19	0.912	25
776	P241	max	T	6.461	31	5.974	31	0.444	17	2.321	23	6.232	31
777		min		-3.726	22	-4.326	22	0.059	27	-0.761	25	0.726	21
778		max	B	1.759	19	0.803	19	0.648	23	2.044	22	2.064	20
779		min		-1.118	20	-2.382	20	0.062	27	-0.685	18	0.183	27
780	P242	max	T	6.745	31	5.511	31	0.634	28	1.872	21	6.22	31
781		min		-3.135	22	-3.833	22	0.222	27	-0.715	19	0.72	21
782		max	B	4.673	22	2.244	22	2.083	31	1.333	18	7.088	31
783		min		-4.018	31	-8.184	31	0.217	21	-0.565	24	0.664	21
784	P531	max	T	3.571	23	-0.17	31	3.524	22	1.783	20	6.21	22
785		min		0.043	31	-4.666	22	0.107	31	0.093	24	0.195	31
786		max	B	3.824	22	-0.048	31	3.144	22	1.942	31	5.488	22
787		min		0.141	31	-2.926	23	0.094	31	-0.057	21	0.17	31
788	P844	max	T	6.474	24	5.897	24	0.355	21	2.338	21	6.205	24
789		min		-5.752	21	-6.462	21	0.051	28	-0.777	19	1.28	31
790		max	B	2.468	21	1.008	21	0.73	21	2.048	23	2.15	21
791		min		-0.97	24	-2.289	24	0.046	31	0.42	17	0.102	31
792	P357	max	T	4.648	21	1.034	21	2.635	24	1.199	20	6.179	24
793		min		-1.53	24	-6.801	24	0.181	22	-0.369	21	0.46	22
794		max	B	6.198	24	1.447	24	2.375	24	1.197	17	5.616	24
795		min		-0.976	21	-4.227	21	0.14	22	-0.395	29	0.374	22
796	P1013	max	T	5.886	24	1.297	24	2.64	21	0.926	26	6.162	21
797		min		-1.489	21	-6.77	21	0.196	26	-0.704	31	0.469	31
798		max	B	6.402	21	1.451	21	2.475	21	0.906	22	5.814	21
799		min		-1.262	24	-5.562	24	0.183	26	-0.667	18	0.438	26
800	P775	max	T	6.674	20	5.462	20	0.606	20	2.313	30	6.158	20
801		min		-4.995	19	-6.09	19	0.177	18	-0.607	29	0.394	26
802		max	B	7.453	19	3.596	19	2.086	20	1.933	20	7.047	20
803		min		-3.966	20	-8.137	20	0.163	26	0.381	19	0.37	26
804	P1012	max	T	5.881	24	1.3	24	2.637	21	1.056	23	6.157	21
805		min		-1.491	21	-6.766	21	0.199	26	-0.527	17	0.473	26
806		max	B	6.4	21	1.454	21	2.473	21	1.053	30	5.811	21
807		min		-1.265	24	-5.56	24	0.186	26	-0.554	26	0.442	26
808	P778	max	T	6.671	20	5.455	20	0.608	20	1.608	18	6.154	20
809		min		-5.003	19	-6.101	19	0.134	26	-0.026	24	0.444	26
810		max	B	7.479	19	3.602	19	2.093	20	1.687	25	7.056	20
811		min		-3.961	20	-8.147	20	0.177	26	-0.226	26	0.48	26
812	P845	max	T	6.422	24	5.813	24	0.365	21	1.908	23	6.14	24
813		min		-5.704	21	-6.435	21	0.003	26	-0.572	31	1.165	26
814		max	B	2.433	21	0.98	21	0.727	21	1.631	22	2.121	21
815		min		-0.923	24	-2.225	24	0.03	26	-0.126	18	0.112	26
816	P851	max	T	6.858	24	4.96	24	0.956	21	1.476	25	6.133	24
817		min		-4.562	21	-6.473	21	0.184	31	-0.654	31	0.989	25
818		max	B	7.263	21	3.688	21	1.918	24	0.976	18	6.732	24
819		min		-3.938	24	-7.773	24	0.291	25	-0.607	22	0.984	25
820	P772	max	T	6.246	19	1.488	19	2.583	20	1.55	24	6.124	20
821		min		-1.599	20	-6.765	20	0.179	26	-0.023	18	0.442	26
822		max	B	6.068	20	1.5	20	2.284	20	1.571	29	5.475	20
823		min		-1.396	19	-5.591	19	0.155	26	-0.017	25	0.393	26
824	P765	max	T	6.235	19	1.486	19	2.582	20	1.977	25	6.121	20

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
825		min		-1.599	20	-6.762	20	0.152	26	0.37	26	0.373	26
826		max	B	6.073	20	1.502	20	2.286	20	1.963	18	5.479	20
827		min		-1.395	19	-5.588	19	0.131	26	0.39	24	0.327	26
828	P1115	max	T	6.631	23	5.427	23	0.602	23	1.135	23	6.119	23
829		min		-4.953	22	-6.027	22	0.15	32	-0.353	18	0.304	32
830		max	B	7.379	22	3.569	22	2.071	23	1.547	32	7.002	23
831		min		-3.943	23	-8.085	23	0.125	32	-0.506	29	0.264	32
832	P266	max	T	4.102	22	0.984	22	2.572	31	2.333	19	6.102	31
833		min		-1.598	31	-6.742	31	0.09	21	0.609	21	0.19	21
834		max	B	6.132	31	1.516	31	2.308	31	2.352	24	5.532	31
835		min		-0.937	22	-3.734	22	0.096	21	0.749	18	0.206	21
836	P1118	max	T	6.614	23	5.407	23	0.603	23	2.337	18	6.101	23
837		min		-4.934	22	-6.013	22	0.12	32	-0.752	24	0.324	32
838		max	B	7.37	22	3.556	22	2.073	23	0.797	24	6.993	23
839		min		-3.928	23	-8.073	23	0.133	32	-0.776	20	0.334	32
840	P854	max	T	6.812	24	4.935	24	0.95	21	2.353	32	6.095	24
841		min		-4.552	21	-6.453	21	0.17	26	-0.782	28	0.943	25
842		max	B	7.258	21	3.677	21	1.917	24	2.346	25	6.708	24
843		min		-3.912	24	-7.746	24	0.28	25	-0.708	30	0.943	25
844	P359	max	T	7.029	24	3.84	32	1.659	24	2.14	23	6.09	24
845		min		-2.377	21	-4.747	21	0.331	29	0.164	17	0.998	22
846		max	B	4.593	21	3.576	21	0.718	20	2.33	19	6.236	32
847		min		-5.607	32	-6.774	24	0.126	29	-0.554	22	0.935	22
848	P231	max	T	6.759	31	5.036	31	0.907	23	2.203	22	6.084	31
849		min		-2.953	22	-4.243	22	0.172	30	-0.743	19	1.001	24
850		max	B	4.74	22	2.441	22	1.9	31	1.03	19	6.722	31
851		min		-3.963	31	-7.762	31	0.295	24	-0.675	21	0.982	24
852	P1105	max	T	6.154	22	1.465	22	2.562	23	1.185	24	6.074	23
853		min		-1.586	23	-6.71	23	0.105	32	-0.387	20	0.26	32
854		max	B	6.026	23	1.49	23	2.268	23	1.179	29	5.436	23
855		min		-1.375	22	-5.515	22	0.09	32	-0.404	32	0.227	32
856	P1112	max	T	6.149	22	1.462	22	2.56	23	2.335	20	6.069	23
857		min		-1.583	23	-6.703	23	0.124	32	0.762	24	0.308	32
858		max	B	6.013	23	1.486	23	2.264	23	2.351	32	5.425	23
859		min		-1.372	22	-5.504	22	0.106	32	0.769	29	0.272	32
860	P10	max	T	2.842	20	-0.165	18	3.435	27	1.847	22	6.065	27
861		min		0.332	28	-4.615	27	0.46	28	0.042	18	0.808	28
862		max	B	3.753	27	-0.339	28	3.048	27	1.944	23	5.327	27
863		min		0.175	18	-2.343	27	0.418	28	0.135	28	0.728	28
864	P598	max	T	3.59	19	-0.266	28	3.49	19	1.336	24	6.045	19
865		min		0.168	28	-3.389	19	0.217	28	-0.503	18	0.378	28
866		max	B	2.493	20	-0.169	28	2.915	19	1.293	31	5.074	19
867		min		0.216	28	-3.419	19	0.193	28	-0.689	17	0.334	28
868	P364	max	T	4.539	21	0.994	21	2.585	24	2.317	21	6.042	24
869		min		-1.472	24	-6.642	24	0.222	22	0.749	24	0.573	22
870		max	B	5.998	24	1.38	24	2.309	24	2.343	29	5.441	24
871		min		-0.93	21	-4.092	21	0.182	22	-0.785	22	0.489	22
872	P595	max	T	3.6	19	-0.262	28	3.487	19	2.319	20	6.041	19
873		min		0.225	28	-3.374	19	0.243	28	-0.683	24	0.422	28
874		max	B	2.481	20	-0.207	28	2.912	19	2.353	29	5.07	19
875		min		0.182	28	-3.424	19	0.195	28	-0.763	25	0.337	28
876	P958	max	T	6.099	24	1.456	24	2.542	21	1.201	26	6.029	21
877		min		-1.578	21	-6.661	21	0.042	31	-0.413	31	0.084	31
878		max	B	5.92	21	1.474	21	2.223	21	1.184	21	5.338	21
879		min		-1.361	24	-5.413	24	0.035	31	-0.386	20	0.07	31

Envelope Plate Principal Stresses (Continued)

	Plate		Surface	Sigma1 [ksi]	LC	Sigma2 [ksi]	LC	Tau Max [ksi]	LC	Angle [rad]	LC	Von Mises [ksi]	LC
880	P955	max	T	6.085	24	1.452	24	2.538	21	2.329	30	6.019	21
881		min		-1.575	21	-6.65	21	0.05	31	-0.755	31	0.106	31
882		max	B	5.913	21	1.471	21	2.221	21	2.333	24	5.332	21
883		min		-1.357	24	-5.405	24	0.042	31	0.763	19	0.088	31
884	P504	max	T	6.666	18	5.015	18	0.826	18	2.226	31	6.013	18
885		min		-3.533	17	-5.041	17	0.134	31	-0.721	23	0.383	20
886		max	B	1.625	21	0.351	19	0.836	18	2.279	27	1.81	24
887		min		-0.558	28	-1.967	24	0.133	27	-0.738	22	0.244	27
888	P263	max	T	4.093	22	0.985	22	2.534	31	1.214	24	6.003	31
889		min		-1.561	31	-6.629	31	0.241	21	-0.387	18	0.604	21
890		max	B	6.052	31	1.484	31	2.284	31	1.196	19	5.464	31
891		min		-0.939	22	-3.736	22	0.206	21	-0.448	21	0.531	21

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Resolution Declaring July Older Adult Americans Month and Celebrating the Senior Center's 60th Anniversary - Roll Call Vote

BACKGROUND:

The Older Adult Americans Act (OAA) was established July 14, 1965 and led to the National Aging Network, a structure of federal, state, and local agencies that plan and provide services to older adults. The OAA funds a wide range of programs, including nutrition services, transportation, caregiver support, elder abuse prevention and more.

The Marquette Senior Center was founded based on OAA Principles on July 12, 1965 and this year marks the Marquette Senior Center's 60th Anniversary. The Center is responsible for serving 46% of the older adult population in Marquette County, including older adults in the City of Marquette, Marquette Township, Chocolay Township and Powell Township.

In celebration of these two July anniversaries, staff recommends the City Commission adopt the attached resolution declaring July Older Adult American's Month and inviting the public to attend a dual celebration of the OAA and Marquette Senior Center's anniversaries. The free intergenerational community event will be held at the Marquette Commons on July 18, 2025, and will provide educational resources, food and entertainment.

The total event budget is to be $2,000, 50% of which will be obtained through funding assistance.

FISCAL EFFECT:

Senior Center funds of no more than $1,000 will be used for the event with the remaining $1,000 provided by outside funding assistance. A budget amendment will be required for this expenditure. The Senior Center Fund has sufficient reserves for this amendment.

RECOMMENDATION:

Adopt the resolution declaring July Older Adult American's Month, and authorize the $2,000 expenditure for the public anniversary celebration of the Older Adult Americans Act and the Marquette Senior Center.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

Resolution

Resolution Facilitating a Celebration in Honor of Older Adult Americans Month and in Recognition of the 60th Anniversary of the Marquette Senior Center

WHEREAS, the Older Adult Americans Act established July 14, 1965 provides a framework for delivering home and community-based services to older adults, aiming to support them in living independently and with dignity; and

WHEREAS, the Older Adult Americans Act has established the National Aging Network, a structure of federal, state, and local agencies that plan and provide services to older adults. The OAA funds a wide range of programs, including nutrition services, transportation, caregiver support, elder abuse prevention, and more; and

WHEREAS, the Marquette Senior Center was founded on OAA Principles July 12, 1965, and this year marks the Marquette Senior Center's 60th Anniversary; and

WHEREAS, the Marquette Senior Center is responsible for serving 46% of the older adult population in Marquette County, including older adults in the City of Marquette, Marquette Township, Chocolay Township and Powell Township; and

WHEREAS, the City of Marquette recognizes the importance of the Older Adult Americans Act and the ability it has provided for the City of Marquette Senior Center and the key roles the Center plays in improving the lives of those in the older adult community in Marquette County through Health Promotion Programming, Information and Assistance, Case Management, Financial Management, In-Home Direct Care Services, Outreach; and

WHEREAS, the City of Marquette has organized an intergenerational community event in celebration of the Older Adult Americans Act and the Senior Center's 60th Anniversary, to be held July 18, 2025;

NOW, THEREFORE, BE IT RESOLVED that the Marquette City Commission does hereby declare July as Older Adult Americans Month and invites the community to attend the dual celebration honoring the Older Adult Americans Act and the Senior Center's 60th Anniversary.

Vote
Aye: ____
Nay: ____
Absent: ____

Duly adopted by the Marquette City Commission on June 30, 2025.

Jessica Hanley, Mayor

Certified to be a true copy on June 30, 2025.

Kyle Whitney, City Clerk

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Resolution Designating the Upper Peninsula Arts and Culture Alliance as a Qualified Regranting Partner - Roll Call Vote

BACKGROUND:

Given ongoing cuts to public funding for the arts, it is more important than ever to nurture and support a U.P.-based regranting agency that can leverage outside resources to sustain and grow the region's creative sector. The Upper Peninsula Arts and Culture Alliance (UPACA) is poised to fulfill this role through a pending application to the National Endowment for the Arts (NEA). If successful, UPACA would serve as a regional re-grantor—distributing funds to artists, organizations, and cultural projects across the Upper Peninsula.

The City of Marquette Office of Arts and Culture was one of three founding members of the Alliance and has held a seat on its Board since 2016. The City's Arts and Culture Master Plan calls for active participation in regional partnerships and mandates tracking the economic impact of the creative sector—work the City cannot do alone.

The Alliance has been an essential partner in fulfilling that mandate. Two years ago, the City and Alliance collaborated on a regional arts and economic impact study through Americans for the Arts. A second study, focused on the for-profit creative sector, is currently being planned. These studies are vital to demonstrating the value of the creative economy and securing future investment.

Additional past collaborations include:

- **U.P. Pavilion at ArtPrize**
- **Peter Yarrow U.P. Tour at Kaufman Auditorium**
- **U.P. Creative Conference (hosted twice in Marquette)**
- **Co-investment in the Marquette Compass Artist Directory**
- **Co-funding the U.P. Economic Prosperity Grant**

To complete its NEA application, the Alliance must receive an official resolution from at least one municipality within its service area designating it as a qualified regranting partner. As a founding member and direct beneficiary of the Alliance's work, the City of Marquette is well-positioned to provide that support.

FISCAL EFFECT:

None with this action.

RECOMMENDATION:

Approve the resolution designating the Upper Peninsula Arts and Culture Alliance as a qualified regranting partner for funding from the National Endowment for the Arts.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Resolution

Resolution Authorizing the Upper Peninsula Arts and Culture Alliance as a Local Arts Agency to Operate in Cooperation with the City and to Receive and Subgrant Funds from the National Endowment for the Arts

WHEREAS, the National Endowment for the Arts (NEA) recognizes local arts agencies (LAAs) as crucial partners in fostering the development, accessibility, and participation in the arts at the community level; and

WHEREAS, local arts agencies are eligible to receive NEA funds for the purpose of regranting (sub-granting) to artists, arts organizations, and cultural initiatives that align with NEA goals and priorities; and

WHEREAS, the Upper Peninsula Arts and Culture Alliance is a regional arts service organization composed of arts and culture leaders, municipalities, and organizations from across Michigan's Upper Peninsula, with a mission to strengthen and connect the arts and culture sector and to increase public access to arts programming; and

WHEREAS, the Upper Peninsula Arts and Culture Alliance has demonstrated the capacity, expertise, and organizational infrastructure necessary to equitably and fairly administer arts-related funding programs and to advance cultural development in alignment with local priorities.

NOW, THEREFORE, BE IT RESOLVED that the Marquette City Commission hereby authorizes:

1. **Designation of Local Arts Agency**
   The Upper Peninsula Arts and Culture Alliance is hereby designated as a Local Arts Agency and empowered to work with the City of Marquette for the purposes of planning, developing, promoting, and supporting arts and cultural activities.

2. **Authority to Subgrant**
   The Upper Peninsula Arts and Culture Alliance is hereby authorized to apply for and receive funds from the National Endowment for the Arts and other federal, state, and private sources, and to administer said funds to entities in Marquette through a sub-granting process in accordance with applicable laws, guidelines, and best practices.

3. **Coordination and Accountability**
   The Upper Peninsula Arts and Culture Alliance shall coordinate directly with the City of Marquette's Office of Arts and Culture and with other local arts agencies on matters of public interest related to its grantmaking and arts development activities and shall provide periodic reports to the City Commission detailing programmatic outcomes, financial reporting, and community impact.

Vote
Aye: ____
Nay: ____
Absent: ____

Duly adopted by the Marquette City Commission on June 30, 2025.

Jessica Hanley, Mayor

Certified to be a true copy on June 30, 2025.

Kyle Whitney, City Clerk

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Sale of Surplus Equipment

BACKGROUND:

City staff auctions or sells and trades obsolete equipment based on operational needs. A 2020 Dodge Charger, 2021 Dodge Charger, 2013 Ford police interceptor, 2018 Ford utility SUV, and a 1982 Cleaver Brooks trailer steamer have been recommended for sale due to high maintenance issues and frame corrosion.

FISCAL EFFECT:

Proceeds from the sale of these vehicles will be credited to the City's Motor Pool Fund - Sale of Fixed Assets.

RECOMMENDATION:

Declare a 2020 Dodge Charger, 2021 Dodge Charger, 2013 Ford police interceptor, 2018 Ford utility SUV, and a 1982 Cleaver Brooks trailer steamer as surplus, and authorize City staff to prepare the vehicles for trade in or sale.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

No Attachments Available

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Shipwrecked Vending, LLC – Lease Agreement

BACKGROUND:

Shipwrecked Vending, LLC has requested the City Commission consider leasing space located at 146 W. Washington Street, commonly known as the Phil Niemisto Pocket Park as shown in Exhibit A, attached. The space within the stair tower will be used for the installation and operation of a vending machine unit.

Staff has worked with the Downtown Development Authority, City Attorney and Shipwrecked Vending, LLC to draft a standard lease agreement which provides for the terms and conditions of the request. The lease is a two-year term, from July 15, 2025 through July 14, 2027. The rental rate was set at $500 per year, payment due by July 15, 2025, and by July 15 annually thereafter during the lease term.

The City Charter requires all lease agreements to have two reads. This is the first read of this item.

FISCAL EFFECT:

The Downtown Development Authority will receive $500 annually during the term of the lease agreement.

RECOMMENDATION:

Move the lease agreement with Shipwrecked Vending, LLC for leased space located at 146 W. Washington Street, commonly known as the Phil Niemisto Pocket Park to the next regular meeting.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Shipwrecked Vending, LLC - Lease Agreement
- City Certificate of Insurance
- MDDA Certificate of Insurance

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 2025, by and **THE MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY** (MDDA), an authority of the City of Marquette, located at 337 W. Washington Street, Marquette, Michigan 49855, hereinafter referred to as "LESSOR," and **SHIPWRECKED VENDING, LLC,** a Michigan limited liability company, with a mailing address 828 W. Bluff Street, Marquette, Michigan 49855, hereinafter referred to as "LESSEE."

Recitals

A. The City of Marquette, a Michigan municipal corporation, of 300 W. Baraga Avenue, is the owner of real property located at 146 W. Washington Street in the City of Marquette, commonly known as the Phil Niemisto Pocket Park. The Lessor manages the stair tower located at said property.

B. Lessee desires to lease, and Lessor is willing to lease, space within the stair tower for the installation and operation of a vending machine unit.

NOW, THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Leased Premises
Lessor leases to Lessee a defined portion of space within the stair tower at Phil Niemisto Pocket Park, as shown in Exhibit "A," hereinafter referred to as "PREMISES."

2. Term of Lease
This lease shall run from July 15, 2025 through July 14, 2027.

3. Rent
Lessee shall pay Lessor an annual rental fee of $500.00. Payment shall be made by July 15, 2025, and by July 15 annually thereafter during the lease term.

4. Use of Premises

4.1 Lessee shall use the premises solely for the installation and operation of a vending machine. The vending machine may dispense food, beverages, and other non-perishable, non-consumable items.

4.2 Lessee shall not use the premises in a manner that:

a) Is hazardous to the public;

b) Violates any law or city ordinance;

c) Causes damage to premises;

d) Constitutes a nuisance; or

e) Restricts public access.

4.3 Lessee agrees to meet with MDDA staff prior to installation to coordinate logistics and ensure compliance with site standards.

4.4 Lessee shall comply with all applicable rules and regulations of the State of Michigan Department of Health and Human Services and any other regulatory body governing the sale and distribution of food items.

5. Utilities and Access

The vending machine will require electricity. The MDDA will bear the cost of power provided. Any required utility access shall be coordinated with MDDA.

6. Maintenance and Repairs

Lessee is solely responsible for the maintenance, repairs, and cleanliness of the vending machine. All equipment must be kept in safe and operable condition.

7. Signage

Lessee may affix signage directly to the vending machine. Signage may not project beyond the sides of the vending machine. No additional signage or advertising may be displayed elsewhere on the premises or surrounding area.

8. Insurance and Indemnity

8.1 Lessee shall not permit any activity on the Premises which would invalidate or be in conflict with Lessor's insurance policies covering the Premises.

8.2 Lessee shall not permit any activity on the Premises which would cause Lessor's rate for the insurance described herein to be increased.

8.3 Lessee, at its sole expense, shall be responsible for insuring its own tangible personal property, equipment, and fixtures from loss from fire and other casualty and shall at all times provide Lessor with a certificate evidencing such coverage.

8.4 Lessee, at its sole expense, shall maintain liability insurance protecting and insuring Lessee, Lessor, and the City of Marquette from all claims for injury or damage to persons or property arising out of the use of the Premises by Lessee, its employees, agents, invitees, and licensees. The amount of the insurance shall not be less than One million and 00/100 Dollars ($1,000,000.00) per occurrence for accident, bodily injury, or death and not less than Three Hundred Thousand and 00/100 Dollars ($300,000.00) for property damage. Lessee shall at all times provide Lessor with a current copy of said policies with proof of payment of premium thereon. The insurance policies shall bear endorsements to the effect that the insurer agrees to notify Lessor not less than thirty (30) days in advance of any modification or cancellation thereof. Lessor and the City of Marquette shall be named as additional insured on all insurance policies required by this lease.

8.5 Lessee will indemnify and hold Lessor and the City of Marquette harmless from and against all loss, cost, expense and liability whatsoever (including Lessor's or the City of Marquette's cost of defending against the foregoing, such cost to include attorneys' fees) resulting or occurring by reason of Lessee's use and occupancy of the Premises.

9. Customer Service Contact

Lessee shall ensure that a clearly visible phone number is displayed on the vending machine for customers to report issues. This number must connect directly to someone authorized to handle issues on behalf of the LLC.

10. Non-exclusive Use and Public Access

Lessee acknowledges that the use of the premises is non-exclusive. The public retains access to the surrounding area, and Lessee's operations must not impede this access.

11. Assignment / Subletting

Lessee shall not assign or sublet the premises without prior written consent of the Lessor.

12. Lessor's Right to Perform Lessee's Obligation

If Lessee defaults in the observance or performance of any term or covenant of this lease, Lessor may, without thereby waiving the default, remedy the default at Lessee's expense. If, in connection therewith, Lessor makes any expenditure or incurs any obligation for the payment of money or in instituting, prosecuting, or defending any action or proceeding commenced before or during the term of this lease, or after the expiration or termination of this lease including, but not necessarily limited to, legal expenses and attorneys' fees, Lessee shall pay to Lessor on demand the sums paid or obligation incurred together with legal fees and costs.

13. Default by Lessee

13.1 If the Lessee fails to perform any obligation under this agreement within 30 days after receiving written notice of the default from the Lessor, the Lessor may terminate this lease.

13.2 In addition to the Lessor's other rights and remedies as stated in this lease, and without waiving any of those rights, if the Lessor deems necessary any repairs that the Lessee is required to make or if the Lessee defaults in the performance of any of its obligations under this lease, the Lessor may make repairs or cure defaults and shall not be responsible to the Lessee for any loss or damage that is caused by that action. The Lessee shall immediately pay to the Lessor, on demand, the costs for curing any defaults, as additional rent under this lease.

13.3 The rights and remedies of Lessor shall be cumulative as more particularly provided by law or in equity pursuant to the laws of the State of Michigan.

14. Surrender of Leasehold Upon Termination of Lease

If upon termination of the lease, Lessee has failed to remove its vending machine and returned the property to its original condition, Lessor reserves the right to deem them abandoned and shall have the legal right to dispose of same, and costs incurred in disposing of same and returning the property to its original condition shall be the financial responsibility of Lessee.

15. Option to Renew

The Lessor and Lessee each have the right to terminate this agreement for any reason by providing written notice to the other at least 60 days prior to May 1 of each year of this agreement. Upon such notice of termination SHIPWRECKED VENDING, LLC, will immediately cease to use the Premises.

16. Future Expansion

Any expansion of additional vending machines on real property owned by the City of Marquette shall require negotiation between the City of Marquette, the Lessee and the Lessor, if said property is located within the boundaries of the Downtown Development Authority District.

17. Miscellaneous

17.1 This agreement shall be binding on the parties and inure to the benefit of the Lessor, the Lessee, and the City of Marquette and their respective successors and assigns.

17.2 This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

17.3 This agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon any party except to the extent incorporated herein.

17.4 Any modification of this agreement or additional obligations assumed by any party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

17.5 Waiver by Lessor of any breach of any covenant of duty of Lessee under this lease is not a waiver of a breach of any other covenant of duty of Lessee or any subsequent breach of the same covenant or duty.

17.6 The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

17.7 All notices to be given under this lease shall be in writing and mailed, postage prepaid, or by certified or registered mail, return receipt requested, or delivered personally or by courier delivery, or sent by telecopy (immediately followed by one of the preceding methods) to Lessor's address and Lessee's address as above stated or any other place that Lessor or Lessee may designate in a written notice given to the other parties. Notices shall be deemed served on the earlier of receipt or three (3) working days after the date of mailing.

The parties have set their hands on the day and year first above written

OWNER
CITY OF MARQUETTE

_____
Jessica Hanley, Mayor

_____
Kyle Whitney, City Clerk

Approved as to Substance:

_____
Karen M. Kovacs, City Manager

Approved as to Form:

_____
Suzanne C. Larsen, City Attorney

LESSOR
MARQUETTE DOWNTOWN
DEVELOPMENT AUTHORITY

_____
Ryan Stern, DDA Board Chairperson

LESSEE
SHIPWRECKED VENDING, LLC

_____
Emily Nobles

Its: _____

Exhibit A

THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

June 20, 2025

City of Marquette
300 W BARAGA AVE
MARQUETTE MI 49855

Account Information:

Policy Holder Details :	**Shipwrecked Vending, LLC**

Contact Us

Need Help?

Chat online or call us at

(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATIONIS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
AP INTEGO INSURANCE GROUP LLC/XPW 76251050 375 WOODCLIFF DRIVE STE 103 FAIRPORT NY 14450	PHONE (A/C, No, Ext): (888) 289-2939	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A : Property and Casualty Insurance Company of Hartford	34690
INSURED SHIPWRECKED VENDING, LLC 828 W BLUFF ST APT 3 MARQUETTE MI 49855	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		76 SBU BT7JZM	07/01/2025	07/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	[ ] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **Y/N** [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/ A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	
A	Employment Practices Liability Insurance			76 SBU BT7JZM	07/01/2025	07/01/2026	Each Claim Limit Annual Aggregate Limit	$25,000 $25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES **(ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SL3032 attached to this policy.

CERTIFICATE HOLDER	CANCELLATION
City of Marquette 300 W BARAGA AVE MARQUETTE MI 49855	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** Susan L. Castaneda

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THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

June 20, 2025

City of Marquette DDA
377 West Washington Street
Marquette MI 49855

Account Information:

Policy Holder Details :	**Shipwrecked Vending, LLC**

Contact Us

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Chat online or call us at
(866) 467-8730.
We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team

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DATE (MM/DD/YYYY): 06/20/2025

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	INSURER A : Property and Casualty Insurance Company of Hartford	34690
INSURED SHIPWRECKED VENDING, LLC 828 W BLUFF ST APT 3 MARQUETTE MI 49855	INSURER B :	
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	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		76 SBU BT7JZM	07/01/2025	07/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	[ ] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **Y/N** [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/ A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	
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CERTIFICATE HOLDER

City of Marquette DDA
377 West Washington Street
Marquette MI 49855

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Tourist Park Playground - Professional Service Contract Change Order

BACKGROUND:

The City Commission approved Sanders and Czapski Associates for the professional services contract to install the playground at Tourist Park. The playground is now complete. Staff has been working with Sanders and Czapski to complete the invoicing and discovered a misunderstanding with a change order provided to the City during the project. The change order appeared to bring the total contract up to less than the original $9,420 approved by the Commission and would not have required any further Commission approval. Sanders and Czapski clarified their intent with the change order was to increase the contract by $1,200 to $10,620.

The request was to cover additional expenses related to re-bidding the project with a slight redesign. Staff have reviewed the scope of work and find that these services have been completed. Staff recommends approval of this change order to allow this project to be closed out.

FISCAL EFFECT:

The Tourist Park Fund has sufficient funds to cover this change order.

RECOMMENDATION:

Approve the change order to Sanders and Czapski Associates' contract in the amount of $1,200, bringing the total contracted amount to $10,620, and authorize the City Manager or her designee to sign the change order.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Change Order 1

SANDERS & CZAPSKI ASSOCIATES, PLLC

ARCHITECTURE / LANDSCAPE ARCHITECTURE / HISTORIC PRESERVATION

June 12, 2025

Mr. Jon Swenson
Director of Community Services
401 East Fair Avenue
Marquette, MI 94855

Re: Tourist Park Day-Use Playground
Design Contract Adjustment #1

Dear Jon,

The following is intended to serve as an amendment to our contract for the additional effort related to the re-design and re-bidding of the Tourist Park Playground. If this meets with your approval, please sign and return one copy for our files.

The fee adjustment is as follows:

Original Contract amount, including expenses	$ 9,420.00
Change order #1 (per above)	$ 1,200.00
Adjusted Total Fee, including expenses	$ 10,620.00

Thank you very much for selecting Sanders & Czapski Associates for this project.

Sincerely,

Bill Sanders

Bill Sanders, ASLA
Landscape Architect / Principal

Accepted by: Date:

Printed Name and Title

109 South Front Street / Suite 210 / Marquette, MI 49855
Phone: 906 - 273 - 1207

Agenda Date: 6/30/2025

Consent Agenda - Roll Call Vote
Water System Maintenance Agreement with Northern Michigan University

BACKGROUND:

The City of Marquette owns and operates a public water supply system (City System), that provides potable water to its customers. The City System is regulated by and under the jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Northern Michigan University (University) is a customer of the City System which owns and operates Customer Site Piping and is subject to City and EGLE requirements to maintain service. Customer Site Piping includes water mains, distribution piping, and other water system facilities, equipment, and appurtenances to convey water for use in its facilities, buildings, and structures, collectively the University System.

Because the City and University Systems are interconnected at two or more connection points to the City public water system, EGLE has informed the City that in order for the City to be in compliance with the Michigan Department of Environment, Great Lakes, and Energy cross connection requirements, one of three things that must occur: (i) Installation of appropriate backflow prevention devices at each connection point between the City System and the Customer Site Piping. This would require installation of a Reduced Pressure Zone (RPZ) valve at each connection with the City System which would need to be above ground in a temperature controlled environment, (ii) the City must receive easements and agreements for the City to take responsibility of the operation, maintenance, extension, repair and replacement of the Customer Site Piping, or (iii) the City and University must enter into a suitable agreement regarding the operation, maintenance, extension, repair and replacement of the Customer Site Piping of the University System.

Because the City and University Systems are interconnected, the City and University have mutually agreed to use the third alternative described above. The parties desire to enter into this Maintenance Agreement to meet requirements under the Safe Drinking Water Act, 1976 PA 399, as amended (MCL 325.1001 et seq.), and the rules promulgated thereunder, by setting forth the terms of and their respective responsibilities for the operation, maintenance, repair, and extension of the University System and its interconnection with the City System.

FISCAL EFFECT:

There is no fiscal effect resulting from executing this agreement. However, non-compliance with EGLE requirements could result in fines imposed by EGLE.

RECOMMENDATION:

Approve the Agreement for Water System Maintenance, and authorize the Mayor and City Clerk to execute it.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Agreement

—Agreement Between the
City of Marquette and the Board of Trustees for Northern Michigan University
For Water System Maintenance

This Agreement ("Agreement") is entered into by and between the City of Marquette ("City"), a municipal corporation and Michigan home-rule city, 300 West Baraga Avenue, Marquette, MI 49855, and the Board of Trustees for Northern Michigan University ("University"), a Michigan higher education institution, with offices located at 1401 Presque Isle Avenue, Marquette, MI 49855.

This Agreement is premised on the City's and the University's agreement that:

A. The City owns and operates a public water supply system ("City System"), as defined below in Section 1, that provides potable water to its customers.

B. The City System is regulated by and under the jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy ("EGLE").

C. The University is a customer of the City System which owns and operates Customer Site Piping and is subject to City and EGLE requirements to maintain service. Customer Site Piping includes water mains, distribution piping, and other water system facilities, equipment, and appurtenances, as defined in Section 1 below, to convey water for use in its facilities, buildings, and structures ("University System").

D. Because the City and University Systems are interconnected at two or more connection points to the City public water system, the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") has informed the City that in order for the City to be in compliance with the Michigan Department of Environment, Great Lakes, and Energy cross connection requirements, one of three things that must occur: (i) Installation of appropriate backflow prevention devices at each connection point between the City System and the Customer Site Piping. This would require installation of a Reduced Pressure Zone (RPZ) valve at each connection with the City System which would need to be above ground in a temperature controlled environment, (ii) the City must receive easements and agreements for the City to take responsibility of the operation, maintenance, extension, repair and replacement of the Customer Site Piping, or (iii) the City and University must enter into a suitable agreement regarding the operation, maintenance, extension, repair and replacement of the Customer Site Piping of the University System.

E. Because the City and University Systems are interconnected, the City and University have mutually agreed to use the third alternative described in paragraph D above. The parties desire to enter into this Maintenance Agreement to meet requirements under the Safe Drinking Water Act, 1976 PA 399, as amended (MCL 325.1001 et seq.), and the rules promulgated thereunder, by

setting forth the terms of and their respective responsibilities for the operation, maintenance, repair, and extension of the University System and its interconnection with the City System.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements and subject to the terms and conditions herein and in consideration of the Recitals set forth above which are incorporated herein by reference, the parties agree as follows:

Section 1. Definitions

The following words and phrases, whenever used in this Agreement, shall have the meanings given to them below, unless the context shall clearly indicate another or a different meaning:

City Separation Valve means a City-owned and operated valve used to separate the University System from the City System.

City System is understood by the parties to generally mean the City of Marquette's public water supply, as existing today or as the same may exist in the future, which includes mains, piping, hydrants, hydrant leads, valves and other distribution system appurtenances supplying water until it flows through a City Separation Valve or City System Service Valve.

City System Service Valve means a valve owned and operated by the City located between the City System and Service Connection Piping.

City System Valve means a valve owned and operated by the City and located on the City System water mains.

Cost(s) means the reasonable and actual, direct and additional costs paid or payable in accordance with the established accounting procedures generally used by the party and which it utilizes in billing third parties for reimbursable projects, including, but not limited to, the following: (i) reasonable internal labor costs, including wages, salaries, benefits and overhead (provided that overhead shall be as calculated by standard practices and that all such costs will be charged based on the hourly rates of the employees on the project) and including overtime rates of pay if required in the party's reasonable discretion to complete the work on a timely basis, and (ii) other reasonable direct costs including reasonable costs billed to and paid by a third party performing work for and under the supervision of the party, and including reasonable amounts for materials, equipment, and other out-of-pocket expenses on a direct pass-through basis.

Customer Site Piping is the portion of the water system owned and operated by the University as a customer of the City System. Customer Site Piping is subject to City and EGLE requirements to maintain service. Customer Site Piping includes water mains, distribution piping, and other water system facilities, equipment, and appurtenances to convey water for use in its facilities, buildings, and structures.

EGLE means the Michigan Department of Environment, Great Lakes and Energy, or any similar successor agency that has responsibility for enforcing the Michigan Safe Drinking Water Act, 1976 PA 399, as amended, (MCL 325.1001 et seq.) and the Administrative Rules promulgated pursuant to the Act.

Emergency means circumstances presenting an imminent threat to the integrity of the City System, including those portions of the University System not separated by approved backflow prevention devices, the water distribution system, public health and safety, life or personal safety, property, or research.

Pressure Boundary Valve means a valve that separates two pressure districts.

Separation Valve means a valve owned and operated by the City which separates the City System from the University System.

Service Connection Piping means underground piping that conveys water to a University-owned building or facility from a Service Valve. All Service Connection Separation Piping to University owned facilities is University-owned.

University System is understood by the parties to generally mean, as the same exists today or may exist in the future, University-owned underground water distribution piping separated from the City System by a City Separation Valve that conveys both potable and fire service water for use (from the City System) to University facilities and/or to portions of the City System, and includes mains, piping, hydrants, hydrant leads, and valves and other distribution system appurtenances connected to University System piping.

University Property means real property of which the University is either owner or operator.

University System Service Valve means a valve owned and operated by the University and located on Service Connection Piping connected to the University System.

University System Valve means a valve owned and operated by the University and located on the University System water mains and piping.

Section 2. Notice and Point of Contact

Except as otherwise expressly provided in this Agreement, to be effective under this Agreement, notices shall be provided to the contacts that the parties designate in this Section in the manner provided for herein.

The University's designated contact shall be its Facilities Department, which may always be reached through the Facilities Department Service Center ("FDSC"), or such other department the University may hereafter designate.

During business hours, the City's designated contact shall be its Public Works Department. After hours, the City's designated contact shall be its Water Filtration Plant.

Appendix A sets forth contact information for these designated contacts. If any of the contact information is, or will become, obsolete, then the party to whom the information pertains shall send the other written notice of the same and updated information at least 72 hours in advance, or within 24 hours after, if the change was unexpected.

Section 3. Sampling and Testing

The EGLE-approved Marquette Distribution System Sampling Site Plan does not currently include any sampling sites on the University System. If, in the future, there is a desire or need by the City, in consultation with the University, to include a sampling site located on the University System, whether for inclusion in an amendment to the foregoing City Sampling Plan or for non-routine sampling needed following a failed sample, a new connection, investigation of or response to a complaint, or for other reasons, the Parties will work in good faith to agree to add access to such locations as may be reasonably requested by the City. The identification of such location(s) and the terms of access to such site(s) shall be approved by the University and approval shall not be withheld unreasonably. The University expressly consents to and authorizes City employees and contractors to enter the University premises to complete the sampling authorized by this Section. City sampling shall be conducted at no cost to the University. In consultation with the City, the University will establish a minimum chlorine residual goal and will perform the necessary testing, flushing, and maintenance to routinely meet that goal.

Section 4. Hydrant Maintenance

The City Directional Water System Flushing program addresses at least one-quarter of the City Water System annually. Annually the City performs inspection, preventive maintenance, and winterization of the city hydrants. The City provides notice via public service announcement.

The University's fall winterization program includes flushing and inspection of all University owned hydrants which meets annual flushing requirements. In addition, the University agrees to perform flushing of the University System more often if required by the EGLE. The University shall annually provide written notice to the City certifying the completion of the University's hydrant maintenance program and upon request, the University will provide notification of the dates when hydrants were flushed, inspected and winterized. If the City Fire Department operates a winterized hydrant, it shall notify the University to dewater and re-winterize such hydrant.

Section 5. Valves and Valve Maintenance

The City, in consultation with the University, shall determine if a valve that is part of the City System or the non-separated portion(s) of the University System is, or is to be designated as, a Pressure Boundary Valve and to determine the operating position of any Pressure Boundary Valve.

The University shall exercise every Valve that is part of the University System that is 8"

or larger with a complete closing and opening at least once per calendar year. The University shall exercise all other Valves that are part of the University System with a complete closing and opening at least once every three calendar years. In addition, the University agrees to exercise by completely closing and opening one or more valves on the University System more often if required by EGLE. The City shall exercise every Separation Valve that is part of the City System and that is not a Pressure Boundary Valve with a complete closing and opening at least once per calendar year, at the City's expense.

The University shall submit to the City a maintenance report in accordance with Section 15 of all valve exercising the University performs.

The University may operate any Pressure Boundary Valve that is part of the University System in consultation with the City. The University shall not operate valves in the City System or any other Valve or Separation Valve that is part of the City System only, unless the City agrees in advance to, and directs, such operation.

Section 6. Oversight

The University represents and warrants that it has, and shall retain, an employee, or, alternatively, maintain a contractor relationship with a contractor who is designated by the University as the responsible individual in charge of oversight of the University System, including its operation, repair and maintenance. Should such employee's employment end, or, if the University is contracting for such services, the contract for such contractor end, the University shall notify the City immediately, and shall, within 120 days, replace such employee or contractor, as applicable. During the period preceding any such replacement, the City shall fill the employee's or contractor's role, and the University shall reimburse the City its City Costs.

Section 7. Maintenance and Repairs

General Operations, Maintenance and Repairs.

- The City and University shall each be responsible for the operation, maintenance, and repair of their respective systems, including reasonable leak detection efforts.
- The University shall notify the City before any work on the University System that will or is likely to affect the pressure or quality within the City System. The University shall immediately notify the City when any such maintenance or repair is complete. The University shall ensure that all maintenance and repair work is consistent with City standards and specifications as noted in this section. The City shall be granted access and be allowed to observe all such maintenance and repair work or activities.
- The City shall notify the University before any work on the City System that will or is likely to affect pressure or quality within the University System. The City shall immediately notify the University when any such maintenance or repair is complete.
- If EGLE identifies a water quality problem or other situation within the City System which requires flushing, repairs, or maintenance, and if concurrent flushing, repairs, or maintenance within the University System would substantially help

resolve the problem or situation, the University agrees to make a reasonable attempt to assist the City in that regard.

Emergency Repairs. In the event of an Emergency requiring necessary repairs to the University System or any non-separated part of it, the University may undertake such necessary maintenance or repairs and these repairs shall be consistent with the City of Marquette standards and specifications as noted in this section.

Standards and Specifications for Maintenance and Repairs. All maintenance and repairs to the University System, whether general or emergency, shall, at a minimum, meet the City's standards and specifications (which are located at the following URL: https://www.marquettemi.gov/departments/community-development/engineering/ including, but not limited to Master Specifications, Pre-approved Materials, and Standard Details) except as otherwise agreed to as provided for in Section 20(5).

Timely Completion of Repairs. Timely repair is in the best interests of the City and University. The University agrees to work in consultation with the City to ensure timely repairs are made to the University System and minimize any adverse impact to the City System. The City will assist the University as requested.

Repairs. With respect to all repairs to the University System Water Mains, the University shall give timely notice to the City by telephone call to the City 24-hour water system telephone number. At least 24-hour advance notice shall be required for all repairs, except in the case of an emergency.

In connection with all repairs, City employees and contractors shall be granted access to the repair site and be allowed to observe all repair activities which pertain to the University System Water Mains.

All repairs to the University System Water Mains shall meet the following requirements:

- The trench shall be kept dry and clear.
- All dirt and debris shall be kept out of the water main.
- After the repair is complete, the repaired water main shall receive a chlorine swabbing.
- The repaired water main shall receive a post-repair flush.
- With the joints exposed, the water main shall be placed under pressure and a visual inspection made for leaks.
- The University agrees to comply with all these requirements in connection with any and all repairs to the University System.

Section 8. New or Replacement Service Connection Piping, Water Mains, or University System Piping

The University shall not commence construction without first notifying the City in compliance with Section 2. At least 30 days advance notice shall be required for all new or replacement water mains and new facility service connections and related projects.

City employees, and/or consultants shall be granted access to and be allowed to observe all construction activities, including all required testing and sampling, which pertain to the new or replacement Service Connection Piping, Water Mains, or University System Piping.

All new or replacement Service Connection Piping, Water Mains, or University System Piping shall, at a minimum, meet the City's standards and specifications (see reference in Section 7.3) except as otherwise agreed to by the parties as provided for in Section 20(5), including, but not limited to, prior agreements regarding fire service metering, fire pump system, and domestic service metering details, copies of which deviations are included as Appendix C. All new or replacement Service Connection Piping, Water Mains, or University System Piping shall also meet all permitting requirements, and prior to being placed in service, two satisfactory or "passing" bacteriological tests shall be completed at least 24 hours apart.

Section 9. Follow-up Sampling

For all maintenance and repairs and additions to or replacements of Service Connection Piping or the University System, the University shall, at its own cost, perform all post-work follow-up sampling required by or consistent with the Safe Drinking Water Act (PA 399 of 1976, as amended), and AWWA standard ANSI/AWWA C651, latest revision. For repairs to the City System, the City shall, at its own cost, perform all post-repair follow-up sampling required by or consistent with the Safe Drinking Water Act (PA 399 of 1976, as amended), and AWWA standard ANSI/AWWA C651, latest revision.

Section 10. Emergency Access to University System

In the event of an emergency arising from or relating to the University System, upon telephone notice and approval from to the University at the contact listed in Section 2, the City may access University Property only for the purpose of inspecting, repairing, or replacing components of the University System as may be necessary to eliminate the emergency.

Section 11. Asset Management

Within two years of the Effective Date, the University shall incorporate the University System's water mains and appurtenances in the University's Integrated Facilities Planning System (IFPS) – an asset management planning system used to track age, condition, replacement schedule and replacement cost for all university facilities and infrastructure.

~~At a minimum, said program shall: (1) include a long-term maintenance and replacement schedule for the University System's water mains and appurtenances, (2) allow the University to maintain and replace infrastructure at a sustainable rate, and (3) ensure that the University System meets all state and federal drinking-water regulations applicable to the University System.~~

~~The University shall review and update the program, as needed, to accommodate changes in funding or strategy. The University shall perform, follow, and comply with the~~

~~program, as updated from time to time.~~

Section 12. Cross Connection Control
The University shall comply with the City's Cross Connection Control Program, as required by EGLE. Accordingly, the University shall, among other things, inspect and test all cross-connection control devices provided for isolation or containment protection from the University System or the City System mains as often as prescribed in said program. The City will provide the University with a copy of any updates to the City's Cross Connection Control Program within thirty (30) days of the updates being effective.

The University shall notify the City in writing within 24 hours of discovering a cross connection that cannot be immediately isolated for all high-hazard accounts, i.e., a customer water use or process that could cause illness or death if backflow occurred. The list of high hazard accounts shall be updated annually by the parties.

Section 13. Maps/GIS data
The City and the University shall cooperate to create and maintain geographical information system data and maps of the University System and those portions of the City System that connect with, or materially affect the University System, including all piping appurtenances (the "GIS"), by, among other things, identifying ownership and characteristics of the mains, service lines, facilities, equipment, and appurtenances thereto, as outlined in this Agreement. As changes to what the GIS describes and depicts occur, the party causing the changes shall notify the other of the changes and shall update the GIS so that it is accurate. The City shall maintain a master electronic version of the GIS, as updated. At least once each calendar year, the GIS shall be jointly reviewed and updated by the parties. Neither party shall distribute or make publicly available such maps or data and the parties agree that confidentiality is required for safety and security reasons.

Section 14. Reporting Requirements
Within 180 ~~90~~ days of executing this agreement, the University shall provide to the City a written hydrant maintenance plan, which shall include a complete list of activities completed in the last 12 months per Section 4 of this Agreement. The University shall provide the City with a revised written hydrant maintenance plan whenever said plan is amended. By January 31 of each year, the University shall provide a letter certifying the plan was conducted during the previous calendar year.

Within 180 ~~90~~ days of executing this agreement, the University shall provide to the City a written valve maintenance plan, which shall include a complete list of University System and University System Service Valves, including valve ID, location, planned valve exercising frequency, number of turns, condition of valve and any other pertinent information to valve operation. The University shall provide the City with a revised written valve maintenance plan whenever said plan is amended. By January 31 of each year, the University shall provide a letter certifying the plan was conducted during the previous calendar year.

By January 31 of each year, the University shall provide to the City a written notification summarizing repaired water-main breaks, new installations and other repairs, which shall identify the date of any water-main breaks, their location, the water-main diameter and material, a description of the break and subsequent repair(s), and the date the water main was back in service.

By January 31 of each year, the University shall provide the City with a written report on the full inventory of backflow devices for the previous year. The report shall include the following:

- Inventory of backflow devices.
- Testing results for all testable devices.
- Backflow device replacement/installation
- Installation of new service lines.
- Installation of new hazards that require backflow prevention in buildings that are not housed in buildings equipped with backflow prevention devices on service lines.
- Suspected backflow events.

The City and the University shall review these reporting requirements jointly at least annually and may change them as they mutually agree.

Section 15. Cooperation Toward Reduction of Interconnection

The parties express their intent to work cooperatively to communicate, exchange information, plan for, and implement appropriate agreed-upon future projects, work, and actions to reduce, and possibly eliminate, the interconnected portions of the City and University Systems over time. The parties may enter into separate agreements to set forth the framework, procedures, terms and conditions for their cooperative efforts and any projects, work, or actions upon which they may agree.

Section 16. Term/Duration

Term. This Contract shall continue for as long as the University System Water Mains are connected to the System.

This Agreement shall continue and remain effective until any of the following conditions have been met and the parties agree based thereon in writing to terminate the Agreement:

- The University has established itself as its own public water system with approval from EGLE; or
- Other provisions have been made to supply the University system with potable water to fully meet the University needs and meet all applicable EGLE requirements, meaning the University is no longer a City water customer; or
- The University System has been reconfigured to eliminate flow through the University System and back into the City System; or
- The University System, and no part of it, no longer flows back into the City System, meaning the City System and University System are completely separated from each other with approved backflow devices.

Termination of this Agreement shall be subject to EGLE review and approval.

Section 17. EGLE Enforcement

If EGLE takes enforcement action against the City for any alleged violation(s) caused in whole or in part by the University, the University shall remain responsible for all amounts attributed to the University to extent caused by University's acts or omissions, for all resulting costs, damages, expenses, attorney fees, and penalties. If EGLE takes enforcement action against the University for any alleged violation(s) caused in whole or in part by the City, the City shall remain responsible for all amounts attributed to the City to extent caused by City's acts or omissions, for all resulting costs, damages, expenses, attorney fees, and penalties.

Section 18. Miscellaneous

Mutual Cooperation; Consent. The parties agree to mutually cooperate with one another in good faith to effectuate the intents and purposes of this Agreement and to avoid unduly hindering one another in connection with the construction, alteration, maintenance, repair, and replacement of Water Mains or other piping or valves as permitted by this Agreement. When consent of a party is required under this Agreement, that consent shall not be unreasonably withheld, delayed, or conditioned.

Nature of Access. No legal title, easement, or other possessory interest in real estate, including any leasehold interest in the University's Property, or any appurtenances to it, shall be created or deemed or construed to have been created or vested in the City by anything contained in this Agreement. This Agreement is personal and not transferable or assignable in whole or in part.

No Impairment of City Authority. Nothing in this Agreement shall affect, limit, impair, or otherwise restrict the City's authority under law and its Charter and Code with respect to the City System and its authority as to its water customers.

No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement, and nothing contained in this Agreement shall be construed as conferring the rights of a third-party beneficiary upon any party. Only the parties to this Agreement may enforce it for their benefit or have any claim or remedy for its breach.

Amendments. This Agreement may only be amended, modified, altered, changed, or supplemented by written agreement of the parties. As it relates solely to the City's standards and specifications or other requirements, staff representatives of the parties are authorized to amend, modify, alter, change, or supplement those standards and specifications or other requirements by mutual agreement in writing, including electronic communications.

Severability. Whenever possible, each provision of this Agreement will be interpreted in a manner as to be effective and valid under applicable law. However, if any provision of this Agreement or the application of any provision to any Party or circumstance will be

prohibited by or invalid under applicable law, that provision will be ineffective to the extent of the prohibition or invalidity without invalidating the remainder of the provisions of this Agreement or the application of the provision to other Parties and circumstances.

Electronic Signatures. The parties agree that signatures on this Agreement may be delivered electronically in lieu of an original signature and agree to treat electronic signatures as original signatures that bind them to this Agreement. This Agreement may be executed and delivered by electronic mail and upon such delivery, the electronic signature will be deemed to have the same effect as if the original signature had been delivered to the other party.

Counterparts. This Agreement may be executed in counterparts by the undersigned and all such counterparts so executed shall together be deemed to constitute one final agreement, as if one document had been signed by all parties hereto; and each such counterpart shall be deemed to be an original, binding the party subscribed thereto, and multiple signature pages (including facsimiles of signature pages) affixed to a single copy of this Agreement shall be deemed to be a fully executed original Agreement.

Effective Date. This Agreement will become effective when all Parties have signed it. The Effective Date of this Agreement will be the date this Agreement is signed by the last Party to sign it.

Liability. The University assumes all risk and liability for injury or damage to persons or property in acquiring and constructing or reconstructing Flow Through Water Mains and their appurtenances on the University premises and in operating, repairing, and maintaining those University System Water Mains.

The City assumes all risk and liability for injury or damage to persons or property with respect to all parts of the System and its appurtenances outside the University premises, and within a public utility easement granted to the City within the University premises, and in addition, in connection with its sampling, testing, and observation pursuant to this Contract.

Reservations. Each Party reserves all of its existing rights, privileges, immunities, and autonomy and nothing herein shall act as a waiver of those rights, privileges, immunities and autonomy beyond the terms of this Agreement.

Miscellaneous. Neither this Contract nor any rights under it may be assigned nor may any duty be delegated without the prior written consent of the non-assigning or non-delegating party. Any attempt to assign or delegate rights or duties without prior written consent shall be void. This Contract shall inure to the benefit of and be binding upon the parties hereto and their successors and permitted assigns.

All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated in Section 1 of this Contract or such other address or addresses as shall be specified by the parties

hereto from time to time and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This is an integrated contract. It contains the full understanding of the parties and supersedes all other understandings, agreements, or conditions, written or oral, regarding the subject matter of this Contract. This Contract has been executed in the State of Michigan and shall be governed by Michigan law, except as to matters pertaining to choice of law. The waiver by any party hereto of a breach or violation of any provision of this Contract shall not be a waiver of any subsequent breach of the same or any other provision of this Contract. If any section or provision of this Contract is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this Contract, which shall remain in full force and effect. It is contemplated that this Contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. The captions in this Contract are for convenience only and shall not be considered as part of this Contract or in any way to amplify or modify the terms and provisions hereof. This Contract shall be enforceable only by the parties hereto and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Contract and no other person shall have the right to enforce any of the provisions contained herein. Neither party shall be liable nor deemed to be in default for any delay or failure of performance under this Contract or other interruption of service resulting directly from fires, explosions, earthquakes, floods, vandalism, strikes or other work interruptions or any similar cause beyond the reasonable control of either party. No amendment, modification or waiver shall be effective unless in writing and signed by both parties. All rights and remedies set forth in this Contract are cumulative and are in addition to any other legal or equitable rights and remedies.

Negation of Warranty. Even though the City may witness and inspect repairs to the Flow-Through Water Mains and also the construction of new and replacement Flow-Through Water Mains, the City does not warrant or provide any guarantee as to such repair and/or construction, it being expressly understood and agreed upon by the parties that the University, as the owner of such water mains and the party contracting for and completing such repairs and/or construction, has full authority and responsibility with respect to all such repairs and/or construction.

Section 19. Signatures

The parties have made and executed this Agreement the day and year first above written.

NORTHERN MICHIGAN UNIVERSITY	CITY OF MARQUETTE
_____	_____
By:	Jessica Hanley, Mayor
Its:	
	_____
	Kyle Whitney, Clerk
APPROVED AS TO SUBSTANCE:	APPROVED AS TO FORM:
_____	_____
Karen M. Kovacs, City Manager	Suzanne C. Larsen, City Attorney

APPENDIX A

City of Marquette

After Hours Emergency
Water Filtration Plant
(906) 228-0488
Open 24 Hours

Scott Cambensy
Director of Public Works
City of Marquette
1100 Wright Street
Marquette, Michigan 49855
(906) 225-8977 (Desk)
(906) 458-9313 (Cell)
scambensy@marquettemi.gov

Mark O'Neill
Director of Utilities
City of Marquette
US-41 South
Marquette, Michigan 49855
(906) 225-4054 (Desk)
(906) 250-5807 (Cell)
moneill@marquettemi.gov

Tim Smith
Water Distribution Supervisor
City of Marquette
1100 Wright Street
Marquette, Michigan 49855
(906) 225-8996 (Desk)
(906) 361-9080 (Cell)
tsmith@marquettemi.gov

Andrew Tankka
Utility Inspector
City of Marquette
1100 Wright Street
Marquette, Michigan 49855
(906) 225-8987 (Desk)
(906) 250-9082 (Cell)
atankka@marquettemi.gov

Northern Michigan University

After Hours Emergency
NMU Heating Plant
(906) 227-2293
5:00 pm – 7:30 am

Kathy Richards, P.E.
Associate Vice President - Engineering and Planning/Facilities
(906) 227-1237
kathrich@nmu.edu

Jim Thams
Assistant Vice President of Facilities and Campus Planning
(906) 227-2475
jthams@nmu.edu

Andy Smith
Grounds Supervisor
(906) 227-1328
andrewsm@nmu.edu

Agenda Date: 6/30/2025

New Business
Proclamation - In Honor of Dr. David R. Boyd

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Dr. David R. Boyd Proclamation

Proclamation
In Celebration of the Life of Dr. David R. Boyd

WHEREAS, Dr. David R. Boyd was a leading voice advocating for disability rights and barrier-free design in Marquette and throughout the nation; and,

WHEREAS, he advocated for and helped pave the way for the Americans with Disabilities Act to be passed in 1990; and,

WHEREAS, he was an active member of the Marquette community, serving on numerous boards including the Marquette County Transit Authority, the Presque Isle Park Advisory Committee, the Advisory Committee on Handicapper Concerns, the Propylon Nonprofit Housing Corporation, and the Marquette Access Group; and,

WHEREAS, he contributed to the education and well-being of Marquette residents through his time as an instructor at Northern Michigan University, and his efforts to educate leaders, legislators, and the public on the importance of inclusive infrastructure for the entire community; and,

WHEREAS, he founded the Propylon Nonprofit Housing Corporation and Marquette Access Group to offer housing and support for individuals with disabilities and advocate for accessibility and infrastructure improvements on the local level; and,

WHEREAS, his celebration of life is taking place at Peter White Public Library on July 19 at 2:00 PM in the Community Room; and,

WHEREAS, the City Commission recognizes and commends the lasting impact of Dr. David R. Boyd's contributions to the community, and encourages all residents to honor his legacy through active civic engagement and a continued commitment to inclusivity.

NOW THEREFORE, the Mayor and City Commission of the City of Marquette hereby recognize the accomplishments of Dr. David R. Boyd in Marquette, Michigan.

DATED this 30th day of June, 2025.

_____

Jessica Hanley, Mayor

Agenda Date: 6/30/2025

New Business
Used Plow Truck Purchase

BACKGROUND:

Motor Pool staff recently had to permanently down a mainline plow truck due to excessive frame corrosion issues. The delivery time for a new plow truck is currently 12 to 15 months. In lieu of purchasing a new truck, staff recommends purchasing a used plow truck that can be made ready for plowing this upcoming winter.

Motor Pool staff found a used 2014 Mack Granite GU713 at Eau Claire Mack Sales, Inc. in Eau Claire, Wisconsin for a total cost of $80,000. This purchase will ensure that an adequate plow fleet is available to maintain roads this upcoming winter.

FISCAL EFFECT:

A budget adjustment will be required for this purchase.

RECOMMENDATION:

Approve the purchase of a used 2014 Mack Granite GU713 from Eau Claire Mack Sales, Inc. of Eau Claire, Wisconsin at a price not-to-exceed $80,000.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- Invoice

Eau Claire Mack Sales Inc

6111 Truax Lane • Eau Claire WI 54703
Phone (715) 874-5000
Fax (715) 874-4777

VOLVO

SOLD TO: City Of Marquette
ADDRESS: 1100 Wright Street
Marquette, MI 49855

DATE: 06-24-2025

MAKE	YEAR	MODEL	BODY	NEW OR USED	STOCK NO.
Mack	2014	GU713	Plow	Used	EQ0041068
		Serial NO.		INSURANCE COVERAGE	
Miles: 146,752		1M2AX04C9EM019033			

SALESMAN: Rob Amys

THIS EQUIPMENT DELIVERED PER ORDER DATED: 7/31/2025

OPTIONAL EQUIPMENT & ACCESSORIES

Federal DOT inspection, Put plow in Box, fix Check Engine light

TRADE - IN

PURCHASE PRICE	$79,800.00
OPTIONAL EQUIP/ACCES.	N/A
FET	$
FREIGHT	
REG. FEES	
Extended Warranty	
CL/AH INS.	
SALES TAX	Exempt
Doc fees	$200.00
TOTAL	$80,000.00
SETTLEMENT:	
DEPOSIT	
ON DELIVERY	
TRADE-IN	$
PRINCIPAL BALANCE	
REMAINING	$
TOTAL	$80,000.00

Agenda Date: 6/30/2025

New Business
E-bike and Multi-Use Path Network Task Force

BACKGROUND:

In recent months, two of the City Commission's advisory boards - the Parks and Recreation Advisory Board and the Traffic-Parking Advisory Committee - have discussed the local increase in e-bike usage. The discussions have touched on the issues and possible impacts on the users and infrastructure of Marquette's multi-use path network. Both boards have offered formal recommendations that the City Commission establish a temporary task force to evaluate these emerging issues and propose potential solutions.

The City has seen a notable increase in the use of e-bikes and other alternative transportation modes on the local path network. While this trend supports sustainable transportation and recreation, it has also raised concerns related to speed, safety, and user etiquette within these shared public corridors. Community members have expressed growing unease about conflicts between different types of users, including pedestrians, cyclists, and motorized devices.

In response, the City's Police Department has taken steps to increase education and issue warnings to path users. Despite these efforts, feedback from residents and City staff suggests that additional action is warranted to facilitate a better experience for all users.

The proposed task force would, at a minimum, include representatives from both PRAB and TPAC. Its charge would be to gather input from a wide range of stakeholders, including residents, business owners, trail users, and advocacy groups. This outreach should occur in a structured, transparent manner and could include public meetings, surveys, or interviews.

Following its work, the task force would present a summary report to the City Commission. This report may include specific policy recommendations or outline a range of regulatory and programmatic options for the Commission's consideration.

Staff is recommending that this task force have seven members: 3 current PRAB members designated by vote of that board, 3 current TPAC members designated by vote of that board, and one City Commissioner designated by the Mayor.

FISCAL EFFECT:

None by this action.

RECOMMENDATION:

Establish a temporary task force charged with evaluating issues related to e-bike usage within the City of Marquette, as well as the varied uses of the City's multi-use path network. The task force

should have seven total members, as detailed in the background for this item, and should report back to the City Commission no later than December 21, 2025.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- TPAC Recommendation
- PRAB Recommendation

MEMORANDUM

BOARD OR COMMITTEE OFFICIAL RECOMMENDATION

TO: City Manager Karen Kovacs
FROM:
DATE:
SUBJECT:

City Commission Policy 2023-01 directs City boards and committees to communicate ideas and requests to the City Manager through official memoranda. The recommendation must first be approved by majority vote of the body.

At a SPECIAL meeting of the TRAFFIC PARKING ADVISORY COMMITTEE called to order by Barn Owdzig on 6-24-25 (date) at 1233 (time) the following recommendation was offered:

It was moved by Nicky Bates,
and supported by Eric Pangore to recommend:

That the City Commission establish some form of temporary task force that would include, at a minimum, representation from both the Parks and Recreation Advisory Board and the Traffic-Parking Advisory Committee and that would be charged with evaluating issues related to e-bike usage within the City of Marquette, as well as the varied uses of the City's multi-use path network.

	Vote
Yes:	5
No:	Ø
Absent:	1

Additional attachments include:

- Further information about the proposed task force.

Additional Information

As noted, this task force should, at a minimum, include representation from both the Parks and Recreation Advisory Board and the Traffic-Parking Advisory Committee, and should be tasked with gathering and compiling information from a broad range of community stakeholders. Over a defined period during the summer, the task force could publicly solicit input from citizens, trail users, local businesses, advocacy groups, and other interested parties.

Ultimately, the group would provide the City Commission with a summary of the information gathered. This final report may include specific policy recommendations or present a range of potential regulatory and programmatic options for consideration.

Discussion on personal protective equipment regarding riders would also be included as a part of the task force work.

MEMORANDUM

BOARD OR COMMITTEE OFFICIAL RECOMMENDATION

TO: City Manager Karen Kovacs
FROM: Parks and Recreation Advisory Board - Liaison Andrew MacIver
DATE: June 17, 2025
SUBJECT: PRAB Recommendation regarding e-bike and multi-use path usage in the City of Marquette

City Commission Policy 2023-01 directs City boards and committees to communicate ideas and requests to the City Manager through official memoranda. The recommendation must first be approved by majority vote of the body.

At a REGULAR meeting of the PARKS AND RECREATION ADVISORY BOARD called to order by Amanda Gobert on June 16, 2025 (date) at 5:45pm (time) the following recommendation was offered:

It was moved by Todd Leigh,
and supported by Andrew Tripp to recommend:

That the City Commission establish some form of temporary task force that would include, at a minimum, representation from both the Parks and Recreation Advisory Board and the Traffic-Parking Advisory Committee and that would be charged with evaluating issues related to e-bike usage within the City of Marquette, as well as the varied uses of the City's multi-use path network.

	Vote
Yes:	10
No:	0
Absent:	0

Additional attachments include:

- Further information about the proposed task force.

Additional Information

As noted, this task force should, at a minimum, include representation from both the Parks and Recreation Advisory Board and the Traffic-Parking Advisory Committee, and should be tasked with gathering and compiling information from a broad range of community stakeholders. Over a defined period during the summer, the task force could publicly solicit input from citizens, trail users, local businesses, advocacy groups, and other interested parties.

Ultimately, the group would provide the City Commission with a summary of the information gathered. This final report may include specific policy recommendations or present a range of potential regulatory and programmatic options for consideration.

Would also like to include discussion in regard to personal protective equipment