



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes City Commission

**Monday, October 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

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

Announcements

Mayor Hanley noted that the next regular meeting of the Commission would take place on November 17, the third Monday of the month.

Boards and Committees

1. Appointment(s)

Johanna Worley to the Arts and Culture Advisory Committee for an unexpired term ending 06-01-28

Jacob Guter to the Planning Commission for an unexpired term ending 2-15-26 and the subsequent term ending 2-15-29

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

There was no public comment at this point.

Presentation(s)

2. Citizen's Academy Graduation

City Government Affairs Coordinator Annie McIlhagga, who organized and managed the Marquette Citizens Academy, spoke about the session that concluded this month. Mayor Hanley then presented a certificate to each of the graduating members.

3. Local Officers Compensation Commission, by Stephen Swentik

Stephen Swentik offered a presentation on behalf of the city's Local Officers Compensation Committee, explaining the role of the board, which determines the salaries of the city's elected officials. He said the board has several vacancies on it and he said the LOCC was hopeful that interested residents would apply to serve.

Public Hearing(s)

4. CDBG Closeout - Roll Call Vote

Deputy City Manager Sean Hobbins gave an overview of the CDBG-funded project, which facilitated a portion of the demolition of the former Marquette General Hospital campus.

Mayor Hanley opened the public hearing on this item. With no one looking to speak, the hearing was closed.

Commissioner Sally Davis moved to Approve the resolution acknowledging the closeout of the CDBG project, and authorize the Mayor to sign, seconded by Commissioner Cody Mayer and Carried Unanimously.

5. Ordinance #25-13: Conditional Rezoning for 1700 Division Street - Roll Call Vote

Mayor Hanley opened the public hearing.

Dan Niemi, Paula McCormick, and Vicki Morin - who all live in the neighborhood - spoke in opposition to the proposed conditional rezoning.

Logan Stauber, the owner of the parcel, spoke about his plans for the property.

With no one else looking to speak on the topic, Mayor Hanley closed the public hearing.

Commissioner Michael Larson moved to Deny Ordinance #25-13 requesting to rezone 1700 Division Street from Mixed-Use to General Commercial with Conditional Rezoning for the following reasons:

- 1: The request fails to demonstrate that the existing M-U zoning and its adopted district intent are no longer appropriate at this location, according to LDC 54.311(A) and 54.1405(D);
- 2: The request is inconsistent with the requirement that zoning amendments implement the Community Master Plan, per LDC 54.102;
- 3: The request does not satisfy zoning review standards related to the compatibility of the surrounding land uses and zoning, specifically LDC 54.1405(D)(8) and (12);
- 4: It introduces a commercial zoning district that is incompatible with and isolated from adjacent residential districts, under LDC 54.1405(D)(12).

The motion was seconded by Commissioner Cary Gottlieb and discussion ensued.

Commissioners discussed the intention of the Land Development Code and the need to make zoning and rezoning decisions in alignment with the broader goals of the Community Master Plan.

Commissioners emphasized that the Mixed Use zoning along this section of Division Street was intentionally established during the City's 2015 and 2019 planning and rezoning efforts, likely in an attempt to guide the corridor toward a more walkable, neighborhood-focused pattern of development.

Discussion touched on LDC criteria, precedent-setting, future land use plans, protection of residential character, and a desire to avoid creating isolated or incompatible zoning districts.

Several commissioners voiced respect for the work and expertise of the Planning Commission but said they felt the rezoning standards were not met.

Specifically, Commissioners stated the following:

- Commissioner Larson said he believed the LDC requires conditional rezonings help an area to move toward the goals set in the Master Plan; he said the Master Plan focuses on creating a walkable corridor in this area with a village feel, to include service activities and housing options.
- Commissioner Gottlieb said that in the case of a rezoning, the LDC requires consideration of a number of criteria, including consistency with the goals laid out in the City Master Plan; compatibility of potential future uses with surrounding uses; potential traffic impacts and potential influence on property values; and a requirement to not create isolated or incompatible zones. He said he does not think this request meets the criteria stated.
- Commissioner Davis said she agrees specifically that this request would not avoid creating an isolated or incompatible zone.
- Mayor Pro Tem Schloegel said the other commissioners have done a nice job of laying out reasons for denial and spoke about the history of zoning in that area.
- Commissioner Ottaway talked about the Master Planning process and said he believed the change to Mixed-Use was intended to create a more cohesive neighborhood, indicating that, unless something had significantly changed in the neighborhood, he would have trouble approving something contrary to that 2019 decision.
- Mayor Hanley said she reviewed the full history of this item, including the Planning Commission deliberation, and said she questioned whether several of the listed standards had been met.

Following discussion, the Commission voted on the motion to Deny Ordinance #25-13 requesting to rezone 1700 Division Street from Mixed-Use to General Commercial with Conditional Rezoning. The motion carried unanimously by roll call vote.

6. Consent Agenda - Roll Call Vote

Mayor Pro Tem Paul Schloegel moved to Approve the Consent Agenda as presented, seconded by Commissioner Cody Mayer and Carried Unanimously by Roll Call Vote.

6.a. Approve the minutes of the October 14, 2025 regular Commission meeting

- 6.b. Approve the total bills payable in the amount of \$4,797,165.72
- 6.c. Adoption of Amended Marketing Plan
- 6.d. Adoption of Amended Public Participation Plan
- 6.e. Application for License to Use City Property adjacent to 852 W. Bluff Street
- 6.f. Application for License to Use City Property adjacent to 401 W. Washington Street
- 6.g. Community Foundation of Marquette County - Grant Award
- 6.h. Fee Schedule Amendment - Roll Call Vote
- 6.i. Fire Labor Agreement
- 6.j. Hemlock Park - Sanitary Sewer Easement Acceptance
- 6.k. Marquette Senior High School Club Softball Non-Profit Status - Roll Call Vote
- 6.l. Master Agreement to Purchase Services (In-Home Services)
- 6.m. Retiree Medicare Advantage Health Insurance
- 6.n. Winter Parking Ban Resolution - Roll Call Vote
- 6.o. Zamboni Purchase

New Business

7. Plow Truck Purchase

Commissioner Jerney Ottaway moved to Authorize staff to utilize the Sourcewell Cooperative Purchasing Program to purchase one Peterbilt plow truck from JX Truck Center of De Pere, Wisconsin at a cost not-to-exceed \$265,000, 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.

Kevin Serkowski, representing the City Fire Department and Local 643, thanked the City Commission and the City team for working well with the union and coming to terms on a new labor agreement that is beneficial for both sides. He said he thinks the new agreement will help a lot with recruitment and retention.

Paula McCormick noted that Stone Quarry Drive does not receive snow plowing services from the City and asked if it would be possible to change that.

Vicki Morin thanked the City Commission for the decision on the conditional rezoning request.

Jane Fitkin, member of the City Planning Commission, thanked the City Commission for the detailed reasoning around the rezoning decision.

Dan Niemi thanked the City Commission for the decision on the conditional rezoning request. He said the applicant is a good businessman and he has a positive impression of him.

Comments from the Commission

Commissioners Davis and Mayer had no comment.

Commissioner Gottlieb said it is intimidating to take a vote that is contrary to a recommendation from the Planning Commission. He said the job of the Planning Commission is very difficult and he thanked the members for their work.

Commissioner Larson said that change is hard for a neighborhood. he noted that a conditional rezoning would be a shift for the neighborhood, but he noted that the zoning is still Mixed-Use, which still allows for significant development on that parcel.

Mayor Pro Tem Schloegel said he agrees with the statements from Commissioner Larson. The parcel discussed tonight is still zoned Mixed-Use, and there could still be development on that site. He said the Tourist Park dog park opening is delayed slightly while construction is completed.

Commissioner Ottaway thanked everyone for coming tonight. He thanked the Planning Commission for their work and said the City Commission respects the expert opinions of the Planning Commissioners. He urged residents to vote in next week's election.

Mayor Hanley thanked everyone for coming out and said she did a lot of research into tonight's conditional rezoning request. Said she wants to take a moment to honor the life of Jack Rantanen, who was the lineman who was killed in the recent traffic accident on M-553. Mayor Hanley also said this is her last meeting as mayor.

Comments from the City Manager

City Manager Karen Kovacs shared the hours for early voting for the upcoming City election, discussed the history of Stone Quarry Drive, which is considered a private drive and the reasoning for why the residents have to orchestrate their own plowing. She congratulated Mayor Hanley on her success in that role.

Adjournment

Mayor Hanley adjourned the meeting at 7:19 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.