

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
January 03, 2023**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, January 03, 2023, in the Commission Chambers at City Hall.

ROLL CALL

Present: S. Mittlefehldt, M. Rayner, Chair J. Cardillo, K. Clegg, Vice-Chair M. Larson, D. Fetter, N. Williams

Absent: A. Andres, W. Premeau (both excused)

AGENDA

It was moved by D. Fetter, seconded by M. Larson, and carried 7-0 to approve the agenda as presented.

MINUTES

Minutes of 12-06-22 were approved by consensus.

TRAINING

A. "Article" on Constitutional considerations for City Planners (Excerpt from *Land Use and Society*, 1996, R. Platt, Island Press)

City Planner and Zoning Administrator D. Stensaas presented a synopsis of the reading material. The Planning Commission and staff discussed the article and related issues.

WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Zoning Plan - CMP Renewal Project

D. Stensaas presented an overview of Chapter 3 – Future Land Use Recommendations, beginning with the breakdown of land uses by acres and percent of the total land area in Table 3.1 and said those numbers still should be fairly accurate, and are useful for planning purposes, but that staff will update the table for the revised Community Master Plan. He also referenced Table 3.3 to discuss the recommendations that were approved for zoning districts related to the land use categories and current zoning categories listed in the table.

He stated that almost all of the recommendations for zoning districts were implemented through adoption of a new zoning map with the adoption of the Land Development Code in 2019, and that included launching several new zoning districts to better suit the land uses that existed at the time. He also discussed how we use the Future Land Use Map to create a Proposed Zoning Map, and that the Planning Commission uses the Future Land Use Map to determine the consistency of rezoning proposals.

He also stated that the decision to code the maps as shown was based on multiple considerations that are discussed in Chapter 3 and for Mixed-Use zoning districts that included a "nodes and corridors" strategy of proposed districts, to encourage housing and business diversity and expansion in areas best suited to accommodate additional housing and commercial development.

S. Mittlefehldt said that one of the standards for Mixed Use districts is for local services, and that any non-residential use in a Mixed-Use district is intended to satisfy the need for basic services in the surrounding

residential areas. She said that when it was created, they were thinking about those “mom and pop” shops, things that would be useful for those residents. She said they were prioritizing the residential experience and having commercial uses that could improve that residential experience.

J. Cardillo stated that there have been some interesting discussions that have come out of the implementation of Mixed-Use that have helped us see what is working and there’s been some tension with some parts of it but it has been an experiment that has been mostly successful.

The Planning Commission and staff discussed the possibility of creating another Mixed-Use district that would not include options for some of the more intensive Special Land Uses that the existing MU district allows, for implementation in areas that are already heavily residential or that are adjacent to L. Superior.

There was a lengthy discussion about the Industrial-Manufacturing zoning districts and the prospects for the disposition of the Wisconsin Energies property near Presque Isle. D. Stensaas said that the timeline for completing the decommissioning of the power plant is unknown now, but he was sure that not all of the steps for rehabilitation of the property have been completed yet. He also said that the property is adjacent to an active railroad and that use is not changing, and for those reasons it’s safe to say that the property should stay in the Industrial zoning category through this planning cycle, and that the next time the CMP is updated, towards the end of the decade, we should have a better handle on potential reuse and rezoning opportunities for the property.

There was also discussion about the Shophouse Park project, located in the River Park complex in N. Marquette, and how the various proposed industrial-manufacturing and testing activities on the property may unfold over time.

The Planning Commission and staff discussed the idea of adopting one or two new residential zoning districts to allow more variety in housing options, under specific conditions. Two main concepts discussed along these lines so far were allowing for more options as a permitted use on corner parcels and an overlay/floating “neighborhood residential” district that could allow up to 75 dwelling units per acre. The discussion included the known and potential challenges for establishing such options, and where these districts would most likely be a good fit.

D. Stensaas said that he wasn’t sure how the “corner lot” diversification could apply in Low Density Residential districts, since most don’t have polygonal blocks and instead have curving streets and cul-de-sacs. He also stated that the Not In My Back Yard (NIMBY) issue would need to be overcome for any such concept to be implemented, as well as coming to some kind of agreement on how to relax parking requirements for these types of districts.

COMMISSION AND STAFF COMMENTS

S. Mittlefehldt asked about the timeline for the roll out of Community Master Plan surveys. She also congratulated D. Stensaas for being selected for recognition by the Mining Journal for his work during the past year, and said it was good to see some acknowledgement of the work being done by the City to address important community problems.

M. Rayner introduced herself.

K. Clegg introduced himself.

J. Cardillo stated that she met with Community Development Dept. Director Stachewicz and the Arts and Culture Center Manager Morin to discuss ideas for presenting information about the Community Master Plan in the publication for Art Week in June.

D. Stensaas stated that there is no business for the next meeting and he would follow up with the Commission members on whether it would be kept for a work session or cancelled.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 8:20 p.m.

Prepared by:

David Stensaas

David Stensaas, City Planner and Zoning Administrator; Planning Commission Staff Liaison