

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
January 9th, 2024**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, January 9th, 2024, in the Commission Chambers at City Hall.

ROLL CALL

Planning Commission (PC) members present: W. Premeau, K. Clegg, C. Gottlieb, S. Lawry, M. Rayner, D. Fetter, Chair S. Mittlefehldt.

PC members absent: A. Andres, Vice-Chair N. Williams (both excused).

Staff present: Zoning Official A. Landers, City Planner & Zoning Administrator D. Stensaas

AGENDA

It was moved by M. Rayner, seconded by K. Clegg, and carried 7-0 to approve the agenda as presented.

MINUTES

The minutes of 01-09-24 were approved with a noted correction to be made, by consensus.

CONFLICT of INTEREST

There were no conflicts of interest stated.

PUBLIC HEARINGS

There were no public hearings.

PUBLIC COMMENT ON AGENDA ITEMS

No comments were provided.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No comments were provided.

TRAINING

A. Article “Regaining Missing Middle Ground” (Planning, American Planning Assoc., Winter 2024)

Staff and the Planning Commission discussed the article, which features a good example of how to gain public support and overcome “Not in My Back Yard” - NIMBY opposition for upzoning residential districts to increase housing options.

WORK SESSION

A. Land Development Code 2024 Amendments

The Planning Commission and staff began work on a comprehensive update to the Land Development Code (LDC) by discussing several items from the LDC that staff has annotated and prepared for amendments. The items discussed were:

- Whether or not Child/Day Care Centers (commercial, not home-based) should be Permitted Uses in all zoning districts, which would change the Special Land Use Permit requirement in the Medium Density Residential (MDR), Low Density Residential (LDR), and Mixed-Use (MU) zoning districts, and if Child/Day Care Group homes should be Permitted Uses in the LDR, MDR, MU, and Multiple Family Residential Districts.

- The maximum height of residential buildings, particularly for buildings in the multi-family zoning district, which presently may not exceed 36.6 feet in “floor height” – or three stories - unless there is an excess of setback to allow the building(s) to be 44 feet high at maximum.
- Changing “Vehicle Repair and Service” from a Special Land Use to a Permitted Use in GC zoning district.
- Dumpster enclosure requirements – material options and location of where enclosures are required.
- Matching fence standards for side-yards in the Third St. Corridor District, Mixed-Use and Central Business districts.
- Regulation of portable toilets for long-term use, such as in recreation areas.

A consensus was reached on some of these issues and others will require more research and/or study.

COMMISSION AND STAFF COMMENTS

W. Premeau stated that the comments that Commissioner Lawry provided to the planning consultants about their land use map were very good and he hoped everyone read those.

C. Gottlieb said that after the last meeting where eliminating almost all minimum parking standards was discussed he heard that Austin, TX recently did that same thing and their rationale was almost exactly the same as discussed here. He also said that he would like staff to define the role of the BZA member from the Planning Commission (PC). A. Landers stated that the BZA is wholly a quasi-judicial board and so it's a bit different from the Planning Commission and explained how the BZA uses the standards of the LDC to determine findings for practical difficulties and that requirements are met for the approval of a Variance or Class-A Non-conforming request. She also stated that the BZA handles challenges to administrative and PC decisions and interpretations of the LDC, but that they do not meet nearly as often as the PC and that the meetings are usually an hour or less in length, but rarely can be much longer if multiple complex cases are on the same agenda.

D. Fetter said that regarding the discussion at the last meeting about reducing parking standards, the City of Boston was cited as one big city that reduced parking standards but in her experience there the city has a lot of parking structures and transit – and that transit availability should be a primary consideration - but that parking was incredibly difficult there. She also asked about the possibility of holding online meetings.

A. Landers explained that the City cannot hold online meetings now, but could during the pandemic because the Governor provided an executive order that made it legal on a temporary, emergency basis.

A. Landers stated that there will be a meeting next week to review a site plan the multi-family project at 1502 W. Ridge Street that received Sketch Plan approval last year.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 8:00 p.m.

David Stensaas

Prepared by D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison