

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
January 17, 2023**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, January 17, 2023, in the Commission Chambers at City Hall.

ROLL CALL

Present: A. Andres, W. Premeau, M. Rayner, Chair J. Cardillo, K. Clegg, Vice-Chair M. Larson

Absent: D. Fetter, N. Williams, S. Mittlefehldt (all excused)

AGENDA

It was moved by K. Clegg, seconded by M. Larson, and carried 6-0 to approve the agenda as presented.

MINUTES

The minutes of 01-03-23 were approved by consensus.

CITIZENS ADDRESSING THE COMMISSION ON AGENDA ITEMS

Mr. Mike Guenette, from Jon's Auto, said that he was here because there is an item in the Land Development Code amendments that is of concern to his business plans.

TRAINING

Online "Article": <https://www.cnu.org/publicsquare/2023/01/12/building-tall-where-it-counts>

The Planning Commission and staff discussed the article about building heights. D. Stensaas said that the Planning Commission recommended amendments to increase the maximum building heights in the Central Business District (CBD) and the Multi-Family Zoning district standards last year that were adopted, and that the Planning Commission was willing to consider further height increases in the CBD if it was a bonus for adding residential units. He said that this is an issue that the Planning Commission may want to consider in this year's LDC amendments, as it is another tool to increase housing density, variety, and increase infill options, but that it's not included in what has been drafted so far.

M. Larson stated that the next time we about it, the density bonus idea is something we should consider, especially as a way to bring more housing closer to the downtown area.

K. Clegg asked if there was a plan to look at the heights zone by zone.

J. Cardillo said that we've had discussions about it and there were some changes we were comfortable making in the last round, and there were some cases where we wanted to talk through it some more, but it would be good to have a chart that shows height limits in the zoning districts so that everyone, especially our new members, understand the heights, and then we can consider changes.

K. Clegg said that he would like to see a chart and proposed changes for specific zoning districts.

WORK SESSION

D. Stensaas stated that the document that we have is not fully fleshed-out yet, but it includes the bulk of changes that we think should be tackled now. There are a number of other possible amendments that aren't in here yet that may consume a lot of space as well, but let's jump ahead to the issue that our commenter [Mr. Guenette] is here for. He explained that the table of uses for the General Commercial (GC) zoning district, which is mainly along W. Washington Street and S. Front Street, does not include outdoor vehicle or equipment sales and display type of uses as permitted or special use. He said that Jon's Auto is in this district, and there are several vehicle service businesses in GC districts, and that historically there were several auto sales businesses in these districts. He said that the problem is that those sales businesses are now non-conforming and if someone wants to establish such a business it would not be allowed, and this is in staff's opinion an omission or oversight that should not have occurred but did somehow with the adoption of the LDC. He also said that this type of use is not defined in the LDC but that it should be and staff would work on that definition so that everyone is certain what would be allowed. The Planning Commission discussed the issue and were in favor of revising the use table for the GC district to include a use for display and sales of cars and other outdoor equipment, with a new definition also being needed for the land use.

Staff and the Planning Commission also discussed several other potential amendments, as follows:

- A few new definitions for new land use categories
- An increase in the maximum size of a building footprint or gross floor area for the review of site plans by the Planning Commission (PC), with the exception of the Downtown Marquette Waterfront district, which has a threshold for PC review that is far higher than for other districts and is proposed to be reduced to match that increased value for the other zoning districts.
- Specifying *Site Condominiums* in Article 5 as subject to regulation, instead of "condominiums".
- Clarifying that Accessory Dwelling Units (ADUs) may be inside the footprint of an existing home.
- Clarifying that ADUs may have an entrance in the front of a building, and that exterior stairs to a second story entrance cannot be in the front.
- Allowing for the driveway area in front of a duplex dwelling to serve as a parking area, and reducing the outdoor livability area for a duplex to be reduced from 40% to 20% of the site area.
- Adding Special Land Use standards for *Marihuana Secure Transporter* and *Marihuana Educational Research* to Article 6.
- Specifying that patios may occupy up to 25% of the front yard in a single-family zoning district and encroach to within 12 inches of the front property line, and that if they are attached to a driveway and used for parking there are standards for driveway expansion that would have to be met also.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 8:00 p.m.

Prepared by: David Stensaas

David Stensaas, City Planner and Zoning Administrator Planning Commission Staff Liaison
Transcribed by iMedat/Edited by D. Stensaas