

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
February 01, 2021**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, February 01, 2022, in the Commission Chambers at City Hall.

ROLL CALL

Present: W. Premeau, A. Andres, Vice-Chair M. Larson, N. Williams, M. Dunn, Chair J. Cardillo,
Absent: S. Mittlefehldt, E. Brooks (excused).

AGENDA

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

MINUTES

The minutes of January 18th, 2022 were approved by consensus.

CONFLICT OF INTEREST and EX-PARTE CONTACT

None was stated.

WORK SESSION

A. Draft Land Development Code (LDC) Amendments

D. Stensaas stated that the document that he sent out and presented on the monitors represents about 98.5 percent of the LDC amendments that are going to be in this round of amendments. He stated that he has highlighted in green items that were added to the document since the last meeting, and said that he would like to start with that material from the top of the document, as some of the additions are within the portion of the document that were reviewed at the last meeting. Staff and the Planning Commission viewed the document and discussed all of the contents that had not been discussed at the January 18th meeting.

Topics of discussion included, but were not limited to the following:

- Adding a standard in the two form based code districts (TSC, DMW) for a limit to the amount of grey, white, or black cladding that a building may use, in accordance with the winter design recommendations of the Community Master Plan.
- Removing references to vague standards and goals of protecting residential properties against vaguely-stated potential negative consequences of wireless telecommunications facilities, in light of the court case decision over the Planning Commission's denial of a permit for a tower facility in 2020.
- Extending the time period for temporary structures to be permitted, in light of the wave of outdoor structure requests that resulted from the pandemic and as a general principle to reduce restrictions.
- Amending the regulations for fences in the M-U district to be similar to single-family zoning districts, in order to provide options for privacy fences between parcels. And to broaden the options for privacy fences in single-family districts.
- To allow for a small amount of Recreational Vehicle parking and hookups at hotel or motel properties, as requested by a local hotel owner and in light of the increase in RV travel.
- A review of parking standards (minimum and maximum requirements) for some residential, storage and retail land uses.

- The allowable height of awnings and canopies, and signs that are attached to them.
- Potential amendments to residential building heights, for homes in the single-family districts, and specifically for duplex structures. It was decided that a height increase for duplexes could be an alternative to allowing duplexes as a permitted use, or an amendment at a later time, but that there needed to be broader discussion of the issue.
- An amendment to create a more useful Preliminary Site Plan review process, to reduce the burden on developers for design of civil infrastructure early in the design process, with the option to allow staff to conduct final site plan review if the Planning Commission

D. Stensaas stated that he will make the changes agreed upon by the Planning Commission to the draft document and send it out to the Planning Commission at his earliest opportunity.

COMMISSION AND STAFF COMMENTS

A. Andres asked if the next meeting is cancelled and will they be notified that it has been. J. Cardillo stated yes. D. Stensaas stated he will send them a confirmation.

M. Dunn stated that he has a question, and asked D. Stensaas if he had any updates from MarqTran since their appearance at their recent Board meeting. D. Stensaas stated that he has a call scheduled with Taylor K. tomorrow in preparation for a MarqTran Operations Subcommittee meeting that is being held this Thursday, in which the Board members in that group will discuss their initial concerns about the proposed City transit route. He said that he'll update our working group after he hears about the outcome of that meeting.

D. Stensaas stated that he will not be available for the next meeting and that there is no business, so he recommends cancelling the meeting. The Planning Commission agreed by consensus for staff to cancel the meeting. D. Stensaas also stated that he hopes that Director Stachewicz can work out a date in March for a joint work session with the City Commission, for review of the LDC amendments, so that the PC public hearing can be held no later than April, as the Planning-Zoning office will be getting very busy with calls and counter visits by that time and they would like to have these amendments adopted prior to the bulk of permit applications for this building season. He stated that he was looking at the calendar and our options for getting the amendments reviewed, and he realized that the first April meeting is during spring break for the MAPS school district and he will be out of town that week and maybe some PC members will also be on break with their kids, so he recommended changing the date of the meeting from 4/5 to 4/12.

J. Cardillo stated that she would be glad to not have a meeting the week of spring break.

It was moved by M. Dunn, seconded by A. Andres and carried 6-0 to approve changing the April 5th meeting date to April 12th due to the first week of April being spring break week for public schools.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 8:25 p.m.

Prepared by:

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