

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
February 21, 2023**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, February 21, 2023, in the Commission Chambers at City Hall.

ROLL CALL

Present: W. Premeau, M. Rayner, K. Clegg, Chair J. Cardillo, D. Fetter, and S. Mittlefehldt

Absent: A. Andres and N. Williams (both excused).

AGENDA

It was moved by K. Clegg, seconded by S. Mittlefehldt, and carried 8-0 to approve the agenda as presented.

MINUTES

The minutes of 02-07-23 were approved by consensus with the corrections changing the date to be February 7, 2023, and of removing the word "if" from the last sentence of K. Clegg's statement on page 4.

CITIZENS ADDRESSING THE COMMISSION ON NON-AGENDA ITEMS

Christine Howko, 339 E. Park St, stated:

I'm only here because I recently read an article that was posted on a neighborhood site stating that there is some City land for sale at 601 Lakeshore Boulevard and that the City Commission is considering selling it and they mentioned a hotel. And it just looks like such a small area and that's a concern, And we had talked about a hotel near where we live on Park before, and it didn't pass, and we didn't know if this was something similar to that or if you even know what I'm referring to.

J. Cardillo said that she knows the property referred to but that this commission doesn't have a lot of information about it, and that you would probably be more effective going to the City Commission. She also said that the comment would be recorded in the minutes.

City Planner and Zoning Administrator D. Stensaas asked to contribute something. He stated that the parcel referenced is part of the Founders Landing Brownfield Work Plan, it is one of the original four or so parcels in that Work Plan, and there is evidently some discussion taking place about removing it from the Work Plan. He said that would make sense, since the Founders Landing project seems to be completed now and that parcel was not brought into other proposals in the area and may be best to stand as its own parcel without a Brownfield plan. He said that he doesn't have any details and isn't privy to conversations about selling it, but wanted to point out that it is part of the original plan for Founders Landing.

CORRESPONDENCE

Letter from Mr. C. Reed

J. Cardillo asked if anyone had any thoughts. She said it was very thoughtful.

K. Clegg said that it was thoughtful, and it was good to have input and information from the public.

J. Cardillo said that she agrees, and it speaks to a lot of the things we've been working on and that the City Commission is trying to balance, and it's great to have engaged citizens giving their thoughts. She asked Mr. Reed, who was sitting in front, if he wanted to speak briefly.

Caden Reed, of 803 N. Front St., stated:

Everything is kind of stirred up right now with the Community Master Plan project and commotion over potential development, particularly the one that was brought up earlier, and the idea was just to raise the importance of communicating with community members so that we don't have constant misinformation like one article coming out in the Mining Journal right after the Master Plan project was started, I think, from what I've heard from talking with community members, there was a lot of confusion on the City requesting public input on development and stopping certain development and then seeing the Mining Journal release an article about the proposal to allow the potential sale – so for now the evaluation of the property and those considering buying the property. There's a lot of people thinking that what came out is that the City is planning on selling this and there's going to be another hotel, when if you look into the meeting and the minutes from the meeting you can understand that they aren't just putting the property up for sale and developing it right now. That is kind of a tangent, but the point is that between this letter and what I've been noticing is the reminder to try our best to continue to communicate what's going on, because there's just so much gray space right now and its leading to more arguing than constructive growth around these topics and with engagement with the community.

D. Stensaas said that he has a thought on that and that it is that government bodies and agencies are often frustrated to some extent with the media reporting, and that the City isn't necessarily going to forestall the consideration of an offer to buy its property because we are working on a Master Plan update. He also said that consistency in media reporting, especially in a small town, is really not there because reporters come and go and often don't have depth of knowledge and don't always ask the right questions. He said it is something the City often spends a lot of time on, often after the reporting, and we had to ask that a couple of articles be retracted not too long ago because of incorrect information.

J. Cardillo also said that for clarity, when it comes to the sale of the property the Planning Commission has no impact at all, that is a City Commission decision. She also said that if it has to do with zoning or existing regulations then it is for the Planning Commission, but that it is good to have it on the record here, but the most effective place for things to do with property sales is the City Commission because they are the elected officials and have authority to make those decisions.

Mr. Reed requested and was granted more time to explain his points. He stated that what he was trying to say isn't about that development per se, but that to further educate the community on things going on and to further support to wanting to see that going forward.

S. Mittlefehldt thanked Mr. Reed for his letter and said in his letter there was a lot about housing affordability and availability and that in the recent community survey that came out loud and clear that is a major concern for our community, and it's something we've been working on. She also said that in all the years that the Planning Commission has been working on our zoning and codes and making improvements we are realizing that the PC can set foundational rules that allow for more housing of various sorts, but it has very little power over housing pricing or housing stock or any of that. She said that Mr. Premeau could talk about building costs from his experience, but that is way outside of our purview. There are things we have done that help, but it may be disappointing for the public to learn, but the Planning Commission can't make affordable housing, as much as all of us would love to do that. She said that in the spirit of education and responding to your comment, I just wanted to let you know that we are trying but there is only so much we can do.

WORK SESSION

A. Land Development Code Draft Amendments

D. Stensaas provided some background to the work session, saying this review of potential code amendments began a couple months ago and staff's goal is to schedule a Planning Commission public hearing for the amendments for March 21st, which would allow them to be presented in a hearing at the City Commission during their second meeting of April. He also said that there may be a joint work session of the City Commission and Planning Commission to review the proposed amendments on March 15th, although it isn't confirmed yet. He said that the draft document does not include everything they hoped could be in it, but that some of the things staff is working on will take more time and he plans to provide some information on those things soon as well. He stated that he doesn't want to go back over things discussed already, unless there are questions about those items, because there is a lot to cover and that they were going to work through the document sequentially. He began explaining amendments to Article 2 – Definitions, and the discussion ended with section 54.902, where the Commission agreed to pick up again at their next meeting.

Quite a bit of time was spent discussing items in section 54.705, regarding the allowable size of residential accessory structures. The width of driveways and the regulations concerning expansion of driveways in Section 54.902 was also a subject of lengthy discussion. The Planning Commission and staff agreed to continue that discussion in the March 7th meeting.

COMMISSION AND STAFF COMMENTS

K. Clegg stated:

I want to thank Mr. Reed for his letter and I appreciate your input and know that I'm on your side and I'm hoping that we can get something moving forward.

D. Fetter stated:

I was excited to see the community turnout for the Master Plan project. It was well done, well laid out, and a lot of people had some really good input and I was glad to see how many people were involved.

S. Mittlefehldt stated:

Yeah, that was the same thing I was going to talk about. It was nice to chat with the consultants and hear from them in one on one conversations and hear about what they've been doing, the results of the survey, and I was impressed by the participation last Wednesday. I look forward to continuing to be part of that process.

J. Cardillo stated:

I agree with all of that. When I was there I was thinking that it would be wonderful if we could get some of the large posterboards, great graphics and large diagrams and put them on the walls or in the hallways here because they were very illustrative.

D. Stensaas said they were going to be scheduling that public hearing for the LDC amendments for March 21st and asked if anyone had a conflict for that meeting. He also stated he would inform the PC about the joint work session as soon as a date is confirmed, and that the consultants want to set up a virtual meeting to go into more depth about the results of the survey and what they learned at the open house, and he'll follow up with some dates to discuss. He said that they did photograph all the Open House posters before they packed them up and that they packed them up like they came off the wall, with

the pins and notes attached, and hopefully we can at least get photographs of them soon and of course a breakdown of all of that information.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 8:10 p.m.

Prepared by: David Stensaas

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