OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
March 01, 2022

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

ROLL CALL
Present: W. Premeau, A. Andres, Vice-Chair M. Larson, S. Mittlefehldt N. Williams, M. Dunn, Chair J. Cardillo (arrived at 6:10 p.m.).
Absent: None

AGENDA

It was moved by S. Mittlefehldt, seconded by A. Andres and carried 6-0 to approve the agenda with the change of item 4.C to be conducted first under New Business and with the addition of an item B to the Work Session.

MINUTES

The minutes of February 1st, 2022 were approved by consensus.

CONFLICT OF INTEREST and EX-PARTE CONTACT
None was stated.

NEW BUSINESS

A. Extension request for 02-SUP-05-21: 1103 & 1107 N. Fourth Street

A. Landers stated that attached to the agenda there is correspondence from John Myefski, who is requesting an extension to the previously approved new duplex dwelling located at 1103 and 1107 N. Fourth St., and that the current project will expire on May 4th, 2022. She also stated that other agenda attachments are the May 4, 2021 meeting, as well as an excerpt from the Land Development Code that discusses the approval period and the extension timeline for Special Land Uses. She showed the letter, the 05-04/19 meeting minutes, and stated that Mr. Josh Dawson from Myefski Architects is here on behalf of the applicant.

S. Mittlefehldt stated the reasons requested for the extension make sense, but she is wondering if Mr. Dawson could say what the revised timeline is or when they think they can get underway with the project.

Mr. Dawson stated that they would all love to get back to normal as soon as possible. He stated that they are hoping that in the next few months supply chains get back in order, but that the labor shortage seems to be a large issue currently and that materials continue to be a struggle both in costs and obtaining them. He stated that they have tried to determine time frames on other projects and its been a moving target. He stated they hope that they can get going with this project in the next twelve months, but we don't have a solid timeline.

S. Mittlefehldt asked staff what would happen if it takes longer than a year. A. Landers stated that they are eligible for one more extension of one year, and after that their approval would expire and they would have to reapply.

J. Cardillo asked if anyone wanted to have discussion or make a motion.

It was moved by M. Larson, seconded by A. Andres, and carried 7-0 that after review of 02-SUP-05-21 the Planning Commission approves the extension request with the expiration date to be May 4, 2023.

B. Election of Officers

M. Dunn stated that he would propose to nominate J. Cardillo as Chair if she was willing to serve another term. J. Cardillo stated that she would be Chair one more time.

M. Dunn stated that he would like to nominate M. Larson as Vice-Chair if he is willing. M. Larson thanked Mr. Dunn for the nomination. Mr. Dunn asked if he could make one motion for both Chair and Vice-Chair or if separate motions were necessary. A. Landers stated that one motion was sufficient.

> *It was moved by M. Dunn, seconded by S. Mittlefehldt, and approved 7-0 to elect J. Cardillo as Chairperson and M. Larson as Vice-Chairperson of the Planning Commission.*

C. Election of BZA Candidate

A. Landers stated that new member N. Frischkorn, who is seated in the front of the room because he has not had an opportunity to take his oath of office after being appointed last night, told her that he was willing to serve as the representative to the BZA.

> *It was moved by S. Mittlefehldt, seconded by M. Dunn, and approved 7-0 to nominate N. Frischkorn as the Planning Commission's representative to the Board of Zoning Appeals.*

WORK SESSION

A. Draft Land Development Code (LDC) Amendments

A. Landers stated that attached to the agenda are the draft Land Development Code amendments and that to make it faster to review we are going to skip over items that the Planning Commission has already discussed and we are just going to highlight the added items. D. Stensaas stated that they will also discuss removing the Woodland-Tree Preservation portion of it when we get to Article 8.

A. Landers also stated that for the benefit of those in attendance, any new language is highlighted in yellow and any language to be struck is shown with strikethrough text. D. Stensaas stated that there is also a lot of language that is not being changed at all that is just shown for context. D. Stensaas stated that he and Andrea had also spent quite a bit of time last week working through some of these items.

Staff and the Planning Commission viewed the document and discussed the contents that had not been discussed at the February 1st meeting.

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

- A definition and standards for Indoor Shooting Ranges, which are both new to the LDC.
- A smaller minimum lot size for Multi-family Residential uses of less than 6 units and for other land uses in the MFR districts.
- An increase in the maximum height for Multi-family Residential buildings, to 44' from 36.5', to match the Mixed-Use district height standard.
- A new standard that would allow development on a private street if the location is at least 1,500' from a public street.
- The standards for Transitional Housing facilities that have been developed and how they were developed.
- Tree preservation standards and reasons for withholding the draft standards in order to try to figure out an approach that is more likely to achieve preservation objectives and be followed without many enforcement concerns.

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.

B. Annual Presentation to the City Commission

D. Stensaas stated that the Planning Commission had worked on their annual presentation to the City Commission back in December, thinking the date for it to be presented was in January, but that he had the wrong date in his calendar and the date that was provided last year fall was actually March 28th. He said that since there is not going to be another regular meeting this month, they needed to review this tonight. He also exclaimed that he made some changes based on the new members and to add a case from this year to the case totals, and stated that there isn't much to go over for those updates, but showed the draft presentation to the Planning Commission and explained the changes.

The Planning Commission discussed some of the items and recommended some minor changes. D. Stensaas asserted that he would make the changes and send the revised document to the PC members by e-mail.

COMMISSION AND STAFF COMMENTS

A. Andres stated that nothing is going to change unless people are directly affected by something. He also said that it was a great meeting.

S. Mittlefehldt stated that she wanted to thank staff for their hard work on of Land Development Code and working out the details of the items that it made it easier to get through this tonight.

D. Stensaas stated that he wanted to point out that A. Landers did a lot of hard work on the LDC amendments while he was on leave and in the past couple of weeks and deserves a lot of credit for refining the text and finding more items that needed to be fixed and getting the document done for this meeting.

A. Landers expressed welcome to Nathan Frischkorn, who was in the audience because he did not have a chance to take his oath of office since being appointed the night before. D. Stensaas stated they would have a nameplate for him at the next meeting.

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

Prepared by:

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