

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
April 1, 2025**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, April 1, 2025, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website.

ROLL CALL

Planning Commission (PC) members present: W. Premeau, Vice Chair K. Clegg, M. Rayner, K. Hunter, J. Fitkin, Chair S. Mittlefehldt, D. Fetter, S. Lawry, A. Wilkinson.

PC Members absent: none

Staff present: City Planner and Zoning Administrator Dave Stensaas, Zoning Official Andrea Landers

AGENDA

It was moved by S. Lawry, seconded by K. Hunter, and carried 9-0 to approve the agenda as presented.

MINUTES

The minutes of the March 18, 2025, meeting were approved by consent, as presented.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

None

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

None

CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES

A. Michigan Assoc. of Planning Handout – May 14th Training at NMU

D. Stensaas said that all of the Planning Commission (PC) members had let him know their availability for this and all but one person is committing to the full day. He said staff would work on registration for the City group and we will confirm registration with the PC members later.

B. Letter from Easter Bunny re: Dwelling Unit Requirements

D. Stensaas said that A. Landers took a call from the Easter Bunny's assistant, and soon afterward we got this letter for you, asking you to consider allowing accessory structures on parcels without a human residence, and so if the board wishes to add this to the discussion of LDC amendments this is a perfect time to discuss the issue.

S. Lawry said that he agrees, and related a story about a property that he owns where he would like to be able to build an accessory structure but can't if he wants to be able to divide the parcel and keep the proposed building on the new parcel created from the split, because a parcel is disqualified from a land division approval if the only structures on the new parcel would be accessory structures for a building on the parent parcel. The members discussed the situation further and decided to ask staff to place that on the list for consideration of a text amendment next year.

C. Letter from Veridea Group re: Code Standards for Dumpster Enclosures

A. Landers reiterated the main question of the letter provided to the Planning Commission, requesting that an amendment be made to the Land Development Code to allow for the use of Corten steel in dumpster enclosures. The Planning Commission discussed the issue, and it was determined that staff would research other metal options and report back to the board at the next meeting.

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WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Land Development Code (LDC) Amendments

The Planning Commission and staff reviewed each of the draft LDC amendments in the agenda packet. Discussion on several items was fairly lengthy, and in particular, there was quite a bit of conversation on the following items:

- LDC section 902(E)(1)(h) – it was determined to keep this language with the exception of uncompacted gravel and rock, as those were considered as problematic.
- The status of *Utility Electrical Power Generation* uses in the chart in Section 306 – it was determined to add this as a Special Land Use in I-M zoning districts.
- Proposed changes to section 624 generated discussion about the status of the number of Short-Term Rental (STR) units in the city, and staff explained changes that were recently initiated by the Fire Dept., in accordance with the City Code, to revise the methodology for accepting STR applications and for creating a “future use category” and new methodology for scheduling inspections for persons whose applications were accepted but who have not scheduled inspections to have their homes certified as a rental.
- Section 632 - it was determined to add *Natural Resource Extraction and Processing* as a Special Land Use in I-M zoning districts and as a Permitted Use in BLP districts.
- Section 1202 – Nonconforming Uses and Structures – the topic is obtuse, and required some explanation, but it was determined that in cases where a fire insurance claim was being processed there should be an exception to the proposed 18-month time limit on a permit to reconstruct a Class-A structure after a catastrophic loss by casualty or neglect.
- The “greenbelt standards” stated in Figure 50 for the separation of various land uses. This will be reviewed at the 4-15 meeting, as no specific determination was made, in relation to changing any of the dimensions/figures.
- It was determined to create a definition for “collective” housing arrangements, which will not be a land use per se, but a financial arrangement, and it may be helpful for the financing of such housing for the LDC to acknowledge this type of arrangement and to distinguish it from Intentional Community Dwellings.
- The requirement for wetlands to be delineated by the “wetland mapper” provided by EGLE was discussed, along with alternatives. A compromise was reached that keeps the wetland mapper as the primary resource for delineation in the absence of a certified ground delineation, which is often required by EGLE before construction can proceed in or adjacent to wetland areas.

COMMISSION AND STAFF COMMENTS

J. Fitkin wished everyone a happy spring and end to the winter parking ban.

S. Lawry reiterated his support for the idea provided by the Easter Bunny in correspondence.

D. Stensaas said that he wanted to follow up on comments made at the last meeting by two NMU students that were complaining about the lack of a complete sidewalk on Center St. near NMU's parking lot on the street, and the unpaved and rough condition of Norwood Street. He provided an aerial photo that showed the delineation of the public right-of-way in the area, indicating that the unpaved portion of those streets is within NMU's property and is not part of the public right-of-way, and that the sidewalk adjacent to the parking lot is located within the public right-of-way. He also said that his office is organizing a bicycle rodeo for kids aged 5-12 years that will take

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place in the Fifth St. parking lot on Saturday, May 31st from 10:00 a.m. to 1:00 p.m., which will have volunteers helping members of staff and the Police Department teach kids bicycling skills and rules of the road. He said they will also have a fire truck there and bike shops checking the kids' bikes over for safety before they begin. He said they will be giving away a bunch of bicycle helmets and bike lights, and that they want to have 25 volunteers signed up, with about 16 volunteers already committed, and asked members to let him know if they would like to participate. Three of the members indicated interest in volunteering.

A. Landers said that D. Fetter was appointed by the City Commission as the PC representative to the BZA at their meeting last night. D. Stensaas added that it is likely that there will be a BZA meeting in May.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 8:15 p.m.

David Stensaas

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