

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
April 15, 2025**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, April 15, 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, J. Fitkin, Chair S. Mittlefehldt, D. Fetter, S. Lawry, A. Wilkinson.

PC Members absent: K. Hunter (excused)

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

AGENDA

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

MINUTES

The minutes of the April 1, 2025, meeting were approved by consent, with the correction of a date as noted by S. Lawry.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Alex Conklin, of 421 E. Ridge St., said:

I'm here to speak regarding the proposed definition of *Cooperative Housing*, and I'd like to reserve my time to speak when the topic is discussed.

S. Mittlefehldt said that during a work session the board can have an informal conversation about items being considered, and we can invite you into the conversation later.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

None

TRAINING

A. Article – Zoning Decisions: Fact-Finding and Standards of Review, Michigan Planner, Jan.-Feb. 2025

S. Mittlefehldt asked D. Stensaas if he wanted to discuss this item. D. Stensaas said that he didn't think it was necessary if everyone read it and understood the main points. He also said that this issue is discussed by staff and the Planning Commission fairly often.

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. The following items were discussed:

- LDC section 632 – it was determined to set a 100' boundary from the property line only as a buffer to extraction operations or processing, to add the sump language suggested by S. Lawry for an exception related to standing water in the subsection, and to add the use as a Permitted Use in BLP zoning districts.
- Section 54.1003 (F) – the type of materials allowed to be used for dumpster enclosures as part of the screening section was discussed at length.

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- Consideration of a new definition for the concept of a “housing collective” or “housing cooperative”.
- 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 and to set the boundary for operations at a minimum of 100 ft. from the property line.
- Standards for the driveway and lot line separation along the side lot line, with the need to refine the code language to replace existing text at the next meeting.
- Bicycle parking standards for new or remodeled buildings and specific land uses.
- Structural amenities standards for stability, changes to and exemptions for accessory structures, and an expansion of what qualifies as a temporary structure.
- An amendment to clarify and update standards for an interior/attached ADU, and proposed text for how the ownership and certification of an ADU may be handled if the owner dies.
- An overhaul of the greenbelt/open space requirements, with a change from the current buffers based on zoning districts to a model based on specific land uses, with highly limited exceptions. And revised standards for the greenbelt width and plantings/screening requirements and clarification of items that would be allowed in the greenbelt area, such as sidewalks and playgrounds.

COMMISSION AND STAFF COMMENTS

J. Fitkin thanked staff for their work on the LDC.

K. Clegg thanked Mr. Conklin for participating in the dialogue about collective housing.

S. Lawry thanked staff for the months of work on the code amendments.

S. Mittlefehldt thanked Mr. Conklin for his comments.

D. Stensaas stated that at the next meeting, there will just be a review of the items discussed tonight that were found to need further changes.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 8:05 p.m.