

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING
COMMISSION
April 16th, 2024**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, April 16th, 2024, in the Commission Chambers at City Hall. An audio/video recording of this meeting is available online [here](#).

ROLL CALL

Planning Commission (PC) members present: W. Premeau, M. Rayner, C. Gottlieb, S. Lawry, D. Fetter, Vice Chair K. Clegg, Chair S. Mittlefehldt

PC Members absent: None

Staff present: Zoning Official A. Landers, City Planner & Zoning Administrator D. Stensaas

AGENDA

It was moved by M. Rayner, seconded by C. Gottlieb, and carried 5-0 to approve the agenda as presented.

MINUTES

The minutes of 04-02-24 were approved as presented in a revision provided at the meeting, by consent.

CONFLICT OF INTEREST

There were no conflicts of interest stated.

PUBLIC COMMENT ON AGENDA ITEMS

No comments were provided.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No comments were provided.

WORK SESSION

A. Land Development code 2024 Amendments

The Planning Commission (PC) and staff continued work on a comprehensive update to the Land Development Code (LDC) by discussing several items from the LDC that staff has annotated and prepared for amendments. The items discussed at this meeting were:

- Definitions, both amended and new.
- Amending Section 54.307 to allow duplex, triplex and quadplex dwellings as a Permitted Use in the Medium Density Residential (MDR) zoning districts. The PC decided to put forward the proposal to allow Duplexes and Triplexes as a Permitted Use but keep Quadplexes as a Special Land Use in MDR districts. Also including new dimensional regulation tables for Duplexes and Triplexes.
- Amending Section 54.308 to allow duplex dwellings as a Permitted Use in the Low Density Residential (LDR) zoning districts, and to allow triplex and quadplex dwellings as a Special Land Use in the LDR districts. The PC decided that this is the proposal they wish to put forward. Also including new dimensional regulation tables for Duplexes.
- Amending Section Figure 8, in Sec. 54.306, to update with the Duplex, Triplex, Quadplex uses, and the two proposed Light Manufacturing categories included in the definitions presented at this meeting.
- Amending the description in Sec. 54.320 for the Boundaries of the Riparian Overlay District to define the boundary along Lake Superior as the "Lake Superior shoreline Coastal High Hazard Areas as depicted on the current Flood Insurance Rate Map published by the Federal Emergency Management Agency and designated as AE."

- Amending the figures down significantly for the required amount of a building façade that has to be built to the setback line in the Third Street Corridor district. Section 54.322, Figures 14 & 15.
- Another addition to the voluntary considerations in Figure 52, the Site Plan review checklist.
- Amending Fig. 8 in Art. 3, as well as Fig. 10 and Fig. 24, for new categories of Solar Energy Systems (SES) and revisions to the existing SES standards as well as those for Small Wind Energy systems.
- Adding Sec. 54.647 for Solar Energy Systems (SES), and Sec. 648 for Small Wind Energy (SWE) systems. These are standards for Specific Uses, and what exists for SES and SWE is currently in Art. 7, but that has been expanded on significantly to provide for larger SES, and SES principal uses.
- Amending Sec. 54.1003 to establish a “clear zone” that would prohibit planting street trees in front of non-residential building entrances.
- Amending Sections 54.1004 and 54.1005 to allow for landscaping stone and some other similar materials to be used as ground cover, rather than grass or vegetative ground cover alone, in residential dwelling districts.

A consensus was reached on the disposition of these issues.

COMMISSION AND STAFF COMMENTS

There were no Commissioner comments.

D. Stensaas stated that staff is hoping that the Draft Community Master Plan will be ready by the end of this week or at least in time to put on the May 7th agenda for discussion and the possibility of making a motion to approve asking the City Commission to release the Draft Plan for the mandatory 63-day public comment period.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 8:10 p.m.

David Stensaas

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