

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
August 13th, 2024

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, August 13th, 2024, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website and may be accessed by clicking [here](#).

ROLL CALL

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

PC Members absent: S. Lawry

Staff present: Zoning Official A. Landers, City Planner and Zoning Administrator Dave Stensaas, Planning and Community Development Director Dennis Stachewicz.

AGENDA

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

MINUTES

The minutes of 07-16-24 were approved as presented, by consent.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Mr. M. Conley of 500 E. Ridge St., stated:

The proposed Future Land Use Map in the Draft Community Master Plan on page 13 combines the downtown and the east side as if these were the same. These have always been addressed separately in the past and these should stay separate. West Marquette, North Marquette, South Marquette are all separated out, but the east side is combined with the downtown. The narratives on pages 18 to 19 are appropriate for the downtown area, but not for the mainly residential east side. As an example [reading from the Draft Plan] "the downtown and east side can benefit the most from infilling surface parking lots..." and I could go on. This and most of the content of those two pages is inappropriate for the east side neighborhood. The Master Plan is a meaningful document, we use it to say what we want to do and then we follow that plan as we continue to adapt the Land Development Code and the Future Land Use Map. As stated on page 11, "The Future Land Use Map is the community's agreed-upon development pattern and visual guide to future development. It serves as the basis for public policy decisions, capital project funding, redevelopment, updating the zoning map, or rezoning individual properties." We should continue to plan for these two areas separately as we have in the past. This plan should stay with the Planning Commission before it is referred to the City Commission and should be amended to separate the downtown from the east side. I think we're talking mostly about the N. Lakeshore Boulevard - it's not addressed separately, it has its own separate page in the Master Plan on p. 31, but the Future Land Use Map on page 11 doesn't separate it out - it would be ripe for development, it would be ripe to take some of those properties and convert them to commercial, including hotels, motels, all kinds of things. There's a lot of property there and some of it is right on the lake. There are three houses between Fair Ave. and Arch St. that are privately owned and directly on the lake. They could be bought and commercially developed under the proposed Land Use Map that is in the map. So, we need to keep that in mind. The entire area east of Lakeshore Blvd. to Coast Guard Road would be a place that you could buy up the land and commercially develop it. The community has been quite vocal about not wanting commercial development such as hotels on Lakeshore Blvd. and I think the Future Land Use Plan and the Master Plan need to reflect that. So please take this back, separate out the two areas as they should be, and then refer this to the City Commission. Thank you for your time.

TRAINING

A. Article: Complete Streets, A Transportation Policy Transforming Communities, The Review (MML), May/June 2024.

D. Stensaas said the article was provided for your consideration. The Planning Commission discussed discussing the article, but in the end didn't discuss it. D. Stensaas said that the current Complete Streets Policy may be considered for an update by the Traffic and Parking Advisory Committee in the next year.

WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Draft Community Master Plan

D. Stensaas said that Dennis Stachewicz is here to address where things are at with the Draft Plan, and that in the packet we have aggregated all of the comments received through the City's website, by date, but not identified by who made them or where they live. And we also have the proposal to add this new section to the Action Plan part of the document for Cultural and Recreation, which does not exist in the Action Plan at this time, and that is specific as to what is discussed.

D. Stachewicz said good evening and that he wanted to give a brief talk about where we're at and how we got here. He discussed the public input survey and community meetings and workshops and said that we started this process about a year and a half ago and we kicked it off with a survey that the largest r all of those events culminated in the draft Plan that is before you. He asked the Planning Commission to consider the public comments and consider whether or not the consultant has embraced them in creating the Plan. He said the Plan is intended to be based upon the effort of the folks in the community and what they wanted to see, and then apply best practices to provide an outcome. He also said that the comments can be lumped into categories, and that some – namely about pickleball - are more appropriate for a recreation plan, although we don't want to diminish their comments as all have a place in the puzzle. He said that was along the same lines as the Arts and Culture additions that we've made, and we've spoken with Russ Soyering and Tiina Morin and her department head, Jon Swenson, about those additions. Jon said he was happy with the approach we are taking to add the action item in the Plan, because it is another piece of the puzzle that is worthy of inclusion for action. He said that where we go from here is that we'd like the Planning Commission to come to a consensus on changes, so we'd like you to collaborate this evening on the comments received and the document itself, and then provide us some general direction on the themes or any changes that you want and we can give it our best attempt at accomplishing those edits that we would bring back for your review. He said there is a fiduciary issue due to the expense of editing that is now costing us a flat per-hour rate, and there is a community ownership issue - as staff could apply professional opinions of how to address these issues – but the Planning Commission should determine how to address them. He also said we'd like to have a quick turnaround if possible and we could schedule a work session if needed to get this adopted before the election so that the Commissioners who approved of this project and funding for it could see it through to completion before they leave office.

S. Mittlefehldt asked about the date of the draft version that is online, and some other clarifying questions and discussion was begun on several issues pertaining to the finalization of the draft Plan.

The first approximately half-hour of discussion centered on how both public and Planning Commission comments would be incorporated into the draft Plan, and the options for addressing various categories of comments that were submitted. C. Gottlieb categorized the comments received through the City website, and there was quite a bit of debate about how to deal with those. Some comments were deemed to be more appropriate to be addressed in some detail by the 5-year Parks and Recreation Master Plan that is currently nearing completion, specifically those on the topics of pickleball courts and a year-round dog park. D. Stachewicz said that those will be forwarded to the Director of Community Services.

Discussion of how to incorporate specific and general content about the Cultural Trail Project, which was a request from the Arts and Culture Center manager, was discussed at length.

Mr. Conley's comments were addressed by the board in a lengthy discussion of the issues he raised.

The work session discussion concluded with the consensus decision among the members to each send their comments on the both the staff-proposed amendments to the final draft version of the Action Plan and any other corrections that they found were needed.

Direction was provided to staff to assist the Chair in collecting comments from the PC members and a second work session was agreed upon for the last Tuesday of August, which would provide a week for the Chair to collect input individually from the members and assemble those into a spreadsheet that would be provided to staff for their consideration, analysis and feedback to the board prior to the 8/27 special meeting.

B. Annual Report to City Commission

D. Stensaas said that the Planning Commission is scheduled to deliver its annual report to the City Commission on September 9th, and that staff has prepared a draft presentation that needs the Planning Commission to look it over and to decide on content for their concerns and next steps. The Planning Commission discussed the contents and format of the report and advised staff on items to revise and change in the report.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 8:40 p.m.

David Stensaas

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