

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
September 20, 2022**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, September 20, 2022, in the Commission Chambers at City Hall.

ROLL CALL

Present: W. Premeau, A. Andres, N. Williams, N. Frischkorn, S. Mittlefehldt, Chair J. Cardillo, and D. Fetter.
Absent: Vice-Chair M. Larson (excused)

AGENDA

It was moved by A. Andres, seconded by N. Williams and carried 7-0 to approve the agenda with no minutes.

CONFLICT OF INTEREST and EX-PARTE CONTACT

No conflicts were stated.

NEW BUSINESS

A. 02-STR-09-22: Hemlocks Site Condo Street Construction Project & 10-SPR-09-22: – Site Plan Review (PIN: 0515951, 0515952, 0515953, 0515954, 0515955, 0515956, 0515957)

A. Landers, Zoning Official, stated A new street network has been proposed for a future planned site condominium development for new housing units on property to the north of the Division St./M-553 intersection, with the exact timing of the project being subject to a variety of factors and unknown at this time. In accordance with the process developed by the City's Planning and Engineering departments, the City Engineer is requesting a recommendation from the Planning Commission regarding the new street construction. The Planning Commission will also be conducting site plan review. Staff comments regarding the plan have been provided, as well as the applicant's responses to those comments. Regarding Community Master Plan Compatibility, the proposed right of way, aside from the entrance section, is 50 ft. wide and has a 28 ft. wide (back of curb to back of curb) cross-section for the street, with 12 ft. travel lanes, with on-street parking along most of the street. Sidewalks may be included in the development, in the site plans for the rest of the development. The extent of sidewalks proposed will likely depend upon the amount of funding available within the established \$2 million development agreement (between the developer and the City) to accomplish all of the civil infrastructure. Staff recommends that at a minimum, a sidewalk be constructed along the north side of the "entrance road" – the portion between the intersection of the multi-use path in the M-553 corridor and the 4-way intersection in the proposed development. Visuals of the agenda packet were shown.

M. Kilpela, City Engineer, stated:

I'm presenting this plan, and this is a private development, but the infrastructure and the roads are funded through the City, through a private development agreement. Kevin Nancarrow is here from UP Engineers to answer questions, and also Michelle from Veridea Group – the developers. I'll give you a quick run-through of what is being proposed. Andrea already talked about a lot of the items. The proposed right of way is 50 ft. wide, and the proposed cross-section is 28 ft. wide, back of curb to back of curb. There is proposed on-street parking on both sides, so it is a local-yield-street. There's a water main and sanitary sewer run and storm sewer as well. So this site plan is strictly for the road and utilities, further site plans will be presented for the actual building of the homes and driveways and things like that.

He showed a site map of the development and said that you can see the development is at the corner of Division St. and McClellan Ave. in the triangle-area. He continued to describe details of the street cross section at the entrance from M-553 that was presented in the cross-section drawings and the general layout for the streets.

J. Cardillo asked if anyone had any questions for Mik, as the applicant.

S. Mittlefehldt asked about how private development agreements are made with the City.

A. Landers stated it was approved by the City Commission.

M. Kilpela stated:

In this case, Veridea approached the City with a proposal to build housing and there was a certain amount of tax capture period (inaudible) the cost of infrastructure would basically be paid for, and I forget the exact number – five or seven years or something like that, but the agreement went to the City Commission and they approved it.

The Planning Commission, staff, and Michele Thomas of the Veridea Group discussed details of the proposed Hemlock Park development and concerns regarding the street development.

It was moved by N. Frischkorn, seconded by N. Williams, and carried 6-1 that after review of the proposed cross-sections and associated background information for 02-STR-09-22 - the Hemlocks Development Street Construction Project, - the Planning Commission finds that the proposed project meets the intent of the Community Master Plan, and hereby approves the street reconstruction design as presented.

Yes: W. Premeau, A. Andres, N. Williams, N. Frischkorn, S. Mittlefehldt, Chair J. Cardillo.

No: D. Fetter.

It was moved by S. Mittlefehldt, seconded by A. Andres, and carried 7-0 that after review of the site plan and supplemental documentation dated 08-23-22 for 10-SPR-09-22, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code and hereby approves the site plan with the following condition of approval - that an amended plan is submitted to meet staff comments.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Maragret Brumm, 404 E. Magnetic St., complimented the Planning Commission on their handling of the Sept. 6th Special Land Use Permit request hearing. She also stated the City needs to do more to announce public hearings.

CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEE

A. Resident Letter to Planning Commission

The Planning Commission read the correspondence.

TRAINING

A. Article: *A Tale of Two Seasons* (Michigan Planner July/August 2022)

The Planning Commission briefly discussed the article.

COMMISSION AND STAFF COMMENTS

A. Andres stated welcome to the new Planning Commissioner.

S. Mittlefehldt said that regarding the Woodland Protections clause that is no longer in our Land Development Code, I think that this area of forested area that is going to be developed really would have benefitted if we could have figured out how to tweak that section of the LDC instead of getting rid of it altogether, because I do think we are going to see quite a bit of fragmentation of that valuable corridor which is intact forest now. Maybe that is part of the future, I know Dave has a list of (inaudible) so maybe we can add that to the list. There was some discussion between staff and the Planning Commission of how development will occur on the property in the Hemlocks Park development as a site condominium subdivision.

D. Fetter stated that she has a question about the workings of the Planning Commission. She asked how to find and share information to be more informed as a Planning Commissioner. J. Cardillo stated that the issue is that the Hemlock Park proposal is not before us, we are not supposed to evaluate it [the case on the docket at this meeting] based on that proposal, because they are going to come to us with a site plan down the line. She said she gets it, that this is frustrating and seems obtuse. She also stated that in terms of information, we can email it to Dave, and he will distribute it, to avoid violations of the Open Meetings Act.

W. Premeau stated that he wanted to get straight that he didn't vote for the hotel, he didn't vote yes, he voted against the motion. He also said that he saw the same motion and same reasons before and if they went to court they would have lost.

A. Landers stated they didn't get any items for the next meeting, but the Planner said we may have a meeting anyway.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 7:20 p.m.

Prepared by:

David Stensaas

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