OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
September 21, 2021

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, September 21st, 2021, in the Commission Chambers at City Hall.

ROLL CALL
Present: W. Premeau, M. Dunn, S. Mittlefehldt, A. Andres, Vice-Chair M. Larson; Chair J. Cardillo
Absent: E. Brooks (excused).

AGENDA

It was moved by M. Larson, seconded by A. Andres and carried 6-0 to approve the agenda.

MINUTES

The minutes of September 7th, 2021 were approved by consensus.

CONFLICT OF INTEREST
J. Cardillo stated that because her company represented the property owner, she will not weigh in on the item about 717 N. Third Street. She also stated that she spoke to Mr. Stensaas about this and they agreed that she should recuse herself from discussing it and voting but didn't need to leave the meeting since there will not be decision made on their permit tonight. She also asked M. Larson to assume the duties of Chair for this issue.

NEW BUSINESS
A. Informal Review of Special Land Use Permit for 717 N. Third St.

M. Larson, acting as Chair, asked staff to proceed.

D. Stensaas stated that this issue is on the agenda because he wanted to let the board know what has been going on at Superior Culture. He stated that there have been multiple calls to the Police Dept. for loud noise, but the police have only went there a few times and filed a couple of reports, but they have received many more calls that they did not follow up with visits because the noise ordinance does not kick in until 11:00 p.m. He also stated that his department has received a lot of complaints from one neighbor in particular, who has sent short videos to document the noise issues, and there are 13 videos along with comments about what was happening at each time. He showed the Planning Commission two of the videos and shared with the members a letter by a different neighbor that documented loud and late (past 10:00 p.m.) incidents at 717 N. Third St. on eleven (11) different evenings this summer.

The Planning Commission members discussed the issue with staff and made the following motion:

It was moved by M. Larson, seconded by A. Andres, and carried 5-0 that the Planning Commission requests that staff schedule a Public Hearing to consider the possible revocation of the Special Land Use Permit for Superior Culture.

B. Transit Planning Subcommittee

D. Stensaas stated that at the last meeting he and Mr. Taylor Klipp, who is a City-appointee to the MarqTran board, presented information regarding the ability to being formal planning with MarqTran for an inter-city transit route. He also stated that the way the issue/item was stated in the City's approved 2021-2023 Strategic Plan, is that the Planning Commission will be the lead group to coordinate planning, and to that end there needs to be three (3) members appointed to a transit planning subcommittee or work group. Three members volunteered to serve on this subcommittee.

It was moved by M. Larson, seconded by A. Andres, and carried 6-0 to appoint commission members M. Dunn, S. Mittlefehldt, and A. Andres to the transit planning subcommittee.

WORK SESSION
A. Land Development Code Draft Amendments

D. Stensaas stated that he has drafted several amendments to the Land Development Code (LDC) and still has quite a bit more to work on, as there is a lot to update and some big issues to tackle, and he thought that the Planning Commission should begin reviewing the material that is ready to be reviewed. He stated that he would prefer to not go into too much detail in hopes of covering quite a bit of the material he had prepared. He explained several of the proposed amendments and there was quite a bit of discussion of some items, particularly changing the dimensional standards for duplexes and three-and-four-unit dwellings in residential and two of the Mixed-Use and Third St. Corridor districts.

W. Premeau stated that the height of residential structures should be revisited as well, since that is another way to increase density without changing the size of the lot or the setbacks. There was discussion of this and related issues and the consensus of members was to consider height amendments. W. Premeau also stated that we need to look at the driveway separation issue Mr. Dunn brought up last week. D. Stensaas stated that he would get to that and present a draft that the board can discuss.

D. Stensaas also stated he would update his drafts based on the consensus of the Planning Commission regarding lot size changes, and that as the process of creating updates to the draft amendments went along he would e-mail documents periodically, between meeting, to the Planning Commission in order to give them time prior to meetings to read and comprehend the draft changes.

COMMISSION AND STAFF COMMENTS

S. Mittlefehldt stated that she attended a toxic school board meeting last night and was grateful to her colleagues on the board for their willingness to spend their time doing this when they could be doing anything else.

M. Larson asked a question about the status of a non-conforming building on Pine Street. A. Landers stated that if the property is sold and used in a different use class or was vacant, the legal-nonconforming use status of the existing nonconforming use would expire after six months.

J. Cardillo stated that she appreciates those who volunteered to be on the transit planning subcommittee.

D. Stensaas stated that there was no business for the next meeting, and it would probably be cancelled. He also stated that he appreciated that there are three members who volunteered for the transit committee.

ADJOURNMENT
The meeting was adjourned by Chair M. Larson at 7:50 p.m.

Prepared by:

David Stensaas

David Stensaas, City Planner and Zoning Administrator
Planning Commission Secretary