

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
October 01, 2024**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, October 01, 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, Vice Chair K. Clegg, D. Fetter, S. Lawry, C. Gottlieb.

PC Members absent: none

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

AGENDA

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

MINUTES

The minutes of the 08-27-24 Special Meeting were approved as presented by consent.

PUBLIC HEARINGS

A. Draft Community Master Plan – Recommendation to City Commission

S. Mittlefehldt stated:

To address the first item on the agenda, we have a public hearing for the draft Community Master Plan, and discussion of the recommendation to the City Commission. I will hand the floor to the city staff to give an overview of the process and then if people would like to speak, any comments related to the final draft of the Community Master Plan will be welcome, but first I'll hand it over to the city, Dennis or Dave.

D. Stensaas stated that this is a culmination of a project that has been in the works for almost two years. We determined that the Master Plan was in need of being updated quite extensively, when the Planning Commission went through an exercise about two years ago, around the end of 2022, with a check list that confirmed the Master Plan needed to be rewritten, more than just updated. We then hired Beckett & Raeder through a competitive process of finding a consulting firm to help us with this project. It is going to replace this Master Plan that we adopted in 2015, when the Planning Commission is satisfied that the Master Plan is complete and represents the community's desires for things that they expressed seeing in the Master Plan, and that it reflects the input that was given through the extensive public input process that was provided. This draft of the Plan has been provided on the City's website as of the middle of last week. It's now in the hands of the Planning Commission to determine whether or not they're satisfied with the updates.

D. Stachewicz stated:

Two meetings ago, it was a cancelled meeting for the Planning Commission, we sat in here for about three hours and worked through a lot of the edits. I believe all of those were taken care of by the consultants as agreed upon by the Planning Commission and that should be reflected in this draft.

S. Mittlefehldt stated:

With that, if there's any members of the public that would wish to comment, come to the podium, please state your name and address and three minutes.

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

I would like to thank you for listening, considering my concerns and then making the changes. I am happy with the plan, and I really appreciate you considering the changes and then moving forward to making them. It doesn't seem like a lot of changes were made, at least the concerns that I had, but a few changes with the wording, some of the phrasing, really changes the outcome. I really appreciate it. I am happy with it. I encourage you to adopt this pass it on to the City Commission as it is. Thank you, Dennis. Thank you, Dave. Thank you, Commissioners.

Ms. Barb Kelly, of 430 Arch St., stated:

I have lived at this address since 1977, probably long before most of you were born. I also wish to thank the Planning Commission for listening carefully when you were finalizing the Master Plan, to concerns of the neighbors adjacent to the downtown from Front St. to Lakeshore Blvd., to Fair. And I've mentioned this before, but just wanted to share a few more details about it - Arch and Ridge Street's national historic district resides in this area and runs from Front St. to Lake Superior. The national register of historic places is the nation's official list of properties important in American history, architecture, engineering, archaeology, and culture. It was established in 1966 as part of the National Historic Preservation Act, as a way to identify important historic properties across the country and encourage their preservation. The Arch and Ridge Street's national historic district was established in 1980 after two years of documentation by the Marquette Beautification Committee and the State Historic Preservation office and is now celebrating 44 years of existence. The entire, aforementioned area was originally in the master plan to allow commercial development. In my view, this change reflects the sentiments and passion that I saw in all the master plan meetings. A love of neighborhood, a strong desire to control traffic, a great need to preserve our beaches and historic places, and an emphasis on identifying what makes Marquette so special and prioritize in saving it. Strong sentiment was voiced for saving our designated scenic route on Lakeshore Blvd. and keeping its development more residential and keeping the Lake Superior shoreline visible and accessible. Thank you very much for listening to the voices of the Marquette community in your deliberations.

S. Mittlefehldt asked if there was anyone else for public comment. With no more public comment, she moved on to Planning Commission comment regarding the latest Master Plan draft.

W. Premeau said that the Master Plan draft includes nice pictures.

M. Rayner said thank you for all that work two weeks ago, and I hear you were here a long time and I'm sorry I missed [the meeting]. I am pleased with our product. Nothing is going to be perfect, but I'm pleased.

C. Gottlieb stated:

I agree with Commissioner Premeau, that the pictures are wonderful. In reviewing the revisions made from the last meeting, however, I think it was well done. I went through the document again and I have no suggested changes, though it did provide me the opportunity to once again to look up the word indigenous and [to ponder] should it be capitalized or not? And I'm not going to make a big deal whether it is capitalized in this case, although I don't think it should be.

K. Clegg stated:

From a design perspective, I'm actually going to say the pictures are great and I like the layout of it, it seems like it's very easily digestible, which is part of the point of this style of Master Plan. We're trying to get people to read it and actually use it, and I think that this document does accomplish that. I'm really proud of what we've done, happy with the changes that were made, and I would vote to approve it.

D. Fetter stated:

I am satisfied where we ended up with the Community Master Plan. It had a lot of work; a lot of effort went into it and a lot of great feedback. Thank you for all that. I think we can move forward with it.

S. Lawry stated:

It looks a whole lot better looking at it on paper than scrolling through it on a screen, and makes it a lot easier to work with. I do think it did capture all of the thoughts that were brought up through the outreach processes that were part of the preparation. There are a few things in there that maybe individuals don't agree with, but that's what the consultant got from the public and I think that's what we should present to the commission, and to recommend it for adoption. I think it's a good product.

S. Mittlefehldt stated:

I agree with what everyone else has said. I really appreciate everyone on this commission who took a lot of time to go through everything with a fine-tooth comb and provide comments. I really appreciate the public, who have sat through some of those three-hour meetings with us and helped us get to a stronger plan that is more responsive to the community's input. I want to thank Dennis and Dave who really helped shepherd the process. You did a really great job of making sure that voices were heard in this process and that builds trust, I think, in the final product, and I think that's really important for something like this. I would also approve of this. Is there a motion to make a recommendation to the City Commission?

It was moved by C. Gottlieb, seconded by M. Rayner and carried unanimously (8-0) to move the Draft Community Master Plan to the City Commission for approval.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

None

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None

CORRESPONDENCE & REPORTS FROM OTHER BOARDS AND COMMISSIONS

A. Materials from Climate Adaptation Task Force Learning Circle #2 – Trash and Recycling

D. Stensaas commented on the related agenda materials and discussed some things he learned from this Learning Circle session, and discussed the recently completed Learning Circle session and the three upcoming sessions. The Planning Commission and staff discussed related issues.

COMMISSION AND STAFF COMMENTS

M. Rayner said that she loves the painting on the front cover of the Draft Community Master Plan.

C. Gottlieb said that he attended the County's *Community Climate Dialogue Dinner event* at Barrel+Beam on Thursday the 26th of September, with about 60 others, and related his positive experience at the event.

K. Clegg said he wanted to encourage everyone to sign up and attend the next Climate Adaptation Task Force project meeting at NMU on October 9th, and that he is signed up and looking forward to going. He said that he is privileged to be attending the MSU-Extension Citizen Planner course over the next six

weeks, beginning tomorrow evening. He also said that he's excited that the Commission was able to recommend this plan for adoption and stated let's move on with the project and on to the next thing.

S. Lawry said that, related to climate change, that he recently had the opportunity to visit a number of port cities in Europe and it occurred to him that if the ice cover on Lake Superior is going to be lost each winter, we have the opportunity to become a year-round port and we probably should be planning how we could accommodate that and the economic benefits that go with it in our future plans.

D. Stachewicz said that because he isn't at the Planning Commission meetings often he would be open to any questions that members may have. He discussed the status of the EPA "cleanup grant" project at the former Cliffs-Dow property on N. Lakeshore Boulevard, and that there would be some "in-situ" ["in place"] remediation related to contamination of that area occurring in conjunction with the final phase of the Lakeshore Boulevard project, and that good results will help finally get some movement on that property. He said that the environmental-legal counsel for the project has been instrumental in getting the grant and he's really happy about that. He also said EGLE has been doing some investigation and he has some interesting samples from 20 feet below the lakebed. He also answered questions about the former hospital site, and noted that the final demolition stage is now underway, and that the NMU Foundation has come to an agreement with the Veridea Group to transfer the property to them. He also said that he is hopeful that a meeting will be held soon to discuss potential development of the site, but there are no plans that have been submitted. He also addressed a question about the Parks and Recreation Master Plan.

D. Stensaas said that since we're talking about projects, staff was recently presented with a revised site plan for the first phase of the Vault Marquette project. He said that a land division application for the project has to be approved before the site plan can be approved, but that the project would be moving along quickly. He also said that a student enterprise group from Michigan Tech got in touch and said they have the property owner's permission to conduct a study on the feasibility of creating a commercial solar project at the site of the former Presque Isle power plant. He also thanked the planning commission for their thoughtful comments and hard work on the Community Master Plan project.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 6:50 p.m.

David Stensaas

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