

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
October 4, 2022**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, October 4, 2022, in the Commission Chambers at City Hall.

ROLL CALL

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

Absent: none

AGENDA

It was moved by M. Larson, seconded by A. Andres and carried 8-0 to approve the agenda with a change of order to address item 7.A last.

CONFLICT OF INTEREST and EX-PARTE CONTACT

No conflicts were stated.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Margaret Brumm, 404 E. Magnetic St., stated that related to item 8.C and the memo attached to that in the agenda, she is requesting that the same information be made available to the public and that such submissions like this be added to the City website. She also said that she became a focal point for information about the September 6th Planning Commission meeting, by people who were not familiar with how the Planning Commission works and was asked by several people if I would pay attention to the Community Master Plan and the updates coming from it because they came to realize how important the Community Master Plan is to development in Marquette. She continued, saying a lot of people were not aware that the Community Master Plan existed and a lot of them didn't know it could be used by developers in a certain way and also weren't aware what a Special Land Use Permit was, and said that she would do the best that she could and so is asking to be added to the list and is requesting that the Planning Commission put all of their submissions on the website under a tab for Community Master Plan updates.

WORK SESSIONS

A. Transit Project Update

City Planner and Zoning Administrator provided a synopsis of the Strategic Plan initiative to create a 30-minute transit route that serves N. Third St., the NMU Northern Center, the UPHSM hospital, the City Hall-County Courthouse area, and MarqTran's downtown transit center. MarqTran Board appointee for the City addressed the Planning Commission on the challenges that MarqTran has been working through since the pandemic ended fixed-route service, and gave his thoughts on what may be possible in the next year to two years and what things are important to making the project work eventually, such as park-and-ride lots and identifying effects on parking along the route. He also noted the following:

- There needs to be a 3-year commitment to the route
- The route needs to be consistent; it has to be the same each day
- Overlaps in service are to be avoided
- Shelters and parking issues are for the City to work out, but kiosks that track buses would be helpful
- The route will not likely be a one-bus route, it will require a transfer somewhere to ride the full route

D. Stensaas asked for a Planning Commission member to take the place of former member M. Dunn on the transit subcommittee. D. Fetter volunteered to fill the vacant position. D. Stensaas also asked if someone would like to replace S. Mittlefehldt on the subcommittee, due to her sabbatical. M. Larson volunteered to fill that position. D. Stensaas stated that he and the subcommittee would attend the MarqTran Board meeting on November 20th to discuss the City's desire to keep the project alive and continue working towards implementation of the desired route in some form as soon as it can be realized by MarqTran.

A. Andres stated that Propylon apartments facility at 1500 Norway Dr. still needs transit service and it is often prohibitively hard for the physically disabled residents to reach the closest transit stop during winter.

B. Land Development Code (LDC)

D. Stensaas stated that there are already several items in the annotations book for updating the LDC, and he wants to let the PC know that just because the Community Master Plan update is getting started soon doesn't mean that updates to the LDC can or should wait for the CMP to be completed, which will be almost a year. He said the LDC was a living document and has been update about once each year since it was adopted and getting changes made in the spring is ideal. He also discussed a recent LDC issue that required a staff interpretation, concerning carports and open porches, and the members discussed their thoughts on the issue.

D. Stensaas also said that staff is going to bring up changes to site plan review procedures with our CMP consultants during discussions about zoning, and in particular staff would like to see site plan review become completely done by staff instead of having some cases reviewed by the Planning Commission after staff does their review. He stated that the included recent article from Michigan Planner addresses this issue and that he agrees with the observation that there are downsides to having the PC do site plan review that is not for Special Land Use or Planned Unit Development requests. Planning Commission members expressed their thoughts, which were mixed. Some thought that the public venue provided was important, especially as there is already generally not good public awareness about development review opportunities.

C. Community Master Plan Project Update

D. Stensaas stated that the Steering Committee for the Community Master Plan update project will have two representatives from the Planning Commission, one being the Chair. He asked if anyone wanted to volunteer for the Steering Committee. D. Fetter offered to serve in the role.

D. Stensaas stated that for about the next six weeks there will be a public-engagement effort to make people aware of the planning process and get them signed up for project updates. He said he was going to the Annual Art Awards this Saturday with a poster the consultants made and a sign-up sheet, and that next week there are some good opportunities to engage a lot of people at the Fresh Coast Film Festival. He also stated that the consultants want to contact local social media influencers to help promote the project, and to let him know if you have suggestions for that list of people.

D. Stensaas also stated that consultants from the Beckett and Raeder team would be coming to the next meeting to introduce themselves and discuss the scope and timeline of the project. He said that the PC members should be thinking about things that they might want to consider regarding zoning changes, including zoning districts and land uses in existing zoning districts. He stated that the 2015 Community Master Plan recommended many changes that were implemented with the adoption of the Land Development Code in 2019, and so you can make significant recommendations like that again.

J. Cardillo stated that she has been thinking a lot about since that meeting about the hotel the way the

Mixed-Use district was written provides the ability to have discretion with it, but that makes it less predictable, and she wonders if a change of zoning could make it more predictable. She stated that predictability is important to property owners and while regulations are important, we shouldn't end up in a situation where property owners feel like it's not predictable. She also said that Mixed-Use might be trying to do too many things.

D. Stensaas stated that maybe there is another type of Mixed-Use district that would better suited to certain areas. J. Cardillo stated yes, and it doesn't necessarily have to be super complicated, but maybe just a second tier that is less intensive.

TRAINING

A. Article: Except from *Land Use and Society – Geography, Law and Public Policy* (Platt, 1996) regarding the private property owner as the primary planner of land.

The Planning Commission and staff discussed the reading materials. D. Stensaas stated that he intends to follow up with this material about regulation and rights with some materials about takings.

N. Frischkorn stated that investment-backed expectations are just one factor in determining if there is a regulatory taking, that there are other factors such as significantly restricting land uses in a district, and that investment-backed expectations are in and of themselves not sufficient to establish a regulatory taking with a zoning process.

COMMISSION AND STAFF COMMENTS

W. Premeau stated they've had buses before, but it had a purpose. He said students might want to go to a store instead of downtown where all we have is a bunch of specialty stores, a bus to nowhere is not going to sell very well.

J. Cardillo stated that she is impressed with the consultant's engagement strategy and if anyone knows people that might be good to include in the CMP update process to let them know, and let staff know if you have ideas for ways to spread the word or contacts they might want to add to their list.

ADJOURNMENT

The meeting was adjourned by Chair J. Cardillo at 8:00 p.m.

Prepared by:



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