

**Marquette Township Planning Commission – Regular Meeting  
Wednesday, April 11, 2018 – 7 p.m.  
Marquette Township Community Center**

Chairperson Springer called the meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Dave Wiegand, Jim Johnson, Mike Springer

**MEMBERS ABSENT:** LeAnne Kachmarsky, Greg Place

**STAFF PRESENT:** Jason McCarthy, Izaak Peterson

**OTHERS PRESENT:** Trustee Pete LaRue, Brian Savolainen, Todd Hawkins, Matthew Blondeau

**APPROVAL OF AGENDA:**

***MOTION:*** *To approve the agenda, as amended.*

*Wiegand, Moved  
Johnson, Supported*

**Carried: Unanimously**

**MINUTES FROM PREVIOUS MEETING:** March 28, 2018

***MOTION:*** *To approve the draft minutes, as presented.*

*Wiegand, Moved  
Johnson, Supported*

**Carried: Unanimously**

**PUBLIC COMMENT:** None.

**NEW BUSINESS:**

**Public Hearing 041118-1: Proposed Zoning Text Amendments to the Marquette Township Zoning Ordinance, Articles 2 – Definitions, Article 15 – Principal Uses Permitted in Districts, and Article 16 – Detailed Use Regulations. The proposed amendments would allow for and regulate Short-term Rentals in Marquette Township.**

McCarthy outlined and provided background on the proposed zoning text amendments.

Wiegand stated that there has been past confusion over the definition of Bi-annual, and requested that the language proposed for Article 16.13 be revised to: A fire-code review by the Marquette Township Fire/Rescue Department every 2 (two) years.

McCarthy concurred with Wiegand's request.

**MOTION:** To **APPROVE** and **RECOMMEND** to the Township Board the proposed zoning text amendments #041118-1 of the Marquette Township Zoning Ordinance, Articles 2 – Definitions, Article 15 –Principal Uses Permitted in Districts, and Article 16 – Detailed Use Regulations to allow for and regulate short-term rentals.

**Wiegand, Moved**  
**Johnson, Supported**

**Carried: Unanimously**

**Road Committee Recommended 2018 Road Maintenance – Discussion**

Peterson provided background on the recommendation process for the 2018 Road Maintenance recommendation. He stated that roadways that were reconstructed in 2015 were inspected via windshield survey to identify a PASER rating, which is used to determine appropriate preventative maintenance.

Wiegand provided additional background on the 2018 Road Maintenance recommendation, explaining that of the roads inspected, three were observed to have PASER ratings of 6. These locations were in the Bishop Woods and Huron Woods Subdivisions as well as a section of Moran street. Roads with ratings of 6 would receive maintenance in the form of crack sealing or seal coating.

Springer expressed a concern regarding the approach apron on Eagles Nest Road.

Wiegand responded that the approach apron would likely be a responsibility of the Marquette County Road Commissions.

Johnson inquired about the utilization chip seal on Moran Street as opposed to the crack seal recommended for the Huron Woods subdivision.

Wiegand responded that the last maintenance performed within the Huron Woods subdivision was a chip seal; crack sealing or sealcoating is the advisable maintenance after a chip seal.

**MOTION:** To **APPROVE** and **RECOMMEND** the Road Committee 2018 Road Maintenance recommendations to the Township Board.

**Wiegand, Moved**  
**Johnson, Supported**

**Carried: Unanimously**

**Master Plan Update: Chapter 5 – Community Services – Discussion**

McCarthy recommended that the Chapter 5 Master Plan discussion be tabled due to the absence of Planning Commissioners Kachmarsky and Place.

Springer concurred with McCarthy's recommendation.

**MOTION:** To **table the Master Plan Update: Chapter 5 – Community Services to the April 25<sup>th</sup> Planning Commission meeting.**

**Johnson, Moved**  
**Wiegand, Supported**

**Carried: Unanimously**

**UNFINISHED BUSINESS:**

**2018 Master Plan Update Draft Citizen Survey- Discussion**

Wiegand inquired where the cost to distribute the 2018 Citizen Survey would come from.

McCarthy responded that the cost would be covered by the Planning and Zoning Dept. printing and publishing budget.

Springer stated that the presented Citizen Survey Draft looks clean and concise.

Johnson concurred with Springer.

**MOTION: To APPROVE and RECOMMEND the 2018 Master Plan Draft Citizen Survey to the Township Board for consideration.**

**Johnson, Moved  
Wiegand, Supported**

**Carried: Unanimously**

**Frei Chevrolet: Zoning Compliance Update – Discussion**

McCarthy provided background on the Frei Chevrolet zoning compliance update. McCarthy explained that in 2012 the Township Zoning Board of Appeals granted a 3 foot variance on the properties front yard setback as a result of the structures remodel. As a condition of the variances approval, the Zoning Board Appeals requested that Frei Chevrolet would establish the properties southern bufferyard, with recommendation to the Planning Commission. McCarthy further explained that in 2016 Frei came to the Planning Commission to adjust the width of the bufferyard to accommodate a thinner buffer, utilizing more intensive screening in the form of plantings, earth and mound, and fencing. McCarthy stated that it is the expectation that Frei Chevrolet complete any remaining incomplete portions of the southern bufferyard in 2018.

Brian Savolainen, civil engineer representing Frei Chevrolet, stated that the western portion as well as the majority of the eastern portion of the southern bufferyard has been completed. Savolainen further explained that any remaining incomplete portions of the bufferyard will be addressed in 2018.

Wiegand inquired whether to sites eastern drain deposits onto Brookton Road.

Savolainen responded that the eastern drain is a retention drain; in the event of emergency overflow water would remain on the property.

Wiegand questioned whether the bufferyard proposed was identical to the bufferyard agreed upon at the August 2016 planning commission meeting, utilizing a 2 foot earth and berm and fence screening along the entirety of the southern boundary.

Savolainen responded that a fence was not intended for the entirety of the southern boundary due to existing vegetation found in portions of the bufferyard. He further explained that it was Frei Chevrolets understanding that natural vegetation was desirable in portions of the buffer where vegetation previously existed.

Wiegand affirmed the bufferyard that was agreed to in 2016 is what should be installed on the site.

Savolainen stated that Frei Chevrolet would be amenable to the requests of the Planning Commission.

Springer stated that it is important to uphold the decisions of previous Planning Commissions. Springer expressed concern with the apparent stacking of snow within the southern bufferyard.

Johnson inquired what bufferyard requirement is required for the site.

McCarthy responded a bufferyard Type “E” is required.

Wiegand stated that vegetation existing in the bufferyard does not provide adequate screening, and enables the piling of snow along Brookton Road.

Springer requested more information on the subject.

Johnson concurred that more information is needed, and requested that staff work with the property owner to determine a resolution to the issue.

**MOTION:** *To table the Frei Chevrolet: Zoning Compliance Update to the April 25<sup>th</sup> Planning Commission meeting.*

*Johnson, Moved  
Springer, Supported*

**Carried: 2-1**

*(Yes: Johnson, Springer. No: Wiegand)*

#### **Marquette Detailing: Zoning Compliance Update – Discussion**

McCarthy stated that the Township Attorney has made an initial review of zoning violations on the Marquette Detailing property. McCarthy requested additional time to meet with the Township Attorney.

**MOTION:** *To table the Marquette Detailing: Zoning Compliance Update to the April 25<sup>th</sup> Planning Commission meeting.*

*Wiegand, Moved  
Johnson, Supported*

**Carried: Unanimously**

#### **CORRESPONDENCE:**

The following committee meeting minutes and materials were distributed:

- a. Approved Road Committee Meeting Minutes- March 6, 2018
- b. Draft Recreation Committee Meeting Minutes- March 20, 2018

#### **REPORTS:**

##### **Annual Parks Clean-Up Day- May 26, 2018**

Springer reported that the annual parks cleanup is scheduled for May 26<sup>th</sup>.

**National Trails Day/ 5<sup>th</sup> Annual Iron Range Roll- June 2, 2018**

Springer reported that the Iron Range Roll will be celebrated on June 2<sup>nd</sup>.

**AT&T (Michigan Bell) Access Easement- Update**

McCarthy reported that the Michigan Bell access easement has been recorded to accommodate the proposed US-41 Underpass tunnel.

**ANNOUNCEMENTS:** None.

**PUBLIC COMMENT:**

Todd Hawkins, 650 Brookton Road, commended the courteous nature of Frei Chevrolet as a neighbor. Hawkins stated that it was his belief that a bufferyard fence was required along his property as well; he further expressed concern that the berm installed along his property effects the humidity of his house.

**ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:**

Wiegand stated that the humidity Hawkins experiences is likely a result of drainage patterns along Brookton Road. Wiegand provided clarification on the effect of Brookton Roads as a McNitt Road.

**ADJOURNMENT:** Meeting adjourned at 8:13 PM

***MOTION: To adjourn the Planning Commission meeting.***

***Johnson, Moved  
Springer, Supported***

***Carried: Unanimously***

---

Dave Wiegand – Planning Commission Secretary