

**Marquette Township Planning Commission – Regular Meeting
Wednesday, August 29, 2018 – 7 p.m.
Marquette Township Community Center**

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

MEMBERS PRESENT: Mike Springer, Greg Place, Leanne Kachmarsky, Dave Wiegand

MEMBERS ABSENT: Jim Johnson

STAFF PRESENT: Jason McCarthy, Izaak Peterson

OTHERS PRESENT: Jim Clark, Robin Roy, Jay Roy, Trustee Pete LaRue

APPROVAL OF AGENDA:

MOTION: To approve the agenda, as presented.

Wiegand, Moved

Kachmarsky, Supported

Carried: Unanimously

MINUTES FROM PREVIOUS MEETING: August 15, 2018

MOTION: To approve the draft minutes, as presented.

Kachmarsky, Moved

Place, Supported

Carried: Unanimously

PUBLIC COMMENT: None.

NEW BUSINESS:

Site Plan Review #082918-1. Proposed 5,298 sq.ft. Northern Orthotics and Prosthetics Office Building, to be located at 1015 Commerce Drive, Applicant Northern Orthotics & Prosthetics.

Peterson provided background on the proposed Northern Orthotics and Prosthetics Development. Peterson indicated that because the proposed development has a land use intensity of four, a bufferyard A/B is required at the boundary of adjacent undeveloped property. He explained that the staff recommendation based on several conditions involving additional information that needs to be submitted and approved.

Jim Clark, Project Representative, provided additional information regarding the site and development. Clark indicated that the adjacent owners, Cornerstone Development, would be willing to enter into a contractual bufferyard reduction.

Wiegand stated that it would be appropriate to recommend a bufferyard area be reserved, pending the future development of adjacent undeveloped property. He stated that if the adjacent property has future development with the land use intensity of four, no bufferyard would be required.

Springer inquired if the owners of the proposed development would consider implementing pedestrian connection to nearby pathways.

Clark stated that he concurs with the sentiment of Springers inquiry; however, implementing a walking path is not feasible for the project.

Motion: *To approve the proposed Site Plan #082918-1 contingent upon the submission and approval of items 3d, 3e, 3f, 3h, 3i and 4 with amendment to item 3h as follows: in lieu of construction of a type A/B bufferyard, an area 15 feet wide and parallel to the entire western property line be reserved for future construction of a type A/B bufferyard until such time as the land use intensity of the adjacent property is established through development.*

*Wiegand, Moved
Kachmarsky, Supported*

Carried: Unanimously

Special Use Permit Public Hearing Request #091018-1. Proposed Short-Term Rental Unit on a property located within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-360-143-50. Subject property is located in Section 16, T48N R25W. Property address: 2352/2362 Werner Street, Marquette, Michigan, 49855. Applicant: Matt Blondeau

McCarthy stated that due to a clerical error in the mailing of notices for Mr. Blondeau short-term rental Special Use Permit Public Hearing, some properties within 300 feet of his property were not notified. He explained that due to the error, staff recommends holding a new Public Hearing at 6 pm on September 10th to ensure all adjacent neighbors have the opportunity to speak on the proposal.

Motion: *To schedule Special Use Permit Public Hearing #091018-1 for a proposed Short-Term Rental, at the Planning Commission Meeting on September 10, 2018 at 6 pm.*

*Kachmarsky, Moved
Place, Supported*

Carried: Unanimously

Public Hearing Request #091018-2. Proposed Retail land use on a property located within the Development District (DD) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-020-028-00. Subject property is located in Section 20, T48N R25W. Property address: 875 Brookton Rd, Marquette, Michigan, 49855. Applicant: Gail Lessard

McCarthy stated that staff identified the relocation of Halloween Superstore during a routine windshield survey. McCarthy explained that he has informed the business owner that she has not acquired Zoning Approval. He informed the Planning Commission that because the business is located in the Development District, adjacent to a residential land use, a Public Hearing for a Retail Land Use is required.

Wiegand inquired what residential property is adjacent to Halloween Superstores location.

Peterson indicated that there is a single family residential house located east of Halloween Superstores proposed location.

Motion: *To schedule Public Hearing #091018-2 for the Planning Commission Meeting on September 10, 2018 at 6 pm.*

**Wiegand, Moved
Place, Supported**

Carried: Unanimously

UNFINISHED BUSINESS:

Master Plan Update: Chapter 6 – Public Input – Review/Discussion

McCarthy indicated that a Master Plan Public Input Open House is scheduled for September 26th from 6 pm to 8 pm.

CORRESPONDENCE:

The following meeting minutes were distributed for review:

- a. Approved Recreation Committee Meeting Minutes – July 17, 2018
- b. Planning & Zoning Training – September 12, 2018
- c. Approved Road Committee Meeting Minutes – June 5, 2018
- d. US-41 Corridor Advisory Committee Meeting Minutes – July 10, 2018

REPORTS:

McCarthy reported that Clerk Ritari requested a zoning text amendment in the Sign Ordinance regarding political signs. He explained that currently, the sign ordinance has no time restriction on when political signs may be erected prior to an election.

ANNOUNCEMENTS: None.

PUBLIC COMMENT:

Pete LaRue, 2082 Huron Street, stated that the intersection of Commerce Drive and Brookton should have stop bar striping.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Kachmarsky inquired what Church is planning to locate within the Cornerstone Development.

Peterson responded that North Iron Church has purchased a piece of property within the Cornerstone Development.

Wiegand stated that when Marquette County reconfigured Commerce Drive stop bar striping was one of the punch list items that remained for the project.

ADJOURNMENT: Meeting adjourned at 8:10 PM

MOTION: To adjourn the Planning Commission meeting.

Place, Moved

Kachmarsky, Supported

Carried: Unanimously

Dave Wiegand – Planning Commission Secretary