



MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive
Marquette, Michigan 49855
Ph | 906.228.6220
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www.marquettetownship.org

REGULAR MEETING NOTICE

The Planning Commission will be holding a Regular Meeting via Video/Teleconference (Zoom Meeting Software)

Wednesday, February 24, 2021 at 7PM

The reason that this meeting will not be held in person is due to the (COVID-19) novel coronavirus pandemic, and the Orders from the Michigan Legislators issuing restrictions on public gatherings.

The public can participate in the meeting either by emailing questions or public comment to jasonmccarthy@marquettetownship.org 15 minutes prior to the meeting or during the meeting, or calling or logging into the meeting with the provided information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/81644644981>

Meeting ID: 816 4464 4981

One tap mobile

+16465588656

This notice is posted in compliance with Act Number 228 of 2020 (Senate Bill 1108), An Act to amend 1976 PA 267 (Open Meetings Act), by adding section 3a as amended.

Signature of Person Posting Notice: Jason McCarthy

Date of Posting: 02/19/2021 @ 9 AM



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PLANNING COMMISSION MEETING

WEDNESDAY, FEBRUARY 24, 2021 – 7 P.M.

*The Planning Commission will be holding a Regular Meeting via Zoom
Video/Teleconference*

NOTE: Pursuant to the Township Board adopted Code of Conduct, Planning Commission members are obligated to disclose any potential or actual conflict of interest with any item placed on this agenda.

1. Call Meeting to Order.
2. Roll Call.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – January 13, 2021
5. Public Comment.

6. New Business
 - a. Special Use Permit Public Hearing Request– Proposed Medical Marijuana Provisioning Center on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-020-037-00. Subject property is located in Section 20, T48N., R25W. Property Address: 3475 US-41, Marquette, Michigan 49855. Applicant: Frost Bite Management, Inc.
 - b. Special Use Permit Public Hearing Request– Proposed Adult-Use (Recreational) Marijuana Retailer on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-020-037-00. Subject property is located in Section 20, T48N., R25W. Property Address: 3475 US-41, Marquette, Michigan 49855. Applicant: Frost Bite Management, Inc.
 - c. Planning Commission 2021 Goals and Objectives
 - d. Property Maintenance Ordinance Revision – Discussion
 - e. Schedule Joint Meeting with the Township Board – Discussion
 - f. Distribution of Updated Zoning Ordinance/Master Plan

7. Unfinished Business.

8. Correspondence.

9. Reports.
 - g. Township Board Report
 - h. Road Committee Report
 - i. Recreation Committee Report
 - j. Planning and Zoning Report



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10. Announcements.
11. Public Comment.
12. Additional Comments by Planning Commissioners.
13. Adjournment.

****Next Meeting – March 10, 2021***

**Marquette Township Planning Commission – Regular Meeting
Wednesday, January 13, 2021 – 7 p.m.
Marquette Township Community Center**

Steve Heikkinen called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Steve Heikkinen, Denny Ferraro, Linda Winslow, Bethany Cody

MEMBERS ABSENT: Jim Johnson

STAFF PRESENT: Jason McCarthy – Planning & Zoning Administrator
Ryan Diederichsen – Staff Planner

OTHERS PRESENT: Danielle VanDreel
Dave Ehret
Beth VanDreel, 121 Juliet St.
Chris Wagner, 1325 Granite St.

APPROVAL OF AGENDA:

MOTION: *To APPROVE agenda, as presented.*

*Ferraro, Moved
Cody, Supported*

Carried: 4-0, one absent

MINUTES FROM PREVIOUS MEETING:

MOTION: *To approve the December 9, 2020 meeting minutes, as presented.*

*Cody, Moved
Ferraro, Supported*

Carried: 4-0, one absent

PUBLIC COMMENT: None.

ELECTION OF OFFICERS:

Discussion regarding the election of officers procedure took place between Planning Commissioners and staff.

a. Chairman

MOTION: *To nominate Jim Johnson as Chairman of the Planning Commission*

*Ferraro, Moved
Cody, Supported*

Carried: 4-0, one absent

b. Vice-chairman

MOTION: *To nominate Denny Ferraro as Vice-chairman of the Planning Commission*

*Heikkinen, Moved
Winslow, Supported*

Carried: 4-0, one absent

Cody expressed support for Ferraro to be elected vice-chairman. Ferraro asked Heikkinen about his thought on being vice-chairman. Heikkinen expressed his support for Ferraro.

c. Secretary

MOTION: *To nominate Linda Winslow as Secretary of the Planning Commission*

*Ferraro, Moved
Heikkinen, Supported*

Carried: 4-0, one absent

NEW BUSINESS:

Special Use Permit Public Hearing – 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# 52-08-350-078-00. Subject property is located in Section 16, T48N., R25W. Property Address: 1983 Cherry Street, Marquette, Michigan 49855. Applicant: Danielle VanDreel.

Planner Diederichsen provide background and insight on the proposed special land use application received by staff for a short-term rental, including zoning maps and public notices.

Ferraro opened the Public Hearing at 7:22 pm.

Dave Ehret, co-applicant, provided details on their intentions of conducting a short-term rental. Ferraro asked about his narrative, including parking and noise. Ehret provided clarification on that as well as their selection process. The applicants mother spoke on her willingness to act as property manager and support the short-term rental operations as needed.

Diederichsen relayed two public comments received from residents Michael Dianich and Ed Cuyler, who were not present at the meeting. Chris Wagner, 1325 Granite St., asked how many short-term rentals currently exist in the neighborhood. McCarthy indicated less than 10 exist in the township.

Heikkinen inquired about the selection process as well as homestead tax implications. Ehret indicated staff had made them aware of potential tax implications. McCarthy spoke on details of the PRE tax exemption, the special use process, and welcoming new residents into the township. Staff provided information on possible and existing conditions required of short-term rentals.

Chris Wagner thanked the applicant and staff for answering questions and providing details.

Ferraro closed the Public Hearing at 7:49 pm.

MOTION: *To approve the Special Use Permit for Short-Term Rental located at 1983 Cherry Street*

Winslow, Moved

Heikkinen, Supported

Carried: 4-0, one absent

UNFINISHED BUSINESS: None

CORRESPONDENCE:

Diederichsen provided an update to the Planning Commission on the 2021 Road Maintenance RFP. Diederichsen indicated that the Road Committee had recommended staff work with UPEA to assemble the bid package. He said that bids would hopefully be received before the end of February, possibly March.

REPORTS:

Township Board Report

Winslow stated that the Board reviewed the proposed zoning text amendments for marijuana facilities and establishments, as well as food trucks. She said the Board would be considering them again at the next Board meeting.

Road Committee Report

Diederichsen provided minor details including two vacancies on the committee and the next meeting date.

Recreation Committee Report

Diederichsen gave a report on the last recreation committee meeting, including ice rink roof cost estimates, addition of pea gravel at the warming building, and ice rink damage. He said that Dan Everson was appointed from the Board and another vacancy does exist.

Planning & Zoning Report

McCarthy spoke of ongoing planning and zoning efforts and DDA projects in the Township, including a number of access management improvements. He gave an update on the UP Builders Show temporary use permit, a new township website, and the proposed zoning text amendments.

ANNOUNCEMENTS:

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Heikkinen asked what the Township plans to do for glass recycling. McCarthy suggested looking at the discussion had at the last Board meeting. Winslow gave some background on the discussion and said that glass can be dropped off at the North County Disposal transfer station. Winslow said she would report the Planning Commission is having this conversation as well, and this is something she has been working on.

Ferraro asked about the past county recycling campaign. McCarthy suggested coordination between the township manager and supervisor might be the best route to take in the future for a solution. McCarthy gave options as to what the Planning Commission could do to keep the conversation going.

ADJOURNMENT: Meeting adjourned at 8:10 PM

Linda Winslow – Planning Commission Secretary



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STAFF REPORT

PLANNING COMMISSION – February 24, 2021

Agenda Item # 6a: **Special Use Permit Public Hearing Request– Proposed Medical Marijuana Provisioning Center on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-020-037-00. Subject property is located in Section 20, T48N., R25W. Property Address: 3475 US-41, Marquette, Michigan 49855. Applicant: Frost Bite Management, Inc.**

Applicant: Frost Bite Management, Inc.

Property Owner: Keweenaw Bay Indian Community

Parcel ID#: 52-08-020-037-00
3475 US-41, Marquette, MI 49855

Staff Contact: Jason McCarthy/Ryan Diederichsen

Background:

Staff has received an application for a special land use for the establishment of a Medical Marijuana Provisioning Center at the above property located in the General Business (GB) zoning district, per article 15 – Principle Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance, and the Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921.

Per the Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921

SECTION 3 – DEFINITIONS:



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Provisioning Center: A licensee that is a commercial entity located in Michigan that purchases marijuana from a grower or processor and sells, supplies, or provides marijuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marijuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a registered primary caregiver to assist a qualifying patient connected to the caregiver through the marijuana registration process in accordance with the Michigan Medical Marijuana Act is not a provisioning center for purposes of this Ordinance.

SECTION 15.05: USE VS. DISTRICT NOMOGRAPH:

Medical Marijuana Provisioning Center is a Special Use in the General Business (GB) Zoning District.

Review Recommendation

Staff recommends scheduling a public hearing for Wednesday, March 24, 2021 at 7 PM.



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STAFF REPORT

PLANNING COMMISSION – February 24, 2021

Agenda Item # 6b: Special Use Permit Public Hearing Request– Proposed Adult Use (Recreational) Marijuana Retailer on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-020-037-00. Subject property is located in Section 20, T48N., R25W. Property Address: 3475 US-41, Marquette, Michigan 49855. Applicant: Frost Bite Management, Inc.

Applicant: Frost Bite Management, Inc.

Property Owner: Keweenaw Bay Indian Community

Parcel ID#: 52-08-020-037-00
3475 US-41, Marquette, MI 49855

Staff Contact: Jason McCarthy/Ryan Diederichsen

Background:

Staff has received an application for a special land use for the establishment of an Adult Use (Recreational) Marijuana Retailer at the above property located in the General Business (GB) zoning district, per article 15 – Principle Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance, and the Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921.

Per the Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921

“SECTION 3 – DEFINITIONS:

Marijuana Retailer: A person licensed to obtain marijuana from Marijuana Establishments and to sell or otherwise transfer marijuana to Marijuana Establishments and to individuals who are 21 years of age or older.



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SECTION 15.05: USE VS. DISTRICT NOMOGRAPH:

Adult Use (Recreational) Marijuana Retailer is a Special Use in the General Business (GB) Zoning District.

Review Recommendation

Staff recommends scheduling a public hearing for Wednesday, March 24, 2021 at 7 PM.