

**Marquette Township Planning Commission – Regular Meeting
Wednesday, April 22, 2015 – 7 p.m.
Marquette Township Community Center**

Chairperson Sargent called the meeting to order at 7:04 p.m.

MEMBERS PRESENT: Lyn Durant, Dave Wiegand, Jim Johnson, Ellen Sargent, Steve Pelto

MEMBERS ABSENT: None

STAFF PRESENT: Jason McCarthy, Janelle Ruff

OTHERS PRESENT: Brian Savolainen, Michael Johnson, Nicholas & Jill Economidies, Rob Sullivan, Michael Springer, Ryan & Daija Cherry, Mike Mileski, Michael Trachtman, Michael Machozzi

APPROVAL OF AGENDA:

MOTION: *To approve the agenda as presented.*

*Durant, Moved
Pelto, Supported*

Carried: Unanimously

MINUTES FROM PREVIOUS MEETING: None at this time.

PUBLIC COMMENT:

Savolainen stated he is available for agenda item 7a, should the Planning Commission have questions for him.

NEW BUSINESS:

Badger Hill Site Condominium Preliminary Review – Proposed 3-Unit Site Condominium that would be located in Lot #880 of the Trowbridge Park Subdivision #8, Section 16, T48N, R25W, Marquette Township, Marquette County. Applicant: Michael A. Johnson, 2613 Moran Street

McCarthy explained that Michael Johnson has submitted additional, required information regarding his desire to develop a 3-unit residential Site Condominium in Marquette Township. Johnson has provided a draft Master Deed and Bylaws. He has also stated that he will improve the Badger Street right-of-way in conformance with the requirements of the Marquette Township Fire/Rescue Department and the Marquette County Road Commission.

Pelto asked about the required common area.

Johnson confirmed the designated common area on the plan sheet.

Pelto explained to Johnson some changes that he may want to make to the master deed and bylaws.

Johnson concurred and will have his attorney revise the draft master deed.

Wiegand inquired about the Badger Street right-of-way improvements, long-term maintenance, and snow plowing.

McCarthy explained that a formal agreement between the parties for road improvements, long-term maintenance, and snow plowing is being drafted by staff.

Durant pointed out typos in the master deed and bylaws.

Durant asked why the Planning Commission is reviewing the master deed and bylaws. She also asked if they are subject to zoning administrator review for compliance after the development has commenced.

McCarthy explained that the draft master deed and bylaws are required by the zoning ordinance and that enforcement of the developed plan could be taken should the project not be constructed or administered per the Township Board's approval.

Sargent stated that she is happy to support the project as long as the road agreement is in place prior to the approval by the Township Board.

MOTION: ***To recommend to the Township Board that they approve the Badger Hill Site Condominium Development, conditioned on the establishment of a Maintenance Agreement for the undeveloped Badger Street right-of-way.***

***Wiegand, Moved
Pelto, Supported***

Carried: Unanimously

Public Hearing: SUP #042215-1 Requested Special Use to establish land parcels less than the required forty (40) acre minimum parcel size, within the zoned, Resource Production (RP) District, per the Marquette Township Zoning Ordinance (Article XIV, Section 14.05). Subject property is located in the southwest ¼ of Section 31, T49N, R25W. Applicant: Northern Michigan Land Brokers

McCarthy stated the findings of fact, explained the details of the staff report, and provided background on the proposed parcel division.

Sargent read aloud a letter from Jessica Keyes (one of the property owners).

Sargent opened the Public Hearing to public comment.

Jill Economidies stated that they own adjacent property and purchased the subject property to preserve the resources and recreational qualities of the area. She stated that they are currently working with the North Country Trail Association on continued access across their property for the North Country Trail.

Pelto confirmed that the existing Economidies parcel combined with proposed parcel A-1 would be over 40 acres in area.

Ryan Cherry spoke on behalf of the proposed *Parcel A-2*. He and his fiancé would like to build a home on the parcel. They also enjoy and plan to maintain the natural setting of the land for recreation and passive enjoyment. He also stated that he and the Economidies co-own the property. Sargent asked if future co-ownership would still be a possibility.

Cherry and Economidies replied that yes, it would be possible, but that the intent is to divide the property so that the Cherry can have title to *Parcel A-2* and develop a home on it.

Michael Trachtman spoke on behalf of his parcel, *Parcel C*. He thanked McCarthy for the thorough presentation and stated that previous to purchasing the property he was unaware that the forty acre parcel would in fact, be a corrected forty acre parcel which was less than the required forty acres. He also said he has no plans other than to develop a camp on their parcel.

Michael Machozzi spoke on behalf of *Parcel B*. He does intend to divide the property and does not want to see additional home sites on the property.

Michael Springer presented a PowerPoint presentation. He had concerns about the subject property being subdivided for the purpose of home sites because of the North Country Trail traversing the property. He was also concerned about preserving larger tracts of land in the Resource Production Zoning District. He was not in support of the proposed land division due to the proximity of the property to other recreational assets in the area.

Mike Mileski summarized the situation by stating that *Parcels B, C, and D* were corrected forty acre parcels and do not require Marquette Township approval. The parcel in question is *Parcel A* and whether or not each property owner can take individual title to equal portions of *Parcel A*.

McCarthy concurred and that the proposed parcel division of *Parcel A* into *Parcels A-1 and A-2*, are what the Planning Commission needs to decide on.

Mileski also stated that the property is currently in the Commercial Forest Program (CFR) but that it would be converted to the Quality Forest Program without penalty to the property owners. This is a State of Michigan preservation program and the property may be closed to the public if the property owner(s) desire.

Durant inquired about the proposed parcels' depth to width ratios.

McCarthy stated that because the parcels are over 10 acres, the rule does not apply.

Wiegand inquired about the Special Use Permit application inaccuracies. He stated that it appears the property had changed hands from the time of the application to the time of the Public Hearing.

Plum Creek agent, Rob Sullivan, stated that Wiegand's assumption was correct.

Wiegand suggested that the application be refiled with the Township specifically for only *Parcel A* due to the fact that *Parcels B, C and D* are exempt splits.

Wiegand stated that he would be in support of adjourning the Public Hearing until such time that a new Public Hearing for the proposed division of *Parcel A*.

Sargent and Johnson supported the application being cleaned up and brought back before the Planning Commission.

Johnson asked if the sale of the property was contingent upon zoning approval.

Sullivan stated that no, because the property has already been sold.

Pelto stated that he supports Wiegand's comment about the issue at hand being the proposed division of *Parcel A*.

If approved at any time in the future, Pelto stated that he would support Parcel A-1 being attached to the Economidies existing, adjacent parcel. He also stated that he would be in support of *Parcel A-2* having no additional land divisions.

Mileski replied that *Parcel A* was provided one additional provision as a result of the land sale. Dividing *Parcel A* into *Parcels A-1 and A-2* would spend that parcel division and thus, no additional divisions would be permitted.

After the robust discussion on the matter, it was determined that the property changed ownership between the time the Special Use Permit was applied for and the time of the Public Hearing, thus making the application invalid. The Planning Commission stated that they would prefer to review an updated application for the proposed special use permit at the next available meeting.

MOTION: ***To adjourn the Public Hearing until May 13, 2015 at 7 PM.***

***Wiegand, Moved
Durant, Supported***

Carried: 4-1

(Wiegand, Johnson, Durant, Sargent voted: Yes. Pelto voted: No)

Marquette Township Road Repair Project – Update

Durant provided a brief update on the Road Repair Project by stating that the Board does not want to start the project and then not have the money to complete it. The Board is weighing options for trying to complete the project with the assistance of U.P. Engineers & Architects. More information will be made available as the Board decides on information that will be presented to them in the coming weeks.

UNFINISHED BUSINESS:

Marquette Township Road Repair Project – Update

Savolainen provided an update on the road repair project and stated that the Township Board has allowed his consulting firm to put out bids for all roads that need repair but do not need utility work. Those bids are be due on May 13, 2015.

CORRESPONDENCE: None.

REPORTS:

Durant reported that the Marquette Township Business Association is in the process of distributing an updated Community Profile publication and they are requesting ideas for content.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Pelto asked about the Mason's Bluff Subdivision and whether or not a current property owner could drill a well ahead of the proposed water project.

McCarthy stated that he did not know the answer to the question and would have to ask the Township Manager for clarification.

ADJOURNMENT: Meeting adjourned at 9:18 PM

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

Pelto, Moved

Durant, Supported

Carried: Unanimously

Lyn Durant, Secretary