

**Marquette Township Planning Commission – Regular Meeting
Wednesday, May 11, 2016 – 7 p.m.
Marquette Township Community Center**

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

MEMBERS PRESENT: Steve Pelto, Dave Wiegand, Frank Chiodi, Jim Johnson, Randy Ritari

MEMBERS ABSENT: None.

STAFF PRESENT: Jason McCarthy

OTHERS PRESENT: Bob Lambert, Hattie Sharland, Josh Sayer, Supervisor Durant, Tony Herring, Jim Pafford

APPROVAL OF AGENDA:

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

*Ritari, Moved
Chiodi, Supported*

Carried: Unanimously

MINUTES FROM PREVIOUS MEETING:

MOTION: *To approve the April 27, 2016 Planning Commission meeting minutes as amended.*

*Johnson, Moved
Wiegand, Supported*

Carried: Unanimously

PUBLIC COMMENT:

Lambert spoke in support of Marquette Township utilizing the Marquette County ORV Ordinance and/or developing an ordinance to allow certain local roads to be used so that ORV riders can get to the trails in Forestville.

NEW BUSINESS:

Site Plan Review #051116-1. Proposed 60-Room, Four-Story, My Place Extended Stay Hotel to be located at 2383 US-41 West, Applicant Superior Oasis Group, 2463 US-41 West

McCarthy explained the details of the proposed development with regard to the provided staff report.

Sayer explained proposed best-management stormwater practices and their landscape screening plan.

Wiegand asked what the bufferyard plan is proposed and where it is being proposed.

McCarthy explained that the zoning ordinance calls for “Bufferyard E” which is fifteen (15) feet wide and calls for a six (6) foot screening fence, a mix of conifer and deciduous trees, and bushes.

MOTION: *To approve Site Plan #051116-1 contingent upon 3d, 3f, 3i, 3j, 4 along with the continuation of Bufferyard E along the east side of the property.*

*Wiegand, Moved
Ritari, Supported*

Carried: Unanimously

UNFINISHED BUSINESS:

Proposed Design Standards Ordinance Township Attorney Feedback – Discussion

McCarthy distributed two (2) letters sent in response to the draft revisions to the ordinance after Attorney Zappa’s comments.

Wiegand recommended several changes to clarify consistency for the whole section and as well as recommended changes to required building facades and to a change to paragraph B to be consistent with the rest of the section. He also recommended minor revisions to *Section 18.22 (C)(1)(b) Building orientation to the street, parking lot and pedestrians*, and *Section 18.22 (3)(3)(b) Facades and walls in general*, in order to comply with suggestions received from developers.

Chiodi suggested that the developers who provided letters suggest specific objections to the letters, particularly the letter from Lindberg & Sons, Inc.

Ritari commented that the Planning Commission is close to having a draft that can be presented for comment to the business professionals, developers, etc.

Pelto continued to support base-level design standard section for Marquette Township and hoped for an amenable work session with developers to work out the rest of the details.

Wiegand suggested there was a consensus to remove the “colors” provision in the draft.

The Planning Commission agreed.

McCarthy suggested reviewing the section dealing with long monotonous walls and roof planes, per suggestions from Mike Conter’s letter.

Wiegand recommended adding the same language that was added to Section 18.22 (3) (b), regarding sides of a building that face a street or parking lot.

The Planning Commission set a forum discussion on the matter; inviting developers to comment for Wednesday, June 22, 2016 at 7 PM, if the Meijer Site Plan is not being reviewed at that meeting. If the Meijer Site Plan is submitted prior to the meeting and will be reviewed on June 22, the forum discussion will occur on August 10, 2016 at 7 PM.

The Planning Commission concurred to remove the “protection of landmarks” provision from the design standards section.

CORRESPONDENCE:

Proposed ORV Ordinance

McCarthy stated that the Planning Commission has been tasked by the Township Board to look at a Marquette Township ORV Ordinance for the Board to consider. He stated that he needs to do research on the matter.

Pelto suggested that the Roads and/or Recreation Committee work on the ordinance.

Wiegand suggested that the Planning Commission review the Marquette County and State of Michigan ORV ordinances.

Durant commented that the Marquette County Road Commission is not favorable to allowing Ontario being utilized for ORV traffic.

Frei Chevrolet Required Bufferyard Development – Discussion

McCarthy explained Frei Chevrolet's south property line bufferyard plan. It is anticipated that this project will occur during the summer of 2016.

Wiegand asked to have Planner McCarthy address the snow storage within the required bufferyard.

REPORTS:

Commercial Property Maintenance Concerns Report

McCarthy provided a brief update on commercial property maintenance concerns.

ANNOUNCEMENTS:

McCarthy announced that he will not be present at the June 8, 2016 Planning Commission meeting and that Janelle Ruff will provide staff support.

PUBLIC COMMENT:

Tony Herring spoke in support of an ORV ordinance for Marquette Township. He offered his expertise to the Township as they move forward with a draft ordinance.

Pafford commented on the proposed hotel and the new Beauchamp Plumbing & Heating conditional rezoning. He suggested that the Township work to revert the former Moose Lodge property back to Rural Residential (RR) zoning instead of continuing to allow conditional rezoning to occur.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Ritari stated that the Township Board sent the Capital Improvement Plan (CIP) back to the Planning Commission for continued development.

Pelto would like to see additional lighting on Lake Enchantment Road.

Johnson asked Planner McCarthy to send a transmission to the developers asking for specific comments regarding the proposed design standards draft text amendment.

ADJOURNMENT: Meeting adjourned at 8:20 PM

MOTION: *To adjourn the Planning Commission meeting.*

Ritari, Moved
Chiodi, Supported

Carried: Unanimously

Randy Ritari, Secretary

DRAFT