

Marquette Township Planning Commission – Regular Meeting/Work Session
Wednesday, January 26, 2011 – 6:30 p.m.
Marquette Township Community Center

Chairperson Sargent called the meeting to order at 6:30 p.m.

MEMBERS PRESENT: Mike Springer, Ellen Sargent, Judy Boyle, Steve Pelto

MEMBERS ABSENT: Lyn Durant (Excused)

STAFF PRESENT: Randy Girard, Township Manager, Krystal Foreman, Recording Secretary

STAFF ABSENT: None

APPROVAL OF AGENDA: Add under New Business, item 7a. North Star Academy Hoop House.

MOTION: To approve the agenda as amended.

Springer, Moved

Pelto, Supported

Carried: Unanimously

MINUTES FROM PREVIOUS MEETING – January 12, 2011: Page 1, revise the first sentence under Public Comment: “Bob Mahaney, Lake Enchantment Road, of the Veridea Group has...”

MOTION: To approve the minutes as amended.

Boyle, Moved

Springer, Supported

Carried: Unanimously

PUBLIC COMMENT: None.

OLD BUSINESS:

Special Use Permit, Case No. 4-10 Reconvene Public Hearing From the December 20, 2010 Planning Commission Meeting. Tiffany West, the Applicant, requests consideration for a Special Use Permit to allow a Residential Duplex Unit to be located on Lot No.'s 459 and 460, in the Plat of Trowbridge Park Subdivision No. 6, Marquette Township Tax ID No. 52-08-350-067-00. The proposed site is zoned Urban Residential (UR), and Residential Duplex Units require a Special Use Permit approved by the Planning Commission in accordance with the requirements set forth in Article XIV, Principal Uses Permitted in Districts and Article XVI, Special Land Uses. The site is located at the Southwest corner of Cherry and Woodbridge Streets in Trowbridge Park. The request for the special use permit has been withdrawn.

Pat Coleman, ECI/UPEA, was present to discuss these four items:

Master Plan Update.

Scenic Resource Overlay/Forest Recreation District Update.

Scenic Residential.

Community Survey.

Complete Streets.

Based on the discussion held at a previous meeting, Coleman updated the “Process to Update a Comprehensive Plan” handout and distributed it and the Article on the Scenic Preservations Overlay District, Performance Standards for both Scenic Rural District and Forest Preserve District, and sample surveys to the Commissioners. Girard suggested adding the Road Facilities Plan to the new additions being considered as part of the Comprehensive Plan updates.

Coleman met with Girard and Liimatta last week to discuss the updates. They discussed the importance of community involvement and the benefits of a community survey. Coleman will obtain price quotes from companies who would create, send out, and provide a summary of the results. A high level of confidence survey is a random survey which is sent to random Township residents with follow-up on the survey. Coleman will work with Girard once he obtains price quotes.

Discussion was held on the types of questions to include on the survey. Putting the list of questions together is the next step. Coleman questioned the best way to do this. If the Planning Commission would like ECI/UPEA to draft the questions and have a subcommittee of the Township Board and Planning Commission to work with ECI/UPEA to put the topics and questions together. Further discussion is needed to determine the questions. A suggestion was made to include an open ended question to let the resident include what he/she would like to see improved in the Township.

Girard suggested re-establishing the joint meetings with the Township Board. The Commissioners agreed and tentatively scheduled the regular Planning Commission meeting for February 9th to be a joint meeting with the Board. Liimatta will discuss with the Board to ensure attendance. The survey and the Comprehensive Plan will be items of discussion and possibly the Complete Streets Ordinance.

The Complete Streets Ordinance was discussed. There is confusion on who is tasked with what. Springer informed that the Recreation Committee, Road Committee, and Planning Commission have been working on this to come up with a joint vision. To obtain the \$750.00 from the Health Department, the Ordinance must be passed by March 1, 2011 and written well enough so we can apply for the Transportation Enhancement grants. Liimatta informed that he is looking at the City of Houghton's as they just passed their Complete Streets Ordinance.

Discussion was held on whether or not the draft needs to go through the Planning Commission as some feel it is better to streamline the process. At the last Recreation Committee meeting, a Motion was made to the Board to initiate the Ordinance process. Therefore, Girard and Ritari have been working on a draft of the entire Ordinance, not just portions of it. Girard informed that the Draft will go to the Board on February 1st for the first reading. It will then get referred to the Planning Commission for review. A second reading will be held on February 15th or on March 1st. The Planning Commission will review. Springer feels it should go to all three Committees with the input he compiled so that each member sees that his/her comments were incorporated. It was determined that Girard and Ritari will continue to work on the draft Ordinance. Springer will provide the information he has received to the Planning Commission. He still needs to tally up the responses he has received. Liimatta informed that the \$750.00 is not the driving force of the Ordinance. The Ordinance will be right before it is passed.

Discussion continued on the Comprehensive Plan Update. The purpose of the Overlay District was discussed. Rather than placing an overlay over each of the small areas, Coleman suggested putting an overlay over the entire Township and anything within a certain distance from the river/stream/lake, scenic, and historical/cultural site will be subject to the underlying zoning regulations of the zoning district and the requirements of the Site Plan Review. Each category will have different review and criteria standards. Currently, three categories of sites are listed (river/stream/lake, scenic, and historical/cultural); however, more may be added. Discussion was held on these three areas to show the minimum distance around the area required without triggering a site plan review. Rivers/streams/lakes and historical/cultural was determined to be 75 feet. Scenic

Preservation Overlay was discussed. Coleman will research the Scenic Preservation Overlay in more detail and present to the Commissioners at the next Work Session.

The performance standards for both Scenic Rural District (SR) and Forest Preserve District (FP) were discussed. The following revised standards for both SR and FP were verbally agreed upon: Max Building Height = 35'; Minimum Yard Setbacks; Front = 50'; Rear = 50'; and Side = 25'.

Coleman will obtain a map of the Township from the County which he will revise for the February 23rd, Work Session.

NEW BUSINESS:

North Star Academy Hoop House. Discussion was held. This is not a zoning or planning issue; it is for information purposes only. North Star would like the Planning Commission's support. Girard previously discussed this with Karen Anderson of North Star. North Star would utilize the well field property at the entry of the well road for the hoop house. The hoop house will be all natural and compost; nothing chemical. This is a green initiative. The Commissioners all agreed this is a good idea. North Star will need to comply with the wellhead regulations.

CORRESPONDENCE: None.

REPORTS:

Marquette Township Board Meeting Minutes – January 3, 2011.

Marquette City Planning Commission Meeting Minutes – December 21, 2010.

ANNOUNCEMENTS: Liimatta talked to Mayor Kivela and requested another meeting to discuss Heartwood Forestland. Liimatta has not heard back; he will touch base.

Liimatta informed that a closed session meeting was held to discuss Morgan Creek. Information has been received from legal counsel on this; the Planning Commission should be aware of the discussion.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE: The status of Vandenoorn was discussed. The latest information Girard has is that the School Board had no intentions of making a decision until June or July, 2011. Pelto would like the opportunity to be at future meetings to discuss this. ECI/UPEA is working on weighing the options for the Township facilities; a new hall or to renovate an existing facility. The first site plan developed for a new hall was in 1995. A lot of time and money has been spent on this. The Township needs to determine where we are going. Liimatta will follow up with MAPS so we can confirm which way the Township needs to move.

It was questioned where Medical Marijuana fits into the Township zoning. Girard informed that it is a violation of Federal Law. At this point, it is not a zoning issue; it is a legal issue. Discussion was held on The Happy Carrot. All inquiries regarding Medical Marijuana will be referred to Roger Zappa, Township attorney.

Springer announced that the Planning and Zoning News discusses prosperity, place making, and policy.

ADJOURNMENT: Chairperson Sargent adjourned the meeting at 8:30 p.m.

MOTION: To adjourn the Planning Commission meeting.

Pelto, Moved

Springer, Supported

Carried: Unanimously

Judith A. Boyle, Secretary