

**Marquette Township Planning Commission – Regular Meeting**  
**Wednesday, May 25, 2011 – 6:30 p.m.**  
**Marquette Township Community Center**

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

MEMBERS PRESENT: Lyn Durant, Mike Springer, Ellen Sargent, Judy Boyle

MEMBERS ABSENT: Steve Pelto (Excused)

STAFF PRESENT: Jason McCarthy, Planner/Zoning Administrator, Pat Coleman, UPEA,  
Krystal Foreman, Recording Secretary

STAFF ABSENT: None

APPROVAL OF AGENDA: Add item 7d. Township Leadership Conference.

**MOTION: To approve the agenda as amended.**

**Durant, Moved**

**Springer, Supported**

**Carried: Unanimously**

MINUTES FROM PREVIOUS MEETING – March 24, 2011 and May 9, 2011:

**MOTION: To approve the minutes as submitted.**

**Durant, Moved**

**Springer, Supported**

**Carried: Unanimously**

PUBLIC COMMENT: Bill Dupras, Allen Street, discussed his desire for raising chickens. He has done his research and distributed a handout regarding the benefits of chickens (on file with the minutes). Dupras also distributed a sheet signed by his neighbors who adjoin his property (on file with the minutes). They are not opposed to Dupras having chickens. He asked for guidance.

OLD BUSINESS:

Sign Ordinance Update. Durant discussed. A meeting was held this afternoon which discussed the things they do not want to allow in the ordinance, the definitions, and tower and pole signs. They came up with a formula to use to determine the sign sizes. One member spent numerous hours measuring signs in the Township to determine if the formula is accurate.

Community Survey/Master Plan Update – UPEA. Coleman, Girard, and McCarthy met with Ron Vine from ETC Institute last week. A follow up telephonic meeting will be held on Friday. Vine provided insight on how to word the question to determine the attitudes regarding increasing taxes to pay for services. Draft questions will be presented to the Commissioners at the June 8<sup>th</sup> meeting. Upon approval from the Planning Commission, the draft survey will go to the Board for review as they have shown interest and will utilize the survey as a tool for future planning of the Township.

Discussion was held on asking a question regarding land acquisition in the Township to preserve public access to recreational and scenic resources for future generations. A suggestion was made to include a few examples of the type of land we are talking about so that the resident recognizes that it is a recreational asset.

Coleman informed that they have the first five chapters of the Master Plan complete. The location, date, and type of open house were discussed. It was determined best to hold the open house after the survey results are in so we can present the results; possibly in late summer. Coleman suggested setting up stations for recreation, land use, economic, community development, etc. where residents may view maps and ask questions. Someone will be present at each station to answer questions. A sign-in sheet is suggested as well as snacks.

Discussion was held on the new zoning districts and when the best time to update it is. We are at the point where we can begin drawing lines on the map to visualize the districts.

Conservation Design Subdivisions were discussed. Conservation design allows half of the property to be protected and used for recreational purposes. With the 5-acre minimum lot size, if someone has 40-acres, they can put in 8 lots. If they choose to utilize the conservation design, they will put the 8 lots on a 20-acre parcel rather than the 40-acres. Incentives are offered to the developers who utilize conservation design. Conservation Design will be discussed further. Coleman suggested the Commissioners google “conservation design subdivision” for examples.

Discussion on the zoning districts was deferred until a later date when all Planning Commission members are present for discussion.

**NEW BUSINESS:**

Public Hearing – Zoning Text Amendment to Article XVIII – Performance Requirements, Section 18.08 (B) Two-Family and Multi-Family Dwellings. Sargent opened the Public Hearing. McCarthy informed that for two-family and multi-family housing, this would allow the Zoning Administrator to make the decision to allow a building more than 200 feet in the Development District (DD) only. This will eliminate the requests going to the Planning Commission or the ZBA unless McCarthy feels it is too cumbersome of a proposal then he will defer it for discretion.

No written comments have been received. Sargent opened and closed the public comment portion of the public hearing.

**MOTION: To approve the proposed text change to Article XVIII Performance Requirements, Section 18.08(B) Two-Family and Multi-Family Dwellings.**  
**Springer, Moved**  
**Durant, Supported** **Carried: Unanimously**

McCarthy’s Staff Report will be included with the Minutes.

The next step is a public hearing at the Board level. If approved by the Board, it will be posted and then approved. McCarthy will ensure all proper steps are followed.

Animal(s) Zoning Ordinance Provisions – Discussion. Several inquiries have been received regarding the allowance of chickens in Urban Residential (UR). Therefore, McCarthy brought this to the Planning Commission to consider discussing. Which districts to allow the chickens in and what types of standards to apply will need to be further researched and discussed. Currently, chickens are allowed in SR as a special use; allowed in RR as an allowable accessory use with a special use permit; and permitted by right in RP. McCarthy asked the Commissioners to research what other communities are doing. The concerns discussed and will need to be addressed in an Animal Zoning Ordinance include: lot size, confinement, noise, screening, and setbacks.

Financial Guarantee Ordinance Requirement – Discussion. Discussion was held on lowering the performance bond requirement for landscaping and buffer yards from 10% of the project cost to 1-2%. The requirement for a 10% deposit is too steep as most landscaping and buffering will not cost that amount to do if the developer failed to comply and the Township had to use the deposit to complete landscaping and buffer yards. Our ordinance does not currently specify a specific financial guarantee amount. Developers have been paying a financial guarantee. The financial guarantee may help the Township obtain architectural plans for as-built designs if the developer fails to provide

them. The Commissioners agreed to 1%. McCarthy will rewrite the text and bring this to the constructive meeting on Monday. If all agree at that meeting, he will schedule a public hearing.

Township Leadership Conference. The Commissioners felt the conference was good. The point mentioned regarding focusing on the future rather than the day-to-day events is something the rest of the Township needs to start doing. McCarthy informed that other communities have the same problem. Now it is mandated that the Zoning Ordinance follows the Master Plan.

Durant recommended providing new Board members with an orientation to inform of the projects being worked on, current contracts, etc. She suggested having a full day of meetings with the Board one day and the next day hold a half day of meetings with the staff and other committees.

Consent agendas were discussed. The Board has gone with this type. It includes Committee Reports. However, Durant would like to give her report verbally so it is the most recent information being provided to the Board and the public. Durant requested guidance. The Commissioners would like to think about this. In prior years, the Planning Commission met with the Board several times a year; the Planning Commission would like to do this again.

It was suggested to add to the agenda the specific question of the main topic of the meeting. This will keep the Commission focused on question.

Discussion was held on who the Planning Commission and who the Board report to. Durant was informed, at the Board level, that everything must go through Girard. McCarthy is the point of contact for the Planning Commission. If residents call and ask questions, the Commissioners may direct the caller to the appropriate staff member.

CORRESPONDENCE: None.

#### REPORTS:

Springer informed that the Recreation Committee is in the process of updating their plan. They want to identify all future trails in the Township, future parks, connectivity, etc. The Recreation Committee is reaching out to the trail networks. They are also corresponding with the DNR for funding to establish a group of people for support. Trails day at Schwemwood will not be held this year, but will be held at another location.

McCarthy updated the Commissioners on recent projects. He informed that McBride, Grandchamp, and Profit broke ground and began working on footings and the foundation. He is waiting for the revised site plan from West Town Center which includes the 20-foot buffer and 70 parking spaces.

A ZBA meeting will be held on June 6<sup>th</sup> to discuss the electronic motion signs. A request has been made for an electronic motion sign indicating time and temperature only. The interpretation of the ordinance says that it is not allowed. McCarthy is bringing this to the ZBA to ask for clarification on the ordinance. The intent moving forward is to allow this type of sign in DD. GB currently allows it if the development is on U.S. 41.

Discussion was held on the recreational area map and design that McCarthy put together. Discussion was held on repainting signs on trails.

ANNOUNCEMENTS: Sargent questioned where we are with Fat Boyz. McCarthy informed that they were given a 60-day extension as the Judge is not willing to rule on a subject he/she is not an expert in.

Tom Dubow from Lake Superior Press contacted Springer regarding obtaining maps for a brochure for the Business Association. Springer referred him to McCarthy who has not heard from Dubow.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE: Durant questioned if future agendas will include adding a comments section after the public speaks. She feels we should provide answers when asked questions. McCarthy informed that public comment is offered at each meeting, if the topic is on the agenda then the Commissioners can address that public comment at that time.

ADJOURNMENT: Chairperson Sargent adjourned the meeting at 8:45 p.m.

**MOTION: To adjourn the Planning Commission meeting.**  
**Durant, Moved**  
**Springer, Supported**

**Carried: Unanimously**

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Judith A. Boyle, Secretary