



## MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
[www.marquettetownship.org](http://www.marquettetownship.org)

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# PLANNING COMMISSION MEETING

WEDNESDAY, AUGUST 25, 2021 – 7 P.M.

*The Planning Commission will be conducting this meeting in-person at the Township Hall Board Room.*

**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 – June 23 & July 28, 2021
5. Public Comment.
6. New Business.
  - a. Heritage Silos, LLC PUD – Prelim. Plan Application/Public Hearing Request
  - b. Special Use Permit Public Hearing Request – 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).
7. Unfinished Business. None.
8. Correspondence.
  - a. General Development Update
  - b. Marquette Township DDA Survey
  - c. Marquette County Road Commission (MCRC) Public Hearing
  - d. Blight Ordinance Discussion
  - e. Blasting Ordinance Discussion
  - f. 2022 CIP Schedule – Discussion
9. Reports.
  - a. Township Board Report
  - b. Recreation Committee Report
  - c. Road Committee Report
  - d. Planning and Zoning Report
10. Announcements.
11. Public Comment.
12. Additional Comments by Planning Commissioners.
13. Adjournment.

**\*Next Meeting – September 8, 2021**



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### STAFF REPORT

PLANNING COMMISSION – AUGUST 25, 2021

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**Agenda Item # 6a:**      **Heritage Silos, LLC – Preliminary Planned Unit Development (PUD) Plan Application Review, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 13, Section 13.05 (1)).**

**Applicant:**                      Heritage Silos, LLC (Mick Vonck), 397 Bishop Woods Rd, Marquette, MI 49855

**Parcel ID#:**                      52-08-021-076-00

**Address:**                        TBD Grove Street, Marquette, MI

**Staff Contact:**                      Jason McCarthy/Erik Powers

**Background:**

Staff has received an application for a Planned Unit Development (PUD) at the above location in the Rural Residential (RR) zoning district, per *Article 13 – Planned Unit Development (PUD), Section 13.05 (1)* of the Marquette Township Zoning Ordinance.

As this is the first PUD that current staff has administered in Marquette Township, it will be a learning process for all of us. We have attempted to follow the Marquette Township Zoning Ordinance as closely as possible with regard to the process and the required information needed to have the Planning Commission make an informed decision on scheduling a public hearing for the proposed project at the September 22, 2021 meeting.

Per the narrative provided by the applicant, Heritage Silos, as proposed, is a residential redevelopment of an abandoned dairy farm. The development will include single family lots in a site condominium structure and rental cabins - both short and long term. Their approach is to preserve the majority of the site in its natural state and only use the areas originally used for farming for development.

The objectives of the PUD are to create efficiency in the use of this land and allow for the provision of utilities and public services. The plan features an enhancement and rerouting of the NTN trail network to keep public trail access to downtown Marquette from Marquette Township. The ravine and historic silos will remain on this site as protected natural features and preserve the surrounding environmental area. This PUD



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plan proposes to increase the density to a level similar to the neighboring city neighborhoods, in a highly sought-after area in the Township.

Per the Marquette Township Zoning Ordinance:

### **ARTICLE 13: PLANNED UNIT DEVELOPMENT (PUD)**

#### **SECTION 13.01: PURPOSE AND INTENT**

*Planned Unit Development (PUD) regulations are intended to provide for various types of land uses planned in a manner which shall encourage the use of land in accordance with its character and adaptability; encourage innovation in land use planning; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage useful open space; protect natural features and sensitive environmental areas; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the township; and bring about a greater compatibility of design and use; provide enhanced site and building architectural features. The provisions of this Article provide enabling authority and standards for the submission, review, and approval of applications for planned unit developments. The Zoning Administrator is responsible for administering this article and forwarding all documents and reviews to the Planning Commission per this Article however he or she may designate other individuals or consultant(s) to assist with this administration, and providing PUD reviews and recommendations for the Planning Commission.*

#### **SECTION 13.02: QUALIFYING CONDITIONS**

*A planned unit development (PUD) may be located anywhere in the Township upon its approval by the Marquette Township Planning Commission and its subsequent Zoning Compliance Permit. Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:*

*A. Grant of the PUD will result in one of the following:*

- 1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations; or*
- 2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations. Examples of natural features to be preserved include but are not limited to: streams and their riparian buffers of fifty (50) feet on both sides of the stream systems, bodies of water, wetlands, woodlands, habitat for plant or animal species that are listed as threatened, endangered or of special concern in*



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*the Marquette Township Comprehensive Development Plan, steep slopes exceeding twenty (20) percent; or*

*3. An existing non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.*

*B. Acreage Requirement: The PUD site shall be not less than five (5) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. The Planning Commission may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the purpose and intent of a PUD as stated in Section 13.01. In addition, the Planning Commission may use Section 13.01 Purpose and Intent when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to show why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.*

*C. The proposed type and density of the use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities, such as a substantial expansion of the public water and sewer system and facilities or an increase of the level of service on the roads. Connection to the Township's public water and sewer systems shall be required for all PUDs where any property line for the PUD parcel is a distance of five hundred (500) feet or less from the closest water and sewer mains. The maximum gross density for residential dwelling units of the PUD shall not exceed that which is required in the Urban Residential District in Section 19.15 SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS of this ordinance. The PUD shall be in compliance with any Marquette Township Ordinance pertaining to stormwater management and the Marquette County Drain Commissioner's regulations and procedures.*

*D. The proposed development shall be consistent with the public health, safety and welfare of the Township.*

*E. The proposed development shall not result in a negative environmental impact on the subject site or surrounding land.*

*F. The proposed development shall not result in a negative economic impact upon surrounding properties.*

*G. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this ordinance.*

*H. The proposed development must be consistent with the goals, objectives and policies of the Marquette Township Comprehensive Development Plan.*



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*I. Pedestrian: The PUD must provide for integrated, safe and abundant pedestrian or other non-motorized access and movement within the PUD and to adjacent properties.*

*J. Architecture: The PUD should provide for coordinated and visually appealing architectural styles, building forms and building relationships.*

*K. Traffic: The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, stormwater management, traffic flow and vehicular/pedestrian safety.*

*L. Open Space Requirements:*

*1. The PUD development shall contain open space as defined in SECTION 2.02: DEFINITIONS and regulated in SECTION 19.05 REQUIRED OPEN SPACE in an amount equal to at least thirty-five (35) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Article. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a thirty-five (35) percent open space provision would detract from building continuity, historic preservation efforts, etc.) However, in all circumstances, the open space for the PUD shall equal at least twenty (20) percent. The percentage of open space required in this section shall supersede that of what is required in Sections 19.13 through Section 19.19.*

*2. Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to review and approval of the Township; or, if agreed to by a governmental agency, the open space may be conveyed to a governmental agency for the use of the general public. Access to open space areas may be limited to PUD residents, especially in areas of sensitive natural areas, and is subject to the Planning Commission review and approval.*

*3. All accessory and incidental structures are subject to review and approval of the Planning Commission and must be depicted on the PUD site plan at the time of the preliminary and final PUD review.*





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### SECTION 13.03: PERMITTED USES

*Any land use permitted by right or by special land use in any Zoning District, except the Rural Residential and the Urban Residential Districts, may be requested to be included in the PUD, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure compatibility of varied land uses both within and outside the development. In the Rural Residential and the Urban Residential Districts, the only uses that may be requested to be included in the PUD are those uses that are listed in Section 15.05: Table 15 USE VS. DISTRICT NOMOGRAPH, under the headings of Agriculture, Agricultural support, Forestry, Public Service, Recreation/Commercial, Recreation Indoor/Outdoor, Recreational Rental Dwelling, Residential Dwelling, and Special Residential & Institutional.*

### **SECTION 13.04: PREAPPLICATION CONFERENCE FOR PUD** (this conference, via Zoom meeting, occurred in 2020)

*A. Prior to the submission of an application for a PUD, a pre-application conference shall be held with representatives from Marquette Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.*

*B. A request for a pre-application conference shall be made to the Zoning Administrator. As part of the pre-application conference, the applicant shall submit seven (7) copies of a conceptual plan, at least ten (10) days in advance of the pre-application conference, which shows the property location, total number of acres, the number of dwelling units, boundaries, significant natural features and resources, the location and number of acres to be preserved as open or recreational space, vehicular and pedestrian circulation, all existing and proposed land uses and buildings for the entire site, know deviations from the ordinance regulations to be sought.*

*C. The Township may advise the applicant of the known conformance of the PUD concept with the intent and objectives of a PUD in the Township, whether it appears to qualify under the minimum requirements of Section 13.02. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.*

### **SECTION 13.05: PRELIMINARY PUD PLAN APPLICATION** (This is the current stage in the review process)

#### **A. PRELIMINARY PUD PLAN APPLICATION REQUIREMENTS**

- 1. Following the pre-application conference and subsequent meeting with the Planning Commission, applicants seeking approval of a PUD District shall submit a complete application, two (2) copies of the preliminary PUD site plan and supporting documents and the required fee to the Zoning Administrator. Within seven (7) business days from the receipt of the application and the two preliminary PUD site*



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*plans and supporting documents, the Zoning Administrator shall inform the applicant if the application, the site plans and fees are complete or incomplete. Then the applicant shall resubmit all of completed documents or, if informed by the Zoning Administrator that the submittal is complete, the applicant shall submit one (1) additional copy of such completed application and PUD site plan and supporting documents for each of the following agencies that the Zoning Administrator has determined as necessary for their review and comment:*

- a. Marquette County Road Commission*
- b. Marquette County Health Department*
- c. Marquette County Drain Commissioner*
- d. Marquette County Soil Conservation Official*
- e. Michigan Department of Transportation*
- f. Michigan Department of Environmental Quality*
- g. School District – Superintendent of Schools*
- h. Charter Township of Marquette Fire Chief or Marshal*
- i. Chief of the local law enforcement agency*
- j. Affected utility companies*
- k. Nearby operating railroads which may be affected by the proposed plan*
- l. Charter Township of Marquette Department of Public Works*
- m. Other federal, state, county, or local agencies which may be impacted by the proposed development*

*Upon receipt of such completed applications, plans, and supporting documents, the Zoning Administrator shall forward such to the above agencies. During this review by these agencies, the Zoning Administrator shall also complete a review of the PUD proposal for compliance with the Zoning Ordinance and other applicable ordinances.*

*Once all of the comments from the above agencies have been received by the Zoning Administrator or fifteen (15) business days, whichever is sooner, the Zoning Administrator shall forward all of the comments as well as his or her own to the applicant. The applicant shall revise the plan and documents per these comments and submit fifteen (15) complete sets of the revised plan at least fifteen (15) business days ahead of the next regularly scheduled Planning Commission meeting. Then the Zoning Administrator shall forward the preliminary PUD plan, application, review, and all other documents from other agencies to the Planning Commission at their next regular meeting.*

*2. Such application shall include the following (unless determined by the Zoning Administrator to be unnecessary);*

- a. A completed application form and the appropriate number of copies as outlined above of a preliminary PUD plan including a site plan. The preliminary PUD plan shall contain the following site plan information:*



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1. *The original and revision dates, north arrow, and scale(s). The scale or scales used shall be sufficient to enable the site plan to clearly show all necessary detail for an accurate review of the site plan.*
  2. *The name, address and phone number of the firm responsible for preparing the site plan. Each page of the site plan must be sealed by a licensed engineer, architect, landscape architect, surveyor or planner who prepared that same page.*
  3. *The name, address(s) and phone number(s) of the property owner(s) and petitioner(s).*
  4. *Legal description of the PUD site.*
  5. *The size (in acres) of the PUD site.*
  6. *All property lines and proposed setbacks, shown and dimensioned.*
  7. *A location or vicinity sketch.*
  8. *The location of all existing structures and vehicle use areas, within 100' of the PUD site's boundaries.*
  9. *The location and dimensions of all existing structures and vehicle use areas on the PUD site.*
  10. *The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are desired but not necessary until final approval.*
  11. *The location and dimension of proposed lots or ownership divisions.*
  12. *The location, pavement width and right-of-way width of all abutting roads, streets, alleys, easements, and clear vision areas, and emergency vehicle access locations.*
  13. *The existing zoning and use of all properties abutting and including the PUD site.*
  14. *The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.*
  15. *The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed, stormwater management and other utility needs and concepts.*





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16. *The proposed location and estimated size(s) of all surface and subsurface water drainage facilities and features, natural or manmade.*
  17. *Existing topographic contours at a maximum of two (2) foot intervals, and all available soil conditions. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each plan receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).*
  18. *Location, types and size of areas to be dedicated for common open space, and natural, environmental or cultural features to be preserved.*
  19. *Anticipated trash receptacle locations and method of screening.*
  20. *Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, loading and truck dock locations, including traffic calming concepts, driving surface widths as required by this Ordinance, the Michigan Department of Transportation standards, or the Marquette County Road Commission's standards.*
  21. *Proposed pedestrian sidewalk and non-motorized movements both within and off the PUD site.*
  22. *Proposed sign locations and sizes, and lighting concepts/styles and general location areas.*
  23. *Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. – gateways, fence/wall concepts, artwork, etc.)*
  24. *Proposed setbacks, lot widths, lot areas and building/structure heights.*
  25. *Proposed uses to be included in the PUD project.*
  26. *Any traffic impact studies, environmental impact analysis, economic impact studies, etc. shall be performed by certified individuals or consultants on behalf of Marquette Township and selected independently of any influences from the applicant or party having interest in the development.*
  27. *A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.*



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*b. Fee: Payment of a PUD fee, as established by the Township Board.*

*c. Narrative Statement: A narrative statement describing:*

- 1. The objectives of the PUD and how it relates to the Intent of the PUD, as described in Section 13.01.*
- 2. The relationship of the PUD to the qualifying conditions listed in Section 13.02.*
- 3. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.*
- 4. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.*

### **STAFF COMMENTS:**

- 1) Based on our review of Section 13.05 (2)(A), the following items were absent from the application, at the time of this report:  
  
Item 16 re: Stormwater Management Plan  
Item 19 re: location of trash receptacles and method of screening. Not included.  
Item 21 re: pedestrian/non-motorized movement sidewalks/paths. Staff recommends adding pedestrian pathways to the plan. They were not included.  
Item 22 re: proposed sign locations, dimensions, specs, etc. Not included.  
Item 23 re: architectural style/design concepts for buildings and structures. Not included.  
Item 27 re: a table with all deviations from the established zoning area.
- 2) Comments received from respondents per Section 13.05 (A)(1), are attached for your review.

***\*The missing items were relayed to the applicant and the applicant did indicate that these items would be submitted prior to the Planning Commission meeting on August 25, 2021.***

### **Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, September 22, 2021 at 7 PM, if the Planning Commission is satisfied with the Preliminary PUD Plan Application submittal and follow-up information.

**FILE COPY**

July 19, 2021

**Heritage Silos Preliminary PUD Application Narrative Statement**

Heritage Silos as proposed is a residential development of an abandoned dairy farm. The development will include single family lots in a site condominium structure and rental cabins - both short and long term. Our approach is to preserve the majority of the site in it's natural state and only use the areas originally used for farming.

1. The objectives of this PUD are to create efficiency in the use of this land and allow for the provision of utilities and public services. This plan features an enhancement and rerouting of the NTN trail network to keep public trail access to downtown from the township. The ravine and historic silos will remain on this site as protected natural features and preserve the surrounding environmental area. This PUD plan will increase the density similar to the neighboring city neighborhoods, in a highly sought after area in the township.

**2. Qualifying conditions:**

- The granting of this PUD will create long term protection and preservation of the historic dairy silos and adjacent ravine/woodlands and bike trails.
- The Heritage Silos site totaling in 12.5 Acres meets the acreage requirement for the PUD.
- The demand on public services and utilities is within a reasonable level and available at Grove Street to serve the development.
- This PUD provides for enhanced pedestrian movement across the property and providing linkage to the NTN trail as well as the golf course.
- The PUD has incorporated a cul-du-sac at the end of the road for safe and efficient vehicular movements.
- 48% of the site remains as open space, preserving the silos, ravine and woodland area.

**3. Development Time Frames:**

Parcel A: The rental cabins are to be completed within two years.

Parcel B: The single family residences are to be completed within four to five years.

4. Proposed deed restrictions, covenants, and other legal items will be spelled out in the condominium master deed and bylaws.



**Charter Township of Marquette**  
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## Application for Site Plan Review

**FILE COPY**

NOTE: This Application must be completed and submitted to the Marquette Township Offices.  
\*Be sure to complete ALL sections of this form. Please Print or type.  
\*Permit fee is due when permit & site plan are returned to the Marquette Township Offices.

### Project Name

Heritage Silos Development - PUD Application

### Applicant Information

Name: <b>Barry J Polzin</b>		Address: <b>101 N. Lakeshore Blvd.</b>	
Business Name: <b>Barry J Polzin Architects</b>			
Phone: <b>9062268661</b>	Fax:	Name of Contact Person: <b>Barry Polzin</b>	Contact Phone:
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.): <b>Architect</b>			
Applicant's E-Mail Address: <b>bpolzin@bjparchitects.com</b>			

### Property Owner (if different from applicant)

Name: <b>Heritage Silos LLC</b>		Address: <b>397 Bishop Woods rd</b>	
Phone: <b>9063617812</b>	Fax:	Name of Contact Person: <b>Mick Vonck</b>	Contact Phone:
E-Mail Address: <b>mickvonck@gmail.com</b>			

### Property Information

Address:		Property / Parcel I.D. Number(s): <b>52-08- - -</b>	
Zoning District: <b>RR</b>	Total Acres or Square Footage: <b>12.53 Acres</b>		
Legal Description(s) (attach pages as necessary): <b>See attached.</b>			
Name of any existing businesses on property (attach pages as necessary): <b>N/A</b>			
Description of All Proposed Uses of Property (attach pages as necessary): <b>See attached.</b>			

### Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission? ☒ Yes ☐ No

### Estimated Cost of Project

**\$ 747,000.00**

**Please Include the Following**

- A narrative description, which includes the project purpose, location, long range plan and impact on emergency services, traffic, schools, and utilities (Major site plans only).
- Twelve (12) copies of the site plan(s) reproduced on durable 22"x34" sheets (see attached site plan checklist for information that must be included on site plans).

*I, the undersigned applicant certify that the statements and information contained in this application are true and correct to the best of my knowledge.*

Signature of Applicant: \_\_\_\_\_

Date: 7.20.2021

Applicant's Name (print): \_\_\_\_\_

DAVID J. POLVIN

*I, the undersigned legal owners or contract purchasers of the subject property, certify that the statements and information contained in this application are true and correct to the best of our knowledge.*

Signature of Property Owner: \_\_\_\_\_

Date: 7/20/2021

Owner's Name (print): \_\_\_\_\_

MICHAEL VONCLE

Optional: I hereby grant permission for the Marquette Township Planning & Zoning Administrator, Superintendent of Public Works, and the Fire Marshal or their representatives to enter the above described property for the purposes of gathering information related to this application. *Note to applicant: This permission is optional and failure to grant permission will not affect any decision on your application.*

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>JOHN NEARBY</u>	Date: <u>7/20/2021</u>
Site Plan #: <u>N/A</u> Date Received: <u>N/A - PUD</u>	
Fees: Planning: _____ Engineering: _____ Fire Department: _____ Total: _____ Date Fees Paid: _____	
Bond Amount: _____ Date Received: _____	
Site Plan Application: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions(see comments) <input type="checkbox"/> Not Approved(see comments)	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other _____ Date: _____	
Signature of Planning & Zoning Administrator: _____	Date: _____

Comments:





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**COPY FOR YOUR  
INFORMATION**

July 29, 2021

To whom it may concern:

Per the *Marquette Township Zoning Ordinance, Article 13 – Planned Unit Development (PUD), Section 13.05: Preliminary PUD Plan Application*, please see the enclosed preliminary plans for a proposed PUD in Marquette Township. The applicant is Heritage Silos, LLC. The property is 12.5 acres in size and is proposed to be a mixed residential development located within our zoned, Rural Residential (RR) district. The property is located within Section 21, T48N, R25W. Marquette Township staff is distributing this plan to the below agencies for review and comment. Comments shall be received within fifteen (15) business days and may be emailed to me at:

[jasonmccarthy@marquettetownship.org](mailto:jasonmccarthy@marquettetownship.org)

- a. Marquette County Road Commission
- b. Marquette County Health Department
- c. Marquette County Drain Commissioner
- d. Marquette County Soil Conservation Official
- e. Michigan Department of Transportation
- f. Michigan Department of Environmental Quality
- g. School District – Superintendent of Schools
- h. Charter Township of Marquette Fire Chief or Marshal
- i. Chief of the local law enforcement agency
- j. Affected utility companies
- k. Nearby operating railroads which may be affected by the proposed plan
- l. Charter Township of Marquette Department of Public Works
- m. Other federal, state, county, or local agencies which may be impacted by the proposed development

If you have any questions, please let me know.

Thank you,

Jason McCarthy  
Planner/Zoning Administrator  
Marquette Township  
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## MARQUETTE TOWNSHIP FIRE DEPARTMENT

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**COPY FOR YOUR  
INFORMATION**

Thursday, 29 July, 2021

Jason McCarthy

RE: Proposed Heritage Silos Project

I have had the opportunity to review the preliminary site plan for the Heritage Silos project. I offer the following observations:

1. REQUIRED FIRE FLOW: We are unable to determine the required fire flow based on the plans/information provided. However, I would recommend a flow test to determine available fire flow to the area.
2. DISTANCE FROM HYDRANT TO BUILDING: We are unable to determine if fire hydrants are provided on the plans. There is no legend. Hydrants should be placed every 300'
3. ACCESS GRADES AND TURNING RADIUS: We are unable to determine access grades based upon the plans, Per NFPA 1, National Fire Code, access grades cannot exceed a 1' drop in 20' (5%). The turning radiuses on the plans are plenty sufficient for our largest truck to turn. This meets and exceeds our requirements
4. OVERHEAD OBSTRUCTIONS: No overhead obstructions were noted on the plans. If any unforeseen overhead obstructions come about. They must exceed 14' in height.
5. EMERGENCY VEHICLE ACCESS: Emergency vehicle access must be maintained at all times during construction. We will spot check the site during construction.

We understand that these are preliminary plans. However, we want you to understand our concerns. If you have any questions, please feel free to contact me at (906) 228-4296, or by email at [robcochran@marquettetownship.org](mailto:robcochran@marquettetownship.org).

Sincerely;

ROBERT COCHRAN  
Assistant Fire Chief/Fire Inspector  
Marquette Township Fire Rescue  
Phone: 906-228-4296  
Fax: 906-228-4297  
E-mail: [robcochran@marquettetownship.org](mailto:robcochran@marquettetownship.org)

c.c. Dan Shanahan, Fire Chief  
Erik Powers, Staff Planner

## Jason McCarthy

---

**From:** Leonard Bodenus  
**Sent:** Thursday, July 29, 2021 2:50 PM  
**To:** Jason McCarthy  
**Subject:** RE: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review  
**Attachments:** FORM Wastewater Construction Permit Application.doc; FORM Water Construction Permit Application.doc; FORM Water Construction Permit Requirements.doc; Stormwater Permit Application.pdf; Wastewater Construction Permit.pdf; Water Main Construction Specification rev. 2005.doc; Sewer Main Construction Specs\_.pdf

**COPY FOR YOUR  
INFORMATION**

Hi Jason,

Here is my input from Public Works POV. We anticipate taking over both the water and sewer in this development. All construction would have to be in accordance with Township water/sewer specifications. Developer would have to apply for both water and sewer construction permits and follow all guidelines as set forth under those permits. Developer will have to apply for a stormwater construction permit and follow all guidelines under that permit. Developer will have to follow all EGLE guidelines for water/sewer and stormwater (I see EGLE folks has been copied). We have been in contact with Brian Savolainen about the water and sewer design, however just for keeping a document trail, the development will need a lift station with a 4" forcemain. We prefer to see the liftstation installed with Flygt brand pumps. We also would prefer to see a generator or another backup method in the event the power goes out. If you have any questions feel free to contact me.

Leonard Bodenus  
Superintendent of Public Works  
Marquette Township

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**From:** Jason McCarthy <jasonmccarthy@marquettetownship.org>  
**Sent:** Thursday, July 29, 2021 9:16 AM  
**To:** Jim Iwanicki <jiwanicki@marqroad.org>; Patrick Jacuzzo <PJacuzzo@mqtco.org>; Mike Farrell <mikefarrell@jmlongyear.com>; mqtconsdist@gmail.com; Tervo, Robert (MDOT) <TervoR@michigan.gov>; Parent, Jay (EGLE) <PARENTJ@michigan.gov>; wsaunders@MAPSNET.ORG; Dan Shanahan <dans@marquettetownship.org>; Greg Zyburtt <GZyburtt@mqtco.org>; Leonard Bodenus <lbodenus@marquettetownship.org>; jbarry@telnetww.com; mzavislak@mblp.org; erik.lindsay@semcoenergy.com; dhollenberger@atcllc.com; joan.movrich@charter.com; gabe.johnson@cleveland-cliffs.com; karen.perreault@nngco.com; pknox@mqtco.org  
**Cc:** Erik Powers <ErikPowers@marquettetownship.org>; jimjohnsonmqt@gmail.com; Steve Heikkinen <sheikkinen56@gmail.com>; Bethany Cody <bethanyjcody@gmail.com>; dajferraro@gmail.com; Linda Winslow <lwinslow@marquettetownship.org>; Janelle Ruff <janelleruff@marquettetownship.org>; Dulcee Ranta <dulceeranta@marquettetownship.org>; Jon Kangas <jonkangas@marquettetownship.org>  
**Subject:** Marquette Township - Heritage Silos, LLC - PUD Distribution For Review

Good morning,

Per the Marquette Township Zoning Ordinance, please attached correspondence regarding a proposed Planned Unit Development (PUD) to be located off of Grove Street, adjacent to the Marquette Golf Course.

Thank you,

Jason McCarthy

## Jason McCarthy

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**From:** Hollenberger, David <dhollenberger@atcllc.com>  
**Sent:** Thursday, July 29, 2021 12:44 PM  
**To:** Jason McCarthy  
**Subject:** RE: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review  
**Attachments:** Heritage Silos LLC - PUD Review Distribution 072921.pdf; Heritage Silos LLC - PUD map.pdf

**COPY FOR YOUR  
INFORMATION**

Jason,

Thank you for including ATC in the review process. ATC has no facilities in the area of the planned PUD development and therefore has no comments or objections to the proposed plan. I attached an ATC system map of the area for your file.

Have a great day,

David Hollenberger  
Manager, Real Estate  
American Transmission Company LLC  
Cell: 608-225-7576

---

**From:** Jason McCarthy <jasonmccarthy@marquettetownship.org>  
**Sent:** Thursday, July 29, 2021 8:16 AM  
**To:** Jim Iwanicki <jiwanicki@marqroad.org>; Patrick Jacuzzo <PJacuzzo@mqtc.org>; Mike Farrell <mikefarrell@jmlongyear.com>; mqtconsdist@gmail.com; Tervo, Robert (MDOT) <TervoR@michigan.gov>; Parent, Jay (EGLE) <PARENTJ@michigan.gov>; wsaunders@MAPSNET.ORG; Dan Shanahan <dans@marquettetownship.org>; Greg Zyburt <GZyburt@mqtc.org>; Leonard Bodenus <lbodenus@marquettetownship.org>; jbarry@telnetww.com; mzavislak@mblp.org; erik.lindsay@semcoenergy.com; Hollenberger, David <dhollenberger@atcllc.com>; joan.movrich@charter.com; gabe.johnson@cleveland-cliffs.com; karen.perreault@nngco.com; pknox@mqtc.org  
**Cc:** Erik Powers <ErikPowers@marquettetownship.org>; jimjohnsonmqt@gmail.com; Steve Heikkinen <sheikkinen56@gmail.com>; Bethany Cody <bethanyjcody@gmail.com>; dajferraro@gmail.com; Linda Winslow <lwinslow@marquettetownship.org>; Janelle Ruff <janelleruff@marquettetownship.org>; Dulcee Ranta <dulceeranta@marquettetownship.org>; Jon Kangas <jonkangas@marquettetownship.org>  
**Subject:** Marquette Township - Heritage Silos, LLC - PUD Distribution For Review

**WARNING - External Email** (received from outside ATC) - Check the Security S.E.A.L.: Verify the Sender is someone you know or expect. Be aware this is an External message and that the message may contain malicious Attachments or Links. Report if suspicious.

Good morning,

Per the Marquette Township Zoning Ordinance, please attached correspondence regarding a proposed Planned Unit Development (PUD) to be located off of Grove Street, adjacent to the Marquette Golf Course.

Thank you,

## Jason McCarthy

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**From:** Carr Baldwin <cbaldwin@upea.com>  
**Sent:** Monday, August 02, 2021 11:38 AM  
**To:** Jason McCarthy; Leonard Bodenus; Matthew Treado; Mike Farrell  
**Subject:** Heritage Silos PUD

**COPY FOR YOUR  
INFORMATION**

Jason,

We were forwarded the PUD submittal by Mike. In reviewing the Marquette Township PUD, there are several references to stormwater review by the Marquette County Drain Commissioner. Since UPEA provides services to both the MCDC and the Township, we could invoice the Township directly or invoice the MCDC and subsequently invoice the Township. Mike said he would prefer that we invoice the Township directly. The materials furnished by Mike didn't include a stormwater management plan. Will you please advise the developer that it will be necessary to submit a stormwater management plan, since it is probable that the stormwater runoff will increase as a result of the development.

Carr Baldwin, P.E.  
Project Manager  
U.P. Engineers & Architects, Inc  
424 S Pine Street  
Ishpeming, MI 49849  
(906) 485-1011  
(906) 361-1114 cell





# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-021-076-00

8/20/2021

9:40:21 AM



### Property Address

S VANDENBOOM RD  
MARQUETTE, MI, 49855

**COPY FOR YOUR  
INFORMATION**

This Parcel has no  
image on file.

### Owner Address

HERITAGE SILOS DEVELOPMENT LLC

Unit:

52-08

--

Unit Name:

MARQUETTE TOWNSHIP

397 BISHOP WOODS RD

MARQUETTE, MI 49855

### General Information for 2021 Tax Year

Parcel Number:	52-08-021-076-00	Assessed Value:	\$36,100
Property Class:	401	Taxable Value:	\$36,100
Class Name:	RESIDENTIAL	State Equalized Value:	\$36,100
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

6b.



## MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
www.marquettetownship.org

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### STAFF REPORT

PLANNING COMMISSION – AUGUST 25, 2021

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**Agenda Item # 6b:**      **Special Use Permit Public Hearing Request – 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).**

**Applicant:**                      John & Jenny Centko

**Parcel ID#:**                      52-08-330-008-10

**Address:**                        680 Ontario Ave.

**Staff Contact:**                      Jason McCarthy

**Background:**

Staff has received an application for a special land use to conduct a short-term rental at the above location in the Urban Residential (UR) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance.

Per the Marquette Township Ordinance:

**ARTICLE 2 – DEFINITIONS:**

***Short-Term Rental*** – A residential dwelling, not owner-occupied, which is rented, all or in part, on a daily, weekly, or monthly basis, for ninety (90) days or less.

**SECTION 16.13: SHORT-TERM RENTALS**

1. *In addition to complying with other relevant sections of this Ordinance, petitioners desiring to conduct a short-term rental unit (as defined in Article 2), the petitioner shall also provide the following information in order to be considered for a special use permit:*
  - a. *A fire-code review by the Marquette Township Fire/Rescue Department every 2 (two) years.*
  - b. *A Marquette Township Business License.*



## MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
[www.marquettetownship.org](http://www.marquettetownship.org)

- 
- c. *Off-street parking conforming to residential single-family dwelling units under Article 21.*

### **Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, September 22, 2021 at 7 PM.

\$7500



# Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

Phone: 906-228-6220 • Fax: 906-228-7337



## Application for Special Use Permit

\*NOTE: This Application must be completed and submitted to the Marquette Township Offices.

\*Be sure to complete ALL sections of this form. Please Print or type.

\*The application is not considered complete until all items have been submitted and the application fee paid.

The following information/ materials are required by the Zoning Ordinance (Sec.16.03) as part of this application.

Your application requires approval by the Planning Commission. As required by Ordinance, Special Use Permit applications normally involve a minimum of two Planning Commission meetings. The first meeting is to review the completed application and schedule the required public hearing; the second meeting consists of the public hearing, after which the Planning Commission will deliberate on the proposed special use approving it, approving it with conditions or disapproving it.

### Application Type

☒ New Application ☐ Renewal

### Applicant Information

Name:		Address:	
John & Jenny Centko		135 W Crescent St, Marquette, MI, 49855	
Business Name:			
N/A			
Phone:	Fax:	Name of Contact Person:	Contact Phone:
218-329-9861		Jenny Centko	218-329-9861
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.):			
E-Mail Address:			
jjcentko@yahoo.com			

### Property Owner (if different from applicant)

Name:		Address:	
Phone:	Fax:	Name of Contact Person:	Contact Phone:
E-Mail Address:			

### Property Information

Address:		Parcel I.D. Number(s):	
680 Ontario Ave		52-08- 330 - 008 - 10	
Zoning District:	Legal Description(s) (attach pages as necessary):		
S	Trowbridge Park Sub. No. 4 Lot 20		
Size (acreage or square footage):	Name of any existing businesses on property:		
8,276 sq ft	N/A		
Proposed Use of Property:			
Short-Term Rental			
Present Use of Property:			
Long-Term Rental			

PAID  
AUG 09 2021  
#7500  
Marquette Township  
#2505

### Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission? ☐ Yes ☐ No

**Please include with this permit the following items:**

- A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.  
☐ Attached
- Applicant's statement of the expected effect of the special use (where applicable) on emergency services, schools, sanitary sewer facilities, and local traffic volumes.  
☐ Attached
- Property Boundary Survey / Map and Legal Description with the seal of the registered surveyor who prepared them.  
☐ Attached
- Existing uses and structures on the land – attach any available site map or drawing locating uses and structures on the land  
☐ Attached
- Existing zoning of the subject property or parcel along with the zoning district of all adjacent properties (may be superimposed on the survey or site map).  
☐ Attached
- Site Plan or Plot Plan for Proposed Development (see Article XVII, Site Plan Review, Section 17.03 & 17.06).  
☐ Attached
- Preliminary Building Plans / Outline Specifications.  
☐ Attached
- Supporting Documents from Relevant Public Agencies.  
☐ Attached

**Applicant:**

**I certify that the information I have provided is true to the best of my knowledge.**

Signature of Applicant: [Signature] Date: 8/9/2021

Applicant's Name (print): John & Jenny Centko

**Property Owner:**

**I certify that the information I have provided is true to the best of my knowledge.**

Signature of Property Owner: [Signature] Date: 8/9/2021

Property Owner's Name (print): John Centko

**Optional:** I hereby grant permission for the members of the Marquette Township Commission, Zoning Administrator, Planner and the Fire Marshall to enter the above described property for the purposes of gathering information related to this application. *Note to applicant: This permission is optional and failure to grant permission will not affect any decision on your application.*

Signature of Applicant: [Signature] Date: 8/9/2021

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>JASON McENTRANY</u>	Date: <u>8/9/2021</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>\$75.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____





# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-330-008-10

8/20/2021

8:57:55 AM



### Property Address

680 ONTARIO AVE  
MARQUETTE, MI, 49855

This Parcel has no  
image on file.

### Owner Address

CENTKO JOHN & JENNY  
—  
680 ONTARIO ST  
MARQUETTE, MI 49855

Unit: 52-08

Unit Name: MARQUETTE TOWNSHIP

### General Information for 2021 Tax Year

Parcel Number:	52-08-330-008-10	Assessed Value:	\$77,800
Property Class:	401	Taxable Value:	\$75,543
Class Name:	RESIDENTIAL	State Equalized Value:	\$77,800
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

PRE 2020: 0%

PRE 2021: 0%

### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$74,500	\$74,500	\$74,500
2019	\$73,400	\$73,400	\$73,400

### Land Information

Acreage: 0.186  
Zoning: UR

### Legal Description

TROWBRIDGE PARK SUB. NO. 4 LOT 20.

### Sales Information

Sale Date: 02-08-2016

Sale Price: 113000

Instrument: DEE

Grantor: KUHN, SHARLENE ESTATE

Grantee: CENTKO, JOHN & JENNY

Terms of Sale: INVALID SALE PRICE

Liber/Page: 2016R-01153

Sale Date: 12-22-2014

Sale Price: 0

Instrument: DC

Grantor:

Grantee:

Terms of Sale: DEATH CERTIFICATE

Liber/Page: 2016R-01152

Sale Date: 11-19-1999

Sale Price: 82321

Instrument: WD

Grantor:

Grantee:

Terms of Sale: ARM'S LENGTH

Liber/Page: 0426:0454

## Building Information

### Residential Buildings

#### RANCH/Single Family - 0

#### General Information

Year Built:	0
Style:	RANCH/Single Family
Exterior:	Wood Siding
Total Living Area:	1040
Heating Type:	Forced Air w/Ducts
Rooms Basement:	0
Rooms 1st Floor:	0
Rooms 2nd Floor:	0
Bedrooms:	0
Baths: Full/Half:	1/1
Fireplaces: Quantity - Type	

#### Area Detail

Height	Ground Floor Area	Foundation	Exterior
1 Story	1040	Crawl Space	Siding

#### Basement Finished Areas

Recreation:	0
Living Area:	0

#### Garage/Carport Information

Area	Capacity	Exterior	Type
308		Siding	1 Wall

#### Porch/Breezeway Information

Area	Description
24	Porch CPP

#### Deck Information

Area	Description
—	—

## Delinquent Tax Information

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

No Records Found

**Application Use:**

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Marquette County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Marquette County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

**GIS/Mapping:**

The Geographic Information System (GIS) made available through this website is developed and maintained by Marquette County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!



## Marquette County Road Commission

1610 North Second Street  
Ishpeming, Michigan 49849

Phone: (906) 486-4491

Fax: (906) 486-4493

**COPY FOR YOUR  
INFORMATION**

### **NOTICE OF PUBLIC HEARING Public Road Changes – Northern Marquette Township**

The Board of County Road Commissioners of Marquette County, Michigan will hold a Public Hearing on Tuesday August 24, 2021 at 6:00 p.m. at the Marquette Township Hall located at 1000 Commerce Drive, Marquette, Michigan 49855.

The purpose of this Public Hearing is to review and discuss three proposed changes to the public road system in the northern part of Marquette Township. The three changes are as follows:

1. Addressing the disconnect in CR HD
2. The decertification of a portion of CR HT
3. A proposed public road from CR 550 to CR HK

Those who are unable to attend the Public Hearing may submit written correspondence prior to the meeting via US mail, e-mail to [mcradmin@marqroad.org](mailto:mcradmin@marqroad.org), or by dropping them off at the MCRC Administrative Office, 1610 North Second Street, Ishpeming, MI 49849 prior to 5 pm on August 24, 2021. Any correspondence received prior to the meeting will be read into the minutes at the Public Hearing should individuals not be able to attend.

Interpreter services are available upon request, with a seven-day advance notice to [MCRCAAdmin@marqroad.org](mailto:MCRCAAdmin@marqroad.org) or by calling (906) 486-4491.

Minutes for the above meeting will be filed and available for public use at the Road Commission Office during normal operating hours.

**MARQUETTE COUNTY ROAD COMMISSION**

  
Dawn Solka, Clerk  
August 04, 2021

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Russell Williams, Chair  
William Carlson, Member  
Joseph Valente, Vice-Chair  
Raymond Roberts, Member  
James M. Iwanicki, P.E., Engineer-Manager  
William Luetzow, Member







Marquette Charter Township  
Capital Improvement Program

0

(DEPARTMENT)

COPY FOR YOUR  
INFORMATION

Date:

8/20/2021

Department:

Project:

Location:

Justification:

Year to start project:

Goal:

Projected Cost:

Funding method:

Ranking of Project:

photo here

Minimal operation costs

Replacement & Improvement

Essential:

Desirable:

Acceptable:

Deferrable:

Urgent, high priority project that should be done if at all possible

High priority project that should be done as funding becomes available

Worthwhile project to be considered if funding is available

Low priority project which can be postponed.

Revenue Generated: \_\_\_\_\_ Expected Service Life: \_\_\_\_\_

Other Project Tie-In: \_\_\_\_\_ Annual Amortization: \_\_\_\_\_ #DIV/0! Term Yrs: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Funding Amortized:	0	1	2	3	4
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	5	6	7	8	9
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!