



MARQUETTE CHARTER TOWNSHIP

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

PLANNING COMMISSION MEETING

WEDNESDAY, FEBRUARY 9, 2022 – 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 & Election of Officers.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – December 8, 2021
5. Public Comment.

6. New Business.
 - a. **Special Use Permit Public Hearing #020922-1** – 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). Parcel Tax ID# 52-08-370-068-00. Property address: 2593 Norwood Street, Marquette MI, 49855. Applicant: Samuel Dunlop, 2593 Norwood Street, Marquette, MI 49855.
 - b. **Special Use Permit Public Hearing #020922-2** – Proposed Scientific Research Facility to be located on Lot #6 of the Cornerstone Business Park, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-017-022-10. Applicant: Russell Tripp, President, 906 Engineering Corporation, 161 Co Rd 492, Marquette, MI 49855.
 - c. **Special Use Public Hearing Request** – Proposed Solar Energy System (rooftop system), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Project to be located at the Marquette Alternative High School, 1175 Erie Street, Marquette, MI 49855. Subject property is Parcel Tax ID# 52-08-350-017-00 and is located within the Urban Residential (UR) zoning district of Section 16. Applicant is Brian Prill, Marquette Alternative High School, 1175 Erie Street, Marquette, MI 49855.
 - d. **Special Use Permit Public Hearing Request** – Proposed Short-Term Rental Unit on a property located at 828 Co Rd 550, Marquette MI 49855, within the Scenic Residential (SR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant, Shannon Fisher, 125 E. Crescent Street, Marquette, MI 49855



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7. Unfinished Business.
 - a. **Marquette Township Recreation Plan | 2022-2026** – Public Hearing Request for Wednesday, February 23, 2022 at 7 PM.
8. Correspondence.
 - a. Marquette County Intergovernmental Task Force – Resolution of Support
 - b. TruNorth Credit Union – Purchase Agreement Withdrawal
 - c. 760 Lake Enchantment – Property Maintenance Update
 - d. 2022 Marquette Township Meeting Dates
 - e. Marquette Township DDA Development Plan Update
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 – February 23, 2022**

Marquette Township Planning Commission – Regular Meeting
Wednesday, December 8, 2021 – 7 p.m.
This meeting was held in-person at the Marquette Township Hall.

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

MEMBERS PRESENT: Linda Winslow, Jim Johnson, Denny Ferraro, Bethany Cody

MEMBERS ABSENT: Steve Heikkinen (Excused)

STAFF PRESENT: Jason McCarthy – Planning & Zoning Administrator, Erik Powers, Staff Planner

OTHERS PRESENT: Robert Cambensy, Bill Nordeen, Randy, Yelle, Brad Austin, Ted Grzelak and wife, Lisa Thompson

APPROVAL OF AGENDA:

MOTION: *To APPROVE agenda as presented.*

Ferraro, Moved
Heikkinen, Supported

Motion Carried: 4-0

MINUTES FROM PREVIOUS MEETING: October 27th 2021

MOTION: *To APPROVE meeting minutes, as presented.*

Ferraro, Moved
Cody, Supported

Motion Carried: 4-0

PUBLIC COMMENT: None at this time.

NEW BUSINESS:

Special Use Permit Public Hearing #1210821-1 – Proposed Short-Term Rental Unit on a property located at 1818 Granite Avenue, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Ted Grzelak, 180 Hidden Springs Drive, Marquette, MI 49855

Johnson opened the public hearing at 7:02 PM

McCarthy provided background information and explained some of the history of the property and what the Grzelak's have done to improve the property and convert it from a prior commercial land use to a residential land use. McCarthy clarified that the property was located within the Rural Residential zoning District.

Ferraro asked for the square footage of the rental structure.

Grzelak responded that it was a two-bedroom structure between 1000 and 1,200 SF.

Johnson closed the public hearing at 7:12 PM/

Winslow inquired about the status of the former greenhouse structure.

Grzelak indicated that the structure has been sided and made secure which was an improvement over its previous condition.

Ferraro asked if the subject property was connected to City of Marquette utilities.

McCarthy replied that the property has been connected to Marquette Township water and sanitary sewer utilities.

MOTION: *To approve the Short-Term Rental for Grzelak at 1818 Granite Avenue, as presented.*

*Winslow, Moved
Ferraro, Supported*

Roll call vote passed 4-0

(Roll call vote: Yays – Ferraro, Cody, Johnson, Winslow. Nays – None)

Special Use Permit Public Hearing #120821-2 – Proposed Extraction of Earth Products development, pursuant to the Marquette Township Zoning Ordinance Article 16 – Detailed Use Regulations, Section 16.02 Extraction of Earth Products (I). Applicant: Marquette County Solid Waste Management Authority (MCSWMA), 600 Co Rd NP, Marquette, MI 49855

Johnson opened the public hearing at 7:14 PM

McCarthy again provided background on the project and discussed the different components of the project and the proposed extraction areas. He noted that there were no additional changes in the proposed plan since the brief October review of the project.

Cambensy detailed conversations with Marquette County Building Codes and indicated that he and staff from Marquette County walked the site to determine the scope of the Soil Erosion Sediment Control (SESC) permit requirements. It was determined that a series of SESC permits would be secured based on a phased approach to extraction areas to be mined. This would lead to 2-3 acres at a time being mined for sand which would provide additional protections against erosion concerns.

Johnson inquired about any correspondence that has been received.

McCarthy replied that no correspondence for or against the proposed has been received. He also complimented the MCSWMA on their proposed buffer adjacent to the Morgan Meadows Road residents where it is approximately 200 feet in size.

Johnson closed the public hearing at 7:28 PM.

MOTION: *To APPROVE Special Use Permit #120821-2 for Extraction of Earth Products,*

contingent upon the items listed in the staff report;

*Ferraro, Moved
Winslow, Supported*

Roll call vote passed 4-0

(Roll call vote: Yays – Ferraro, Cody, Johnson, Winslow. Nays – None)

Special Use Permit Public Hearing #120821-3 – Proposed Short-Term Rental Unit on a property located at 170 Eagles Nest Rd, Marquette MI 49855, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Houses of Gort, LLC (Timothy & Regina Gort), 170 Eagles Nest Rd, Marquette, MI 49855

Johnson opened the public hearing at 7:35 PM

McCarthy provided background information on the property and detailed the proposed short-term rental special use permit application that was submitted. He also indicated that no additional correspondence was received as a result of the neighbor notifications.

Lisa Thompson was present on behalf of the Gort's to answer any questions on that may be asked.

Ferraro asked how many people can utilize the short-term rental at a time.

Thompson replied four (4).

Johnson closed the public hearing at 7:45 PM.

MOTION: To approve the Short-Term Rental for Gort at 170 Eagles Nest Road, as presented.

*Ferraro, Moved
Cody, Supported*

Roll call vote passed 4-0

(Roll call vote: Yays – Ferraro, Cody, Johnson, Winslow. Nays – None)

Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit on a property located at 2593 Norwood St, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant, Samuel Dunlop, 2593 Norwood Street, Marquette, MI 49855

Planner Powers detailed Mr. Dunlop's application and recommended that the Planning Commission schedule a public hearing on the matter for Wednesday, January 12, 2022 at 7 PM. Powers also indicated that Dunlop was an NMU student who was looking to make an investment in the community in order to stay long-term.

MOTION: To schedule a public hearing for the proposed Special Use Permit at 2593 Norwood St, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05), Applicant: Samuel Dunlap, 2593 Norwood Street, Marquette Michigan 49855, for January 12, 2022 at 7 PM.

**Winslow, Moved
Ferraro, Supported**

Roll call vote passed 4-0

Special Use Permit Public Hearing Request – Proposed Scientific Research Facility to be located on Lot #6 of the Cornerstone Business Park, within the zoned Development District (DD), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant, Russell Tripp, President, 906 Engineering Corporation, 161 Co Rd 492, Marquette, MI 49855

McCarthy explained the special use permit application along with the proposed development. 906 Technologies has branched out with another company called 906 Engineering Corporation and they were proposing to conduct a scientific research facility at the subject property. Staff recommended that the Planning Commission schedule the public hearing for Wednesday, January 12, 2022 at 7 PM.

MOTION: To schedule a public hearing for the proposed Scientific Research Facility Special Use Permit at Cornerstone Business Park Lot #6, within the zoned Development District (DD), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant, Russell Tripp, President, 906 Engineering Corporation, 161 Co Rd 492, Marquette, MI 49855, for January 12, 2022 at 7 PM.

**Ferraro, Moved
Cody, Supported**

Roll call vote passed 4-0

UNFINISHED BUSINESS: None.

CORRESPONDENCE:

a. Queen City Burger – Zoning Complaint Update

A brief discussion was held on a neighbor complaint received against Queen City Burger's grill odor. The complaint was sent to Chairperson Johnson. McCarthy indicated that he did respond to the complainant by indicating that the current zoning ordinance does not address restaurant air filtration systems. Further, it was not believed that Marquette County had any requirements for such system either.

The complaint also indicated that the former Fazzoli's should not have been approved in that zoning district. McCarthy indicated that the Fazzoli's development was well before any of current staff's time with the Township.

Johnson indicated that the complainant wanted the Planning Commission to be aware of the issue.

Ferraro asked if an opinion from Attorney Zappa was needed.

McCarthy indicated that at this time, it was not necessary. He also stated that he would search the vault for Fazzoli's files prior to the next meeting.

b. Marquette County Master Plan 2040 – Completion Notice

McCarthy distributed a memo from Marquette County indicating that their Master Plan had been adopted.

c. City of Marquette Master Plan Amendment – Intent to Plan Memo

McCarthy distributed a memo from the City of Marquette indicating that they would be making an amendment to their Master Plan relating to a recent affordable housing study that had been conducted. Those findings would now become part of the community's Master Plan.

REPORTS:

Township Board Report

Winslow indicated that the 2022 budget was approved and that one of two bargaining groups' contracts were also approved. She also detailed changes to the Township's recycling program.

Recreation Committee Report

McCarthy replied that the Recreation Committee did not meet in November and would likely meet in December.

Road Committee Report

Powers indicated that the Road Committee did not meet in December. He also relayed that he would be traveling downstate during the next week to attend RoadSoft road maintenance software training.

Planning and Zoning Report

McCarthy provided a brief update on current and planned developments in the community. Powers indicated that Business License renewals have been mailed out for 2022.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Commissioners wished each other and staff a Merry Christmas.

ADJOURNMENT: Meeting adjourned at 8:35 PM

Linda Winslow – Planning Commission Secretary



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STAFF REPORT

PLANNING COMMISSION – FEBRUARY 9, 2021

Agenda Item # 6a: **Special Use Permit Public Hearing
#020922-1 – Proposed Short-Term Rental
Unit on a property located at 2592
Norwood Street, Marquette MI 49855,
within the Urban Residential (UR) zoning
district, per the Marquette Township
Zoning Ordinance (Article 15, Section
15.05).**

Applicant: Samuel Dunlop

Property Owner: Samuel Dunlop

Parcel ID#: 52-08-370-068-00

Staff Contact: Jason McCarthy/Erik Powers

Background:

Staff has received a Special Use Application in order to construct the special land use of *Short-Term Rental* on a property located in the zoned Urban Residential (UR) district.

Proposed Finding of Fact:

- The subject parcel is located in the zoned Urban Residential (RR) District.
- The subject parcel is located in Section 16, T48N, R25W
- Surrounding zoning districts to the subject parcel are Urban Residential (UR) to the North and South, East, and West.
- Neighbors within 300' feet of the subject property have been notified of the proposal.
- Fee(s) for the special use permit application have been paid by the applicant.
- Additional information regarding the project is attached.
- Applicant was made aware of potential property tax implications as a result of renting the property.

Per the Marquette Township Ordinance:

"Article 2 – Definitions:



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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 15.05: Use Vs. District Nomograph:

Short-Term rental is Special Use in the Urban Residential (UR) Zoning District

“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. Fire code review by the Marquette Township Fire/Rescue Department every two (2) years.
 - b. A Marquette Township Business License.
 - c. Off-street parking conforming to residential single-family dwelling units under Article 21.

Planning Commission Review Criteria for Special Land Uses:

SECTION 16.04: REVIEW AND FINDING PROCESS

A. PLANNING COMMISSION PUBLIC HEARING

The Planning Commission shall review the complete application for a Special Use Permit at its next regular scheduled meeting following filing by the Zoning Administrator and, if required, shall set a date for the public hearing within forty-five (45) days thereafter. A public hearing shall be required for a Special Land Use to be located in the Development District (DD), if the proposed Special Land Use is located adjacent with existing Residential Land Use and/ or adjacent with a designated Residential Zoning District; i.e. Scenic Resource (SR), Rural Residential (RR), or Urban Residential (UR). The Township Clerk shall publish one (1) notice of public hearing, not less than fifteen (15) days in advance of such hearing (Amend. 08-02-10) and shall notify by regular mail or personal delivery the parties of interest and all property owners and occupants of all structures within three hundred (300) feet of the boundaries of the subject property.

In situations where a single structure contains four (4) or more dwelling units, businesses, or organizations, notice must be given to the manager or owner of the structure who shall be requested to post notice at the primary entrance of the structure. The notice shall describe the special nature of the land use request; the legal description, and a location map of the property; specify the date, time, and place of the hearing; indicate when and where written comments will be received concerning the request.



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B. PLANNING COMMISSION DECISION

The Planning Commission may deny, approve, or approve with conditions, a request for a Special Land Use approval. The decision on a Special Land Use shall be incorporated in a statement containing the conclusions relative to the Special Land Use under consideration which specifies the basis for the decision, and any conditions imposed.

SECTION 16.05: CONDITIONS ON SPECIAL LAND USE APPROVALS

Every special land use permit shall be conditioned upon the proposed development fully complying with all requirements of this Ordinance and, where applicable, the Township Subdivisions Regulations and any other pertinent federal, state, county, or local statutes or ordinances. The violation of any condition contained in a special land use permit shall be a violation of this Ordinance.

SECTION 16.06: GENERAL USE STANDARDS

An application for a Special Land Use permit shall not be approved unless the Planning Commission specifically finds the proposed Special Land Use to be appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan of the Charter Township of Marquette, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township.
- B. There shall be a community need for the proposed use at the proposed location; in the light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the Township and also within the immediate area of the proposed use:
 - 1. The proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use within the Township or within the immediate area of the proposed use.
 - 2. The area for which the use is proposed is not better suited for or likely to be needed for uses which are permitted as a matter of right within that district, in light of policies or provisions of the Comprehensive Plan, this Ordinance, or other plans or programs of the Township.
- C. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters of welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the



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Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township to guide growth and development.

- D. The proposed use in the area under consideration shall be adequately serviced by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed Special Land Use permit, be responsible for establishing the ability, willingness, and a binding commitment to provide the improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this Ordinance, and other plans, programs, maps, and ordinances adopted by the Township to guide its growth and development. The approval of the Special Land Use permit shall be conditional upon the improvements, facilities, utilities, and services being provided and guaranteed by the applicant.
- E. The proposed use in the proposed location shall fully comply with the requirements set forth in this Ordinance and shall be consistent with the intent and purpose of *Article XIV, Principal Uses Permitted in Districts, and Article XVIII, Performance Requirements*.

SECTION 16.07: CONDITIONS AND SAFEGUARDS

- A. Prior to granting any Special Use Permit, the Planning Commission may impose any additional conditions or limitations upon the establishment, location, construction, maintenance, or operation of the use authorized by the Special Use Permit which may be necessary for the protection of the public interest. Conditions imposed shall further be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic wellbeing of those who will utilize the land use, or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole. The conditions shall be consistent with the general standards as established in this Ordinance.
- B. Conditions and requirements stated as part of the Special Use Permit authorization shall be a continuing obligation of Special Use Permit holders. The Zoning Administrator shall make periodic investigations of developments authorized by Special Use Permit to determine compliance with all requirements.
- C. Special Use Permits may be issued for time periods as determined by the Planning Commission. Special Use Permits may be renewed in the same manner as originally applied for.
- D. In authorizing a Special Use Permit, the Planning Commission may require that a cash deposit, certified check, bond, letter of credit, or other financial guarantee



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acceptable to the Township, of adequate sum be provided by the developer prior to the issuance of the Special Use Permit to ensure installation of such necessary improvements including but not limited to drives, walks, utilities, parking, landscaping, etc. The financial guarantee shall be deposited with the Township Clerk at the time of issuance of the permit authorizing the use or activity. Upon completion of significant phases of the scheduled improvements, the Planning Commission shall authorize a proportional rebate of the financial guarantee.

- E. Continuance of a Special Use Permit shall be withheld by the Planning Commission only upon its determination that:
1. The required conditions, as prescribed in conjunction with the issuance of the original permit, required the use to be discontinued after a specified time period.
 2. Violations of the conditions pertaining to the granting of the Special Use Permit continue to exist more than thirty (30) days after written order to correct the violation has been issued by the Zoning Administrator.
- F. All plans, specifications, and statements submitted with the application for a Special Use Permit shall become, along with any changes ordered by the Planning Commission, a part of the conditions of any Special Use Permit issued.
- G. An application for a Special Use Permit which has been denied wholly or in part by the Planning Commission shall not be resubmitted until one (1) year or more has expired from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions sufficient to justify reconsideration by the Township.

SECTION 16.08: DECISION RECORD

A. WRITTEN RECORD

The Zoning Administrator shall maintain a written record of Special Use Permits issued in accordance with the requirements of this Ordinance. The record shall contain:

1. All written materials produced as a result of the proceedings.
2. All written statements received regarding the proposed special use.
3. A written statement of findings of fact together with the final decision and supporting reasons. The decision must include a statement of facts, the decision, the basis for the decision, and any conditions imposed on the Special Land Use.



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SECTION 16.09: AMENDMENTS TO PERMITS FOR SPECIAL LAND USES

Following the issuance of a Special Land Use permit pursuant to the provisions of this Ordinance, such permit may be amended, varied, or altered only in accordance with the standards and procedures established by this Article for its original approval.

Review Recommendation

Staff recommends APPROVAL of the proposed Special Land Use but recommends that that the Planning Commission hears all comments from the public on the matter prior to deciding on the land use.

NOTICE OF PUBLIC HEARING MARQUETTE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that two (2) Public Hearings will be held by the Marquette Township Planning Commission on Wednesday, January 12, 2022, at 7 p.m. The meeting will be held in-person at the Marquette Township Hall, 1000 Commerce Drive, Marquette, MI 49855 in order to gain public comment and input on the following agenda items:

Public Hearing for a proposed Scientific Research Facility to be located on Lot #6 of the Cornerstone Business Park, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-017-022-10 Described as: TH S 136' OF THE NE 1/4 OF THE SE 1/4 LYING E OF COMMERCE DR ALSO TH S 780' M/L OF THE NE 1/4 OF TH SE 1/4 LYING W OF CORNERSTONE DR ALSO PT BEG 435' M/L S AND 400' M/L W OF E 1/4 CORNER OF SEC TH N ALG COMMERCE DR 240' TH S53DEG32'W 179' M/L TH S 100' M/L TH E 264' M/L TO POB. ALSO PT BEG 405.47' S AND 810.41' W OF THE E 1/4 COR TH W 142.39' TH N59DEG29'W 177.93' TH SW'LY ALG CORNERSTONE DR 130.49' TH E 223.17' TH E 142' TH N 35.8' TO POB, of Section 17, T48N R45W, Marquette Charter Township, Marquette County, Michigan. Applicant: Russell Tripp, President, 906 Engineering Corporation, 161 Co Rd 492, Marquette, MI 49855

Public Hearing for a proposed Short-Term Rental on a property located within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-370-068-00. Subject property is described as TROWBRIDGE PARK SUB. NO. 8 LOT 858 EXC THE S 75' THEREOF. Property address: 2593 Norwood Street, Marquette MI, 49855. Applicant: Samuel Dunlop, 2593 Norwood Street, Marquette, MI 49855.

The Marquette Township Zoning map and text are available online at www.marquettetownship.org. Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, January 11, 2022. For questions, contact Jason McCarthy, Zoning Administrator at 228-6220 ext. 105.

This notice is posted in compliance with Public Act 110 of 2006, as amended, the Open Meetings Act, and the Americans with Disabilities Act (ADA).



Charter Township of Marquette



1000 Commerce Drive Marquette, Michigan 49855

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

RECEIVED

NOV 23 2021

NOV 23 2021

Marquette Township

Application for Special Use Permit

Initial: E.P.

**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

<input checked="" type="checkbox"/> New Application <input type="checkbox"/>
Renewal

Applicant Information

Name: Samuel Dunlap		Address: 2593 Norwood St Marquette	
Business Name:			
Phone: 860-372-21256	Fax:	Name of Contact Person: Samuel Dunlap	Contact Phone: 8603722156
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: dunlapsamuel@gmail.com			

Property Owner (if different from applicant) -- SAME AS ABOVE

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

Property Information

Address: 2593 Norwood Avenue	Parcel I.D. Number(s): 52-08-370-068-00
---------------------------------	---

Zoning District: Urban Residential	Legal Description(s) (attach pages as necessary): a structure maintained and used as a single dwelling unit... See title Survey Attached
Size (acreage or square footage): .27 Acres	Name of any existing businesses on property: Center for Creative Well Being
Proposed Use of Property: Short-term rental	
Present Use of Property: Residential	

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 *N/A*
- Preliminary Building Plans / Outline Specifications.
 Attached *N/A*
- Supporting Documents from Relevant Public Agencies.
 Attached *N/A*

Applicant:

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

Signature of Applicant: _____ [Same as Below] _____ Date: _____

Applicant's Name (print): _____ [Same as Below] _____

Property Owner:

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

Signature of Property Owner: Samuel Dunlap _____ Date: November 22, 2021

Property Owner's Name (print): Samuel Dunlap _____

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: _____

Date: _____

OFFICIAL USE ONLY

Official Receiving Application (please print):

Erik Powers

Date:

11/23/21

Fee Paid: Yes No If Yes, Amount Paid:

\$255.00

Application: Approved Not Approved

Reason: Incomplete Application Other Date: _____

Condition(s) of Approval:

Signature of Zoning Administrator: _____

Date: _____

SAMUEL DUNLAP

2593 Norwood St. Marquette Township, MI 49855

Special Use Permit Application: Short-term Rental Use

11/22/2021

About the applicant:

I am a resident of Marquette, Michigan and am enrolled in Northern Michigan University's Master of Social Work Program. On my path to becoming a clinical social worker in community mental-health, I run a private coaching practice and teach donation-based community yoga in downtown Marquette.

Motives & Goals for Short-term Rental:

I plan to reside in the property at 2593 Norwood St. year-round and rent the house out when I am required to travel for work. These requirements [which include continuing education, conferences, trainings, and workshops] are expensive, and I am unable to work with clients during travel. I see short-term rental as an opportunity to provide supplemental income during these periods. I expect travel and rental to be minimal during the next 4 years of schooling & practicum and become more frequent after obtaining my clinical license in 2025.

Location

This property at 2593 Norwood St. Marquette, MI 49855 (Trowbridge Park) meets rental need as there is only one other available rental within two miles of the location (which is nearly fully booked out for the remainder of 2021).^{***}

The property and surrounding properties are currently zoned as Urban Residential.

^{***} Data gathered from Airbnb & VRBO on November 22nd 2021

I see no negative impacts on schools, sewer facilities, emergency services, or traffic volumes. The house is located at the end of a dead-end street with minimal traffic.

The house is a small cottage (800 sq. ft.) and could only accommodate an individual or small family, therefore it is unlikely there would be multiple vehicles parked on the property. The house is positioned on the lot such that there is significant space separating it from neighbors' houses (100-150ft).

This is also a useful location for renters because it offers renters easy access to highway 41.

Property Management

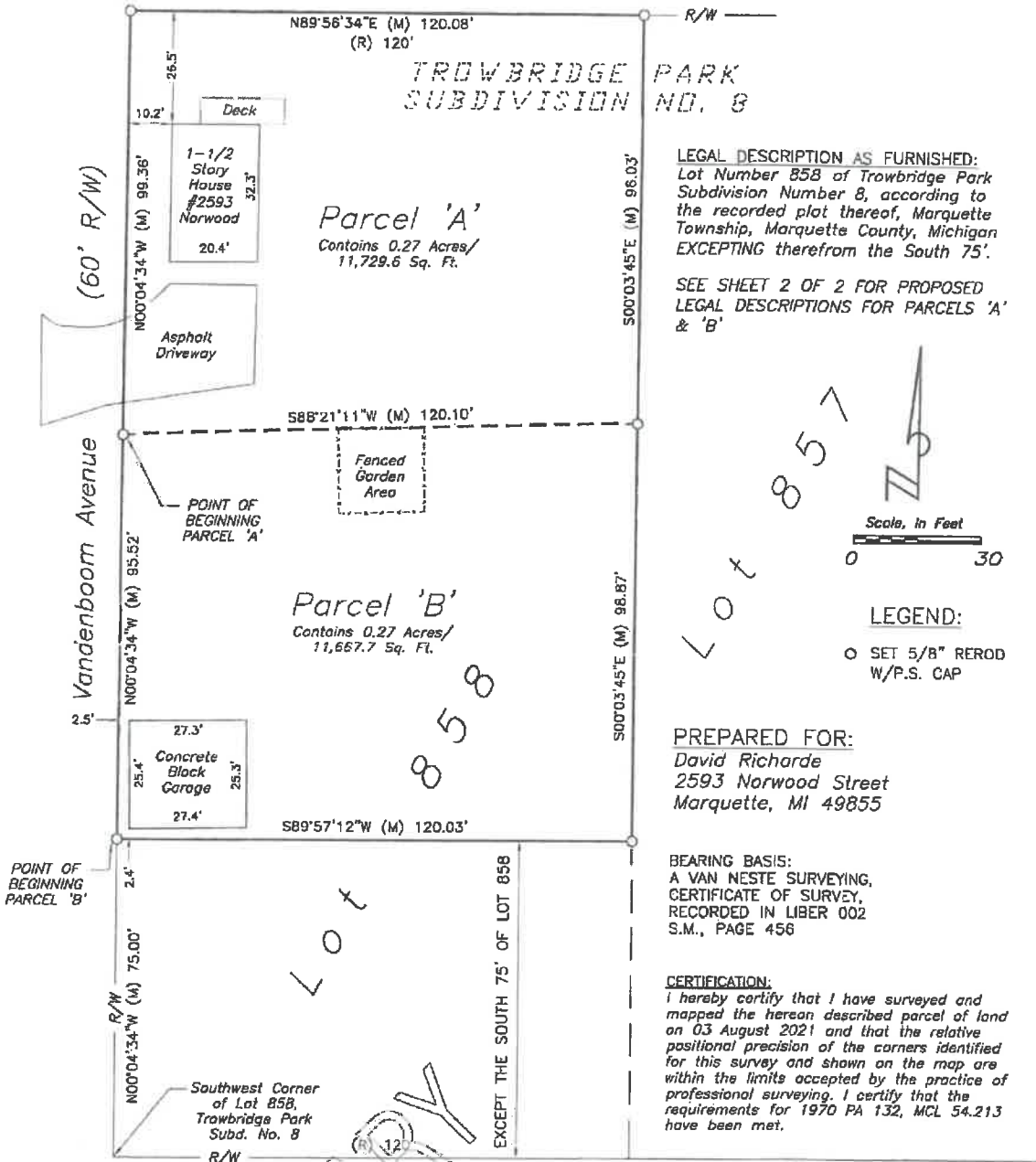
I am in contact with (and plan to hire) a cleaner, a handyman, and contractor for cleaning, snow removal, and regular property maintenance.

I will enforce strict party/noise limitations in accordance with township regulations as well as the preferences of my neighbors. I will educate the tenants about other local regulation, the property limits, the neighborhood culture, and surrounding businesses.

20212-11793

CERTIFICATE OF SURVEY

Norwood Street (60' R/W)



-NOT CONSTRUCTED- Montgomery Street (60' R/W)

SIGNED:

DATE:

Glenn C. Van Neste, Professional Surveyor # 27464
 Travis W. Van Neste, Professional Surveyor # 46695

JOB # 221067/B9212 SCALE: 1" = 30' DATE: 03 AUG 2021

(R) RECORDED (M) MEASURED DRAWN BY: TWM

LINE NOT DRAWN TO SCALE

VAN NESTE SURVEYING

34 YEARS OF PROFESSIONAL SURVEYING SERVICES
 1402 KIMBER AVENUE MARQUETTE, MICHIGAN 49855
 PHONE (906) 226-6241
 www.VanNesteSurveying.com



SHEET 1 of 2

PRELIMINARY
 12 AUG 2021

A

LEGAL DESCRIPTION PARCEL 'A':

Part of Lot Number 858 of Trowbridge Park Subdivision Number 8, according to the plat thereof, Marquette Township, Marquette County, Michigan described as Commencing at the Southwest corner of said Lot Number 858; thence $N00^{\circ}04'34''W$, 170.52' along the Western line of said Lot 858 and the Eastern right-of-way (R/W) line of Vandenoorn Avenue (60' R/W) to the POINT OF BEGINNING; thence continuing $N00^{\circ}04'34''W$, 99.36' to the Northwest corner of said Lot 858 and the Southerly R/W line of Norwood Street (60' R/W); thence $N89^{\circ}56'34''E$, 120.08' along the North line of said Lot 858 and the Southerly R/W line of Norwood Street; thence $S00^{\circ}03'45''E$, 96.03' along the Eastern line of said Lot 858; thence $S88^{\circ}21'11''W$, 120.10' to the POINT OF BEGINNING having an area of 11,729.57 square feet, 0.269 acres

LEGAL DESCRIPTION PARCEL 'B':

Part of Lot Number 858 of Trowbridge Park Subdivision Number 8, according to the plat thereof, Marquette Township, Marquette County, Michigan described as Commencing at the Southwest corner of said Lot Number 858; thence $N00^{\circ}04'34''W$, 75.00' along the Western line of said Lot 858 and the Eastern right-of-way (R/W) line of Vandenoorn Avenue (60' R/W) to the POINT OF BEGINNING; thence continuing $N00^{\circ}04'34''W$, 95.52'; thence $N88^{\circ}21'11''E$, 120.10'; thence $S00^{\circ}03'45''E$, 98.87' along the Eastern line of said Lot 858; thence $S89^{\circ}57'12''W$, 120.03' to the POINT OF BEGINNING having an area of 11,667.75 square feet, 0.268 acres.

PRELIMINARY

12 AUG 2021

SIGNED:		DATE:	
Glenn C. Van Neste, Professional Surveyor # 27464 Travis W. Van Neste, Professional Surveyor # 46695			
JOB # 221067/89212	SCALE: N/A	DATE: 03 AUG 2021	
(R) RECORDED	(M) MEASURED	DRAWN BY: TVM	
LINE NOT DRAWN TO SCALE			
<p>VAN NESTE SURVEYING 34 YEARS OF PROFESSIONAL SURVEYING SERVICES 1402 KIMBER AVENUE MARQUETTE, MICHIGAN 49855 PHONE (906) 226-6241 www.VanNesteSurveying.com</p>			
		<p>VNS SHEET 2 of 2</p>	

Erik Powers

From: Andra Ziems
Sent: Tuesday, November 23, 2021 2:52 PM
To: Erik Powers
Subject: FW: MISCELLANEOUS TOWN PAYMENTS Payment Notification

Follow Up Flag: Follow up
Flag Status: Flagged

From: paymentconfirmation@allpaid.com <paymentconfirmation@allpaid.com>
Sent: Tuesday, November 23, 2021 1:55 PM
To: dulceestorch@marquettetownship.org; Andra Ziems <andraziems@marquettetownship.org>
Subject: MISCELLANEOUS TOWN PAYMENTS Payment Notification

\$ 255 for SUP
\$ 35 for ZC



24 Hour Customer Service #: 800-989-7780

MISCELLANEOUS TOWN PAYMENTS CONFIRMATION EMAIL

PLC: MARQUETTE CHARTER TOWNSHIP **DATE:** 11/23/21
8665 1000 COMMERCE DRIVE
MARQUETTE, MI 49855
FOR: MISCELLANEOUS TOWN PAYMENTS

TRANSACTION INFORMATION

Name: SAMUEL DUNLAP **TRANSACTION REFERENCE #:** 33340759
Invoice #: **TRANSACTION DATE/TIME:** 11/23/2021 13:54:20 EST
Explanation of Payment: STR APPLICATION AND ZONING APPLICATION

BILLING INFORMATION

NAME: SAMUEL DUNLAP
ADDRESS: 2593 NORWOOD STREET
CITY, STATE ZIP: MARQUETTE, MI 49855
PHONE #: 860-372-2156
CARD #: xxxx-xxxx-xxxx-5316

PAYMENT INFORMATION

APPROVAL #: 48238P
PAYMENT AMOUNT: \$290.00
SERVICE FEE: \$11.25
TOTAL AMOUNT: \$301.25



Property Address

2593 NORWOOD ST
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

RICHARDE DAVID
-
2593 NORWOOD ST
MARQUETTE, MI 49855

Unit: 52-08
Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number:	52-08-370-068-00	Assessed Value:	\$57,200
Property Class:	401	Taxable Value:	\$28,891
Class Name:	RESIDENTIAL	State Equalized Value:	\$57,200
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

**COPY FOR YOUR
INFORMATION**

Jason McCarthy

From: gary koskiniemi <garykoskiniemi@yahoo.com>
Sent: Tuesday, January 11, 2022 6:00 PM
To: Jason McCarthy
Subject: Comments re: SpecialUse Permit Application - Short-Term Rental Unit

Per my phone call with Eric on 1/11/2022:

This is to notify you that We are against granting a special use permit for short term rental use for parcel tax ID# 52-08-370-068-00, property address: 2593 Norwood Street, Marquette, MI, 49855.

We are seeing too many residencies sold to be converted to rental units. Time to put a stop to this.

Sincerely,
Gary and Donna Koskiniemi
2632 Montgomery Street
Marquette, MI 49855

Sent from my iPhone



MARQUETTE CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – FEBRUARY 9, 2021

Agenda Item # 6b: Special Use Permit Public Hearing #020922-2 – Proposed Scientific Research Facility on a property located at Lot #6 Cornerstone Business Park, Marquette MI 49855, within the Development District (DD) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05).

Applicant: Russell Tripp, 906 Engineering Corporation

Property Owner: Russell Tripp, 906 Engineering Corporation

Parcel ID#: 52-08-017-022-10

Staff Contact: Jason McCarthy/Erik Powers

Background:

Staff has received an application for a special land use to conduct a Scientific Research Facility at the above location in the Development District (DD) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance.

Proposed Finding of Fact:

- The subject parcel is located in the zoned Development District (DD).
- The subject parcel is located in Section 17, T48N, R25W
- Surrounding zoning districts to the subject parcel are Development District to the North, South and West, and Urban Residential to the East.
- Neighbors within 300' feet of the subject property have been notified of the proposal.
- Fee(s) for the special use permit application have been paid by the applicant.
- Additional information regarding the project is attached.

Per the Marquette Township Ordinance:

SECTION 15.05: Use Vs. District Nomograph:



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Scientific Research Facilities are listed as a Special Land Use in the Development District (DD).

Planning Commission Review Criteria for Special Land Uses:

SECTION 16.04: REVIEW AND FINDING PROCESS

A. PLANNING COMMISSION PUBLIC HEARING

The Planning Commission shall review the complete application for a Special Use Permit at its next regular scheduled meeting following filing by the Zoning Administrator and, if required, shall set a date for the public hearing within forty-five (45) days thereafter. A public hearing shall be required for a Special Land Use to be located in the Development District (DD), if the proposed Special Land Use is located adjacent with existing Residential Land Use and/ or adjacent with a designated Residential Zoning District; i.e. Scenic Resource (SR), Rural Residential (RR), or Urban Residential (UR). The Township Clerk shall publish one (1) notice of public hearing, not less than fifteen (15) days in advance of such hearing (Amend. 08-02-10) and shall notify by regular mail or personal delivery the parties of interest and all property owners and occupants of all structures within three hundred (300) feet of the boundaries of the subject property.

In situations where a single structure contains four (4) or more dwelling units, businesses, or organizations, notice must be given to the manager or owner of the structure who shall be requested to post notice at the primary entrance of the structure. The notice shall describe the special nature of the land use request; the legal description, and a location map of the property; specify the date, time, and place of the hearing; indicate when and where written comments will be received concerning the request.

B. PLANNING COMMISSION DECISION

The Planning Commission may deny, approve, or approve with conditions, a request for a Special Land Use approval. The decision on a Special Land Use shall be incorporated in a statement containing the conclusions relative to the Special Land Use under consideration which specifies the basis for the decision, and any conditions imposed.

SECTION 16.05: CONDITIONS ON SPECIAL LAND USE APPROVALS

Every special land use permit shall be conditioned upon the proposed development fully complying with all requirements of this Ordinance and, where applicable, the Township Subdivisions Regulations and any other pertinent federal, state, county, or local statutes or ordinances. The violation of any condition contained in a special land use permit shall be a violation of this Ordinance.



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SECTION 16.06: GENERAL USE STANDARDS

An application for a Special Land Use permit shall not be approved unless the Planning Commission specifically finds the proposed Special Land Use to be appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan of the Charter Township of Marquette, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township.

- B. There shall be a community need for the proposed use at the proposed location; in the light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the Township and also within the immediate area of the proposed use:
 - 1. The proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use within the Township or within the immediate area of the proposed use.

 - 2. The area for which the use is proposed is not better suited for or likely to be needed for uses which are permitted as a matter of right within that district, in light of policies or provisions of the Comprehensive Plan, this Ordinance, or other plans or programs of the Township.

- C. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters of welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township to guide growth and development.

- D. The proposed use in the area under consideration shall be adequately serviced by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed Special Land Use permit, be responsible for establishing the ability, willingness, and a binding commitment to provide the improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this Ordinance, and other plans, programs, maps, and ordinances adopted by the Township to guide its growth and development. The approval of the Special Land Use permit shall be conditional upon the improvements, facilities, utilities, and services being provided and guaranteed by the applicant.



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- E. The proposed use in the proposed location shall fully comply with the requirements set forth in this Ordinance and shall be consistent with the intent and purpose of *Article XIV, Principal Uses Permitted in Districts, and Article XVIII, Performance Requirements*.

SECTION 16.07: CONDITIONS AND SAFEGUARDS

- A. Prior to granting any Special Use Permit, the Planning Commission may impose any additional conditions or limitations upon the establishment, location, construction, maintenance, or operation of the use authorized by the Special Use Permit which may be necessary for the protection of the public interest. Conditions imposed shall further be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic wellbeing of those who will utilize the land use, or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole. The conditions shall be consistent with the general standards as established in this Ordinance.
- B. Conditions and requirements stated as part of the Special Use Permit authorization shall be a continuing obligation of Special Use Permit holders. The Zoning Administrator shall make periodic investigations of developments authorized by Special Use Permit to determine compliance with all requirements.
- C. Special Use Permits may be issued for time periods as determined by the Planning Commission. Special Use Permits may be renewed in the same manner as originally applied for.
- D. In authorizing a Special Use Permit, the Planning Commission may require that a cash deposit, certified check, bond, letter of credit, or other financial guarantee acceptable to the Township, of adequate sum be provided by the developer prior to the issuance of the Special Use Permit to ensure installation of such necessary improvements including but not limited to drives, walks, utilities, parking, landscaping, etc. The financial guarantee shall be deposited with the Township Clerk at the time of issuance of the permit authorizing the use or activity. Upon completion of significant phases of the scheduled improvements, the Planning Commission shall authorize a proportional rebate of the financial guarantee.
- E. Continuance of a Special Use Permit shall be withheld by the Planning Commission only upon its determination that:
1. The required conditions, as prescribed in conjunction with the issuance of the original permit, required the use to be discontinued after a specified time period.



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-
2. Violations of the conditions pertaining to the granting of the Special Use Permit continue to exist more than thirty (30) days after written order to correct the violation has been issued by the Zoning Administrator.
- F. All plans, specifications, and statements submitted with the application for a Special Use Permit shall become, along with any changes ordered by the Planning Commission, a part of the conditions of any Special Use Permit issued.
- G. An application for a Special Use Permit which has been denied wholly or in part by the Planning Commission shall not be resubmitted until one (1) year or more has expired from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions sufficient to justify reconsideration by the Township.

SECTION 16.08: DECISION RECORD

A. WRITTEN RECORD

The Zoning Administrator shall maintain a written record of Special Use Permits issued in accordance with the requirements of this Ordinance. The record shall contain:

1. All written materials produced as a result of the proceedings.
2. All written statements received regarding the proposed special use.
3. A written statement of findings of fact together with the final decision and supporting reasons. The decision must include a statement of facts, the decision, the basis for the decision, and any conditions imposed on the Special Land Use.

SECTION 16.09: AMENDMENTS TO PERMITS FOR SPECIAL LAND USES

Following the issuance of a Special Land Use permit pursuant to the provisions of this Ordinance, such permit may be amended, varied, or altered only in accordance with the standards and procedures established by this Article for its original approval.

Review Recommendation

Staff recommends APPROVAL of the proposed Special Land Use but recommends that the Planning Commission hears all comments from the public on the matter prior to deciding on the land use.



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

PAID

DEC 06 2021

RECEIVED
DEC 06 2021

Marquette Township

Applicant Information

Name: Russell Tripp, President		Address: 161 Co. Rd. 492, Marquette	
Business Name: 906 Engineering Corp.			
Phone: (906)273-1709	Fax:	Name of Contact Person: Russ Tripp	Contact Phone: (906)458-6684
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: russ@uprehab.com			

Property Owner (if different from applicant)

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

Property Information

Address: Lot 6 Cornerstone/ Commerce Dr.		Parcel I.D. Number(s): 52-08- 017 .022 .10
Zoning District: DD	Legal Description(s) (attach pages as necessary): See Attached	
Size (acreage or square footage): .93 Acres	Name of any existing businesses on property: Vacant Land	
Proposed Use of Property: Product Research and Development (SCIENTIFIC RESEARCH FACILITY)		
Present Use of Property: Vacant Land		

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: _____ Date: 12-2-2021

Applicant's Name (print): Russell Trippe, President

Property Owner:

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

Signature of Property Owner: _____ Date: 12-2-2021

Property Owner's Name (print): Russell Trippe

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: _____ Date: 12-2-2021

OFFICIAL USE ONLY

Official Receiving Application (please print): JASON MCCARTHY Date: 510.00

Fee Paid: Yes No If Yes, Amount Paid: \$ 510.00

Application: Approved Not Approved

Reason: Incomplete Application Other Date: _____

Condition(s) of Approval: _____

Signature of Zoning Administrator: _____ Date: _____

Letter and Attachments

Charter Township of Marquette

Special Use Permit

Applicant: 906 Engineering (November 15, 2021)

Narrative

906 Engineering is currently housed in the old township building on the corner of County Road 492 and Brookton Road. The company has outgrown this facility and requires additional space. The Cornerstone Lot #6 was selected due to its ease of access and location in the Marquette area.

906 Engineering does product research and development for mechanical and electrical products, component assembly and internet sales. They provide services for mechanical, electrical and hydraulic engineering product development, as well as the assembly of small electrical light harnesses and snow plow controllers.

906 Engineering proposes to construct a 5,160 SF office/research building on Lot #6 in the Cornerstone Development. The building site will have 13 parking spaces for staff and visitors as well as space for deliveries. The hours of operation of this facility will be from 7:30 AM to 5:00 PM, usually 5 days a week.

Deliveries by US Special Delivery occur once per month and UPS and postal deliveries occur daily.

Statement of expected effect

Due to the limited number of staff and visitors, this new facility will have minimal to no effect on existing emergency services, sanitary sewer and traffic volumes.

Property Boundary Survey Map and Legal Description

See attached documents

Existing Uses and Structures on Parcel

No structure/vacant land

Existing Zoning

Refer to the site plan attached

Site Plan or Plot Plan for Proposed Development

Refer to site plan attached

Preliminary Building Plans

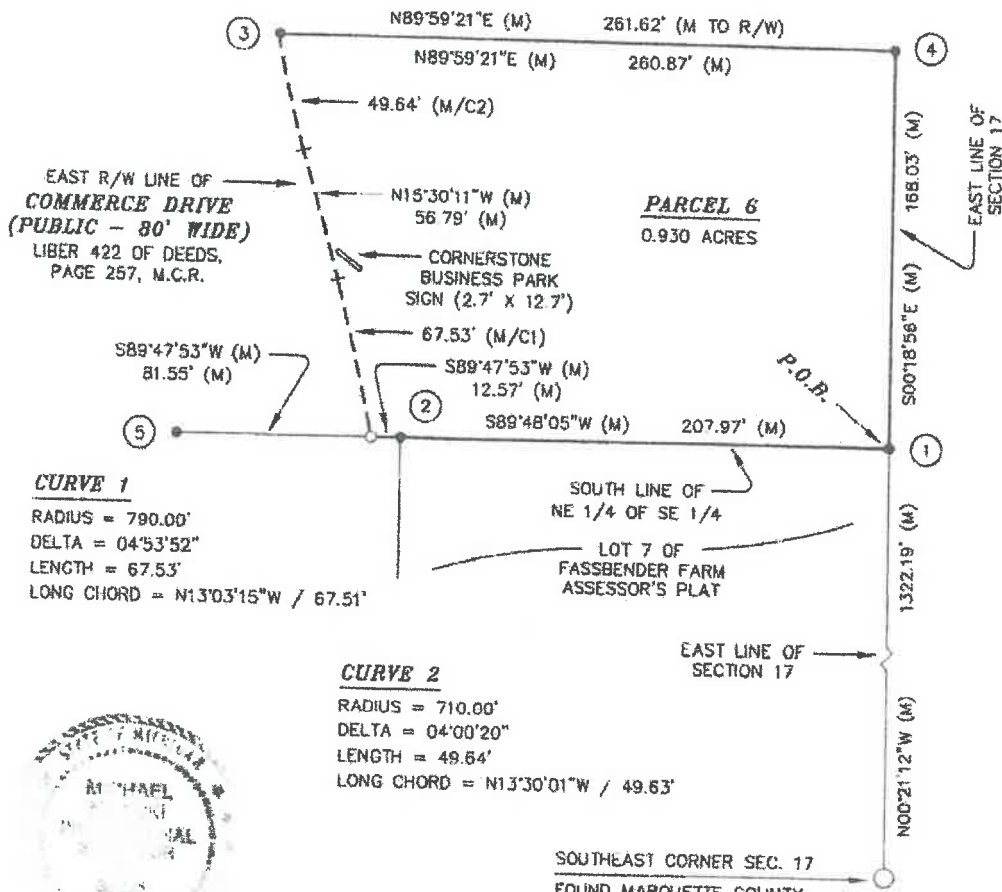
Refer to plans attached


Russ Tripp

12-2-2021
Date

CERTIFICATE OF SURVEY

SCALE: 1"=60'



MICHAEL MILESKI, P.S. 39091
DATE: 15 JULY 2019

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: JULY 2019
BASIS OF BEARING: MGT. COUNTY REMONUMENTATION
ERROR OF CLOSURE: 1/10000

LEGEND

- | | | | |
|---|----------------|-----|-------------------|
| ○ | IRON SET | ⊕ | 1/4 CORNER |
| ● | IRON FOUND | ⊗ | CENTER 1/4 CORNER |
| △ | NAIL SET | (D) | DISTANCE N.T.S. |
| ▲ | NAIL FOUND | (R) | DEED |
| □ | STAKE SET | (M) | RECORD |
| ■ | STAKE FOUND | (P) | MEASURED |
| ○ | SECTION CORNER | (C) | PRORATED |
| | | | CALCULATED |

GeoMetric Services Incorporated
Complete Surveying and Mapping Services
315 South Front Street Marquette, MI 49855
(800) 225-9722 Voice • (800) 225-9720 Fax

CLIENT: **CORNERSTONE DEVELOPMENT CORP.**

PART OF NE 1/4 OF SE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN

JOB No. **190026**
BK. 248M P. 63-65
FLD: M. MILESKI
DWN: M. MILESKI
DWG: 190020.DWG
SHEET 1 OF 3

CERTIFICATE OF SURVEY

MONUMENTS

- ① - FOUND A 5/8" DIAMETER IRON ROD AND CAP NO. 28404 PROJECTING 9-INCHES ABOVE GROUND.
- ② - FOUND A 5/8" DIAMETER IRON ROD PROJECTING 1-INCH ABOVE GROUND FROM WHICH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 17618 BEARS SOUTH 47'41" WEST A DISTANCE OF 0.16 FEET.
- ③ - FOUND A 5/8" DIAMETER IRON ROD AND CAP NO. 19616 FLUSH WITH THE GROUND.
- ④ - FOUND A 5/8" DIAMETER IRON ROD AND CAP NO. 19616 PROJECTING 2-INCHES ABOVE GROUND.
- ⑤ - FOUND A 5/8" DIAMETER IRON ROD AND CAP NO. 40167 2-INCHES BELOW GROUND.
- - SET A 1/2" X 24" IRON ROD.



Michael Mileski

MICHAEL MILESKI, P.S. 39091
DATE: 15 JULY 2019

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: JULY 2019
BASIS OF BEARING: MGT. COUNTY REMONUMENTATION
ERROR OF CLOSURE: 1/10000

<u>LEGEND</u>	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊗	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



315 South Front Street Marquette, MI 49855
(906) 226-8782 Voice • (906) 226-8729 Fax

CLIENT: CORNERSTONE DEVELOPMENT CORP.	JOB No. 190025
	BK. 248M P. 63-65
PART OF NE 1/4 OF SE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKI
	DWN: M. MILESKI
	DWC: 190020.DWG
	SHEET 2 OF 3

CERTIFICATE OF SURVEY

PARCEL 6

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (NE 1/4 OF SE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 335, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE NORTH 00°21'12" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 1322.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (NE 1/4 OF SE 1/4) OF SAID SECTION 17. SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 7 OF FASSBENDER FARM ASSESSOR'S PLAT, SAID POINT BEING MONUMENTED WITH A FOUND 5/8-INCH DIAMETER IRON ROD AND CAP NO. 28404. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE SOUTH 89°48'05" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (NE 1/4 OF SE 1/4) OF SAID SECTION 17 AND ALONG THE NORTH LINE OF SAID LOT 7 OF FASSBENDER FARM ASSESSOR'S PLAT A DISTANCE OF 207.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 OF FASSBENDER FARM ASSESSOR'S PLAT. SAID POINT BEING MONUMENTED WITH A FOUND 5/8-INCH DIAMETER IRON ROD;

THENCE SOUTH 89°47'53" WEST CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (NE 1/4 OF SE 1/4) OF SAID SECTION 17 A DISTANCE OF 12.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COMMERCE DRIVE PER QUIT CLAIM DEED RECORDED AT LIBER 422 OF DEEDS, PAGE 257, MARQUETTE COUNTY RECORDS;

THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE PER QUIT CLAIM DEED RECORDED AT LIBER 422 OF DEEDS, PAGE 257, MARQUETTE COUNTY RECORDS ON A CURVE TO THE LEFT A DISTANCE OF 67.53 FEET. SAID CURVE HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 04°53'52" AND A LONG CHORD WHICH BEARS NORTH 13°03'15" WEST A DISTANCE OF 67.51 FEET;

THENCE NORTH 15°30'11" WEST (RECORDED AS NORTH 15°28'12" WEST) CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE PER QUIT CLAIM DEED RECORDED AT LIBER 422 OF DEEDS, PAGE 257, MARQUETTE COUNTY RECORDS A DISTANCE OF 56.79 FEET;

THENCE NORTHERLY CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE PER QUIT CLAIM DEED RECORDED AT LIBER 422 OF DEEDS, PAGE 257, MARQUETTE COUNTY RECORDS ON A CURVE TO THE RIGHT A DISTANCE OF 49.64 FEET. SAID CURVE HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 04°00'20" AND A LONG CHORD WHICH BEARS NORTH 13°30'01" WEST A DISTANCE OF 49.63 FEET;

THENCE NORTH 89°59'21" EAST A DISTANCE OF 0.75 FEET. SAID POINT BEING MONUMENTED WITH A FOUND 5/8-INCH DIAMETER IRON ROD AND CAP NO. 19616;

THENCE CONTINUING NORTH 89°59'21" EAST A DISTANCE OF 260.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17. SAID POINT BEING MONUMENTED WITH A FOUND 5/8-INCH DIAMETER IRON ROD AND CAP NO. 19616;

THENCE SOUTH 00°18'56" EAST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 168.03 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.930 ACRES, MORE OR LESS;

SUBJECT TO ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.



MICHAEL MILESKI, P.S. 38091
DATE: 15 JULY 2019

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: JULY 2019
BASIS OF BEARING: MQT COUNTY REMONUMENTATION
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊗	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



315 South Front Street Marquette, MI 49855
(906) 226-9782 Voice • (906) 226-8720 Fax

CLIENT: CORNERSTONE DEVELOPMENT CORP.

PART OF NE 1/4 OF SE 1/4,
SECTION 17, T48N, R25W,
MARQUETTE TOWNSHIP,
MARQUETTE COUNTY, MICHIGAN

JOB No. 190025
BK. 248M P. 63-65
FLD: M. MILESKI
DWN: M. MILESKI
DWG: 190020.DWG
SHEET 3 OF 3

NOTICE OF PUBLIC HEARING MARQUETTE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that two (2) Public Hearings will be held by the Marquette Township Planning Commission on Wednesday, January 12, 2022, at 7 p.m. The meeting will be held in-person at the Marquette Township Hall, 1000 Commerce Drive, Marquette, MI 49855 in order to gain public comment and input on the following agenda items:

Public Hearing for a proposed Scientific Research Facility to be located on Lot #6 of the Cornerstone Business Park, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-017-022-10 Described as: TH S 136' OF THE NE 1/4 OF THE SE 1/4 LYING E OF COMMERCE DR ALSO TH S 780' M/L OF THE NE 1/4 OF TH SE 1/4 LYING W OF CORNERSTONE DR ALSO PT BEG 435' M/L S AND 400' M/L W OF E 1/4 CORNER OF SEC TH N ALG COMMERCE DR 240' TH S53DEG32'W 179' M/L TH S 100' M/L TH E 264' M/L TO POB. ALSO PT BEG 405.47' S AND 810.41' W OF THE E 1/4 COR TH W 142.39' TH N59DEG29'W 177.93' TH SW'LY ALG CORNERSTONE DR 130.49' TH E 223.17' TH E 142' TH N 35.8' TO POB, of Section 17, T48N R45W, Marquette Charter Township, Marquette County, Michigan. Applicant: Russell Tripp, President, 906 Engineering Corporation, 161 Co Rd 492, Marquette, MI 49855

Public Hearing for a proposed Short-Term Rental on a property located within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-370-068-00. Subject property is described as TROWBRIDGE PARK SUB. NO. 8 LOT 858 EXC THE S 75' THEREOF. Property address: 2593 Norwood Street, Marquette MI, 49855. Applicant: Samuel Dunlop, 2593 Norwood Street, Marquette, MI 49855.

The Marquette Township Zoning map and text are available online at www.marquettetownship.org. Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, January 11, 2022. For questions, contact Jason McCarthy, Zoning Administrator at 228-6220 ext. 105.

This notice is posted in compliance with Public Act 110 of 2006, as amended, the Open Meetings Act, and the Americans with Disabilities Act (ADA).



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-08-017-022-10

2/4/2022

1:07:58 PM



Property Address

COMMERCE DRIVE
MARQUETTE, MI, 49855



Owner Address

906 ENGINEERING CORP

-

161 CO RD 492

MARQUETTE, MI 49855

Unit: 52-08
Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number: 52-08-017-022-10
Property Class: 202
Class Name: COMMERCIAL VACANT .
School Dist Code: 52170
School Dist Name: MARQUETTE PUBLIC

PRE 2020: 0%
PRE 2021: 0%

Assessed Value: \$64,200
Taxable Value: \$20,039
State Equalized Value: \$64,200

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$284,300	\$284,300	\$149,597

2019

\$284,300

\$284,300

\$146,808

Land Information

Acreage:

9

Zoning:

DD

Legal Description

SEC 17 T48N R25W 8.8A TH S 136' OF THE NE 1/4 OF THE SE 1/4 LYING E OF COMMERCE DR ALSO TH S 780' M/L OF THE NE 1/4 OF TH SE 1/4 LYING W OF CORNERSTONE DR ALSO PT BEG 435' M/L S AND 400' M/L W OF E 1/4 CORNER OF SEC TH N ALG COMMERCE DR 240' TH S53DEG32'W 179' M/L TH S 100' M/L TH E 264' M/L TO POB. ALSO PT BEG 405.47' S AND 810.41' W OF THE E 1/4 COR TH W 142.39' TH N59DEG29'W 177.93' TH SW'LY ALG CORNERSTONE DR 130.49' TH E 223.17' TH E 142' TH N 35.8' TO POB.

Sales Information

Sale Date: 09-15-2021

Sale Price: 165000

Instrument: WD

Grantor: CORNERSTONE DEVELOPMENT CORP

Grantee: 906 ENGINEERING CORP

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R-11916

Sale Date: 08-19-2020

Sale Price: 147680

Instrument: WD

Grantor: E & J LAND CO LLC

Grantee: CORNERSTONE DEV CORP

Terms of Sale: 32-SPLIT VACANT

Liber/Page: 2020R-09018

Sale Date: 04-22-1998

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0422:0257

Sale Date: 03-27-1997

Sale Price: 0

Instrument: WD

Grantor:

Grantee:**Terms of Sale:** 10-FORECLOSURE**Liber/Page:** 0150:0434**Sale Date:** 03-27-1997**Sale Price:** 120000**Instrument:** WD**Grantor:****Grantee:****Terms of Sale:** 03-ARM'S LENGTH**Liber/Page:** 0431:0446

Building Information

No Records Found

Delinquent Tax Information as of 3/23/2021

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2012**Base Tax:** 0**Base Tax Due:** 0**Base Tax Paid:** 0**Total Due:** 0**Last Paid:**

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 CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – FEBRUARY 9, 2022

Agenda Item # 6c: Special Use Public Hearing Request – Proposed Solar Energy System (rooftop system), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Project to be located at the Marquette Alternative High School, 1175 Erie Street, Marquette, MI 49855. Subject property is Parcel Tax ID# 52-08-350-017-00 and is located within the Urban Residential (UR) zoning district of Section 16.

Applicant: Brian Prill, Marquette Alternative High School

Parcel ID#: 52-08-350-017-00

Address: 1175 Erie Street

Staff Contact: Jason McCarthy/Erik Powers

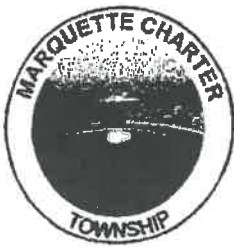
Background:

Staff has received a complete application for a special land use for a proposed *Solar Energy System* (rooftop system), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05).

Per the Marquette Township Ordinance, *Solar Energy Systems* are a special land use in the Urban Residential (UR) zoning district.

Review Recommendation

Staff recommends scheduling the public hearing for Wednesday, March 9, 2022 at 7 PM.



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

<input checked="" type="checkbox"/> New Application	<input type="checkbox"/> Renewal
---	----------------------------------

COPY FOR YOUR INFORMATION

Applicant Information

Name: Brian Prill		Address: 1175 Erie St Marquette, MI	
Business Name: Marquette Alternative High School			
Phone: 906-225-4321	Fax:	Name of Contact Person: Brian Prill	Contact Phone: 906-287-0674
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.): Educator at school and project leader			
E-Mail Address: bprill@mapsnet.org			

Property Owner (if different from applicant)

Name: Marquette Area Public Schools		Address: 1201 W. Fair Ave. Marquette, MI	
Phone: 906-225-4200	Fax:	Name of Contact Person: Zach Sedgwick	Contact Phone: 906-225-4200
E-Mail Address: zsedgwick@mapsnet.org			

Property Information

Address: 1175 Erie St. Marquette, MI		Parcel I.D. Number(s): 52-08-350-017-00
Zoning District: Urban Residential	Legal Description(s) (attach pages as necessary):	
Size (acreage or square footage):	Name of any existing businesses on property: Marquette Alternative High School	
Proposed Use of Property: Education		
Present Use of Property: Education		

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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: 1/15/22

Applicant's Name (print): Brian Prill

Property Owner:

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

Signature of Property Owner: [Signature] Date: 1/17/22

Property Owner's Name (print): Zack Sodgwick, MARS Interim Superintendent

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: 1/17/22

OFFICIAL USE ONLY

Official Receiving Application (please print): JASON J. McCARTHY - ZA Date: 1/28/2022

Fee Paid: Yes No If Yes, Amount Paid: \$ 255.00 CA # 118171

Application: Approved Not Approved

Reason: Incomplete Application Other Date: _____

Condition(s) of Approval: _____

Signature of Zoning Administrator: _____ Date: _____



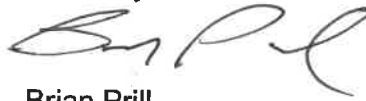
Rooftop where
panels will
be located

January 15th, 2022

To whom it may concern:

Marquette Alternative High School is proposing this project and submitting this Special Use Permit to develop a solar panel array upon the building's roof. This will be a 20 KW system that allows our school to supplement our energy moving towards sustainability within education and it will also serve an educational purpose where students can analyze the costs versus benefits of solar energy with real time data that is created and monitored in house. This system will also serve as an example for the district to begin moving towards sustainability.

Sincerely,

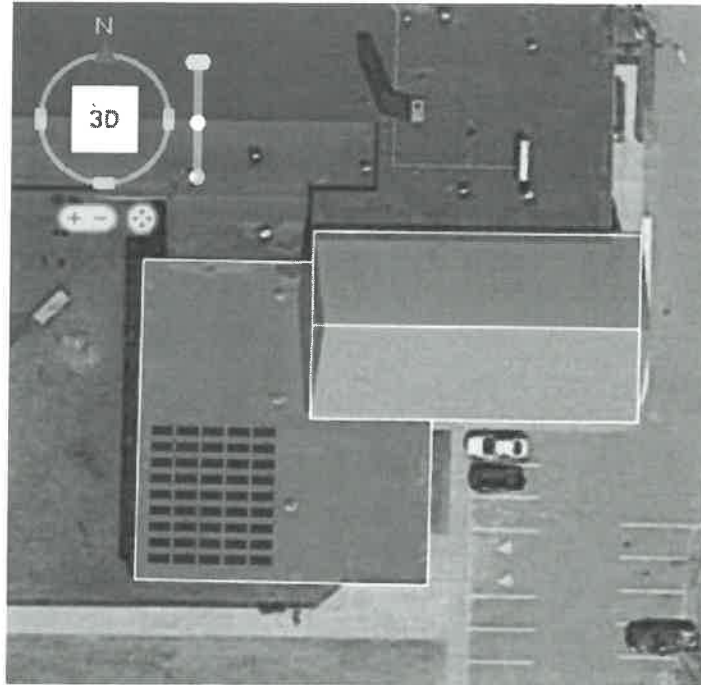
A handwritten signature in black ink, appearing to read "Brian Prill", written in a cursive style.

Brian Prill

Statement of Expected Effect

The installation of solar panels on the Alternative High School rooftop should not have any foreseeable effect upon emergency services, sanitary sewer facilities nor local traffic volumes. It will have a profound impact upon our school education system as we begin to deeply analyze how energy is produced and what the costs of production are. Students will get real time data about energy production via the sun throughout the school year.

Peninsula Solar



MAHS Ballasted System

Submitted By:

Peninsula Solar, LLC

102 W. Washington St.
STE 220

Marquette MI 49855

ian@peninsula-solar.com

www.peninsula-solar.com

MI Residential Contractor Lic. #: 2103203492

Michigan Saves Home Energy Loan ID#: 101068

Peninsula Solar, LLC
102 W. Washington St.
STE 220
Marquette MI 49855

ian@peninsula-solar.com

www.peninsula-solar.com

MI Residential Contractor Lic. #: 2103203492

Michigan Saves Home Energy Loan ID#: 101068

Peninsula Solar

Proposal

Job Name	MAHS Ballasted System
Job Number	949
Issue Date	December 1, 2021
Valid Until	December 31, 2021

Item	Quantity	Amount
Interconnection and/or Net Metering Agreement w/ Marquette Board of Light and Power <i>Required completed interconnection and net metering agreement application w/ all required information, diagrams, and data sheets provided.</i>	1 Ea	\$450.00
Commercial Permitting Application Fee <i>Commercial Fee for Local Permit Application</i>	1 Ea	\$1,875.00
P.E. Stamped Calculations and Drawings - Commercial <i>P.E. Stamped Loading Calculations and Permit Drawings for Commercial Solar Installation</i>	1 Ea	\$525.00
AXIpremium XL HC 440W Module <i>High Performance Solar Module 144 Halfcell, Monocrystalline</i>	44 Ea	\$16,896.00
SolarEdge 17.3KUS (208V) Three Phase Solar Inverter <i>17.3kW, Commercial High Efficiency Grid Tied Inverter, Three Phase</i>	1 Ea	\$3,996.00
Wireless Inverter Communications Bridge, SolarEdge Zigbee <i>Zigbee Gateway + Plug-In for Setapp SolarEdge Inverters, SE-ZBGW-B-S1-NA</i>	1 Ea	\$1,012.50
IR BX Chassis 10 Deg, Ballasted System for Flat Roof Applications <i>The IronRidge BX System is designed to meet the needs of commercial solar rooftop designs. At the core of BX is the Chassis, a ballasted mount mad of BASF Ultramid polyamides. they are exceptional for their high mechanical strength, rigidity and thermal stability (and are 100% recyclable).</i>	44 Ea	\$10,956.00
SolarEdge P960 Dual Module Power Optimizer, Commercial <i>Per Module Power Production Optimizer for High Wattage Modules, Dual Optimizer for Commercial Systems</i>	22 Ea	\$2,772.00
Rooftop System Installation Labor <i>Flush Mount Roof Installation for Roofs w/ Less than or Equal to 6/12 (26.5 Degrees) and 1 or 2 Story Accessible, Price Based on # of Modules Installed</i>	44 Ea	\$16,830.00
Electrical Feed to Roof Array <i>Electrical Feed to Array. Conductors in Conduit.</i>	220 LF	\$1,980.00
AC Electrical and Grid Interconnection <i>Electrical Materials and Labor for Connection of System to AC Electrical / Utility Grid</i>	1 Ea	\$5,250.00

Item	Quantity	Amount
Articulating Boom / Man Lift Machinery Operation and Rental <i>Cost for local rental and operation of an articulating boom / manlift required for roof access and loading.</i>	1 Ea	\$1,050.00
Material Transportation <i>Shipping Charge from Supplier for System Components, Equipment. e.g.: Panels, Racking, Inverter, Accessories</i> <i>Priced Per 20 Module System Size</i>	1 Ea	\$975.00
Code Compliant System Accessories <i>Required Code Compliant Accessories</i> <i>Includes: PV Wire, System Grounding, Wire Connectors, Wire Management, Safety Labeling</i>	1 Ea	\$1,125.00
Price		\$65,692.50

Terms

All material is guaranteed to be as specified. Module size and make subject to availability at the time of deposit receipt. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders by owners, and will become an extra charge over and above the estimate. Interest will be charged (not to exceed 1.5% per month) on any invoice 30 days past due. All agreements are contingent upon supplier availability, accidents, or delays beyond the our control.

Warranty:

- Panels, 25 yr. per Manufacturer Specifications
- Inverter, 12 yr. (Extendable to 25 yr. for \$300)
- Power Optimizers, 25 yr.
- Roof Racking, 25 yr; Ground Mounted, 10 yr.
- P.S. Workmanship, 5 yr.

Cash Purchase Payment Schedule:

- 20% Deposit (to secure equipment availability)
- 30%. Upon Permit Approval
- 50%. Balance Upon System Startup and Commissioning

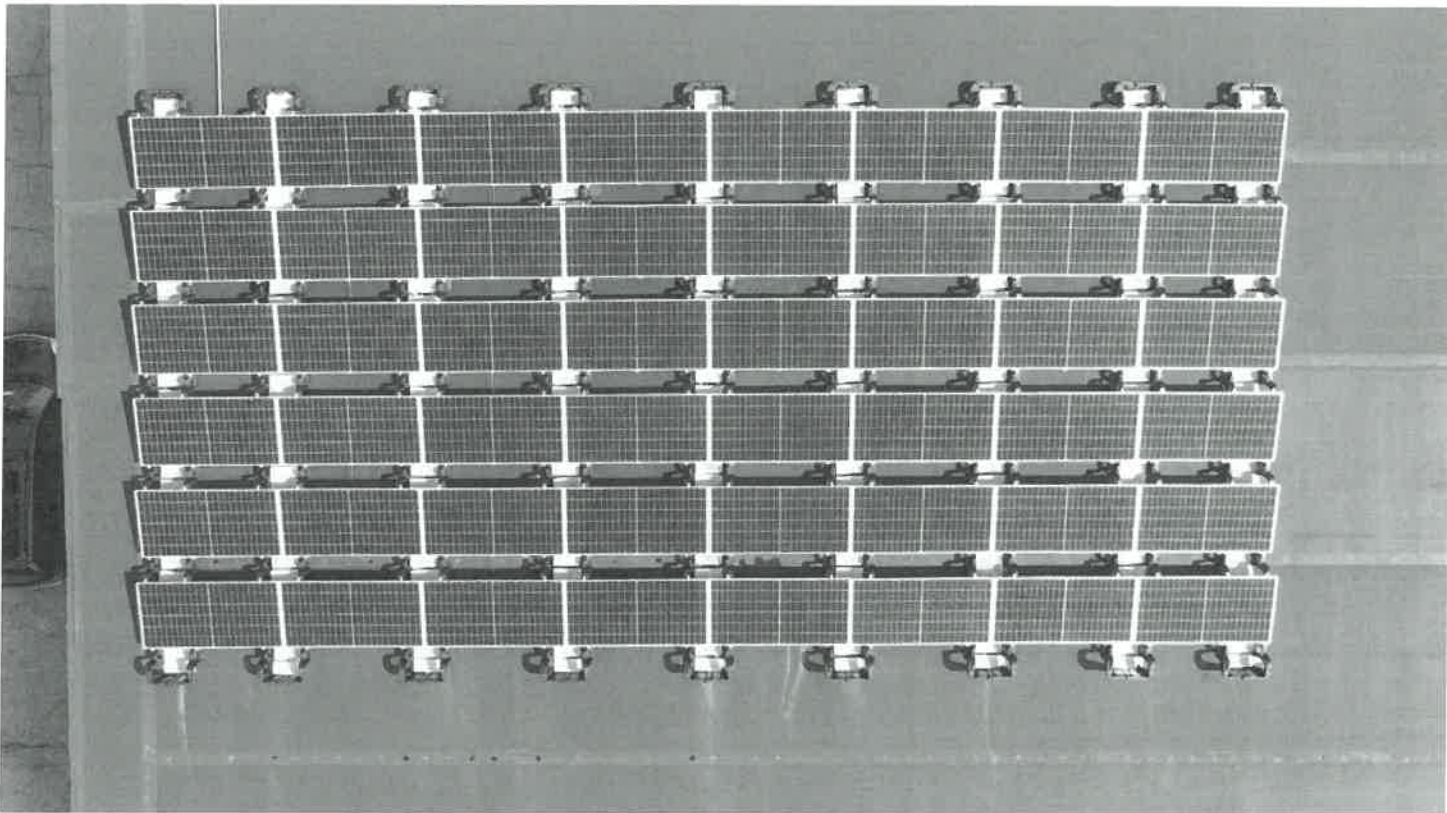
Michigan Saves Home Energy Loan:

- Residential 4.44% APR (Typical), Terms 10, 12 or 15 years
- Loan amounts from \$1,000-\$40,000,
- 1.99% loan fee (financed amount)
- Project costs greater than the financed amount subject to regular cash purchase payment schedule.
- Peninsula Solar Contractor ID#: 101068
- MI Saves Web: <https://michigansaves.org> MI Saves Phone: 517-484-6474

_____ Date _____
Karen Blake
Peninsula Solar, LLC

_____ Date _____
Ian Olmsted
Peninsula Solar, LLC

_____ Date _____
Ben Schimpf
Peninsula Solar, LLC







MARQUETTE CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – FEBRUARY 9, 2022

Agenda Item # 6d: Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit on a property located at 828 Co Rd 550, Marquette MI 49855, within the Scenic Residential (SR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant, Shannon Fisher, 125 E. Crescent Street, Marquette, MI 49855

Applicant: Shannon Fisher
Parcel ID#: 52-08-132-018-00
Address: 828 Co Rd 550
Staff Contact: Jason McCarthy/Erik Powers

Background:

Staff has received an application for a special land use to conduct a short-term rental at the above location in the Scenic Residential (SR) 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:



MARQUETTE CHARTER TOWNSHIP

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

- a. *A fire-code review by the Marquette Township Fire/Rescue Department every 2 (two) years.*
- b. *A Marquette Township Business License.*
- c. *Off-street parking conforming to residential single-family dwelling units under Article 21.*

Review Recommendation

Staff recommends scheduling the public hearing for Wednesday, March 9, 2022 at 7 PM.



COPY FOR YOUR INFORMATION

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

ORIGINAL

RECEIVED

DEC 14 2021

Initial: EP

Applicant Information

Name: Shannon Fisher Address: 125 E Crescent St, Marquette, MI 49855
Business Name:
Phone: 2316200456 Name of Contact Person: 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.):
E-Mail Address: pixilina01@gmail.com

Property Owner (if different from applicant)

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

Property Information

Address: 828 County Rd 550, Marquette, MI 49855 Parcel I.D. Number(s): 52-08-132 .018 .00
Zoning District: Scenic Residential Legal Description(s): SEC. 32 T49N 3.4 A N 1/2 of NW 1/4 of SE 1/4
Size: 3.4 acres, 1600 sq ft home Name of any existing businesses on property:
Proposed Use of Property: Short-term rental/vacation rental
Present Use of Property: Single family home

Permission

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

PAID

DEC 14 2021 \$255.00

Marquette Township cc pmt

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: _____

Date: _____

Applicant's Name (print): _____

Property Owner:

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

Signature of Property Owner: _____

Date: _____

Property Owner's Name (print): _____

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: _____

Date: _____

OFFICIAL USE ONLY

Official Receiving Application (please print): _____

Date: _____

Fee Paid: Yes No

If Yes, Amount Paid: \$ 255.00

Application: Approved Not Approved

Reason: Incomplete Application Other

Date: _____

Condition(s) of Approval: _____

Signature of Zoning Administrator: _____

Date: _____

Marquette Township Special Use Permit Application – December 2021

828 Co Rd 550, Marquette – Shannon Fisher (Owner)

Owner Overview of Special Use Property Request: Vacation Rental Property

828 Co Rd 550 has recently been purchased by Shannon Fisher and Jason Howes of Marquette.

The proposed special use is to operate a short term rental property. The property will be occupied by guests at times, but also our family members when they visit the area. The intent of the rental property is to share this special location with others, and provide means for maintenance and upkeep of the home and surrounding land.

The home consists of three bedrooms, one and one half bathrooms with a large living space and back deck. There is a two-car garage attached to the home, and separate storage shed and two pole buildings on the parcel. Maximum limit for guests at the property is 8 which will be strictly enforced. The home is well maintained with a newer propane furnace, metal roof and aluminum siding.

The unique location of the property provides easy access to surrounding lands, including the neighboring Sugarloaf Mountain hike, access to the extensive Noquemanon and Northcountry Trail Networks, as well as other attractions in Marquette Township and the Marquette area. The rental will be targeted at families or small groups interested in accessing local trails for hiking, biking and skiing. It will be marketed through sites such as VRBO and Airbnb, as needed.

The vacation rental will be operated by Shannon Fisher and Jason Howes as the local property owners.

Off-street parking

The property has a ~200 ft long driveway. The house contains a two car garage and designated parking spaces for up to 5 additional vehicles. Given the occupancy limits for the house, we do not expect the total parking requirement to exceed 4 vehicles all of which will be out of sight of neighbors and others visiting the area.

Impact Statement –Emergency Services, Schools, Sanitary and Local Traffic

The property is located on County Road 550 in Marquette Township. In respect to impacts on fire or emergency services, there are no emergency services or education-related facilities between the home and Co Rd 550. Any incremental traffic or risk impact on these services as a result of the vacation rental is highly unlikely. The home uses well water and has a self-contained septic system, both of which are well maintained and do not rely on Township sanitary services. Incremental impact on local traffic will be limited to family and visitors to the home.

Site Layout

The property consists of three structures: the main home and two ~1000 sq ft pole barns. The home was built in 1971. The pole barns are estimated to be less than 30 years old.



Site Overview – Zoning and placement

The entire property is zoned Scenic Residential

- North property boundary is shared with Sugarloaf Mountain, owned by Marquette County Road Commission
- East, South and West is Scenic Residential private land

Any questions / concerns :

Phone - 231 - 620 - 0456

email - pixilina01@gmail.com



Property Address

828 CO RD 550
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

BORG JADE & DAVID
—
828 CO RD 550
MARQUETTE, MI 49855

Acreage: 13.2
Zoning: SR

Legal Description

SEC. 32 T49N R25W 3.4 A N 1/2 OF NW 1/4 OF NW 1/4 OF SE 1/4.

Sales Information

Sale Date: 10-31-2016

Sale Price: 174900

Instrument: WD

Grantor: JOHNSON, HILDA

Grantee: JACOBSON, JADE & DAVID BORG

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2016R-10983

Sale Date: 06-10-2016

Sale Price: 0

Instrument: QC

Grantor: JOHNSON, HILDA

Grantee: JOHNSON, HILDA

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2016R-07441

Sale Date: 06-10-2016

Sale Price: 0

Instrument: QC

Grantor: JOHNSON, HILDA & LAURIE REINEKE

Grantee: JOHNSON, HILDA

Terms of Sale: 21-NOT USED

Liber/Page: 2016R-07440

Sale Date: 12-23-2014

Sale Price: 0

Instrument: QC

Grantor: JOHNSON, HILDA TRUSTEE

Grantee: JOHNSON, HILDA

Terms of Sale: 09-FAMILY SALE

Liber/Page: 2015R-00625

Sale Date: 12-23-2014

1 Story

1660

Basement

Siding

Basement Finished Areas

Recreation:	0
Living Area:	0

Garage/Carport Information

Area	Capacity	Exterior	Type
576		Siding	1 Wall
1280		Pole	Detached
1008		Pole	Detached

Porch/Breezeway Information

Area	Description
98	Porch CCP (1 Story)

Deck Information

Area	Description
100	Treated Wood

Delinquent Tax Information as of 3/23/2021

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2017**Base Tax: 0****Base Tax Due: 0****Base Tax Paid: 0****Total Due: 0****Last Paid:****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!

8a.

COPY FOR YOUR INFORMATION

RESOLUTION OF SUPPORT

Marquette County Intergovernmental Task Force

WHEREAS, the Marquette County Intergovernmental Housing Task Force is a consortium of local governments working together to advocate for state resources, identify regional solutions, leverage funding opportunities, and examine best practices related to housing challenges in Marquette County.

WHEREAS, Marquette County must address the full range of housing needs facing all income levels and household types, as documented in the 2020 Marquette County Housing Needs Assessment, including home rehabilitation, new housing development, and redevelopment. These housing needs have county-wide impact on our economy, workforce, and infrastructure that require intergovernmental collaboration and response; and

WHEREAS, a lack of resources and programs specific to attainable housing creates additional challenges in meeting the needs of the county's workforce; and

WHEREAS, solutions may include local, county, regional, or state activities and tools such as zoning updates; development benefit agreements; tax incentives: Land Bank Authority and brownfield redevelopment incentives, consideration of innovative and diverse housing types; community awareness and educational efforts; new funding sources; and innovative partnerships.

WHEREAS, new resources and programs must feature local and regional participation and control in order to ensure the flexibility needed to address the unique challenges faced throughout the region.

Now therefore, be it resolved that Marquette Charter Township agrees to participate in the Intergovernmental Housing Task Force by assigning Planning & Zoning Administrator Jason McCarthy as its representative.

Adopted by roll-call vote:

Supervisor Durant Yes Treasurer Johnson Yes Clerk Ritari Absent
Trustee LaRue Absent Trustee Winslow Yes Trustee Markes Yes
Trustee Everson Yes

AYES 5 NAYS 0

STATE OF MICHIGAN }
 } ss.
COUNTY OF MARQUETTE }

Randy J. Ritari, the duly qualified and acting Township Clerk for the Charter Township of Marquette, County of Marquette and State of Michigan, DOES HEREBY CERTIFY that the foregoing in a true and complete copy of certain proceeding taken by the Marquette Charter Township Board at a regular meeting held on the 4th day of January, 2022.



Randy J. Ritari, Township Clerk

84.

**COPY FOR YOUR
INFORMATION**

Charter Township of Marquette 2022 Meeting Dates

<u>Township Board</u> 6:30 pm	<u>Planning Commission</u> 7:00 pm	<u>Recreation Committee</u> 5:30 pm	<u>Roads Committee</u> 5:30 pm	<u>DDA</u> 3:00 pm
January 4	January 12	January 18	January 4	January 11
January 18	January 26	February 15	February 1	April 12
February 1	February 9	March 15	March 1	July 12
February 15	February 23	April 19	April 5	October 11
March 1	March 9	May 17	May 3	
March 15	March 23	June 21	June 7	
April 5	April 13	July 19	July 5	
April 19	April 27	August 16	August 3 (Wed)	
May 3	May 11	September 20	September 6	
May 17	May 25	October 18	October 4	
June 7	June 8	November 15	November 1	
June 21	June 22	December 20	December 6	
July 5	July 13			
July 19	July 27			
August 3 (Wed)	August 10			
August 16	August 24			
September 6	September 14			
September 20	September 28			
October 4	October 12			
October 18	October 26			
November 1	November 9			
November 15	December 14			
December 6				
December 20				

NOTE:

Township Board meets at 6:30pm on the first and third Tuesday of each month at the Township Hall. Due to Election in 2022 – August 2nd is moved to Wednesday, August 3rd, 2022.

Planning Commission meets at 7:00pm on the second and fourth Wednesday of each month at the Township Hall. The Planning Commission Only has (1) One Meeting in November and December.

Recreation Committee meets at 5:30pm on the third Tuesday, before the second Board Meeting of each month at the Township Hall.

DDA meets at 3:00pm on the second Tuesday of each quarter.

Road Committee meets at 5:30pm on the first Tuesday of each month, before the first Board Meeting of each month at the Township Hall.

Revised November 9, 2021