



## MARQUETTE CHARTER TOWNSHIP

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

# PLANNING COMMISSION MEETING

WEDNESDAY, JULY 13, 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.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – June 8, 2022
5. Public Comment.
  
6. New Business.
  - a. **Special Use Public Hearing #071322-1** – proposed *Tiny Home* land use to be located at 400 Co Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-004-029-10. Applicant: 550 Outpost, LLC, 117 N 6th Street, Marquette, MI 49855.
  - b. **Special Use Permit Public Hearing Request** – Proposed *Mini-Warehouses (Storage)* land use on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-450-017-00. Applicant: Andrew Mansfield, P.E., Integrated Designs, Inc., 1021 W. Baraga Ave, Marquette, MI 49855.
  - c. **Special Use Permit Public Hearing Request** – Proposed *Scientific Research Facility* to be located on a property located within the Development District (DD) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-020-028-00. Applicant: Jesse Nye, Mount Mfg., 200 Echelon Dr., Suite C, Negaunee, MI 49866.
  - d. **Zoning Map Amendment Public Hearing Request** – Proposed extension of the General Business zoning designation on two (2) parcel that currently have split lot zoning between General Business (GB) and Development District (DD), per the Marquette Township Zoning Map. Parcel Tax ID#s: 52-08-017-018-40 & 52-08-017-018-20. Applicant: Jim O'Dovero, JCP Trust/Highbridge Group, 220 W. Washington Street, Suite 220, Marquette, MI 49855.



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7. Unfinished Business.
  - a. Short-Term Rental Report – Additional Information – Discussion
  - b. Attainable/Affordable Housing – Discussion
  - c. 2023 Capital Improvement Program (CIP) – Discussion
8. Correspondence.
  - a. 760 Lake Enchantment Rd. Property Maintenance – Update *(if available)*
  - b. Hiserote Short-Term Rental Application – Update *(if available)*
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 – July 27, 2022***

**Marquette Township Planning Commission – Regular Meeting  
Wednesday, June 13, 2022 – 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:** Bethany Cody, Jim Johnson, Steve Heikkinen, Linda Winslow

**MEMBERS ABSENT:** Denny Ferraro – Excused

**STAFF PRESENT:** Erik Powers– Staff Planner

**OTHERS PRESENT:** Nicole Hiserote and Meg Farley - 2540 CR 550, John and Lisa Plaxco – 2546 CR 550, Deb Diedrich – Autrain, co-owner of 2548 CR 550, Nancy Peterson – 339 Alger St, Marquette, co-owner of 2548 CR 550, Marsha Chapman – Negaunee Township

**APPROVAL OF AGENDA:**

Powers noted that an additional public comment letter under item 6a and the draft minutes from the May 25 regular Planning Commission meeting were left at each commissioner’s chair on the dais.

**MOTION:** *To APPROVE agenda as presented.*

*Winslow, Moved  
Cody, Supported*

**Motion Carried: 4-0**

**MINUTES FROM PREVIOUS MEETING:** May 25, 2022

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

*Heikkinen, Moved  
Cody, Supported*

**Motion Carried: 4-0**

**PUBLIC COMMENT:**

None

**NEW BUSINESS:**

- a. **Special Use Public Hearing #060822-1 – Proposed Short-Term Rental to be located on a property at 2540 County Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855.**

Chairman Johnson opened the public hearing at 7:03 PM.

Powers provided background information on the proposed site plan and detailed the application and staff report.

Applicant Nicole Hiserote acknowledged that several neighbors are present and that she will

reserve her time until after they have spoken in order to address concerns and comments brought forth.

Lisa Plaxco (2546 CR 550) submitted a letter and pictures as well as provided spoken comment expressing concerns regarding safety of her children, sharing beach space with renters, renters using shared driveway, utilization of shared well (2540 and 2546 share a well, which is located on the parcel at 2546), renters potentially stealing recreational equipment, and potential noise disturbances. Plaxco requested that if the request is approved, a letter be sent to her stating the details of approval despite objection.

Heikkinen inquired about the well, and Hiserote stated the well is shared and they have no intention of installing a private well.

General discussion regarding a property survey and legal description ensued, including inaccuracies in the provided legal description, the fact that surrounding properties and that Hiserote has been working with Mike Mileski to acquire a survey and accurate legal description.

Deb Diedrich (Resides in AuTrain, part owner of 2548 CR 550) stated that development in the area was done historically by "handshake", and little to no written record exists of agreements, easements, etc. exist. Diedrich provided historical anecdotal knowledge of the well, beach frontage, and other details.

General discussion regarding the driveway easement ensued, including rights of access, dimensions, maintenance, and other issues.

John Plaxco (2546 CR 550) provided information regarding the driveway easement and beach access, as well as expressed concern over renters potentially trespassing.

Hiserote stated that safety of children is paramount of her concerns, given her employment history with the Michigan State Police, and that she would not be doing anything if she thought it was a threat to children. Hiserote stated that she has a person on standby for any concerns that may arise with renters. She provided an overview of the limits and restrictions that could be imposed, either on her own accord, or through the provided features of listing services like AirBnB or VRBO.

Nancy Peterson (339 Alger St, Marquette) expressed concern over the safety of children around renters.

Further discussion regarding the well ensued, including legal rights and whether the applicants are "grandfathered" into having legal access to the well.

Marsha Chapman (Negaunee Township, co-owner of 2548 CR 550) expressed opposition to the proposed use.

Chairman Johnson closed the public hearing at 8:09.

Johnson stated he does not think the commission is prepared to vote on the proposed use at present due to outstanding legal questions concerning the well, easements, and the survey. Cody and Winslow concurred. Heikkinen stated he understands the concerns, but that he believes there are no significant concerns regarding the well, and legal rights of use to the well have been historically established.

**MOTION:** To **TABLE** the proposed Short-term Rental use request, contingent upon acquiring a sealed survey and legal description and a legal opinion on the status of well rights from the Township Attorney.

**Winslow, Moved**  
**Heikkinen, Supported**

**Motion Passed 4-0**

**(Roll Call vote – Yays: Winslow, Cody, Heikkinen, Johnson. Nays: None.)**

**b. Short-Term Rental Report – Additional Information – Discussion**

Powers detailed information provided in the short-term rental report, including a proposed one-sheeter/FAQ/informational sheet and a unit posting containing rules and regulations.

Heikkinen inquired into whether the township attorney has reviewed the proposed documents, to which Powers replied he has not but staff is working to get that done. Heikkinen also inquired about enforcement of proposed rules.

General discussion ensued about restrictions, special use permit application approval process including public hearing and public comment process, surveys, and short-term rental uses in general.

Heikkinen and Winslow stated they would like more time with the material in order to review more in depth. This will also provide time for Commissioner Ferraro to review the material. Winslow requested a report on how surrounding municipalities are addressing short-term rentals.

**c. Attainable/Affordable Housing – Discussion**

Powers provided detail on several articles included in the meeting packet regarding the effects zoning has upon affordable and/or attainable housing. These articles were provided in order to spur discussion on possible future ordinance amendments. General discussion ensued regarding tiny homes, accessory dwelling units, and zoning ordinance requirements.

**d. 2023 Capital Improvement Program (CIP) – Discussion**

Powers provided detail on the 2023 CIP, and included in the meeting packet are the complete host of requests from the 2022 CIP. Powers stated that staff CIP requests will be into the Commission by the July 13 meeting, and he also stated that department heads could be requested to appear to answer questions. General discussion ensued regarding the CIP, 2022 requests and process timeline.

**UNFINISHED BUSINESS:** None.

**CORRESPONDENCE:**

**a. 760 Lake Enchantment Property Maintenance Update**

Powers provided an update on the ongoing property maintenance case at 760 Lake Enchantment Rd. He reminded the commission that tickets were issued to all three property owners in November, and that after an informal hearing, a settlement agreement was reached with the requirement that the violations be corrected by June 1. Powers stated that he inspected the property on June 6, but little to no progress was observed. He stated that staff still needs to confer with Township Attorney

Zappa before any further action is taken. He will keep the commission apprised of any future developments.

**b. 400 CR 550 (Leppanen Tiny Homes) Public Hearing**

Powers stated that the public hearing for 400 CR 550 (Leppanen Tiny Home Request) originally scheduled for the June 22 meeting has been moved to the July 13 Regular Meeting.

**REPORTS:**

**Township Board Report**

Winslow relayed that the Township Board discussed the upcoming car show on Father's Day weekend at the Westwood Mall. She provided detail on a Stantec Water Affordability Study, which recommended no changes to water and sewer rates. She stated that two trucks were purchased for the Public Works Dept. She brought up the Forestville/Wright St intersection, and general discussion ensued.

**Recreation Committee Report**

The Recreation Committee did not meet in May due to a lack of a quorum.

**Road Committee Report**

Powers provided detail on the most recent road committee meeting, including clear sight intersection concerns and drainage issues in Trowbridge.

**Planning and Zoning Report**

Powers indicated that the recently approved café/bakery to be located on US-41 has experienced delays due to deliberations among the development team regarding square footage.

Powers also indicated that staff have received a preliminary PUD application from the Longyear Development group for their proposed Forestville development. General discussion ensued regarding the development and PUD requirements.

**ANNOUNCEMENTS:** None.

**PUBLIC COMMENT:** None.

**ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:** None.

**ADJOURNMENT:** Meeting adjourned at 9:31 PM

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Linda Winslow – Planning Commission Secretary



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6a.

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### STAFF REPORT

PLANNING COMMISSION – JULY 13, 2022

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**Agenda Item # 6a:**      **Special Use Public Hearing #071322-1 – proposed Tiny Home land use to be located at 400 Co Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-004-029-10. Applicant: 550 Outpost, LLC, 117 N 6th Street, Marquette, MI 49855.**

**Applicant:**                      550 Outpost, LLC, 117 N 6th Street, Marquette, MI 49855.

**Property Owner:**              550 Outpost, LLC, 117 N 6th Street, Marquette, MI 49855.

**Parcel ID#:**                      52-08-004-029-10

**Staff Contact:**                      Jason McCarthy

**Background:**

Staff has received a Special Use Application in order to establish the special land use of *Tiny Home* on a property located in the zoned Rural Residential (RR) district.

**Proposed Finding of Fact:**

- The subject parcel is located in the zoned Rural Residential (RR) District.
- The subject parcel is located in Section 4, T48N, R25W
- Surrounding zoning districts to the subject parcel are Rural Residential (RR) to the North, 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:



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### "Article 2 – Definitions:

**Tiny Home** – A manufactured or conventionally built structure, 450 square feet in size or less, which may be built on a steel undercarriage with the necessary wheel assembly to be transported to a permanent or semi-permanent site. Any wheels, and to the extent a steel undercarriage is not an integral structural component, shall be removed and the unit shall be placed upon and properly affixed to a permanent or semi-permanent foundation. A Tiny Home shall not include a Camper as defined in Section 2.02.

### SECTION 15.05: Use Vs. District Nomograph:

*Short-Term rental is Special Use in the Rural Residential (RR) Zoning District*

### "SECTION 16.12: TINY HOMES

1. *In addition to complying with of other relevant Sections of this Ordinance, except for minimum square footage requirements, petitioners desiring to site and/or construct a Tiny Home (as defined in Section 2.02) shall also provide the following information to be considered for a special land use permit:*
  - a. *Marquette County Building Permit(s)*
  - b. *Marquette County Health Department Permit(s)*
  - c. *Off-street parking conforming to residential single-family dwelling units under Article 21.*
  - d. *Connection to a public sewer and water supply in compliance with the Marquette Township requirements, or to such private facilities as approved by the Marquette County Health Department.*

### 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





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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.

### **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.



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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.
- 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



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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.
  - 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.



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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.

# The Mining Journal

Upper Michigan's Largest Daily Newspaper

249 W. Washington St., P.O. Box 430, Marquette, Michigan 49855. Phone (906)228-2500. Fax (906)228-3273.

## AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

AFFIDAVIT OF PUBLICATION

For the County of: **MARQUETTE**

In the matter of: Notice of Public Hearing  
Marquette Township Planning Commission  
July 13, 2022

RECEIVED

JUN 29 2022

Marquette Township

Size: 2 x 3.5

State of MICHIGAN, County of Marquette ss.

**ANN TROUTMAN**

being duly sworn, says that she is

**PUBLISHER**

of **THE MINING JOURNAL**

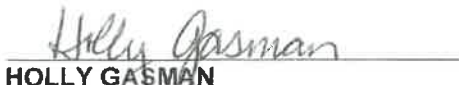
a newspaper published and circulated in said county and otherwise qualified according to Supreme Court Rule; that annexed hereto is a printed copy of a notice which was published in said newspaper on the following date, or dates, to-wit

June 23, 2022



**ANN TROUTMAN**

Subscribed and sworn to before me this 23rd day of June, 2022



**HOLLY GASMAN**

Notary Public for MARQUETTE County, Michigan  
Acting in the County of Marquette  
My commission expires: May 25, 2025

### NOTICE OF PUBLIC HEARING MARQUETTE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that a public hearing will be held by the Marquette Township Planning Commission on Wednesday, July 13, 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 Tiny Home land use to be located at 400 Co Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-004-029-10. Property is described as: SEC. 4 T48N R25W 1 A M/L PART OF W 1/2 OF NE 1/4 OF SE 1/4 BEG AT THE INT OF S L1NE & E ROW OF CO RD 550 TH N44DEG 5'E 200' TH E 241.24' TH S 139.14' TH W 384.9' TO POB. Applicant: 550 Outpost, LLC, 117 N 6th Street, Marquette, MI 49855.

The Marquette Township Zoning map and text are available online at [www.marquettetownship.org](http://www.marquettetownship.org). Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, July 12, 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).

RECEIVED

PAID \$255  
MAY 13 2022  
3484322  
Marquette Township



# Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



## Application for Special Use Permit

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

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

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

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

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

### Application Type

New Application     Renewal

### Applicant Information

Name: <b>Aaron Leppanen</b>		Address: <b>117 N 6th St Marquette MI 49855</b>	
Business Name: <b>550 Outpost LLC</b>			
Phone: <b>9063607444</b>	Fax:	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: <b>aaron@leppanenanker.com</b>			

### Property Owner (if different from applicant)

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

### Property Information

Address: <b>400 CRD 550</b>		Parcel I.D. Number(s): <b>52-08-004 _029 _10</b>	
Zoning District: <b>Rural Residential</b>	Legal Description(s) (attach pages as necessary):		
Size (acreage or square footage): <b>44,130</b>	Name of any existing businesses on property:		
Proposed Use of Property: <b>Tiny Homes</b>			
Present Use of Property: <b>Vacant</b>			

### Permission

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

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

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

**Applicant:**

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

Signature of Applicant: [Signature] Date: May 13th 2022

Applicant's Name (print): Aaron Leppanen

**Property Owner:**

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

Signature of Property Owner: [Signature] Date: May 13th 2022

Property Owner's Name (print): Aaron Leppanen

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): <u>Erik Powers</u>	Date: <u>5/13/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>\$255.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____

Monday, February 21, 2022

To Whom It May Concern:

We are proposing to add 2 - 450 square foot tiny homes to parcel number 52-08-004-029-10. The parcel is owned by Phil's Outpost LLC, which also owns the Phil's 550 store. The 2 - 450 square foot cabins will be spaced out evenly amongst the 44,130 square foot parcel. They cabins will be rental units or used by the owners when traveling to Marquette. They will share a septic tank and well. The tiny homes will be accessed by an existing drive that runs off of CRD 550. The existing drive will also reduce any unnecessary tree clearing. The current lot was chosen as it is currently vacant with some small growth tree coverage and behind the Phil's 550 store, so not to bother any of the neighbors. We believe this project will have little impact to the area.

As these are relatively small homes we don't believe there will be any impact to the school district and limited to no impact on emergency services. Because this is an existing shared private drive located near the entrance to the MIP association, additional traffic volumes should be unnoticeable. The 1-bedroom tiny homes will share a septic tank and well and should not have significant impact on the surrounding area.

There are currently no known structures on the property.

The property is currently zoned Rural Residential.

Sincerely,

Aaron Leppanen

A handwritten signature in black ink, appearing to read 'Aaron Leppanen', written in a cursive style.



DocId:8095105  
 Tx:4060600  
 5/3/2022 10:30:00 AM

2022R-04671  
 CARLA A L'HUILLIER  
 REGISTER OF DEEDS  
 MARQUETTE COUNTY, MI  
 RECEIVED ON  
 05/03/2022 10:30 AM  
 RECORDED ON  
 05/03/2022 10:39 AM  
 PAGES: 2

TREASURER'S OFFICE MARQUETTE COUNTY, MI  
 4278C Required by Sec 135, Act 206 1893 amended  
 I hereby certify that all taxes which by law are required to be returned to this office, have been fully paid for the five years preceding the date of said instrument for the lands described herein. This certification does not apply to taxes in the process of local collection, board of review, PRE denial or tax tribunal.  
 JACQUELINE SOLOMON, TREASURER / *JWS*

**WARRANTY DEED**

The Grantor, Deborah J. Pearce, individually and as survivor of Philip S. Pearce, Deceased (Grantor), whose address is 402 County Road 550, Marquette, MI 49855, CONVEYS AND WARRANTS to PHILVILLE, LLC, a Michigan limited liability company, whose address is 400A County Road 550, Marquette, MI 49855, the following described premises situated in the Township of Marquette, County of Marquette and State of Michigan:

*Haroon Leggaren  
 117 N. 4th St  
 Marquette*

A parcel of land in the West Half of the Northeast Quarter of the Southeast Quarter (W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section 4, T48N, R25W Commencing at the point of intersection of the South line of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of said Section 4 and the Easterly Right-of-Way line of County Road 550 for a Point of Beginning (this point being 205.4 feet, more or less, East of the Southwest corner of said Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of said Section 4; thence N44°05'E, 200 feet; thence East parallel to the South 16<sup>th</sup> line of said Section 4, 241.24 feet; thence South 139.14 feet to the South 16<sup>th</sup> line of said Section 4; thence along said South 16<sup>th</sup> line West, 384.90 feet to the Point of Beginning.

for the sum of TEN THOUSAND Dollars (\$10,000.00), subject to easements and building and use restrictions of record.

The Grantors grant to the Grantees the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

Dated this 29<sup>th</sup> day of March, 2022.

Grantor

*[Signature]*  
 Deborah J. Pearce

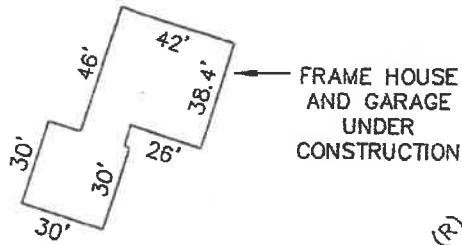
\*Death Certificate for Philip S. Pearce recorded as document 2018R-01421.

# MORTGAGE REPORT

## ORIGINAL

**DETAIL:**

SCALE: 1"=40'



FRAME HOUSE AND GARAGE UNDER CONSTRUCTION

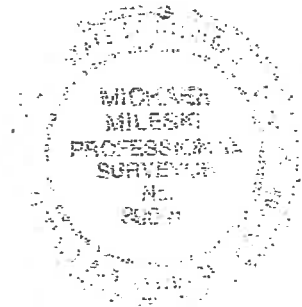
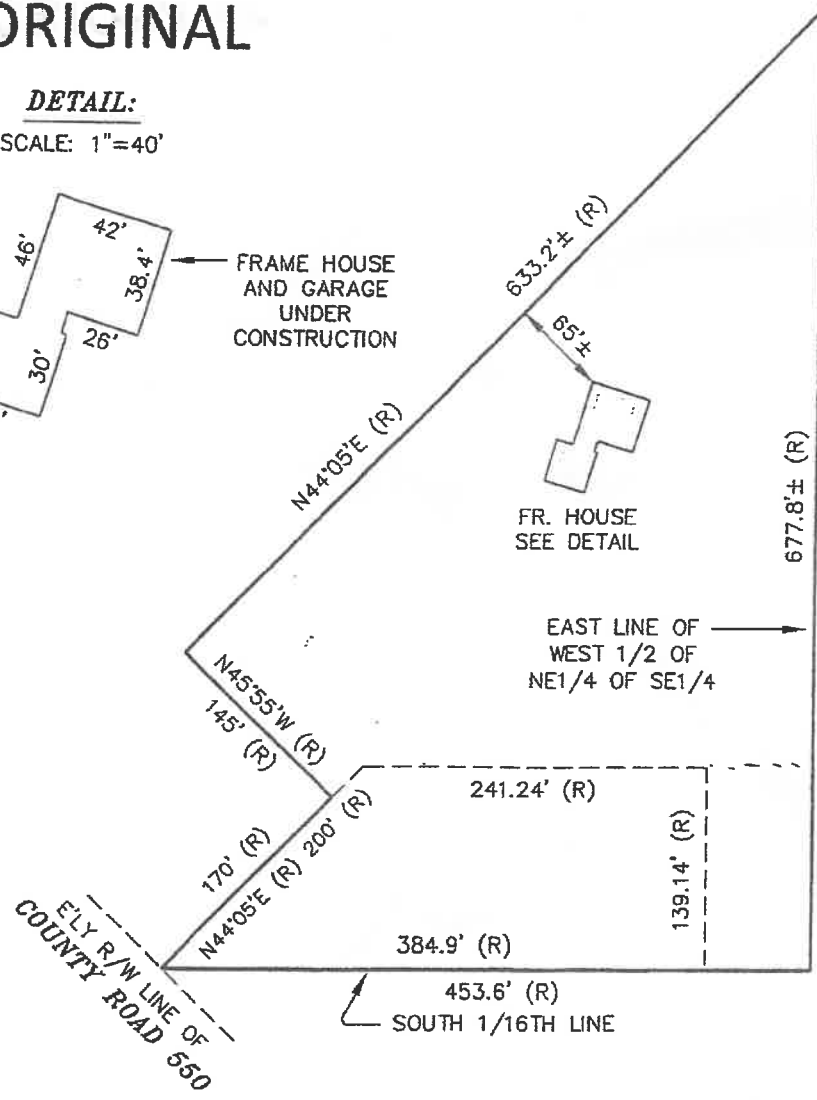
FR. HOUSE SEE DETAIL



SCALE: 1"=80'

**NOTE:**

PHYSICAL ACCESS TO SUBJECT PROPERTY IS ALONG A GRAVEL DRIVE THROUGH THE PROPERTY UPON WHICH PHIL'S 550 STORE IS LOCATED.



*Michael Mileski*

MICHAEL MILESKI, P.S. 39091  
 MICHAEL MILESKI, P.S. 39091  
 DATE: 10 MARCH 2014

**LEGAL DESCRIPTION (AS PROVIDED)**

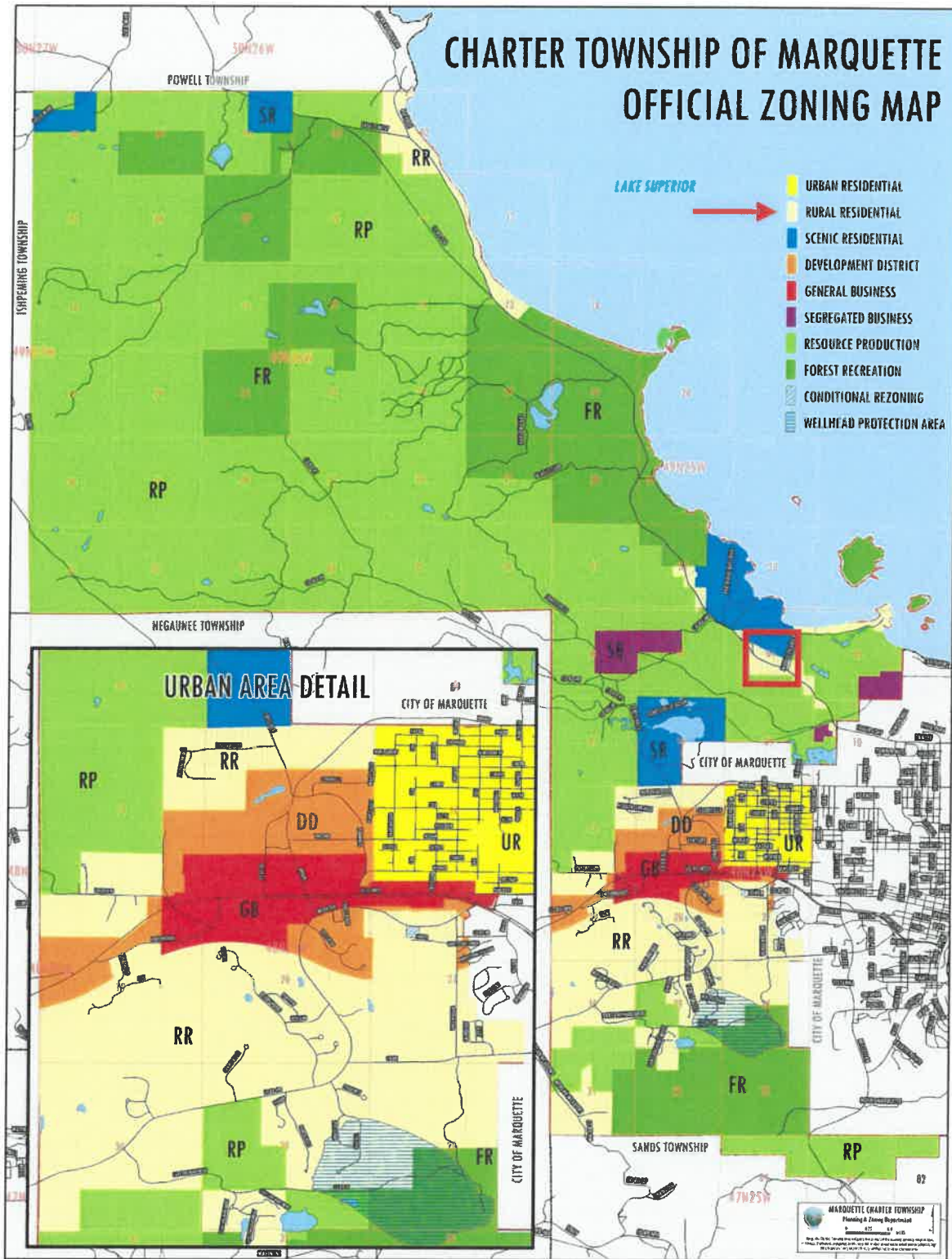
THE FOLLOWING DESCRIBED PARCELS SITUATED IN THE TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) OF SECTION (4), TOWNSHIP 48 NORTH, RANGE 25 WEST, MARQUETTE TOWNSHIP, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) OF SAID SECTION 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 550 FOR A POINT OF BEGINNING (THIS POINT BEING 205.4 FEET MORE OR LESS EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER); THENCE NORTH 46°05' EAST 200.00 FEET; THENCE EAST PARALLEL TO THE SOUTH 1/16 LINE 241.24 FEET; THENCE SOUTH 139.14 FEET TO THE SOUTH 1/16 LINE; THENCE ALONG SAID SOUTH 1/16 LINE WEST 384.90 FEET TO THE POINT OF BEGINNING.

AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 25 WEST, BEGINNING 205.4 FEET OF THE SOUTHWEST CORNER THEREOF, THENCE

# ARTICLE 3 – ZONING DISTRICTS AND MAP

## SECTION 3.08: OFFICIAL ZONING MAP



LEPPANENANKER  
ARQUITECTURA

CLIENT  
PHIL'S OUTPOST LLC

PROJECT  
PHIL'S 550 CABIN

PROJECT ADDRESS  
402 CRD 550, MARQUETTE,  
MI

SHEET  
PHILVILLE CABINS

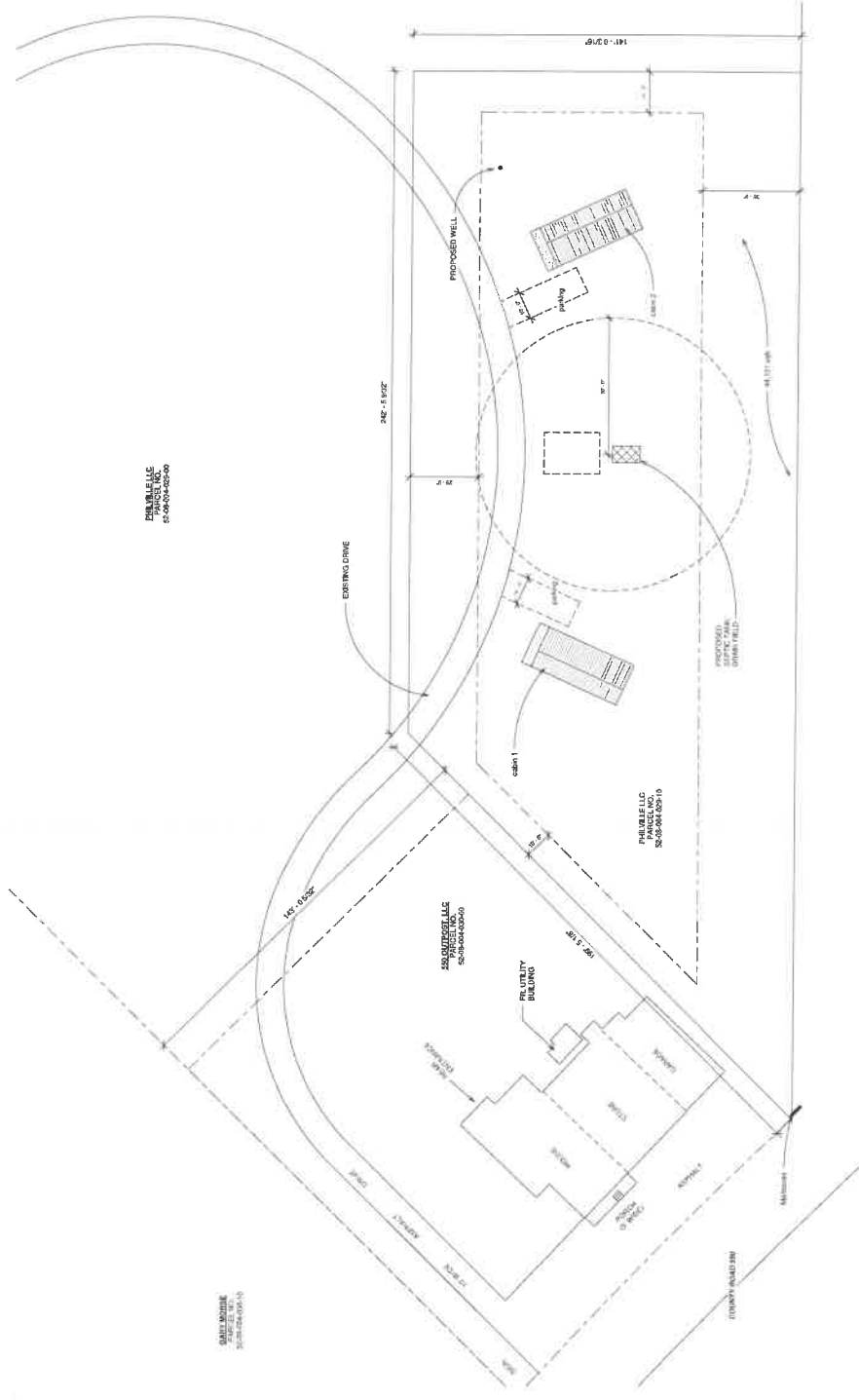
STAMP

DATE \_\_\_\_\_ Issue Date \_\_\_\_\_

REVISION # \_\_\_\_\_

# A107

SCALE 1" = 20'-0"  
PAGE \_\_\_\_\_ Author \_\_\_\_\_



SCALE 1" = 20'-0"

PHILVILLE LLC  
MARQUETTE, MI  
547-350-0001

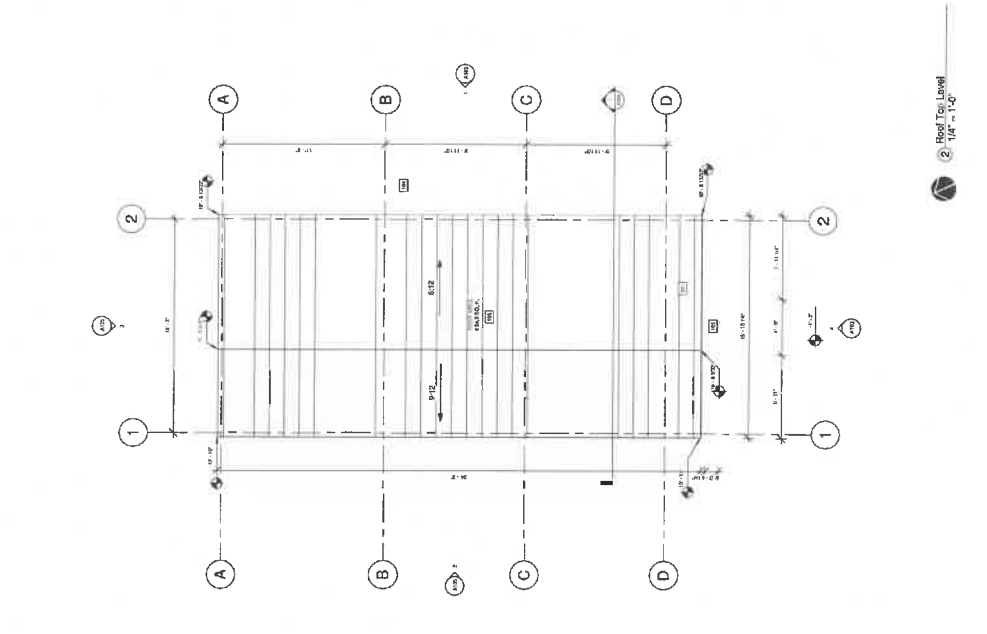
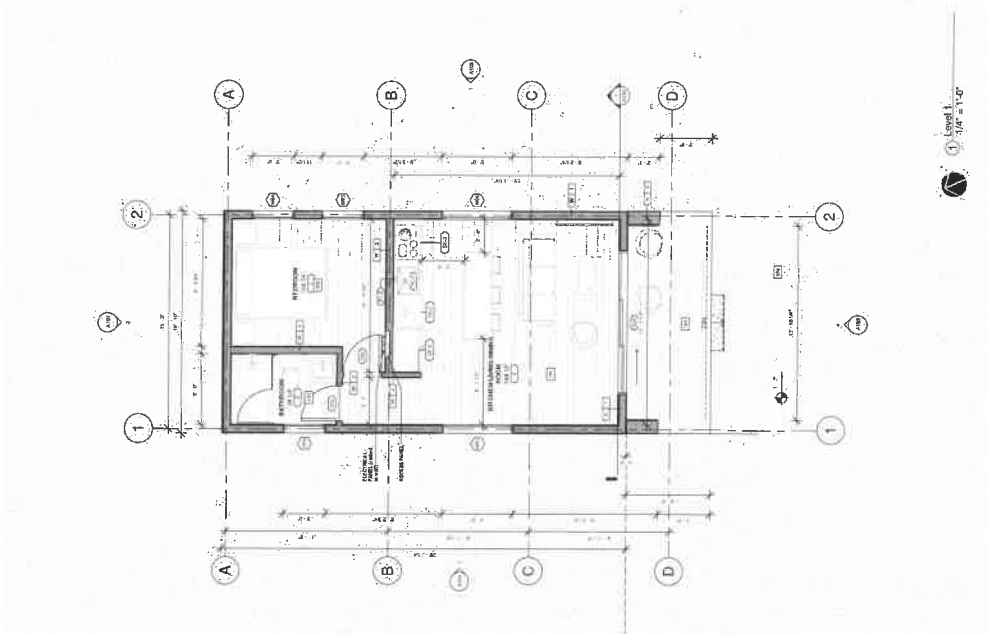
1 Site Copy 1  
1" = 20'-0"

PHILVILLE LLC

- 104 1/2" x 1/2" x 1/2" (30x30x30)
- 105 1/2" x 1/2" x 1/2" (30x30x30)
- 106 1/2" x 1/2" x 1/2" (30x30x30)

- MATERIAL LEGEND**
- 101 1/2" x 1/2" x 1/2" (30x30x30)
  - 102 1/2" x 1/2" x 1/2" (30x30x30)
  - 103 1/2" x 1/2" x 1/2" (30x30x30)

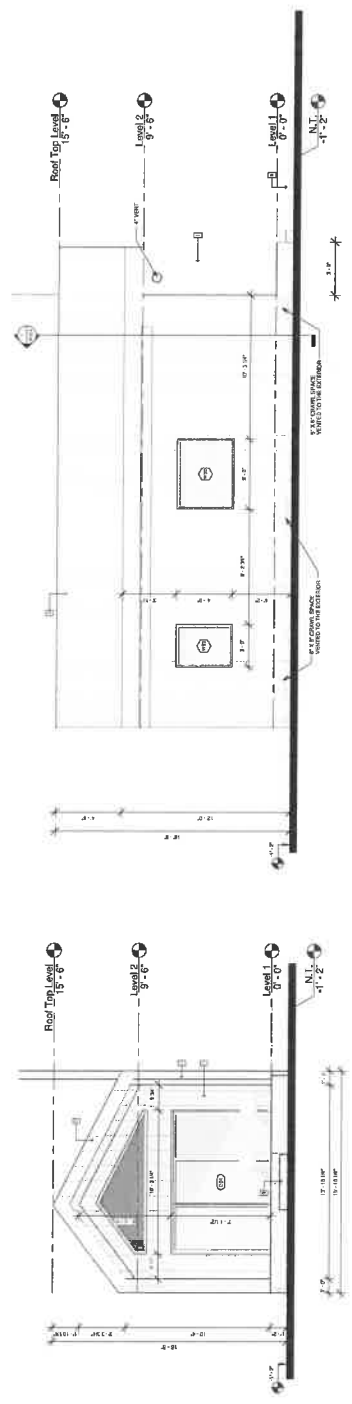
GENERAL NOTE:  
INCLUDE FLASHING AS NEEDED  
ON ALL EXTERIOR METAL SIDING



**MATERIAL LEGEND**

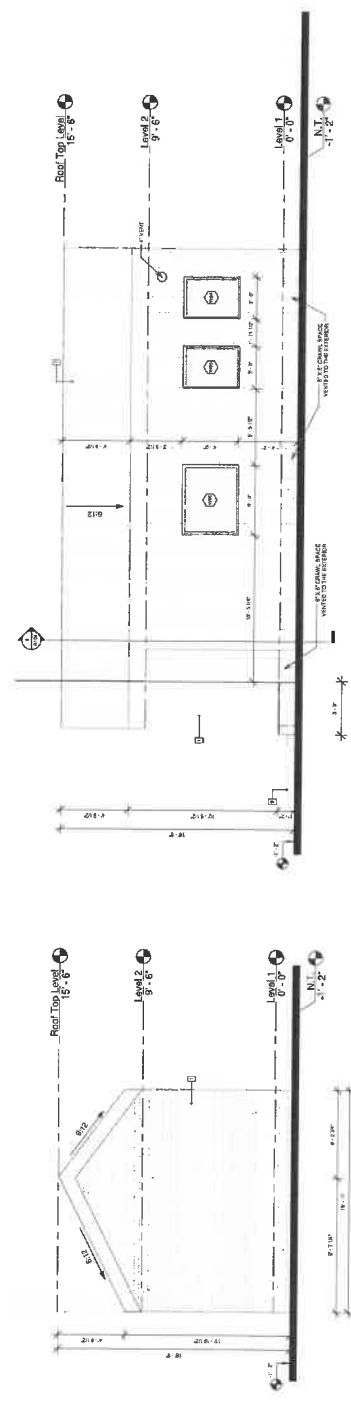
- 1 METAL FLASHING (SEE DETAIL FOR MARKING)
- 2 WOOD FLASHING (SEE DETAIL FOR MARKING)
- 3 WOOD FLASHING (SEE DETAIL FOR MARKING)
- 4 WOOD FLASHING (SEE DETAIL FOR MARKING)
- 5 CONCRETE (SEE DETAIL FOR MARKING)
- 6 METAL FLASHING (SEE DETAIL FOR MARKING)
- 7 METAL FLASHING (SEE DETAIL FOR MARKING)
- 8 METAL FLASHING (SEE DETAIL FOR MARKING)
- 9 CONCRETE (SEE DETAIL FOR MARKING)
- 10 CONCRETE (SEE DETAIL FOR MARKING)

GENERAL NOTE:  
INCLUDE FLASHING AS NEEDED  
INCLUDING DOORS AND WINDOWS



2 West  
1/4" = 1'-0"

4 South  
3/4" = 1'-0"



1 East  
1/4" = 1'-0"

3 North  
1/4" = 1'-0"

**LEPPANEN**  
ANKER  
ARCHITECTURA

CLIENT  
**PHILS OUTPOST LLC**

PROJECT  
**PHIL'S 550 CABIN**

PROJECT ADDRESS  
**400 CRD 550, MARQUETTE,  
MI**

SHEET  
**SECTIONS**

STAMP

DATE

Issue Date

REVISION #

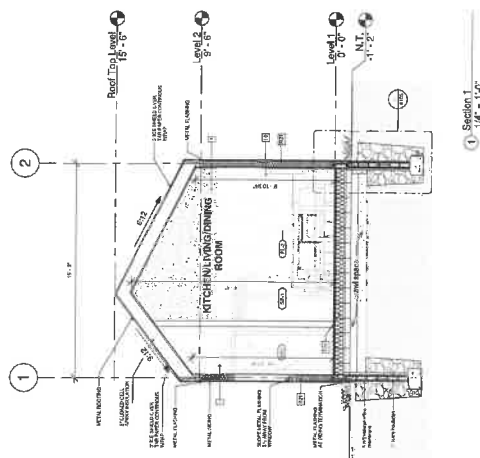
**A104**

SCALE

1/4" = 1'-0"

PAGE

Author



CLIENT  
**PHILS OUTPOST LLC**

PROJECT  
**PHIL'S 550 CABIN**

PROJECT ADDRESS  
**400 CRD 550, MARQUETTE,  
MI**

SHEET  
**DETAILS**

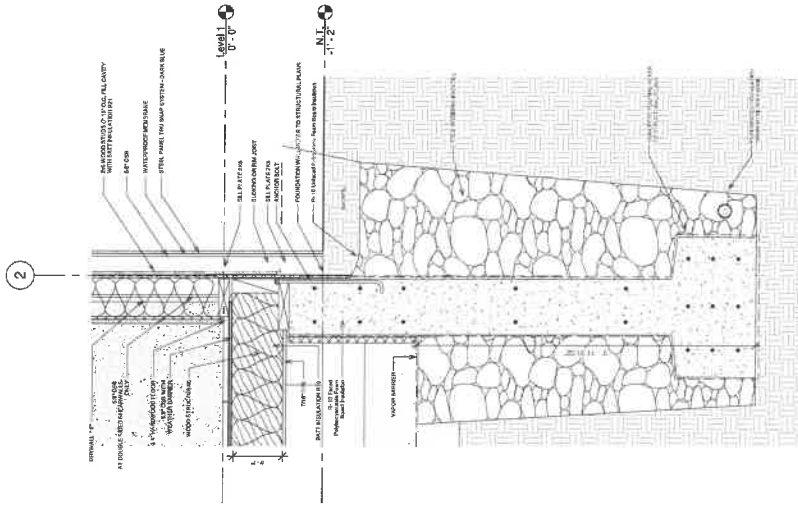
STAMP

DATE \_\_\_\_\_ Issue Date \_\_\_\_\_

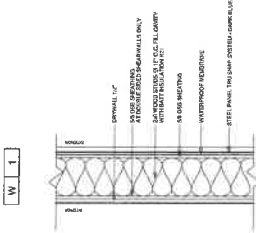
REVISION # \_\_\_\_\_

**A105**

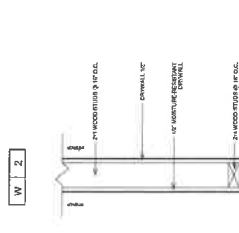
SCALE  
PAGE  
1 1/2" = 1'-0"  
Author \_\_\_\_\_



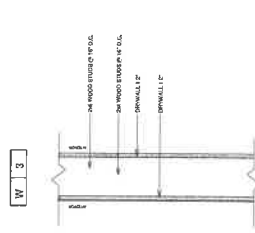
1 FOUNDATION DETAIL  
1 1/2" = 1'-0"



2 EXTERIOR WALL 2X6  
1 1/2" = 1'-0"



3 INTERIOR WALL 2X6  
1 1/2" = 1'-0"



4 INTERIOR WALL 2X6  
1 1/2" = 1'-0"





MARQUETTE COUNTY

# 550 Outpost, LLC - Tiny Home Proposal

## 300 FT Notification Map

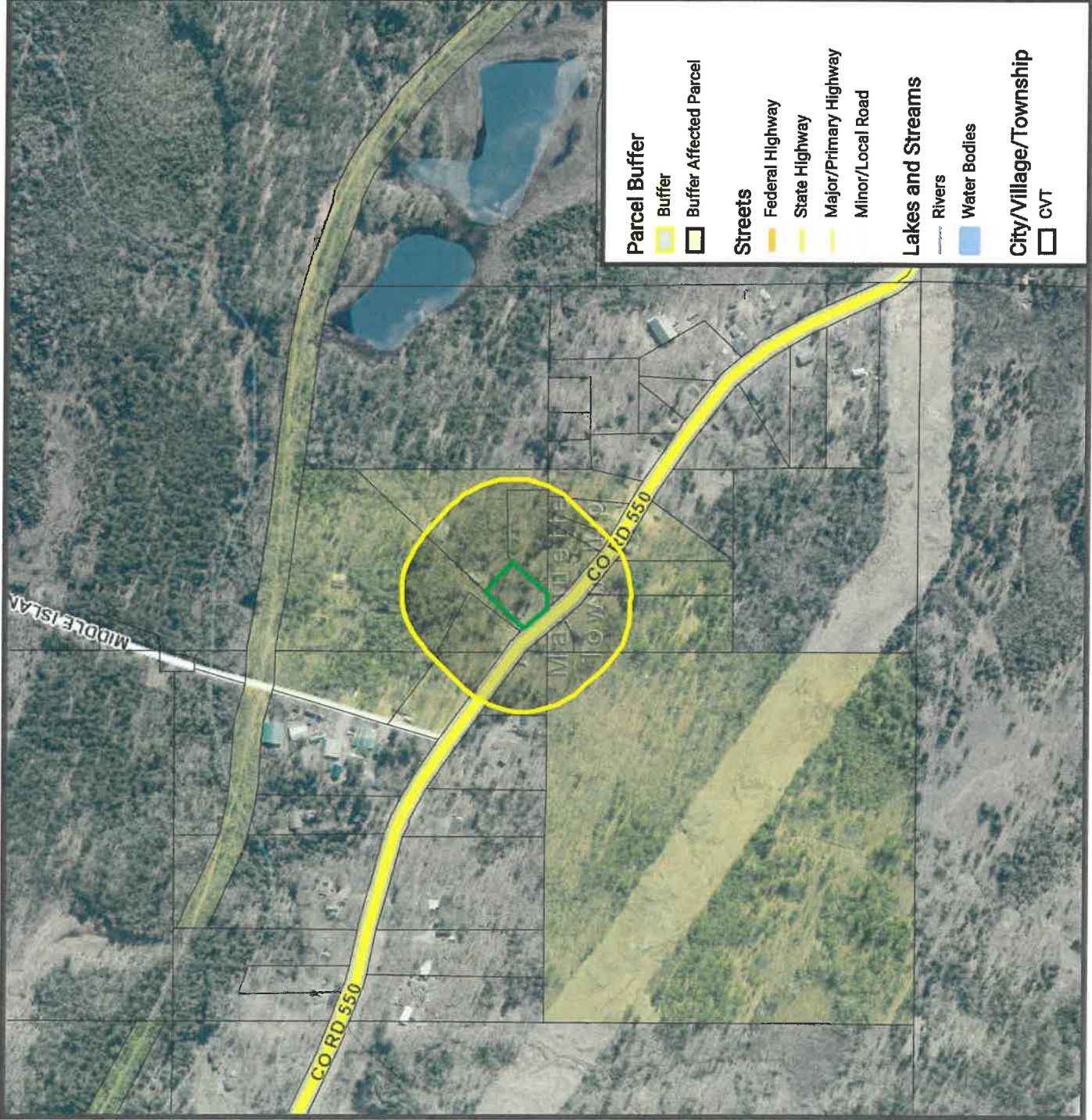


Map Publication:

07/06/2022 1:32 PM



**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Marquette County expresses no warranty for the information displayed on this map document.



**Parcel Buffer**

- Buffer
- Buffer Affected Parcel

**Streets**

- Federal Highway
- State Highway
- Major/Primary Highway
- Minor/Local Road

**Lakes and Streams**

- Rivers
- Water Bodies

**City/Village/Township**

- CVT



MIDDLE ISLAND CAMPERS ASSOCIATION  
19 MIDDLE ISLAND POINT  
MARQUETTE, MI 49855

CARLSON NEIL E & NANCY  
160 MIDDLE ISLAND POINT ROAD  
MARQUETTE, MI 49855

PEARCE DEBORAH  
400 COUNTY ROAD 550  
MARQUETTE, MI 49855

PEARCE DEBORAH  
400 COUNTY ROAD 550  
MARQUETTE, MI 49855

550 OUTPOST LLC  
400 COUNTY ROAD 550  
MARQUETTE, MI 49855

MORSE GARY & SUSAN  
404 COUNTY ROAD 550  
MARQUETTE, MI 49855

QUEEN CITY PROPERTIES LLC  
340 E ARCH ST  
MARQUETTE, MI 49855

BINGHAM BETTY TRUSTEES  
58 MIDDLE ISLAND POINT ROAD  
MARQUETTE, MI 49855

MELKA ROBERT & SHANNON  
419 COUNTY ROAD 550  
MARQUETTE, MI 49855

WISCONSIN ELECTRIC POWER CO  
231 W MICHIGAN RM A252  
MILWAUKEE, WI 53201

COSTANTINO CINDY  
372 COUNTY ROAD 550  
MARQUETTE, MI 49855

TROTOCHAUD THERESA  
358 COUNTY ROAD 550  
MARQUETTE, MI 49855

TROTOCHAUD THERESA  
358 COUNTY ROAD 550  
MARQUETTE, MI 49855

TROTOCHAUD THERESA  
358 COUNTY ROAD 550  
MARQUETTE, MI 49855

JOHNSTON JAMES & MOLLY  
370 COUNTY ROAD 550  
MARQUETTE, MI 49855

BRITTON RONALD & EMILY  
380 COUNTY ROAD 550  
MARQUETTE, MI 49855

BRITTON RONALD & EMILY  
380 COUNTY ROAD 550  
MARQUETTE, MI 49855

LILLIE PHILIP & KAREN ET AL  
CR 550 BOX 386  
MARQUETTE, MI 49855

PEARCE MASON  
376 COUNTY ROAD 550  
MARQUETTE, MI 49855

BLOOM JONATHAN  
381 CO RD 550  
MARQUETTE, MI 49855

WIERENGA KRISTOPHER  
389 COUNTY RD 550  
MARQUETTE, MI 49855

LILLIE PHILIP & KAREN ET AL  
CR 550 BOX 386  
MARQUETTE, MI 49855

RAY JOSEPH & JAMIE FREEMAN  
395 CO RD 550  
MARQUETTE, MI 49855

JUDY ERIKA  
W5027 CENTRAL BLVD  
VULCAN, MI 49892

**Andra Ziems**

---

**From:** paymentconfirmation@allpaid.com  
**Sent:** Friday, May 13, 2022 9:39 AM  
**To:** dulceestorch@marquettetownship.org; Andra Ziems  
**Subject:** MISCELLANEOUS TOWN PAYMENTS Payment Notification



24 Hour Customer Service #: 800-989-7780

**MISCELLANEOUS TOWN PAYMENTS CONFIRMATION EMAIL**

**PLC:** MARQUETTE CHARTER TOWNSHIP **DATE:** 05/13/22  
**8665** 1000 COMMERCE DRIVE  
MARQUETTE, MI 49855  
**FOR: MISCELLANEOUS TOWN PAYMENTS**

**TRANSACTION INFORMATION**

**Name:** AARON LEPPANEN **TRANSACTION REFERENCE #:** 34843224  
**Invoice #:** **TRANSACTION DATE/TIME:** 05/13/2022  
**Explanation of Payment:** LEPPANEN SPECIAL USE **09:38:21 EDT**

**BILLING INFORMATION**

<b>NAME:</b> AARON LEPPANEN	<b><u>PAYMENT INFORMATION</u></b>
<b>ADDRESS:</b> 400 CRD 550	<b>APPROVAL #:</b> 04619G
<b>CITY, STATE ZIP:</b> MARQUETTE, MI 49855	<b>PAYMENT AMOUNT:</b> \$255.00
<b>PHONE #:</b> 906-360-7444	<b>SERVICE FEE:</b> \$11.25
<b>CARD #:</b> xxxx-xxxx-xxxx-0731	<b>TOTAL AMOUNT:</b> \$266.25

**The service fee is not refundable.**

**ATTENTION MARQUETTE CHARTER TOWNSHIP:**

To make corrections, call AllPaid at 800-989-7780, or login to ProviewExp at [www.ProViewEXP.com](http://www.ProViewEXP.com).

Thank you for using AllPaid



**MARQUETTE CHARTER TOWNSHIP**

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

---

**STAFF REPORT**

PLANNING COMMISSION – JULY 13, 2022

---

**Agenda Item # 6b: Special Use Permit Public Hearing Request – Proposed *Mini-Warehouses (Storage)* land use on a property located within the General Business (GB) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05).**

**Applicant:** Andrew Mansfield, P.E., Integrated Designs, Inc.,  
1021 W. Baraga Ave, Marquette, MI 49855

**Property Owner:** Superior Diversified, LLC, 804 W College Ave.,  
Marquette, MI 49855

**Parcel ID#:** 52-08-450-017-00

**Address:** 3062 US-41 West, Marquette, MI 49855

**Staff Contact:** Jason McCarthy

**Background:**

Staff has received an application for a special land use to conduct a *Mini-Warehouse (Storage)* land use at the above location, within the General Business (GB) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance. This land use is a special use in the General Business (GB) zoning district.

**Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, August 10, 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

New Application     Renewal

### Applicant Information

Name: <b>Andrew Mansfield, P.E.</b>		Address: <b>1021 W Baraga Ave, Marquette, MI 49855</b>	
Business Name: <b>Integrated Designs, Inc. (IDI)</b>			
Phone: <b>906-228-4480</b>	Fax: <b>906-228-7524</b>	Name of Contact Person: <b>Andrew Mansfield, P.E.</b>	Contact Phone: <b>810-610-0081</b>
If Applicant is not the Owner, state the Applicant's relationship to the Owner ( <i>i.e. purchaser, land contract vendee, owner's designated agent, etc.</i> ): <b>Owner's Designated Agent</b>			
E-Mail Address: <b>andrewm@intdesigns.com</b>			

### Property Owner (if different from applicant)

Name: <b>Superior Diversified, LLC</b>		Address: <b>804 W College Ave</b>	
Phone: <b>906-250-4133</b>	Fax: <b>n/a</b>	Name of Contact Person: <b>Dean Manning</b>	Contact Phone: <b>906-250-4133</b>
E-Mail Address: <b>dmanning.uci@gmail.com</b>			

### Property Information

Address: <b>3062 US-41 West, Marquette, MI 49855</b>		Parcel I.D. Number(s): <b>52-08- 450 .017 .00</b>
Zoning District: <b>GB - General Buisness</b>	Legal Description(s) ( <i>attach pages as necessary</i> ): <b>Assesor's Plat of Fassbender Farm Lot 17</b>	
Size ( <i>acreage or square footage</i> ): <b>100,012 sft = 2.30 Ac</b>	Name of any existing businesses on property: <b>None</b>	
Proposed Use of Property: <b>Mini-Storage Buildings and Commercial Garage</b>		
Present Use of Property: <b>Vacant Parcel</b>		

### 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: Andrew D. Mansfield Date: 7/5/22

Applicant's Name (print): Andrew D Mansfield, P.E.

**Property Owner:**

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

Signature of Property Owner: Dean Manning Date: 6-30-22

Property Owner's Name (print): Dean Manning

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: \_\_\_\_\_

<b>OFFICIAL USE ONLY</b>	
Official Receiving Application (please print): <u>JASON McCLARTY</u>	Date: <u>7/5/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>\$ 255.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____

# FASSBENDER FARM ASSESSORS PLAT

PART OF THE SOUTH-HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T 48 N, R 25 W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN.



**CERTIFICATE OF COUNTY ROAD COMMISSION**  
 The Board of County Road Commissioners of the County of Marquette, hereby certify that the public roads shown on this plat were in existence at the time the plat was made. This certification is made this 27th day of December, 1991, in accordance with Section 209(1) of Act 286, P.A. 1987.

**Chairman:** James R. Alderton  
**Members:** Glenn F. Sprindler, Robert F. Cambony

**ASSESSOR'S CERTIFICATE**  
 I, as Assessor, by virtue of the authority vested in Section 201(2), Act 286 of P.A. 1967, having been duly authorized by the Township of Marquette, Marquette County, State of Michigan, have caused the land described in the annexed plat to be surveyed, said out, and platted and certified to the State of Michigan. The assessments shown on the plat are not public assessments, but shall be private assessments for the uses as indicated on said plat, and that the plat conforms to Sections 201 thru 213 of Act 286, P.A. 1967 as amended.

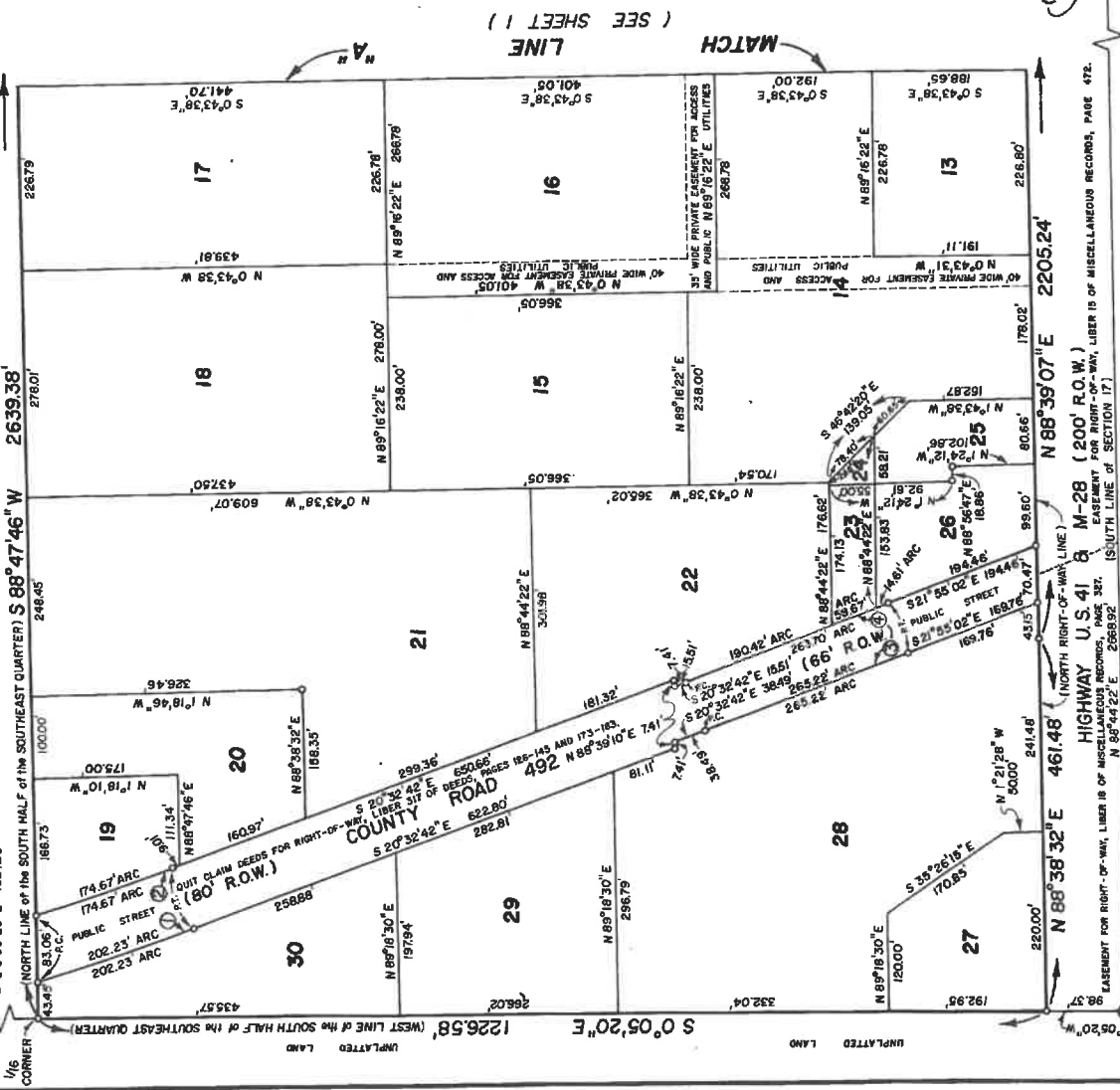
**ACKNOWLEDGEMENT**  
 On this 27th day of December, 1991, before me came the above named Timothy L. Hayden, Assessor of Marquette Township, known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such assessor. Robert F. Cambony, Notary Public, Marquette County, Michigan, My commission expires August 23, 1993.

**MICHIGAN DEPARTMENT OF TRANSPORTATION**  
 APPROVED ON 24th DAY OF DECEMBER, 1991, AS COMPLYING WITH EXISTING RIGHT OF WAY.  
 MICHIGAN DEPARTMENT OF TRANSPORTATION  
 G. ROBERT ADAMS, CHIEF DEPUTY DIRECTOR

**CERTIFICATE OF MUNICIPAL APPROVAL OF ASSESSOR'S PLAT**  
 This plat was approved on the 18th day of December, 1991, by the Township Board of Marquette Township, as having been made and complying with the requirements of Section 201 and 209(4) of Act 286 of P.A. 1967, as amended.

**RECORDING CERTIFICATE**  
 This plat was recorded for record on the 27th day of March, 1992, at 9:30 A.M., and recorded in Liber 5 R.C. of Plats on Pages 333 and 332.

**LOCATION SKETCH (no scale)**  
 A small map showing the location of the FASSBENDER FARM ASSESSOR'S PLAT within the context of surrounding streets: WRIGHT STREET, ONTARIO AVENUE, FAIR AVENUE, WATKINSON STREET, WERENA STREET, and U.S. 41 N-28.



**SOUTH 1/4 CORNER OF SECTION 17, T 48 N, R 25 W.**  
 (Liber 5 R.C., Page 199)

**LEGEND**  
 1. ALL DIMENSIONS ARE IN FEET.  
 2. CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.  
 3. BEARINGS ARE BASED ON TROWBRIDGE PARK SUBDIVISION No. 6, LIBER 4 OF PLATS, PAGES 26 AND 27.  
 4. LOT CORNERS HAVE BEEN MARKED WITH 5/8" x 24" IRON RODS.  
 5. 36" LONG CONCRETE MONUMENTS ENCASED 1/2" x 36" IRON RODS HAVE BEEN PLACED AS FOLLOWS:  
 - 4" SQUARE MONUMENTS AT POINTS MARKED "C".  
 - 4" SQUARE MONUMENTS AT POINTS MARKED "D".

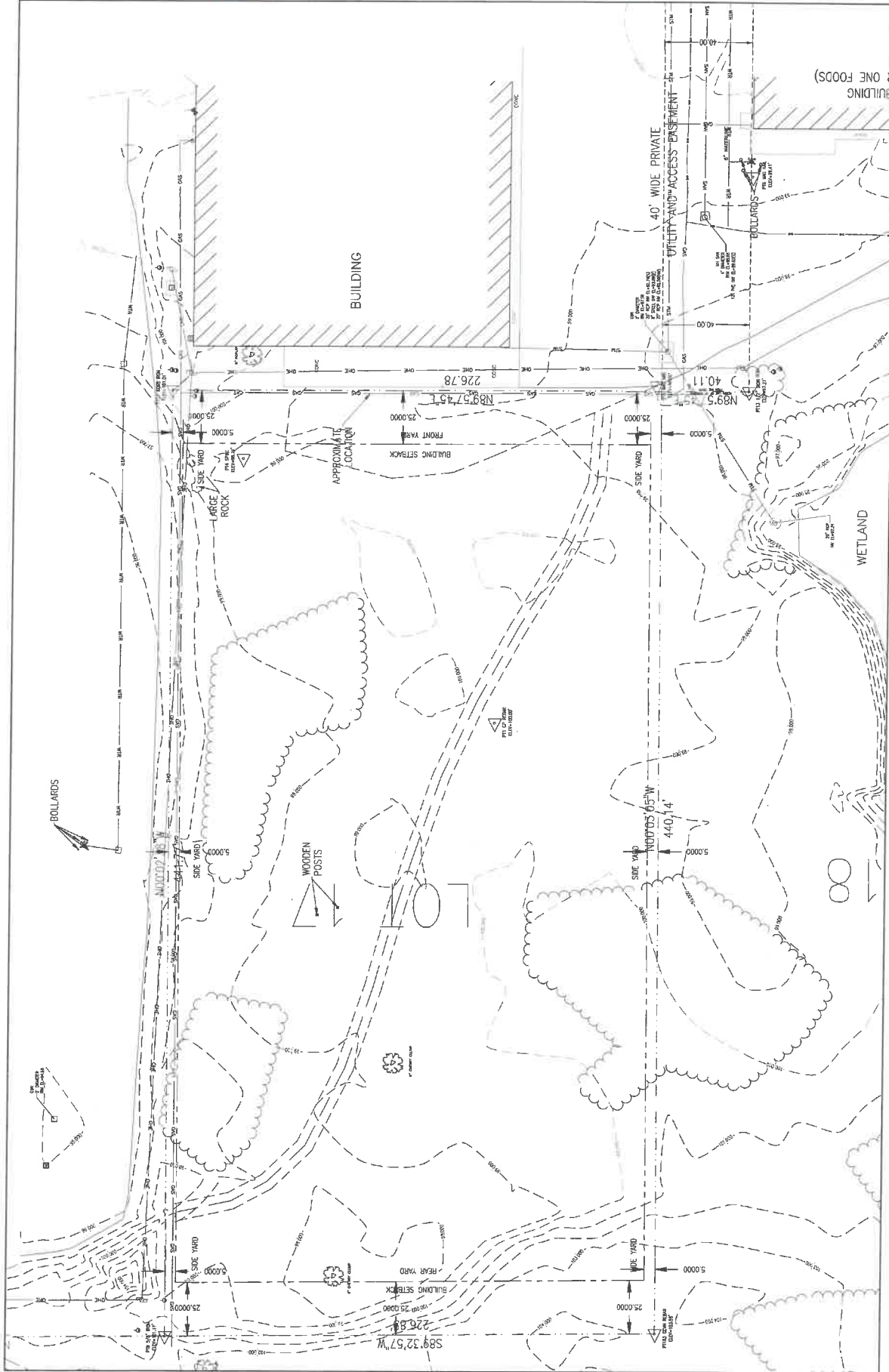
**SCALE:** ONE INCH = 100 FEET

DESIGN	ADN	DATE
CHECKED	BLK	
APPROVED	ADM	
BY	DATE	
NO.	REV.	REVISIONS
DATE		

SUPERIOR DIVERSIFIED, LLC  
EQUIPMENT AND MINI-STORAGE  
MARQUETTE MICHIGAN  
PROJECT NO. 22-016

**ID** ARCHITECTURE  
**ENGINEERING**  
**CONSULTING**

1000 W. WASHINGTON ST. SUITE 100  
MARQUETTE, MI 49830  
PH: 336.252.1234  
WWW.IDARCHITECTURE.COM



EXISTING CONDITIONS  
SCALE 1"=30'







## SURROUNDING PROPERTIES

- **NORTH:** 52-08-017-023-00  
OWNER: E&J LAND CO. LLC., 341 W MAIN STREET, MARQUETTE, MI 49855  
USE: VACANT PARCEL  
ZONING: DD - DEVELOPMENT DISTRICT
- **WEST:** 52-08-450-018-00  
OWNER: SCOTT JUDITH, 341 W MAIN STREET, MARQUETTE, MI 49855  
USE: VACANT PARCEL  
ZONING: GB - GENERAL BUSINESS
- **SOUTH:** 52-08-450-016-00  
OWNER: SUPERIOR DIVERSIFIED LLC, 804 W COLLAGE AVE. MARQUETTE, MI 49855  
USE: SUPERIOR ENTERTAINMENT CENTER, ETC.  
ZONING: GB - GENERAL BUSINESS
- **EAST #1:** 52-08-450-008-30  
OWNER:  
USE: WESTWOOD MALL  
ZONING: GB - GENERAL BUSINESS
- **EAST #2:** 50-08-450-008-20  
OWNER:  
USE: WESTWOOD MALL  
ZONING: GB - GENERAL BUSINESS

**Special Use Permit Application – Supporting Information**  
**Superior Diversified, LLC 3062 US-41 West, Marquette (52-08-450-017-00)**

- A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
  - Mini Storage:
    - Phased construction of six (6) mini-storage warehouses. This is an ideal location for these mini-storage units as Superior Diversified, LLC owns the adjacent bowling alley. In addition, the location is near existing residential areas as well as other mini-storage facilities.
  - Commercial Garage:
    - Construction of a 4-bay garage for storage of large vehicles (front end loaders, trailers, etc.). This is an ideal location for this building and the associated equipment as Superior Diversified, LLC owns the adjacent bowling alley and does snow removal for several local properties.
  
- Applicant’s statement of the expected effect of the special use (where applicable) on emergency services, schools, sanitary sewer facilities, and local traffic volumes.
  - Mini Storage:
    - The proposed project will have no effect on emergency services or schools.
    - The proposed project will have no effect on sanitary sewer facilities.
    - There will be limited impact on local traffic volumes as there may be a slight increase in traffic volumes for individuals accessing their storage units. However, as the nature of the surrounding area is largely commercial (bowling alley, grocery store, mall, etc.) any increase in traffic volumes is not anticipated to have an adverse affect on traffic flow. In addition, the proposed mini-storage units can be accessed at any time of day or night, meaning that any increase in traffic volume will not be restricted to a set time window (i.e. morning or afternoon peak flow).
  - Commercial Garage:
    - The proposed project will have no effect on emergency services or schools.
    - The proposed project will have a limited impact on the sanitary sewer. The commercial garage will have a restroom as well as floor drains which will be connected to the existing sanitary sewer. Sand separators will be installed in the floor drains. No vehicle maintenance will occur in this commercial garage therefore an oil separator will not be required. Proposed flows are expected to be within the normal range for a building of this type and there is no anticipation of issue with the downstream system.
    - The proposed will have no effect on local traffic volumes as the intended usage is for storage of large vehicles (front end loaders, trailers, etc.).
  
- Property Boundary Survey / Map and Legal Description with the seal of the registered surveyor who prepared them.
  - See attached.

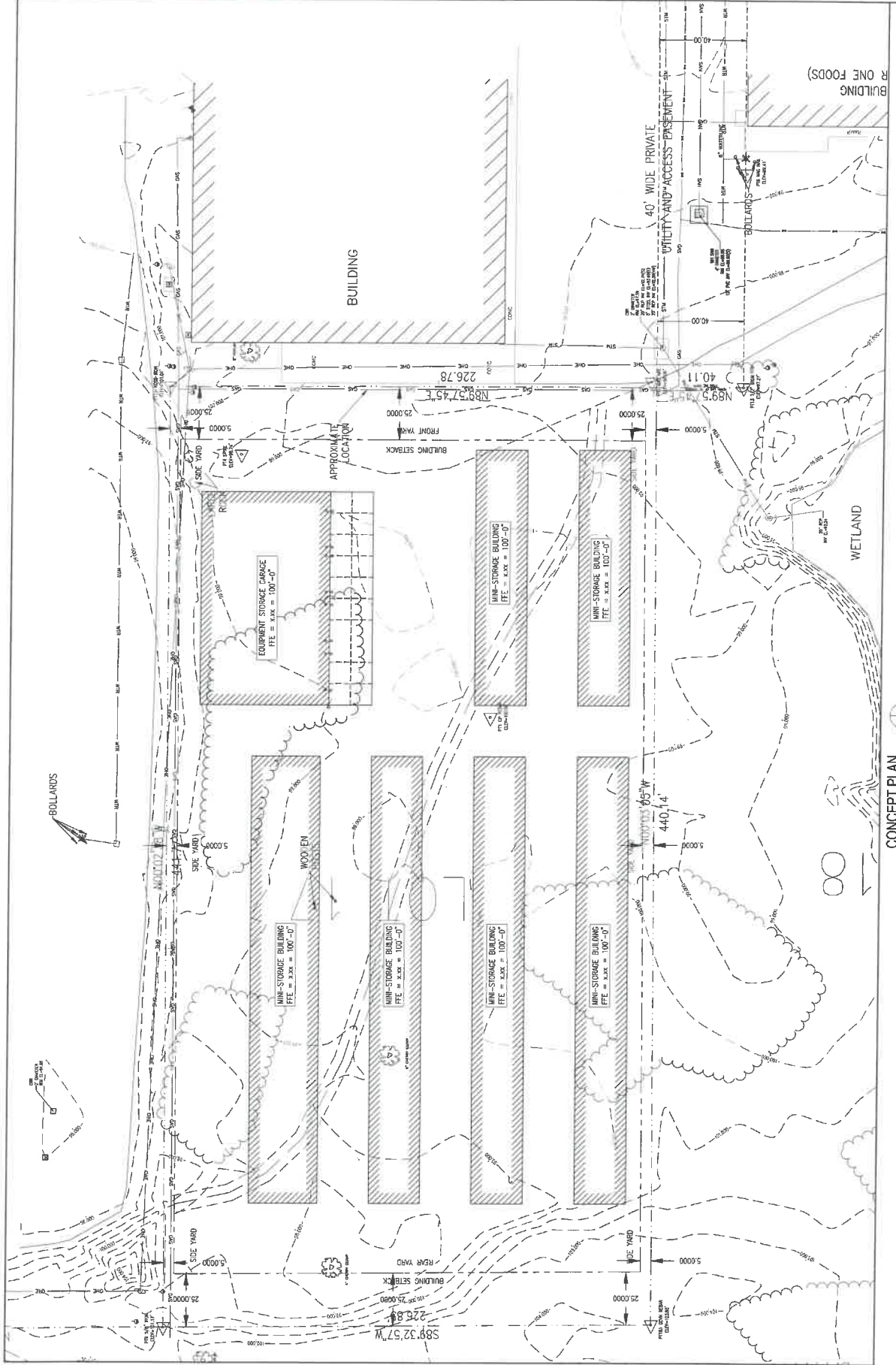
- Existing uses and structures on the land – attach any available site map or drawing locating uses and structures on the land
  - See attached sheet showing the existing site conditions.
- Existing zoning of the subject property or parcel along with the zoning district of all adjacent properties (may be superimposed on the survey or site map).
  - See attached sheet for zoning of the subject parcel and zoning of all adjacent parcels.
- Site Plan or Plot Plan for Proposed Development (see Article XVII, Site Plan Review, Section 17.03 & 17.06).
  - See attached preliminary site plan.
- Preliminary Building Plans / Outline Specifications.
  - See attached preliminary building plans.
- Supporting Documents from Relevant Public Agencies.
  - None.

DESIGN	DATE	NO.	REVISIONS
CHECKED	DATE		
APPROVED	DATE		

SUPERIOR DIVERSIFIED, LLC  
 EQUIPMENT AND MINI-STORAGE  
 MARQUETTE, MICHIGAN  
 PROJECT NO. 22-016

DI ARCHITECTURE  
 ENGINEERING  
 CONSULTING

211 W. WASHINGTON ST.  
 MARQUETTE, MI 49801  
 PHONE: (605) 254-8488 FAX: (605) 254-7794



CONCEPT PLAN  
 SCALE: 1"=30'-0" (SEE NOTE)  
 0 15 30 45 60 75 90

## ARTICLE 15 – PRINCIPAL USES PERMITTED IN DISTRICTS

### Section 15.05: Table 15 USE VS. DISTRICT NOMOGRAPH

- |   |   |
|---|---|
| SR.....Scenic Residential   | SB .....Segregated Business                   |
| RR.....Rural Residential  | LUI .....Land Use Intensity Number            |
| UR .....Urban Residential   | Y .....Permitted by Right With Accessory Use  |
| DD.....Development District   | S.....Special Use Permit Required             |
| GB.....General Business   | T.....Temporary Use Permit Required           |
| RP .....Resource Production   | SK.....Specific Temporary Use Permit Required |
| FR.....Forest Recreation  | A .....Accessory Use                          |
| Y*.....Land Uses proposed within the DD, when located adjacent with existing Residential Land Use, and/or Residential Zoning Districts, shall require a public hearing (see Section 17.04 A.) |   |
| S* .....Allowable on Lots Abutting the West Side of Ontario St. Between Fair and Beaudoin.  |   |
| S** .....Allowable on Lots Abutting Werner St. West of Ontario St. and on Lots Abutting the North Side of Bancroft St. West of Woodridge  |   |

USE	LUI	ZONING DISTRICTS							
		FR	SR	RR	UR	DD	GB	SB	RP
<b>LIGHT INDUSTRY (cont.)</b>									
Equipment Storage (Outdoors)	V	SK						Y	Y
Office	V	SK				S		Y	Y
Yard	V	SK						Y	Y
Decking Area	V	SK						Y	Y
Manufacturing, Light	V						S	Y	
Machinery Storage (Yard)	V						S	Y	
<b>Mini-Warehouses (Storage)</b>	<b>V</b>					S	<b>S</b>	Y	
Monument Works	V					Y*	Y		
Ornamental Iron Work Shop	V					S	S	Y	
Printing Shop	V					Y*	Y		
Refinishing Shop	V					Y*	Y	Y	
Rental of Equipment (Light)	V					Y*	Y	Y	
Scientific Research Facilities	V	S				S	S	Y	S
Septic Tank Sales/Service	V					S	Y	Y	
Trade Shops: Blacksmithing, Welding, Heating/Plumbing/Electrical, Carpentry, Etc.	V					Y*	Y	S	
Truck Terminal	VI							Y	
Veterinary Clinic (Fully Enclosed)	V	S				Y*	Y	Y	S
Warehouse: See Bulk Material Storage									



# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-450-017-00

7/5/2022

12:35:48 PM



### Property Address

---

US 41 WEST  
MARQUETTE, MI, 49855

This Parcel has no  
image on file.

### Owner Address

---

SUPERIOR DIVERSIFIED LLC  
--  
804 W COLLEGE AVE  
MARQUETTE, MI 49855

**Unit:** 52-08  
**Unit Name:** MARQUETTE TOWNSHIP

### General Information for 2021 Tax Year

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**Parcel Number:** 52-08-450-017-00  
**Property Class:** 201  
**Class Name:** COMMERCIAL  
**School Dist Code:** 52170  
**School Dist Name:** MARQUETTE PUBLIC

**PRE 2020:** 0%  
**PRE 2021:** 0%

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**Assessed Value:** \$180,500  
**Taxable Value:** \$155,324  
**State Equalized Value:** \$180,500

### Prev Year Info

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Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$175,800	\$175,800	\$153,180
2019	\$175,800	\$175,800	\$150,324

### Land Information

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## MARQUETTE CHARTER TOWNSHIP

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

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### STAFF REPORT

PLANNING COMMISSION – JULY 13, 2022

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**Agenda Item # 6c:**      **Special Use Permit Public Hearing Request – Proposed *Scientific Research Facility* to be located on a property located within the Development District (DD) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05).**

**Applicant:**                      Jesse Nye, Mount Mfg., 200 Echelon Dr., Suite C, Negaunee, MI 49866.

**Property Owner:**              Northland Enterprises, LLC

**Parcel ID#:**                      52-08-020-028-00

**Address:**                        875 Brookton Rd, Marquette, MI 49855

**Staff Contact:**                 Jason McCarthy

**Background:**

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

**Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, August 10, 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

New Application     Renewal

RECEIVED CH # 1118 JM PAID JUL 05 2022 Marquette Township

### Applicant Information

Name: <b>Jesse Nye</b>		Address: <b>200 Echelon Dr., Suite C, Negaunee, MI 49866</b>	
Business Name: <b>Mount Mfg, LLC</b>			
Phone: <b>(231) 487-2118</b>	Fax:	Name of Contact Person: <b>Jesse Nye</b>	Contact Phone: <b>906-362-6933</b>
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.): <b>Co-founder and Chief Operations Officer</b>			
E-Mail Address: <b>jnye@mountmfg.com</b>			

### Property Owner (if different from applicant)

Name: <b>Northland Enterprises, LLC</b>		Address: <b>111 Commercial Ln, Wakefield, MI 49968</b>	
Phone:	Fax:	Name of Contact Person:	Contact Phone:
E-Mail Address:			

### Property Information

Address: <b>875 Brookton Rd, Marquette, MI 49855</b>		Parcel I.D. Number(s): <b>52-08- 020 - 028 - 00</b>	
Zoning District: <b>Development District</b>	Legal Description(s) (attach pages as necessary): <b>See attached</b>		
Size (acreage or square footage): <b>1.8 acres</b>	Name of any existing businesses on property: <b>Northland Basement Systems</b>		
Proposed Use of Property: <b>Scientific Research Facility: Research/production of medical devices including orthopedic implants and instruments.</b>			
Present Use of Property: <b>Northland Basement Systems Operations</b>			

### 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: \_\_\_\_\_

*Jesse Nye*  
Jesse Nye

Date: 7-5-2022

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: \_\_\_\_\_

*Eric Lintula*  
Eric Lintula

Date: 7/5/22

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): <u>JASON MCGARRETT</u>	Date: <u>7/5/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>255.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____



## Memo

**To:** Marquette Charter Township  
**From:** Mount Mfg, LLC  
**CC:** N/A  
**Re:** Letter Detailing Proposed Special Use

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.*

### Special use Detail

Mount Mfg is a technology company which conducts scientific research and production of precision medical devices in the form of orthopedic implants and instruments used in surgery. The devices produced in our smart facility are used by surgeons for various orthopedic therapies, and our customers range from small to large publicly traded medical device OEMs. As a final finished device producer, the output of our manufacturing process must be clean and safe. As such, our operation is among the cleanest and most orderly of any industry sector.

The manufacturing processes are relatively quiet, the machines used in production are semi-automated requiring a relatively low staff level. There are no odors, and the manufacturing detergents and aids used in production are similar to that used when cleaning your dishes at home. This results in the following benefits for the zoned district:



- No noise pollution (quiet manufacturing process)
- No air pollution (no exhaust fumes)
- Relatively low traffic for commercial activities with no impact on township roadways or infrastructure.

The basic manufacturing processes includes light CNC machining, rinsing & cleaning, light assembly, and laser marking of small implants and instruments.

The workforce to support our operation is a mixture of business executives, scientists, engineers, technicians, and CNC tradesmen. We've found Michigan and the Marquette area to have a strong trade competency for manufacturing. We've selected Marquette Township as an area to draw in the required workforce for our company to be successful. The area culture, infrastructure, land/lakes, scenery, and other various resources will aid in recruiting top talent as we grow our company.

The building location within the township is important. Since the operation produces clean devices to be used in surgery, the environment can impact the safety and performance of the production process. Therefore, the environment should have low airborne pollution like smog and dust.

Finally, the building itself is a rectangular in shape without central support columns. The CNC machines and equipment are long and narrow. The processes need to be physically arranged inside the facility in a way that creates efficiency and process flow. Beams and posts can prevent the equipment from being located and oriented in an ideal location, and since the building is free of this obstruction, an ideal process flow can be achieved.

Lastly, this location is beneficial due to its close proximity to restaurants, hotels, and industrial supply sources yet is not located directly on the US 41 corridor. This allows for our customers to be in close proximity to our business when they are on-site for routine customer visits or audits.



## Memo

**To:** Marquette Charter Township  
**From:** Mount Mfg, LLC  
**CC:** NA  
**Re:** Letter Detailing Effect on Emergency Services, schools, etc.

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*A statement of the expected effect of the special use (where applicable) on emergency services, schools, sanitary sewer facilities, and local traffic volumes.*

Mount Mfg provides a manufacturing service to OEM medical device companies around the world. The company does not provide services to the public such as restaurants, day cares, and retail stores. Furthermore, our company does not receive frequent shipments by way of tractor/trailer. Therefore, the traffic impact would be minimal and lesser than previous uses of this property.

The manufacturing process is clean and processing materials are like those found in the average household today. Even the lubricants used in the CNC machining processes are comprised of vegetable based oil like that used in cooking. Therefore, there is no impact to sanitary services.

Schools and Emergency services are not impacted as the business is not proximity to the school or any emergency service provider.



## Memo

**To:** Marquette Charter Township  
**From:** Mount Mfg, LLC  
**CC:** NA  
**Re:** Letter Detailing Property Boundary

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*Property Boundary Survey / Map and Legal Description with the seal of the registered surveyor who prepared them.*



Legal Description:

**CERTIFIED TO: NORTHLAND ENTERPRISES, LLC, 111 COMMERCIAL LANE, WAKEFIELD, MICHIGAN 49968.**

**LEGAL DESCRIPTION:**

**A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW-NE) OF SECTION 20, T 48 N, R 25 W, IN THE TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE 1/4 CORNER BETWEEN SECTIONS 17 AND 20, T 48 N, R 25 W; THENCE EAST ALONG THE SECTION LINE, 1335.2 FEET MORE OR LESS, TO THE EAST 1/16TH LINE; THENCE SOUTH (BASE OF BEARINGS) ALONG THE 1/16TH LINE, 790.1 FEET; THENCE WEST, 213.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH, 90.25 FEET; THENCE SOUTH 68°35' WEST, 301.4 FEET; THENCE NORTH 35°55' WEST, 185.9 FEET TO THE SOUTHERLY R.O.W. LINE OF COUNTY ROAD 492; THENCE NORTHEASTERLY ALONG SAID R.O.W. ON A 5°58' CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING NORTH 56°12' EAST FOR 253.4 FEET; THENCE NORTH 64°55' EAST ALONG SAID R.O.W., 193.2 FEET; THENCE SOUTH, 163.3 FEET TO THE POINT OF BEGINNING. CONTAINING 1.8 ACRES, MORE OR LESS.**

**ZONING - ZONING OF THIS PARCEL & ADJACENT PARCELS ON THE WEST, SOUTH & EAST SIDES OF THIS PARCEL ARE ALL ZONED DD - DEVELOPMENT DISTRICT. LAND USE TO THE WEST & SOUTH IS MULTIPLE FAMILY RESIDENTIAL AND LAND USE TO THE EAST IS SINGLE FAMILY RESIDENTIAL AS OF THE DATE OF THIS SURVEY.**



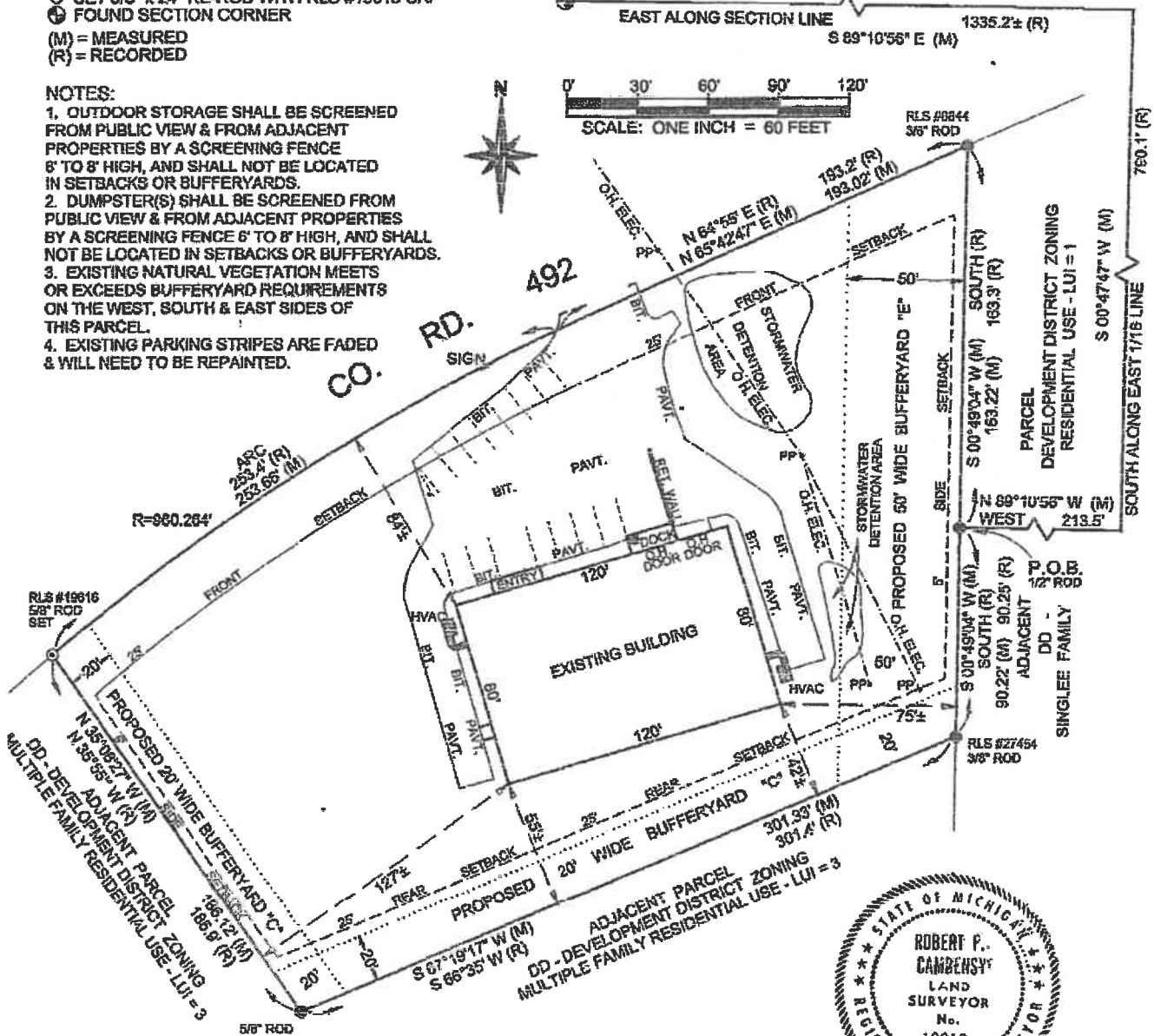
**LEGEND**

- FOUND IRON ROD OR PIPE
- SET 5/8" x 24" RE-ROD WITH RLS #19616 CAP
- ⊕ FOUND SECTION CORNER
- (M) = MEASURED
- (R) = RECORDED

**NOTES:**

1. OUTDOOR STORAGE SHALL BE SCREENED FROM PUBLIC VIEW & FROM ADJACENT PROPERTIES BY A SCREENING FENCE 6' TO 8' HIGH, AND SHALL NOT BE LOCATED IN SETBACKS OR BUFFERYARDS.
2. DUMPSTER(S) SHALL BE SCREENED FROM PUBLIC VIEW & FROM ADJACENT PROPERTIES BY A SCREENING FENCE 6' TO 8' HIGH, AND SHALL NOT BE LOCATED IN SETBACKS OR BUFFERYARDS.
3. EXISTING NATURAL VEGETATION MEETS OR EXCEEDS BUFFERYARD REQUIREMENTS ON THE WEST, SOUTH & EAST SIDES OF THIS PARCEL.
4. EXISTING PARKING STRIPES ARE FADED & WILL NEED TO BE REPAINTED.

1/4 CORNER COMMON TO SEC. 17 & 20, T 48 N, R 25 W



Date: September 4, 2015  
 Additions: September 18, 2019

*Robert P. Cambensy*  
 Robert F. Cambensy, Michigan Reg. #19616  
 Registered Land Surveyor

Cambensy Engineering & Surveying  
 306 North Sixth Street, Marquette, Michigan 49855  
 906 226-3909 rcambensy@sbcglobal.net

**SURVEYOR'S CERTIFICATE**  
 STATE OF MICHIGAN )  
 MARQUETTE COUNTY) ss.

I, Robert F. Cambensy, surveyor, certify that I have made this survey, and that the information shown on the above CERTIFIED SURVEY is a true and correct representation thereof. The error of closure of the unadjusted field observations is less than 1 in 10,000, and within the accepted limits. I have fully complied with the regulations of Sec. #3, Act No. 132, P.A. 1970, as amended.





## Memo

**To:** Marquette Charter Township  
**From:** Mount Mfg, LLC  
**CC:** NA  
**Re:** Letter Detailing Existing Uses and Structures

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*Existing uses and structures on the land – attach any available site map or drawing locating uses and structures on the land.*

Currently there is an existing commercial steel building, a paved parking area in the front of the building, and a gravel parking area to the west with storage of gravel and rock-based materials. The building will be used for the sole purpose of Mount Mfg operations. Upon property possession, our company will remove the existing gravel and rock piles and the cement barriers. We plan to improve the shrubbery and landscaping on the property in an effort to enhance the visual nature. We also plan to improve some of the damaged siding, trim, and weathered wood at the entrance of the building. No materials of any kind will be stored outside the building.



## Memo

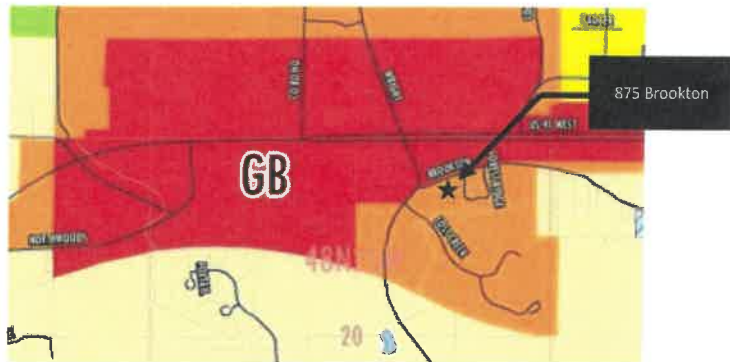
**To:** Marquette Charter Township  
**From:** Mount Mfg, LLC  
**CC:** NA  
**Re:** Letter Detailing Zoning Districts

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*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).*

The property is zoned as “Development District”. The adjacent properties are zoned as “General Business”, “Development District”.





## Memo

**To:** Marquette Charter Township

**From:** Mount Mfg, LLC

**CC:** NA

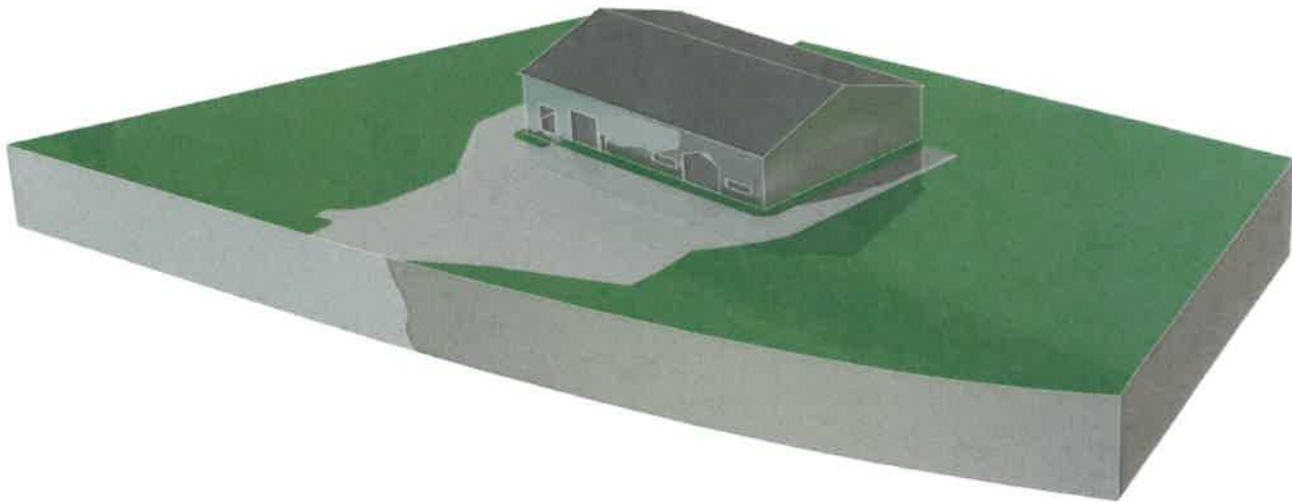
**Re:** Site Plan

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

*Site Plan or Plot Plan for Proposed Development (see Article XVII, Site Plan Review, Section 17.03 & 17.06)*

There is no planned alteration to the site for the business. The only alteration considered at this point is a land enhancement by removing the existing outdoor storage or gravel and rock to enhance the property visually.





## Memo

To: Marquette Charter Township

From: Mount Mfg, LLC

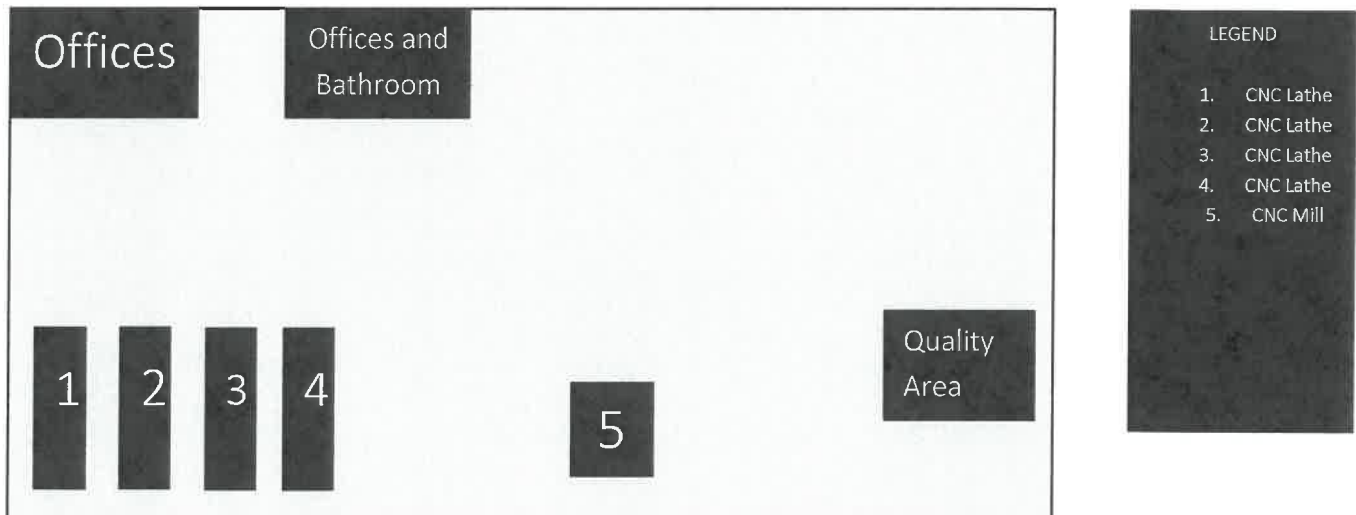
CC: NA

Re: Site Plan

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

### *Preliminary Building Plans / Outline Specifications.*

The interior building plan is shown below:





## Memo

**To:** Marquette Charter Township

**From:** Mount Mfg, LLC

**CC:** NA

**Re:** Supporting Documents from Relevant Public Agencies

---

As part of the Application for Special Use Permit as required by Zoning Ordinance Sec. 16.03, the following is to be included with our application for 875 Brookton Rd., Marquette, MI 49855.

### *Supporting Documents from Relevant Public Agencies.*

There are currently no relevant supporting documents from public agencies to be addressed.



# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-020-028-00

7/5/2022

12:39:22 PM



### Property Address

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875 BROOKTON ROAD  
MARQUETTE, MI, 49855



### Owner Address

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NORTHLAND ENTERPRISES LLC

--

111 COMMERCIAL LN

WAKEFIELD, MI 49968

---

<b>Unit:</b>	52-08
<b>Unit Name:</b>	MARQUETTE TOWNSHIP

---

**General Information for 2021 Tax Year**


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<b>Parcel Number:</b>	52-08-020-028-00
<b>Property Class:</b>	201
<b>Class Name:</b>	COMMERCIAL
<b>School Dist Code:</b>	52170
<b>School Dist Name:</b>	MARQUETTE PUBLIC
<b>PRE 2020:</b>	0%
<b>PRE 2021:</b>	0%

---

<b>Assessed Value:</b>	\$273,000
<b>Taxable Value:</b>	\$273,000
<b>State Equalized Value:</b>	\$273,000

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**Prev Year Info**


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Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$273,500	\$273,500	\$273,500



## MARQUETTE CHARTER TOWNSHIP

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

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### STAFF REPORT

PLANNING COMMISSION – JULY 13, 2022

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**Agenda Item # 6d:**      **Zoning Map Amendment Public Hearing Request – Proposed extension of the General Business zoning designation on two (2) parcel that currently have split lot zoning between General Business (GB) and Development District (DD), per the Marquette Township Zoning Ordinance, Section 25.02 (C). Map Amendments.**

**Applicant:**                      Jim O'Dovero, JCP Trust/Highbridge Group, 220 W. Washington Street, Suite 220, Marquette, MI 49855.

**Property Owner:**              Jim O'Dovero, JCP Trust/Highbridge Group, 220 W. Washington Street, Suite 220, Marquette, MI 49855.

**Parcel ID#:**                      52-08-0017-018-40 & 52-08-017-018-20

**Address:**                        3090 Wright Street & 3045 Wright

**Staff Contact:**                  Jason McCarthy

**Background:**

Staff has received an application to amend the Marquette Township Zoning, in order to avoid split-lot zoning on the proposed reuse of the former US Fish & Wildlife building at 3090 Wright Street. The request also includes the adjacent parcel to the East (Lincare, Inc.) at 3045 Wright Street.

Staff and the applicant will be present at the July 13, 2022 Planning Commission meeting to address additional questions regarding the proposed reuse of the property.

**Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, August 10, 2022 at 7 PM.





# Charter Township of Marquette

1000 Commerce Drive, Marquette, Michigan 49855

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

**FORM NUMBER**

**ZD307MA**

## Zoning Map Amendment Application

*\*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 following information/ materials are required by the zoning ordinance (Sec. 24.05A) as part of this application. *The application is not considered complete until all items have been submitted and the application fee paid.*

Your application requires review by the Planning Commission. Since any map amendment will change a Township law – i.e., change the Zoning Ordinance, the Planning Commission must subsequently refer its recommendation to the Township Board which is the only entity that can change a Township law. For earliest consideration by the Planning Commission as set forth in Sec. 20.04A of the Ordinance, this application must be submitted no later than the end of the business day on 7/7/2022. The next available submission date after the above date is 7/26/2022

As required by Ordinance, map amendment applications normally involve a minimum of two Planning Commission meetings. The first meeting is to review the completed application and set a date for a public hearing; the second meeting is to hold a public hearing and make a recommendation to the Township Board. The Township Board will normally act on the recommendation of the Planning Commission one to three weeks after the Planning Commission's public hearing either approving the recommended map amendment, or approving it with changes, or disapproving it.

Article XXIV Changes & Amendments can be found on-line at [www.marquettetownship.org](http://www.marquettetownship.org)

### Applicant Information

Name: <u>Jim O'Devero</u>		Address: <u>220 W. Washington Street, Suite 220, Mt, MI 49855</u>	
Project or Business Name: <u>JCP Trust / Highbridge Group</u>			
Phone: <u>(906) 273-0282</u>	Fax: <u>(906) 273-0574</u>	Name of Contact Person: <u>Jim O'Devero</u>	Contact Phone: <u>(352) 533-0440</u>
E-Mail Address: <u>Jim@highbridge-group.com</u>			
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.):			

### Property Owner (if different from applicant)

Name:		Owner:	
Phone:	Fax:	Name of Contact Person:	Contact Phone:
E-Mail Address:		<b>PAID</b> <b>JUN 22 2022</b>	

Marquette Township

### Property Information

Address: <u>3045 Wright Street</u> <u>3090 Wright Street</u>		Tax ID Number(s): <u>52-08-017-018-40</u> <u>52-08-017-018-20</u>	
Total area included in Rezoning Request: <u>7.47 acres</u>	Legal Description(s) (attach pages as necessary): <u>See Attached</u>		
General Location of Subject Property: <u>See Attached</u>		<b>RECEIVED</b> <b>JUN 21 2022</b> <b>#5889</b> <b>Marquette Township</b> <b>\$5800</b>	
Name of any existing businesses on property: <u>OI Holdings, LLC &amp; Lindcare</u>			
Existing Land Use(s): <u>Office</u>			
Current Zoning Classification: <u>Development District</u>		Requested Zoning Classification: <u>General Business</u>	

### Permission

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

Detailed Reasons for Map Amendment (attach pages as necessary)

See Attached

List the changed or changing conditions in the area or in the Township which make this zone change necessary

See Attached

List any other reason to support this zone change

See 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: James R O'Dovero Date: 6/22/2022

Owner's Name (print): James R O'Dovero

Optional: I hereby grant permission for member of the Marquette Township Planning Commission, Township Board, Administrator, Fire Marshal, and Planner 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: \_\_\_\_\_

Be sure to include:

- Property Map (scaled), correlated with the legal description and clearly showing the property's location
- Proposed Mal Amendment
  - Existing Zoning District
  - Proposed Zoning District (attach a map showing the proposed redistricting; if suitable, this may be shown on the scaled property map).

OFFICIAL USE ONLY

Official Receiving Application (please print): Jason McCannity Date: 6/22/2022

Fee(s) Paid:  Yes  No If Yes, Amount Paid: \$ 500.00

Application:  Approved  Not Approved

Reason:  Incomplete Application  Other Date: \_\_\_\_\_

Condition(s) of Approval: \_\_\_\_\_

Signature of Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

# Charter Township of Marquette

## Page 2 - Zoning Map Amendment Application:

1) Detailed Reasons for Map Amendment.

The reason Owner requests General Business Zoning is to provide Property Owner flexibility for current and future proposed uses in the existing business corridor.

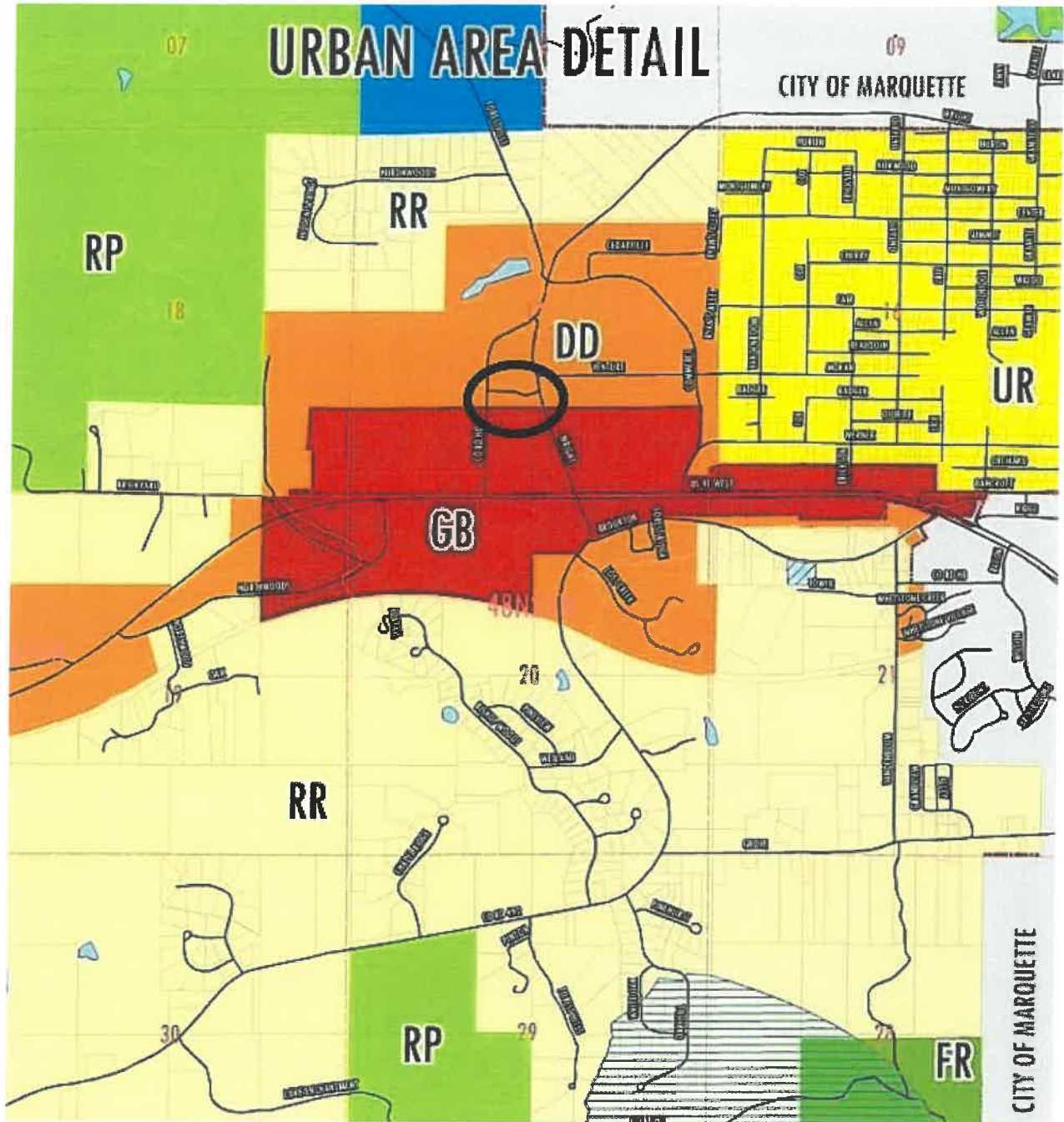
2) List the changed or changing conditions in the area or in Township which make the zone change necessary.

The highest and best use of the property and existing buildings is General Business, as proposed uses are in continuity with adjoining and nearby properties in the GB district.

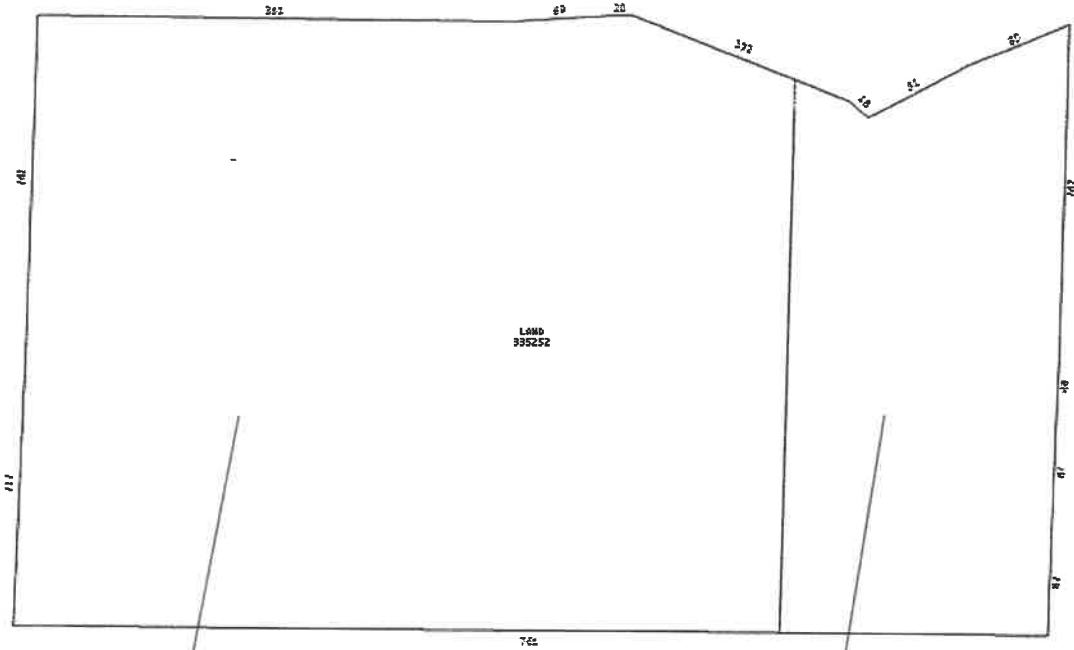
3) List any other reason to support this zone change.

The General Business Zoning designation is best suited for these properties, as it will aid the Township, Property Owner and Tenants with future Zoning Compliance matters.

# MARQUETTE TOWNSHIP – Zoning Map / Urban Area Detail



**Image/Sketch for Parcel: 52-08-017-018-20**



Prop Tax ID: 52-08-017-018-20

Address: 3090 Wright Street

Prop Tax ID: 52-08-017-018-40

Address: 3045 Wright Street

**Property 6 – 3090 Wright Street, Marquette, MI (New Fish & Wildlife)**

Premises situated in the Township of Marquette, County of Marquette, and State of Michigan, described as follows:

A parcel of land being that part of the East half of the Southwest Quarter of Section 17, Township 48 North, Range 25 West, Marquette Township, Marquette County, Michigan lying North of the Target Corporation parcel as recorded in Liber 433 Deeds, Page 300, Marquette County Records and East of County Road "HQ" and South of County Road "HR", described as:

Commencing at the South Quarter Corner of Section 17; thence North 00 degrees 55'40" East, 1115.28 feet along the North-South Quarter line of Section 17 to the North line of said Target Corporation parcel and the Point of Beginning; thence South 89 degrees 49'00" West, 689.89 feet along the Target Corporation parcel to the East right of way line of County Road "HQ"; thence North 00 degrees 54'55" East, 402.25 feet along the East right of way line of County Road "HQ" to the South right of way line of County Road "HR"; thence South 89 degrees 04'50" East, 344.29 feet along the South right of way line of County Road "HR" to a curve; thence 133.60 feet along said South right of way line and the arc of a curve to the right having a radius of 200.00 feet, a delta angle of 38 degrees 16'25" and a chord bearing and distance of South 69 degrees 56'38" East, 131.13 feet; thence South 50 degrees 48'25" East, 86.88 feet along said South right of way line to a curve; thence 102.13 feet along said South right of way line and the arc of a curve to the right having a radius of 100.00 feet, a delta angle of 58 degrees 30'58" and a chord bearing and distance of North 49 degrees 10'56" East, 97.75 feet; thence North 78 degrees 26'26" East, 82.48 feet along said South right of way line to the North-South quarter line of Section 17; Thence South 00 degrees 55'41" West, 375.16 feet along the North-South Quarter Line of Section 17 to the Point of Beginning containing 5.99 acres and subject to restrictions, reservations, rights of way and easements of record.

52-08-017-018-20

**Property 7 – 3045 Wright Street, Marquette, MI (Karr Medical)**

Part of SW ½ of SEC 17 T48N R25W 1.48 A, Marquette Township.

52-08-017-018-40



# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-017-018-20

7/7/2022

9:02:51 AM



### Property Address

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3090 WRIGHT ST  
MARQUETTE, MI, 49855



### Owner Address

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O'DOVERO LOIS TRUSTEE

-

PO BOX 368

MARQUETTE, MI 49855

---

<b>Unit:</b>	52-08
<b>Unit Name:</b>	MARQUETTE TOWNSHIP

---

**General Information for 2021 Tax Year**


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<b>Parcel Number:</b>	52-08-017-018-20
<b>Property Class:</b>	201
<b>Class Name:</b>	COMMERCIAL
<b>School Dist Code:</b>	52170
<b>School Dist Name:</b>	MARQUETTE PUBLIC

<b>PRE 2020:</b>	0%
<b>PRE 2021:</b>	0%

---

<b>Assessed Value:</b>	\$1,560,700
<b>Taxable Value:</b>	\$1,090,005
<b>State Equalized Value:</b>	\$1,560,700

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**Prev Year Info**


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Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$1,584,900	\$1,584,900	\$1,074,956



<b>2019</b>	\$1,741,800	\$1,741,800	\$1,054,913
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## Land Information

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<b>Acreage:</b>	5.99
<b>Zoning:</b>	DD

---

## Legal Description

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SEC. 17 T48N R25W 5.99 A PART OF E 1/2 OF SW 1/4 COM AT THE S 1/4 COR OF SEC 17; TH N00DEG55'41"E, 1115.28' ALONG THE N-S 1/4 LINE OF SEC 17 TO THE N LINE AND POB; TH S89DEG49'00"W, 689.89' ALONG TARGET PARCEL TO E ROW LINE OF CO RD HQ; TH N00DEG54'55"E, 402.25' ALONG TH E ROW LINE OF CO RD HW TO THE D ROW LIN EOF CO RD HR; TH S89DEG04'50"E, 344.29' ALON GTHE S ROW LINE OF CO RD HR TO A CURVE; TH 133.60' ALONG SAID S ROW LINE AND THE ARC OF A CURVE TO THE R HAVING A RADIUS OF 200.00', A DELTA ANGLE OF 38DEG 16'25" AND A CHORD BEARING AND DISTANCE OF S69DEG56'38"E, 131.13'; TH S50DEG48'25"E, 86.88' ALONG SAID S ROW LINE TO A CURVE; TH 102.13' ALONG SIAD S ROW LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00', A DELTA ANGLE OF 58DEG30'58" AND A CHORD BEARING AND DISTANCE OF N49DEG10'56"E; 97.75'; TH N78DEG26'26"E, 82.48' ALONG SAID S ROW LINE TO THE N-S 1/4 LINE OF SEC 17; TH S00DEG55'41"W, 375.18' ALONG THE N-S 1/4 LINE OF SEC 17 TO THE POB

## Sales Information

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**Sale Date:** 07-14-2021

**Sale Price:** 0

**Instrument:** QC

**Grantor:** O'DOVERO LOIS

**Grantee:** O'DOVERO LOIS TRUSTEE

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 2021R-09246

**Sale Date:** 04-29-2021

**Sale Price:** 0

**Instrument:** QC

**Grantor:** O'DOVERO PROPERTIES LLC

**Grantee:** O'DOVERO LOIS

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 2021R-06968

**Sale Date:** 10-22-2019

**Sale Price:** 0

**Instrument:** AFF

**Grantor:** PROBATE COURT

**Grantee:** O'DOVERO, JAMES & JOSEPH &

**Terms of Sale:** 06-COURT JUDGEMENT

**Liber/Page:** 2019R-10001

## Building Information

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### Residential Buildings

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No Records Found

### Commercial Buildings

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#### Office Building

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Year Built:	0
Area (sq ft):	11868
Basement Area:	0
Stories:	1
Type:	Office Building

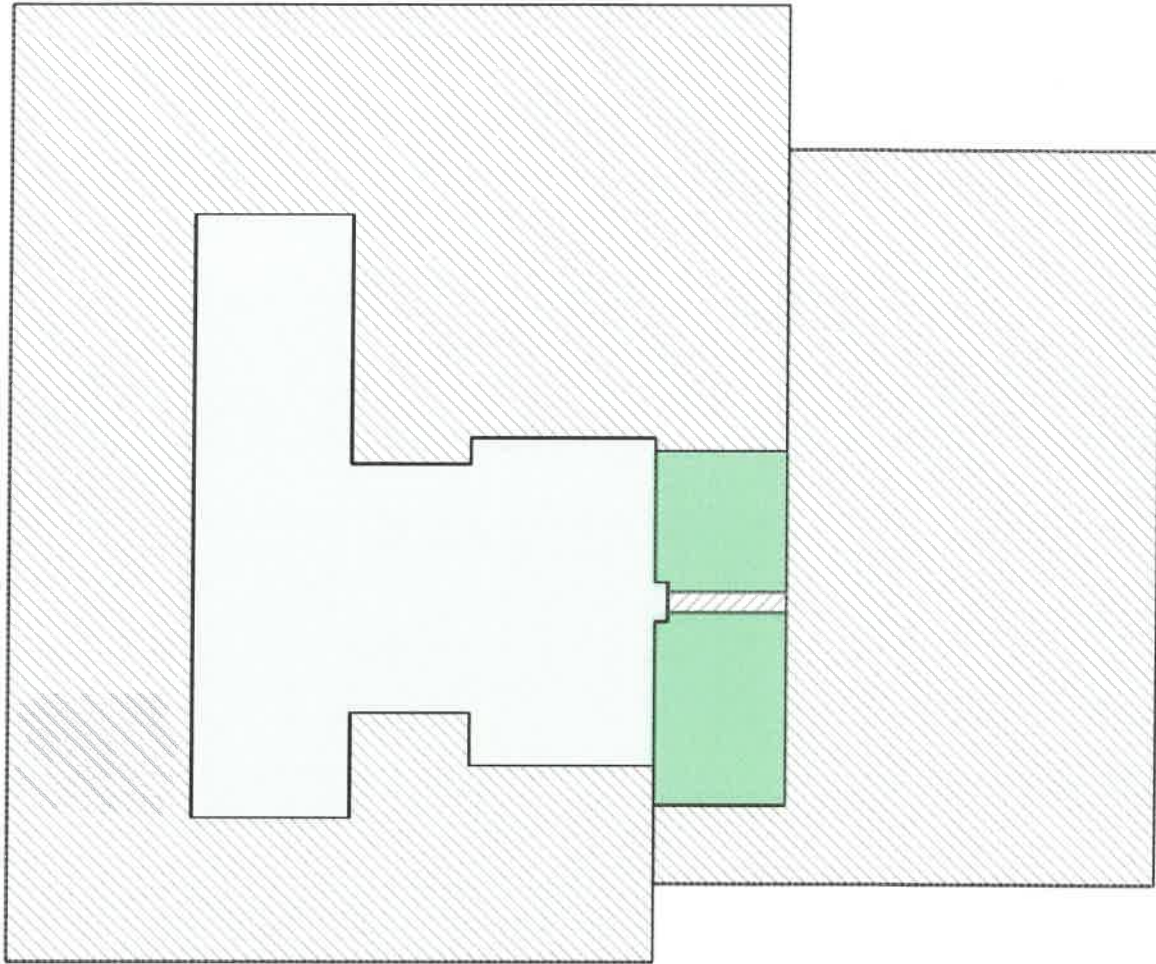
#### Garage, Fleet Service

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Year Built:	2006
Area (sq ft):	13500
Basement Area:	0
Stories:	1
Type:	Garage, Fleet Service

#### Sketches (1)

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**Delinquent Tax Information** as of 3/23/2021

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2019

**Base Tax:** 37547.85

**Base Tax Due:** 0

**Base Tax Paid:** 37547.85

**Total Due:** 0

**Last Paid:**

Tax Year: 2016

**Base Tax:** 34403.42

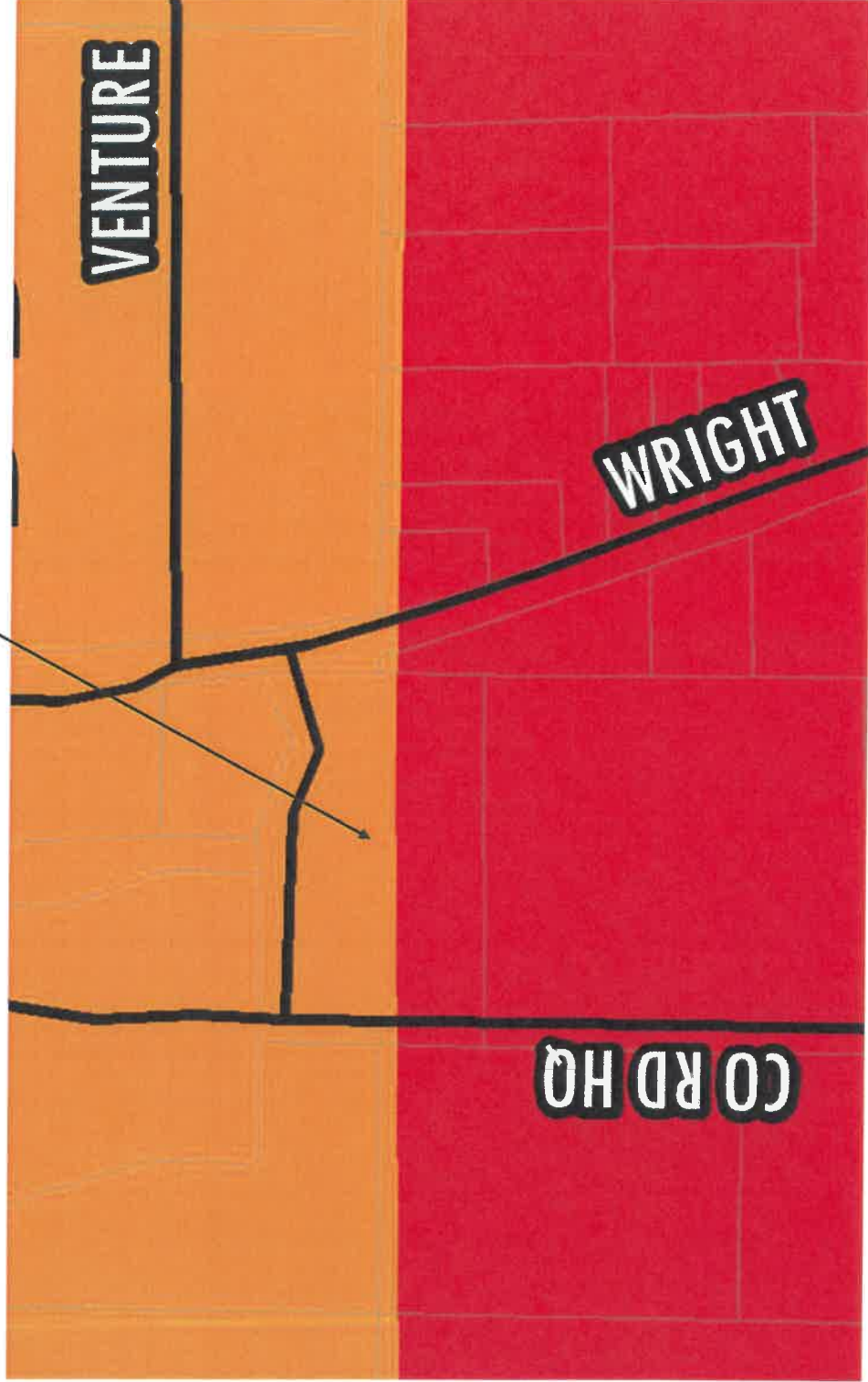
**Base Tax Due:** 0

**Base Tax Paid:** 34403.42

**Total Due:** 0

**Last Paid:**

PROPOSED ZONING MAP AMENDMENT FROM DD > GB FOR ENTIRE PARCEL



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**ARTICLE 25 – CHANGES AND AMENDMENTS**

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**CONTENTS OF ARTICLE 25**

**CHANGES AND AMENDMENTS**

<b>SECTION</b>	<b>TITLE</b>	<b>PAGE</b>
25.01:	PURPOSE AND INTENT	2
<b>25.02:</b>	<b>CHANGES AND AMENDMENTS</b>	<b>2</b>
	<b>A. Initiation</b>	<b>2</b>
	<b>B. Text Amendments</b>	<b>2</b>
	<b>C. Map Amendments</b>	<b>2</b>
25.03:	SUMMARY OF THE AMENDMENT PROCESS	2
25.04:	PROCEDURES	3
25.05:	APPLICATION INFORMATION	4
25.06:	FACT FINDING	5

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## ARTICLE 25 – CHANGES AND AMENDMENTS

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### ARTICLE 25: CHANGES AND AMENDMENTS

#### SECTION 25.01: PURPOSE AND INTENT

To assure sound, consistent, and desirable development within the Charter Township of Marquette, this Ordinance may be amended from time to time as conditions warrant. Revisions may be required due to changing socio-economic conditions, rezoning, the enlargement of existing district boundaries, to correct or clarify certain sections, or to revise or change regulations, restrictions, or standards.

#### SECTION 25.02: CHANGES AND AMENDMENTS

Changes and amendments to this Ordinance shall be consistent with the following procedures:

##### A. INITIATION

Only the Township Board has the authority to amend or change this Ordinance. Proposals for amendments or changes may be initiated by the Township Board on its own motion, by the Planning Commission, or by an individual.

##### B. TEXT AMENDMENTS

The application for an amendment to the text of this Ordinance shall state in particular the article, section, subsection, and paragraph sought to be amended. The application shall contain the language of the proposed amendment and shall state the reasons for the proposed change in the text.

##### C. MAP AMENDMENT

Applications to rezone any property, or which seek to change or modify the standards and requirements imposed on a particular property by the text and maps of this Ordinance, including applications for variations and special use permits, shall be instituted by the Township.

#### SECTION 25.03: SUMMARY OF THE AMENDMENT PROCESS

- A. Petitioner shall submit an application and the fee established by the Township Board in accordance with Article 26, Administration and Enforcement, Section 26.14, Fees, to the Township Zoning Administrator.
- B. The Zoning Administrator shall transmit the application to the Planning Commission who will set a public hearing date, and cause the notice of public hearing to be published as outlined in Section 25.04, Procedures.

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## ARTICLE 25 – CHANGES AND AMENDMENTS

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### **SECTION 25.03: SUMMARY OF THE AMENDMENT PROCESS – (Cont.)**

- C. The Planning Commission shall hold a public hearing and make a recommendation to the Township Board. A written summary of the comments received at the public hearing along with the recommendation of the Planning Commission shall be forwarded to the County Planning Commission in accordance with the requirements of The Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and also to the Township Board.
- D. After the review of the recommendation by the Township Planning Commission along with any comments from the County Planning Commission, the Township Board may, at their discretion, hold an additional public hearing if considered necessary. Notice of public hearing to be held by the Township Board shall be published by one (1) publication in a newspaper which is circulated in the Township and shall be given not less than fifteen (15) before the date of the hearing. After receiving the recommended change or amendment, the Township Board, at a regular meeting or at a special meeting called for that purpose, shall consider the recommendation. Any change or amendment shall be approved by a majority vote of the members of the Township Board. The Planning Commission shall respond to the Township Board with their recommendation regarding any change or departure to the original recommendation within a time frame specified by the Township Board.

### **SECTION 25.04: PROCEDURES**

The procedure for making amendments to this Ordinance shall be as follows:

- A. A petition, together with a completed application and fee shall be filed with the Zoning Administrator. The application must be received by the Zoning Administrator not less than fifteen (15) days prior to a regularly scheduled meeting of the Township Planning Commission. The Zoning Administrator shall review the application for completeness and shall forward it to the Township Planning Commission for review. The Planning Commission shall establish a date for a public hearing and the Zoning Administrator shall give proper notice of the hearing.
- B. Before submitting a recommendation regarding a rezoning or text amendment, the Township Planning Commission shall hold at least one (1) public hearing, notice of which hearing shall be given by one (1) publication in a newspaper of general circulation in the Township, not less than fifteen (15) days before the date of hearing. Not less than fifteen (15) days notice of the time and place of the hearing shall also be given by mail to each electric, gas, pipeline, and telephone public utility company, and to each railroad operating within the district or zone affected, that registers its name and mailing address with the Township Planning Commission for the purpose of receiving the notice.

An affidavit of mailing shall be maintained. The notice shall include the date, place, time, and purpose of the hearing and the location where the tentative text and any maps relative to the issue may be examined.

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## ARTICLE 25 – CHANGES AND AMENDMENTS

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### **SECTION 25.04: PROCEDURES – (Cont.)**

- C. When an individual property or several adjacent properties are proposed for rezoning, the Township Zoning Administrator shall serve notice of the proposed rezoning to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to the occupants of all single and two (2) family dwellings within three hundred (300) feet. The notice shall be delivered personally or by mail to the respective owners and tenants at the address given in the last assessment roll. If the tenant's name is not known, the term "occupant" may be used. If the notice is delivered by mail, an affidavit of mailing shall be filed with the Planning Commission before the hearing. The notice shall be made in accordance with *Section 24.04 Procedures, Item B*, and shall state the date, place, time, and the purpose of the hearing. An amendment for the purpose of conforming a provision of this Zoning Ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the Township Board and the notice of the adopted amendment published without referring the amendment to any other board or agency provided for under the requirements of The Michigan Zoning Enabling Act, *Public Act 110 of 2006, as amended*.

### **SECTION 25.05: APPLICATION INFORMATION**

- A. The petitioner shall submit a detailed application to the Zoning Administrator, and when the petition involves a rezoning and/or change to the zoning map, the petitioner shall submit the following information:
1. A legal description of the property.
  2. A scaled map of the property, correlated with the legal description, and clearly showing the property's location.
  3. The name and address of the petitioner.
  4. The petitioner's interest in the property, and if the petitioner is not the owner, the name and address of the owner.
  5. Date of filing with the Zoning Administrator.
  6. Signature(s) of petitioner(s) and owner(s) certifying the accuracy of the required information.
  7. The desired change and detailed reasons for such change.



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## ARTICLE 25 – CHANGES AND AMENDMENTS

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### SECTION 25.06: FACT FINDING

- A. In reviewing a petition for a zoning change or amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the Township Board, within thirty (30) days from the date of the public hearing on the petition.
- B. The questions to be considered by the Planning Commission relative to a petition for a zoning change or amendment shall include, but are not limited to, the following:
1. If a rezoning request, is the area proposed to be rezoned an appropriate location for the proposed zone, and is the requested zoning change or amendment justified by reason of a change in conditions since the original ordinance was adopted or if there was an error in judgment, procedure, or administration which justifies the petitioned change;
  2. Is the requested zoning change or amendment consistent with the goals and policies, and other elements of the *Charter Township of Marquette Comprehensive Plan*;
  3. What may be the long term effects of precedent which may result from approval or denial of the petition;
  4. Does the Township or other affected government agencies have the capability to provide the necessary services, facilities, and/or programs that might be required if the petition is approved;
  5. Are there any potentially significant and/or negative environmental impacts if the petitioned zoning change were approved and the resulting permitted structures built, including by not limited to, surface water drainage problems, wastewater disposal problems, or the loss of a locally valuable natural resource;
  6. What may be the potential effect of either approval or denial of the petition upon adopted development policies of the Township or other governmental units;
  7. What is the potential effect of the petitioned zoning change upon the value of adjacent and/or surrounding properties;
  8. Has an environmental impact assessment or statement been submitted.

**NOTE:** All findings of fact, regarding any petition for a rezoning and/or change or amendment, shall be recorded in the official minutes and made a part of the public record for all meetings of the Planning Commission, the Township Board, and the Zoning Board of Appeals.