



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 27, 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 – July 13, 2022
5. Public Comment.
6. New Business.
 - a. **Special Use Permit Public Hearing Request** – Proposed *Medical Marijuana Processor* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855. Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855.
 - b. **Special Use Permit Public Hearing Request** – Proposed *Adult Use (Recreational) Marijuana Processor* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855. Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855.
 - c. **Special Use Permit Public Hearing Request** – Proposed *Marijuana Grower, Class-C (Medical/Adult Use Recreational)* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855. Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855.
 - d. **Special Use Permit Public Hearing Request** – Proposed *Short-Term Rental* land use to be located on a property at 2540 County Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the



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Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855. (***This item was tabled on June 8, 2022.***)

7. Unfinished Business.
 - a. Attainable/Affordable Housing – Discussion
 - b. 2023 Capital Improvement Program (CIP) – Discussion
8. Correspondence.
 - a. 760 Lake Enchantment Rd. Property Maintenance – Update
 - b. Upcoming MSU-EX Educational Opportunities
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 – August 10, 2022***

6a.



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STAFF REPORT

PLANNING COMMISSION – July 27, 2022

Agenda Item # 6a: **Special Use Permit Public Hearing Request– Proposed *Medical Marijuana Processor* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855.**

Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855

Property Owner: JCP Trust/Highbridge Group, 220 W. Washington St, Suite 220, Marquette, MI 49855

Parcel ID#: 52-08-017-018-20

Staff Contact: Jason McCarthy

Background:

Staff has been in discussions with the owners of Ottawa Innovations Processing, LLC (Higher Love Cannabis Company). They’ve indicated that it is their intention to repurpose the former U.S. Fish & Wildlife Service’s Biological Station as their corporate headquarters.

To that end, we’ve received an application for a special land use in order to establish the land use of *Medical Marijuana Processor* at the above property located in the General Business (GB) zoning district, per *Article 15 – Principle Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance*, and the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*.

Per the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*:



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“SECTION 3 – DEFINITIONS, C. LICENSED MEDICAL MARIJUANA FACILITY TYPES ARE DEFINED AS FOLLOWS:

Processor: A licensee that is a commercial entity located in Michigan that purchases marijuana from a grower and that extracts resin from the marijuana or creates a marijuana-infused product for sale and transfer in packaged form to a provisioning center, or another processor.

SECTION 15.05: USE VS. DISTRICT NOMOGRAPH:

Medical Marijuana Processor is a Special Use in the General Business (GB) Zoning District.

Review Recommendation

Staff recommends scheduling a public hearing on the matter for Wednesday, August 24, 2022 at 7 PM.



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



Application for Special Use Permit

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

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

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

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

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

Application Type

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

Name: Joni Moore		Address: PO Box 297	
Business Name: OI Processing, LLC			
Phone: (906) 370-8676	Fax:	Name of Contact Person: Joni Moore	Contact Phone: (906) 370-8676
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.): Lessee			
E-Mail Address: joni.moore@ottawainnovations.com			

Property Owner (if different from applicant)

Name: JCP Trust		Address: 220 W. Washington St., Suite 220 Marquette, MI 49855	
Phone: (906) 273-0282	Fax: (906) 273-0574	Name of Contact Person: Renee Campeau	Contact Phone: (906) 273-0282
E-Mail Address: renee@highbridge-group.com			

Property Information

Address: 3090 Wright St., Marquette, MI 49855		Parcel I.D. Number(s): 52-08-017 .018 .20
Zoning District:	Legal Description(s) (attach pages as necessary):	
Size (acreage or square footage): 5.99 A	Name of any existing businesses on property: OI Holdings, LLC	
Proposed Use of Property: Medicinal Marijuana Establishment Type: Processor		
Present Use of Property: Affiliated Corporate Offices		

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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: Joni Moore Date: 7.8.2022
Applicant's Name (print): Joni Moore

Property Owner:

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

Signature of Property Owner: Joseph O'Dovero Date: 7/8/2022
Property Owner's Name (print): Joseph O'Dovero Trustee

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: Joni Moore (by appointment) Date: 7/8/2022

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>JASON McARDNEY</u>	Date: <u>7/11/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>5,000.00</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: _____



OI Processing LLC

July 13, 2022

Charter Township of Marquette
1000 Commerce Drive
Marquette, Michigan 49855

Dear Marquette Township Officials and Personnel:

My name is Joni Moore and I am introducing myself as the owner, president and sole member of OI Holdings, LLC and its subsidiaries OI Processing, LLC, Ottawa Innovations, LLC and Higher Love Corporation. My companies are pre-qualified and license approved and operating per Andrew Brisbo, Executive Director at Cannabis Regulatory Agency (CRA) Licensing and Regulatory Agency (LARA) in Lansing, MI. We have authorization to proceed with additional state wide facilities build out to support Medicinal and Adult Recreational Marijuana growing, Medicinal and Adult Recreational Marijuana Processing and Medicinal Provisioning and Adult Recreational Marijuana Retail Centers across Michigan.

We are currently manufacturing Marijuana at ELF Station, Humboldt Township, Michigan. Ottawa Innovations operates the previous US Navy facility under the regulatory compliance of The State of Michigan for the growing of Medicinal and Adult Recreational Marijuana. In addition, our Adult Recreational Retail and Provisioning operations under Higher Love Corporation are operating in The City of Crystal Falls, Ironwood, Marquette, Munising and Portage Township, Michigan. Higher Love Corporation also has numerous other Adult Recreational Retail facilities in final phases of community resolution or architectural design to include the Cities of Norway, Menominee, Escanaba, Wells Township, Gaylord and Charlevoix.

As a plant scientist, I hold multiple degrees in botany and forestry earned in Michigan where I've lived all my life; mostly in Upper Michigan. I very much look forward learning more about you and constituents. Learning about each other's goals and the fantastic vertically integrated job creating, tax generating companies we already have operating.

Please accept this written application to The Charter Township of Marquette, Michigan as we would respectfully request The Charter Township of Marquette, Michigan consider allowing special use for OI Processing, LLC to obtain an Medicinal Marijuana Establishment License Type of "Processor". This Medicinal Marijuana Processor facility would be located at 3090 Wright Street, Marquette, MI 49855.

We are submitting supporting materials in accordance with your requirements. We look to you for any specific additional information your constituents and governance may require regarding the consideration and approval of Special Use for OI Processing to locate a Medicinal Processor at 3090 Wright Street, Marquette, MI 49855.

Special Use Narrative

The 3090 Wright Street, Marquette, MI 49985 is already an extremely secure facility and located in an area that will not be impacted by any increase of employee or delivery traffic. It has excellent access to services and a great location for long term continued employment of local constituents.

The culture I instill is all about wellness through organic manufacturing and providing pure medicinal quality marijuana products here in Upper Michigan for the people of Upper Michigan and our guests. We self produce our marijuana for our stores so we can provide a lab tested organic product direct to our customers allowing us to keep our pricing in alignment with black and caregiver markets. Eliminating untested, unlicensed black market marijuana out of our communities is part of our mission because of the negative impacts to everyone involved.

Thank you for your consideration, we look to next steps toward a successful partnership with The Citizens of Charter Township of Marquette, Michigan.

Kindest,

A handwritten signature in black ink that reads "Joni Moore". The signature is written in a cursive, flowing style.

Joni Moore
President
OI Processing, LLC
(906) 370-8676
joni.moore@ottawainnovations.com

Enclosures

LEGAL DESCRIPTION - 3090 Wright Street, Marquette, MI

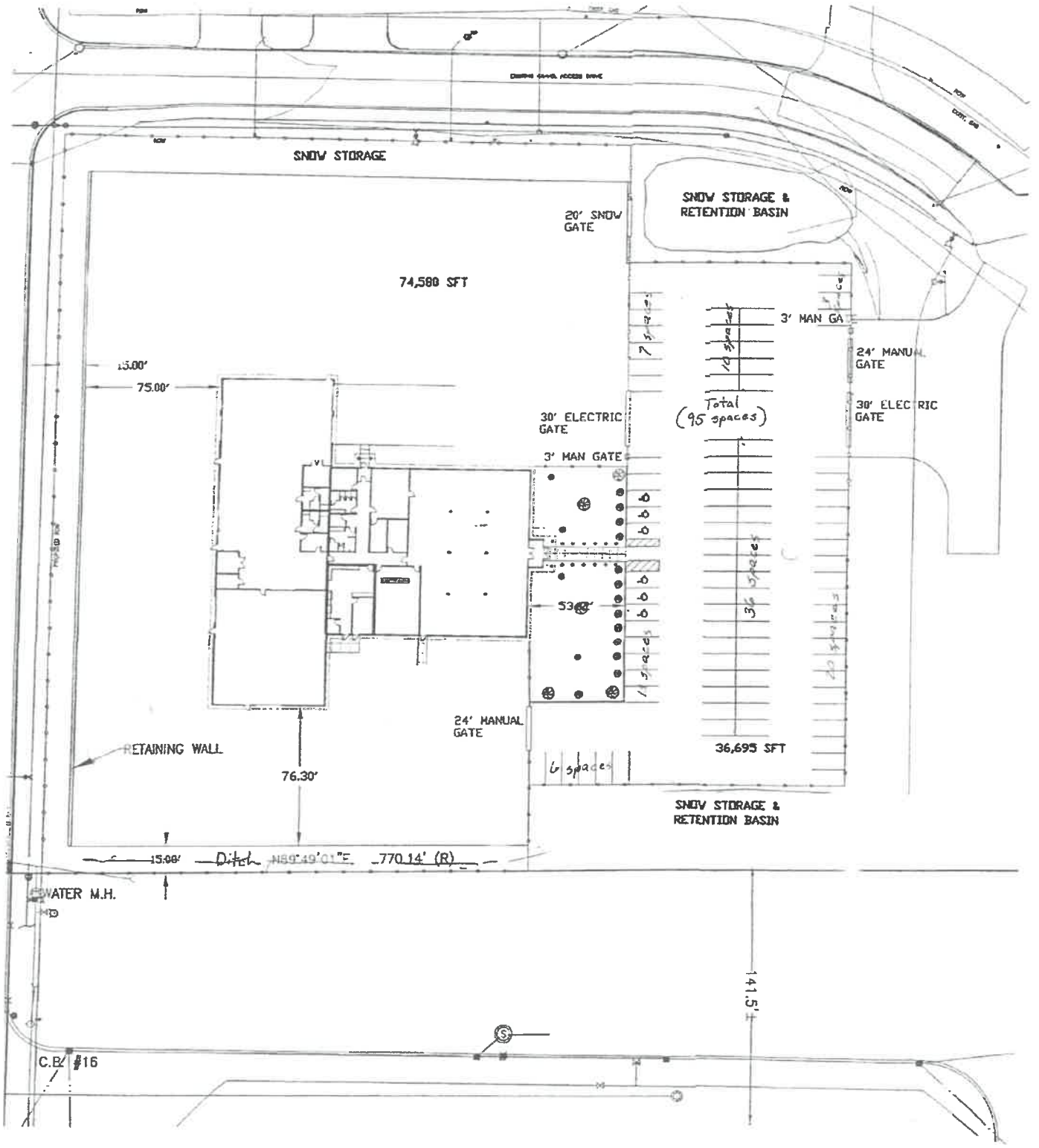
Premises situated in the Township of Marquette, County of Marquette, and State of Michigan, described as follows:

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 Map—3090 Wright Street, Marquette, MI 49855





OI Processing LLC

Supporting Documents Provided by Applicant

**Supporting Documents for 7/15/22 Application for:
Charter Township of Marquette Medicinal Marijuana Establishment Type:**

- **Processor**
-

Applicant: OI Processing, LLC
PO Box 297
Marquette, MI 49855
Attn: Joni Moore, Sole Member
(906) 370-8676
joni.moore@ottawainnovations.com



A1 SITE PLAN
1/8" = 1'-0"

CORPORATE OFFICE
 MEDIUM PROCESSING
 2 CLASS. CAR GROW

A101

SITE PLAN

MARQUETTE TOWNSHIP GROW

HIGHER LOVE
PROJECT NO: H240-01664

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

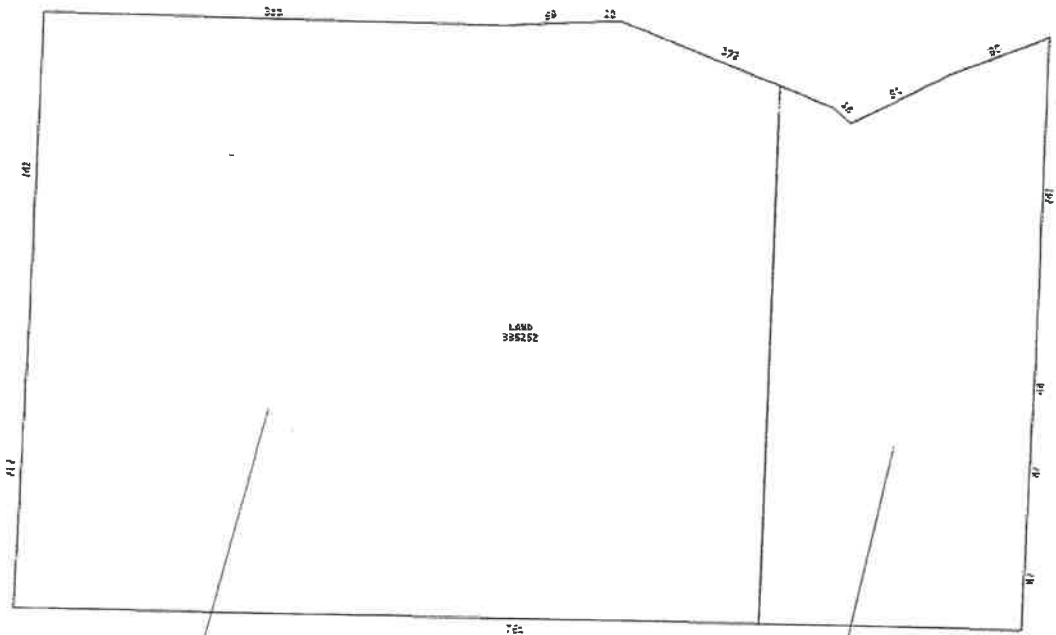
ISSUED FOR:	DATE:

MARQUETTE TOWNSHIP DISTRIBUTION

OI PROCESSING
MARQUETTE TOWNSHIP, MARQUETTE, MI
49855



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:

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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

7/22/2022

8:45:06 AM



Property Address

3090 WRIGHT ST
MARQUETTE, MI, 49855



Owner Address

O'DOVERO LOIS TRUSTEE
-
PO BOX 368

2019	\$1,741,800	\$1,741,800	\$1,054,913
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Land Information

Acreage: 5.99
Zoning: DD

Legal Description

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

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

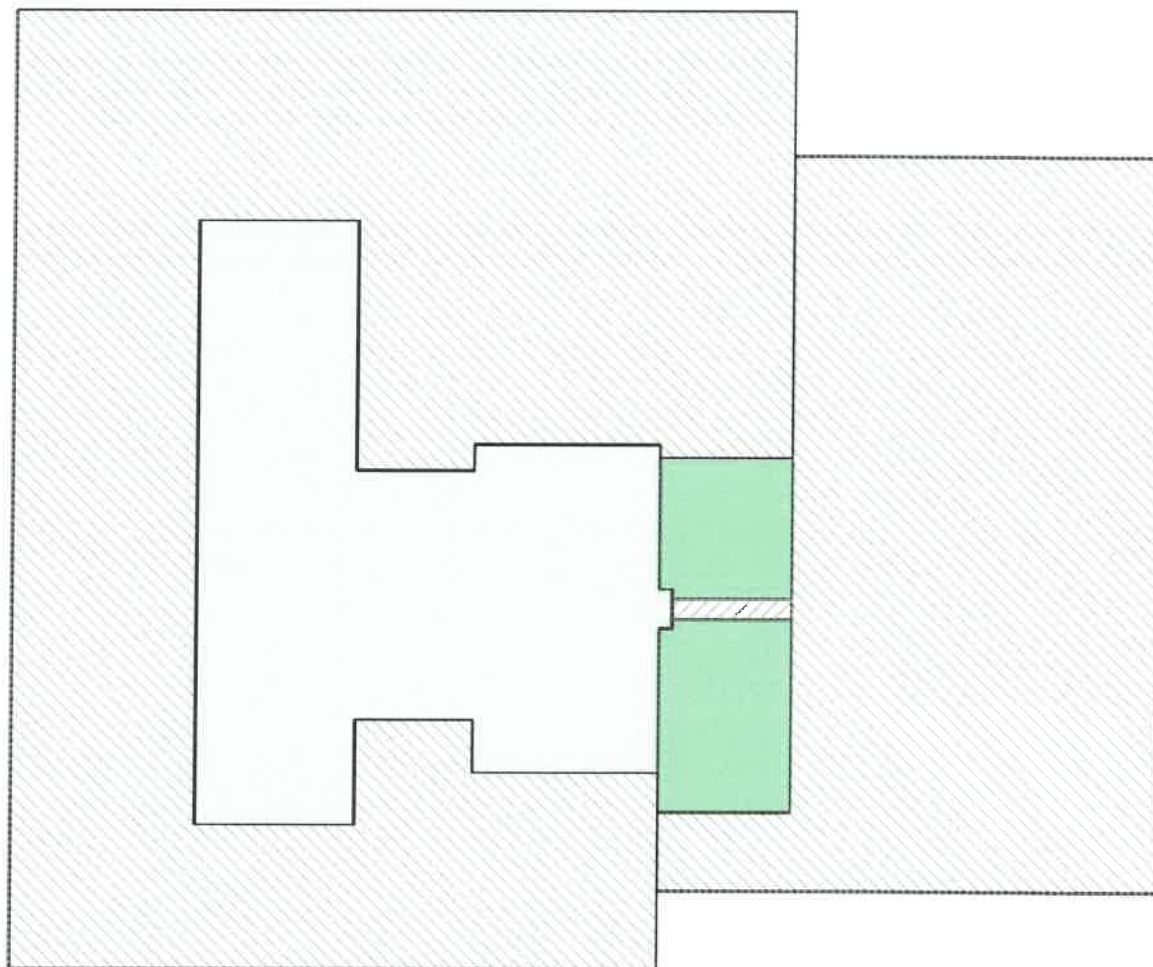
Instrument: AFF

Grantor: PROBATE COURT

Grantee: O'DOVERO, JAMES & JOSEPH &

Terms of Sale: 06-COURT JUDGEMENT

Liber/Page: 2019R-10001



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:

Lease Agreement

DATE: June 6, 2022

LESSOR: JCP Trust
220 West Washington Street, Suite 220
Marquette, MI 49855
(906) 273-0282
(906) 273-0574 Fax

LESSEE: OI Processing, LLC
P.O. Box 297
Marquette, MI 49855
(906) 370-8676 Joni Moore Cell

LEASE PREMISES: 3090 Wright Street, Marquette, MI 49855

LEASE TERM: July 1, 2022 through June 30, 2027

LEASE CONSIDERATIONS:

LESSEE shall rent from LESSOR the highlighted portion of attached exhibit A located at 3090 Wright Street in Marquette, Michigan and shall pay the LESSOR, at the address shown above. Annual rent for the first year of the lease term is \$84,564.00 to be paid in advance at a monthly rate of \$7,047.00.

RENT IS DUE BEFORE THE FIRST DAY OF EACH MONTH. IF, HOWEVER, NOT PAID BY THE 1ST OF THE MONTH, LESSOR SHALL BE ENTITLED TO A LATE CHARGE OF \$20.00 PER DAY AND INTEREST ON THE UNPAID RENTS AT THE RATE OF 1 ½ % COMPOUNDED MONTHLY AND COLLECTION FEES UNTIL PAID. RETURN OF NON-PAID RENT CHECKS WILL BE CHARGED A \$75.00 FEE. RENT IS ACCEPTED BY A CHECK UNTIL THE FIRST CHECK IS DISHONORED. UPON THIS EVENT, RENT IS ONLY ACCEPTED BY CASH, MONEY ORDER, OR CASHIERS CHECK.

Upon each twelve-month anniversary of this Lease Agreement, Rent will be adjusted to compensate the increase of utilities, taxes, maintenance, and overall costs, from previous escalations with a 3% increase. In no case shall the rent be less than the original rate as stated above. Any changes to the language within this contract will be subject to a change of the pricing structure.

LESSOR HEREBY AGREES AT LESSOR'S EXPENSE:

1. To provide lawn maintenance.
2. To provide adequate utilities: including heat, electric, air conditioning, water, and sewer. LESSEE agrees to hold harmless LESSOR for any injuries, damages or inconveniences resulting from any public utilities failure to provide said services.
3. To provide a key to the entrance of building. Any keys to the building should be returned to LESSOR upon vacating.

LESSEE HEREBY AGREES AT LESSEE'S EXPENSE:

Offices are balanced for normal usage of heating and cooling. Thermostats are programmed to heat and cool up to 45 hours per week based on the hours of operation supplied by LESSEE. If special or additional heating or cooling is required (i.e. additional hours of heating or cooling or special cooling in a highly energized computer room) then LESSEE will be subject to additional equipment and utility costs. All thermostats will be programmed by LESSOR.

1. LESSEE agrees to reimburse to LESSOR allocated share of expense for Marquette Board of Light and Power (electric), Semco Energy (natural gas), and water, sewer, and storm water service through Marquette Township, to be billed monthly, based on 18% of square footage occupied.
2. LESSEE shall pay for snow removal.

Initials 4.2.01
LESSOR/LESSEE

3. To lease a portion of the premises described herein for the rental sum set forth above and to use said premises for business and commercial use only. To pay the rent promptly, when due, without any obligation on the part of the LESSOR to make demand for it; delinquency will not be permitted. LESSEE shall use and occupy the premises in a clean, wholesome, and safe manner and in full compliance with all local and state laws, ordinances, rules, and regulations, including all health, fire, and safety laws, regulations, and codes relating to the lease premises and surrounding property.
4. To be responsible for garbage, dumpster, and proper off-site disposal.
5. To be responsible for janitorial service.
6. To be responsible for light maintenance inside the building such as door locks, hinges, closures, lights and ballasts. To be responsible for glass breakage. To be responsible to maintain fire extinguishers inside the leased premises.
7. To refrain from causing deterioration, or damage to the leased premises beyond the ordinary. To refrain from placing any nails, screws, or other device(s) into the walls, ceilings, or floors; or making any other alterations or additions to the leased premises without prior written consent of the LESSOR, consent shall not be unreasonably withheld. If the LESSEE makes leasehold changes that increase utility charges incurred by the LESSOR, rent shall be adjusted accordingly. Requests for re-keying, etc., shall be paid by LESSEE and the originals turned into the LESSOR.
8. To refrain from placing any signs or other objects outside of the leased premises without prior written consent of the LESSOR and Marquette Township. However, lettering indicating LESSEE'S business or profession is permitted on the entrance door to the leased premises. The lettering is subject to approval of the LESSOR.
9. Upon termination of this lease for any cause, all improvements shall become the property of the LESSOR. Notice to terminate is required a minimum of sixty (60) days before lease expiration date. Upon notice to terminate, an appointment will be scheduled for an exit walk through to allow LESSEE and LESSOR to review the condition of the leasehold and complete a leasehold exit condition report, which will be signed by both parties. Any damages beyond normal wear and tear are the responsibility of the LESSEE. Repairs are to be made in a professional manner with quality workmanship equal to original condition. If LESSEE does not make or is unable to make repairs, LESSOR will make repairs to return leasehold to the same condition as when leased. LESSEE will be responsible for the costs of repairs minus any wear or tear. The rent does not stop accruing until repairs are complete into relet condition.
10. To provide adequate protection on the legs, rollers of office furniture and plastic mats under chairs, etc. to prevent from abnormal wear of the carpeting or other flooring in the lease premises.
11. LESSOR shall have the right to enter the premises during normal business hours while logged in and escorted through the facility by LESSEE for the purpose of (a) making necessary or agreed repairs, decorations, alterations, or improvements; (b) supplying necessary or agreed services; (c) showing the lease premise to prospective or actual purchaser, mortgage contractor, workmen or contractors. In case of LESSEE's abandonment or surrender of the premises, LESSOR or its agent may enter the premises with 72 hours' notice after securing LESSEE'S permission.
12. LESSEE has written consent of the LESSOR to alter and install new locks on any door of the premises. LESSEE must provide the LESSOR with keys upon vacating.
13. LESSEE agrees to pay and reimburse LESSOR for all damages and losses to the premises and the LESSOR'S property or other LESSEE's property which are caused by LESSEE, any guests, visitors, invitees, or any other person under LESSEE'S control. LESSEE agrees to hold harmless and indemnify LESSOR from and against the payment of any sums of money, including court costs and actual reasonable attorney fees, incurred by LESSOR with counsel of its choice, arising out of any claim, cause of action, lawsuit, or proceeding, for damages, including actions for contribution or indemnity, brought by any person, insurer, or entity for damages or injuries to persons or property which is alleged to have been caused, or contributed to by LESSEE, any

Initials J.R.O.
LESSOR/LESSEE

- 6. LESSEE is responsible for and holds LESSOR harmless from all costs, fines, and fees that may arise from the investigation, remediation, and legal aspects associated with the degradation of the environment caused by LESSEE, its agents, employees, contractors, licensees and invites.
- 7. For facility concerns, please contact our office by phone at (906) 273-0282, by fax to (906) 273-0574 or email to Jane@Highbridge-Group.com.
- 8. If LESSEE does any of the following:
 - a. Defaults in paying any sums to LESSOR when due, including rent and additional rent, and does not cure the default within 10 days; or
 - b. Defaults in performing any other covenant or condition of the lease and does not cure the other default within 30 days after written notice from LESSOR specifying the default; or
 - c. Is adjudicated in a bankruptcy or makes any assignment for the benefit of creditors;

Then LESSOR may:

- i. Accelerate the full balance of the rent payable for the remainder of the term and sue for the sums due; or
 - ii. Terminate this lease; or
 - iii. Without terminating this lease, reenter the premises and dispossess LESSEE or other occupant of the premises, remove Lessee's effects, and relet the premises for the account of LESSEE for rent and upon terms that are satisfactory to LESSOR, crediting the proceeds, after deducting the costs and expenses of reentry, alterations, additions, and reletting, to the unpaid rent and the other amounts due under the lease during the remainder of the term and LESSEE shall remain liable to LESSOR for the balance owed. If suit is brought to recover possession of the premises, to recover any rent or any other amount due under the provisions of the lease, or because of breach of any other covenant to be performed by LESSEE, and a breach is established, then LESSEE shall pay to LESSOR all expenses incurred in the action, including attorney fees, which shall be deemed to have been incurred on the commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.
9. Waiver. LESSOR'S failure to insist on a strict performance of any of the terms, covenants, or conditions of this lease shall not be deemed a waiver of any subsequent breach or default in terms, covenant, and condition in this lease.
10. If LESSEE remains in possession of premises after the expiration or termination of the lease and without signing a new lease, it shall be deemed to be occupying the premises as a tenant from month to month at one hundred twenty five percent (125%) the minimum rent (as adjusted in this lease), subject to all the conditions, provisions, and obligations of this lease insofar as it can be applicable to a month-to-month tenancy, cancelable by either party upon seven days written notice to the other party.
11. This lease shall be construed under the laws of the State of Michigan. If any provision of this lease or portions of this lease or their application to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this lease shall not be affected and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

LESSOR: JCP Trust

LESSEE: OI Processing, LLC



 James O'Dovero as Trustee

6/7/2022

 Date

 Joni Moore - President

 Date

Initials J.O.
 LESSOR/LESSEE

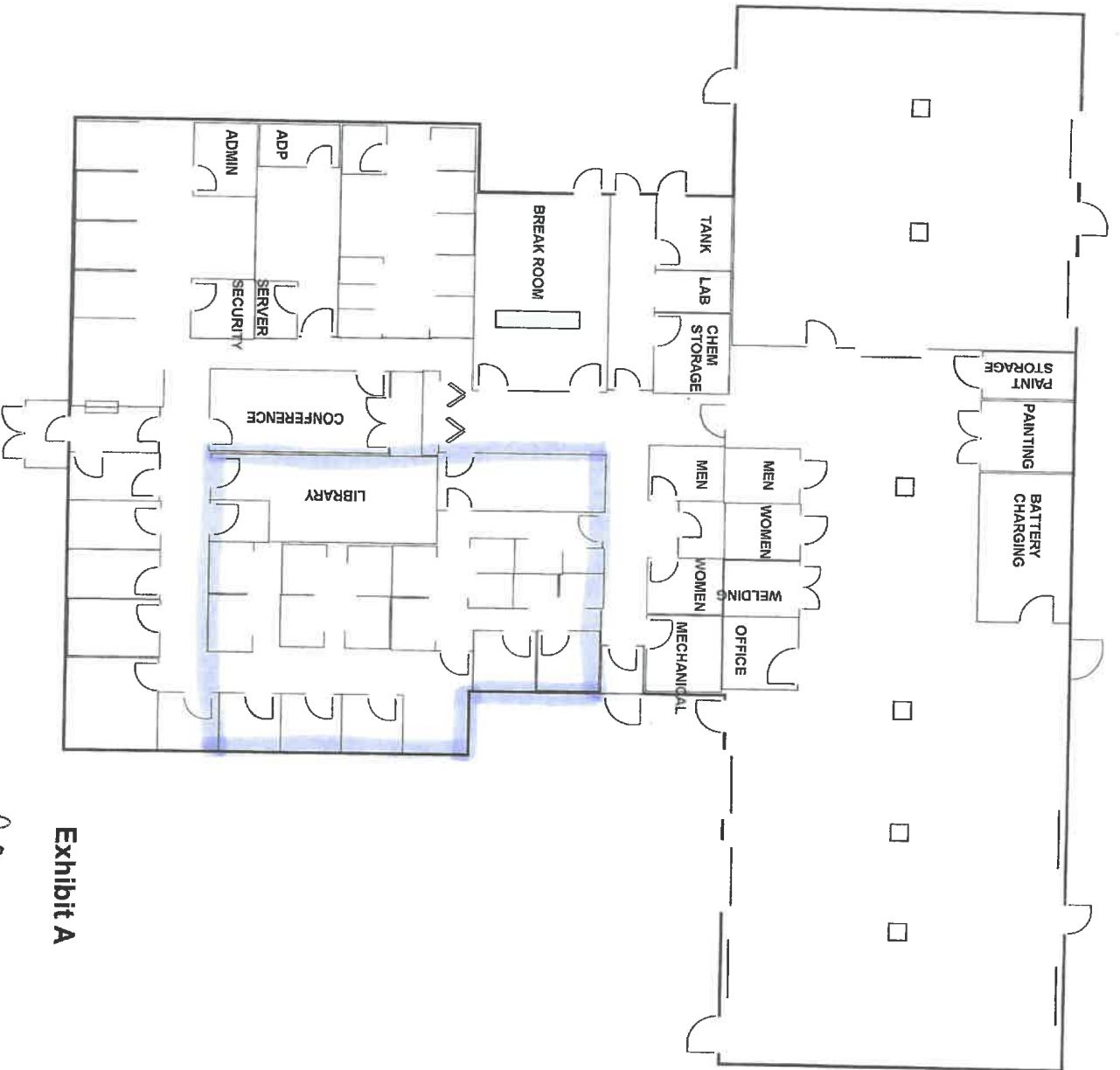


Exhibit A

Initials

LESSOR/LESSEE

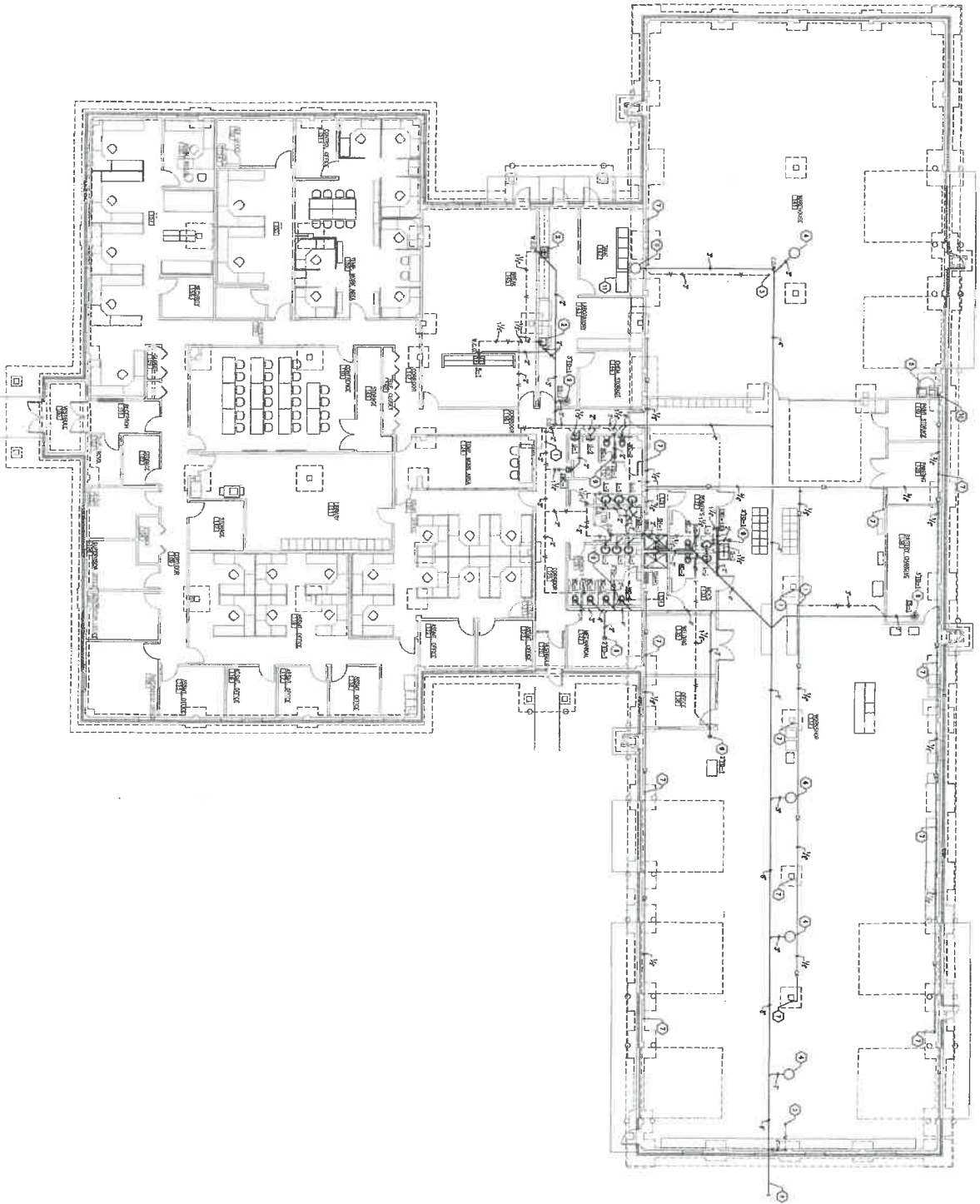
3090 Wright St

O'DOVERO DEVELOPMENT MARQUETTE, MICHIGAN

EXISTING STRUCTURE
3090 Wright Street
Marquette, MI 49855

FISH AND WILDLIFE BUILDING

Water, sewer and wastewater management information



FIRST FLOOR WASTE & VENT PLUMBING PLAN
SCALE: 3/8" = 1'-0"

○ KEYNOTES ○

1. 4" UPON FLOOR JOIST WITH 1/2" DIA. OF HUBBING.
2. 4" WASTE AND VENT PIPES, UNLESS NOTED OTHERWISE, INSTALLED BY PLUMBER.
3. 4" UPON FLOOR JOIST.
4. 4" UPON FLOOR JOIST.
5. 4" UPON FLOOR JOIST.
6. 4" UPON FLOOR JOIST.
7. 4" UPON FLOOR JOIST.
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10. 4" UPON FLOOR JOIST.
11. 4" UPON FLOOR JOIST.

GENERAL NOTES

1. 4" UPON FLOOR JOIST WITH 1/2" DIA. OF HUBBING.
2. 4" WASTE AND VENT PIPES, UNLESS NOTED OTHERWISE, INSTALLED BY PLUMBER.
3. 4" UPON FLOOR JOIST.
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10. 4" UPON FLOOR JOIST.
11. 4" UPON FLOOR JOIST.

P1.0	FIRST FLOOR WASTE & VENT PLUMBING PLAN <small>COPYRIGHT © 2007 INTEGRATED DESIGNS INC.</small>	O'DOVERO DEVELOPMENT FISH AND WILDLIFE BUILDING MARQUETTE, MICHIGAN <small>PROJECT NO. 04-75</small>	INTEGRATED DESIGNS INC. ARCHITECTS • ENGINEERS • CONSULTANTS 1021 W. BARAGA AVENUE MARQUETTE, MI 49805 PHONE: 905-228-4490 FAX: 905-228-7524
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GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

VIA ELECTRONIC MAIL

Date: April 28, 2022

Addressee: OI Processing LLC
Address: 111 Raymbault Drive
Marquette, MI 49855

RE: Prequalification status for your pending application

Dear Applicant:

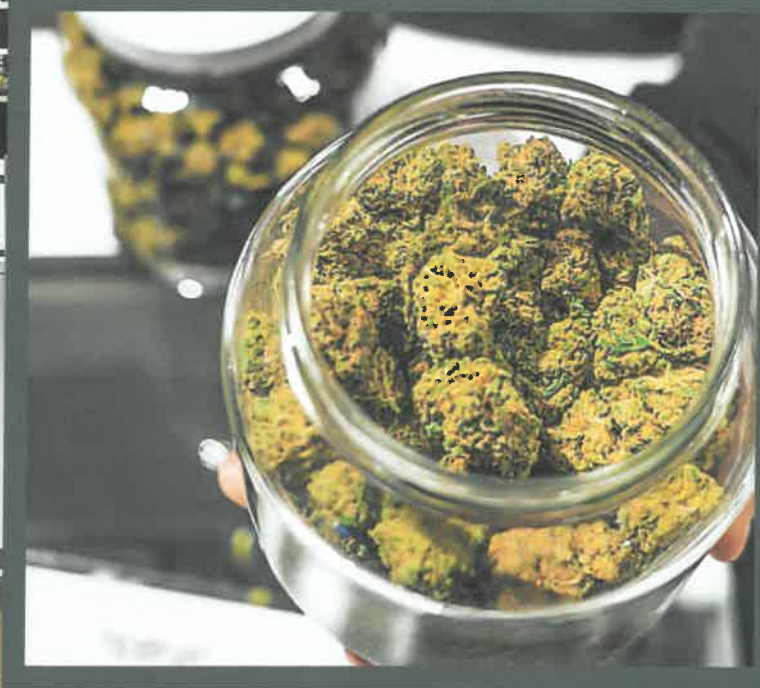
The Cannabis Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Medical Marijuana Facilities Licensing Act (MMFLA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MMFLA and associated rules are completed. A state operating license for a marijuana facility cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status. This prequalification status will expire two years from the date of prequalification status if the applicant has not received its initial state operating license.

If you have not already done so, please submit a facility license application (Step 2) for each state operating license for which you wish to apply. It is recommended that facility license applications not be submitted more than 60 days prior to the date you anticipate that your proposed facility will be ready for inspection. You may submit an application online through the Accela Citizen Access Portal on the Agency website at www.michigan.gov/craonline or your application may be submitted by mail as follows:

Mailing Address:
Cannabis Regulatory Agency
Medical Facilities Licensing Section
P.O. Box 30205
Lansing, MI 48909

Sincerely,

Licensing Division
Cannabis Regulatory Agency



OI Holdings LLC

2022 Corporate Presentation

Disclaimer

IMPORTANT – PLEASE READ THE FOLLOWING BEFORE CONTINUING

The information in this document has been prepared by OI Holdings, LLC, Ottawa Innovations, LLC, and Higher Love Corporation (collectively the "Company") and contains confidential information regarding the business, operations, and assets of the Company. The information in this document is provided as of the date hereof and is subject to change without notice. This document is not, and nothing in it should be construed as, an offer, invitation, or recommendation regarding an investment in the Company, or an offer, invitation, or recommendation to sell, or a solicitation of an offer to buy, the Company or the Company's securities. Neither this document nor anything in it shall form the basis of any contract or commitment. This document is not intended to be relied upon as advice to investors or potential investors and does not consider the investment objectives, financial situation, or needs of any investor. All investors should consider such factors in consultation with a professional advisor of their choosing when deciding if an investment is appropriate. The Company has prepared this document based on information available to it, including information derived from public sources that the Company has not independently verified. No representation or warranty, express or implied, is provided concerning the fairness, accuracy, correctness, completeness, or reliability of the information, opinions or conclusions expressed herein. Any projections contained in this document should not be considered a comprehensive representation of the Company's financial performance. The financial information included in this document is subject to revision. All forward-looking statements regarding the Company or persons acting on its behalf apply only as of the date this document was provided. The Company undertakes no obligation to update or revise these forward-looking statements to reflect events or circumstances that arise after the date made or to reflect the occurrence of unanticipated events. Inevitably, some assumptions will not materialize, and unanticipated events and circumstances may affect the ultimate financial results. Projections are inherently subject to substantial uncertainties and to a wide variety of significant business, economic and competitive risks, and the assumptions underlying the projections may be inaccurate in any material respect. Therefore, the actual results achieved may vary significantly from any forecasts made or suggested and the variations may be material to a potential investor. All offerings (if any) of the Company's securities will be made only under a registration statement, offering statement, prospectus, or private placement memorandum.

CAUTIONARY NOTE REGARDING FORWARD-LOOKING INFORMATION AND FORWARD-LOOKING STATEMENTS

Certain statements in this presentation make up forward-looking statements and forward-looking information within the meaning of applicable United States securities legislation (collectively referred to as "forward-looking statements"), which can often be identified by words such as "will", "may", "estimate", "expect", "plan", "project", "intend", "anticipate" and other words showing that the statements are forward looking. Such forward-looking statements are expectations only and are subject to known and unknown risks, uncertainties, and other important factors. Risks and uncertainties include, among others, dependence on obtaining and maintaining regulatory approvals, including acquiring and renewing state, local or other licenses; engaging in activities which currently are illegal under United States federal law and the uncertainty of existing protection from United States federal or other prosecution; regulatory or political change, such as changes in applicable laws and regulations, including United States federal law and state-law legalization, because of inconsistent public opinion, perception of the medical-use

and adult-use cannabis industry, bureaucratic delays or inefficiencies or any other reasons; any other factors or developments which may hinder market growth; reliance on management; the effect of capital market conditions and other factors on capital availability; competition, including from more established or better-financed competitors; the need to secure and maintain corporate alliances and partnerships, including with customers and suppliers; potential damage to or destruction of property, loss of life and environmental damage, general economic, market and business conditions. These factors should be weighed, and readers are cautioned not to place undue reliance on such forward-looking statements. These risks, uncertainties and assumptions could adversely affect the outcome and financial effects of the plans and events described. In addition, even if the outcome and financial effects of the plans and events described are consistent with the forward-looking statements in this presentation, those results or developments may not show results or developments in subsequent periods. Although the Company has attempted to identify important risks and factors that could cause actual actions, events, or results to differ materially from those described in forward-looking statements, there may be other factors and risks that cause actions, events or results not to be as expected, estimated, or intended. Forward-looking information in this presentation is based on the Company's current estimates, expectations, and projections, which are based on the information available as of this document. Prospective investors should not place undue reliance on any forward-looking statement in this presentation. Forward-looking statements in this document are made as of the date of this presentation and, except as required by applicable law, the Company assumes no obligation to update or revise them to reflect new events or circumstances. Historical statements in this document regarding past trends or activities should not be taken as a representation that such trends or activities will continue in the future. In this regard, certain financial information contained herein has been extracted from, or based upon, information available in the public domain and/or provided by the Company. In particular, historical results should not be taken as a representation of that such trends will continue. No statement in this document is intended to be nor may be construed as a profit forecast. Any investment in the Company is speculative and involves substantial risk and is only suitable for investors that understand the potential consequences and are able to bear the risk of losing their entire investment and all offerings (if any) of the Company's securities will be made only pursuant to a registration statement, offering statement, prospectus, or private placement memorandum.

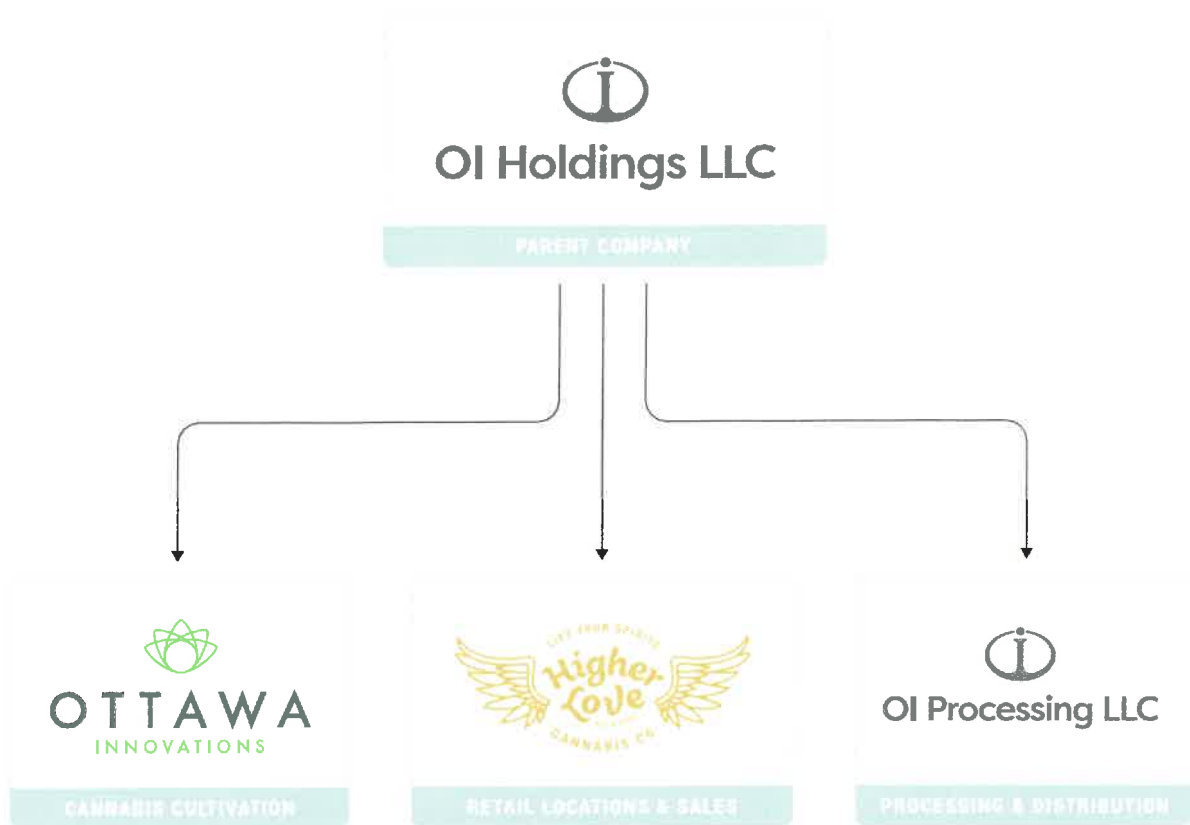
THIRD-PARTY INFORMATION

This presentation includes market and industry data which was obtained from various publicly available sources and other sources believed by the Company to be true. Although the Company believes it to be reliable; the Company has not independently verified any of the data from third-party sources referred to in this presentation or analyzed or verified the underlying reports relied upon or referred to by such sources, or ascertained the underlying assumptions relied upon by such sources. The Company does not make any representation as to the accuracy of such information.

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Vertical Structure



Mission Statement

To empower millions of people across northern Michigan and beyond to live better, more fulfilling lives through the use of cannabis.

 **OI Holdings LLC**

Employees: 15
Year Incorporated: 2019
Owner: Joni Moore
Primary Function:
 Holding Company,
 Corporate Oversight
 & Strategy

Upper Peninsula based OI Holdings operates Ottawa Innovations, Higher Love Corporation, and It's All Good Processing under MRA design.

This is only possible through high performing quality relationships with customers, employees and communities.

We compete with the largest and most sophisticated cannabis companies in the State of Michigan. OI Holdings is the only vertically integrated cannabis manufacturer and retailer in the UP.

Science based and organically grown product sold at prices competing with the black market. Focused on educating consumers with a corporate culture of love, understanding, and good health.

Holding Company Responsibilities

- Licensing Management
- Regulatory Oversight
- State Financial Reporting
- Compliance Process
- Government Liaison
- Security Policy
- Human Resources
- Benefits Management
- Training and Development
- Community Outreach
- Real Estate Development
- Construction Oversight
- Technology Architecture
- Property Management
- Research and Development

 **OTTAWA INNOVATIONS**

Employees: 25
Year Incorporated: 2018
Owner: Joni Moore
Primary function:
 Cultivation Entity

Upper Peninsula based Ottawa Innovations operates under OI Holdings.

Our passion at Ottawa Innovations is to provide our customers with the highest quality cannabis possible. We utilize living soil and 100% organic growing practices because these cultivation techniques produce the highest quality medicine with the most robust terpene and cannabinoid profiles.

Ottawa Innovations is the only Class C Medicinal and Adult-Use Cultivation Operation in the Upper Peninsula of Michigan.

Ottawa Innovations Licensure

- Ten (10) Class C Medicinal Grow, Humboldt Township
- Two (2) Class C Adult Use Grow, Humboldt Township
- One (1) Medicinal Processing, Humboldt Township



Employees: 143
Year Incorporated: 2019
Owner: Joni Moore
Primary Function:
 Wellness-based,
 Café-style Retail

Upper Peninsula based Higher Love Corporation operates under OI Holdings.

Higher Love is dedicated to providing exceptional, soil-grown organic cannabis. We're on a mission to empower others on their wellness journey. Our culture is built around attentiveness to customers' needs, support for our employees, and transparency in our methods.

Higher Love Overview

- First Opened: Feb 8, 2021
- Locations Open: 5
 - Crystal Falls
 - Marquette
 - Munising
 - Houghton
 - Ironwood*
Opening February 2022
- Additional Locations Underway
 - Norway
 - Gaylord
 - Menominee
 - Charlevoix
 - Grayling
 - Moran Township
- Customers Served: 106,730
- Taxes Paid: \$800,000
- Products Sold: 390,000
- Pounds of Cannabis Sold: ~1600



OI Processing LLC

Employees: 5
Year Incorporated: 2022
Owner: Joni Moore
Qualification:
 In Progress
Primary function:
 Retail store distribution,
 pre-roll, and raw flower
 product manufacturing

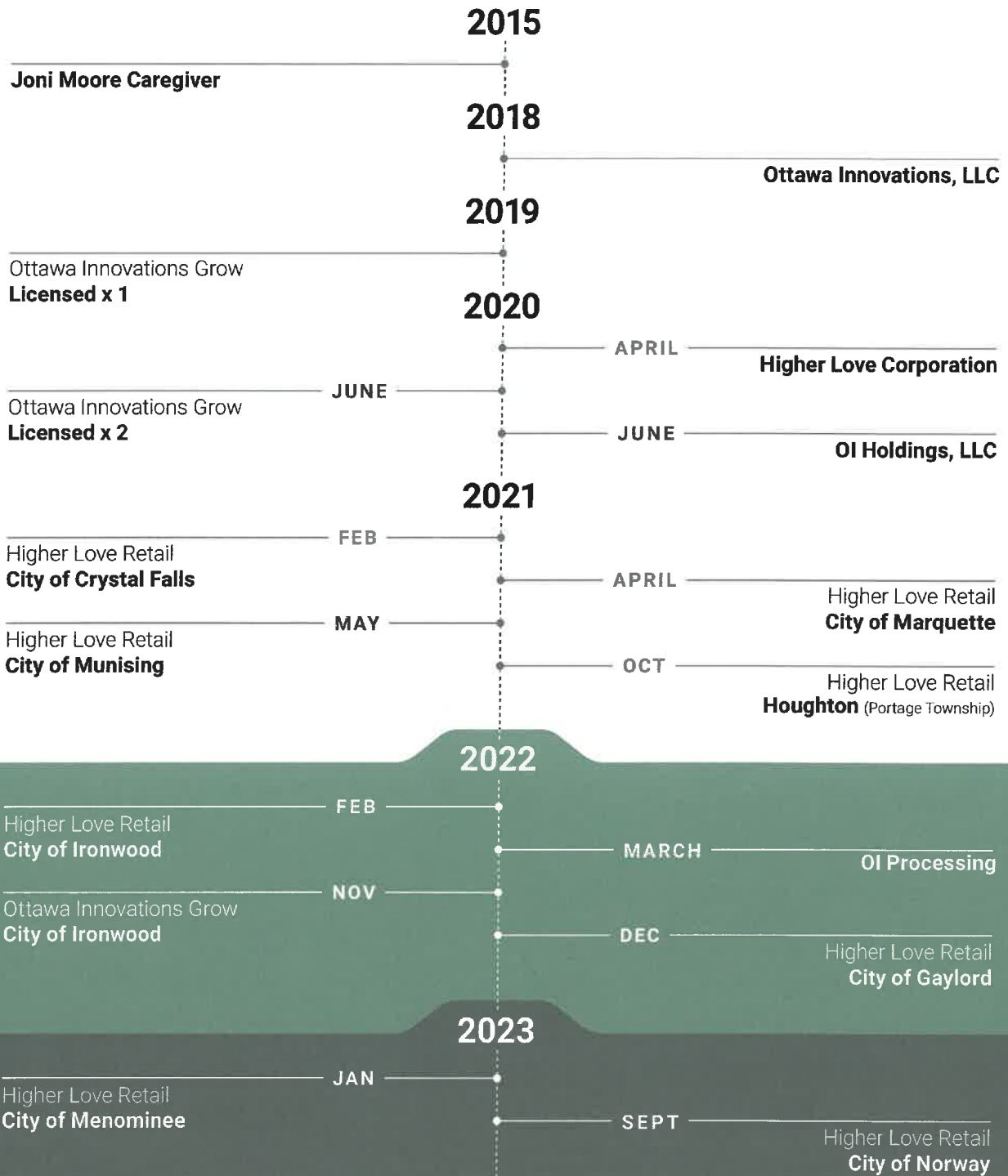
Upper Peninsula based It's All Good Processing operates under OI Processing.

We will soon release our own proprietary processed cannabis goods. With the launch of *It's All Good*, Higher Love will offer a whole new line of products with the same high-quality characteristics customers have come to expect from our current flower offerings.

OI Processing Licensure

1. Marquette Township - Pending

Organization Timeline





A Superior Retail Experience

Premier Cafe-Style Showrooms

Unlike other brands, who primarily serve pre-packaged (and thus often sub-par) flower, at Higher Love we offer customers the unique opportunity to interact with the actual product they are about to purchase. Our dedication to serving flower cafe-style has been a key draw for customers who place a premium on those tangible qualities (aroma, bud formation) which can only be assessed via direct interaction with the product.

Our cafe-style service also allows customers to purchase the exact amount of flower they want; something not possible with the predetermined portions of pre-packaged items.

Direct from the Source

Our vertically integrated organization gives us a singular competitive advantage in bringing our products to market. Not only are we able to avoid procurement and negotiation with third parties, we are able to maintain full confidence in the quality and steady supply of flower coming directly from Ottawa Innovations.



"I was beyond satisfied with my experience at this dispensary. Gabby was extremely positive, kind and very knowledgeable about my questions and provided me with exactly what I was looking for at a fair price. I will definitely be back next time I'm in town."

Chris V.
HIGHER LOVE - MARQUETTE

Top-Shelf Flower

Simply put, our retail locations stock nothing but the highest quality flower. In addition to our tight control of product supplied by Ottawa Innovations, we are highly selective regarding which products and vendors appear on our shelves.

Boxing Out the Black Market

Thanks to the regional distribution of our locations and our competitive pricing, we have been successful in beating out the local black market. Additionally, our rigorous quality assurance practices and testing requirements confer a confidence with which the black market cannot compete.

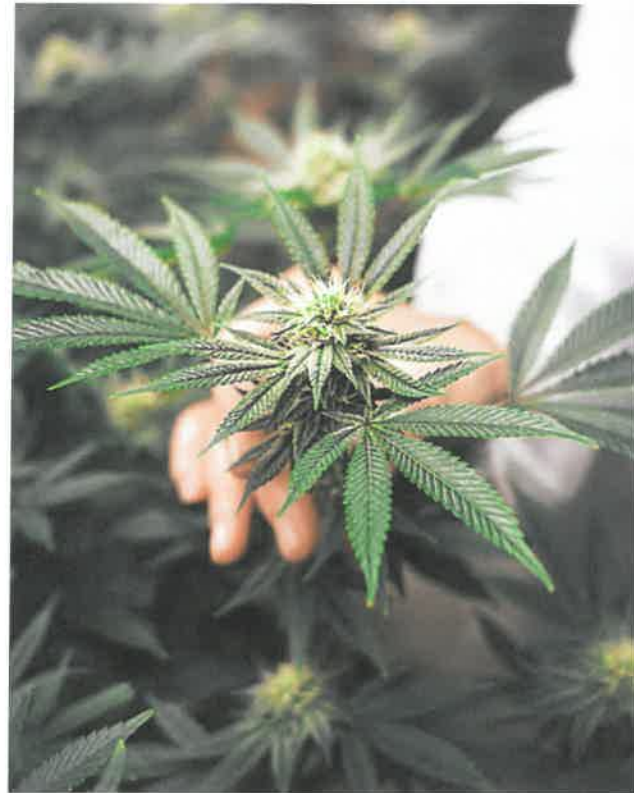


Natural Wellness

A safer, more natural alternative to alcohol and other more addictive narcotics.

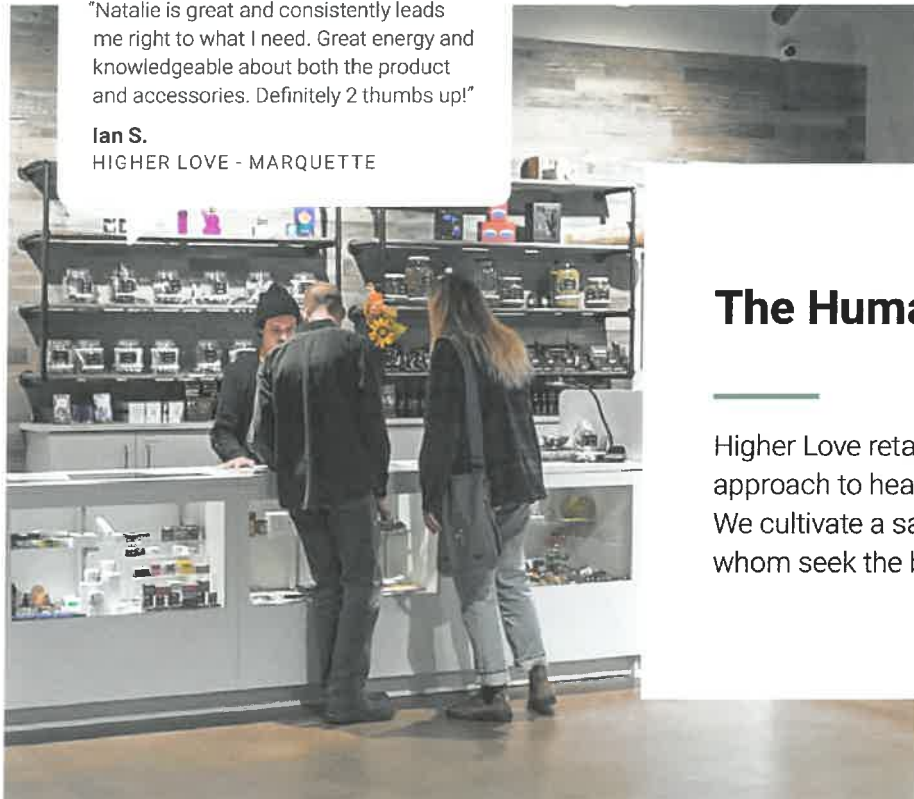
What our customers need is a reliable, trusted means to take ownership of their wellness. Our success thus far is a testament to how consistently we've been able to go above and beyond in meeting this need.

We seek to serve as a comprehensive resource for our customers; providing not only cannabis products, but also critical information as it pertains to the plant and its consumption.



"Natalie is great and consistently leads me right to what I need. Great energy and knowledgeable about both the product and accessories. Definitely 2 thumbs up!"

Ian S.
HIGHER LOVE - MARQUETTE



The Human Touch

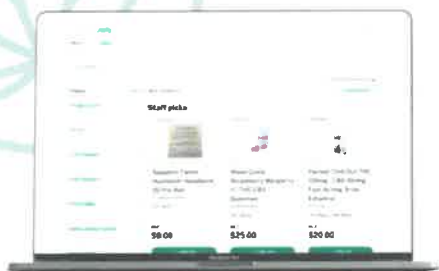
Higher Love retail centers embody a natural approach to health, wellness, and relaxation. We cultivate a safe, welcoming space for all whom seek the benefits of cannabis.



Service as a Top Priority

Higher Love budtenders greet all customers with an easy warmth and take pains to lend their own expertise as customers browse products. These qualities have established Higher Love as a first-choice store in local markets.

Our employees are dedicated to ensuring that customers feel comfortable and safe as they explore the potential of cannabis products. On-site at our retail centers, certified budtenders address any and all concerns related to the plant and its consumption. Additionally, there is plenty of in-store signage and educational material to assist customers in crafting a best approach to their health & wellness with cannabis.



Leveraging Loyalty

We utilize the latest in CRM technology to leverage customer loyalty with rewards and incentives that drive consistent return visits.

Thanks to our successful customer loyalty program and growing list of email subscribers, we are able to efficiently deliver branded shout-outs via Springbig for both text and email marketing.



What Our Customers Say

★★★★★

"Wonderful experience all around! Very warm welcome being able to go inside the dispensary, it made the whole experience a pleasure. The staff is amazing and very knowledgeable. I'm very grateful I went there and highly recommend it to anyone."

Chris V.

HIGHER LOVE - CRYSTAL FALLS

★★★★★

"No matter which location you go to the staff treat you like family and are very knowledgeable about the things they sell."

Margie S.

HIGHER LOVE - MARQUETTE

★★★★★

"I've been to a few different dispensaries in the U. P. now and nothing compares to this place. I've been happy with every purchase so far. Prices are reasonable, staff is super friendly and helpful (I have a great deal of anxiety so it was so refreshing walking in and everyone being so relaxed and friendly) also a very modern and chill feel to this place. Highly recommend. If you're considering taking the long drive... Do it! You won't regret it."

Alyssa G.

HIGHER LOVE - CRYSTAL FALLS

★★★★★

"I can't say enough about the amazing staff working here. They were so nice and welcoming. The products are so affordable and they are also very knowledgeable! We will be stopping every year we're out here. Thank you for being so awesome we appreciate you all so much."

Melissa B.

HIGHER LOVE - MUNISING

★★★★★

"This dispensary always has pleasant and knowledgeable staff and they offer good prices. If you're looking for high quality bud they sell the best organic bud, I couldn't find a better place!"

Casey O.

HIGHER LOVE - CRYSTAL FALLS

★★★★★

"This is by far the best dispensary I've ever been to."

Jay P.

HIGHER LOVE - MARQUETTE



Securing the Latest Products

By continuously monitoring industry developments, we are able to secure first-choice options for distributing new cannabis products.

Our retail director has built and maintained relationships with not only top Michigan brands, but nationally recognized brands as well. Through the aggressive development of these relationships, Higher Love procures popular, cutting-edge products from top companies, and we are the first choice of national retail brands looking for new distribution channels in Michigan.



Exclusive Vendor Relationships

A crucial element of Higher Love's success is our exclusive partnerships with some of the best vendors in the cannabis industry. We are able to cross-promote and draw traffic with popular brands and products to which our competitors do not have access.



The Higher Love Brand Identity

Higher Love exudes an undeniable and comforting warmth wherever it shows up. We're here to support and empower our customers in their pursuit of better living through cannabis.



BRAND VALUES

Service

We live to serve the needs of our customers. In this case, what our customers need is a reliable, trusted means to take ownership of their wellness. Higher Love provides a safe and dependable avenue for those whom seek to improve their lives through the benefits of cannabis.

Knowledge

We believe knowledge is power, especially when it comes to cannabis. We consider it our duty to not only provide cannabis products for our customers, but to also serve as an educational resource by providing access to information about health, wellness, and plant medicine.

Integrity

Starting with the cultivation of plants up through research and development of products, every step of our process is tailored to produce an end product which is both safe and effective. We eagerly invite our customers into our process so that they may better understand the medicine they are using.



Higher Love Brand Assets

Our logo is the foundation of our brand. It is our most recognizable visual element and one that has successfully made a mark on our audience.

PRIMARY LOGO



SECONDARY LOGO



ICON



MASTER LOGO



WORDMARK



STACKED WORDMARK



Trademarks

Our company has completed an extensive trademark search through our trademark attorneys and have little to no risk for any trademark infractions in Michigan, Wisconsin, or Minnesota.



Processed Products

Launching 2022

We are eagerly anticipating the release of our own proprietary processed cannabis goods. With the launch of *It's All Good*, Higher Love will be able to offer a whole new line of products possessing the same high quality characteristics customers are accustomed to from our current flower offerings.

Processed goods to include extracts, topicals, pre-rolls, tinctures, edibles, and more.



Top-Shelf Offerings

As part of our marketing efforts to build brand awareness and gain social media exposure, we have launched a promotional campaign to provide curated gift boxes of top-shelf products to cannabis influencers.





Vendors

OI selects and nurtures vendor partnerships based on the following criteria: quality, demand, pricing, exclusivity, co-marketing, vendor events and promotion, and affiliated credibility.



Livwell provides exceptional cannabis products with a large selection of products to choose from. They are a dominate multi-state operator and a well known name in the cannabis space.



STIIIZY's proprietary pod system has garnered a cult-like following since its launch and has emerged as a leading lifestyle brand in cannabis.



With over 10 years of experience growing premium flower and producing award-winning extracts, Viola offers a wide variety of strains and products across five states and throughout Canada.



Platinum Vapes has one of the best oil extraction processes, creating some of the top quality cannabis oil available. Their cartridges contain 90%+ THC and approximately 90%+ of the total Cannabinoids. This results in immediate and powerful effects.



Select brands are well known in multiple states for high-quality vape cartridges. Select products deliver an activated, broad-spectrum oil with the highest THC level possible and big flavor.







Monster Xtracts is one of the leading concentrate companies in the state of Michigan providing superior products since early legalization with high end small batch concentrates, gummies, carts and more.



Kiva is one of the largest multi-state retail brands and produces award-winning cannabis edibles that use natural ingredients and precise THC and CBD dosing in a delicious variety of premium gummies, mints, and chocolate.



Competitors

BRAND	UP STORE LOCATIONS	COMPETITOR ADVANTAGE	HIGHER LOVE ADVANTAGE
 Lume Cannabis Co	7	<ul style="list-style-type: none"> • Large investment backing • More locations (currently) • Branding fully established 	<ul style="list-style-type: none"> • Superior product selection • More strategic store placement • More personable environment • Better customer service • More competitive pricing via vertical integration
 Fire Station	5	<ul style="list-style-type: none"> • First in the Upper Peninsula • Placement in Escanaba • Delivery service implemented 	<ul style="list-style-type: none"> • Fresh and higher quality flower, cafe style versus pre-packaged • Border locations are better positioned • More competitive pricing via vertical integration
 Rize Up	2	<ul style="list-style-type: none"> • Established Iron Mountain border location ahead of Higher Love 	<ul style="list-style-type: none"> • Greater quantity of border locations • Superior branding and product selection • Superior customer service and in-store experience • More competitive pricing via vertical integration
 The Outpost	2	<ul style="list-style-type: none"> • Captures overflow customers in Crystal falls if Higher Love wait times become too high • Delivery service implemented 	<ul style="list-style-type: none"> • First choice option in Crystal Falls • Superior store experience • Much larger product selection • More competitive pricing via vertical integration



Production Overview

Our growing philosophy is founded on careful attention to detail, to each individual plant, and to the soil as a living foundation. By providing our plants with care, attention, and optimal conditions, we produce potent plant medicine—just as nature intended.



We take the health and well-being of all patients in the Michigan Medical Marihuana Program (MMMP) very seriously. Our passion at the Ottawa Innovations Humboldt Township grow facility is to provide our clients with the highest quality cannabis possible. We utilize living soil and 100% organic growing practices because these cultivation techniques produce the highest quality medicine with the most robust terpene and cannabinoid profiles, with no toxins or poor side effects due to contamination or impure additives.



CANNABIS LIFE CYCLE

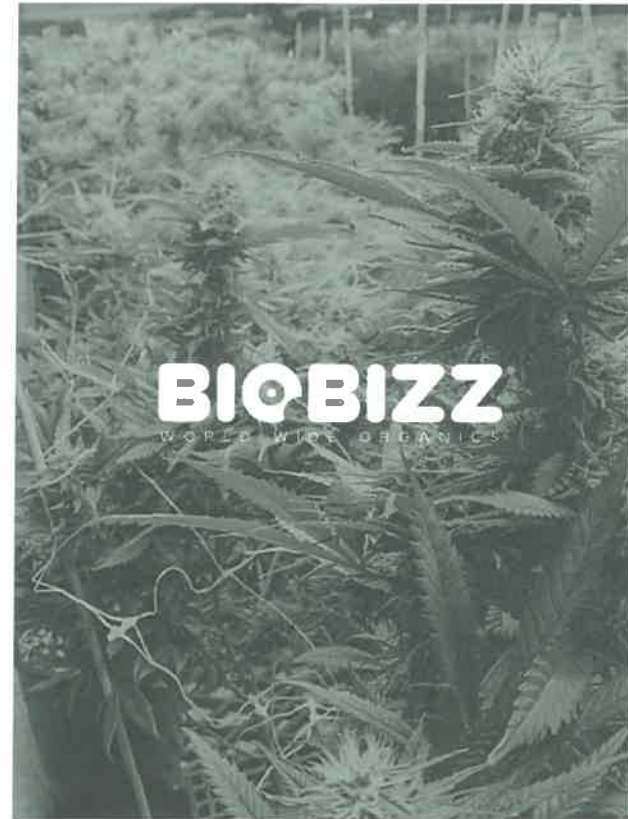




Sustainable Indoor Production

Biobizz World Wide Organics

Ottawa Innovations uses 100% organic products for the entirety of its cultivation processes. Specifically, the Company utilizes Biobizz organic substrates and fertilizers which facilitate sustainable, self-sufficient indoor agriculture while also highlighting natural methods as a critical means of producing the best cannabis products. Much like Ottawa Innovations, Biobizz believes that plants' and people's health are equally important. For this reason, Ottawa Innovations goes to great lengths to ensure its products do not contain any sort of artificial additives, synthetic pesticides, or harmful heavy metals.



Grow Lights

Ottawa Innovations has developed a direct manufacturing supply relationship with Optic LED.

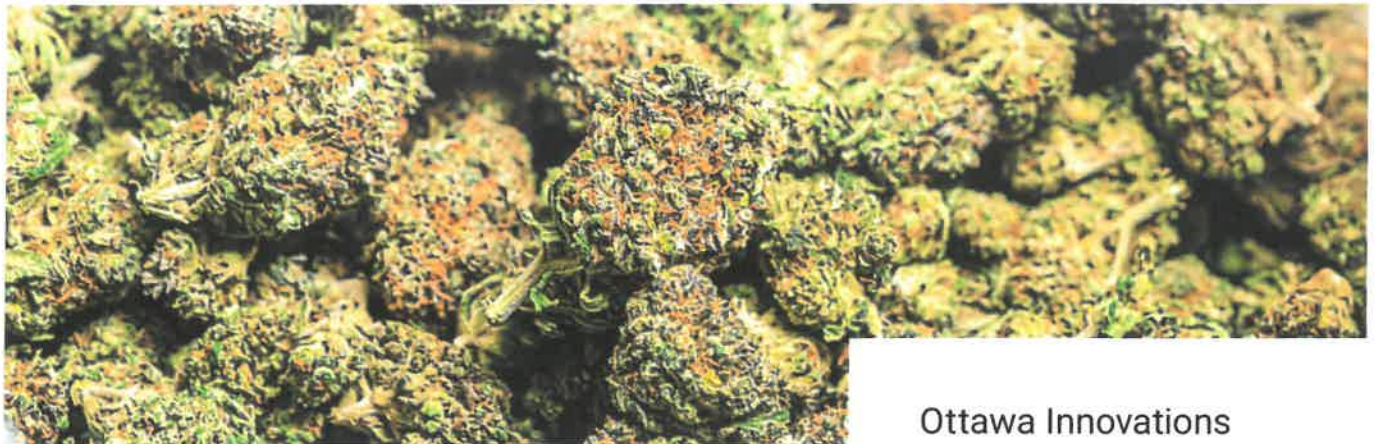
Optic LED Grow Lights of Puyallup, Washington was formed by experienced growers in 2019. A relatively recent development for cannabis cultivation, LEDs quickly banished any initial skepticism by reducing electrical consumption up to 50% and producing negligible heat, while maintaining or improving harvest quality. Through their own research and development, Optic LED has further improved this technology with new cutting edge LED chips.

Bloom Lights: Optic LED 650s

The Slim650S is engineered for performance far beyond that of any other LED grow light in the market. Crucially, the Slim650S possesses granular adjustments which allow for full control of the growing process, thus greatly increasing production efficiency and maximizing yields.

Vegetative Lights: Optic LED Slim 320s

Slim 320s is by far the most advanced LED Grow Light ever manufactured for a 2' x 4' Grow Space.



Ottawa Innovations produces two primary categories of products:

Cultivated Products

Nothing is more important to us than the health and well-being of our customers. Our passion is to provide the best possible experience by growing only the highest quality cannabis. To do so, we utilize organic growing practices with a specific focus on the development of rich, living soil.

Ottawa Innovations Strains

When it comes to strains, we are proud to offer not only classic favorites, but also a wide variety of proprietary cultivars. Some of our most popular strains include:

Flower

Flower is the smokable, cannabinoid-rich part of a female cannabis plant. Flower is the most popular form of cannabis due to its versatility, offering numerous consumption methods. Ottawa Innovations sells flower in bulk quantities directly to retail stores, provisioning centers, and processors.

Trim

Trim refers to the excess leaf and flower snippings which are byproducts of flower harvesting. Less rich in cannabinoids than cannabis flower, this leftover product is the raw material used to make concentrates, tinctures, edibles, and topicals. Ottawa Innovations sells trim for use in the production of various cannabis products.



O.I. Triangle Buds
THC: 28%



Killer OG
THC: 24.9%



O.I. Gorilla Glue #4
THC: 29%



Processing

With the launch of our own processing company, we will fully maximize our products across all categories.



White Labeling for Higher Love

In 2022, *It's All Good* will provide white labeled goods directly to Higher Love for sale through retail locations.

Technology Stack



MJ Freeway



Leaf-Link



Domo



Leafly



Surfside



Office 365



Teams



Quickbooks



Homebase



Springbig



Flodesk



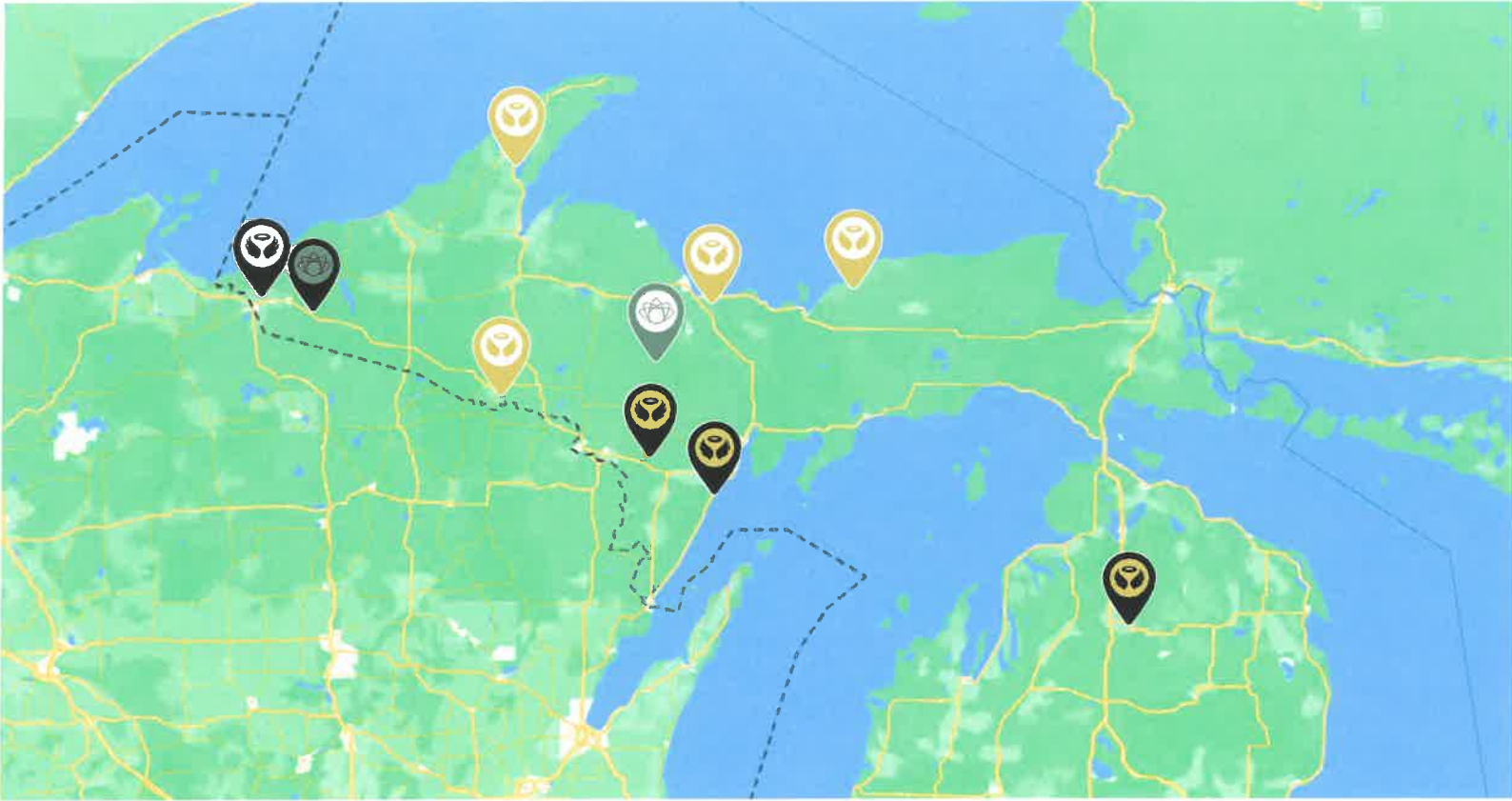
Monday



Headset



Metrc



Real Estate Location Summary

CURRENTLY OPERATING PORTFOLIO

 **Higher Love** *Retail Locations*

- City of Crystal Falls
- City of Marquette
- City of Munising
- City of Houghton (Portage Township)
- City of Ironwood

 **Ottawa Innovations** *Cannabis Cultivation*

- Humboldt Township Cultivation Facility

LOCATIONS UNDER DEVELOPMENT

 **Higher Love** *Retail Locations*

- City of Gaylord
- City of Menominee
- City of Norway
- City of Escanaba

 **Ottawa Innovations** *Cannabis Cultivation*

- City of Ironwood

Supplementary Information

CONTACT

Jay Haas

CFO

OI Holdings LLC

P.O. Box 297

Marquette, MI 49853

LINKS

findhigherlove.com

ottawainnovations.com

[Leafly - Higher Love Crystal Falls](#)

[Leafly - Higher Love Marquette](#)

[Leafly - Higher Love Munising](#)

[Leafly - Higher Love Houghton](#)

[Weedmaps - Higher Love](#)

[Higher Love - Twitter](#)

[Higher Love - Facebook](#)

[Higher Love - Instagram](#)

Media & Press Coverage

[Higher Love Cannabis Co. Opens in Houghton](#)

Upper Michigan Source

[Higher Love to Open in Munising](#)

Mining Journal

[Cannabis Industry Continues to Grow in Munising](#)

Upper Michigan Source

[Higher Love Opens in Crystal Falls](#)

Iron Mountain Daily

[Higher Love Now Open in Marquette](#)

Upper Michigan Source

[Second Retail Pot Shop Approved in Marquette](#)

Mining Journal

[Upper Peninsula Dispensaries are Busy on 4/20](#)

UP Matters



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STAFF REPORT

PLANNING COMMISSION – July 27, 2022

Agenda Item # 6b: Special Use Permit Public Hearing Request– Proposed *Adult Use (Recreational) Marijuana Processor* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855.

Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855

Property Owner: JCP Trust/Highbridge Group, 220 W. Washington St, Suite 220, Marquette, MI 49855

Parcel ID#: 52-08-017-018-20

Staff Contact: Jason McCarthy

Background:

Staff has been in discussions with the owners of Ottawa Innovations Processing, LLC (Higher Love Cannabis Company). They've indicated that it is their intention to repurpose the former U.S. Fish & Wildlife Service's Biological Station as their corporate headquarters.

To that end, we've received an application for a special land use in order to establish the land use of *Adult Use (Recreational) Marijuana Processor* at the above property located in the General Business (GB) zoning district, per *Article 15 – Principle Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance*, and the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*.

Per the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*:



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“SECTION 3 – DEFINITIONS, C. LICENSED MEDICAL MARIJUANA FACILITY TYPES ARE DEFINED AS FOLLOWS:

Processor: *A licensee that is a commercial entity located in Michigan that purchases marijuana from a grower and that extracts resin from the marijuana or creates a marijuana-infused product for sale and transfer in packaged form to a provisioning center, or another processor.*

SECTION 15.05: USE VS. DISTRICT NOMOGRAPH:

Adult Use (Recreational) Marijuana Processor is a Special Use in the General Business (GB) Zoning District.

Review Recommendation

Staff recommends scheduling a public hearing on the matter for Wednesday, August 24, 2022 at 7 PM.



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



Application for Special Use Permit

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

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

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

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

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

Application Type

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

Applicant Information

Name: Joni Moore		Address: PO Box 297	
Business Name: OI Processing, LLC			
Phone: (906) 370-8676	Fax:	Name of Contact Person: Joni Moore	Contact Phone: (906) 370-8676
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.): Lessee			
E-Mail Address: joni.moore@ottawainnovations.com			

Property Owner (if different from applicant)

Name: JCP Trust		Address: 220 W. Washington St., Suite 220 Marquette, MI 49855	
Phone: (906) 273-0282	Fax: (906) 273-0574	Name of Contact Person: Renee Campeau	Contact Phone: (906) 273-0282
E-Mail Address: renee@highbridge-group.com			

Property Information

Address: 3090 Wright St., Marquette, MI 49855		Parcel I.D. Number(s): 52-08-017 .018 .20
Zoning District:	Legal Description(s) (attach pages as necessary):	
Size (acreage or square footage): 5.99 A	Name of any existing businesses on property: OI Holdings, LLC	
Proposed Use of Property: Recreational Marijuana Establishment Type: Processor		
Present Use of Property: Affiliated Corporate Offices		

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
---	------------------------------	-----------------------------

Please include with this permit the following items:

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

Applicant:

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

Signature of Applicant: Joni Moore Date: 7.8.2022

Applicant's Name (print): Joni Moore

Property Owner:

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

Signature of Property Owner: [Signature] Date: 7/8/2022

Property Owner's Name (print): Joseph O'Dovero Trustee

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: Joni Moore (by appointment) Date: 7/8/2022

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>Jason McCarthy</u>	Date: <u>7/11/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>5,000.00</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: _____

6c.



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STAFF REPORT

PLANNING COMMISSION – July 27, 2022

Agenda Item # 6c: **Special Use Permit Public Hearing Request– Proposed *Marijuana Grower, Class-C (Medical/Adult Use Recreational)* 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# 52-08-017-018-20. Subject property is located in Section 17, T48N., R25W. Property Address: 3090 Wright Street, Marquette, Michigan 49855.**

Applicant: Ottawa Innovations Processing, LLC, P.O. Box 297, Marquette, MI 49855

Property Owner: JCP Trust/Highbridge Group, 220 W. Washington St, Suite 220, Marquette, MI 49855

Parcel ID#: 52-08-017-018-20

Staff Contact: Jason McCarthy

Background:

Staff has been in discussions with the owners of Ottawa Innovations Processing, LLC (Higher Love Cannabis Company). They've indicated that it is their intention to repurpose the former U.S. Fish & Wildlife Service's Biological Station as their corporate headquarters.

To that end, we've received an application for a special land use in order to establish the land use of *Marijuana Grower, Class C (1,500 plant limit)* at the above property located in the General Business (GB) zoning district, per *Article 15 – Principle Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance*, and the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*.

Per the *Medical Marijuana Facilities And Adult Use (Recreational) Marijuana Establishments Licensing And Regulatory Ordinance Number 011921*:



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"SECTION 3 – DEFINITIONS. C. LICENSED MEDICAL MARIJUANA FACILITY TYPES ARE DEFINED AS FOLLOWS:

Grower: A licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marijuana for sale to a processor, provisioning center, or another grower.

SECTION 15.05: USE VS. DISTRICT NOMOGRAPH:

Marijuana Grower, Class-C (1,500 plant limit) is a Special Use in the General Business (GB) Zoning District.

Review Recommendation

Staff recommends scheduling a public hearing on the matter for Wednesday, August 24, 2022 at 7 PM.



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



Application for Special Use Permit

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

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

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

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

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

Application Type

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

Applicant Information

Name: Joni Moore		Address: PO Box 297	
Business Name: Ottawa Innovations, LLC			
Phone: (906) 370-8676	Fax:	Name of Contact Person: Joni Moore	Contact Phone: (906) 370-8676
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.): Lessee			
E-Mail Address: joni.moore@ottawainnovations.com			

Property Owner (if different from applicant)

Name: JCP Trust		Address: 220 W. Washington St., Suite 220 Marquette, MI 49855	
Phone: (906) 273-0282	Fax: (906) 273-0574	Name of Contact Person: Renee Campeau	Contact Phone: (906) 273-0282
E-Mail Address: renee@highbridge-group.com			

Property Information

Address: 3090 Wright St., Marquette, MI 49855		Parcel I.D. Number(s): 52-08-017 .018 .20
Zoning District:	Legal Description(s) (attach pages as necessary):	
Size (acreage or square footage): 5.99 A	Name of any existing businesses on property: OI Holdings, LLC	
Proposed Use of Property: Recreational Marijuana Establishment Type: Grower Class C x2		
Present Use of Property: Affiliated Corporate Offices		

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	---	-----------------------------

Please include with this permit the following items:

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

Applicant:

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

Signature of Applicant: Joni Moore Date: 7.9.2022

Applicant's Name (print): Joni Moore

Property Owner:

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

Signature of Property Owner: [Signature] Date: 7/8/2022

Property Owner's Name (print): Joseph O'Dovero Trustee

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: Joni Moore (by appointment) Date: 7/9/2022

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>JASON McCAERTHY</u>	Date: <u>7/11/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>5,000.⁰⁰</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: _____



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STAFF REPORT

PLANNING COMMISSION – July 27, 2022

Agenda Item # 6d: Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit 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

Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855

Parcel ID#: 52-08-213-002-00

Address: 2540 Co Rd 550, Marquette, MI 49855

Staff Contact: Jason McCarthy/Erik Powers

Background:

This item was tabled on June 8, 2022

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

Per the Marquette Township Ordinance:

ARTICLE 2 – DEFINITIONS:

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

SECTION 16.13: SHORT-TERM RENTALS



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-
1. *In addition to complying with other relevant sections of this Ordinance, petitioners desiring to conduct a short-term rental unit (as defined in Article 2), the petitioner shall also provide the following information in order to be considered for a special use permit:*
 - a. *A fire-code review by the Marquette Township Fire/Rescue Department every 2 (two) years.*
 - b. *A Marquette Township Business License.*
 - c. *Off-street parking conforming to residential single-family dwelling units under Article 21.*

Review Recommendation

Staff recommends scheduling a new public hearing for Wednesday, August 24, 2022 at 7 PM.



Rowhouses

Housing: The Local Decisions that Make a Difference

The Michigan Association of Planning, along with state agencies like MSHDA and MEDC, the Housing Michigan Coalition, governmental organizations like MML, and municipalities across the state recognize how housing supply constraints affect everything from economic growth and wealth building to accessing appropriate housing for families, seniors and young adults. These entities, collectively and individually, along with so many more, are developing and launching programs, policies and best practices that will improve conditions to allow more housing to be built.

With a generous grant from the Michigan State Housing Development Authority (MSHDA) MAP has produced *The Zoning Reform Toolkit: 15 Tools to Expand Housing Choice and Supply*. This publication provides local regulatory remedies to increase housing supply and shares communications strategies to overcome resistance to new development regulations. The objectives of the Toolkit aim to:

- Equip municipal leaders with the tools they need to update and contemporize local zoning and development review regulations to develop more, and a broader range, of housing types;
- Highlight successful case studies in Michigan and other places that demonstrate the application of recommended strategies to reduce or remove regulatory barriers; Share master plan language to support the implementation of each tool and demonstrate how to translate a vision into zoning changes for more housing; and
- Create messaging best practices to help everyone – elected leaders, municipal professional staff, residents, businesses, and other stakeholders – to broaden the understanding of housing needs and potential solutions within Michigan.

The Toolkit is designed to help planners and municipal leaders implement zoning reform to expand housing choice and supply and, in the process, combat the housing affordability crisis. As a professional planner, a community manager, an elected or appointed official, zoning administrator, or other leader involved in guiding community change, it is hoped the Toolkit will be useful as important, (and sometimes difficult) conversations occur with colleagues and constituents to address this complex, necessary, and pressing issue.



Tools to Expand Housing Choice, Supply, and Affordability

The *Zoning Reform Toolkit* describes 15 land use interventions to help your community expand housing choice, supply, and affordability.

All of the tools can function on their own, but often work even more effectively in concert with one another. Not all of tools will be right for every community, but all municipal types - including cities, villages, and townships - will find value in the *Zoning Reform Toolkit*. Below is a summary of the tools. The *Zoning Reform Toolkit* will be available after July 1, 2022 and describes more details about each tool.

Tool #1: Collapse Zone Districts

Traditional zoning ordinances have

districts that often build upon one another and have only small differences in allowable uses or lot characteristics. For example, a community might have an R-1 zone district for single-family dwelling units, an R-2 zone district that allows single-family and two-family units, and an R-3 zone district that allows single-family, two-family, and up to 4-family units. The effect of multiple residential zone districts can be to segregate based on household type and economic position. Combining like districts can reduce the overall number of districts, begin to eliminate exclusionary practices, and increase opportunities for new investment. Instead of embedding dimensional context into the zone district,

you can achieve appropriate siting of uses through use and design standards (see Tools #4 and #10).

Tool #2: Rezone for Mixed-Use / Multi-Family in Commercial Districts

Existing commercial districts and corridors can be great locations to accommodate more housing. Many commercial corridors across Michigan are zoned exclusively for commercial land uses along several thousand feet or even several miles of road frontage. However, the most vibrant commercial districts tend to be concentrated nodes of ground floor commercial, often with residential or other uses in the upper floors. Allowing

for mixed-use districts creates a built-in market of residents for local businesses, and provides for greater tax revenue per acre of land and per linear foot of infrastructure.

Tool #3: Expand Allowable Uses

Limiting the land available to duplexes, accessory dwelling units, or multi-family increases housing prices because it is an artificial restriction on supply. Restricting most residentially zoned land in a jurisdiction to detached single family dwellings also limits personal choice and does not meet the needs or wants of the diverse household types common in most communities. Increasing the number of allowable uses in concert with Tools #4 and #10 can ensure that uses are located within your community appropriately.

Tool #4: Performance Standards for Uses

Many communities prohibit certain uses in a given district due to fear of possible nuisances to neighboring land uses. Instead of barring those uses, impose performance standards to achieve compatible mixed-use environments. Instead of preventing all potential adverse impacts by eliminating specific uses from a zoning district, use-based standards allow for different land uses to be sited harmoniously.

Performance standards are often used to mitigate nuisance resulting from industrial uses, such as noise or air pollution. But performance standards are just as effective when used to create mixed-use districts where residential and non-residential uses coexist. Standards that focus on the impact of a use, rather than the use itself, can avoid adverse effects. Examples include land use buffers, screening, and limits on the hours of operation for uses such as outdoor seating or live entertainment. Requiring an operations and manage-

ment plan as a condition of approval can also help prevent nuisance behavior.

Tool #5: Reduce Minimum Lot Width and Area Requirements

In older neighborhoods, a mix of different lot sizes and house types were seamlessly intermingled on the same block or from one block to the next. However, with the advent of the post-WWII suburban zoning paradigm, entire tracts of land were zoned for one standard minimum lot size or width.

Lot width and area are often the primary attributes that establish whether or not a lot is buildable. As minimum lot size goes up, so too does the cost of construction. A common rule of thumb: a home's value will be approximately three times the value of the land it is on. In this way, larger lot sizes have exclusionary outcomes that effectively prohibit smaller, less expensive homes.

Reducing the minimum lot width and area required per dwelling unit can have a significant impact on the number of homes that can be built per acre and their cost. There can be additional savings to local units for the infrastructure costs to service homes on smaller lots.

Tool #6: Reduce or Eliminate Minimum Dwelling Unit Size

Most communities have established a predetermined minimum dwelling unit

size for various housing types. The cost of a home is very often directly related to its size. For example, when a community determines that all detached dwellings must be at least 1,000 square feet, the community is making a choice on behalf of individual homeowners.

Since the 1970s, the average household size in the United States has been steadily falling. Communities that revisit minimum dwelling unit sizes can better accommodate the shifting demands toward lower maintenance and higher amenity options and allow for the creation of housing that suits today's demographic reality.

Tool #7: Reduce or Eliminate Minimum Parking Requirements

Providing off-street parking costs money. That cost includes the additional land area required to construct parking, the cost of materials to construct a surface lot or structure, or a garage for a house.

This cost is passed on to the occupant, resulting in higher housing costs. Reducing or eliminating the minimum number of parking spaces required can lower the cost of development, allow for the production of more units of housing, and enhance walkability. Win-win-win! Strategies to reduce parking can include waivers when transit or on-street parking is nearby, shared parking agreements for uses with complimentary hours, or simply reducing the number of

spaces needed from 2 per dwelling to 1.5 or 1.

Tool #8: Missing Middle Housing (Including ADUs!)

Missing middle housing presents a third option between single-family detached and large-scale multi-family apartment buildings. Missing middle housing is moderate or gentle density which includes accessory dwelling



units, duplexes, triplexes and quads, as well as townhouses, stacked units, and smaller apartment buildings.

Missing middle housing offers opportunities to build more than a single home on a traditionally sized lot in almost any type of neighborhood. The building design and character should be very similar in size and massing to other structures in the neighborhood – see Tool #10 for more detail on how to shape these regulations.

These building types offer stable housing for essential workers who provide significant benefits to the community like home-healthcare workers, young teachers, first responders, retail and service professionals, and older residents who would like to age-in-place within their neighborhood, but no longer want the upkeep of a single-family home.

Tool #9: Density / Height Bonuses

Creating a density bonus or a height bonus gives the approving body or official the ability to allow the private market to build more housing on a given site if the developer agrees to provide something of value to the community. A density bonus may be related to affordable housing, open

space preservation, or another priority established by the community.

It is critical that this tool be calibrated to the local economic conditions in the specific neighborhood where it is being utilized, and that the planning commission has a clear understanding of the true cost of implementing the community's expectations.

Tool #10: Form and Site Standards

Form and site standards regulate the design and placement of a building on a parcel and/or within a neighborhood and help quantify those elements that create "neighborhood character." These standards ensure that development is architecturally consistent with surrounding properties. For example, façade variation, building orientation, and transparency are elements that can be codified and required, and a duplex can be allowed by right when located on a corner lot provided that the setbacks, roof pitch and building materials match the neighboring homes.

Form and site standards produce buildings that feel consistent in scale and massing and their relationship to the street and other buildings. The result is

a coherent neighborhood character, but one that includes more than just detached single-family structures.

Tool #11: Eliminate or Reduce Elected Body Approvals

Time is money. Part of the cost of development includes project design and the local approval process. The more subjective the local decision-making process, the more political and time-consuming it can become. Delays and project changes made because of neighborhood opposition--particularly those that eliminate housing units--cost money. Increased costs are always passed along to the end buyer or renter.

Eliminating or reducing elected body review is an MEDC Redevelopment Ready Communities supported practice and can help remove unnecessary delay from the development review process. A certified zoning administrator should be able to review most land uses that are permitted by right. More complicated site plans and special land uses often require planning commission review. The legislative body of a community (City Commission or Council, Township Board, etc.) does not need to review site plans or special land use requests because these are administrative functions that either planning staff or the planning commission can undertake. Only when a legislative action is required (e.g., a zoning text or map amendment) should the elected body be included in the process.

Tool #12: Expand Administrative Review

Administrative review is development approval conducted by planning staff. In most communities, administrative review is done every day for new single family detached homes, accessory buildings, and additions onto homes.

The MEDC's Redevelopment Ready Communities program recommends streamlining the approval process by using administrative review. Approving a permitted use should be an administrative decision, not a political one. Expanding administrative review allows staff to assess



Duplex in winter

development projects against zoning standards, not popularity.

This does not mean that development decisions are not being made transparently. On the contrary, significant public engagement should be done ahead of time, at the master plan and zoning ordinance adoption level, to determine what kind of development is desirable and appropriate. Discussions should focus not just on use, but on standards like parking, landscaping, and building design. These priorities should be articulated in the master plan and codified in the zoning ordinance. Once adopted, the planning staff will have clear guidance on the criteria by which to evaluate a potential project.

Tool #13: Pre-approved Plans

Pre-approved plans that meet the desired look and feel of a neighborhood provide a great deal of predictability and consistency for a homeowner, builder, and neighbors. This approach is particularly useful for infill housing scenarios where gentle density is appropriate. Pre-approved plans are most commonly used for Accessory Dwelling Units (ADUs) as a stand-alone structure. Some communities provide pre-approved plans for free, while others partner with design firms to sell their pre-approved plans at a lower cost than a custom design. (*The next Michigan Planner E-dition will have links to communities that utilize this Tool.*)

Tool #14: More Flexible Approach to Non-conformities

A structure (or use) that was legal at the time of construction but wouldn't be allowed today is "nonconforming." There are different types of nonconformity—uses, lot size and dimensions, structures, and site elements can all be nonconforming.

By taking a more flexible approach to nonconformities, conforming status can be granted to some of these older structures and lots and broaden the range of housing types available. To allow for more flexibility, add language that specifies scenarios

for changes or expansions in nonconformities, regulating each differently.

Many of our most cherished neighborhoods would not meet current zoning standards. A more flexible approach allows for infill development in a neighborhood and allows for a return to its original fabric.

Tool #15: Police Power Ordinances to Regulate Nuisance

Zoning is a police power that regulates the use of land. Over the years, zoning regulations became anticipatory or proactive—designed to prevent some real or perceived threat. Is zoning always the right tool when other ordinances (e.g., nuisance, blight, noise, etc.) can appropriately address issues associated with negative behaviors and activities?

For example, cars parked on the front yard grass can be better managed through a parking ordinance that allows for immediate ticketing. Other police power ordinances can react to undesirable condi-

tions and activities as they occur. They are also more equitable—the same rules apply everywhere in the same community rather than only applying certain rules in certain areas based on the zoning district.

Overhauling zoning is not a silver bullet solution to our housing crisis. However, it is a significant step that will allow a greater variety of housing choices and price points in the marketplace. Consider how your local zoning can be meaningfully modified to meet Michigan's housing challenge.

Julle Tschirhart is a planner with Progressive AE, an architecture, engineering, and planning firm that designs solutions that improve spaces, places, and environments. With more than seven years of planning experience in the municipal, transportation, and community development fields, she understands the challenges and rewards of creating and implementing good land use policy.

progressive|ae



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How Did We Get Here?

A century ago, local zoning regulations were introduced to separate factories from tenement housing to improve living conditions. Seventy years ago, local zoning was used to separate people of different races and incomes. Today, zoning is a complex bundle of rules that works to maintain the status quo in many communities. How do we have a conversation about the harm zoning has caused if planners and community leaders believe everything they have done was – and is – for the “right” reasons?

Terms such as balance, adaptation, diversity, and growth are often used to describe a healthy environment. Yet, the reality is that zoning has stripped exactly that out of Michigan communities by severely constraining housing supply. Cities, townships, and villages are struggling to find solutions that allow people to age in place, employees to find attainable housing, young people the opportunity to move back home, and households the ability to find housing types that meet their needs.

The shortage of housing in Michigan is being driven by several forces. First, not enough housing units are being built. Since the Great Recession, the number of new housing units delivered is half of what

it was pre-recession. And, although Michigan’s population grew by only 2% between 2010 and 2020 the number of households doubled and is expected to increase another 3.7% by 2030.

The four L’s of homebuilding — land, lumber, labor and laws — have driven new home construction prices. A dearth of skilled labor, and supply chain issues with construction materials and supplies, are outside the purview of local government. But local laws are not and they affect how much development can occur on a parcel of land and how that land will be used.

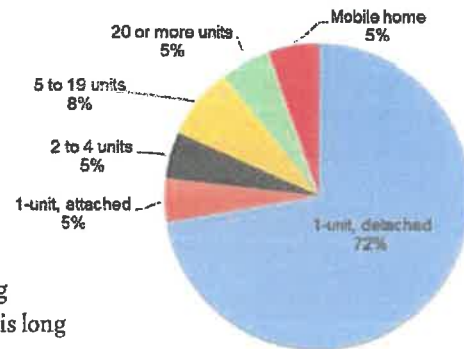
A *New York Times* analysis of zoning across the U.S. found that it is illegal on 75% of residentially zoned land to build anything other than a detached single-family home. Nearly three-quarters of Michigan’s housing units are detached single-family homes yet 67% of households in Michigan are comprised of just 1 or 2 people. Not everyone wants a single family detached home, but that is mostly what is available. And because there is not enough of it, prices are increasing at a startling rate. Development approval for housing other than single family detached is long

and often contentious, further aggravating the shortage.

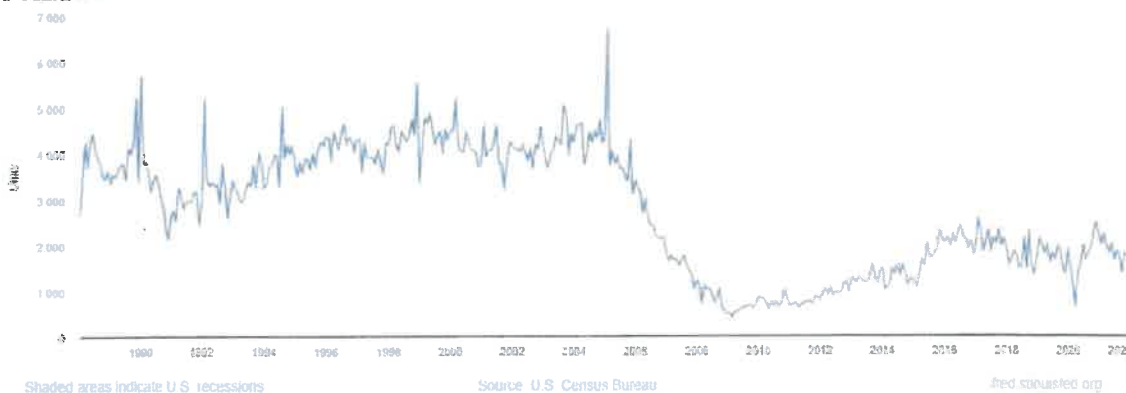
It wasn’t always so. Many communities changed their residential zoning around 1960 to exclusively allow single family detached homes. Prior to that, many communities allowed duplexes or small apartment buildings next to single family homes.

Today, builders will build what can be approved with the least amount of resistance. Development approval processes can add substantial time and cost to a proposed project without the guarantee of success. Delays in approval processes due to neighbor opposition can increase land prices by 12%. Numerous studies support the National Home Builders Association’s

% Housing Units by Type in Michigan, 2020



FRED — New Private Housing Units Authorized by Building Permits for Michigan



Federal Reserve Bank of St. Louis (FRED), 1/1/1988-2/1/2022, Number of New Private Housing Units Authorized by Monthly Building Permits in Michigan



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STAFF REPORT

PLANNING COMMISSION – July 27, 2022

Agenda Item #7b: 2023 Capital Improvement Project (CIP) Requests – Discussion

Proposal: To familiarize the Planning Commission with the Capital Improvement Projects (CIP), review previous Department Head recommendations from the CIP requests.

Staff Contact: Jason McCarthy – Planning & Zoning Administrator

Background

Per the Planning Commission's by-laws:

SECTION 2. (D) - Authority, Mission Statement, and Functions:

- A. *The following matters shall be presented for a recommendation to the Township Board at a meeting of the Commission:*
1. *Amendments and revisions to the Township Zoning Ordinance.*
 2. *Land subdivisions.*
 3. *Capital Improvement Program for the Township.*
 4. *Selection of consultants for Commission projects.*
 5. *Such other matters as the Township Board shall find advisable or essential to receive consideration by the Commission.*

A CIP plan is also necessitated by the Michigan Planning Act and is a requirement of the Master Plan update process.

Review Recommendation

Staff requests that the Planning Commission review the documents provided to you in order to provide comment and feedback for the August 10, 2022 Planning Commission meeting.



Marquette Charter Township
Capital Improvement Program
2024

Date:

7/22/2022

(DEPARTMENT)

Department:

Fire Rescue

Project:

Tablets for vehicles

Location:

2801 Venture Drive

photo here

Justification:

Current tablets are 7 years old and will need to be replaced within the next 3 years.

Year to start project:

2024

Goal:

To replace the 6 tablets in the vehicles in the next couple years

Projected Cost:

\$40,000

Annual Costs:

Minimal operation costs

Funding method:

Ear Marked Funds

Cost Center:

Equipment replacement

Ranking of Project:

Desirable

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life:

8 years

Other Project Tie-In: _____

Annual Amortization:

Term Yrs: _____

Comments:

Tablets are used for mapping, CAD updates, fire pre-plans, pemise alerts

EMS reports will be done on the tablets in the field vs. at the station

Funding Amortized:	2024	2025	2026	2027	2028
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	2029	2030	2031	2032	2033
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

(DEPARTMENT)

Department:

Fire Rescue

Project:

Ambulance replacement

Location:

2801 Venture Drive

photo here

Justification:

Newest Ambulance 2173 is 17 years old. 2172 Winter Ambulance (4WD) is 22 years old. Maintenance costs and reliability are becoming an issue.

Year to start project:

2022

Goal:

Replace the 2006 Ambulance 2173 with a new one.

Projected Cost:

\$300,000

Annual Costs:

Minimal operation costs

Funding method:

Ear Marked Funds

Cost Center:

AFG and or ARPA Money

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: \$80,000

Expected Service Life: 15 years

Other Project Tie-In: _____

Annual Amortization: _____

Term Yrs: _____

Comments:

We are experiencing more breakdowns with our newest ambulance (2006)

The FD will be asking to extend the .6 Mills for apparatus replacement.

There has been a 20% increase since last years quote

Funding Amortized:	2022	2023	2024	2025	2026
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	2027	2028	2029	2030	2031
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Public Works

Department:

Water

Project:

Hydrant Replacements

Location:

Various

photo here

Justification:

Many of our hydrants are older Traverse City models first installed in 1973 and are starting to hit their 50 year service life. To insure reliability they need to start being replaced yearly.

Year to start project:

2022

Goal:

Replace 10 Traverse City hydrants and associated isolation valves per year.

Projected Cost:

\$95,000

Annual Costs:

Funding method:

Cost Center:

FA Water TD Hydrant 591-000.000-152.016

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____

50 years

Other Project Tie-In: _____

Annual Amortization: _____

\$1,900 Term Yrs: _____

50

Comments:

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900
	2027	2028	2029	2030	2031
	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900



**Marquette Charter Township
Capital Improvement Program
2026**

Date: **7/22/2022**

Public Works

Department: Water

Project: Purchase Partial Ownership in MQT Water Plant

Location: Marquette Water Plant photo here

Justification: Shared ownership would give the Township a reliable and affordable source of water.

Year to start project: 2026

Goal: To ensure a reliable and affordable source of water.

Projected Cost: Est. \$1-\$3 Million TBD

Funding method: TBD TBD

Ranking of Project: Essential *Essential:* Urgent, high priority project that should be done if at all possible
Desirable: High priority project that should be done as funding becomes available
Acceptable: Worthwhile project to be considered if funding is available
Deferrable: Low priority project which can be postponed.

Revenue Generated: NA **Expected Service Life:** NA

Other Project Tie-In: NA **Annual Amortization:** NA **Term Yrs:** NA

Comments: We are currently in preliminary talks with the City of Marquette regarding the feasibility of this project. There are two fact finding studies underway to determine how much capacity we would need to purchase and what the total valuation of the plant would be.

Funding Amortized:	2026	2027	2028	2029	2030
	NA	NA	NA	NA	NA
	2031	2032	2033	2034	2035
	NA	NA	NA	NA	NA



Marquette Charter Township
 Capital Improvement Program
 2026

Date: 7/22/2022

Public Works

Department: Water

Project: Chapel Ridge Tank Painting

photo here

Location: Chapel Ridge Tank

Justification: Tank will be inspected in 2025 and painting recommendations may be made.

Year to start project: 2026

Goal: Prolong lifespan of tank and ensure good water quality.

Projected Cost: \$100,000 Annual Costs: Routine maintenance costs.

Funding method: Cost Center: 591-567 .CR0-930

Ranking of Project: Essential *Essential:* Urgent, high priority project that should be done if at all possible
Desirable: High priority project that should be done as funding becomes available
Acceptable: Worthwhile project to be considered if funding is available
Deferrable: Low priority project which can be postponed.

Revenue Generated: NA Expected Service Life: 10

Other Project Tie-In: NA Annual Amortization: NA Term Yrs: NA

Comments: Painting will be based on recommendation of consultant after tank inspection due in 2025.
 To be prudent we will anticipate that painting will be needed.

Funding Amortized:	2023	2024	2025	2026	2027
	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	NA
	2028	2029	2030	2031	2032
	NA	NA	NA	NA	NA



Marquette Charter Township
Capital Improvement Program

2023 - 2030

Date:

7/22/2022

Public Works

Department:

Water/Sewer

Project:

North Water/Sewer Expansion

Location:

Forestville Area

photo here

Justification:

Water/Sewer utilities will be needed for any future development.

Year to start project:

2023-2030

Goal:

To have water/sewer utilities expandend into the Forestville area.

Projected Cost:

Unknown

Annual Costs:

Funding method:

Developer/Brownfield Cost Center:

Ranking of Project:

Acceptable

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____

50

Other Project Tie-In: _____

Annual Amortization: _____

#VALUE! Term Yrs: 50

Comments:

Funding Amortized:	2023-2030						
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



Marquette Charter Township
Capital Improvement Program
2023

Date: 7/22/2022

Public Works

Department: Sewer

Project: Liftstation Upgrades

Location: Bancroft and Huron Liftstations photo here

Justification: Needed to for reliability and efficiency

Year to start project: 2023

Goal: To upgrade 2 of our liftstations with reliable and efficient equipment.

Projected Cost: \$1,292,000 Annual Costs: Routine energy and maintenance costs.

Funding method: TBD Cost Center: TBD

Ranking of Project: Essential: Urgent, high priority project that should be done if at all possible
Desirable: High priority project that should be done as funding becomes available
Acceptable: Worthwhile project to be considered if funding is available
Deferrable: Low priority project which can be postponed.

Revenue Generated: NA

Expected Service Life:

Varies by component 10-20 years.

Other Project Tie-In: NA

Annual Amortization:

NA Term Yrs: NA

Comments:

This project will include new pumps, new standby generators and a system wide SCADA upgrade. Funding mechanisms are unknown at this time due to the possibility of obtaining EGLE loans and/or grants.

Funding Amortized:	2023	2024	2025	2026	2027
	NA	NA	NA	NA	NA
	2028	2029	2030	2031	2032
	NA	NA	NA	NA	NA



Marquette Charter Township
Capital Improvement Program

2023

Date:

7/22/2022

Public Works

Department:

Water

Project:

Cox Pumphouse Upgrades

Location:

Cox Pumphouse

photo here

Justification:

Needed for reliability and efficiency

Year to start project:

2023

Goal:

Upgrade our reliability and energy efficiency at the Cox Pumphouse

Projected Cost:

\$950,000

Annual Costs:

Routine utility and operational costs.

Funding method:

Unkown at this time

Cost Center:

591-569C00-930

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: NA

Expected Service Life:

Varies by component. 10-30 years

Other Project Tie-In: NA

Annual Amortization:

NA Term Yrs: _____

Comments:

This project includes new pumps, and water system SCADA upgrades. It also includes a previously approved generator and motor control center along with updated roofing and siding to building. Exact funding mechanisms are unknown at this time due to the possibility of obtaining EGLE loans, and/or grants.

Funding Amortized:	2023	2024	2025	2026	2027
	NA	NA	NA	NA	NA
	2028	2029	2030	2031	2032
	NA	NA	NA	NA	NA



Marquette Charter Township
Capital Improvement Program

2023

Date:

7/22/2022

Public Works

Department:

Building and Grounds

Project:

Commercial 48" Zero Turn Lawnmower

Location:

Various

photo here

Justification:

Needed due to Marquette Township taking over
more mowing responsibilities within the US 41 corridor.

Year to start project:

2023

Goal:

Purchase a 48" Commercial Zero Turn Lawnmower

Projected Cost:

\$10,000

Annual Costs:

Operation and Maintenance Costs

Funding method:

Cost Center:

Ranking of Project:

Desirable

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____ 7

Other Project Tie-In: _____

Annual Amortization: \$1,429 Term Yrs: 7

Comments:

Our current mower is used for general facility maintenance, and we anticipate increased mowing responsibilities with in the US-41 corridor.

Funding Amortized:	2023	2024	2025	2026	2027
	\$ 1,429	\$ 1,429	\$ 1,429	\$ 1,429	\$ 1,429
	2028	2029	2030	2031	2032
	\$ 1,429	\$ 1,429	\$ 1,429	\$ 1,429	\$ 1,429



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Public Works

Department:

Water and Wastewater

Project:

Utility Relocation

Location:

3 locations in conjunction with NPS project

photo here

Justification:

A Non-Point Source project is scheduled to begin in 2022. This consists of installing 4 new culverts on the Backyard Creek throughout Trowbridge Park. Our water and sewer facilities will have to be moved to accommodate this project.

Year to start project:

2022

Goal:

Relocate water and sewer mains to accommodate the 2022 NPS project.

Projected Cost:

\$57,533

Annual Costs:

Funding method:

FA Account

Cost Center:

FA Water TD Mains 591-000.000-152.010

FA Wastewater Sewer Mains 590-000.000-154.017

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____ 50

Other Project Tie-In: _____

Annual Amortization: \$1,151 Term Yrs: 50

Comments: Cost was estimated using information from a 2021 Waldo main relocation project.

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 1,151	\$ 1,151	\$ 1,151	\$ 1,151	\$ 1,151
	2027	2028	2029	2030	2031
	\$ 1,151	\$ 1,151	\$ 1,151	\$ 1,151	\$ 1,151



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Public Works

Department:

Water

Project:

Water Valve Project

Location:

Various

photo here

Justification:

This project will repair one known faulty valve and add 4 new valves at key areas in Trowbridge Park. The addition of these valves will make shutdowns for repairs easier and less intrusive for water customers.

Year to start project:

2022

Goal:

Install 5 water gate valves at certain locations in Trowbridge Park.

Projected Cost:

\$50,000

Annual Costs:

Funding method:

FA

Cost Center:

FA Water TD Mains 591-000.000-152.010

Ranking of Project:

Desirable

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: 50 years

Other Project Tie-In: _____

Annual Amortization: \$1,000 Term Yrs: 50

Comments: Actual cost could be higher or lower. Used a quote from a 2021 hydrant repair. Excavation, installation
blacktop and backfilling is relatively the same.

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	2027	2028	2029	2030	2031
	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Water/Wastewater

Department:

Water and Sewer (1/2 Each)

Project:

Truck

Location:

photo here

Justification:

The average age of our fleet is 10 years old. Three of our vehicles are greater than 13 years old.
Repair of older trucks is becoming frequent and expensive.

Year to start project:

2022

Goal:

By rotating older trucks out of service we insure vehicle reliability and reduced repair costs.

Projected Cost:

\$50,000

Annual Costs:

Cost related to fuel and routine maintenance.

Funding method:

Cost Center:

FA Wastewater 590-000.000-148.000
FA Water 591-000.000-148.000

Ranking of Project:

Essential *Essential:* Urgent, high priority project that should be done if at all possible
Desirable: High priority project that should be done as funding becomes available
Acceptable: Worthwhile project to be considered if funding is available
Deferrable: Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: 7 years

Other Project Tie-In: _____

Annual Amortization: \$7,143 Term Yrs: 7

Comments: _____

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143
	2027	2028	2029	2030	2031
	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Public Works

Department:

Water/Sewer

Project:

Public Works Facility Roof Repair

Location:

PW Facility 660 N. Vandeenboom

photo here

Justification:

A structural analysis was performed on the PW facility and it was found that a snow load in excess of 6" could cause roof failure.

Year to start project:

2022

Goal:

Rebuild parts of roof structure to meet snowload demand.

Projected Cost:

\$300,000

Annual Costs:

FA Wastewater Public Works Facility 590-000.000-136.060

Funding method:

FA Account

Cost Center:

FA Water Public Works Facility 591-000.000-136.060

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____

50

Other Project Tie-In: _____

Annual Amortization: _____

\$6,000 Term Yrs: _____

50

Comments:

Problem was first noted in 2019 and was supposed to be corrected in 2020. Right staff must keep roof clean of snow to insure structural integrity.

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
	2027	2028	2029	2030	2031
	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000



Marquette Charter Township
Capital Improvement Program

2022

Date:

7/22/2022

Public Works

Department:

Wastewater

Project:

Center Street Liftstation Generator

Location:

Center Street Liftstation

photo here

Justification:

Needed to keep sewage liftstation operational in the event of a power outage.

Year to start project:

2022

Goal:

Installation of a standby generator at the Center Street Liftstation

Projected Cost:

\$100,000

Annual Costs:

Operation and Maintenance Costs

Funding method:

FA Account/Grant

Cost Center:

FA Wastewater Sewer Liftstation 591-000.000-154.021

Ranking of Project:

Essential

Essential:

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

Desirable:

High priority project that should be done as funding becomes available

Acceptable:

Worthwhile project to be considered if funding is available

Deferrable:

Low priority project which can be postponed.

Revenue Generated: _____

Expected Service Life: _____ 20

Other Project Tie-In: _____

Annual Amortization: \$5,000 Term Yrs: 20

Comments: Up to \$25,000 of the initial project will be funded via a EGLE Pollution Prevention Grant

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
	2027	2028	2029	2030	2031
	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000

Jason McCarthy

From: Neumann, Bradley <neuman36@msu.edu>
Sent: Wednesday, July 20, 2022 2:24 PM
To: Neumann, Bradley
Subject: MSUE training and resources for local government

Dear local official,

Sending along a list of upcoming MSU Extension training programs and resources for your consideration. For more Extension programs and resources, visit: <https://www.canr.msu.edu/outreach/>. Please forward this email as appropriate and encourage others in your jurisdiction to join this email distribution list by emailing neuman36@msu.edu (reply to this email if you wish to be removed).

Opportunities detailed herein include:

- **Connecting Entrepreneurial Communities – Sept. 14-15, Alma**
- **Annual Land Use Case Law and Legislative Update – Sept. 21 via Zoom**
- **Marquette County Citizen Planner Program – Begins Oct. 3**
- **Conducting Land Division Reviews – Sept. 22; Oct 4 via Zoom**
- **Fiscally Ready Communities – Next webinar Aug. 4**
- **From Exclusive to Inclusive: The evolving single-family zone – Nov. 10 via Zoom**
- **Master Citizen Planner Live Webinar Series – Next webinar Sept. 15**
- **Citizen Planner Online – Register and learn any time!**
- **Coming this fall – 2022 New [County] Commissioner School**
- **Save the Date: 2023 Zoning Administrator Certificate Program – Feb. 9-10**

Connecting Entrepreneurial Communities Conference 2022 – Register at:
<https://www.canr.msu.edu/cec/CECregister>

Alma, Michigan - September 14 - 15, 2022

Join other like-minded communities at the 2022 Connecting Entrepreneurial Communities (CEC) Conference. CEC is a one-of-a-kind conference designed to share ideas, learn about helpful resources, and empower each other to support local entrepreneurs and a community's entrepreneurial thinking.

A signature element unique to CEC is that all breakout sessions are embedded within community buildings and storefronts in downtown Alma. By design, attendees will fully experience downtown Alma and have plenty of time to network, walk, and patronize local businesses between sessions. Participants will also learn best practices from state and local entrepreneurial professionals..

The CEC conference starts at noon Wednesday, Sept. 14 and ends at noon on Thursday, Sept. 15. The registration fee includes lunch, a Wednesday evening networking event, breakfast, two local entrepreneur keynotes, and 22 breakout sessions to choose from. Each attendee will be able to attend five sessions. Registrants must reserve and pay for their own accommodations.

Annual Land Use Case Law and Legislative Update – Register at:
<https://events.anr.msu.edu/CaseLawLegislativeUpdate22>

Each year, MSU Extension land use educators compile a set of cases specific to planning and zoning. The case law update will highlight cases from the 2021-2022 Summary of Select Michigan Planning and Zoning Court Cases, which includes cases from the Michigan Supreme Court, Michigan Court of Appeals, and the Federal Appeals Court (6th Circuit). This year's edition also includes two Federal District Court cases.

The courts interpret and apply land use laws and regulatory ordinances to balance civil rights, constitutional rights, private property rights, and public interests. A state-of-the-art planning and zoning practice includes an annual or semi-annual review of federal and state court opinions because they can be consequential at the local level, depending on the court and the scope of the decision.

The legislative update will highlight legislation on the move and how it could affect your job as a local official. Hear about legislation affecting sand and gravel mine permitting, regulation of short term rentals, affordable housing, and more. Presented by Jennifer Rigterink, of the Michigan Municipal League, the legislative update will provide a local government perspective of the legislative process and how pending legislation could impact local government planning, administration, and services.

Date: September 21, 12:30pm – 1:30pm ET

Cost: Free

Citizen Planner Program in Marquette County – Register at:
<https://events.anr.msu.edu/CPMarquette22>

Local officials have a responsibility to help their communities manage the impacts of economic change and be part of the solutions to challenges their communities face. Local communities that proactively plan to succeed in the Digital Economy can improve their quality of life and overall sustainability. The Citizen Planner Program empowers local officials to shape the future of their communities by providing them with the tools and education they need to lead.

The Citizen Planner classroom program consists of six sessions:

1. Understanding the Planning and Zoning Context – Learn the legal sources and limitations of planning and zoning authority, and explore your understanding of ethical decision-making.
2. Planning for the Future of Your Community – Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.
3. Implementing the Plan with Zoning – Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.
4. Making Zoning Decisions – Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.
5. Using Innovative Planning and Zoning – Strategize with placemaking and design-based solutions for local and regional success in the Digital Economy.
6. Successfully Fulfilling Your Role – Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help.

Program will be held on Monday evenings from 6-9 p.m. on the following dates: **Mondays October 3, 10, 17, 24, Tuesday November 1, and Monday Nov. 7.** There will be a 7th class offered live via Zoom on Tuesday, December 6. The webinar on December 6 will be hosted by the County, to highlight county efforts and resources and is not part of the six core sessions and cannot be used to earn the certificate.

Location: Marquette Charter Township - Community Room

Conducting Land Division Reviews – Register at:
<https://events.anr.msu.edu/LandDivision2022>

This program is a technical training for the local official responsible for reviewing land divisions, as required by the Michigan Land Division Act, PA 288 of 1967, as amended being MCL 560.101 et seq. (formerly known as the Subdivision Control Act). That local official is usually the assessor, but may instead be the zoning administrator.

Participants will become familiar with the parts of the Land Division Act pertaining to land division, including key definitions and other important provisions, and learn required checks and best practices when reviewing land division applications. The training focuses on participants knowing the statutory and case law limits of land division review and highlights enforcement strategies for an effective local government operation.

The program includes numerous case studies and exercises for reinforcing taught concepts. Participants will receive several helpful handouts including a land division look-up table, a sample land division application, and a sample land division review worksheet, all used to emphasize the importance of having a detailed system for conducting the review.

The training will be offered twice as a live video conference in 2022:

- Thursday, September 22, 12:30 - 4:30 p.m. ET
- Tuesday, October 4, 12:30 - 4:30 p.m. ET

Assessors will earn 4 hours of continuing education through the State Tax Commission.

Fiscally Ready Communities - MSU Extension and the Michigan Department of Treasury

Cost: Free

Who should attend: Elected and appointed officials in local government, administrators, and staff. This training is geared toward appointed and elected officials with entry and intermediate budgeting knowledge.

- **Managing Internal Controls – Register at:** <https://events.anr.msu.edu/internalcontrols>

A strong internal controls framework is an essential piece of a culture of fiscal sustainability. Internal controls play an important role in communication, decision-making processes, and trust-building in local government. This training includes a deep dive into internal controls. It will cover what internal controls are, why they're necessary, how they help your community, implementation, and where to start.

Dates (choose one):

Aug. 4, 2022 - 10:30 am - 12 pm ET

Oct. 4, 2022 - 6 - 7:30 pm ET

Nov. 1, 2022 - 10:30 am - 12 pm ET

These programs are part of the [Fiscally Ready Communities](#) program in partnership with the Michigan Department of Treasury.

From Exclusive to Inclusive: The evolving single-family zone

Nov. 10, 6:30-8 pm (ET) Register at: <https://events.anr.msu.edu/Exclusivetoinclusive111022>

Since its creation, zoning has been used to create separation – separation of land uses, separation of activities, separation of individuals. This separation has had many benefits for communities, including public health, economic development, and environmental protection, but it has also resulted in patterns of development that exclude some uses and individuals from areas of our communities. Today, many Michigan communities are more racially and economically segregated than at any point in their history. This 1.5-hour webinar for elected and appointed officials, land-use decision makers, and interested residents will explore this history of zoning as a tool for exclusion and introduce tools for creating more inclusive zoning.

Mixed-use development patterns are being applied more frequently in communities to provide variety in housing types and to reinvigorate downtowns. However, the single-family residential zoning district remains a pocket of exclusivity. These exclusive single-family neighborhoods have created challenges for communities in providing housing variety that is affordable for the entire range of community socio-economic levels. Given needs in communities for diversity of housing options, both in type and cost, these single-family residential zones may be areas of opportunity for innovative and inclusive land use strategies. The webinar will cover:

- History of zoning as a tool of exclusion
- The current state of housing availability and affordability
- Strategies for creating more inclusive zoning including Accessory Dwelling Units (ADUs) and other modifications to density and dwelling size standards
- Mixed-residential use and design considerations

2022 Master Citizen Planner Live Webinar Series – Registration open soon at: <https://events.anr.msu.edu/MCPWeb2022>

The 2022 Master Citizen Planner (MCP) Webinar Series is designed to offer participants the latest updates and information on current topics. Webinars take place from 6:30-7:30 pm (ET). Each session is available individually or participants can register for all six at once. All webinars will be recorded and sent to registrants. Remaining 2022 webinars include:

- **Planning & Zoning for Solar Energy Systems, September 15** - *Brad Neumann, AICP & Mary Reilly, AICP*. Nearly every jurisdiction in Michigan will be approached about a solar installation within the next five years. Are you prepared? This session will provide communities with perspective and strategy for how to plan for and regulate solar energy systems. Discussion will include why we need to plan and zone for widespread deployment of solar energy systems and participants will learn about successful examples so they can lead an informed conversation in their own community.
- **GIS Visualization Tools for Land Use Decision Makers, October 20** – *Tyler Augst*. Quality data and analyses are essential to making planning and zoning decisions, but finding meaning in the wealth of data available, especially spatial data, can be tricky. This webinar will introduce participants to the basics of geographic information system (GIS) technologies and their role in visualizing spatial information. These visualization tools can help

provide valuable insights to land use decision makers and also help communicate to the public about the challenges and successes communities are facing. Several examples of publicly available visualizations and how they have helped communities will be presented.

- **Leadership in Planning: A Statewide Showcase of ‘On the Ground’ Projects in 2022, November 17** – Hosted by *Harmony Gmazel, AICP*. Master Citizen Planner (MCP) is a status granted to people who complete the Citizen Planner Program and demonstrate commitment to continuing their own education each year. This showcase highlights the practical outcomes of that commitment. MCPs can be found doing incredible planning and zoning work for their communities across Michigan. Several MCPs from around the state will each give a short presentation on a unique project, topic, or case from their community. Join us to learn directly from your peers!

Cost per webinar: \$10 for MCPs; \$20 for Regular Registrants

Citizen Planner Online – Enroll at: <http://citizenplanner.msu.edu>

Citizen Planner Online includes similar content to the classroom program, but is offered in a flexible, self-paced, online format. Citizen Planner Online is different from other courses – the concepts are conveyed through stories about issues unfolding in a fictitious community called Spartyville. The situations Spartyville planning officials face are similar to those many communities must address. The online series of seasons and episodes follows a creative storyline that all learners will enjoy. All you need is a broadband internet connection and a computer, laptop, or tablet. The online version of the program includes:

- Access to resources similar to the classroom program.
- Access to relevant web resources, decision-making tools, and online exercises.

2022 New Commissioner School – Coming this Fall

Again in 2022, following the November election, MSU Extension and the Michigan Association of Counties will offer New Commissioner School. For over 50 years, New Commissioner School has aided new and seasoned county officials:

- Learn about County Commissioner roles and responsibilities and the structure of county government
- Explore the basics of county finance
- Learn best practices for leading and participating in public meetings
- Network with other elected officials

Stay tuned for dates and other details soon!

Save the Date – 2023 Zoning Administrator Certificate Program – February 9-10 in Mt. Pleasant

Zoning Administrators are among the most important local officials. They are the front line for new development and redevelopment in a community. How well they do, or do not do, their job has a great impact on the future of their community.

Since 2009, the MSU Extension Zoning Administrator Certificate Program has taught zoning administration techniques in ways that reduce legal risks to the zoning administrator and their community. It is the ONLY such program in the state!

The 2023 MSU Extension Zoning Administrator Certificate Program will be held February 9 and 10, at the Mt Pleasant Comfort Inn & Suites Hotel and Conference Center. With just 60 seats available, early registration is highly recommended.

The 2023 Zoning Administrator Certificate Program includes eight modules. One module will be delivered via Zoom video conference on January 19 from 1:30-4 p.m. ET. Two modules will be delivered using self-paced, online learning during the weeks of January 19 - February 7. Participation in all three modules is required prior to the Feb. 9-10 program in Mount Pleasant.

Brad Neumann, AICP

Senior Extension Educator

Michigan State University Extension

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Michigan State University occupies the ancestral, traditional and contemporary lands of the Anishinaabeg – Three Fires Confederacy of Ojibwe, Odawa and Potawatomi peoples. In particular, the university resides on land ceded in the 1819 Treaty of Saginaw. We recognize Michigan’s 12 federally recognized Native Nations, historic Indigenous communities in Michigan, Indigenous individuals and communities who live here now, and those who were forcibly removed from their homelands. In offering this land acknowledgement, we affirm Indigenous sovereignty, history and experiences.