



MARQUETTE CHARTER TOWNSHIP

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

PLANNING COMMISSION MEETING

WEDNESDAY, JUNE 8, 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 – May 25, 2022
5. Public Comment.

6. New Business.
 - a. **Special Use Public Hearing #060822-1 – Proposed Short-Term Rental** to be located on a property at 2540 County Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855
 - b. Short-Term Rental Report - Additional Information – Discussion
 - c. Attainable/Affordable Housing – Discussion
 - d. 2023 Capital Improvement Program (CIP) – Discussion

7. Unfinished Business.
8. Correspondence.
 - a. 760 Lake Enchantment Rd. Property Maintenance – Update

9. Reports.
 - a. Township Board Report
 - b. Recreation Committee Report
 - c. Road Committee Report
 - d. Planning and Zoning Report

10. Announcements.
11. Public Comment.
12. Additional Comments by Planning Commissioners.
13. Adjournment.

***Next Meeting – June 22, 2022**



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STAFF REPORT

PLANNING COMMISSION – June 8, 2022

**Agenda Item # 6a: Special Use Permit Public Hearing
#060822-1 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
Property Owner: Nicole Hiserote
Parcel ID#: 52-08-213-002-00
Staff Contact: Jason McCarthy/Erik Powers

Background:

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

Proposed Finding of Fact:

- The subject parcel is located in the zoned Rural Residential (RR) District.
- The subject parcel is located in Section 13, T49N, R26W
- Surrounding zoning districts to the subject parcel are Rural Residential (RR) to the East and West and Resource Production (RP) to the South. To the North is Lake Superior.
- Neighbors within 300' feet of the subject property have been notified of the proposal.
- Fee(s) for the special use permit application have been paid by the applicant.
- Additional information regarding the project is attached.
- Applicant was made aware of potential property tax implications as a result of renting the property.

Per the Marquette Township Ordinance:

"Article 2 – Definitions:



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

SECTION 15.05: Use Vs. District Nomograph:

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

“SECTION 16.13: SHORT-TERM RENTALS:

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

Planning Commission Review Criteria for Special Land Uses:

SECTION 16.04: REVIEW AND FINDING PROCESS

A. PLANNING COMMISSION PUBLIC HEARING

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

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



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B. PLANNING COMMISSION DECISION

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

SECTION 16.05: CONDITIONS ON SPECIAL LAND USE APPROVALS

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

SECTION 16.06: GENERAL USE STANDARDS

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

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



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ordinance adopted, or under consideration pursuant to official notice, by the Township to guide growth and development.

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

SECTION 16.07: CONDITIONS AND SAFEGUARDS

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



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necessary improvements including but not limited to drives, walks, utilities, parking, landscaping, etc. The financial guarantee shall be deposited with the Township Clerk at the time of issuance of the permit authorizing the use or activity. Upon completion of significant phases of the scheduled improvements, the Planning Commission shall authorize a proportional rebate of the financial guarantee.

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

SECTION 16.08: DECISION RECORD

A. WRITTEN RECORD

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

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

SECTION 16.09: AMENDMENTS TO PERMITS FOR SPECIAL LAND USES



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

Review Recommendation

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



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



Application for Special Use Permit

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

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

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

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

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

Application Type

New Application Renewal

Applicant Information

Name: NICOLE HISEROTE		Address: 2540 County Rd 550, Marquette, MI 49855	
Business Name: N/A			
Phone: 517-712-1159	Fax:	Name of Contact Person: MEG FARLEY	Contact Phone: 920-743-9633
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.): N/A			
E-Mail Address: Megfarley21@gmail.com			

Property Owner (if different from applicant)

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

PAID
online
MAY 03 2022
#34739328
Marquette Township

Property Information

Address: 2540 County Rd 550, Marquette, MI 49855		Parcel I.D. Number(s): 52-08- 213 - 002 - 00
Zoning District: rural residential	Legal Description(s) (attach pages as necessary): please see attached.	
Size (acreage or square footage): 100 x 1450 or 2 Acres	Name of any existing businesses on property: —	
Proposed Use of Property: Short term rental.		
Present Use of Property: Residence.		

RECEIVED
MAY 02 2022
EP
Marquette Township

Permission

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

Please include with this permit the following items:

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

Applicant:

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

Signature of Applicant: *N. Hiserote* Date: 04/28/2022

Applicant's Name (print): NICOLE HISEROTE

Property Owner:

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

Signature of Property Owner: *N. Hiserote* Date: 04/28/2022

Property Owner's Name (print): NICOLE HISEROTE

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: *N. Hiserote* Date: 04/28/2022

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>Erik Powers</u>	Date: <u>5/3/2022</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>\$255.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____

2540 COUNTY RD. 550

April 28, 2022

Charter Township of Marquette

1000 Commerce Dr.

Marquette, MI 49855

To whom it may concern,

I am requesting a short term rental permit for my home located at 2540 County Rd. 550 in the Charter Township of Marquette Rural Residential District. I have recently retired after 26 years of service with the Michigan Department of State Police, and am now on a fixed income. I am maintaining this home as my residence, but I will also be traveling regularly to visit family who live downstate and out of state. If the permit is granted, I will list the property for rent during the times I am traveling, to relieve some of the financial burden of paying for the home.

This location is appropriate for short term rental for the following reasons:

- I do not want to rent the property out as a long term rental, as I live there and want to maintain it as my primary residence.
- The residence is a two bedroom, one bath house with approximately 1000 square feet of living space. There is a large deck on the back of the house, facing Lake Superior and a sand beach. The house is very close to multiple hiking trails and a recreation area. There is private parking available and a large yard.
- The neighboring house to the southeast of this home is a vacation home. The property next to that house does not have a house and is used by the owners son to camp on.
- The neighboring house to the northeast of this home sat empty for at least two years and was recently purchased by a family. That property has a house and a camp on the property that was used as a rental in the past. The next lot to the northwest has two rental homes on one lot with tenants currently occupying them.
- I do not anticipate the short term rental of this home to effect emergency services, schools, sanitary sewer facilities or local traffic volumes whatsoever.

Sincerely yours,

Nicole Hiserote

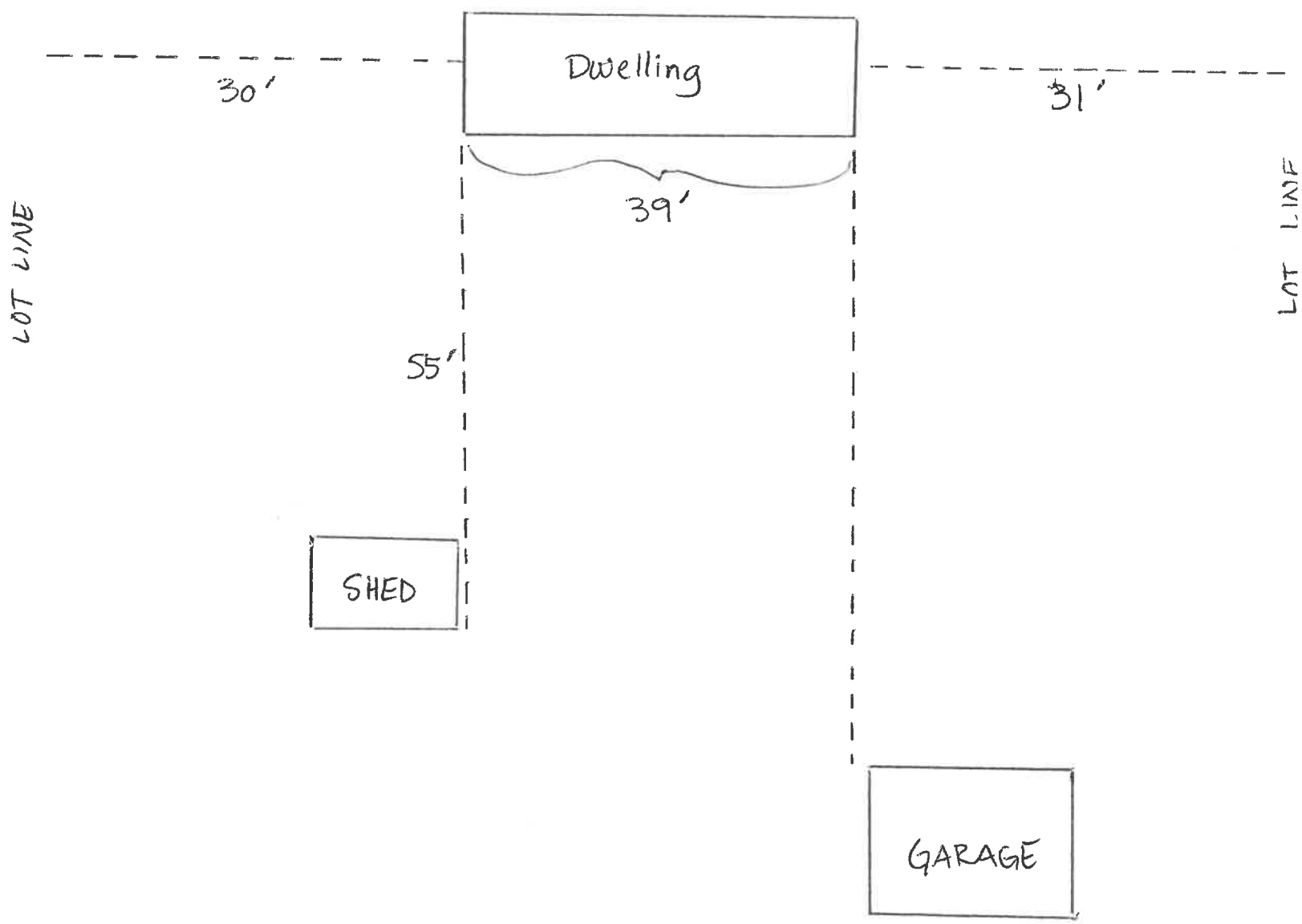


2540 County Rd. 550, Marquette, MI 49855 517-712-1159

Lake Superior

* 2540 County Rd 550
Marquette, MI 49855

* Drawing NOT to scale



↓ County Rd 550 ↓

Exhibit "A"

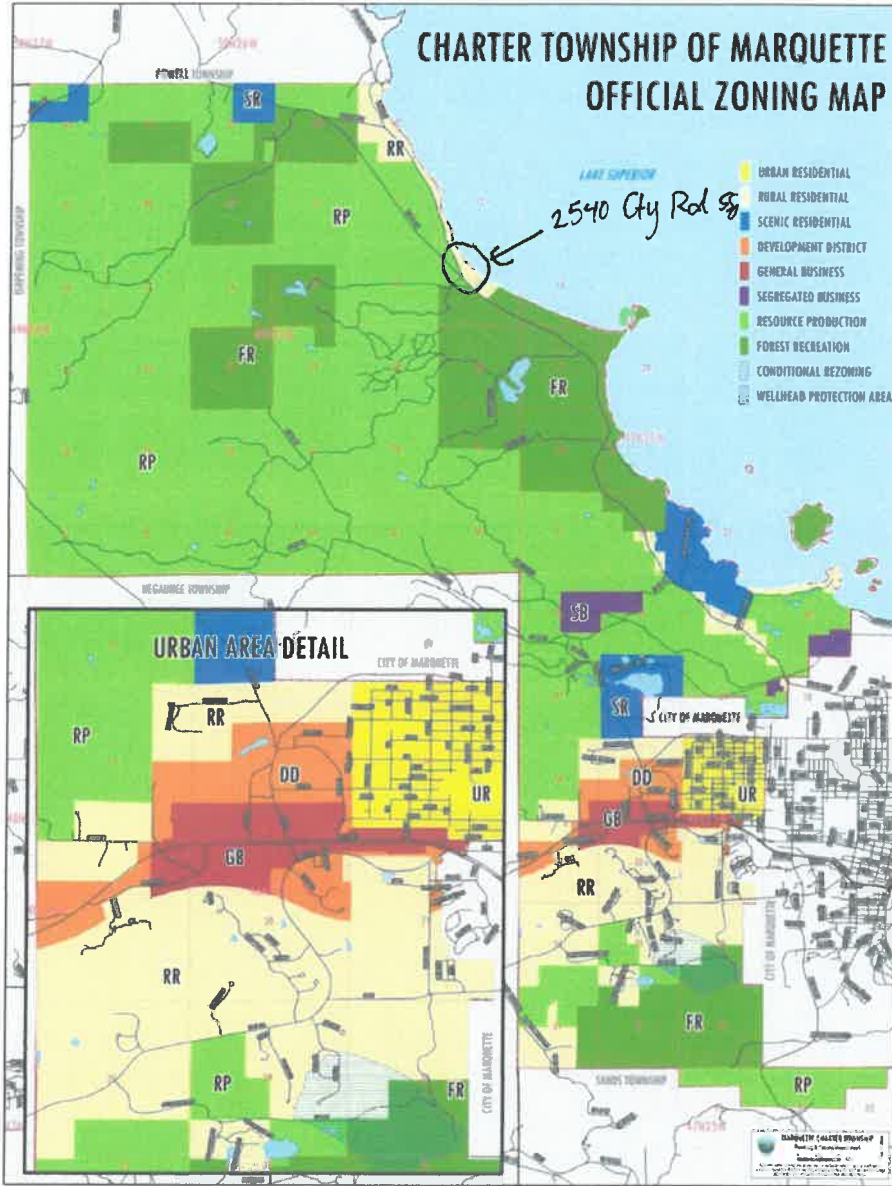
A parcel of land in the Township of Marquette, County of Marquette, Michigan, located in Section 13, Township 49 North, Range 26 West, more particularly described as follows: Commencing at the point of intersection of the center line of County Road 550 and the center line of existing wagon road running in a Northeasterly direction from County Road 550 to the shore of Lake Superior, which intersection is located approximately 1/4 of a mile Southeasterly from the railroa dcrossing commonly known as "Eagle's Nest"; running thence Northeasterly in a straigh line a distance of 500 feet to the midpoint of said wagon road, and said line extended to the shore of Lake Superior; thence at right angles Southeasterly in a straight line a distance of 82 feet to the point of beginning; thence at right angles to the line last desribed Southwesterly in a straight line to the center of County Road 550; thence at right angles Southeasterly in a straight line a distance of 100 feet; thence at right angles Northeasterly in a straight line to the shore of Lake Superior; thence Northwesterly along the shore of Lake Superior to the point of beginning; said parcel extended to the shore of Lake Superior.

Together with an easement for ingress and egress and utilities over and across an existing driveway located on a parcel of land adjacent to the parcel conveyed herein on the Northerly side thereof.

52-08-213-002-00

ARTICLE 3 – ZONING DISTRICTS AND MAP

SECTION 3.08: OFFICIAL ZONING MAP





Property Address

2540 CO RD 550
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

HISEROTE NICOLE

--

1840 N LAKE DR
ISHPEMING, MI 49849

Unit: 52-08
Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number: 52-08-213-002-00
Property Class: 401
Class Name: RESIDENTIAL
School Dist Code: 52170
School Dist Name: MARQUETTE PUBLIC

PRE 2020: 100%
PRE 2021: 100%

Assessed Value: \$104,300
Taxable Value: \$104,300
State Equalized Value: \$104,300

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$104,300	\$104,300	\$104,300
2019	\$103,500	\$103,500	\$103,500

Land Information

Acreage: 0.918
Zoning: RR

Legal Description

SEC 13 T49N R26W THAT PART OF SEC COM AT THE INT OF C/L OF CO RD 550 AND C/L OF EXISTING WAGON ROAD WHICH RUNS IN A NE'LY DIRECTION TO SHORE OF LAKE SUPERIOR; TH NE'LY IN A STRAIGHT LINE 500' TO THE MIDPOINT OF SAID WAGON ROAD, AND SAID LINE EXTENDED TO SHORE OF LAKE SUPERIOR; TH AT RT ANGLES SE'LY 82' TO POB, TH AT RT ANGLES SW'LY TO CL OF CO RD 550; TH AT RT ANGLES SE'LY 100'; TH AT RT ANGLES NE'LY TO SHORE OF LAKE SUPERIOR; TH NW'LY ALONG SHORE TO POB.

Sales Information

Sale Date: 07-12-2018

Sale Price: 262500
Instrument: WD
Grantor: JORDAN, BURL & ANNE TRUST
Grantee: HISEROTE, NICOLE
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 2018R-08437

Sale Date: 07-12-2018

Sale Price: 262500
Instrument: WD
Grantor: PETERSON, NANCY TRUSTEE
Grantee: JORDAN, BURL & ANNE TRUSTEES
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 2018R-08436

Sale Date: 03-04-2009

Sale Price: 0
Instrument: QC
Grantor: JORDAN, BURL JR & ANNE
Grantee: JORDAN, BURL & ANNE TRUSTEES
Terms of Sale: 14-INTO/OUT OF TRUST
Liber/Page: 2009R-02968

Sale Date: 09-08-2008

Sale Price: 0
Instrument: MLC
Grantor: LUKE, JAMES & RUTH
Grantee: JORDAN, BURL JR & ANNE
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 2008R-10048

Sale Date: 09-08-1987

Sale Price: 35000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 12-FROM LENDING INSTITUTION NOT EXPOSED

Liber/Page: 0140:0353

Sale Date: 09-08-1987

Sale Price: 35000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0393:0276

Building Information

Residential Buildings

RANCH/Single Family - 1950

General Information

Year Built:	1950
Style:	RANCH/Single Family
Exterior:	Wood Siding
Total Living Area:	768
Heating Type:	Forced Air w/Ducts
Rooms Basement:	0
Rooms 1st Floor:	0
Rooms 2nd Floor:	0
Bedrooms:	0
Baths: Full/Half:	1/0
Fireplaces: Quantity - Type	1 - Interior 1 Story

Area Detail

Height	Ground Floor Area	Foundation	Exterior
1 Story	768	Crawl Space	Siding

Basement Finished Areas

Recreation:	0
Living Area:	0

Garage/Carport Information

Area	Capacity	Exterior	Type
624		Siding	Detached

Porch/Breezeway Information

Area	Description
171	Porch WGEP (1 Story)
45	Porch WGEP (1 Story)

Deck Information

Area	Description
--	--

Delinquent Tax Information as of 3/23/2021

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2017

Base Tax: 3092.7
Base Tax Due: 0
Base Tax Paid: 3092.7
Total Due: 0
Last Paid:

Tax Year: 2016

Base Tax: 3049.03
Base Tax Due: 0
Base Tax Paid: 3049.03
Total Due: 0
Last Paid:

Tax Year: 2014

Base Tax: 3983.22
Base Tax Due: 0
Base Tax Paid: 3983.22
Total Due: 0
Last Paid:

Tax Year: 2013

Base Tax: 12.29
Base Tax Due: 0
Base Tax Paid: 12.29
Total Due: 0
Last Paid:

Tax Year: 2011

Base Tax: 11.6

Base Tax Due: 0

Base Tax Paid: 11.6

Total Due: 0

Last Paid:

Application Use:

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

GIS/Mapping:

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

Andra Ziems

From: paymentconfirmation@allpaid.com
Sent: Monday, May 2, 2022 5:44 PM
To: dulceestorch@marquettetownship.org; Andra Ziems
Subject: MISCELLANEOUS TOWN PAYMENTS Payment Notification



24 Hour Customer Service #: 800-989-7780

MISCELLANEOUS TOWN PAYMENTS CONFIRMATION EMAIL

PLC: MARQUETTE CHARTER TOWNSHIP **DATE:** 05/02/22
8665 **1000 COMMERCE DRIVE**
MARQUETTE, MI 49855
FOR: MISCELLANEOUS TOWN PAYMENTS

TRANSACTION INFORMATION

Name:	NICOLE HISEROTE	TRANSACTION REFERENCE	
Invoice #:		#:	34739328
Explanation of Payment:	SPECIAL USE PERMIT 2540 CO RD 550	TRANSACTION DATE/TIME:	05/02/2022 17:43:48 EDT

BILLING INFORMATION

NAME:	NICOLE HISEROTE	<u>PAYMENT INFORMATION</u>	
ADDRESS:	2540 COUNTY RD 550	APPROVAL #:	00429D
CITY, STATE ZIP:	MARQUETTE, MI 49855	PAYMENT AMOUNT:	\$255.00
PHONE #:	517-712-1159	SERVICE FEE:	\$11.25
CARD #:	xxxx-xxxx-xxxx-1345	TOTAL AMOUNT:	\$266.25

The service fee is not refundable.

ATTENTION MARQUETTE CHARTER TOWNSHIP:

To make corrections, call AllPaid at 800-989-7780, or login to ProviewExp at www.ProViewEXP.com.

Thank you for using AllPaid

MARQUETTE TOWNSHIP
1000 COMMERCE DR
MARQUETTE, MI 49855

Received From: NICOLE HISEROTE
Date: 05/03/2022 Time: 8:12:14 AM
Receipt: 236713
Cashier: az1ems2

ITEM REFERENCE	AMOUNT
SPUSE SPECIAL USE PERMIT	
SPECIAL USE PERMIT	\$255.00
TOTAL	\$255.00
CREDIT CARD	\$255.00
Total Tendered:	\$255.00
Change:	\$0.00

The Mining Journal

Upper Michigan's Largest Daily Newspaper

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

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

For the County of: **MARQUETTE**

In the matter of: Notice of Public Hearing
Marquette Township Planning Commission
Proposed Short Term Rental
June 8, 2022

AFFIDAVIT OF PUBLICATION

RECEIVED

MAY 26 2022

Marquette Township

Size: 2 x 4

State of **MICHIGAN**, County of Marquette ss.

ANN TROUTMAN

being duly sworn, says that she is

PUBLISHER

of **THE MINING JOURNAL**

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

May 25, 2022



ANN TROUTMAN

Subscribed and sworn to before me this 25th day of May, 2022



HOLLY GASMAN

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

NOTICE OF PUBLIC HEARING MARQUETTE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that a public hearing will be held by the Marquette Township Planning Commission on Wednesday, June 8, 2022, at 7 p.m. The meeting will be held in-person at the Marquette Township Hall, 1000 Commerce Drive, Marquette, MI 49855 in order to gain public comment and input on the following agenda item:

Public Hearing for a proposed Short-Term Rental on a property located within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-213-002-00. Subject property is described as SEC 13 T49N R26W THAT PART OF SEC COM AT THE INT OF C/L OF CO RD 550 AND C/L OF EXISTING WAGON ROAD WHICH RUNS IN A NE'LY DIRECTION TO SHORE OF LAKE SUPERIOR; TH NE'LY IN A STRAIGHT LINE 500' TO THE MIDPOINT OF SAID WAGON ROAD; AND SAID LINE EXTENDED TO SHORE OF LAKE SUPERIOR; TH AT RT ANGLES SE'LY 82' TO POB, TH AT RT ANGLES SW'LY TO CL OF CO RD 550; TH AT RT ANGLES SE'LY 100'; TH AT RT ANGLES NE'LY TO SHORE OF LAKE SUPERIOR; TH NW'LY ALONG SHORE TO POB. Property address: 2540 County Road 550, Marquette MI, 49855. Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855

The Marquette Township Zoning map and text are available online at www.marquettetownship.org. Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, June 7, 2022. For questions, contact Jason McCarthy, Zoning Administrator at 228-6220 ext. 105.

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

From: Jason McCarthy
Sent: Thursday, June 2, 2022 7:54 AM
To: Nancy Peterson
Cc: Erik Powers
Subject: RE: Special Use Permit App- Short Term Rental 2540 Co Rd 550

Good morning,

Your email has been received and I will ensure that the Planning Commission receives a copy of it for the official record of the public hearing.

Thank you,

Jason McCarthy
Planning & Zoning Administrator
Marquette Charter Township
1000 Commerce Drive
Marquette, Michigan 49855
Ph 906-228-6220
Fx 906-228-7337
jasonmccarthy@marquettetownship.org

From: Nancy Peterson <nancypeterson38@gmail.com>
Sent: Tuesday, May 31, 2022 8:36 PM
To: Jason McCarthy <jasonmccarthy@marquettetownship.org>
Subject: Special Use Permit App- Short Term Rental 2540 Co Rd 550

Hi Jason,

I am the co-owner of two homes within 300 feet of Nicole Hiserote's property. I do not agree with a VRBO going into Nicole's residence. We just sold a home right next door to Nicole in November of last year, which they paid a very high price for. The privacy and peacefulness of this property was the main selling point, as well as the safety for their young family.

Our beach front has been private for as long as our family has owned it, (over 70 years). And to allow strangers to come and turn this pristine place into a revolving door would make my parents turn over in their graves.

There is so much that could go wrong, as I know of many people in the Munising area with issues living next door to VRBO's.

The families on each side of Nicole's have young children, who I know are concerned for the safety of their kids. They bought these expensive properties on the premise that it was private. Having people that you have no idea who they are, is a big concern.

The water for Nicole's camp comes from the well of the house we just sold. She was asked several times before we sold to put in her own well, which she has not done yet. That in itself, is not right for her to put in a business using this well.

The road Nicole accesses for her house is owned by my family and the new owner. She has easement as an owner, not for a business. I could go on and on with the downsides of putting in a VRBO in our small community of houses.

Thank you for your attention to this matter.

Nancy Peterson
339 Alger St.
Marquette, MI
906-250-1521

From: Jason McCarthy
Sent: Tuesday, May 31, 2022 2:06 PM
To: Mike & Peggy Scanlan
Cc: Joe Scanlan; Erik Powers
Subject: RE: Special Use Permit Application - Short-Term Rental Unit

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Your email has been received and I will ensure that the Planning Commission receives a copy of it for the official record of the public hearing.

Thank you,

Jason McCarthy
Planning & Zoning Administrator
Marquette Charter Township
1000 Commerce Drive
Marquette, Michigan 49855
Ph 906-228-6220
Fx 906-228-7337
jasonmccarthy@marquettetownship.org

-----Original Message-----

From: Mike & Peggy Scanlan <coscanlan@yahoo.com>
Sent: Friday, May 27, 2022 2:12 PM
To: Jason McCarthy <jasonmccarthy@marquettetownship.org>
Cc: Michael and Peggy Scanlan <coscanlan@yahoo.com>; Joe Scanlan <joseph.scanlan@gmail.com>
Subject: Re: Special Use Permit Application - Short-Term Rental Unit

Jason McCarthy
Planner/Zoning Administrator
Marquette Township

Dear Jason,

We are writing in response to the letter sent to us regarding the Special Use Permit Application Proposal for the property at 2540 County Rd 550, Marquette MI 49855. My wife and I have discussed this Proposal, and are against using this property for any Special Use for seasonal rental. Our property is located at 2500 County Rd 550, and we do not wish to have unknown persons using this property, and the lakefront beach that close to our property.

Please reject this Proposal on behalf of our family, and for other property owners that are in the same agreement as we are.

Sincerely,

Mike and Peggy Scanlan and family
1919 Sage Dr.

Golden, Colorado
80401-1748

Cell # (303)717-0757

From: Jason McCarthy
Sent: Tuesday, May 31, 2022 2:07 PM
To: ddiedrich1313@hotmail.com
Cc: Erik Powers
Subject: RE: [Marquette Charter, MI] Application for a VRBO @2540 Co. Rd. 550, Mqt
(Sent by Debra Diedrich, ddiedrich1313@hotmail.com)

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Your email has been received and I will ensure that the Planning Commission receives a copy of it for the official record of the public hearing.

Thank you,

Jason McCarthy
Planning & Zoning Administrator
Marquette Charter Township
1000 Commerce Drive
Marquette, Michigan 49855
Ph 906-228-6220
Fx 906-228-7337
jasonmccarthy@marquettetownship.org

From: Contact form at Marquette Charter, MI <cmsmailer@civicplus.com>
Sent: Tuesday, May 31, 2022 2:00 PM
To: Jason McCarthy <jasonmccarthy@marquettetownship.org>
Subject: [Marquette Charter, MI] Application for a VRBO @2540 Co. Rd. 550, Mqt (Sent by Debra Diedrich, ddiedrich1313@hotmail.com)

Hello jmccarthy,
Debra Diedrich (ddiedrich1313@hotmail.com) has sent you a message via your contact form (<https://www.marquettetownship.org/user/1006/contact>) at Marquette Charter, MI.
If you don't want to receive such e-mails, you can change your settings at <https://www.marquettetownship.org/user/1006/edit>.

Message:

Hi Jason -

I am writing you regarding an application that has been filed for a VRBO at the property of 2540 Co. Rd. 550, Mqt.

I have some concerns that I would like to voice.

We have been property owners for 70 plus years out there and have had many different neighbors through the years. We recently sold one of our properties to a young family who are wanting to raise their children in this serene and safe area and we continue to own another 2 homes there. We will utilize these homes during the summer this year in hopes to enjoy the special place we have called our special place our summer home for many, many years.

Here are some of my concerns:

Traffic on a private drive where Nicole has an easement to her camp and am not sure if it stipulates who has access other than her as a property owner.

Special signage would have to be placed outside of a private drive, which would cause unwanted traffic from curious people checking out the amenities.

Strangers weekly on a private beach area.

Pets and allowing them to roam freely - which while roaming they are defecating on other properties.

Parties - Noise, disrespecting property owners.

Wintertime snowmobiles causing noise at all hours.

Snow removal - our main road is plowed by a property owner which gives limited access to our properties. All this is done at our expense.

Loss of privacy and concerns for our children and families safety with weekly strangers.

Sauna usage and the traditions they carry. (Possible nudity)

Holiday celebrations - ie: 4th of July and fireworks.

****Concerns about property owners and taxes paid on homes that are valued at more than \$500,000.00 and value decreasing by a VRBO.****

We respect that the VRBO would make money for the property owner, as we have a long term rental which helps us pay the taxes on our property, but we do background check, credit checks to respect the other landowners. This would not be done with a VRBO.

There are many concerns and they are not personal, we just want to keep the value and safety at our homes.

Thank you!



MARQUETTE CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – JUNE 8, 2022

Agenda Item # 6b: Short-Term Rental Report- Additional Info

Staff Report Contact: Erik Powers- Staff Planner

Background:

As part of the ongoing dialogue regarding Short-Term Rental administration and regulation, the Planning Commission has directed staff to explore additional ways that safety, compliance, and responsible use of Short-Term Rentals can be ensured in Marquette Charter Township.

As such, the previously shared report has been included in full for reference. Also included are a proposed informational sheet for prospective applicants, a proposed 'unit posting' with rules and regulations directed towards renters, and the inspection checklist utilized by the Fire Dept. for their bi-annual inspections. Also included is the text of Proposed House Bill 5521 and a corresponding Mining Journal Article. House Bill 5521 would allow for short-term rental properties to charge a 6% room assessment fee, which would increase tax revenue on these properties.

Review Recommendation:

Staff recommends that the Planning Commission review and consider the proposed documents and other information provided and determine what, if any, further restrictions and/or regulations should be placed on short-term rental uses in Marquette Charter Township.



MARQUETTE CHARTER TOWNSHIP

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APRIL 27 2022 Planning Commission Short-Term Rental Report:

Background:

The Planning Commission has expressed interest in further information regarding regulation of short-term rentals (STR or STRs) in Marquette Township and has directed staff to report on several issues concerning short-term rentals, including local regulation, status of legislation, and insurance requirements for owners of property approved for short-term rental use, among other issues.

Below is language from the Marquette Township Zoning Ordinance concerning short-term rentals. This was officially adopted by the Planning Commission and referred to the Township Board on April 11, 2018. The Township Board adopted the ordinance after a first reading on June 5, 2018 and a second reading on June 18, 2018.

Per the Zoning 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.

ARTICLE 16 – DETAILED USE REGULATIONS:

Section 16.13: Short-term Rentals:

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

To date, the Planning Commission has approved 13 of 16 special use permit requests for short-term rentals. See attached short-term rental inventory (previously shared with the Planning Commission) for specific case numbers, addresses, and property owners.

State of Michigan Legislation- HOUSE BILL 4722 and SENATE BILL 446:



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Michigan House Bill 4722 was introduced on April 27, 2021 and passed the House on October 27, 2021. It was referred to the Committee on Regulatory Reform by the Senate on October 27, 2021, and has had no apparent progress since then. Senate Bill 446 was introduced to the Senate on May 13, 2021 and was referred to the Committee on Regulatory Reform and has seen no apparent progress since then.

The bills would amend the Zoning Enabling Act to prohibit a county, township, city, or village from adopting or enforcing zoning ordinance provisions that have the effect of prohibiting short-term rentals. This would establish that the rental of dwellings, including STRs:

- Are a residential use of a property that is permitted in all residential zoning districts.
- Is not subject to a special use or conditional use permit or procedure different from those required for other dwellings in the same zone.
- Is not a commercial use of the property.

Local governments would retain the right to adopt certain specified zoning ordinances and practices if consistently applied to rentals and other residences. (e.g. nuisances, health and safety, etc.) Further, local governments may limit the number of STRs under common ownership to two or more, as well as the total number of units used for short-term rental use in the local unit. The limit shall not be less than 30% of the number of existing residential units. The act defines Short-term rental as “the rental of a single-family residence, a dwelling unit in a 1-to-4 family house, or any unit or group of units in a condominium, for terms of not more than 30 consecutive days.”

The full text of the bills as presented is included in the meeting packet for review.

Insurance of Property Owners

Most, if not all, insurance companies classify rental of residential property, including short-term rentals, as a business activity and therefore any incident and associated damages occurring while renters are occupying the property would not be covered under a typical homeowner’s insurance policy. Generally, commercial coverage costs three to five times more than non-commercial insurance. Consequentially, it could be implied that the increased cost could lead homeowners to foregoing the additional insurance. Many insurance companies offer ‘short-term rental property’ insurance packages composed of both homeowner’s and commercial-type insurance devices.

Some hosting sites like AirBnB provide property damage and personal liability coverage to STR hosts that use the platform.

Safety and Compliance in STRs

Safety issues in short-term rentals are largely the same as an owner-occupied property or long-term rental, however they can be intensified due to the transient nature of the



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renters and an assumed unfamiliarity with the structure, the property, and the surrounding area. Four topics present significant areas for concern:

- Fire Safety- egress routes, location of smoke detectors and fire extinguishers, unfamiliarity with appliances, etc.
- Construction and Maintenance- maintenance of house features including decks, docks, appliances, etc.
- Water Safety- pool safety measures, watercraft safety measures, swimming safety measures
- Residential properties with a pseudo-commercial use- overuse and/or substandard maintenance of appliances like refrigerators, washers, and dryers.

As part of the overall Short-term Rental permitting and licensing process, an inspection by the Fire/Rescue Department (FD) is conducted upon Special Use Permit approval. Typically, STR fire safety inspections occur after scheduling coordination between the FD and property owner, but do require consent from the owner, manager, or a tenant. The inspections are usually conducted in all accessible private and common areas of the property, such as stairs, garages, exercise, and laundry rooms. The inspector looks for all hazards affecting fire safety, including but not limited to: obstructed fire lanes and exits; adequate property number identification; hazard material storage; balcony BBQs; and fire protection equipment, such as smoke detectors.

Some communities require that all short-term rental contracts and/or informational packets in the rentals themselves include a copy of the local sound/trash/parking ordinances and/or a “Good Neighbor Brochure” that summarizes the local ordinances and what is expected of the renter. Requiring property/local rules and a floor plan to be posted in a conspicuous location in the structure could also have a positive effect (see attached photos for examples). Further, requiring safety guidelines for various features of the property (hot tubs, pools, watercraft, decks) could have a positive effect.

Some communities institute a “three-strike” rule, where a permit is automatically revoked for a number of years in the event the local government receives three (substantiated) complaints about a property with a certain time frame. Alternatively, a local government can adopt a rule by which a permit is revoked in the event conclusive evidence is received that a city ordinance has been violated.

Additionally, some communities have adopted a “permanent residency requirement” for property owners to help manage intensity of short-term uses. This would involve requiring the permit holder to verify residency on an annual basis and would effectively create an upper limit on how often a property is rented out each year.

Coordination with the FD on these matters is ongoing, and will likely intensify as this issue is further explored.

Review Recommendation



MARQUETTE CHARTER TOWNSHIP

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Staff recommends that the Planning Commission review and consider the information provided and determine what, if any, further restrictions and/or regulations should be placed on short-term rental uses in Marquette Charter Township.

Consultation with the Township Attorney may be needed to consider feasibility of further regulation, depending on type and scope.

MARQUETTE TOWNSHIP SHORT TERM RENTALS

Case Number	Address	Approved/Denied Date	Owner	Owner Phone	Alternate Contact	Email
081518-1	250 Partridge Bay Trail	Approved- 8/15/18	Ray Family LLC (Christopher Ray)	906-228-6699		randompoin250@gmail.com
091018-1	2352/2362 Werner ST	Approved- 9/10/18	Matt Blondeau	906-362-6288		mattblondeau@gmail.com
111418-1	386 Co Rd 550	Approved- 11/14/18	Kevin Thomsen	906-236-3605		kevthoms@yahoo.com
111418-2	309 Eagle's Nest	Approved- 11/14/18	Christina Gervasi	479-282-6342		cgervasi@phrardeli.com
042419-1	2032 Summit St	Approved- 4/24/19	Tyler Govern	906-250-3249		tgovern@nmu.edu
050819-1	290 South Vandervoorn Rd	DENIED- 5/8/19	Andrea and Gregory Timm	906-361-8309		
050819-2	1650 Granite Ave.	Approved- 5/8/19	Lynn Mattson	906-361-5248		lynmattson@gmail.com
052219-1	250 Huron Woods	Approved- 5/22/19	Anne C Jackson Trustee	906-362-5649	Anne Jackson	ajack888@gmail.com
090920-1	600 Brickyard Rd	Approved- 9/9/20	Kathy Peters	414-581-3776	Steve Vielmetti (Primary Contact)	steve.vielmetti@gmail.com
011321-1	1983 Cherry St	Approved- 1/13/21	Andrew Herro	906-250-0178	Danielle Van Dreel (Primary Contact)	dvandree@gmail.com
092221-1	680 Ontario Ave	Approved- 9/22/21	John and Jenny Centko	218-329-9861		jlicentko@yahoo.com
102721-1	354 Co Rd 550	Approved- 10/27/21	Connor Wilkinson	906-458-0505		conwillk@umich.edu
120821-1	1818 Grante Ave	Approved- 12/8/21	Ted Grzelak	906-869-4052		tmgr60@hotmail.com
120821-3	170 Eagle's Nest	Approved- 12/8/21	Tim and Regina Gort	906-458-2335	Tim (Primary Contact)	tingort@hotmail.com
112421-1	2593 Norwood	DENIED- 2/9/22	Samuel Dunlap	860-372-2156		
121621-1	828 Co Rd 550	DENIED- 3/9/22	Shannon Fisher	231-620-0456		
041922-1	2282 Cherry St	Approved- 5/27	Damia Toyras	906-869-1324		damiatoyras@gmail.com

Outstanding R/U pcoming

050322-1	2540 CR 550	6/8 PH	Nicole Hiserote/Meg Farley	906-743-9633	Meg Farley (Primary Contact)	megfarley21@gmail.com
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SUBSTITUTE FOR
HOUSE BILL NO. 4722

A bill to amend 2006 PA 110, entitled
"Michigan zoning enabling act,"
(MCL 125.3101 to 125.3702) by adding section 206b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 206b. (1) For the purposes of zoning, all of the
2 following apply to the rental of a dwelling, including, but not
3 limited to, short-term rental:

4 (a) It is a residential use of property and a permitted use in
5 all residential zones.

6 (b) It is not subject to a special use or conditional use
7 permit or procedure different from those required for other
8 dwellings in the same zone.

9 (c) It is not a commercial use of property.

1 (2) A local unit of government shall not adopt or enforce
2 zoning ordinance provisions that have the effect of prohibiting
3 short-term rentals.

4 (3) This section does not prohibit a zoning ordinance
5 provision that is applied on a consistent basis to rental and
6 owner-occupied residences and that regulates any of the following:

7 (a) Noise.

8 (b) Advertising.

9 (c) Traffic.

10 (d) Any other condition that may create a nuisance.

11 (4) This section does not prohibit a local unit of government
12 from doing either of the following:

13 (a) Inspecting a residence for compliance with or enforcement
14 of an ordinance of the local unit of government that meets all of
15 the following requirements:

16 (i) Is for the protection of public health and safety.

17 (ii) Is not a zoning ordinance.

18 (iii) Does not have the effect of prohibiting short-term
19 rentals.

20 (b) Collecting taxes otherwise authorized by law.

21 (5) Notwithstanding any other provision of this section, a
22 local unit of government may limit the number of units under common
23 ownership used for short-term rental in the local unit. The limit
24 set by the local unit of government shall not be fewer than 2
25 units.

26 (6) Notwithstanding any other provision of this section, a
27 local unit of government may limit the total number of units used
28 for short-term rental in the local unit. The limit shall not be
29 less than 30% of the number of existing residential units in the

1 local unit of government and shall apply without regard to the
2 location of dwelling units.

3 (7) Notwithstanding any other provision of this section, a
4 local unit of government that, as of July 11, 2019, had zoning
5 ordinance provisions that regulate the rental of dwellings by
6 overlay district without distinction between short-term rental and
7 rental for longer terms, and that, as of July 11, 2019, had a
8 rental overlay district or districts that were initiated by
9 petition, may continue to enforce those zoning ordinance provisions
10 as they existed on that date. Such a local unit of government may
11 revise existing overlay district boundaries or create new overlay
12 districts, but only under the terms of the zoning ordinance
13 provisions as they existed on July 11, 2019.

14 (8) As used in this section:

15 (a) "Common ownership" means ownership in whole or in part by
16 the same individual, individuals, or legal entity.

17 (b) "Short-term rental" means the rental of a single-family
18 residence, a dwelling unit in a 1-to-4-family house, or any unit or
19 group of units in a condominium, for terms of not more than 30
20 consecutive days.

21 Enacting section 1. This amendatory act takes effect 90 days
22 after the date it is enacted into law.

SENATE BILL NO. 446

May 13, 2021, Introduced by Senators NESBITT, ANANICH, SANTANA, MACDONALD, HOLLIER, BARRETT, BIZON and SCHMIDT and referred to the Committee on Regulatory Reform.

A bill to amend 2006 PA 110, entitled
"Michigan zoning enabling act,"
(MCL 125.3101 to 125.3702) by adding section 206b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 **Sec. 206b. (1) For the purposes of zoning, all of the**
2 **following apply to the rental of a dwelling, including, but not**
3 **limited to, short-term rental:**
4 **(a) It is a residential use of property and a permitted use in**
5 **all residential zones.**
6 **(b) It is not subject to a special use or conditional use**

1 permit or procedure different from those required for other
2 dwellings in the same zone.

3 (c) It is not a commercial use of property.

4 (2) This section does not prohibit regulation applied on a
5 consistent basis to rental and owner-occupied residences for any of
6 the following:

7 (a) Noise, advertising, traffic, or other conditions, for the
8 prevention of nuisances.

9 (b) The number of persons that may occupy a dwelling.

10 (c) Inspections and inspection fees.

11 (d) Taxes otherwise permitted by law.

12 (3) As used in this section, "short-term rental" means the
13 rental of a single-family residence, a dwelling unit in a 1-to-4-
14 family house, or any unit or group of units in a condominium, for
15 terms of not more than 30 consecutive days.

16 Enacting section 1. This amendatory act takes effect 90 days
17 after the date it is enacted into law.



CITY OF MARATHON, FLORIDA

Planning Department

9805 Overseas Highway, Marathon, Florida 33050

Phone: (305) 289-4121 Fax: 305-743-3667

VACATION RENTAL USE AND OCCUPANCY RESTRICTIONS

****All use and occupancy of residential dwelling units for vacation rental purposes shall be in accordance with the following criteria:**

1. No vacation rental use in a residential subdivision shall be for less than seven (7) nights.
2. Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the units property, and not on the street or extending over the right-of-way or sidewalk. The number of motor vehicles and vessel trailers parked on the property shall not exceed the maximum number of permitted parking spaces. Only motor vehicles of registered occupants may be parked over night.
3. For vacation rental units that contain dock area, the total length of docked vessels shall not exceed the width of the property at the waterline, with no rafting of vessels to create a hazard to navigation. No vessel docked on the property shall be used for sleeping, live-a-boards or other overnight accommodations.
4. Occupants shall be prohibited from making excessive and unnecessary noise in or about any vacation rental unit at all times such as to cause a noise disturbance. "Noise disturbance" means any sound that is so excessive, loud or disturbing that it causes an adverse psychological or physiological effect on humans, or unnecessarily disturbs or interferes with enjoyment of life or property, including outdoor recreation.
5. No occupant of a vacation rental unit shall enter upon any neighboring private property.
6. All trash and debris shall be kept in covered trash containers. Each vacation rental unit shall be equipped with at least four (4) covered trash containers for such purposes. Occupants shall comply with all trash provisions and recycling provisions that are applicable to the unit. Schedules of garbage pick-up and recycling pick-up shall be posted with the rental agreement.
7. The maximum occupancy of any unit used for vacation rental purposes shall not exceed two (2) persons per bedroom plus two (2) other persons per unit, or the lesser of such other maximum occupancy load as may be set by the office of the State Fire Marshal for the particular residential dwelling unit pursuant to its administrative rule making authority, or the City Building Official. No motor home, camper, sport utility vehicle or any other motor vehicle parked on the property shall be used for sleeping or other overnight accommodations.
8. All vacation rental units shall comply with all building and fire safety codes for Public Lodging Establishments as required by State law or the Code.

NOTICE:

Any violation of these use and occupancy restrictions shall constitute grounds for immediate termination of the rental agreement, eviction from the vacation rental unit by the owner or property manager and appropriate fines levied.

THESE RESTRICTIONS MUST BE POSTED IN RENTAL UNIT

DIAL 911 FOR ALL EMERGENCIES
Fire – Police – Ambulance

American Caribbean Real Estate
24 Hour Contact Number – Leslie Christensen
Office: 305-743-6881

After Hour Emergencies : 305-849-0270

Unit Address: 63 Tingler, Marathon, FL 33050

Maximum Occupancy – 6 People

All parking should be in driveway not at neighboring homes or street.

Garbage Pick Up – Monday & Friday – Early Morning

Unit Phone – 305-

Emergency Exit (X)





MARQUETTE CHARTER TOWNSHIP

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

Short-term Rental Units In Marquette Charter Township

Background

Marquette Charter Township's Zoning Ordinance Sections regarding Short-Term Rentals (STR or STRs) was officially adopted on June 18, 2018. Township staff and the Planning Commission have seen steady, if not increasing, interest in STRs since then.

Approval Process

Any and all STR uses require an approved Special Use Permit (SUP). SUPs are not a staff-level decision and rather are granted by the Planning Commission. The SUP process is as follows:

1. Applicant submits a SUP application and all required materials.
2. Staff reviews application for completion, and if sufficient, presents it to the Planning Commission with a request to schedule a public hearing at the next available meeting.
3. If the request to schedule the public hearing is approved by the Planning Commission, staff then notify all neighbors of the upcoming public hearing within a 300-foot buffer from the subject property's lot lines. Staff also places a notice in the local newspaper (Mining Journal) about the nature of the request and the public hearing.
4. At the public hearing, any and all members of the public have a chance to voice their opinion on the proposed use. After all people have been heard, the Planning Commission votes on the proposed use weighing all factors involved.
5. If denied, the applicant may reapply for the same request in one (1) year's time.
6. If approved, the applicant must acquire a Marquette Township Business License and complete a Fire Code review conducted by the Marquette Charter Township Fire/Rescue Department. This inspection must be completed and passed every two (2) years.

Density Restrictions

Currently, the township does not have any restrictions as far as number of STRs allowed or density of STRs in a certain area (neighborhood, square mile, etc.). As more licenses are applied for and granted, the township reserves the right to institute restrictions to maintain neighborhood character and livability.

Short-term vs. Long-term

Per the Marquette Charter Township Zoning Ordinance, short-term rentals are defined as:

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.

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Meaning, any lease for 90 days or longer is considered a long-term rental and is not subject to the special use permit application process and requirements. If leases are shorter than 90 days, it is considered an STR and must have an approved SUP permit to operate.

Use and Occupancy Restrictions

See attached sheet for rules and restrictions all renters are expected to follow when renting an STR in Marquette Township.

Fire Code Review

Per the Marquette Township Zoning Ordinance, all approved STR/SUP permits must complete a fire code review conducted by the Marquette Charter Township Fire/Rescue Department every two (2) years. The inspector looks for all hazards affecting fire safety, including but not limited to: obstructed fire lanes and exits; adequate property number identification; hazard material storage; balcony BBQs; and fire protection equipment, such as smoke detectors. An inspection checklist is attached for reference.

Tax Implications

Should the STR/SUP permit request be formally approved, per Michigan law your Principal Residence Exemption (PRE) will be rescinded if the property is rented out for more than 14 days per year.

Property Insurance and STRs

Most, if not all, insurance companies classify rental of residential property, including short-term rentals, as a business activity and therefore any incident and associated damages occurring while renters are occupying the property would not be covered under a typical homeowner's insurance policy. Generally, commercial coverage costs three to five times more than non-commercial insurance. Many insurance companies offer 'short-term rental property' insurance packages composed of both homeowner's and commercial-type insurance devices.

Some hosting sites like AirBnB provide property damage and personal liability coverage to STR hosts that use the platform. The Planning Commission and Township Staff strongly encourage property owners with approved STR/SUP permits to acquire insurance that covers property damage and personal liability that may arise as a result of operating an STR.

"3-Strikes" Rule

Information to be included if and when a rule is put into place.

For more information, please contact the Marquette Charter Township Hall at 906-228-6220.

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MARQUETTE CHARTER TOWNSHIP SHORT-TERM RENTAL USE AND OCCUPANCY RESTRICTIONS

All use and occupancy of rental dwelling units for vacation rental purposes in Marquette Charter Township shall be in accordance with the following criteria:

1. Motor vehicles, trailers, and any/all recreational vehicles shall only be parked in driveways or other areas designed and designated for parking on the unit's property, and not extending over the right-of-way or sidewalk. The number of motor vehicles parked on the property shall not exceed the maximum number of permitted parking spaces. Only motor vehicles of registered occupants may be parked overnight.
2. Occupants shall be prohibited from making excessive and unnecessary noise in or about any vacation rental unit at all times such as to cause a noise disturbance. A "noise disturbance" is defined as any excessive, unnecessary, unnatural, repeated, prolonged or unusually loud noise, or any noise which annoys or disturbs or injures or irritates or unreasonably impairs the comfort, repose, health, or peace of another, within the limits of the Charter Township of Marquette.
3. No occupant of a vacation rental unit shall enter upon any neighboring private property.
4. Per Section 303.1 of the Township Property Maintenance Ordinance, all exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
5. All trash shall be kept in a covered and leakproof trash container as per Section 306.3 of the Township Property Maintenance Ordinance. Schedules of Garbage pick-up and recycling pick-up shall be posted with the rental agreement.
6. The maximum occupancy of any unit used for vacation rental purposes shall not exceed the maximum occupancy load as set by the office of the State Fire Marshal for the particular residential dwelling unit pursuant to its administrative rule making authority, or the County Building Official. No motor home, camper, sport utility vehicle, or any other motor vehicle parked on the property shall be used for sleeping or other overnight accommodations.
7. All vacation rental units shall comply with all building and fire safety codes for Public Lodging Establishments as required by state law or local code.

**THESE REGULATIONS MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE
RENTAL UNIT.**

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MARQUETTE TOWNSHIP FIRE RESCUE

RENTAL INSPECTION CHECKLIST

APARTMENT INFORMATION		Landlord Phone #:
Complex Name and Address:		E-mail:
1. Landlord		Contact Phone #:
2. Local Operator		Contact Phone #:
3. Tenant as Local Operator		Contact Phone #:
Date of Inspection:	Rental Inspector	

Access & Premises

	Yes	No	N/A
Apartment Address on Building and Each Unit Door <i>IPMC 304.3</i>			
Is the exterior fire department access unobstructed? <i>IPMC 702.4</i>			
Are all exterior doors lockable, secure and weather tight? <i>IPMC 304.18</i>			
Are stairs, decks, ramps and porches safe and structurally sound? <i>IPMC 304.10</i>			

Egress Windows & Doors

Are bedroom windows 44" Max from floor? NFPA 1, NFPA 101-7.1			
Are all egress windows and doors unobstructed by snow, furniture or refuse? NFPA 1, 101			
Are new basement egress windows at least 5.7 Sq. ft.? Existing 5.0 Sq. Ft.? NFPA 1, 101			
Are bedroom windows a minimum of 20" by 24" (3.3 Sq. Ft.) (Steel framed windows 22" minimum)			
Are bedroom doors free of outside hasp locks and other locking devices? <i>IPMC 304.15</i>			
Does bedroom window open? <i>IPMC 403.1</i>			
Are all Fire Doors closed or held open by magnet or other approved device? (No door wedges or blocks are permitted on fire doors.) NFPA 101-7.1			
Egress is found in NFPA 1-10.1 & in NFPA 101-7.1. Duplication for ease of use.			

Electrical

Are all electrical outlets, switches and junction boxes properly covered with cover plates and is the electrical system safe from any apparent shock and/or other electrical hazards? <i>IPMC 604.3 NFPA 70</i>			
Are circuit breakers/fuses labeled so as to identify the area protected? <i>IPMC 604.3</i>			
Is the area maintained clear at least 30" in front of electrical panel(s)? <i>IPMC 604.3</i>			
Does the Electrical Panel have a door? <i>IPMC 604.3</i>			
Are lights in working order? Basement and stairways lit properly? <i>IPMC 605.3</i>			
Are fused multi-plug power strips used where numerous electronic devices are present? <i>IPMC 604.3</i>			
Are there at least two electrical outlets in each room? <i>IPMC 605.2</i>			
Are kitchen appliances powered using extension cords? <i>IPMC 604.3</i>			
Is wiring exposed? <i>IPMC 604.3</i>			

Emergency Lighting/Egress Illumination

If emergency lighting is provided, is it maintained in operable condition? NFPA 101			
Are monthly checks completed and recorded? NFPA 101			

Exit Signs

If exit signs are required, are they maintained illuminated or self-luminous? NFPA 101			
Does the backup-battery work? Are monthly checks performed and recorded? NFPA 101			

Fire Alarm System

Is the building is equipped with a fire alarm system, has the required annual service of the fire alarm system been performed by a qualified fire alarm company? NFPA 72			
--	--	--	--

Fire Extinguishers

Is there access to fire extinguisher(s) and are monthly checks performed/recorded? NFPA 10			
--	--	--	--

Is the travel distance from all portions of the building less than 75' to a fire extinguisher? NFPA 10			
--	--	--	--

Are all fire extinguishers visible and accessible (not blocked)? NFPA 10			
--	--	--	--

Have the fire extinguisher(s) been serviced/tagged by an extinguisher company within the last 12 months?			
--	--	--	--

Are the fire extinguisher(s) properly mounted? (Proper locations-near exit doors where possible, not exceeding maximum travel distance of 75', properly mounted (maximum 5' high if <40 lbs., maximum 3 1/2' high if >40 lbs. In all cases, minimum 4" above the ground). NFPA 10			
---	--	--	--

Smoke Detectors

	Yes	No	N/A
Is there a working smoke detector on each living floor of the apartment? IPMC 704.1			

Are working smoke detectors present in bedrooms and in hallways outside of the bedrooms? IPMC 704.1			
---	--	--	--

Is there a working smoke detector in the basement of the apartment? IPMC 704.1			
--	--	--	--

Fire/Smoke Separations

Are the fire/smoke separations (door closers, fire doors, walls, etc.) maintained/working condition? IPMC 704.1			
---	--	--	--

Fire Suppression Systems

Is the building is equipped with a fire sprinkler system, has the required annual service of the fire sprinkler system been performed in the last year by a qualified sprinkler company? NFPA 25			
--	--	--	--

Is the Sprinkler System main on/off valve locked in the open position or room locked? NFPA 25			
---	--	--	--

Furnaces and Heaters

If portable electric heaters are used, are they used safely? Also, are they plugged directly into wall outlets and kept a minimum of 3' away from combustibles? IPMC 603.3			
--	--	--	--

Is there at least 3' around furnaces and water heaters free of combustibles? IPMC 603.3			
---	--	--	--

Housekeeping

Is the Apartment Unit free of rubbish? IPMC 308.1			
---	--	--	--

Are interior surfaces generally clean, free of mold and rot? IPMC 305.3			
---	--	--	--

Is the apartment in a livable condition, free from insects, animal waste and rodents? IPMC 309.1			
--	--	--	--

Ventilation

Are NG Furnaces and Hot Water Heaters vented? IPMC 603.2			
--	--	--	--

Are Bathrooms ventilated with a mechanical fan or is a window available for ventilation? IPMC 403.2			
---	--	--	--

Are restrooms free of mold? IPMC 305.3			
--	--	--	--

Handrails & Guards

Are handrails present on stairways over 30" off floor? IPMC 307.1			
---	--	--	--

Are guards a maximum of 4" apart? IPMC 307.1			
--	--	--	--

Are guard and handrail no higher than 42" off tread-plate? IPMC 307.1			
---	--	--	--

Is handrail a minimum or 2.25" from wall? To allow grasping of handrail. IPMC 305.5, NFPA 1			
---	--	--	--

Are guards present on both sides of open stairwells? *IFMC 307.1*

--	--	--	--

Storage of Compressed Gas Cylinders

Are propane and charcoal grills stored and used at least 10' from the apartment building? *NFPA 58*

--	--	--	--

Storage of Combustible and Flammable Liquids

Are quantities in excess of 5 gallons of flammable and combustible liquids used for maintenance purposes and the operation of equipment stored in liquid storage cabinets? Propane in out buildings only?

--	--	--	--



References:

NFPA 1, Fire Code, 2015 Edition

NFPA 10, Extinguishers, 2013

NFPA 25, Suppression Systems, 2011

NFPA 58, LP Gas Code, 2014

NFPA 70, National Electric Code, 2015

NFPA 72, Alarm Systems, 2010

NFPA 101, Life Safety Code, 2015 Edition

ICC, International Property Maintenance Code, 2015 Edition

INSPECTOR

NOTES:

Lined area for notes.

		//
--	--	----

Print Name of Inspector

Signature of Inspector

Date

HOUSE BILL NO. 5521

 HOUSE BILL NO. 5521, introduced in the House of Representatives and referred to the Committee on Tourism and Economic Development

A bill to provide for the levy, collection, and administration of an excise tax on room charges of certain short-term transient facilities by transient guests; to provide for the disposition of the proceeds of the excise tax; to prescribe the powers and duties of certain state departments, local units of government, and state and local officials; to provide for certain penalties; and to provide for certain exemptions.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

Sec. 1. This act may be cited as the "tourism reinvestment excise tax act".

Sec. 2. As used in this act:

(a) "Excise tax" means the excise tax levied by a qualified county under section 3.

(b) "Owner" means the owner of a short-term transient facility located within the qualified county or, if the short-term transient facility is operated or managed by a person other than the owner, then the operator or manager of that short-term transient facility.

(c) "Qualified county" means a county that is within a regional assessment district as described in section 2 of the regional tourism marketing act, 1989 PA 244, MCL 141.892.

(d) "Room" means a room or other space provided for sleeping in a short-term rental.

(e) "Room charge" means the charge imposed for the use or occupancy of a room, excluding charges for food, beverages, state use tax, telephone service, or like services paid in connection with the charge.

(f) "Short-term rental" means the rental of a single family residence or a 1-to-4 family house or dwelling unit, or any unit or group of units in a condominium, for a term of not more than 30 consecutive days.

(g) "Short-term transient facility" means a building that contains 1 or more rooms used in the business of providing short-term rentals to transient guests, whether or not membership is required for the use of the rooms. A short-term transient facility shall not include a hospital or nursing home.

(h) "Transient guest" means a person who occupies a room in a short-term transient facility for not more than 30 consecutive days regardless of who pays the room charge for the room.

(i) "Use tax" means the tax imposed under the use tax act, 1937 PA 94, MCL 205.91 to 205.111.

Sec. 3. (1) Subject to subsection (3), a qualified county may levy, collect, and administer an excise tax on the owners of a short-term transient facility used in the business of providing short-term rentals to a transient guest that is located in that qualified county.

(2) The excise tax described in subsection (1) shall not exceed 5% of the room charge for the short-term transient facility.

(3) A qualified county shall not levy an excise tax described in subsection (1) unless a majority of the voters of that county voting on that question approve the levy of the excise tax described in this section.

(4) The excise tax levied under this act shall be administered by the qualified county that levied the excise tax.

(5) A qualified county levying an excise tax under this act may provide in the ordinance or resolution for 1 or more of the following:

(a) The adoption and enforcement of rules to apply, interpret, effectuate, and administer the excise tax.

(b) The prescribing and furnishing to taxpayers of forms, instructions, manuals, and other materials necessary for enforcement of the excise tax and the auditing of excise tax returns in cooperation with the department of treasury.

(c) The examination by the qualified county or the department of treasury, or 1 of their agents, of the books and records of a taxpayer for purposes of determining the correctness of a tax return or information filed, or the determination of any tax liability under this act.

(d) The imposition of a fine of not more than \$500.00, or imprisonment of not more than 90 days, or both for violation of the ordinance or resolution imposing the excise tax.

(e) If the excise tax imposed under this act remains unpaid for more than 90 days, the treasurer of the qualified county may collect the excise tax in the same manner as a delinquent special assessment, along with any associated interest, fees, and costs, under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(6) The excise taxes levied under this act shall be in addition to any other taxes, charges, assessments, or fees.

Sec. 4. (1) The excise tax shall be collected at the same time and in the same manner as the tax imposed under the use tax act, 1937 PA 94, MCL 205.91 to 205.111.

(2) The excise tax imposed by this act shall be collected by the department of treasury under 1941 PA 122, MCL 205.1 to 205.31.

(3) The state treasurer may promulgate necessary rules for the collection of the excise tax under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328.

Sec. 5. A taxpayer may reimburse himself or herself by adding the amount of the excise tax to the room charge of the short-term rental.

Sec. 6. (1) The proceeds from the collection of the excise tax imposed under this act shall be deposited with the state treasurer and credited to a restricted account for the benefit of the qualified county that levied the tax under section 3. Not later than 60 days following the end of the calendar month in which the proceeds of the excise tax were received by the

department of treasury, the proceeds of the excise tax shall be paid to the treasurer of the qualified county that levied the excise tax.

(2) The qualified county shall use and distribute the proceeds of the excise tax only as follows:

(a) 60% to be used as determined by the qualified county in the ordinance or resolution approving the excise tax under this act.

(b) 20% to support emergency repairs and trail improvements of the network of trails located in the qualified county as determined by the qualified county.

(c) 10% to the department of natural resources to support conservation officers and land management operations in the qualified county as determined by the qualified county.

(d) 10% to the department of state police for additional road patrols in the qualified county as determined by the qualified county.

THE MINING Journal

Short-term rental tax bill at issue

Cambensy, Markkanen in bipartisan leadership roles



State Rep. Sara Cambensy, D-Marquette

MARQUETTE — Upper Peninsula state representatives Sara Cambensy and Greg Markkanen are working together across the aisle to encourage legislators to hold hearings on a bill which would allow U.P. counties to increase tax revenue on short-term rental properties.

House Bill 5521, sponsored by Cambensy, comes as a response to the rapid growth of tourism in the U.P. in recent years. The bill would allow for short-term rental properties to charge a 6% room assessment fee.

Currently, only designated hotels are allowed to charge the fee.

U.P. counties have seen increased growth in tourism in the past 10 years, which has caused a strain on public safety as well as infrastructure, such as trails and housing.

While tourism is a major benefit for local businesses, counties with smaller populations and resources, such as Keweenaw County, have found their resources stretched thin.

“Tourism is a great economic driver for our small businesses and restaurants. My bill doesn’t take a penny away from the marketing and promotional things that our convention and visitors bureaus and Pure Michigan campaign help our U.P. communities do through their hotel assessment fee,” Cambensy said. *“My bill simply looks to apply a similar tax on short-term rentals in order to help our local communities manage the number of visitors. When counties like Alger and Keweenaw see 1.2 million to 1.4 million visitors come through it to recreate, mostly during our summer months, you can imagine the strain that places on local*

officials to make sure they have the services and manpower necessary to keep people safe.”



Markkanen, R-Hancock, agrees with Cambensy.

“Tourism is the lifeblood for many communities in the western U.P. We have counties with only a few thousand residents that have to be able to accommodate hundreds of thousands of visitors every year,” Markkanen said. *“We’re seeing an uptick in situations in the Keweenaw Peninsula where search and rescue is needed but lacks important resources and is severely underfunded. Our public safety departments need a boost in funding to be able to keep both residents and visitors safe.”*

The current 6% room assessment fee brings in nearly \$8 million annually to U.P. convention and visitor bureaus. The bureaus use the room assessment fees to pay for their operations and to promote tourism throughout the state.

The fees are not allowed to be used for governmental purposes, which restricts helping local communities manage tourism or pay for infrastructure.

“The last thing we want is for our visitors to call 911 for help, only to find there is no search team, no patrol officer, no DNR conservation officer and no ambulance coming to get them,” Cambensy said. *“The same is true for our local taxpayers who live here year-round. Locals expect their*

taxes to cover their needs, and they don't want to have their services jeopardized by visitors when they need them."

The bill would allow the counties to let their residents decide if they would like to levy the 6% tax on the short-term rentals.

Cambensy and Markkanen hope to get the bill in front of legislators by next spring.

Randy Crouch can be reached at 906-228-2500, ext. 242. His email address is rcrouch@miningjournal.net.

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STAFF REPORT

PLANNING COMMISSION – JUNE 8, 2022

Agenda Item #6c: **Attainable/Affordable Housing – Discussion**

Proposal: Review attached articles staff provided to educate yourselves on the potential to encourage attainable/affordable housing development in Marquette Township by way of potential zoning text amendments.

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

Background

As the Planning Commission is aware, attainable/affordable housing is one of the top issues facing the greater Marquette area. As such, and as a result of our discussion at the May 25, 2022, the Planning Commission tasked staff with gathering information that may be useful for discussion purposes should we decide to adjust the zoning ordinance in an effort to try and encourage attainable/affordable housing development in Marquette Township.

To that end, and to being our discussion, please see the attached articles that staff has compiled which wither explain the affordable housing shortage or provide ways to mitigate it.

Review Recommendation

Staff requests that the Planning Commission review the documents provided to you in order to provide comment and feedback at the June 8, 2022 Planning Commission meeting.



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Business Watch

Northern Michigan resort town confronts shortage of year-round housing



Charlevoix City Manager Mark Heydlauff said his community struggles to recruit workers (Bridge photo by John L. Russell)

 **May 6, 2021**

 **Ted Roelofs**

 **Business Watch**

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July 27: 5 things to know about buying a house in Michigan in real estate 'crisis'

For more than a century, Charlevoix and its resilient local economy have survived on a singular mix of natural beauty and outside wealth.

But those very qualities are endangering the workforce in this small Lake Michigan summer resort community north of Traverse City, as upward pressure on rent and home prices are driving away workers who can't afford the cost of housing. That, in turn, makes it tough for area business to retain the employees it needs.

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"It's certainly a challenge that we face, even as an employer," Charlevoix City Manager Mark Heydlauff told Bridge Michigan.

Related:

- [In Traverse City, a small parking lot offers hope for workforce housing](#)
- [COVID supercharged Upper Peninsula travel. Looks like it's going to last.](#)
- [As Michigan reaches COVID vaccine mark, offices plan to welcome workers](#)
- [Michigan restaurants ask: How can we find enough workers?](#)
- [Affordable housing crisis hits rural Michigan. Newaygo project offers hope.](#)
- [Coronavirus kept us home, igniting real estate frenzy in northern Michigan](#)

He said this affordable housing shortage hits both those at the lower end of the income scale — critical retail and service sector workers looking to rent — as well as middle-management and professional workers who either can't find homes to buy or are priced out of a market where homes have a [median value of \\$235,000](#).

Heydlauff said the city lost one potential hire a few months ago who balked at regional home prices, which increased 17 percent in 2020, climbing to an average

price of \$347,315, according to the Antrim Charlevoix Kalkaska Association of Realtors. He said another recent hire is “bouncing between rental property and looking for opportunities to buy.”

According to [Networks Northwest](#), a 10-county regional nonprofit community development organization, Charlevoix [needs 185 more affordable rental units](#) for households with incomes of \$26,000 or less. It calculates that Charlevoix County needs nearly 500 more affordable rental units for those lower-income households.

But it also estimates that more than 200 Charlevoix County households earning \$70,000 to \$100,000 a year can't afford a home. For its 10-county region, buying a home is out of reach for more than 1,800 households at that income level.



“It’s not just those at the lower end of the income scale,” CEO Matt McCauley told Bridge.

“We have dual-income households in traditional middle-income jobs that are having difficulty finding housing, whether it’s in the rental market or homeowner market.”

Answers have proven hard to come by in this city about 2,300 people, even as local officials and nonprofit groups keep trying by looking at using public property for new homes, adding deed restrictions and incentive for establishing year-round housing and even turning to other resort communities for strategies.

The tricky balance between outside money and the local economy has been in play for well over a century in Charlevoix, dating as far back as the establishment of exclusive settlements like the Chicago Club and the Belvedere Club in the late 1800’s.

Situated on 40 acres within the city, the [Chicago Club](#) is a 31-cottage association graced with tennis courts, a century-old clubhouse and beachfront on Lake Charlevoix, taking its name from the nineteenth century Chicago millionaires who laid its foundation. Just outside Charlevoix, the [Belvedere Club](#) home association has 91 cottage homes, a tennis club, gardens, golf course and a dining club.



Exclusive housing “clubs” like the Belvedere Club and Chicago Club have been in the Charlevoix area since the 1880s. (Bridge photo by John L. Russell)

But this housing stock offers no immediate help to the need for year-round housing, as most of these cottages remain empty and dark most of the year.

In 2020, the city asked voters to approve converting part of its golf course to affordable housing. By [more than three to one](#), they said no thanks.

Long-time Charlevoix resident and former city council member Shirley Gibson was among those who voted it down.



Long-time Charlevoix resident Shirley Gibson stands in front of a garage and newly approved apartment above it. (Bridge photo by John L. Russell)

"I don't believe that the city should get involved in real estate," Gibson told Bridge. "Charlevoix has always been a resort town. They are going to destroy why people even come here to visit if they don't stop this nonsense."

Taking small steps

In 2020, [Housing North](#), a Traverse City-based regional housing nonprofit, launched a program with \$20,000 in donated funds to secure deed restrictions to assure

property will be used for long-term housing.

Indeed, according to Housing North, just 38 percent of homes in Charlevoix are principal residences. And in recent years, just as in other resort communities, dozens of those second homes are now churning out short-term rentals through agencies like [Airbnb](#) and [Vrbo](#).

Under the deed restriction program, homeowners and apartment owners can get cash incentives for purchase or renovation if they agree by deed that the home or apartment will be occupied by the same people at least 10 months a year. Once recorded, a deed restriction stays with the title and survives changes in ownership.

“We know that housing is expensive,” said Steve Schnell, who directs housing initiatives in Charlevoix County for Housing North.

“Deed restriction does not address that. It’s meant to address the need for year-round housing.”

In April, Charlevoix builder Robert Jess completed renovation of a small Charlevoix Baptist church he converted to two three-bedroom apartments. In exchange for several thousand dollars in funds, he signed a deed restriction assuring its residents will be there year-round.



Charlevoix builder Robert Jess signed a deed restriction that assures this apartment project will provide permanent housing. (Bridge photo by John L. Russell)

Jess said he signed on to be one small part of helping solve a community-wide issue.

“Everybody knows that it’s needed. Maybe if Charlevoix had a hundred more of these or 150 of these, it sure wouldn’t hurt.”

But Schnell of Housing North said only approximately \$7,000 remains of the original \$20,000 funds — hardly enough to add many more such projects.

“This is very much in its infancy,” he said.

Schnell said he’s working on a fundraising plan with the [Charlevoix County Community Foundation](#) to boost those funds, adding: “We’ll be enacting that soon.”

Small changes were realized after the Charlevoix city council in 2019 adopted a measure greenlighting “accessory housing units” in one residential section of the city. It allows property owners to add living quarters of up to 650 square feet on their existing home or build detached living units, and to make those units available for long-term rental.

To date, according to Charlevoix zoning administrator Jonathan Scheel, two such units have been approved.

“It’s a small, incremental solution. It is one small arrow in your quiver to deal with the housing situation. For every one of these, we are probably losing two or three homes a year as year-round family homes.”

Officials are considering expanding this measure to a second residential area, as some local residents fret about what this could do to the character of the city.

“Strong neighborhoods are created by people who live in this community year-round,” Charlevoix resident Darlene Klien told Bridge. Klien was also a vocal opponent of the ballot proposal to build affordable housing.

“You end up with too many people in too small an area, which means cars and traffic. All of it impacts a neighborhood. It takes away from that small-town feel. Do I want affordable housing? I don’t think it’s entirely possible in a resort town.”

A workforce issue

For restaurant owner Rich Bergman, concern over how COVID-19 will affect his tourist-dependent business is just one of his worries.

As he gears up for summer, Bergman said he’s short 10 positions, including host, bartenders and servers, cooks and managers.

“Trying to recruit new employees to the area is a no-go,” said Bergman, managing partner for the Bridge Street Tap Room in Charlevoix and nearby Boyne City Tap Room.



Downtown Charlevoix, quiet before the summer months, needs a robust tourist season to thrive. (Bridge photo by John L. Russell)

“You just can’t recruit from outside the area because there is nowhere for them to live. We have a lot of high net-worth people who moved into the area. They built a lot of phenomenal homes on the lake.

“As a summer resident, when you want a nice restaurant to go to, you still need an employee base to work in that restaurant.”

In the meantime, 15 miles east of Charlevoix, businesses and health care providers in the resort community of Petoskey face similar trouble recruiting workers.

“It’s been an issue ever since I’ve been here,” said Derek Peters, vice president for human resources the past three years at McLaren Northern Michigan Hospital in Petoskey,

“If you’re looking at a house in Petoskey and surrounding townships that is under \$250,000, you’re not likely to find that. If they expand their search, then you might find something, but then you are looking at long drives to get to work.”

Peter said the hospital currently has about 140 job openings out of approximately 1,400 positions, jobs that include everything from nursing to housekeeping to management.

“How many people just don’t consider working here, people that take a peek at the postings and take a look at the real estate market, and don’t even apply for jobs?”

Housing proponents point to Colorado resort towns like Aspen — where the upward pressure on real estate is even more acute — and how officials have resorted to bold measures to assure they will have a local workforce in a community where homes go for an [average of \\$2.2 million](#).

In 1982, the [Aspen-Pitkin County Housing Authority](#) was founded, charged with providing affordable housing for workers unable to afford to rent or buy at market rates.

The authority carved out a second housing market, insulated from soaring housing costs and to be made available only to residents who live and work full-time in the county and whose income falls below a set threshold.

Today, some 3,000 units, from studio apartments to single-family houses, offer seasonal and year-round occupancy in the housing pool controlled by the authority. Rental rates on deed-restricted rental units [are capped](#), as are the sales price of deed-restricted homes.

But Networks Northwest CEO McCauley doubts that area politicians, as well as many residents, are prepared for such dramatic steps.

“We have looked at Aspen as a case study and there are some parallels to consider, but there is always a healthy skepticism to ‘more government’ in northwest Michigan — especially with matters that have historically been market driven,” McCauley said.

He added: “There’s no silver bullet. What’s happening here has been going for a matter of years. It’s a basic principle of supply and demand. There’s just no homes.”

But until the housing gap is closed, McCauley said, the region will pay a price.

“We need working families in this region. If we don’t have a core infrastructure of housing to support those families, they will go elsewhere.”

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Infill housing in Michigan can meet a “back to the city” demand

Brad Neumann, [Michigan State University Extension](#) - January 9, 2013

Michigan communities are uniquely positioned to supply needed infill housing as demand shifts to more housing types that compliment walkable neighborhoods.

Amidst the housing crisis of the past several years, certain housing types have fared better than others. Housing types that have fared well include those one might find in more walkable urban environments, including courtyard apartments, live/work units, townhouses, multiplexes and duplexes.

For many cities across the country, however, these housing types are few and far between; they have even been referred to as the “[missing middle](#)” by urban planners and real estate professionals. The opportunity, then, for many cities and developers is the redevelopment of brownfields into medium to high-density housing and the renovation of existing buildings for residential use, referred to as residential infill.

The [U.S. Environmental Protection Agency’s Smart Growth Program](#) released a new report on December 19, 2012 - “[Residential Construction Trends in America’s Metropolitan Regions: 2012 Edition](#)” - that examines residential construction trends over the recent past. The report finds that nearly three out of four large metropolitan regions saw an increased share of new housing development in previously developed areas during 2005 to 2009 compared to 2000 to 2004. The report concludes that infill housing “...can help to expand housing choices, make neighborhoods livelier, increase the tax base, safeguard rural landscapes, reduce infrastructure costs and protect natural resources.”

It's not just large metros that are experiencing increased demand for infill housing though. Michigan cities and towns of all sizes are capitalizing on the demand and working with downtown building owners to turn once abandoned upper stories into apartments, condos and lofts. Key partners for such projects include the [Michigan State Housing Development Authority](#) and the [Michigan Economic Development Corporation](#).

[Issue Media Group](#) recently published an article titled "[Upper Floor Housing Rehabs Spur Neighborhood Growth](#)" as part of a special report exploring infill housing successes in Detroit's Eastern Market, Portland and Manistee, Mich. Other towns across the state that have successfully rehabbed downtown housing too including Niles, Howell, Clare, Boyne City, and Iron Mountain (to name a few) through the [Michigan Main Street Program](#).

What's all the interest in infill housing? As it turns out, huge demographic changes are fueling a "back to the city" movement nationwide. According to "The Decade of Calamity: Demographic & Economic Drivers to 2020" by Arthur C. Nelson, [households without children will dominate](#) the demand for new housing in the coming years and nearly half of that demand will be seniors of the Baby Boom generation.

Nelson reports in "[Leadership in a New Era: Comment on 'Planning Leadership in a New Era'](#)" that households without children are expected to increase from 52 percent in 1960 to 67 percent in 2000 to 72 percent in 2025. When seniors move, 80 percent vacate single-family houses, but only 41 percent of those seniors move into single-family units while 59 percent move into multi-family buildings.

According to Richard L. Florida, author of "Cities and the Creative Class," for the other large demographic without children that's driving the housing market - the Millennials - the trend is also towards more walkable, urban living environments. Other factors, including the falling rate of homeownership are also at play. Nelson explains that homeownership is predicted to be as low as 60 percent by 2020, down from the all-time high of 65 percent in 2005.

While the rising demand for walkable, urban housing options equates to falling demand for drivable, suburban ones, there will still be families desiring the space and privacy provided by detached single-family homes on large lots. As the housing crisis shows us though, as a state and nation we have considerably overbuilt the supply of detached single-family homes. For Michigan communities with extensive urban infrastructure that remains underutilized, the housing crisis also shows us that there is tremendous potential for infill housing to help breathe new life into our downtowns.

Michigan State University Extension is working with the Michigan State Housing Development Authority, the Michigan Municipal League and other statewide agencies on a coordinated project called the MIplace partnership – a statewide initiative with the purpose of helping Michigan communities learn more about and implement Placemaking as an economic development strategy.

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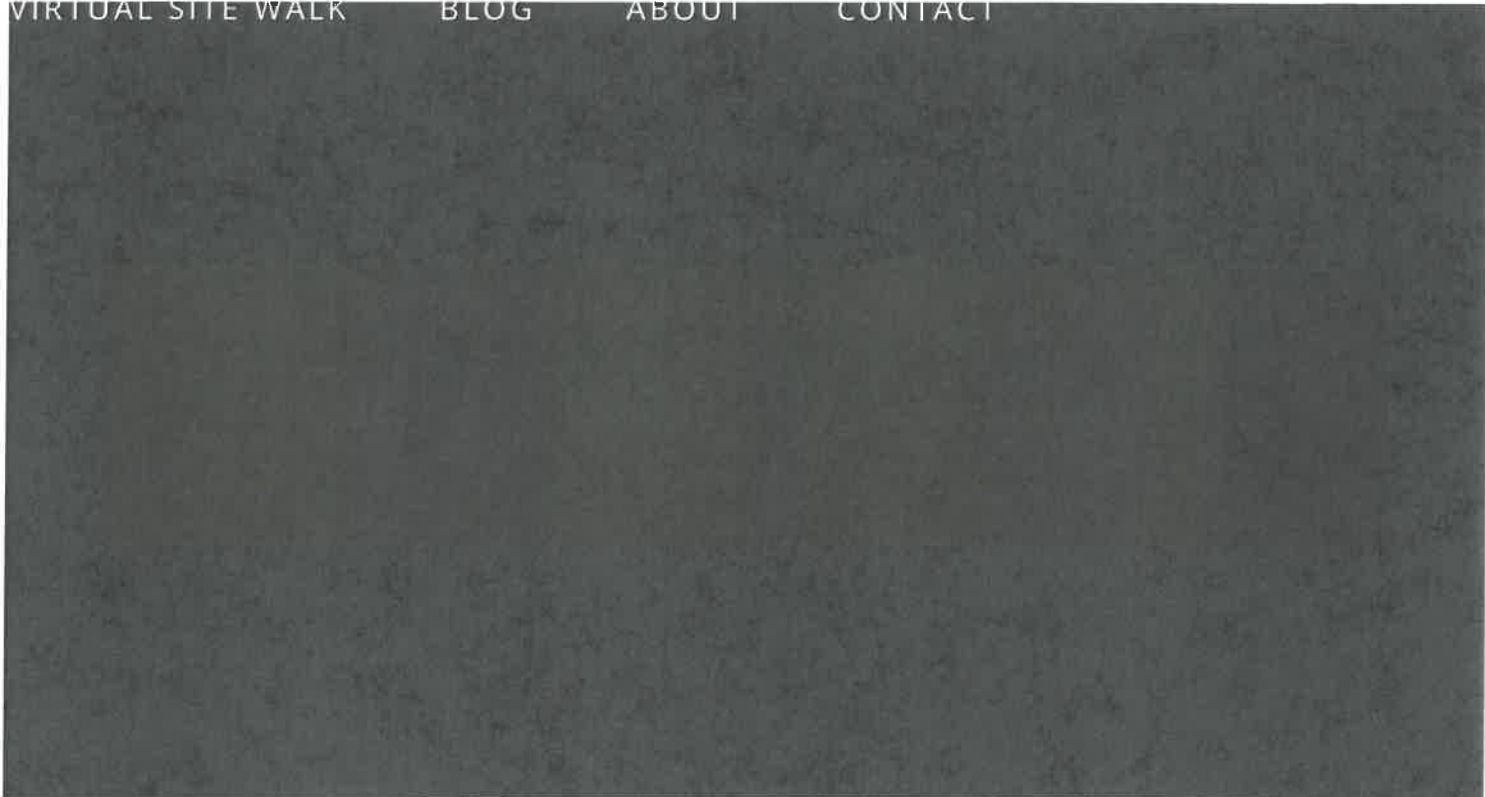
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Zoning Issues: Can Zoning Improve The Housing Affordability?

Zoning describes the use of municipal authority to decided what land can be used for, and **it defines allowable uses for residential, commercial, and industrial areas.** Zoning is a powerful tool for every jurisdiction; it plays a role in how cities, regions, and neighborhoods develop. When done properly, zoning encourages economic growth and provides affordable housing for people who would otherwise be displaced or not have access to a community.

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Creating Affordable Housing Through Zoning

There are two primary ways that zoning can help **make housing more affordable: by increasing density with compact development and by creating and protecting affordability with zoning codes.**

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Density and Mixed-Use

The first component to increase housing affordability through zoning incorporates compact development, and it includes the concepts of mixed-use and high-density.

Compact development doesn't describe a specific project or building; it refers to **a developmental approach in which multi-family or single-family homes get built at higher densities to maximize their land use.**

Compact development uses zoning districts and overlays to develop larger homes with reduced property line setbacks, lower parking requirements, and more commercial space.

High-density zoning allows more units to get built in an area like apartment complexes and multi-family townhomes.

Mixed-use zoning lets commercial buildings get included alongside residential ones.

Compact development contributes to housing affordability in multiple ways. Mixed-use neighborhoods allow for various land uses and facilitates a broader range of transportation activities, like public transit, reducing transportation costs and lowering the overall cost of living. High-density developments increase the number of houses available in a neighborhood, reducing high costs caused by supply issues. **When larger amounts of homes are produced, the overall price per unit decreases.**

Inclusionary Zoning

The second way that zoning can improve housing affordability is through inclusionary zoning. When developers

pursue high-density buildings, the cost savings do not always get transferred to the consumers, especially when the housing supply is tight. That's where inclusionary zoning can be an effective tool.

Inclusionary zoning programs tie the affordable housing development to the market-rate housing development by incentivizing or **requiring specific percentages of units in new developments to be affordable for households with certain income ranges**. Including these requirements guarantee that the benefits of the new developments are accessible to people with differing incomes.

Inclusionary zoning policies can get implemented with other transit-oriented projects to build a higher density of homes and non-residential spaced around new and existing transit stops. It also helps prevent displacement caused by increasing property values prompted by new developments and lets the whole neighborhood enjoy the benefit of a diverse range of households.

Related: Different Types of Zoning

Rezoning for Affordable Housing





Rezoning is changing the allowed density or approved land use for neighborhoods, and it occurs when the current land uses don't match the jurisdiction's developmental needs.

Rezoning non-residential areas to residential ones get balanced between the potential impacts it will have on existing businesses and future job creation and economic development potential. A balanced approach lets areas benefit from fewer limits on residential development without affecting the area's economic growth.

While politics can complicate rezoning, the process offers opportunities to create more affordable housing and a time for increased opportunity for public opposition. The process for rezoning is lengthy and requires multiple public hearings, and during this time, the new land use prepositions are vulnerable to speculation.

The Impact of Rezoning

Zoning's technical details play an important role in the rezoning process. When land gets defined as residential,

industrial, or commercial, zoning regulations in larger cities become more complicated. For example, they may have many different zoning districts in the city, and each one can set different regulations regarding land use, density, etc., which is why zoning tends to have very specific terms.

Rezoning Example: Parking

Requirements

Other than the obvious impacts from zoning, like which types of businesses or services are allowed in the area, the more technical aspects have a massive effect on the form of development. Many zoning codes establish parking requirements, like one parking space per bedroom in a new apartment complex. These requirements can impose a burden on housing development, and by making changes to them, **zoning can help increase the affordability of housing.**

Parking Requirements for Specific Locations and Uses

One way that communities can create a more balanced parking policy is by reducing the required spaces in areas nearby robust public transport services. Also, some multi-family properties with lower car ownership rates could get parking space requirements cut back. Some neighborhoods may not be able to limit parking spaces, but others could benefit from more housing affordability by doing so.

Transit Joint Development

Joint development projects allow local transit agencies to partner up with private entities and develop new transit



stations for commercial, residential, and other uses. These projects typically replace old parking lots with new, affordable public transportation.

Removing Parking Costs from Housing

Separating parking costs and housing costs can save residents money, reduce required parking spaces, and indirectly promote using public transit. There are a few ways to separate these costs:

- Reduce the number of parking spaces per unit to one with an option to rent or buy additional parking spots as needed.
- Sell or rent parking spaces to buyers or tenants under a separate contract with additional costs.
- Reduce rent for tenants who opt out of using parking spaces.
- In condo developments, let the owners rent parking spaces from their condo association and use that revenue to replace or supplement condo association fees.

Separating parking costs and housing costs lead to reduced housing prices and residents who can use other forms of transportation and opt-out of needing additional parking spaces.

Maximum Parking Requirements

Instead of establishing minimum parking space requirements, some communities are adopting maximum parking limits, placing a ceiling on how many parking spots can get provided in their neighborhoods that have access to



public transit. These maximums encourage residents to use public transportation and help keep housing prices more affordable.

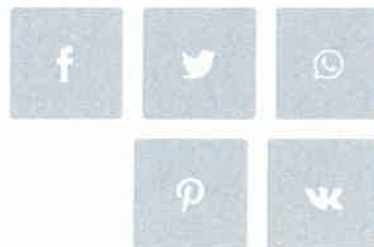


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POLICY ANALYSIS

Zoning, Land-Use Planning, and Housing Affordability

OCTOBER 18, 2017 • POLICY ANALYSIS NO. 823

By **Vanessa Brown Calder**

Local zoning and land-use regulations have increased substantially over the decades. These constraints on land development within cities and suburbs aim to achieve various safety, environmental, and aesthetic goals. But the regulations have also tended to reduce the supply of housing, including multifamily and low-income housing. With reduced supply, many U.S. cities suffer from housing affordability problems.

This study uses regression analysis to examine the link between housing prices and zoning and land-use controls. State and local governments across the country impose substantially different amounts of regulation on land development. The study uses a data set of court decisions on land use and zoning that captures the growth in regulation over time and the large variability between the states. The statistical results show that rising land-use regulation is associated with rising real average home prices in 44 states and that rising zoning regulation is associated with rising real average home prices in 36 states. In general, the states that have increased the amount of rules and restrictions on land use the most have higher housing prices.

The federal government spent almost \$200 billion to subsidize renting and buying homes in 2015. These subsidies treat a symptom of the underlying problem. But the results of this study indicate that state and local governments can tackle housing affordability problems directly by overhauling their development rules. For example, housing is much more expensive in the Northeast than in the Southeast, and that difference is partly explained by more regulation in the former region. Interestingly, the data show that relatively more federal housing aid flows to states with more restrictive zoning and land-use rules, perhaps because those states have higher housing costs. Federal aid thus creates a disincentive for the states to solve their own housing affordability problems by reducing regulation.

Introduction

Housing affordability has become a high-profile issue in recent years as sustained economic growth has pushed up housing prices in cities across the nation. One often-overlooked factor affecting affordability is the reduction in housing supply growth relative to housing demand growth that stems from restrictive zoning and land-use regulations. The extra costs and delays created by these rules have stifled the development of single and multifamily housing in many cities, which have combined with rising demands to raise prices substantially.

Land-use regulation is an umbrella term for rules that govern land development, and zoning is an important type of land-use regulation (Appendix A). Zoning and land-use regulations control the development of private land through use, density, design, and historic preservation requirements. The volume of these regulations has grown markedly over the decades in most U.S. cities. Local governments impose the rules and then enforce compliance via lengthy approval processes overseen by planning commissions or local government administrators. These processes give officials substantial discretionary power, which adds uncertainty to an already costly process for developers and builders.

The growing number of rules and regulations on urban land use has stemmed from well-intentioned efforts to promote public safety, environmental objectives, and aesthetic goals for development. But a major side effect of this growing volume of rules has been to deter construction and reduce the supply of housing, including multifamily and low-income housing. With reduced supply, many U.S. cities suffer from housing affordability challenges.

The deleterious effects of this regulation extend beyond higher housing prices: artificially inflating housing costs discourages migration from rural or suburban areas to cities, which impedes appropriate matching of workers and jobs while limiting the scope of economies of scale and the scope of particular types of economic activity. Thus, these regulations impede economically efficient population density and population allocation.

This study reviews evidence on the effects of zoning and land-use regulation in three related areas: housing supply, housing affordability, and economic growth. The academic research on property regulation indicates that increased regulation is associated with a decline in supply, affordability, and growth. The literature indicates the effects are large, with a recent study suggesting that—because of regulation—economic growth declined by 50 percent and economic output declined by 8.9 percent between 1964 and 2009.¹

This paper then provides supporting evidence that regulations have grown substantially over the decades and that the growth is associated with rising home prices. I used a data set of state-by-state court decisions on land use and zoning, which provides fresh evidence for the link between regulations and housing prices. My statistical results indicate that rising land-use regulation is associated with rising real average home prices in 44 states and that rising zoning regulation is associated with rising real average home prices in 36 states. In general, the states that increased the amount of rules and restrictions on land use most have higher housing prices.

These are important results for national policy discussions because the federal government provides more than \$44 billion a year in rental aid. And this federal aid may be discouraging states from solving their own housing affordability problems. I examine that issue by comparing state-by-state growth in zoning and land-use regulations to the volume of federal aid received by each state. The results indicate that relatively more federal aid flows to states with restrictive zoning and land-use rules, perhaps because those states have higher housing costs. Essentially, then, federal aid is subsidizing burdensome local policies.

The study concludes, therefore, that policymakers can tackle housing affordability problems at the state and local levels by overhauling zoning and land-use rules. They can cap or reduce local regulation, fast-track approval processes, and compensate property owners for regulatory takings. Additional federal aid is not the answer, and it may even undermine incentives for local governments to make needed reforms.

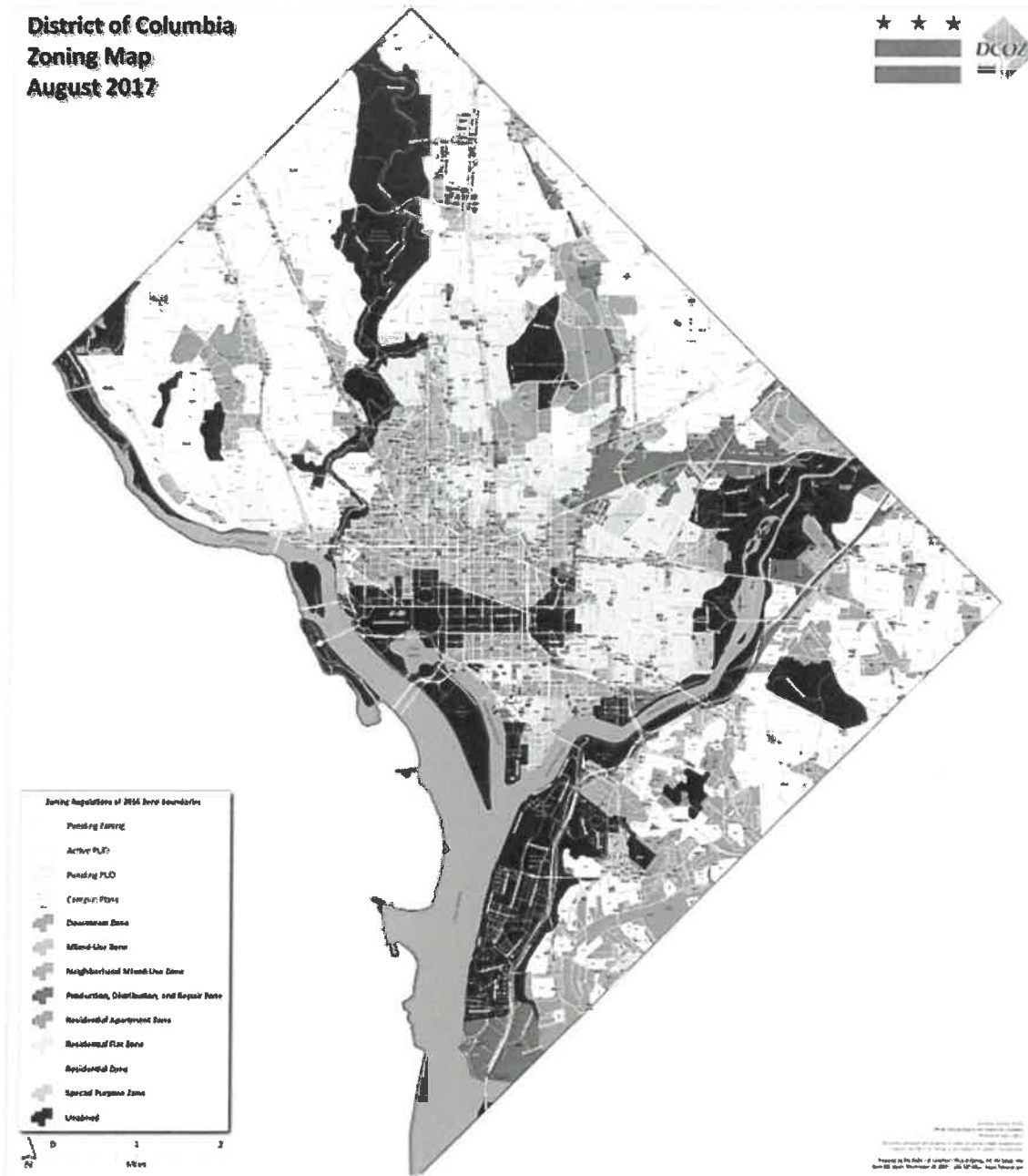
Background

Local planning and zoning regulation directs the design and development of buildings, neighborhoods, and cities. These regulations are contained in a zoning ordinance, which typically determines the height, width, and architectural features of development under its jurisdiction. It also determines landscaping, character, and use of property.² Sometimes, it determines that the property has no permissible use at all.

This class of regulation is most recognizable by the colorful zoning maps that often accompany it. Zoning maps separate property into areas (or zones) where different types of development are permitted or prohibited (Figure 1). The colors represent the underlying properties' allowable use (e.g., industrial, single-family residential, retail/commercial, etc.) and associated development requirements. The regulations apply to properties in urban, suburban, and semirural areas.

Much of the power to regulate and oversee development is vested in local entities. Planning boards are usually authorized by the state legislature, and individual members are elected or appointed locally. Planning boards are generally assisted by professional government planning staff in producing planning documents. The regulations contained in city plans are long term and geographically comprehensive.

Figure 1: District of Columbia zoning map, August 2017



Source “Summary Zoning Map—Ward 1,” District of Columbia Office of Zoning, <https://dcoz.dc.gov/>.

Note: Map has been converted to black-and-white for publication. The original was in color. Implementation of plans is then overseen by planning boards, zoning boards, and local professional government planners. Planning boards can bargain with would-be developers and exact concessions in exchange for approval. Zoning boards provide discretionary oversight and review requests to grant exceptions to the official plan for development.³ Professional government planners assist in the process.

Although the bulk of zoning and land-use planning happens at the local level, federal and state incentives can play a role. For example, federal and state governments often provide grant money in return for compliance with specific objectives. The National Flood Insurance Program provides an example.⁴ In some cases, federal and state regulations may interact with local planning processes to make regulations more restrictive or exclusionary. Federal

environmental laws, such as the National Environmental Policy Act, have broadened local residents' veto power in the planning process.⁵

Planning and zoning regulations have been adopted widely, and nearly all properties in urban, suburban, and semirural areas are subject to such regulations. As a result, they control what planners call the "built environment," or the manmade environments where people live, work, and play. Many features that residents take for granted in cities—from the number of parking spaces at the mall to the location of the nearest grocery store—are a result of this comprehensive, long-term planning.

It wasn't always true that zoning had such broad jurisdiction. Comprehensive zoning and land-use planning were mostly unknown in America prior to the 20th century. Property rights remained intact, and the courts adjudicated disputes between landowners.

Invention of the automobile and adoption of bus transportation changed that.⁶ Neighborhood traffic became increasingly difficult to control. Communities could not isolate their homes from people or uses they would like to keep out. Los Angeles is generally credited with the first large-scale municipal zoning and land-use regulation,⁷ adopted in 1908—the same year the Model T was introduced.

Zoning spread quickly. By 1926, 68 additional cities had adopted it.⁸ Two years later, the Supreme Court issued a ruling supporting zoning as an expression of police power.⁹ Perhaps encouraged by the ruling, another 1,246 municipalities adopted zoning in the 10 years between 1926 and 1936.

Controlling neighborhood traffic and development and protecting home values have always been important objectives. But over the course of a century, zoning has become the tool for a broader range of goals. Modern zoning ordinances often aim to protect the environment and farmland. They also endeavor to improve public safety; create aesthetically pleasing, dynamic urban environments; and ensure plentiful low-cost housing—all while allowing communities to control their property tax base.¹⁰ Unfortunately, many of zoning's stated objectives conflict with each other.

Effects of Land-Use Regulation

Governments adopt land-use regulations for a variety of well-intentioned purposes, but the effects are not all positive. The regulations complicate or prohibit housing development, which reduces supply. Basic economic theory suggests that if demand is rising, then housing prices will increase the most in cities where supply is the most constrained by such regulations.

Empirical research across U.S. cities suggests that, indeed, zoning rules reduce supply, which in turn increases prices. Economist Jonathan Rothwell indicates that "roughly 20 percent of the variation in metropolitan housing growth can be explained through density regulations," and that "anti-density regulation inflates prices in the face of demand shocks."¹¹ Economist Jenny Schuetz suggests that zoning regulations decrease the number of building permits issued, especially for apartments and condominiums.¹²

Zoning regulations restrict supply in many ways. Minimum lot size requirements, for example, reduce the density of housing and thus the overall supply. One study for Boston found that each additional acre of minimum lot size

requirement is associated with a 50 percent drop in building permits.¹³ Building height restrictions also limit supply. And some cities directly limit supply by capping the annual number of building permits.

Zoning ordinances also impose design requirements on housing, which can increase costs because of the need to use more expensive building materials. Like most zoning regulations, design requirements can also increase the duration and uncertainty of the development process, which in turn raises costs. Design requirements may increase the cost of materials for development.

The total number of regulations seems to matter. A study by John Quigley and Steven Raphael estimated that each regulation in Californian cities is associated with a 4.5 percent increase in the cost of owner-occupied housing and a 2.3 percent increase in the cost of rental housing.¹⁴ A broad review of the academic literature by Keith Ihlanfeldt found the evidence strongly suggests that zoning regulation increases the cost of housing within suburban communities.¹⁵ Research on urban markets found similar results.

Regulatory costs hit some U.S. cities harder than others. Edward Glaeser and coauthors estimated that zoning rules pushed up the cost of apartments in Manhattan, New York; San Francisco, California; and San Jose, California, by about 50 percent.¹⁶ A study by Salim Furth found that residents of high-cost coastal cities would pay 20 percent less in homeownership costs and 9 percent less in rent if cities adopted zoning regulations typical of the rest of the country.¹⁷

Areas of the country with the strongest economic growth have some of the costliest zoning and land-use rules. Cities such as San Jose have rising incomes and excellent opportunities for workers, but they have severe housing affordability problems. Lower-skilled workers cannot afford the high housing costs in such heavily regulated cities, and so they get stuck in lower-cost areas that have fewer job opportunities.¹⁸ Thus, land-use zoning is contributing to a sort of geographical segregation by income.¹⁹ Many studies find that zoning is a regressive policy because the costs fall disproportionately on low-income households.²⁰

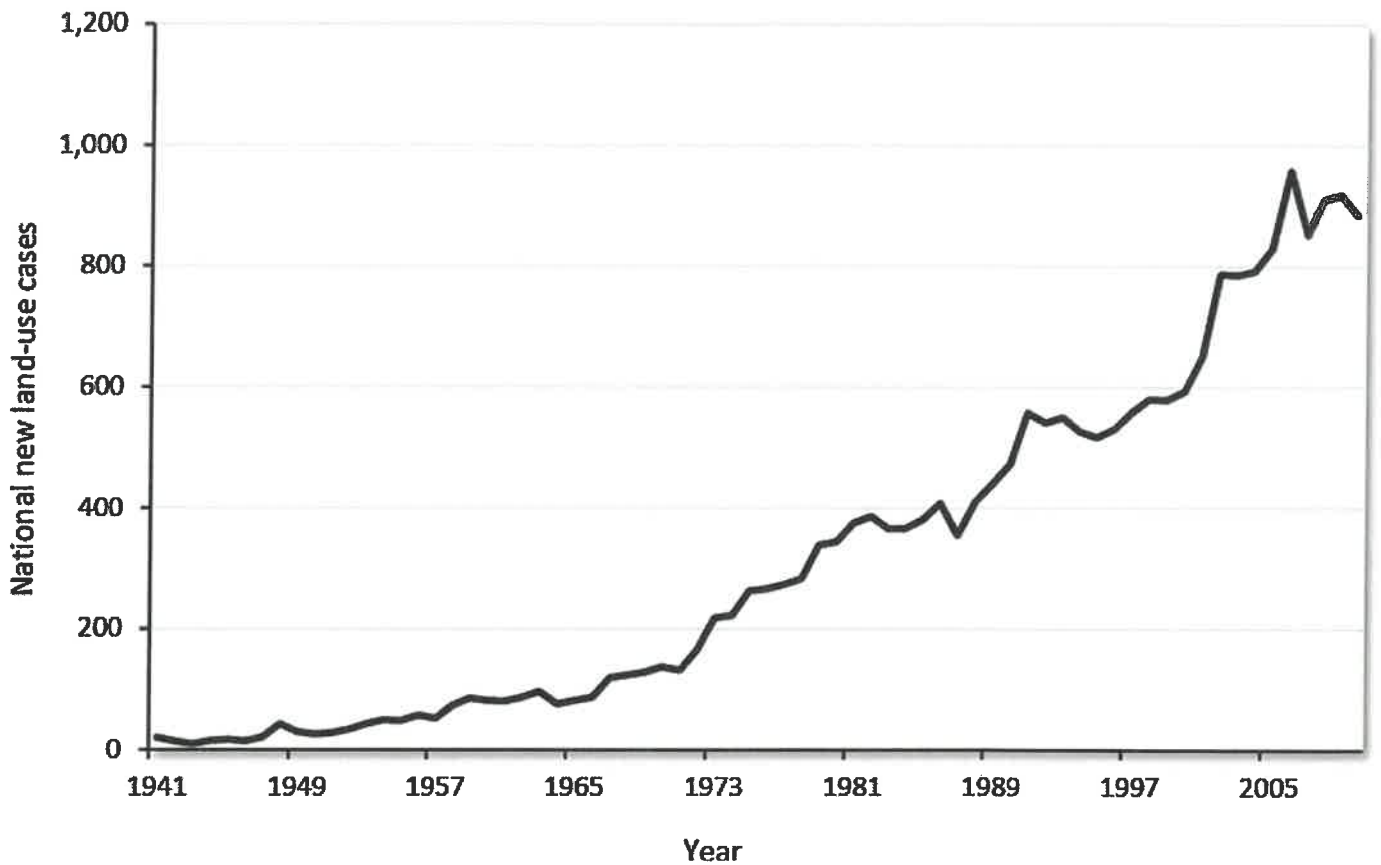
The overall effect of land-use regulations on the U.S. economy may be quite large. If workers cannot afford to live in places where they can put their skills to the best use, U.S. productivity will suffer. A study by Chang-Tai Hsieh and Enrico Moretti estimated that the mismatch between regional labor supply and job opportunities caused by land-use rules had the effect of reducing U.S. economic output by 8.9 percent.²¹

New Evidence on the Effects of Land-Use Regulation

This section provides supporting evidence that land-use regulations have grown substantially and that the growth is associated with rising home prices. Quantifying the volume and effects of zoning and land-use regulation is difficult. I use a data set of state appellate court decisions that include the words “land use” or “zoning” as a proxy for regulation and run two parallel analyses: one for land use and one for zoning.²²

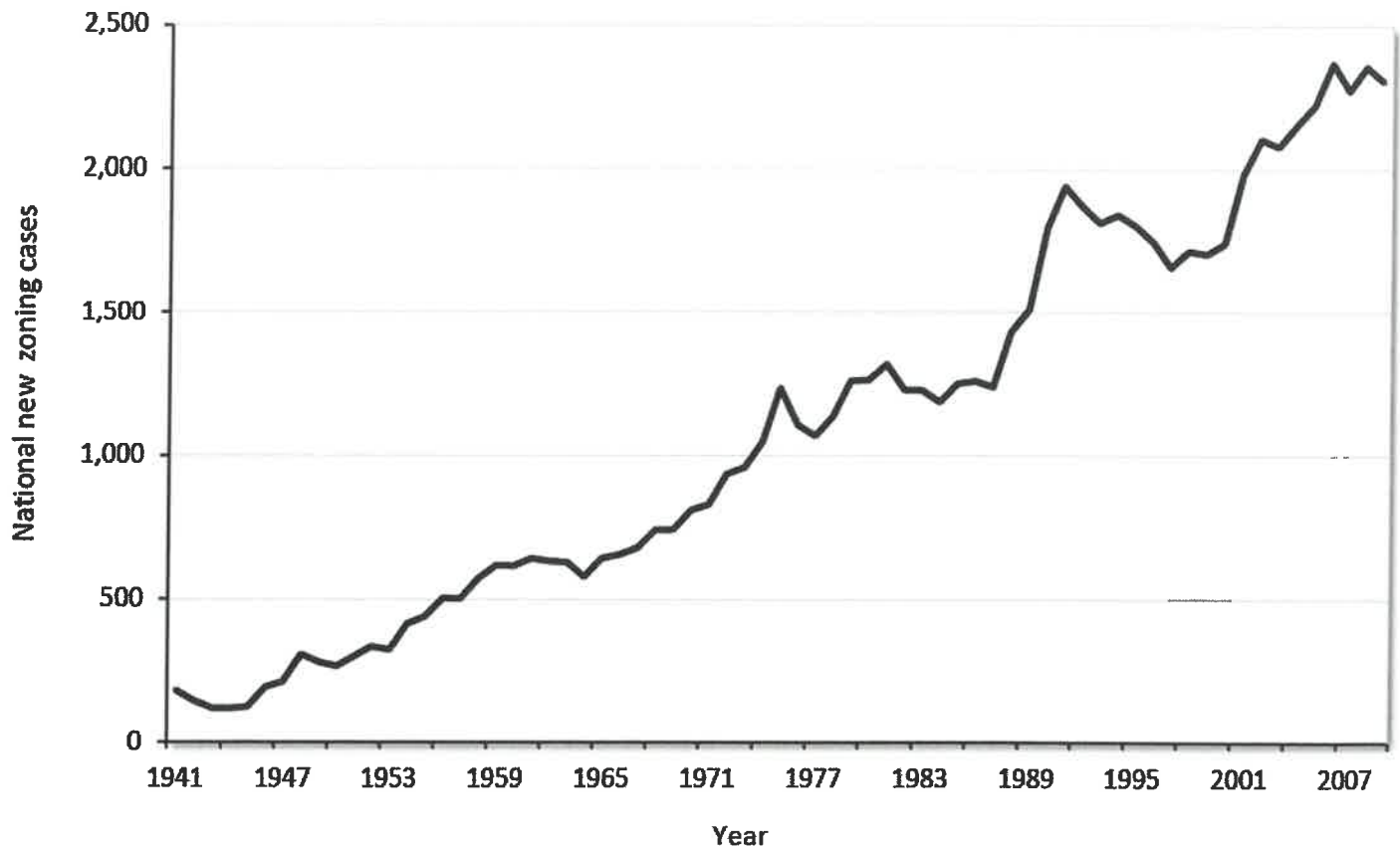
The number of court decisions on land use or zoning is a good proxy for regulation because important land-use and zoning decisions are usually challenged in court. Daniel Shoag and Peter Ganong note that “[land use] rules are often controversial and any such rule, regardless of its exact institutional origin, is likely to be tested. . . . This makes court decisions an omnibus measure, which captures many different channels of restrictions on new construction.”²³

Figure 2: Land-use regulation growth over time: national (1941–2010)



Source Unpublished dataset generously provided by Daniel Shoag of the Harvard Kennedy School. Copy in author’s files.

Figure 3: Zoning regulation growth over time: national (1941–2010)



Source Unpublished dataset provided by Daniel Shoag of the Harvard Kennedy School. Copy in author's files.

The data show that land-use and zoning court cases have increased substantially nationally, as shown in Figures 2 and 3. For example, there were 157 percent more land-use cases in 2010 than there were in 1980. There were 82 percent more zoning cases in 2010 than in 1980. In other words, the number of land-use cases more than doubled and the number of zoning cases nearly doubled over three decades.²⁴ The U.S. population grew 37 percent during the same period. This suggests that zoning and land-use regulation have grown substantially in real terms.

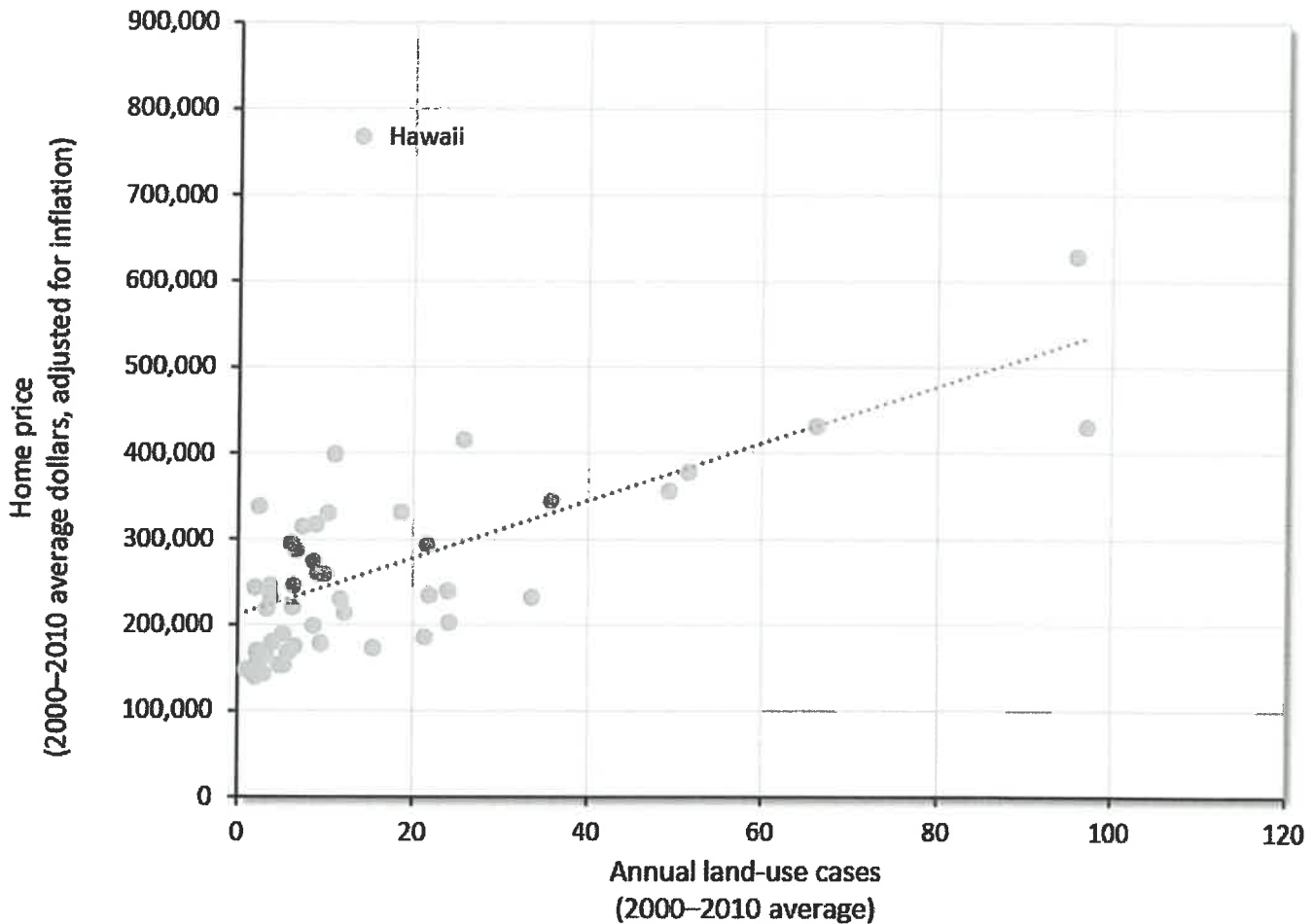
Land-use regulation also grew in all 50 states, as measured by associated court cases, and zoning regulation grew in all states. The annual quantity of new land-use and zoning regulation continues to grow in a majority of states.²⁵

The trouble with rising regulation is that it creates barriers to new housing supply and thus often raises housing prices. Using the court case data, I examined the relationship between housing prices and land-use regulations across the states. I averaged the price and regulation data over a recent 10-year period—2000 to 2010—and performed a simple regression to estimate the strength of the relationship.

Figure 4 shows home prices are lower in states with fewer land-use regulations. The figure shows the fitted line from the regression, which is highly statistically significant.²⁶ The states with the greatest volume of land-use regulations have the highest housing prices.

Separately, I examined this relationship for individual states. In 44 of 50 individual states, rising annual land-use regulation is associated with rising real average home prices over a 35-year period.²⁷

Figure 4: Land-use regulation and home prices rise together: national (2000–2010)



Source Morris A. Davis and Jonathan Heathcote, “The Price and Quantity of Residential Land in the United States,” *Journal of Monetary Economics* 54, no. 8 (2007): 2595–620. Case data was provided by Daniel Shoag of the Harvard Kennedy School; copy in author’s files.

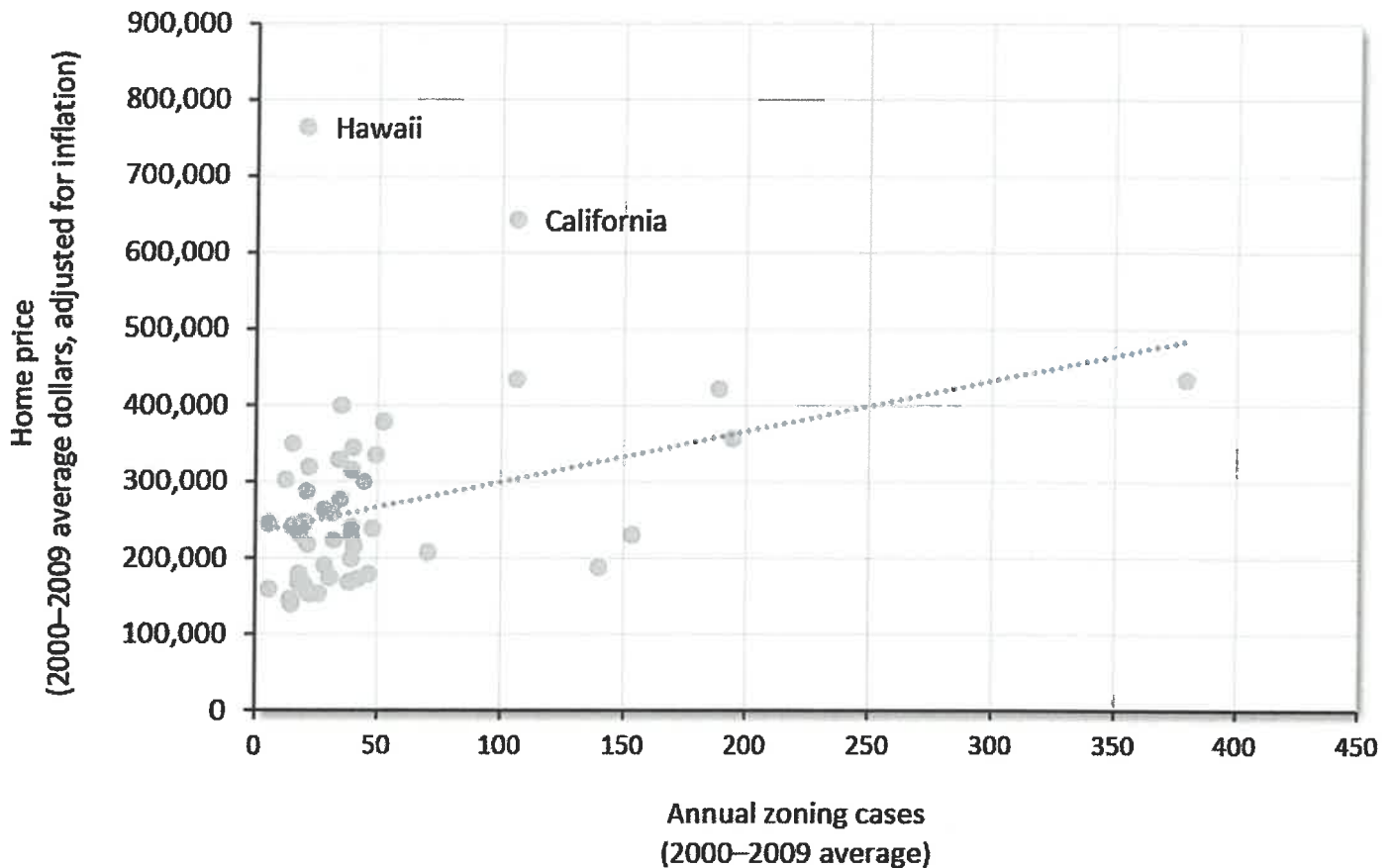
Zoning regulation is also linked to home prices. Figure 5 shows home prices are lower in states with fewer zoning regulations. The figure shows the fitted line from the regression that estimates the relationship. The relationship is statistically significant.²⁸ The states with the greatest volume of zoning regulations have higher housing prices, on average.

Overall, 36 of 50 individual states show rising zoning regulation is associated with rising home prices over a 35-year period.

Regulation is not the only factor responsible for changes in home prices. Geographic constraints, immigration, unemployment rates, consumer confidence, technological advances, marriage patterns, and location-specific

amenities also affect the price of housing. Still, Figures 4 and 5 suggest that zoning and land-use regulations are important.

Figure 5: Zoning regulation and home prices rise together: national (2000–2009)

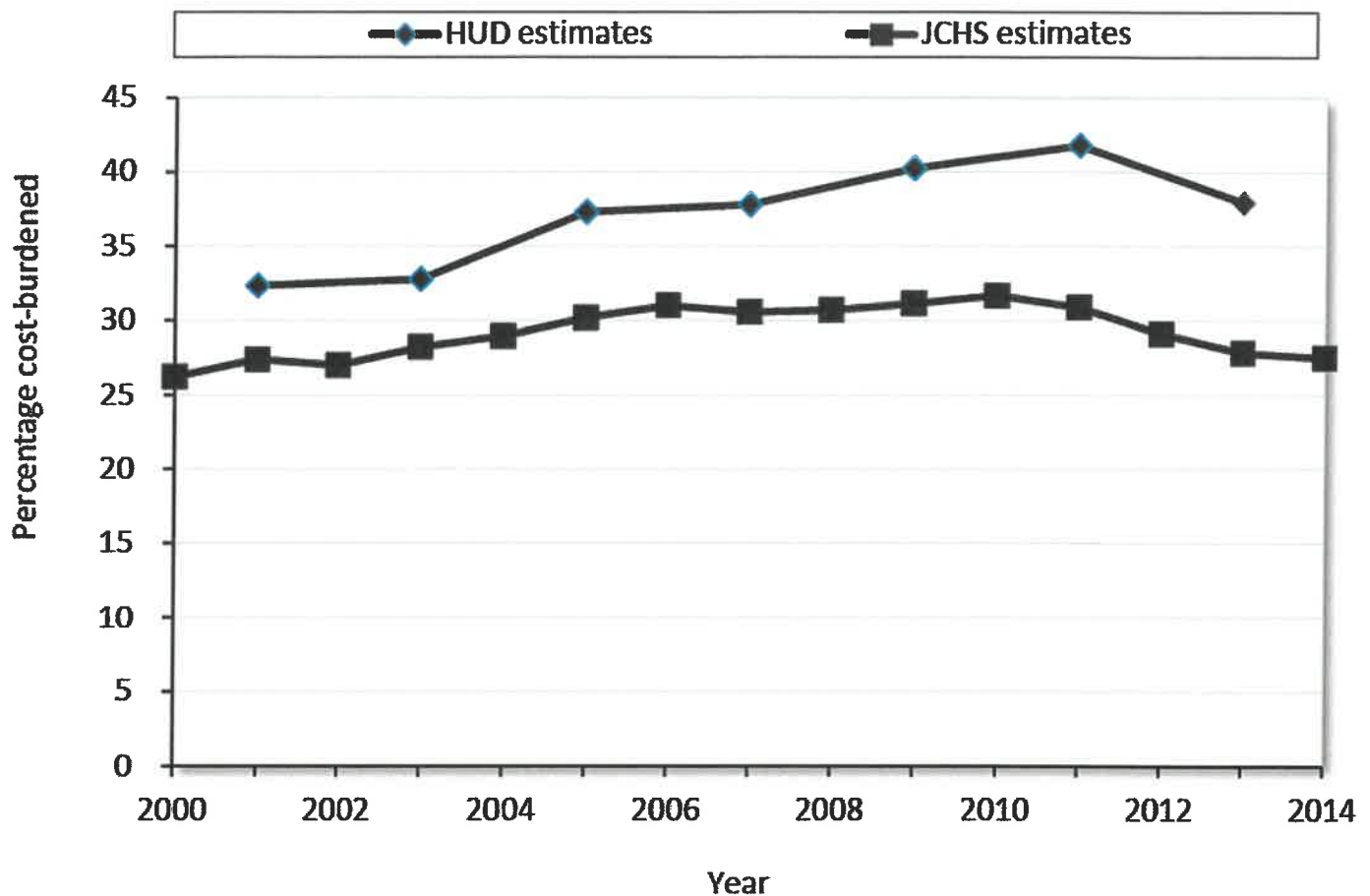


Source Morris A. Davis and Jonathan Heathcote, “The Price and Quantity of Residential Land in the United States,” *Journal of Monetary Economics* 54, no. 8 (2007): 2595–620. Case data was provided by Daniel Shoag of the Harvard Kennedy School; copy in author’s files.

Policy Implications

The relationship between regulation and home prices is important for public policy because regulation reduces housing affordability, and housing affordability is a major objective of a variety of federal, state, and local government programs.

The federal government spent almost \$200 billion to assist Americans in renting or buying homes in 2015.²⁹ The Department of Housing and Urban Development spends about \$50 billion per year, much of which is devoted to improving housing affordability. Despite this, the number of U.S. households that are considered “cost-burdened”³⁰ by their housing has increased or remained constant over time (Figure 6).

Figure 6: U.S. share of cost-burdened households is not improving

Source “American Housing Survey of the United States—Complete Set of Tables and Standard Errors,” U.S. Census Bureau, 2001–2013, <https://www.census.gov/programs-surveys/ahs/data/2013/ahs-2013-summary-tables/national-summary-report-and-tables--ahs-2013.html>. Joint Center for Housing Studies estimates are provided by Joint Center for Housing Studies of Harvard University. Copy of data in author’s files.

The outlook for severely cost-burdened households³¹ is not better. Aside from a small decline around the time of the financial crisis,³² the percentage of severely cost-burdened households has increased over time. In its most recent report, the Joint Center for Housing Studies at Harvard University projected that the percentage of severely cost-burdened households will increase 11 percent by 2025.³³

Housing affordability advocates often attribute affordability problems to inadequate federal funding. But it is difficult to argue that inadequate federal funding is the source of affordability problems given the relationship between local regulation and housing costs.

Regardless of whether federal funding improves affordability, federal money does encourage poor local policy decisions. After ranking the states based on the burden of their land-use regulations (Appendix B), I find that

federal housing subsidies are concentrated in the most restrictively regulated states.

For example, federal housing voucher dollars go to the most-restrictively zoned states at more than twice the rate they go to the least-restrictively zoned states. And the most-restrictively zoned states receive nearly two times more federal dollars per capita compared to the least-restrictively zoned states (Figure 7). States seem to be rewarded for their counterproductive local policies. The relationship between federal subsidies and restrictive zoning regulations holds even after accounting for poverty.³⁴

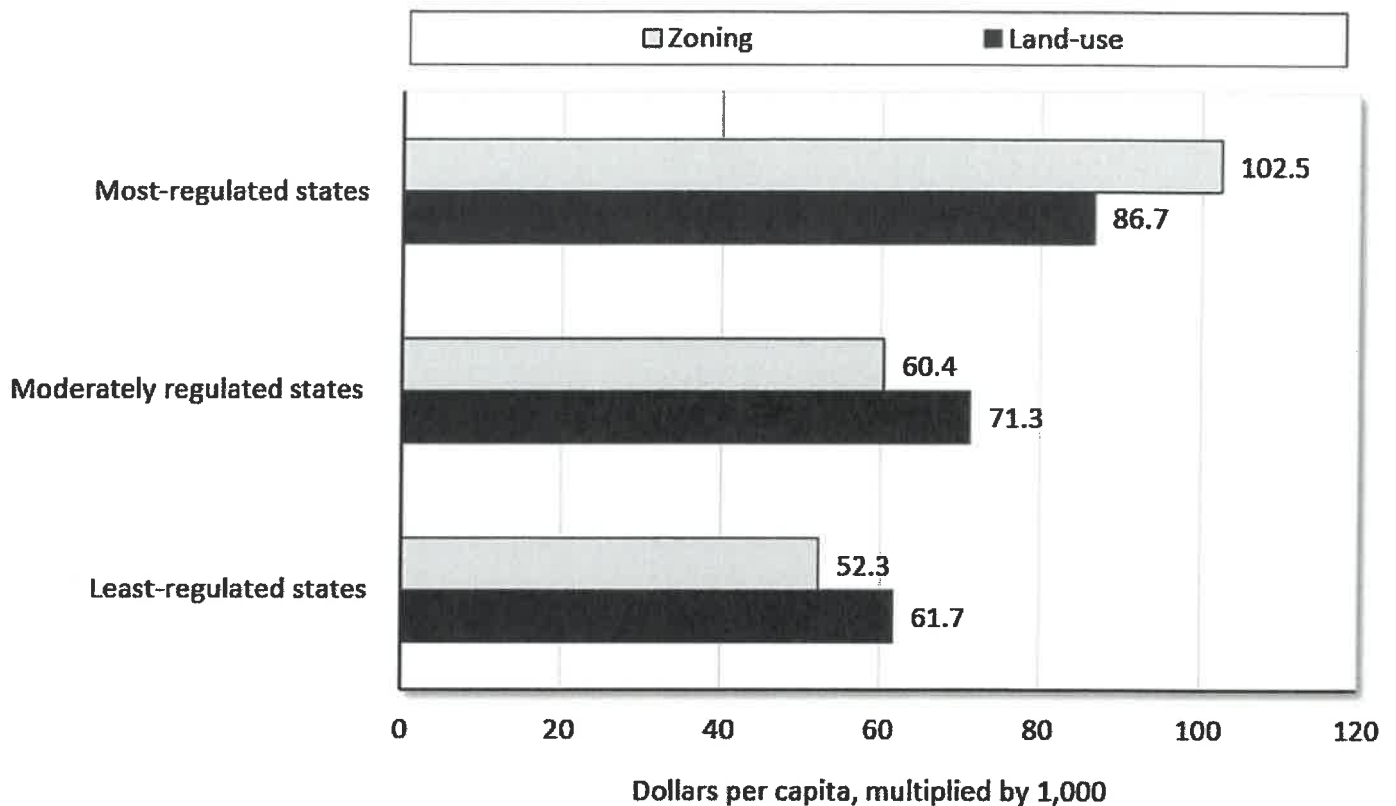
This arrangement poses some problems. First, it prevents states and local government from learning from their mistakes. When affordability problems arise, states can focus the blame on limited federal funding rather than reforming their local zoning or land-use policy.

Second, the relationship between federal and state government poses fairness issues. Federal taxpayers cannot reasonably be expected to subsidize the consequences of irresponsible state and local policies, but this is what happens under current federal policy.

Not all states ignore the cost of regulation; some states and cities have tried to mitigate its effects. They have tried inclusionary zoning, state affordable housing plans, luxury condominium taxes, developer linkage fees,³⁵ and affordable housing quotas. At best, most initiatives only provide a Band-Aid solution, and at worst they undermine their claimed objectives. For instance, inclusionary zoning often weakens the economic incentives for new residential development, which is similar to zoning regulation. As a result, inclusionary zoning compounds housing supply shortages and leads to higher housing prices.³⁶

Effective reform requires a direct approach. For example, states can reduce the scope of the State Zoning Enabling Act, which provides cities with broad latitude to regulate restrictively. States can also amend their laws to explicitly protect property owners from regulatory takings. Currently, property owners are rarely compensated for the destruction of property value accompanying zoning or re-zoning (e.g., re-categorizing property from multifamily residential to single-family residential).³⁷

Figure 7: Federal housing affordability spending is highest in the most-regulated states



Source “2017 Budget State-By-State Tables,” Office of Management and Budget, 2017. This pairs the author’s 2015 state rank with 2015 budget numbers. Dollar values include Section 8 housing vouchers, Public Housing Operating Fund, and Public Housing Capital Fund spending.

If state government requires cities to compensate property owners for zoning or land-use regulations, this would deter cities from zoning or regulating arbitrarily. States can also reallocate housing subsidy dollars to cities that limit or reduce regulation. A handful of states, including Oregon, have tried this approach.

When major reform is out of reach, local governments can take small steps forward. Streamlining existing approval processes, and making certain classes of development by right—rather than discretionary—would increase housing supply and thereby improve affordability.

Conclusion

In the absence of regulatory reform, it is problematic for local government to rely on federal programs like Section 8 housing vouchers, the Low-Income Housing Tax Credit, and public housing to ease housing affordability issues. Reforming local regulation is both inexpensive and addresses the housing affordability problem directly.

As the academic literature and supporting analysis in this paper suggest, zoning and land-use regulations have deleterious effects on housing affordability. And zoning and land-use regulations are rapidly becoming more restrictive.

Unfortunately, local governments seem to be rewarded for counterproductive behavior. Current federal programs provide incentives for state and local government to ignore local contributions to the housing affordability crisis. Federal money cannot adequately compensate for the effect of local zoning and land-use regulations on housing affordability. Even if it could, using federal funds to back damaging local policy is irresponsible.

States and local municipalities can improve housing affordability without federal cash by reforming local zoning and land-use regulations. Reforms such as streamlining approval processes, making development by right, and reallocating state funds to cities reducing regulation provide benefits to *all* constituents. The benefits of reform include housing affordability, better job-to-worker matching, and improved economic growth.

Appendix

Appendix A. Major Regulation Types

Zoning and land-use regulations have different but overlapping meanings. Land-use regulation is an umbrella term that includes zoning as well as subdivision regulations; building codes; and national, state, or regional rules on land development and permitting (e.g., National Environmental Policy Act or California Environmental Quality Act). Zoning is an important subset of land-use regulation and includes land-use regulation associated with a city or county zoning ordinance. This report analyzes zoning and land-use regulation independently.

Together, zoning and/or land-use regulation affect the development of housing through some of the following important channels:

Table A.1: Types of zoning and/or land-use regulation

Type	Description
Use regulation	Controls the type of development that is permitted on a given property. Most often, use regulations discourage multifamily housing. ^a Use regulations may prohibit a property owner from building a home in favor of other types of development or in favor of no development at all. Urban growth boundaries provide an example of the latter.
Density regulation	Limits the height of a building, which has the effect of limiting the number of total housing units in a development. This occurs even in urban metropolises such as Washington, D.C., where property owners living on highly valuable swaths of land in the District are prohibited from building more than three-story townhomes. Density regulations may also impose minimum lot sizes, which limit the number of housing units in a geographic area.

Appendix B. State Rank

Regulation is trending up across states, and relative levels of regulation vary by state and geography. Tables B.1 and B.2 compare states' relative level of regulation from 2000 to 2010, scaling by state population. The 2015 case and

population numbers are used to conduct the federal spending analysis under Policy Implications.

Many of the states scoring high (low) on zoning regulation also score high (low) on land-use regulation.³⁸ Southern states make up some of the least-restrictively regulated states. These states include Oklahoma, Texas, South Carolina, Mississippi, and Arkansas. Overall, southern states occupy 8 of the 10 least-restrictive spots for land-use regulation and 7 of the 10 least-restrictive spots for zoning.

Northeastern states make up some of the most restrictively regulated states. These states include Connecticut, Rhode Island, Vermont, Delaware, Maine, and New Hampshire. Overall, northeastern states occupy 7 of the 10 most-restrictive spots for land-use regulation and 6 of the 10 most-restrictive spots for zoning. These results aren't particularly surprising, given the northeastern states' reputations for exclusionary zoning and the eastern states' designation as some of the least-free states overall.³⁹

Table B.1: State rank: land-use regulation

Rank (most to least restrictive)	State	Rank (most to least restrictive)	State
1	OH	26	MD
2	CT	27	NM
3	DE	28	CO
4	ME	29	NV
5	VT	30	IA
6	HI	31	WV
7	OR	32	IN
8	RI	33	LA
9	WA	34	TN
10	NH	35	ND
11	NJ	36	KY
12	PA	37	NC
13	AK	38	NE
14	MO	39	FL
15	ID	40	KS
16	MN	41	AZ
17	MA	42	VA
18	MT	43	AR
19	WY	44	AL
20	SD	45	MS
21	UT	46	SC
22	CA	47	GA
23	NY	48	IL
24	MI	49	TX
25	WI	50	OK

Table B.2: State rank: zoning regulation

Rank (most to least restrictive)	State	Rank (most to least restrictive)	State
1	OH	26	WI
2	CT	27	IA
3	RI	28	TN
4	VT	29	MD
5	MA	30	LA
6	DE	31	UT
7	PA	32	AL
8	ME	33	VA
9	MO	34	NC
10	NH	35	NM
11	NJ	36	ND
12	NY	37	KS
13	SD	38	CA
14	AK	39	NV
15	OR	40	GA
16	WY	41	SC
17	MN	42	CO
18	MT	43	FL
19	WA	44	AR
20	ID	45	AZ
21	HI	46	IL
22	KY	47	MS
23	MI	48	WV
24	NE	49	TX
25	IN	50	OK

Notes

1. Chang-Tai Hsieh and Enrico Moretti, "Housing Constraints and Spatial Misallocation," National Bureau of Economic Research Working Paper no. 21154, May 2015.
2. See Appendix 1 for examples and descriptions.
3. William A. Fischel, *Zoning Rules! The Economics of Land Use Regulation* (Cambridge, MA: Lincoln Institute of Land Policy, 2015).
4. Chris Edwards, "The Federal Emergency Management Agency: Floods, Failures, and Federalism," *Downsizing the Federal Government*, December 1, 2014, <https://www.downsizinggovernment.org/>.
5. Stewart Sterk, "Structural Obstacles to Settlement of Land Disputes," *Boston Law Review* 91 (2011), https://papers.ssrn.com/sol3/papers.cfm?abstract_id=1581737.
6. William A. Fischel, "An Economic History of Zoning and a Cure for Its Exclusionary Effects," *Urban Studies* 41, no. 2 (2004): 317–40.
7. Michael Tanner, *Poverty: A Libertarian Perspective* (Washington: Cato Institute, forthcoming).
8. Fischel, "An Economic History of Zoning."
9. *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365 (1926).
10. Previous research suggests that zoning regulation allows the conversion of property taxes into a user fee. See Fischel, *Zoning Rules!*
11. Jonathan T. Rothwell, "The Effects of Density Regulation on Metropolitan Housing Markets," working paper, the Woodrow Wilson School of Public and International Affairs, Princeton University, 2009, <https://dx.doi.org/10.2139/ssrn.1154146>.
12. Jenny Schuetz, "No Renters in My Suburban Backyard: Land Use Regulation and Rental Housing," *Journal of Policy Analysis and Management* 28, no. 2 (2009): 296–320.
13. Edward L. Glaeser and Bryce A. Ward, "The Causes and Consequences of Land Use Regulation: Evidence from Greater Boston," *Journal of Urban Economics* 65 (2008): 265–78, doi:10.3386/w12601.
14. John M. Quigley and Steven Raphael, "Regulation and the High Cost of Housing in California," *American Economic Review* 95, no. 2 (January 2005): 323–28.
15. Keith Ihlanfeldt, "Exclusionary Land-Use Regulations within Suburban Communities: A Review of the Evidence and Policy Prescriptions," *Urban Studies* 41, no. 2 (2004): 261–83.

16. Edward Glaeser et al., "Why Is Manhattan So Expensive? Regulation and the Rise in House Prices," *Journal of Law and Economics* 48, no. 2 (October 2005): 331–70.
17. Salim Furth, "Costly Mistakes: How Bad Policies Raise the Cost of Living," Heritage Foundation Backgrounder no. 3081, November 23, 2015, <http://www.heritage.org/research/reports/2015/11/costly-mistakes-how-bad-policies-raise-the-cost-of-living>.
18. Daniel Shoag and Peter Ganong, "Why Has Regional Income Convergence in the U.S. Declined?," working paper, Harvard Kennedy School, Harvard University, January 2015, https://scholar.harvard.edu/files/shoag/files/why_has_regional_income_convergence_in_the_us_declined_01.pdf.
19. Jonathan T. Rothwell and Douglas S. Massey, "Density Zoning and Class Segregation in U.S. Metropolitan Areas," *Social Science Quarterly* 51, no. 9 (December 2010):1223–43.
20. Sanford Ikeda and Emily Washington, "How Land-Use Regulation Undermines Affordable Housing," Mercatus Research, Mercatus Center at George Mason University, Arlington, Virginia, November 2015, <https://www.mercatus.org/system/files/ikeda-Land-Use-Regulation.pdf>.
21. Hsieh and Moretti, "Housing Constraints and Spatial Misallocation."
22. The data set was provided by Daniel Shoag of the Harvard Kennedy School. The data contain annual land-use regulations and annual zoning regulations by state over a nearly 70-year period. See Appendix 1 for definitions.
23. Land-use cases correlate well with other measures of land-use restrictiveness, according to Shoag and Ganong. Examples include the Wharton Residential Land Use Regulation Index and a survey of the American Institute of Planners. The former surveyed states' local governments, courts, and executive branches on various process- and outcome-related aspects of land-use regulation; the latter surveyed planning officials about land-use policies in their states.
24. Annual land-use cases vary from one year to the next, but the average number of cases rises over this period.
25. Individual state analysis is provided in the associated online appendices for this paper, located at the following link: <https://object.cato.org/sites/cato.org/files/documents/pa-823-appendix.xlsx>.
26. Details of the regression: $R^2 = 0.35$, F -stat = 26, p -value = 0.00, t -statistic = 5.1. A fixed effects model using all 1,800 observations finds an overall $R^2 = 0.38$, F -stat = 124, p -value = 0.01, t -statistic = 2.59.
27. Oklahoma, Alaska, Oregon, Illinois, Missouri, and North Dakota are the exceptions to the rule. It is possible that certain states do not see a positive relationship between regulation and home price because regulation is relatively low.
28. Details of the regression: $R^2 = 0.12$, F -stat = 6.4, p -value = 0.01, t -statistic = 2.53. A fixed effects model using all 1,750 observations finds an overall $R^2 = 0.28$, F -stat = 43, p -value = 0.08, t -statistic = 1.79.
29. Will Fischer and Barbara Sard, "Chart Book: Federal Housing Supply Is Poorly Matched to Need," Center on Budget and Policy Priorities, March 2017, <https://www.cbpp.org/research/housing/chart-book-federal-housing->

spending-is-poorly-matched-to-need.

30. Cost-burdened households spend 30 percent or more of their income on housing and housing-related costs.
31. Severely cost-burdened households spend 50 percent or more of their income on housing.
32. During the financial crisis, many homeowners saw home values fall.
33. Marcia Fernald, ed., "The State of the Nation's Housing 2016," Joint Center for Housing Studies, Harvard University, http://www.jchs.harvard.edu/research/state_nations_housing.
34. The author's regression analysis uses her own state ranking and 2015 Office of Management and Budget numbers. Details of the zoning regression: $R^2 = 0.18$, F -stat = 5.2, p -value = 0.00, t -statistic = 2.91. States with the most restrictive land-use regulation receive 40 percent more federal subsidies per capita than states with the least restrictive land-use regulation, but the relationship between the relative regulatory rank and federal subsidies is not statistically significant.
35. Richard Epstein, "The Affordable Housing Crisis," *Defining Ideas*, Hoover Institution, February 27, 2017, <http://www.hoover.org/research/affordable-housing-crisis>.
36. Ikeda and Washington, "How Land Use Regulation Undermines Affordable Housing."
37. Roger Pilon, "Property Rights and the Constitution," in *Cato Handbook for Policymakers*, 8th ed. (Washington: Cato Institute, 2017), <https://object.cato.org/sites/cato.org/files/serials/files/cato-handbook-policymakers/2017/2/cato-handbook-for-policymakers-8th-edition.pdf>.
38. State rankings can be useful for describing general trends in regulation, but they have limits. California is a heterogeneous state, with lots of variation between coastal cities and the Central Valley. But California is toward the middle in land-use and zoning rank. This is because the state rank is an average, which means California as a whole looks better than many of its heavily regulated cities, such as San Francisco or San Jose.
39. William Ruger and Jason Sorens, "Freedom in the 50 States: 2015–2016," Cato Institute, <https://www.freedominthe50states.org/>.

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STAFF REPORT

PLANNING COMMISSION – JUNE 8, 2022

Agenda Item # 6d: 2023 Capital Improvement Project (CIP) Requests – Discussion

Proposal: To begin discussion on the 2023 CIP. Attached are the 2022 CIP requests for your reference and review. It is likely that many of these requests will mirror the 2023 request submittal unless already funded.

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.*

Review Recommendation

Staff requests that the Planning Commission review the documents provided to you in order to provide comment and feedback for the June 22, 2022 Planning Commission meeting.



Marquette Charter Township
Capital Improvement Program
2022

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: ADA Compliant Wheelchair Swing

Location: Lions Field recreation Area photo here

Justification: Rec. Plan, General Requests

Year to start project: 2022

Goal: Accomplish Recreation Plan goal of providing recreational opportunities for all ages and abilities.

Projected Cost: \$5k **Annual Costs:** Minimal operation costs

Funding method: Passport Grant, other | Cost Center: Replacement & Improvement

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: Zero Expected Service Life: 10 years

Other Project Tie-In: N/A Annual Amortization: #VALUE! Term Yrs:

Comments: This project has been discussed for some time.

Funding Amortized:	2022	2023	2024	2025	2026
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	2027	2028	2029	2030	2031
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



Marquette Charter Township
Capital Improvement Program
2023

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Disc Golf Course

Location: TBD photo here

Justification: Community Survey, Rec. Plan, General Requests

Year to start project: 2023

Goal: Accomplish Action Plan in the Recreation Plan

Projected Cost: Unknown Annual Costs: Minimal operation costs

Funding method: MNRTF/Passport Grant Cost Center: Replacement & Improvement

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: Minimal **Expected Service Life:** 15 years

Other Project Tie-In: N/A **Annual Amortization:** #VALUE! **Term Yrs:** #VALUE!

Comments: Disc Golf Course could have funding/maintenance assistance from local player groups.

Funding Amortized:	2023	2024	2025	2026	2027
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	2028	2029	2030	2031	2032
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



**Marquette Charter Township
Capital Improvement Program
2023**

Date: 8/20/2021

[]
(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Pickle Ball Court(s)

Location: TBD photo here

Justification: Community Survey, Rec. Plan, General Requests

Year to start project: 2023

Goal: Accomplish Action Plan in the Recreation Plan

Projected Cost: \$5k Each **Annual Costs:** Minimal operation costs

Funding method: MNRTF/Passport Grant **Cost Center:** Replacement & Improvement

Ranking of Project:

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

Revenue Generated: Minimal

10 years

Expected Service Life:

Other Project Tie-In: N/A

Annual Amortization: #VALUE! **Term Yrs:**

Comments: Pickle Ball Courts could have funding/maintenance assistance from local player groups.

Funding Amortized:	2023	2024	2025	2026	2027
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	2028	2029	2030	2031	2032
	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



Marquette Charter Township
Capital Improvement Program
2023 +

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Soccer Field(s)

Location: TBD photo here

Justification: Rec. Plan, General Requests

Year to start project: 2023 +

Goal: Accomplish Recreation Plan goal of providing recreational opportunities for all ages and abilities.

Projected Cost: \$100k Annual Costs: Minimal operation costs

Funding method: Passport Grant, other | Cost Center: Replacement & Improvement

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

Revenue Generated: TBD Expected Service Life: 15 years

Other Project Tie-In: N/A Annual Amortization: #VALUE! Term Yrs:

Comments: This project has been discussed for some time.

Funding Amortized:	2023 +	#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
 2022

Date:

9/2/2021

(DEPARTMENT)

Department:

Fire Rescue

Project:

Rescue Pumper

Location:

2801 Venture Drive

Justification:

Current Rescue Pumper is 21 years old and
 Starting to have more expensive mechanical issues

Year to start project:

2022

Goal:

Replace the current Rescue Pumper with a new one to ensure firefighter safety and reliability.

Projected Cost:

\$775,000

Annual Costs:

Minimal operation costs

Funding method:

Ear Marked Funds

Cost Center:

Replacement & Improvement

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:

0

Expected Service Life:

25 years

Other Project Tie-In:

Annual Amortization:

#DIV/0! Term Yrs: 0

Comments:

Replace 1999 Rescue Pumper. 2177 is starting to severely rust underneath.
 Anticipating having \$600,000 in the Apparatus replacement acct early next year. Would like to order
 in 2022. Build time is 18 months. Should have all funds by the end of the build.

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:

9/2/2021

(DEPARTMENT)

Department:

Fire Rescue

Project:

Water source CR550

Location:

2801 Venture Drive

Justification:

Currently no water source on CR 550

Year to start project:

2022

Goal:

Establish a reliable water source on CR 550 North of Partridge Bay Trail

Projected Cost:

\$50,000

Annual Costs:

Minimal operation costs

Funding method:

Ear Marked Funds

Cost Center:

Replacement & Improvement

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:

0

Expected Service Life:

25 years

Other Project Tie-In:

\$50,000 Term Yrs:

1

Comments:

The FD has discussed establishing a water source on CR 550 for many years. We are looking for DNR grants and will be applying in early Spring of 2022.

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	2027	2028	2029	2030	2031
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000



Marquette Charter Township
 Capital Improvement Program
 2023

Date: 9/2/2021

(DEPARTMENT)

Department: Fire Department
Project: 1800 sq ft Garage with heat
Location: 2801 Venture, behind the Fire Hall
Justification: Storage for trailers, vehicle and equipment
Year to start project: 2023

Goal: To keep all FD equipment near the Fire Hall. Currently using DPW's garages
Projected Cost: \$300,000
Annual Costs: Minimal operation costs
Funding method: ARPA Funds/operating
Cost Center: Replacement & Improvement
Ranking of Project: *Very 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: 0
Expected Service Life: 50 years
Other Project Tie-In: Annual Amortization: \$15,000 Term Yrs: 20

Comments: The FD is currently housing a trailer at the DPW and AINO (parade truck) at the Northwood pump house. Files and equipment are in the storage unit at Curran's.

Funding Amortized:	2023	2024	2025	2026	2027
	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
	2028	2029	2030	2031	2032
	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000



Marquette Charter Township
Capital Improvement Program
2024

Date:

9/2/2021

(DEPARTMENT)

Department:

Fire Rescue

Project:

Ambulance replacement

Location:

2801 Venture Drive

photo here

Justification:

Newest Ambulance 2173 is 16 years old. 2172 Winter Ambulance is 21 years old. Maintenance costs and reliability are becoming an issue.

Year to start project:

2024

Goal:

Replace the current Ambulance 2173 with a new one.

Projected Cost:

\$250,000

Annual Costs:

Minimal operation costs

Funding method:

Far Marked Funds

Cost Center:

Replacement & Improvement

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: \$125,000 **Term Yrs:** 2

Comments:

We are experiencing more breakdowns with our newest ambulance (2006) The FD will be asking to extend the .6 Mills for apparatus replacement.

Funding Amortized:	2024	2025	2026	2027	2028
\$ 125,000	\$ 125,000	#####	#####	#####	125,000
	2029	2030	2031	2032	2033
\$ 125,000	\$ 125,000	#####	#####	#####	125,000



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/2/2021

Public Works

Department:

Wastewater

Project:

Center Street Liftstation Generator

Location:

Center Street Liftstation

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	\$ 5,000							
	2023	\$ 5,000							
	2024	\$ 5,000							
	2025	\$ 5,000							
	2026	\$ 5,000							
	2027	\$ 5,000							
	2028	\$ 5,000							
	2029	\$ 5,000							
	2030	\$ 5,000							
	2031	\$ 5,000							



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/2/2021

Public Works

Department:

Water

Project:

Generator and ATS at Cox Pumphouse

Location:

Cox Pumphouse

Justification:

Required for water pumping stations by EGLE

Year to start project:

2022

Goal:

Install generator and ats for increased reliability.

Projected Cost:

\$100,000

Annual Costs:

Routine O&M

Funding method:

FA

Cost Center:

FA Water 591-000.000-140.041

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:

20

Expected Service Life:

\$5,000 Term Yrs: 20

Other Project Tie-In:

Comments:

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



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/3/2021

Public Works

Department:

Water

Project:

Updated Motor Control/Electrical Center

Location:

Cox Pumphouse

photo here

Justification:

Current equipment was last upgraded in 1977.

Year to start project:

2022

Goal:

Install motor control and electrical center to increase safety and reliability at the Cox Pumphouse.

Projected Cost:

\$95,000

Annual Costs:

Funding method:

FA

Cost Center:

FA Water 591-000.000-140.041

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:

20

Expected Service Life:

Other Project Tie-In:

Annual Amortization:

\$4,750

Term Yrs:

20

Comments:

Funding Amortized:	2022	\$ 4,750						
	2023	\$ 4,750						
	2024	\$ 4,750						
	2025	\$ 4,750						
	2026	\$ 4,750						
	2027	\$ 4,750						
	2028	\$ 4,750						
	2029	\$ 4,750						
	2030	\$ 4,750						
	2031	\$ 4,750						



Marquette Charter Township
 Capital Improvement Program
 2022

Date:

9/7/2021

Public Works

Department:

Water

Project:

Hydrant Replacements

Location:

Various

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:

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	\$ 1,900	2023	\$ 1,900	2024	\$ 1,900	2025	\$ 1,900	2026	\$ 1,900
	2027	\$ 1,900	2028	\$ 1,900	2029	\$ 1,900	2030	\$ 1,900	2031	\$ 1,900



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/7/2021

Public Works

Department:

Water/Sewer

Project:

Purchase Hydro Excavator Trailer

Location:

Various

Justification:

As part of a unfunded mandate, Marquette Township must visually inspect 20% of it's water services lines. Since all water systems in the State of Michigan are under the same mandate, contracting out will be difficult and expensive. We propose to do this in house. Excavator will be useful in other projects.

Year to start project:

2022

Goal:

Purchase a hydro excavator to use initially on the water line inspection project. Will be used for other water/sewer projects as well.

Projected Cost:

\$80,000

Annual Costs:

Operational and maintenance costs

Funding method:

FA

Cost Center:

FA Wastewater 590-000.000-154.051
FA Water 591-000.000-152.051

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

Other Project Tie-In:

Annual Amortization: \$11,429 Term Yrs: 7

Comments:

Funding Amortized:	2022	2023	2024	2025	2026
	\$ 11,429	\$ 11,429	\$ 11,429	\$ 11,429	\$ 11,429
	2027	2028	2029	2030	2031
	\$ 11,429	\$ 11,429	\$ 11,429	\$ 11,429	\$ 11,429



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/7/2021

Public Works

Department:

Building and Grounds

Project:

Commercial 48" Zero Turn Lawnmower

Location:

Various

Justification:

We need a more efficient way to mow all Township facilities, especially the Lions Field recreation area.

Year to start project:

2022

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:

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:

7

Other Project Tie-In:

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

Comments:

Funding Amortized:	2022	\$ 1,429	2023	\$ 1,429	2024	\$ 1,429	2025	\$ 1,429	2026	\$ 1,429
	2027	\$ 1,429	2028	\$ 1,429	2029	\$ 1,429	2030	\$ 1,429	2031	\$ 1,429



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/7/2021

Public Works

Department:

Water/Sewer

Project:

Public Works Facility Roof Repair

Location:

PW Facility 660 N. Vandenboom

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
FA Water Public Works Facility 591-000.000-136.060

Funding method:

FA Account

Cost Center:

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:

50

Expected Service Life:

50

Annual Amortization:

\$6,000

Term Yrs:

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:

9/7/2021

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:

FA

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	\$ 7,143
2027	2028	2029	2030	2031	
\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143	\$ 7,143



Public Works

Marquette Charter Township
Capital Improvement Program
2022

Date: 9/7/2021

Department: Water
Project: Water Valve Project
Location: Various
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
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	\$ 1,000
2027	2028	2029	2030	2031	
\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000



Marquette Charter Township
Capital Improvement Program
2022

Date:

9/7/2021

Public Works

Department:

Water and Wastewater

Project:

Utility Relocation

Location:

3 locations in conjunction with NPS project

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

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:

50

Expected Service Life:

Other Project Tie-In:

50

Annual Amortization:

\$1,151

Term Yrs:

50

Comments:

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

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



Marquette Charter Township
 Capital Improvement Program
 2023-2030

Date:

9/7/2021

Public Works

Department:

Water/Sewer

Project:

North Water/Sewer Expansion

Location:

Forestville Area

Justification:

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

Year to start project:

2023-2030

Goal:

To have water/sewer utilities expanded 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:

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!	#VALUE!	#VALUE!	#VALUE!
		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



Public Works

Marquette Charter Township
Capital Improvement Program
2025-2030

Date: 9/7/2021

Department: Water/Sewer

Project: SCADA upgrade on water/sewer equipment

Location: Various pumping stations, well field and water tanks
photo here

Justification: Water technology was last upgraded 15 years ago.
Wastewater technology was last upgraded 11 years ago.

Year to start project: 2025-2030

Goal: Update both water and wastewater SCADA systems.

Projected Cost: \$150,000

Annual 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: \$21,429 Term Yrs: 7

Comments: Estimated cost was obtained from a 2020 quote that detailed an upgrade to the Sewer SCADA system. The price was doubled to give an estimated cost that included water. Actual cost may be more or less.

Funding Amortized:	2025-2030	#VALUE!	\$ 21,429	#VALUE!	\$ 21,429	#VALUE!	\$ 21,429	#VALUE!	\$ 21,429
		#VALUE!	\$ 21,429	#VALUE!	\$ 21,429	#VALUE!	\$ 21,429	#VALUE!	\$ 21,429