



## MARQUETTE CHARTER TOWNSHIP

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

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# PLANNING COMMISSION MEETING

WEDNESDAY, OCTOBER 13, 2021 – 7 P.M.

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

*NOTE: Pursuant to the Township Board adopted Code of Conduct, Planning Commission members are obligated to disclose any potential or actual conflict of interest with any item placed on this agenda.*

1. Call Meeting to Order.
2. Roll Call.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – September 22, 2021
5. Public Comment.
  
6. New Business.
  - a. **Special Use Permit Public Hearing Request** – Proposed Short-Term Rental Unit on a property located at 1818 Granite Avenue, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Ted Gzelak, 180 Hidden Springs Drive, Marquette, MI 49855
  
  - c. **Special Use Permit Public Hearing Request** – Proposed Extraction of Earth Products development, pursuant to the Marquette Township Zoning Ordinance Article 16 – Detailed Use Regulations, Section 16.02 Extraction of Earth Products (I). Applicant: Marquette County Solid Waste Management Authority (MCSWMA), 600 Co Rd NP, Marquette, MI 49855
  
7. Unfinished Business.
  - a. 2022 CIP Requests – Discussion
  
8. Correspondence.
  - a. Regional Park Proposal – Discussion
  - b. Northland Enterprises, LLC – Zoning Complaint Update
  - c. Cedar Motor Inn – Zoning Complaint Update
  - d. Queen City Burger – Zoning Complaint Update
  
9. Reports.
  - a. Township Board Report
  - b. Recreation Committee Report
  - c. Road Committee Report



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### d. Planning and Zoning Report

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

***\*Next Meeting – October 27, 2021***

6a.



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## STAFF REPORT

PLANNING COMMISSION – OCTOBER 8, 2021

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

**Applicant:** Ted Grzelak  
**Parcel ID#:** 52-08-300-018-00  
**Address:** 1818 Granite Avenue  
**Staff Contact:** Jason McCarthy/Erik Powers

**Background:**

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

Per the Marquette Township Ordinance:

**ARTICLE 2 – DEFINITIONS:**

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

**SECTION 16.13: SHORT-TERM RENTALS**

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



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

### **Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, November 10, 2021 at 7 PM.



# Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



## Application for Special Use Permit

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

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

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

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

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

### Application Type

New Application     Renewal

**COPY FOR YOUR INFORMATION**

### Applicant Information

Name: <b>TED GRZELAK</b>		Address: <b>180 HIDDEN SPRINGS DR. MARQUETTE</b>	
Business Name:			
Phone: <b>906-869-4052</b>	Fax:	Name of Contact Person: <b>TED GRZELAK</b>	Contact Phone: <b>906-869-4052</b>
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.):			
E-Mail Address: <b>TMG60@HOTMAIL.COM</b>			

### Property Owner (if different from applicant)

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

### Property Information

Address: <b>1818 GRANITE MARQUETTE MI 49855</b>		Parcel I.D. Number(s): <b>52-08-300-018-00</b>
Zoning District: <b>TWP</b>	Legal Description(s) (attach pages as necessary): <b>LOTS 31, 32, 33 OF TRON BRIDGE PARK</b>	
Size (acreage or square footage): <b>135' X 186' (.6 Acre)</b>	Name of any existing businesses on property: <b>OLD MEISTERS PROPERTY</b>	
Proposed Use of Property: <b>Short Term Rental</b>		
Present Use of Property: <b>New build</b>		

### Permission

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

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

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

**Applicant:**

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

Signature of Applicant: Ted Grzelak Date: 9/29/21

Applicant's Name (print): TED GRZELAK

**Property Owner:**

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

Signature of Property Owner: Ted Grzelak Date: 9/29/21

Property Owner's Name (print): TED GRZELAK

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

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

<b>OFFICIAL USE ONLY</b>	
Official Receiving Application (please print): <u>JASON McCLARTY</u>	Date: <u>9/29/21</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: _____

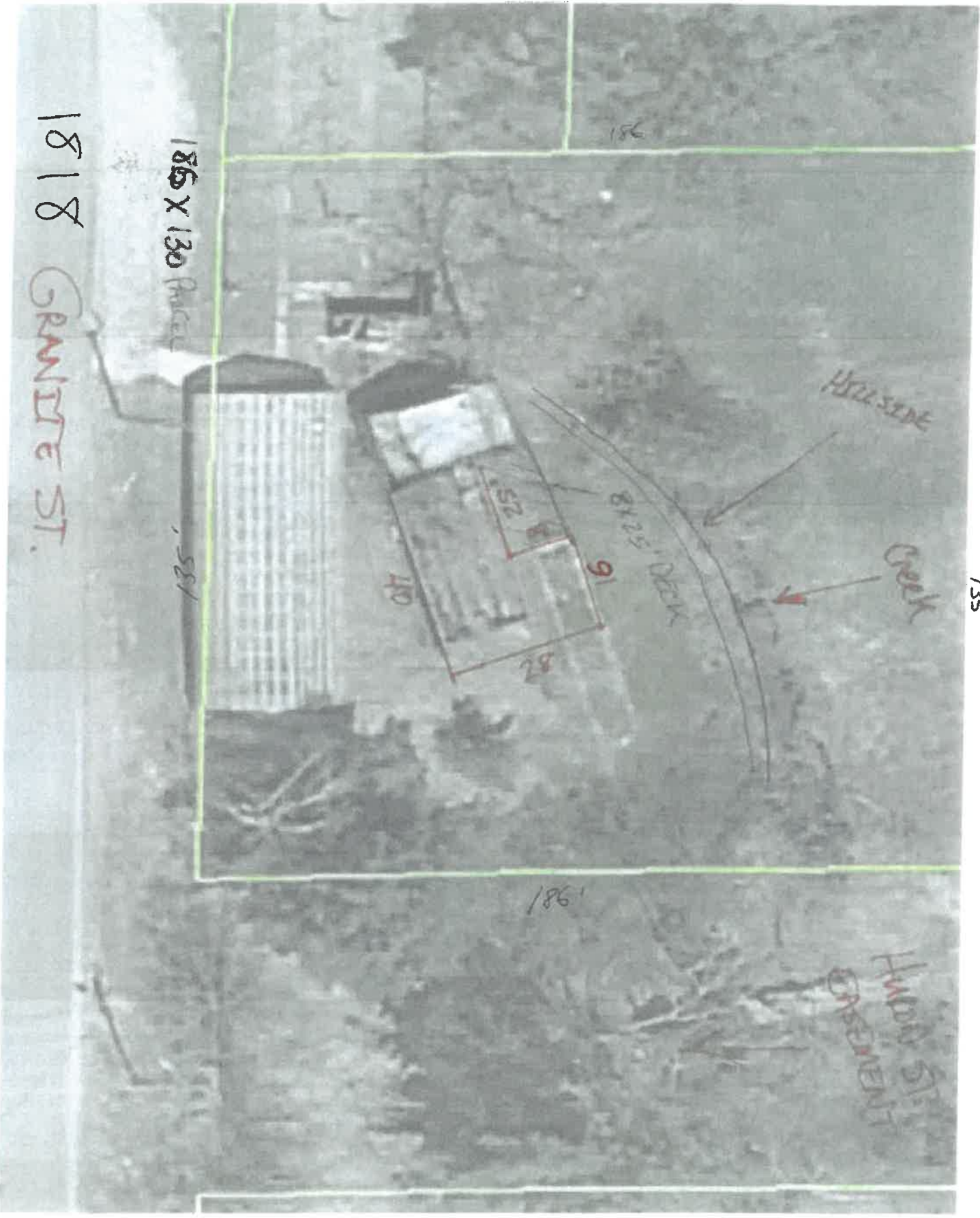
OUR PLAN FOR 1818 GRANITE AVE. IS TO USE IT AS A SHORT-TERM RENTAL FOR THE NEXT COUPLE OF YEARS. THEN POSSIBLY RELOCATE THERE. THIS LOCATION IS IDEAL AS A SHORT-TERM RENTAL DUE TO ITS PRIVACY. - VERY FEW NEARBY HOMES AND THE HOUSE IS SECLUDED/HIDDEN FROM GRANITE AVE DUE TO THE LARGE OUBUILDING (FORMER GREENHOUSE).

I SEE LITTLE EFFECT ON THE USE OF THIS PERMIT WITHIN THE SURROUNDING AREA. I HAVE CONSTRUCTED AN EXTRA LARGE DRIVEWAY TO PROHIBIT ANY PARKING LIMITATIONS. THE PARCEL IS LARGE AND PRIVATE. THE MOST POPULAR FEATURE OF THE HOME / PROPERTY IS THE BACK-SIDE OF THE HOME - WHERE MOST PEOPLE (RENTERS) WOULD SPEND THEIR TIME. THIS AREA OF THE HOME IS ENTIRELY PRIVATE WITH NO NEIGHBORS IN SIGHT.

SOUTH PARCEL ADDITION PLANS, 185 X 135 PARCEL

135

N



HILL SIDE

Creek

8 1/2' DECK

HIDDEN ST. CASSEMENT

186'

185 X 130 PARCEL

135'

1818 GRANITE ST.

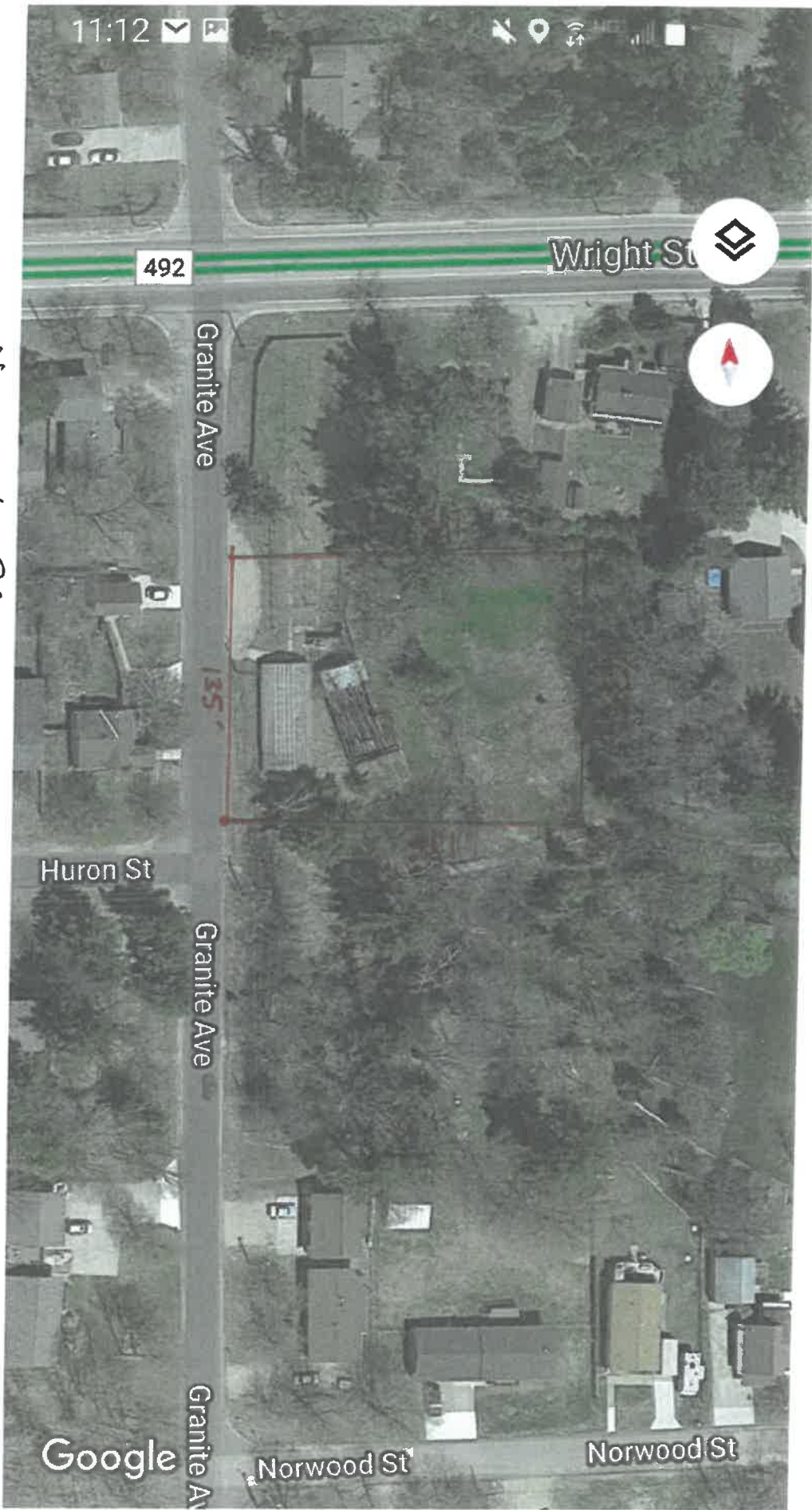
470

25'

9'

28'





NOTE THE PRIVACY ELEMENT OF THIS PROPERTY

1010 GRANITE ST,  
135' X 186' LOT

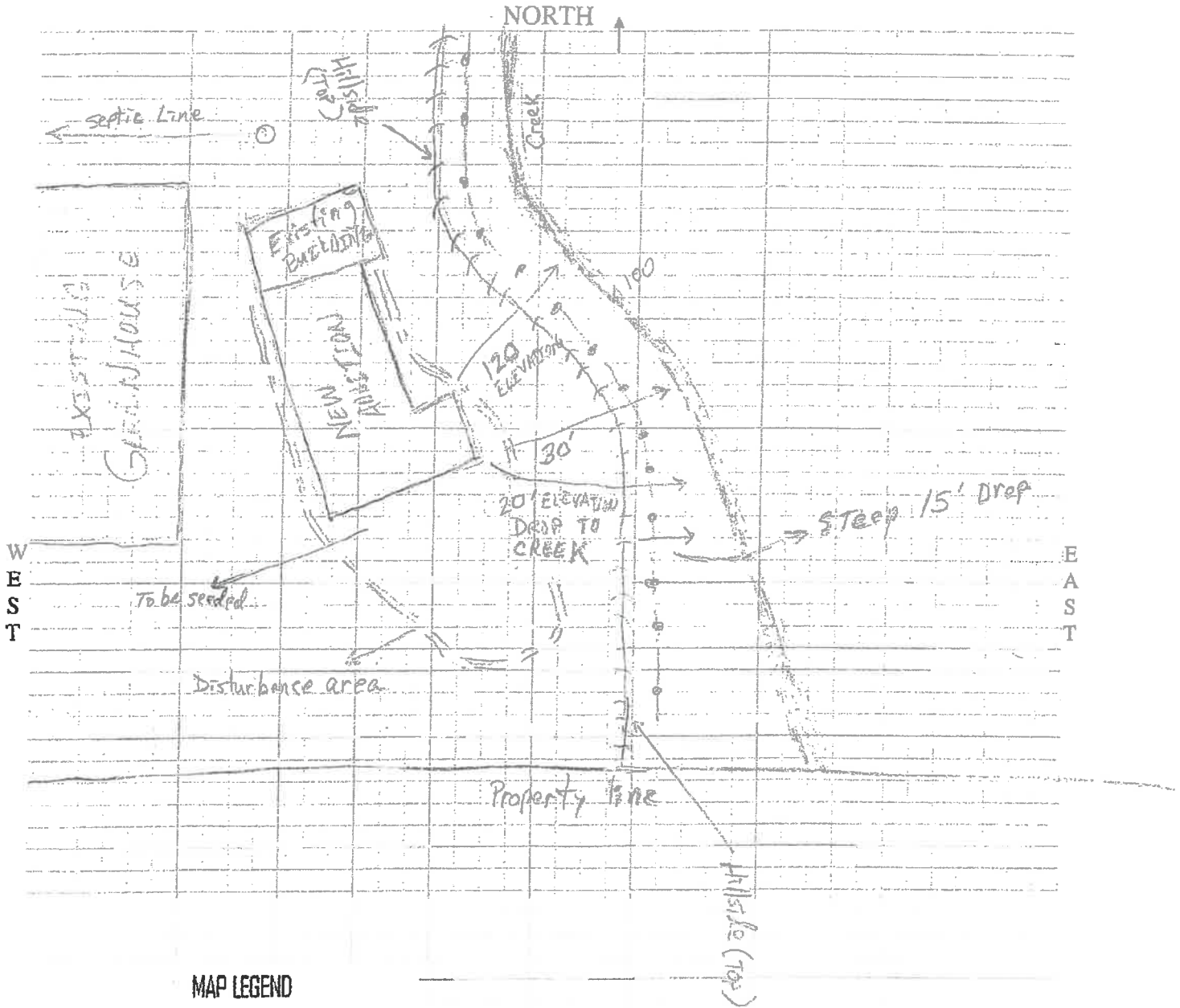
PARCEL 52-08-300-018-00

~~1880~~ GRANITE ST.

1818

**THIS PAGE MUST BE FULLY COMPLETED AND RETURNED**

GRANITE ST.



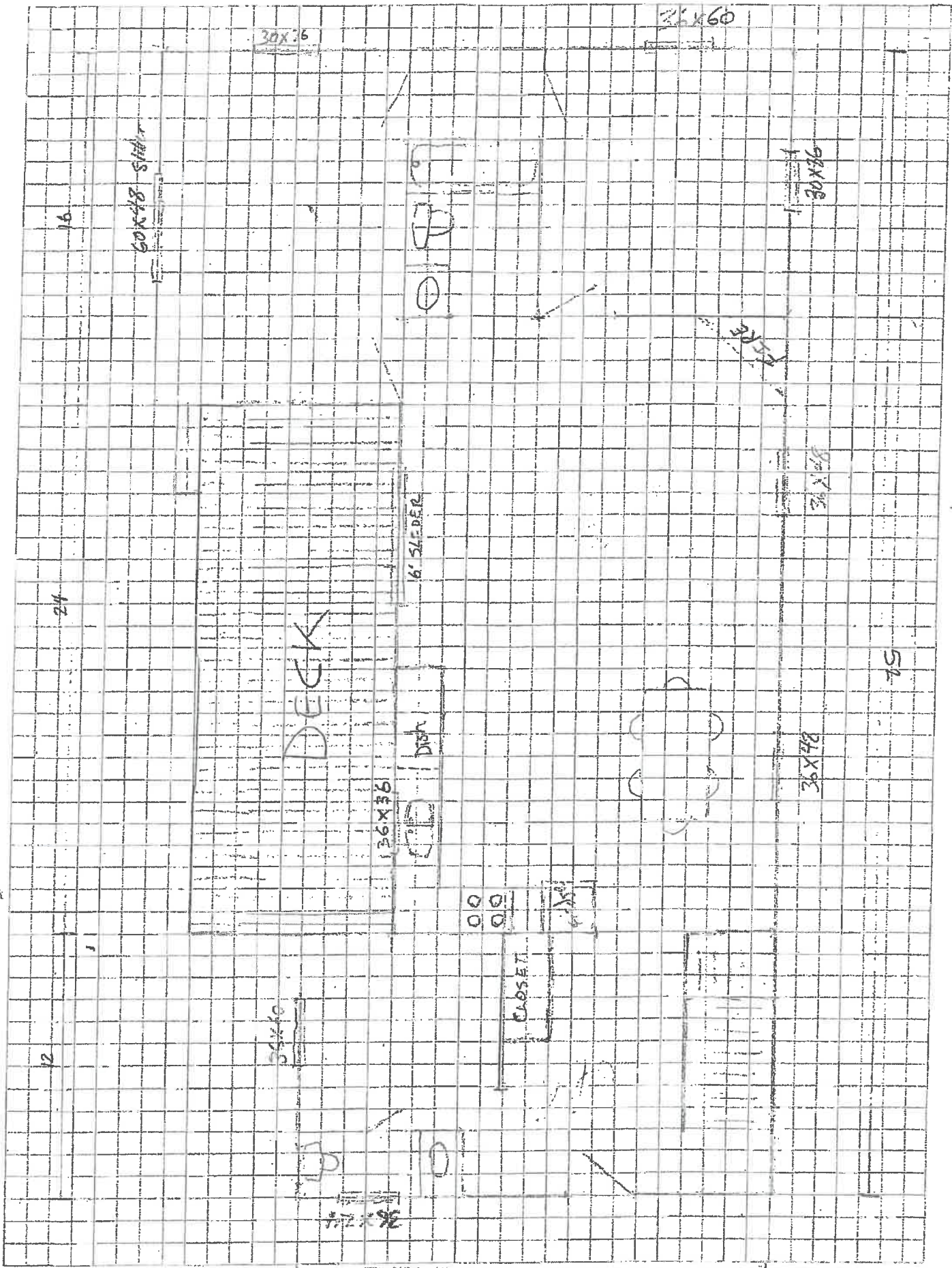
**MAP LEGEND**

- 25' Existing Contour
- 25' Proposed Contour
- Disturbance Boundary
- Berm
- Silt Fence
- Stock pile

**SOUTH**

SCALE: 1 inch = 20 feet  
 (no more than 100 feet for Residential & Commercial)  
 (no more than 200 feet if Sand & Gravel Pit)

Ridge of Hill



Handwritten notes on the left margin.



# MARQUETTE COUNTY

## Marquette County GIS

Parcel Report: 52-08-300-018-00

10/8/2021

9:50:28 AM



### Property Address

1993 WRIGHT ST  
MARQUETTE, MI, 49855



### Owner Address

MEISTER ERIC & JANICE  
-  
370 CO RD 480  
MARQUETTE, MI 49855

Unit: 52-08  
Unit Name: MARQUETTE TOWNSHIP

### General Information for 2021 Tax Year

Parcel Number:	52-08-300-018-00	Assessed Value:	\$43,900
Property Class:	201	Taxable Value:	\$25,625
Class Name:	COMMERCIAL	State Equalized Value:	\$43,900
School Dist Code:	52170		

School Dist Name: MARQUETTE PUBLIC

PRE 2020: 0%

PRE 2021: 0%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$37,200	\$37,200	\$25,272
2019	\$37,000	\$37,000	\$24,801

Land Information

Acreage: 0.558

Zoning: UR

Legal Description

TROWBRIDGE PARK LOTS 31, 32 & 33.

Sales Information

Sale Date: 05-30-1979

Sale Price: 40000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: ARM'S LENGTH

Liber/Page: 0396:0092

Building Information

Residential Buildings

No Records Found

Agricultural Buildings

78 x 22

Year Built: 1952

Area (sq ft): 1716

Heating Type: No Heating/Cooling

Dimensions: 78 x 22

Type: D,Frame

Occupancy:

**60 x 26**

---

Year Built: 1957

Area (sq ft): 1560

Heating Type: No Heating/Cooling

Dimensions: 60 x 26

Type: D,Frame

Occupancy:

**20 x 12**

---

Year Built: 1955

Area (sq ft): 240

Heating Type: No Heating/Cooling

Dimensions: 20 x 12

Type: D,Frame

Occupancy:

**20 x 15 Utility Building**

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Year Built: 1955

Area (sq ft): 300

Heating Type: No Heating/Cooling

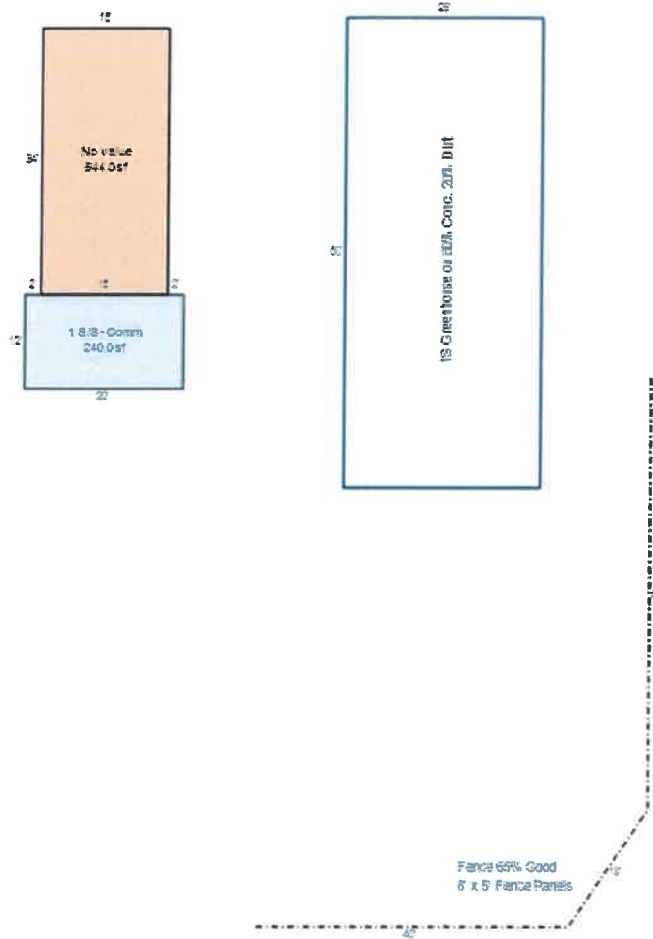
Dimensions: 20 x 15

Type: D,Frame

Occupancy: Utility Building

**Sketches (1)**

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

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

**Tax Year: 2013**

**Base Tax: 274.41**

**Base Tax Due: 0**

**Base Tax Paid: 274.41**

**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!

6b.



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# PROPOSED FINDING OF FACT

Planning Commission – October 13, 2021

**Agenda Item: 6b**      **Special Use Permit Public Hearing Request – Proposed Extraction of Earth Products development, pursuant to the Marquette Township Zoning Ordinance Article 16 – Detailed Use Regulations, Section 16.02 Extraction of Earth Products (I). Applicant: Marquette County Solid Waste Management Authority (MCSWMA), 600 Co Rd NP, Marquette, MI 49855**

**Applicant:** Marquette County Solid Waste Management Authority (MCSWMA) Attorney, Bill Nordeen & MCSWMA Manager, Bradley Austin

**Site Location:** Sections 31 & 32, Township 48 North, Range 25 West; of the Charter Township of Marquette, Marquette County

**Parcel ID:** 52-08-031-003-20 & 52-08-031-008-20

**Property Owner:** Marquette County Solid Waste Management Authority (MCSWMA)

**Zoning District:** Forest Recreation (FR)

**Proposal:** Development of an approximate 100-acre sand extraction area.

**Staff Contact(s):** Jason McCarthy, Erik Powers

### Background

Staff has received a completed application for a proposed mineral extraction (sand) land use from the Marquette County Solid Waste Management Authority (MCSWMA). Attached is the application and narrative. We believe the application warrants the required public hearing to be set, per Section 16.02 of the Marquette Township Zoning Ordinance. Staff will provide a short presentation of the proposal at the Planning Commission meeting on Wednesday, October 13<sup>th</sup>.



**Review Recommendation**

Staff recommends that the Planning Commission set a Public Hearing on the matter for November 10, 2021 at 7 PM.

# O'DEA, NORDEEN AND PICKENS P.C.

ATTORNEYS AT LAW

dea@  
-law.com  
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een@mqt-law.com  
emy S. Pickens  
pickens@mqt-law.com  
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122 W. Spring Street  
Marquette, MI 49855  
Phone: 906.225.1770  
Fax: 906.225.1764  
225 E. Aurora Street  
Ironwood, MI 49938  
Phone: 906.932.1221

Also admitted in Wisconsin

**COPY FOR YOUR  
INFORMATION**

September 15, 2021

Charter Township of Marquette  
Attn: Jason McCarthy, Zoning Administrator  
1000 Commerce Drive  
Marquette, MI 49855

Re: Application for Special Use Permit of Marquette County Solid Waste  
Management Authority

Dear Mr. McCarthy:

As you know, we represent the legal affairs of the Marquette County Solid Waste Management Authority. Enclosed find an Application for Special Use Permit and supporting documentation. A copy of a check previously provided to Marquette Township in the amount of \$510.00 is included. If you require an additional permit fee, please advise of same. Please schedule this application for the next available Planning Commission meeting.

1. Narrative Describing the Proposed Special Use.

The Marquette County Solid Waste Management Authority ("MCSWMA") operates the County Landfill in Sections 5 and 6 of T47N-R25W in Sands Township, which is situated on the northern boundary of Sands Township. In 2012, the MCSWMA purchased 100 acres from the City of Marquette, which is adjacent to the Landfill operations and on the southern edge of Marquette Township in Sections 31 and 32, T48N-R25W, Tax Id Nos: 52-08-031-003-20 and 032-008-20.

These parcels are vacant and undeveloped (as is the property surrounding these parcels). The MCSWMA purchased these parcels to remove sand located thereon for use at the County Landfill for the Health, Safety, and Welfare of the citizens of Marquette County. The location of these parcels allows the MCSWMA to transport the sand without having to cross any public roadways.

2. Effect of Special Use. The proposed special use will have no affect on emergency services, schools, sanitary sewer facilities, and local traffic volumes.

3. Property Survey. Enclosed find two copies of a property survey, which is stamped and sealed by surveyor Robert F. Cambensy. The survey includes the following:

- a) a legal description of the property; a statement of Project Description;
- b) a statement of General Operation Plan;
- c) a statement of statement of Zoning, Land Use, and Buffer Yards;
- d) a statement of Major Drainage Paths Thru Site;
- e) a statement concerning Groundwater;
- f) a statement concerning Soils; and
- g) a statement concerning General Operation, Soil Erosion Considerations, and Reclamation of Site.

4. Existing Uses and Structures on Land. The property is vacant and undeveloped. There are no structures on the property.

5. Zoning on Parcel and Adjacent Parcels. Zoning information is included on the Survey in a narrative statement.

6. Site Plan. Enclosed is a Site Plan which is in accordance with sections 17.03 and 17.06 of the Zoning Ordinance.

7. Preliminary Building Plans / Outline Specifications. The plans for removal of the sand type material from the site are included on the enclosed Survey. There is no building or construction planned.

8. Supporting Documents from Relevant Public Agencies. Our surveyor does not believe the removal of sand requires permits from any government agency, other than a Soil Erosion Permit from Marquette County. We will obtain a Soil Erosion Permit when appropriate. There are no issues on the site that will stop a Soil Erosion Permit from being issued.

9. Additional Attachments. In addition to the enclosed Survey of surveyor Robert F. Cambensy, find the following enclosed:

- a) Site Plan
- b) Operation Plan
- c) Reclamation Plan

If you have any questions or if you wish to discuss this more fully, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'W. T. Nordeen', with a long horizontal flourish extending to the right.

William T. Nordeen

WTN/wtn  
encl(s)

cc: MCSWMA Director (Brad Austin)  
MCSWMA Chairperson (Randall Yelle)



# 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

**COPY FOR YOUR INFORMATION**

### Applicant Information

Name: Marquette County Solid Waste Management Authority		Address: 600 Co Rd NP, Marquette, MI 49855	
Business Name: Marquette County Solid Waste Management Authority			
Phone: 225-1770	Fax:	Name of Contact Person: Attorney Bill Nordeen	Contact Phone: 225-1770
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.): Attorney for Owner			
E-Mail Address: bnordeen@mqt-law.com			

### Property Owner (if different from applicant)

Name: Marquette County Solid Waste Management Authority		Address: 600 Co Rd NP, Marquette, MI 49855	
Phone: 249-4125	Fax:	Name of Contact Person: Bradley Austin	Contact Phone: 249-4125
E-Mail Address: landfillwarrior@gmail.com			

### Property Information

Address: 600 Co Rd NP, Marquette, MI 49855		Parcel I.D. Number(s): 52-08-032 <sup>031</sup> -008 <sup>003</sup> -20 <sup>20</sup>
Zoning District: Forest Recreation	Legal Description(s) (attach pages as necessary): S 1/2 of SE 1/4 of SE 1/4 Sec 31 and S1/2 of SW 1/4 of Sec 32, T48N-R45W.	
Size (acreage or square footage): 100 acres	Name of any existing businesses on property: Marquette County Solid Waste Management Authority	
Proposed Use of Property: REmove sand type material for use at the adjacent County Landfill		
Present Use of Property: Vacant - undeveloped		

### Permission

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

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

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

**Applicant:**

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


Signature of Applicant: 

Date: 9-15-2021

Applicant's Name (print): William T. Nordeen, Attorney for MCSWMA

**Property Owner:**

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

Signature of Property Owner: 

Date: 09/15/2021

Property Owner's Name (print): Randall Yelle, Chairperson, MCSWMA

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

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

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

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>JASON MCCARTHY - ZA</u>	Date: <u>9/14/21</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>510.00</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: _____

CASH ON HAND, CHECKS AND DEPOSIT SLIPS LISTED ON EACH REMITTANCE STATEMENT RECEIVING

<b>MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY 500 COUNTY ROAD NP MARQUETTE, MI 49855</b>	<small>HONOR CU: 74-54832724</small>	<b>3085</b>
		2/21/2018
<b>PAY TO THE ORDER OF</b> MARQUETTE TOWNSHIP		<b>\$**510.00</b>
Five Hundred Ten and 00/100		DOLLARS
MARQUETTE TOWNSHIP 1000 COMMERCE DRIVE MARQUETTE, MI 49855	<i>Bradley G. Hill</i> <i>Randall J. Hill</i>	
<small>MINI</small> MINERAL EXTRACTION PERMIT	0 1 5 #	

- [View Image](#) \$6,727.20
  - [View Image](#) \$2.10
  - [View Image](#) \$1,492.08
  - [View Image](#) \$510.00
  - [View Image](#) \$510.00
  - [View Image](#) \$490.41
  - [View Image](#) \$398.14
  - [View Image](#) \$313.36
  - [View Image](#) \$275.00
- << < 1 > >>

## OPERATION PLAN

### Marquette County Solid Waste Management Authority

The Marquette County Solid Waste Management Authority (MCSWMA) is a municipal authority located at 600 County Road NP, Marquette, Michigan, 49855. The purpose of this Site Plan is to remove sand type material from a vacant parcel adjacent to and North of the MCSWMA landfill facility.

1. The MCSWMA operates the Marquette County Landfill. The MCSWMA acquired the subject 100 acre vacant and undeveloped parcel north of the Landfill to obtain sand type material for use at the Landfill for final cover and other uses. Surface top soils will be removed with a bull dozer and piled. The sand type material will be removed and trucked to the Landfill as needed. A 60 foot natural buffer will be maintained on three sides of the parcel at all times. A 150 foot electric easement is on the fourth side (West) and will be maintained and unchanged. Existing drainage paths will be maintained (see Site Plan Drawings for additional information on drainage). Existing dirt roads will be used for trucking the sand type material to the Landfill and these roads will be upgraded and graveled as needed. There are no adverse affected anticipated from the removal of this sand type material.

The transfer of soil type material from the subject parcel to the Landfill will likely occur periodically over the next 30 years, as needed.

All transfer of sand type material from the site to the Landfill will occur during the hours of 7:00 am and 7:00 pm only, Monday to Friday (except holidays). Normal excavating equipment and common trucks will be used in hauling the sand type material. There will be no unusual noise, vibrations, or pollution from the proposed activity.

2. The proposed operation has a direct impact on the health, safety, and welfare of Marquette County, because the sand type material is needed by the County Landfill, which is the repository for all solid waste generated in Marquette County. It is uncertain whether the trucking of the sand type material will be done by employees of the MCSWMA or contracted to local excavating companies. If it is contracted to local excavating companies, it will create several jobs in the local economy. There are no changes needed to the present road system for the proposed activity.

3. A 60 foot natural buffer will be maintained on three sides of the parcel at all times. A 150 foot electric easement is on the fourth side (West) and will be maintained and unchanged.

4. This is a closed site with no access to the public. As sand type material is removed from the site, slopes will be maintained to minimize natural collapse of sand material. As areas are finalized, the sides of the area will be a minimum 1 on 3 slope.

5. There are no utilities needed on the site. Hauling of sand type material to the Landfill will occur along existing dirt roads, which will be upgraded and graveled as needed. This is a closed site and no traffic plans are needed.

\*Note: Additional Operation Plan information is provided on the Site Plan Drawings



## SITE PLAN

### Marquette County Solid Waste Management Authority

The Marquette County Solid Waste Management Authority (MCSWMA) is a municipal authority located at 600 County Road NP, Marquette, Michigan, 49855. The purpose of this Site Plan is to remove sand type material from a vacant parcel adjacent to and North of the MCSWMA landfill facility.

1. A fully completed application form is enclosed.
2. Two (2) full-scale copies (36" x 24") of the site plan drawings, completed by a certified surveyor, are enclosed.
3. There are no structures.
4. There are no structures.

#### Site Plan Drawings:

1. The name of the proposed project is "fill material removal from adjacent parcel." The date, north arrow, scale; as well as the name, address, and telephone numbers of all interest holders is included on the Site Plan Drawings.
2. The legal description of the subject parcel is the S ½ of the SE 1/4 of the SE 1/4 of Section 31 and the S ½ of the SW 1/4 of Section 32, in Township 48 North, Range 45 West. The gross area affected in the soil removal is shown on the Site Plan Drawings. There are no deed restrictions or covenants. There is no future site development.
3. The location and area calculations of the proposed project activity, including ground coverage, floor area, and landscape open space, are included on the Site Plan Drawings.
4. There are no structures on the subject parcel, nor within 100 feet of the parcel lines. The parcel is zoned Forest Recreation. The zoning classifications of the adjacent parcels are shown on the Site Plan Drawings.
5. The location of all existing and proposed drives are on the Site Plan Drawings.
6. There is no existing or proposed pavement.
7. There is no proposed open vehicular travel, other than trucking along existing dirt roads to move the sand type material to the Landfill. The existing dirt roads will be upgraded with gravel, as needed, to facilitate the trucking of sand type material to the Landfill. There are no parking areas.

8. Loading areas will be throughout the 100 acre parcel as sand type material is removed, except for the 60 foot natural buffer yard along the perimeter. There are no truck docks, service drives, or truck wells.
9. The existing dirt roads, which will be upgraded with gravel as needed to facilitate the travel of dump trucks hauling sand type material to the Landfill, will be the access for emergency vehicles. The location of these roads will be provided to the Sands Township Fire Department and EMS; as well as the Marquette County 131 unit.
10. There are no existing or proposed public or private rights-of-way within 100 feet of the sites' parcel lines, including roads, railroads, easements, clear view angles, and utility licenses; Except the 150 foot wide electric easement on the far West side of the parcel which is owned by American Transmission Company (ATC) and shown on the Site Plan Drawings.
11. There are no existing or proposed signs. This is a closed site, with the only access for excavation equipment and trucks of MCSWMA for the moving of sand type material to the Landfill.
12. There is no existing or proposed lighting on this site.
13. There is no need for trash receptacles on this site.
14. There are no existing or proposed public or private utilities; Except the 150 foot wide electric easement on the far West side of the parcel which is owned by American Transmission Company (ATC) and shown on the Site Plan Drawings.
15. Topography of the site with elevations are shown on the extensive Site Plan Drawings.
16. All existing and proposed water course, water bodies, flood plains, surface drainage ways, either natural or man-made, within 200 feet of the site's parcel lines are shown on the extensive Site Plan Drawings.
17. A 60 foot natural buffer yard will be maintained on the perimeter of the site on three sides and the existing 150 foot electric easement on the fourth side (West) will be left unchanged. All surface topsoil type material will be bull dozed and piled prior to removal of the underlying sand type material. After the sand type material is removed from the site, the site will be graded to appropriate grades and the piled topsoil material reapplied.
18. There are no other applicable ordinances or permits required for the proposed activity; Except a soil erosion permit from the Marquette County which will be obtained at the proper time.

\*Note: Additional Site Plan information is provided on the Site Plan Drawings

## RECLAMATION PLAN

### Marquette County Solid Waste Management Authority

The Marquette County Solid Waste Management Authority (MCSWMA) is a municipal authority located at 600 County Road NP, Marquette, Michigan, 49855. The purpose of this Site Plan is to remove sand type material from a vacant parcel adjacent to and North of the MCSWMA landfill facility.

1. Grading, benching, sloping, revegetation, and erosion control can be found on the Site Plan Drawings. Generally: surface top soils will be removed with a bull dozer and piled; the sand type material will be removed and trucked to the Landfill as needed; a 60 foot natural buffer will be maintained on three sides of the parcel at all times; a 150 foot electric easement is on the fourth side (West) and will be maintained and unchanged; existing drainage paths will be maintained (see Site Plan Drawings for additional information on drainage); and existing dirt roads will be used for trucking the sand type material to the Landfill and these roads will be upgraded and graveled as needed. As sand type material is removed from the site, slopes will be maintained to minimize natural collapse of sand material. As areas are finalized, the piled top soils will be applied and the sides of the area will be a minimum 1 on 3 slope.

After the sand type material is moved from this site to the Landfill, this parcel should be adjoined to the adjacent Marquette City recreation area, either as an active area or a buffer area. However, that is an issue to be negotiated by the Marquette City Board and the MCSWMA Board.

2. Surface top soils will be removed with a bull dozer and piled. The sand type material will be removed and trucked to the Landfill as needed. A 60 foot natural buffer will be maintained on three sides of the parcel at all times. A 150 foot electric easement is on the fourth side (West) and will be maintained and unchanged. As areas are completed, the piled top soils will be applied with a final side grade of no more than 1 on 3 slope.

3. Existing drainage flows will be maintained (see Site Plan Drawings for more information). There will be no water impoundments or artificial lakes created. As areas are completed, the piled top soils will be applied with a final side grade of no more than 1 on 3 slope.

4. There will be no surface structures or related facilities. The only roads will be the existing dirt roads, upgraded and graveled as needed. After final completion of the removal of the sand type material, the dirt roads will allowed to go back to nature. This is a closed site and no further access will be provided.

5. This is merely the removal of sand type material at the surface, or just below the surface. Harmful or toxic materials are not expected. However, if harmful or toxic materials are encountered, they will be addressed appropriately.

6. The transfer of the sand type material from the site to the Landfill will occur as needed, but will likely be over the next 30 years. As areas are completed, those areas will be sloped and revegetated using the piled top soil. In any case, the entire site will be sloped and revegetated within one year of the final removal of material.

7. There are no other permits required for this activity; Except a soil erosion permit from Marquette County, which will be obtained as appropriate.

**\*Note: Additional Reclamation Plan information is provided on the Site Plan Drawings**