



MARQUETTE CHARTER TOWNSHIP

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

PLANNING COMMISSION MEETING

WEDNESDAY, OCTOBER 26, 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 – September 28, 2022
5. Public Comment.
6. New Business.
 - a. **Special Use Permit Public Hearing #102622-1** – Proposed Short-Term Rental Unit on a property located at 1895 Granite St, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Subject property is described as Trowbridge Park Lot 11, Parcel Tax ID#: 52-08-300-006-00. Applicant: Julee Norris, 1895 Granite Street, Marquette, MI 49855.
 - b. Marquette Charter Township: Climate Resolution – Discussion
7. Unfinished Business. None at this time.
8. Correspondence.
 - a. 2022 Michigan Association of Planning (MAP) Conference – Highlights
 - b. Residential Solar Zoning Ordinance Provisions – Letters
 - c. City of Marquette – Notice of Intent to Plan
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.



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****Next Meeting – November 9, 2022***



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6a.

STAFF REPORT

PLANNING COMMISSION – October 26, 2022

Agenda Item # 6a: **Special Use Permit Public Hearing
#102622-1 – Proposed Short-Term Rental
Unit on a property located at 1895 Granite
St, Marquette MI 49855, within the Urban
Residential (UR) zoning district, per the
Marquette Township Zoning Ordinance
(Article 15, Section 15.05).**

Applicant: Julee Norris
Property Owner: Julee Norris
Parcel ID#: 52-08-300-006-00
Staff Contact: Jason McCarthy/Erik Powers

Background:

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

Proposed Finding of Fact:

- The subject parcel is located in the zoned Urban Residential (UR) District.
- The subject parcel is located in Section 16, T48N, R25W
- Surrounding zoning districts to the subject parcel are Urban Residential (UR) to the South, West, and East. Across Wright St is property located within the City of Marquette.
- 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 Scenic Residential (SR) Zoning District

“SECTION 16.13: SHORT-TERM RENTALS:

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

Planning Commission Review Criteria for Special Land Uses:

SECTION 16.04: REVIEW AND FINDING PROCESS

A. PLANNING COMMISSION PUBLIC HEARING

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

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



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B. PLANNING COMMISSION DECISION

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

SECTION 16.05: CONDITIONS ON SPECIAL LAND USE APPROVALS

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

SECTION 16.06: GENERAL USE STANDARDS

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

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



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

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

SECTION 16.07: CONDITIONS AND SAFEGUARDS

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



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

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

SECTION 16.08: DECISION RECORD

A. WRITTEN RECORD

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

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



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SECTION 16.09: AMENDMENTS TO PERMITS FOR SPECIAL LAND USES

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

Review Recommendation

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



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855
Phone: 906-228-6220 • Fax: 906-228-7337



RECEIVED
JUN 10 2022
Marquette Township

6a.

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.

PAID
\$255.00
JUN 10 2022
CASH
Marquette Township

Application Type

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

Applicant Information

Name: JULIE NORRIS		Address: 1895 GRANITE ST. MARQUETTE	
Business Name: N/A			
Phone: 906-458-5376	Fax: N/A	Name of Contact Person: JULIE NORRIS	Contact Phone: 906-458-5376
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: JULIE.NORRIS@YAHOO.COM			

Property Owner (if different from applicant)

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

Property Information

Address: 1895 GRANITE ST.		Parcel I.D. Number(s): 52-08-300-006-00	
Zoning District: MGT TWP -UR	Legal Description(s) (attach pages as necessary): LOT # 11 OF TROWBRIDGE PARK		
Size (acreage or square footage): 60' X 132'	Name of any existing businesses on property: N/A		
Proposed Use of Property: SHORT TERM RENTAL			
Present Use of Property: PRIMARY RESIDENCE			

Permission

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

Please include with this permit the following items:

- A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
 Attached
- Applicant's statement of the expected effect of the special use (where applicable) on emergency services, schools, sanitary sewer facilities, and local traffic volumes.
 Attached
- Property Boundary Survey / Map and Legal Description with the seal of the registered surveyor who prepared them.
 Attached
- Existing uses and structures on the land – attach any available site map or drawing locating uses and structures on the land
 Attached
- Existing zoning of the subject property or parcel along with the zoning district of all adjacent properties (may be superimposed on the survey or site map).
 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

NO NEW DEVELOPMENT NECESSARY

Applicant:

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

Signature of Applicant: [Signature] Date: 6-10-22

Applicant's Name (print): JULIE NORRIS

Property Owner:

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

Signature of Property Owner: [Signature] Date: 6-10-22

Property Owner's Name (print): JULIE NORRIS


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

Signature of Applicant: [Signature] Date: 6-10-22

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>Erik Powers</u>	Date: <u>6/10/2022</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: _____

My plan for 1895 Granite Avenue is to occasionally use it as a short term rental for a few weeks throughout the year. I believe this location is appropriate for this type of use as the house fairly private with plenty of off street parking, a garage, and a fully fenced in backyard.

I can not see any expected effects on emergency services, schools, sewer facilities, or local traffic volume. This is my primary full time residence and in the event that I am not here and renting the house for a weekend the impact of its occupancy would remain unchanged.



JULIE NORRIS



EXISTING STRUCTURES



Google Earth

Imagery date: 5/17/...

20 m

Camera: 348 m 46°33'49"N 87°25'...

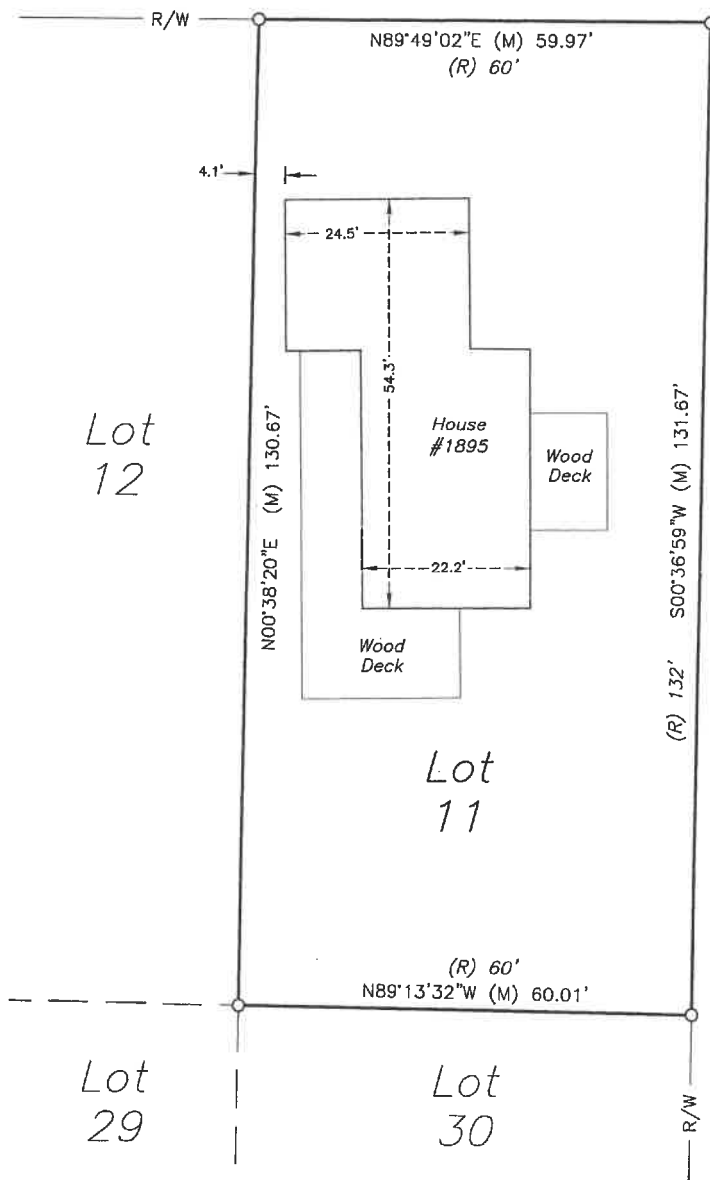
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION AS FURNISHED:

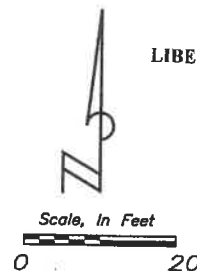
Lot Number Eleven (11) of Trowbridge Park Subdivision
No. 1, Marquette Township, Marquette County, Michigan.

2019R-07457
CARLA A L'HUILLIER
REGISTER OF DEEDS
MARQUETTE COUNTY, MI.
RECORDED ON
08/15/2019 02:33 PM
PAGES: 1

Wright Street (66' R/W)



LIBER 5 PAGE 221



LEGEND:

- SET 5/8" REROD W/P.S. CAP

PREPARED FOR:

Julee Norris
1895 Granite Street
Marquette, MI 49855

BEARING BASIS:
A VAN NESTE SURVEYING,
CERTIFICATE OF SURVEY,
RECORDED IN LIBER 002
S.M., PAGE 393

CERTIFICATION:

I hereby certify that I have surveyed and mapped the hereon described parcel of land on 30 July 2019 and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

SIGNED: *Glenn C. Van Neste* DATE: 15 AUG 2019
 Glenn C. Van Neste, Professional Surveyor # 27464
 Travis W. Van Neste, Professional Surveyor # 46695



JOB # 219057/88132	SCALE: 1" = 20'	DATE: 30 July 2019
(R) RECORDED	(M) MEASURED	DRAWN BY: TWM
LINE NOT DRAWN TO SCALE		

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VNS
SHEET 1 of 1

6b.



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STAFF REPORT

PLANNING COMMISSION – October 26, 2022

Agenda Item #6b: Township Climate Resolution

Staff Report Contact: Erik Powers- Staff Planner

Background:

Township Staff recently joined the Marquette County Climate Adaptation Task Force (CATF). CATF is an umbrella organization involving several concerned groups and individuals from Marquette County. CATF provides a conduit through which ways to deal with the local impacts of climate change are disseminated, a forum where leaders of local units of government and members of the general public can come together to consider cooperative responses and seek funding for climate adaptation projects and a network of contacts with state and federal agencies that can offer local communities technical advice, research tools and access to sources of funding.

The mission of CATF is to help prepare local leaders and Marquette County Stakeholders to develop mitigation and adaptation strategies that will make the Upper Peninsula more resilient and effective when dealing with the consequences of climate change and extreme weather events. More info can be found at superiorwatersheds.org/catf.

In conjunction with CATF, NMU intern Anni Skillicorn and Marquette Senior Planner Emily Leach are assisting local municipalities in drafting Climate Resolutions. The proposed Township Resolution will be written in alignment with the Marquette Charter Township Master Plan, the Marquette County 2040 Master Plan, and the Marquette Area Climate and Health Adaptation Plans. Through identification of climate initiatives specific to Marquette Township, the resolution is drafted to best suit the goals and objectives of the Township. The resolution will strengthen existing policy and encourage projects that will aid Marquette Township in providing a more sustainable community for future residents. Upon review and approval from the Planning Commission the resolution will be sent to the Township Board with a recommendation for adoption, with a goal of final adoption by the end of the year.

Several goals and objectives of the Marquette Charter Township Master Plan 2020-2024 coincide with potential climate initiatives, including but not limited to:



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Objective 1.5-

Discourage development in unsuitable areas, such as those containing steep slopes, flood plains, caving areas, high water tables, wetlands, or shallow soils, or other activities detrimental to human health, safety and welfare.

Objective 1.6-

Locate new development in or near existing developed areas to promote an efficient and compact pattern of development, reduce the negative effects of sprawl, and reduce infrastructure and service costs.

Objective 1.8-

Strengthen regulations, enforcement measures, and administrative structure to support environmental protection standards that preserve sensitive environmental areas that are incompatible with development.

Objective 2.17-

Encourage the installation of electric car charging stations, where and when feasible.

Objective 3.1-

Create plans to conserve energy and increase efficiency in all public facilities and to adopt renewable energy technology when possible, thereby creating a model for private companies and residents to follow.

Objective 3.15-

Encourage the development of wind and solar power for commercial and residential developments.

Objective 6.11-

Promote an adequate quantity of new housing to accommodate anticipated population growth and climate trends.

Review Recommendation

Staff recommends that the Planning Commission review the attached draft resolution and provide initial feedback for edits to be made to the resolution.

WHEREAS, in September 2020, Michigan Governor Gretchen Whitmer signed Executive Order 2020-182 and Executive Directive 2020-10 to create the MI Healthy Climate Plan, putting Michigan on a path toward becoming fully carbon-neutral by 2050; and,

WHEREAS, climate change has contributed to a decline in air quality from an increase in particulate matter related to a higher frequency of wildfires, and pollen counts, a decline in air quality increases the risk of illness for those with respiratory conditions, while also possibly having a negative effect on the mental health of the community; and,

WHEREAS, Marquette Charter Township has stated plans to preserve environmentally sensitive areas that are incompatible with development through well planned land use management practices, and strengthening of regulations and enforcement measures; and, 1

WHEREAS, Lake Superior's surface temperature has risen 5.4°F in the past four decades, three times faster than the global average, resulting in 79% decreased ice coverage and therefore less protection from recent powerful storms, which have damaged Marquette Charter Township infrastructure, caused private property damage, increased cost of living for residents, and raised public infrastructure maintenance costs; and,

WHEREAS, Marquette Charter Township is a prime location for climate refugees who will be looking to relocate due to the impacts of climate change on their current home region, affordable and attainable housing, and necessary services must be available to account for a possible population increase; and, 2

WHEREAS, residential sprawl negatively impacts the rural character of Marquette Charter Township, and constricting a majority of future development to the already existing urban core utilizing the infill strategy, will reduce the need for expanded infrastructure systems, while also preserving the culture of the rural community; and, 3

WHEREAS, the Marquette Charter Township 20-2024 Master Plan states the Township's commitment to pursuing "Smart Growth" principles through re-development of existing infrastructure to maintain a compact and efficient community, that promotes walkability while protecting natural resources from the effects of sprawl; and, 4

WHEREAS, a transition to a clean energy economy, if not carefully planned, would have a disruptive impact on the livelihoods of many in our community while a well-planned transition with distributed renewable energy generation may provide expanded job opportunities for local residents and create a more resilient energy portfolio; and,

WHEREAS, General Motors, a Michigan based auto company, and other leading auto companies have committed to producing exclusively electric vehicles by 2035, and state and federal funding is available for Electric Vehicle infrastructure development; and,

WHEREAS, Marquette Charter Township is bordered by Lake Superior on one side, creating an 11 mile stretch of shoreline within the Township, and the Township has deemed shorelines environmentally sensitive areas, and maintaining shorelines as low density development areas protects residents from flooding and erosion hazards occurring from wave action; and, 5

WHEREAS, climate change has increased the frequency and intensity of extreme weather events, and coordinated emergency response teams with updated mapping and 911 capabilities is necessary to preserve the wellbeing of residents from climate related disasters; and, 6

WHEREAS, updated zoning ordinances regarding stormwater management practices have the potential to improve upon the current water quality within the Township, while also implementing protections to preserve high water quality standards for future residents; and, 7

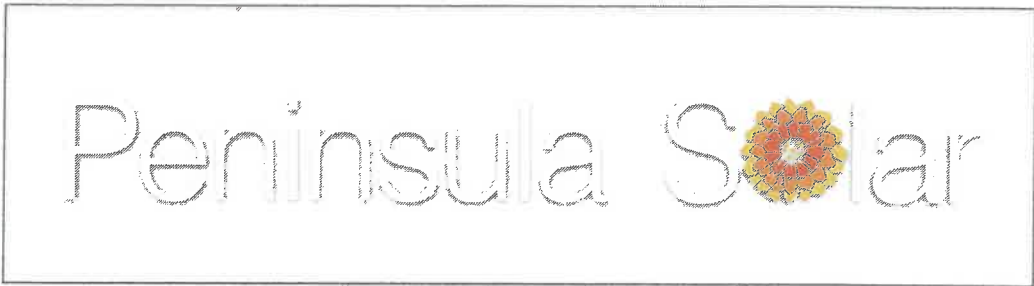
WHEREAS, climate change has impacted the seasonality of Marquette Township leading to milder winters and longer hotter summers, these changes allow for a greater survival rate among insects carrying vector borne diseases; and,

NOW, THEREFORE, be it resolved that Marquette Charter Township declares that a climate emergency threatens the Township; and,

- that Marquette Charter Township will incorporate into future planning efforts a focus on energy conservation, increasing efficiency in all public facilities, and adoption of renewable energy technology, when possible, thereby creating a model for private companies and residents to follow; and,
- that Marquette Charter Township will maintain a low density of residential development in areas that have been deemed “environmentally sensitive”, such as, erosion zones, floodplains, caving areas, shorelines, wetlands, swamps, marshes, wellhead protection areas, and aquifer recharge sites; and,
- that Marquette Charter Township will update ranking criteria for Capital Improvements Projects to better align with the Master Plan and seek available state, federal, philanthropic, and private funding for the above efforts; and,
- that Marquette Charter Township understands that a swift transition to electric vehicles is underway and will seek to support electric vehicle infrastructure development; and,
- that Marquette Charter Township understands the consequences of a changing climate and calls upon the residents, businesses and organizations within the Township to join the Township in the above stated efforts to mitigate and adapt to a changing climate

- 1.) Chapter 3, pg. 1, 3.1. Chapter 7, pg. 1, Objective 1.8,
- 2.) Chapter 7, pg. 9, Objective 6.9, pg. Chapter 7, pg. 9, Objective 6.11. Chapter 7, pg 9, Objective 6.13
- 3.) Chapter 7, pg. 1, Objective 1.6. Chapter 7, pg. 9, Objective 6.1
- 4.) Chapter 7, pg 1, Goal #1
- 5.) Chapter 3, pg 1, 3.8 Water Resources
- 6.) Chapter 8, pg. 7, 8.6 Water Related Concerns
- 7.) Chapter 8, pg. 7, 8.6 Emergency Response & Extreme Events
- 8.) Chapter 7, pg 2, Objective 1.11

86.



RECEIVED

October 7, 2022

OCT 11 2022

Dear Marquette Township Planning Commission,

Initial: EP

Peninsula Solar, on behalf of Marquette Township community members, is respectfully requesting that Marquette Township address their zoning policy concerning solar. Currently the Township has taken the stance that solar zoning should be regulated by a lengthy special use permit process. The special use process creates a major and unnecessary financial and logistical burden for prospective community members looking to install solar on their homes or businesses. Residential solar installations in the state of Michigan and country wide are not a new phenomenon nor are they an experimental technology. Solar is a flourishing industry in the Upper Peninsula where utilities and state governments recognize and regulate the technology with standardized interconnection agreements and electrical codes. With the passage of the Inflation Reduction Act, residents have 10 years to tap into substantial federal tax incentives for solar installation. Simplifying the current zoning ordinance now would make Marquette Township a more attractive community for those new and current residents who are seeking solar installations.

Please let us know how we can support this process. As a Marquette based company, we want to help align our community with the statewide movement towards renewable energies.

Sincerely,

Ben Schimpf, on behalf of the Peninsula Solar Team

CONTACT

102 W. WASHINGTON ST., SUITE #220, MARQUETTE, MI | 906-235-0340 | BEN@PENINSULA-SOLAR.COM

86.

7 October 2022

To the Marquette Township Planning Commission:

In the course of making the necessary arrangements to incorporate a rooftop solar panel system in our home, we have learned that many things can be installed on a rooftop with only a simple permit, with the notable exception of SOLAR PANELS. This requires a lengthy, complicated, logistically complex, expensive "special use permit" process. This is very burdensome, and far in excess of what is required for both safety and zoning compliance. The process, we are told, even involves obtaining a survey, which is expensive, often not obtainable in a timely way, and irrelevant to a rooftop installation in any case.

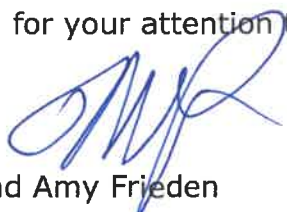
Residential solar installations in the state of Michigan and country wide are not a new or experimental technology. Solar is an established, flourishing industry in Michigan's Upper Peninsula, where utilities and state governments recognize and regulate the technology with standardized interconnection agreements and electrical codes. Further, with the passage of the federal Inflation Reduction Act, substantial federal tax incentives for solar installations exist, for which residents would qualify.

For all the above reasons, simplifying the current zoning ordinance now would make Marquette Township a more attractive community for those new and current residents who are seeking solar installations. Instead of going the route of the onerous "special use permit", we are requesting that the Marquette township planning commission make the appropriate rules changes so that the process of adding residential solar is as simple and straightforward as adding a satellite dish, or performing other similar rooftop operations.

As an additional point, our tentative installer, Peninsula Solar, is an established local business based in Marquette, and employing UP residents.

The next township planning commission meeting is scheduled for October 26 (at 7 pm in the township hall) and we would like to see this question added to the agenda for that meeting. We plan to attend the meeting, to make this request part of the public comments and record.

Thank you for your attention to this matter!



Richard and Amy Frieden
200 Eagles Nest Road (Marquette Township)
Marquette MI 49855

Received
~~PAID~~
OCT 07 2022
Marquette Township



**COPY FOR YOUR
INFORMATION**

8c.
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MEMORANDUM

DATE: October 05, 2021
TO: Local Units of Government, Public Utility Companies, Railroad Companies
FROM: David Stensaas, City Planner and Zoning Administrator
SUBJECT: **Community Master Plan Amendment – Intent to Plan**

This memo is to inform you that it is the intent of the City of Marquette to rewrite the City of Marquette's Community Master Plan (CMP) in accordance with MCL 125.3839 of the Michigan Planning Enabling Act, Public Act 33 of 2008. This memo is being sent to the Planning Commissions in the townships contiguous to the City of Marquette, and to the Marquette County Planning Commission.

The City of Marquette welcomes your cooperation and comments on the proposed new CMP.

The process of updating the Marquette Community Master Plan, by the Planning Commission, will begin in October 2022, with consultants for the project - Beckett and Raeder – holding a kick-off meeting with the Planning Commission at their regularly scheduled Oct. 18th meeting at City Hall.

You are hereby invited to participate in the planning process and/or comment as you please, using the contact information provided in the upper right corner of this letter. You will also be able to find internet links to the process on the *Planning* subpage of the Community Development Department page on the City of Marquette's website:

<https://www.marquettemi.gov/departments/community-development/planning>

We will make such submittals and may provide updates to your office by electronic mail provided that you do not respond by objecting to the use of electronic mail.