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 27, 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 and October 13, 2021
5. Public Comment.

6. New Business.

   a. **Special Use Permit Public Hearing #102721-1** – Proposed Short-Term Rental Unit 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# 52-08-004-044-00. Subject property is located in Section 4, T48N R25W. Applicant: Connor Wilkinson, 354 Co Rd 550, Marquette, MI 49855.

   b. **Site Plan Review 122721-2.** Site Plan Review #102721-2. Proposed construction of an 8,704 SF TruNorth Credit Union (Banking Institution) to be located on a property located within the General Business (GB) zoning district at 2680, 2702, & 2712 US-41 West, Marquette, Michigan, Applicant: TruNorth Federal Credit Union, 1419 N. 2nd Street, Ishpeming, MI 49849

   c. **Final Planned Unit Development (PUD) Application #102721-3. Heritage Silos, LLC** – Final Planned Unit Development (PUD) Application Review, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 13, Section 13.06 (B)). Applicant: Heritage Silos, LLC, 397 Bishop Woods Rd, Marquette, MI 49855

   d. **Special Use Permit Public Hearing Request.** Proposed Short-Term Rental Unit on a property located at 170 Eagles Nest Rd, Marquette MI 49855, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05), Applicant: Houses of Gort, LLC, (Tim & Regina Gort), 170 Eagles Nest Road, Marquette, MI 49855

7. Unfinished Business. None at this time.

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8. Correspondence. None at this time.
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 – November 10, 2021

Marquette Township Planning Commission – Regular Meeting
Wednesday, September 22, 2021 – 7 p.m.
This meeting was held in-person at the Marquette Township Hall.

Chairperson Johnson called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Steve Heikkinen, Linda Winslow, Jim Johnson, Denny Ferraro, Bethany Cody

MEMBERS ABSENT: None

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

OTHERS PRESENT: John & Jenny Centko, Megan Hornbogen, Brian Savolainen, Mick & Judy Vonck, Scott Koski, Ken Hruska, Robert and Mary Beals, Richard and Denise Brown.

APPROVAL OF AGENDA:

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

Ferraro, Moved
Cody, Supported ***Motion Carried: 5-0***

MINUTES FROM PREVIOUS MEETING:

MOTION: ***To approve the August 25 and September 8, 2021 meeting minutes, as amended.***

Ferraro, Moved
Heikkinen, Supported ***Motion Carried: 5-0***

PUBLIC COMMENT: None.

NEW BUSINESS:

Special Use Permit Public Hearing #092221-1 – 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). Parcel Tax ID# 52-08-330-008-10. Subject property is located in Section 16, T48N R25W. Applicant: John & Jenny Centko, 680 Ontario Ave, Marquette, MI 49855

Johnson opened the public hearing at 7:03 PM

McCarthy provided project background and explained the application. Staff saw the application as complete and appropriate and recommended approval of the proposed short-term rental, provided they follow through on the fire inspection and the acquisition of a Marquette Township Business License. He also indicated that neighbors have been notified and that no adverse comments were received.

Heikkinen asked if the applicant was aware that their Homestead tax exemption could be forfeited as a

result of their short-term rental.

The Centko's responded affirmatively.

Johnson closed the public hearing at 7:10 PM.

MOTION: ***To approve the Short-Term Rental for the Centko's at 680 Ontario Avenue, as presented.***

Ferraro, Moved
Heikkinen, Supported ***Roll call vote passed 5-0***

(Roll call vote: Yay – Ferraro, Heikkinen, Cody, Johnson, Winslow, Nay – None)

Public Hearing #092221-2, Heritage Silos, LLC – Preliminary Planned Unit Development (PUD) Plan Application Review, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance, Article 13, Section 13.05 (B), Applicant: Heritage Silos, LLC, 397 Bishop Woods Rd, Marquette, MI 49855

Hornbogen provided a brief background refresher on the proposed project.

Vonck spoke on behalf of the development and indicated he was available for questions.

Savolainen also spoke as the civil engineer for the project and indicated he was available for questions, as needed.

Beals expressed her concerns with the proposed project including comments on busy Grove Street, sight distance, vehicle lighting glare, speed limit, the proposed sewer connection, and the proposed short-term land use.

Hruska, representing the golf course, spoke on behalf of the project.

McCarthy read into the record a letter from Louis & Joan Myefski which requested the removal of the rental cabins from the plan. They also shared concerns about the length of the private drive, the proposed cul-de-sac location, and the realignment of the NTN trail.

Koski spoke in favor of the proposed plan and the cabin rentals because they will serve the golf course in the summer months and the NTN trail in the winter months.

Brown had concerns about the NTN trail realignment and when it would be completed.

Hruska explained that the trail realignment has already been completed.

Beals spoke again and requested that if there was to be any additional blasting that the neighbors be notified.

Johnson closed the public hearing at 7:30 PM.

McCarthy explained that a Blasting Ordinance is being drafted by staff for the Planning Commission to consider.

Ferarro asked about the sewer connection and system proposed for the development.

Savolainen provided a detailed explanation of the EGLE permit requirements and the Township's utility requirements to install such a system.

Winslow inquired about additional landscaping being included in the plan along Grove Street to mitigate light glare, noise, etc., from the development.

Vonck replied that there is a row of trees along Grove Street that would remain and should provide the requested screening.

Beals requested a phone number of someone she could call at any time for issues that may arise from the short-term rentals.

Vonck indicated that he would gladly provide that information when determined.

Heikkinen questioned whether or not the proposed land uses complied with the PUD's qualifying conditions of having compatible surrounding land uses; specifically, the duplex/triplex short-term rentals.

Hornbogen indicated that she believed that the proposed was compatible with the surrounding land uses, especially when considering the commercial golf course adjacent in the City of Marquette.

Heikkinen inquired about the development's ownership plan.

Savolainen replied that it would be a site condominium development.

Ferraro inquired about the governing board of the development and if there would be one.

Vonck stated that initially it would be governed by the developer and that as properties sold, an association would be formed.

Heikkinen asked McCarthy for his opinion on the capability of the surrounding uses.

McCarthy indicated that he believed the proposed was compatible with the surrounding uses because short-term rentals are an allowable use in the Rural Residential zoning district.

Cody asked how long Langford Road was proposed to be.

McCarthy responded between 750-800 feet long. He also indicated that the Fire Department also favorably reviewed the proposed road cross-section and cul-de-sac.

MOTION: ***To approve the Heritage Silos, LLC – Preliminary Planned Unit Development (PUD) Plan Application, with the condition of limiting the number of renters in each short-term rental unit to a maximum of four persons at a time.***

Ferraro, Moved
Winslow, Supported ***Roll call vote passed 4-1***

(Roll call vote: Yay – Ferraro, Cody, Johnson, Winslow, Nay – Heikkinen)

McCarthy stated that the next step in the process will be for the Planning Commission to review the Final PUD application.

2022 CIP Requests – Discussion

McCarthy noted that the Fire Department would be removing the fire apparatus from their 2022 CIP request. McCarthy requested that the Planning Commission rank projects and be prepared to discuss them at the next meeting.

A brief discussion ensued.

UNFINISHED BUSINESS: None

CORRESPONDENCE: None.

REPORTS:

Township Board Report

Winslow reported that the Township Board would be holding a strategic planning workshop on October 27th at 9AM. She also stated that North Country Disposal also asked for additional dollars for their services and that the Township Board discussed options.

Road Committee Report

McCarthy indicated that the Road Committee did not meet this month due to illness. Powers provided a brief update on his progress on learning the Roadsoft Software for projecting road maintenance treatments.

Recreation Committee Report

McCarthy replied that the Recreation Committee also did not meet in September due to lack of business.

Planning and Zoning Report

McCarthy provided a brief update on current and planned developments in the township.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Heikkinen stated that he voted against the Preliminary PUD application due to his opinion on the proposed short-term rentals.

ADJOURNMENT: Meeting adjourned at 9:27 PM

_____

Linda Winslow – Planning Commission Secretary

6a.

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STAFF REPORT

PLANNING COMMISSION – OCTOBER 27, 2021

Agenda Item # 6a: **Special Use Permit Public Hearing #102721-1 – Proposed Short-Term Rental Unit 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# 52-08-004-044-00. Subject property is located in Section 4, T48N R25W.**

Applicant: Connor Wilkinson

Property Owner: Connor Wilkinson

Parcel ID#: 52-08-004-044-00

Staff Contact: Jason McCarthy/Erik Powers

Background:

Staff has received a Special Use Application in order to construct 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 16, T48N, R25W
- Surrounding zoning districts to the subject parcel are Rural Residential (RR) to the North, South, East, and West.
- Neighbors within 300' feet of the subject property have been notified of the proposal.
- Fee(s) for the special use permit application have been paid by the applicant.
- Additional information regarding the project is attached.

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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 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

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structure. The notice shall describe the special nature of the land use request; the legal description, and a location map of the property; specify the date, time, and place of the hearing; indicate when and where written comments will be received concerning the request.

B. PLANNING COMMISSION DECISION

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

SECTION 16.05: CONDITIONS ON SPECIAL LAND USE APPROVALS

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

SECTION 16.06: GENERAL USE STANDARDS

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

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan of the Charter Township of Marquette, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township.

B. There shall be a community need for the proposed use at the proposed location; in the light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the Township and also within the immediate area of the proposed use:

1. The proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use within the Township or within the immediate area of the proposed use.

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.

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C. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters of welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the Township to guide growth and development.

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

E. The proposed use in the proposed location shall fully comply with the requirements set forth in this Ordinance and shall be consistent with the intent and purpose of *Article XIV, Principal Uses Permitted in Districts, and Article XVIII, Performance Requirements.*

SECTION 16.07: CONDITIONS AND SAFEGUARDS

A. Prior to granting any Special Use Permit, the Planning Commission may impose any additional conditions or limitations upon the establishment, location, construction, maintenance, or operation of the use authorized by the Special Use Permit which may be necessary for the protection of the public interest. Conditions imposed shall further be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic wellbeing of those who will utilize the land use, or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole. The conditions shall be consistent with the general standards as established in this Ordinance.

B. Conditions and requirements stated as part of the Special Use Permit authorization shall be a continuing obligation of Special Use Permit holders. The Zoning Administrator shall make periodic investigations of developments authorized by Special Use Permit to determine compliance with all requirements.

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C. Special Use Permits may be issued for time periods as determined by the Planning Commission. Special Use Permits may be renewed in the same manner as originally applied for.

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

E. Continuance of a Special Use Permit shall be withheld by the Planning Commission only upon its determination that:

1. The required conditions, as prescribed in conjunction with the issuance of the original permit, required the use to be discontinued after a specified time period.

2. Violations of the conditions pertaining to the granting of the Special Use Permit continue to exist more than thirty (30) days after written order to correct the violation has been issued by the Zoning Administrator.

F. All plans, specifications, and statements submitted with the application for a Special Use Permit shall become, along with any changes ordered by the Planning Commission, a part of the conditions of any Special Use Permit issued.

G. An application for a Special Use Permit which has been denied wholly or in part by the Planning Commission shall not be resubmitted until one (1) year or more has expired from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions sufficient to justify reconsideration by the Township.

SECTION 16.08: DECISION RECORD

A. WRITTEN RECORD

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

1. All written materials produced as a result of the proceedings.

2. All written statements received regarding the proposed special use.

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3. A written statement of findings of fact together with the final decision and supporting reasons. The decision must include a statement of facts, the decision, the basis for the decision, and any conditions imposed on the Special Land Use.

SECTION 16.09: AMENDMENTS TO PERMITS FOR SPECIAL LAND USES

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

Note: The applicant has been made aware of potential property tax implications, should he rent the property for more than fourteen (14) days per calendar year.

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

COPY FOR YOUR INFORMATION ORIGINAL

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
AUG 26 2021
#2873
Marquette Township
$255.00

Application Type

X New Application ☐ Renewal

Applicant Information

Name: Connor Wilkinson		Address: 354 Co. Rd. 550, Marquette MI, 49855	
Business Name:			
Phone: 9064560505	Fax:	Name of Contact Person: Connor Wilkinson	Contact Phone: 9064560505
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: conwilk@umich.edu			

Property Owner *(if different from applicant)*

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

Property Information

Address: 354 Co. Rd. 550, Marquette MI, 49855	Parcel I.D. Number(s): 52-08- 00404400
Zoning District: Marquette Township - SR	Legal Description(s) *(attach pages as necessary)*: SEC 4 T48N R25W PART OF SE ¼ OF SE ¼ BEG 325' W & 322' S OF NE COR THEREOF; TH S 241' TO CO RD 550 TH NWLY 168' TH NE'LY 197' TO A PT 20' E OF POB, TH E 20' TO POB.

Size *(acreage or square footage)*: square footage: 940	Name of any existing businesses on property: None
Proposed Use of Property: Short-term rental	
Present Use of Property: Home	

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission? ☐ Yes ☐ No (Applicant is property owner)

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: Connor Wilkinson Date: 8/26/21

Applicant's Name (print): Connor Wilkinson

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

Signature of Property Owner: Connor Wilkinson Date: 8/26/21

Property Owner's Name (print): Connor Wilkinson

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: 8/26/21

OFFICIAL USE ONLY

Official Receiving Application *(please print)*: Jason McCarthy Date: 8/20/2021

Fee Paid: ☑ Yes ☐ No If Yes, Amount Paid: 255.00

Application: ☐ Approved ☐ Not Approved

Reason: ☐ Incomplete Application ☐ Other Date: _____ Condition(s) of Approval:

_____

Signature of Zoning Administrator: _____ Date: _____

Updated on 04/07/2020 RD

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

To Whom It May Concern,

I am requesting permission to use my property as a short-term rental, using sites like AirBnb and VRBO. The property has been recently renovated indoors and is a perfect spot for travelers visiting Marquette or residents looking for a short-term stay. It is close to many hiking trails, beaches, and a short drive from downtown Marquette.

Best,

Connor Wilkinson

COPY FOR YOUR INFORMATION

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

This special use of the property is not expected to have any effect on emergency services, schools, sanitary sewer facilities, and local traffic volumes. As it is a smaller home, 2 bedroom 1 bath, there will only be max of 4 people in the home at once and no parties or large gatherings will be permitted. There will be no difference in the traffic volume than that of any ordinary residence.

COPY FOR YOUR INFORMATION

2009R-08502 4
2009R-08502
PATRICIA A. MANLEY
REGISTER OF DEEDS
MARQUETTE COUNTY, MI

RECORDED ON
06/17/2009 01:23PM
PAGES: 4

COPY FOR YOUR INFORMATION

RECD JUN 17 2009
1:19 pm

BOUNDARY AGREEMENT

This boundary agreement is made on June 12, 2009, between James R. DeCorte and Emmanuela J. DeCorte, of 42 County Road 550, Marquette, MI 49855 ("Party A"), and Gale A. Bott, a single man, of 40 County Road 550, Marquette, MI 49855 ("Party B"), upon the following terms and conditions.

1. **The parcels.** Party A and Party B are neighbors with adjoining property in the Township of Marquette, County of Marquette, in the State of Michigan. Party A is the titled owner of Parcel A described pursuant to a deed recorded at Liber 321 of Deeds, Page 228, on the 11th day of April, 1977, Marquette County Records. Party B is the titled owner of Parcel B described pursuant to a deed recorded at Liber 427 of Deeds, Page 28, on the 20th day of December, 1999, Marquette County Records.

2. **Purpose of the agreement.** The parties are unable to ascertain the true boundary line between our properties Parcel A and Parcel B. We have reviewed our deeds, plats, maps, and other existing records, and we have excavated at the presumed corners in an effort to locate the original monuments. We have discovered that there is an ambiguity between our real property documents and the lines of occupation on the ground, that makes it impossible to determine the true boundary line. For that reason, we have mutually agreed to a boundary line between our two parcels.

3. **Consideration.** This agreement is made in consideration of the sum of Less than One Hundred United States Dollars ($100.00), the receipt of which is acknowledged.

4. **Agreement.** We hereby agree that the true boundary line between our properties is marked the line described as:

THE FOLLOWING DESCRIBED BOUNDARY LINE IS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE

RECORDED AT LIBER R1, PAGE 266, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE NORTH 00°33'42" EAST ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 1325.51 FEET TO AN IRON ROD AND CAP NO. 24589 MONUMENTING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4. SAID IRON ROD AND CAP BEARS SOUTH 29°00' EAST A DISTANCE OF 0.18 FEET FROM A POINT MIDWAY AND ON LINE BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 4 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 266, MARQUETTE COUNTY LAND CORNER RECORDS AND THE EAST 1/4 CORNER OF SAID SECTION 4 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R4, PAGE 65, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°53'45" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 A DISTANCE OF 323.50 FEET. THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 BEING DEFINED AS A STRAIGHT LINE ORIGINATING AT THE SAID IRON ROD AND CAP NO. 24589 MONUMENTING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 AND ENDING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER 5 RC, PAGE 150, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 00°33'42" WEST PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 A DISTANCE OF 322.01 FEET (RECORDED AS 322 FEET) TO THE NORTHEAST CORNER OF LANDS DESCRIBED AT LIBER 427 OF DEEDS, PAGE 28, MARQUETTE COUNTY
RECORDS;

THENCE SOUTH 89°53'45" WEST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 4 AND ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AT LIBER 427 OF DEEDS, PAGE 28, MARQUETTE COUNTY RECORDS A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AT LIBER 427 OF DEEDS, PAGE 28, MARQUETTE COUNTY RECORDS. THIS BEING THE POINT OF BEGINNING OF THE BOUNDARY LINE HEREIN DESCRIBED;

THENCE SOUTH 38°12'17" WEST A DISTANCE OF 191 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF

COPY FOR YOUR INFORMATION

COUNTY ROAD 550. THIS BEING THE POINT OF ENDING OF THE BOUNDARY LINE HEREIN DESCRIBED.

5. Transferees, Successors and Assigns. Party A and Party B intend this agreement to bind and benefit the owners and occupiers of the parcels and their transferees, successors, and assigns. It shall be recorded at the Marquette County Register of Deeds.

6. Future Conveyances. The parties agree that in any future conveyances by either party, the conveyance shall make reference to and acknowledge that the conveyance is subject to this Boundary Line Agreement.

7. Transfer Tax Exemptions. This transfer is exempt from taxation pursuant to MCLA 207.505(a) and MCLA 207.526(a).

/s/ James DeCorte
James DeCorte

/s/ Emmanuela DeCorte
Emmanuela DeCorte

STATE OF MICHIGAN)
Marquette COUNTY)

Acknowledged before me in Marquette County, Michigan on June 12, 2009 by James DeCorte and Emmanuela DeCorte.

/s/ Susan D. Uecker
Susan D. Uecker
Notary public, State of Michigan, County of Marquette
My commission expires: 7/06/2013
Acting in the County of Marquette

/s/ Gale A. Bott
Gale A. Bott

STATE OF MICHIGAN)
MARQUETTE COUNTY)

Acknowledged before me in Marquette County, Michigan on June 12, 2009 by Gale A. Bott.

/s/ Susan D. Uecker
Susan D. Uecker
Notary public, State of Michigan, County of Marquette
My commission expires: 7/06/2013
Acting in the County of Marquette

Drafted by and when recorded return to:
This Instrument Prepared by:
Thomas H. Clark (P27559)
MURPHY & CLARK
102 W. Washington, Ste. 112
Marquette, MI 49855
(906) 228-8316

J:\DOCUMENTS\DeCorte #6133\Boundary Agreement.wpd

Image/Sketch for Parcel: 52-08-004-044-00

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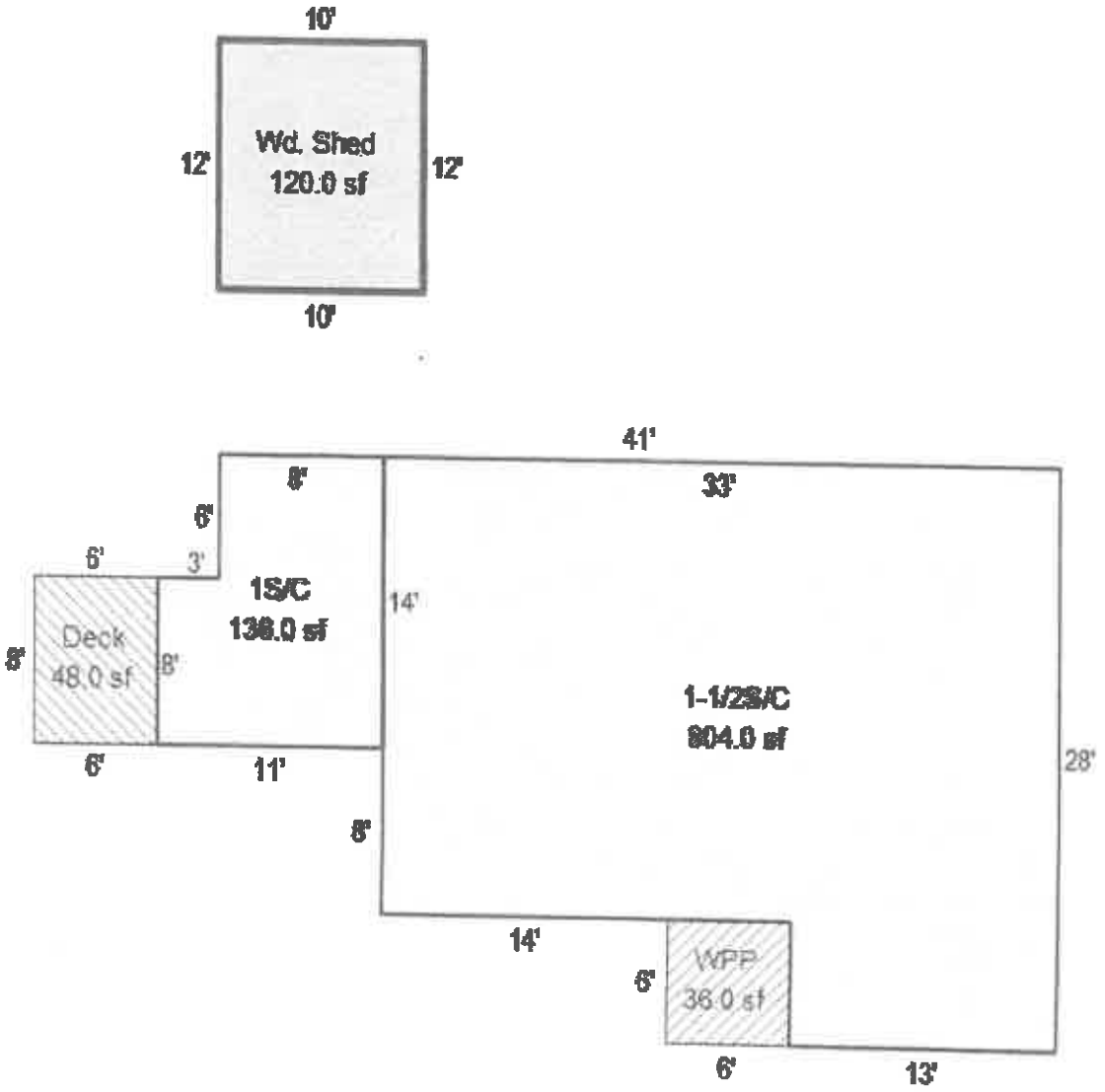
Image/Sketch for Parcel: 52-08-004-044-00



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MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-08-004-044-00

10/22/2021
1:44:05 PM

Property Address

354 CO RD 550

MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

SWANDER JOSIE

–

354 COUNTY ROAD 550

MARQUETTE, MI 49855

Unit: 52-08

Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number:	52-08-004-044-00	**Assessed Value:**	$31,300
Property Class:	401	**Taxable Value:**	$31,300
Class Name:	RESIDENTIAL	**State Equalized Value:**	$31,300
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

PRE 2020:	100%
PRE 2021:	100%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	$31,300	$31,300	$31,300
2019	$30,900	$30,900	$30,900

Land Information

Acreage:	1
Zoning:	SR

Legal Description

SEC 4 T48N R25W PART OF SE 1/4 OF SE 1/4 BEG 325' W & 322' S OF NE COR THEREOF; TH S 241' TO CO RD 550 TH NW'LY 168' TH NE'LY 197' TO A PT 20' E OF POB, TH E 20' TO POB.

Sales Information

Sale Date: 09-08-2017

Sale Price: 125500
Instrument: WD
Grantor: BOTT, GALE
Grantee: SWANDER, JOSIE
Terms of Sale: ARM'S LENGTH
Liber/Page: 2017R-09096

Sale Date: 12-18-2012

Sale Price: 0
Instrument: QC
Grantor: BOTT, GALE & MICHELLE
Grantee: BOTT, GALE
Terms of Sale: FAMILY
Liber/Page: 2013R-00936

Sale Date: 09-10-2010

Sale Price: 0
Instrument: QC
Grantor: BOTT, GALE

Grantee: BOTT, GALE & MICHELLE
Terms of Sale: INVALID SALE PRICE
Liber/Page: 2010R-09037

Sale Date: 12-17-1999

Sale Price: 35000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: ARM'S LENGTH
Liber/Page: 0427:0028

Sale Date: 12-10-1999

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: FAMILY
Liber/Page: 0427:0026

Building Information

Residential Buildings

RANCH/Single Family - 1950

General Information

Year Built:	1950
Style:	RANCH/Single Family
Exterior:	Wood Siding
Total Living Area:	916
Heating Type:	Forced Air w/Ducts
Rooms Basement:	0
Rooms 1st Floor:	4
Rooms 2nd Floor:	0
Bedrooms:	2
Baths: Full/Half:	1/0
Fireplaces: Quantity - Type	

Area Detail

Height	Ground Floor Area	Foundation	Exterior
1+ Story	804	Slab	Siding
1 Story	112	Slab	Siding

Basement Finished Areas

Recreation:	0
Living Area:	0

Garage/Carport Information

Area	Capacity	Exterior	Type
–	–	–	

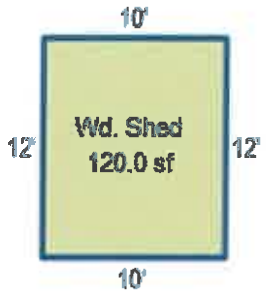
Porch/Breezeway Information

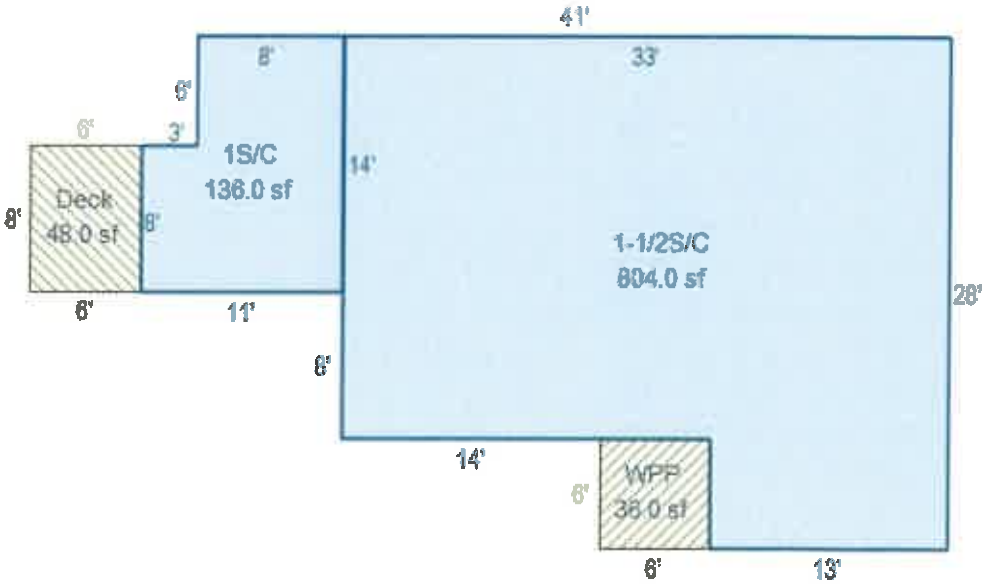
Area	Description
36	Porch WCP (1 Story)

Deck Information

Area	Description
42	

Sketches (1)





Delinquent Tax Information

*DOES NOT Include unpaid taxes on PERSONAL PROPERTY

No Records Found

Application Use:

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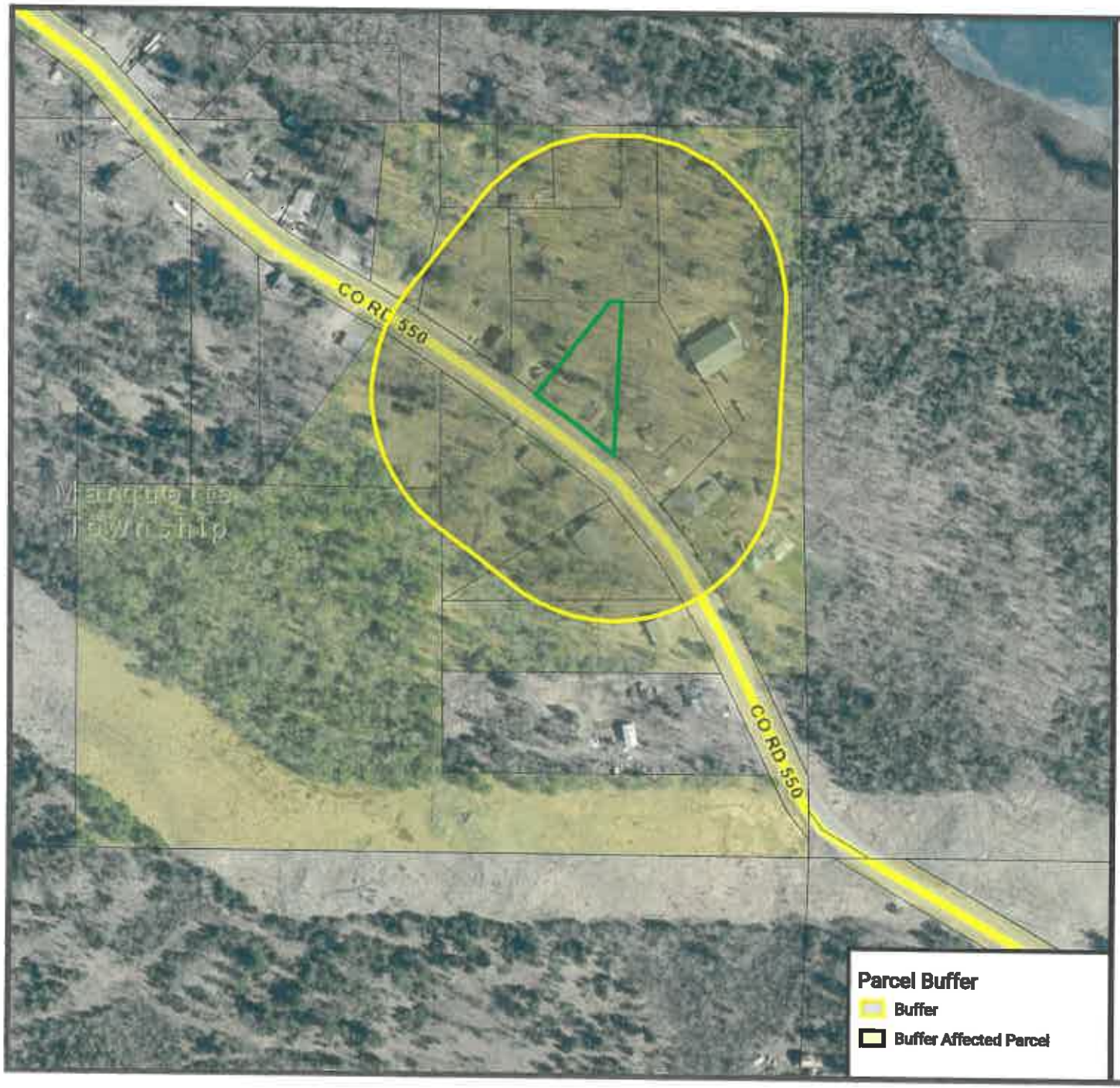


MARQUETTE COUNTY

300' Buffer Map

Wilkinson STR Application

Map Publication:
10/07/2021 11:28 AM

100m
300ft

powered by FetchGIS

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

TULLA MATTHEW
346 COUNTY ROAD 550
MARQUETTE, MI 49855

WUORI MARK & ALLISON
351 COUNTY ROAD 550
MARQUETTE, MI 49855

SWANDER JOSIE
354 COUNTY ROAD 550
MARQUETTE, MI 49855

DECORTE EMMANUELA
362 COUNTY ROAD 550
MARQUETTE, MI 49855

COSTANTINO CINDY
372 COUNTY ROAD 550
MARQUETTE, MI 49855

TROTOCHAUD THERESA
358 COUNTY ROAD 550
MARQUETTE, MI 49855

TROTOCHAUD THERESA
358 COUNTY ROAD 550
MARQUETTE, MI 49855

TROTOCHAUD THERESA
358 COUNTY ROAD 550
MARQUETTE, MI 49855

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

PEARCE MASON
376 COUNTY ROAD 550
MARQUETTE, MI 49855

SICOTTE JONATHAN
366 COUNTY ROAD 550
MARQUETTE, MI 49855

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

KULIKOWSKI ANDREW
1203 VALLEY FOREST CT
HOWELL, MI 48855

ALTMANN MICHAEL & SUE
PO BOX 99
MARQUETTE, MI 49855

DOEPKE SUZANNE
340 COUNTY ROAD 550
MARQUETTE, MI 49855

JUDY ERIKA
W5027 CENTRAL BLVD
VULCAN, MI 49892

COPY FOR YOUR INFORMATION

6b.

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

STAFF REPORT

PLANNING COMMISSION – OCTOBER 27, 2021

Agenda Item: 6b. **Site Plan Review #102721-2. Proposed construction of an 8,704 SF TruNorth Credit Union (Banking Institution) to be located on a property located within the General Business (GB) zoning district at 2680, 2702, & 2712 US-41 West, Marquette, Michigan.**

Applicant:	**TruNorth Federal Credit Union**
Site Address:	**2680, 2702, & 2712 US-41 West**
Parcel No:	**52-08-450-001-00, 52-08-450-002-00, 52-08-370-132-00**
Property Owner:	**Bruce & Christine Pesola**
Zoning District:	**General Business (GB)**
Proposal:	**Construction of a 6,130 SF Banking Institution**
Staff Contact:	**Jason McCarthy/Erik Powers**

Background

The proposed project consists of the construction of a 6,130 square foot TruNorth Federal Credit Union. The facility is to be located on approximately 1.47 acres on the properties located at 2680, 2702, & 2712 US-41 West. The existing structures are proposed to be razed and the site will be rebalanced to accommodate the development.

Additional background information is attached as part of the applicant's Site Plan Review application narrative.

Standards for Review

The Marquette Charter Township Zoning Ordinance Article 18 – SITE PLAN REVIEW (all subsections thereof), create the legal framework to regulate, administer, and enforce the site plan review process for the Township.

Site Plan Review

The following criteria were used to review the submitted site plan:

1. Consistency with Master Plan
   The proposed land use is consistent with the provisions of the Master Plan and the Future Land Use Plan.

2. Project Compatibility
   The proposed land use, *Banking Institution*, is permitted by right in the General Business (GB) Zoning District. The project appears to be compatible with adjacent land uses in the vicinity.

3. Site Design.

   a. Site Organization
      The site organization and proposed building, parking area, and landscaping plan appear to achieve a functional, safe and harmonious site relationship with the adjacent surroundings.

      Staff Note:
      During the due diligence process, it was discovered that a 22-foot wide public right-of-way (alley) exists on the property. The current property owner has submitted required documentation to the Marquette Township Board and the Marquette County Road Commission (MCRC) requesting the abandonment of this portion of ROW. It is anticipated that the MCRC and the Marquette Township Board will support the effort, however, the formal process must be conducted in order to abandon.

   b. Location of Buildings
      The location of the proposed structure meets the height, bulk, and setback requirements of the Marquette Township Zoning Ordinance.

   c. Drives, Parking and Circulation
      Drives – Proposed drives include an access drive that utilizes U.S. Hwy 41 West.

      Parking – The proposed parking meets the requirements of Article 21, Section 21.04 - Off-Street Parking Requirements.

      Circulation – The Marquette Township Fire/Rescue Department has reviewed the proposed circulation plan for compliance with their emergency vehicle access requirements and appears to be adequate.

   d. Grading/Drainage/Stormwater
      As shown on the existing site plan, the current site is nearly all impervious building and/or pavement surfaces with discharge flow paths to the neighboring properties, the Werner St detention basin, and the US-41 MDOT Right-of-Way. Infiltration, detention, and/or impediment of discharge is currently not available at the site due to the lack of pervious infiltration surfaces, grading, or green space.

      As noted on the proposed site plan; green space, infiltration, and grading efforts will drastically reduce discharge of storm water from the property, and will limit flows to the Werner St detention basin and the MDOT US-41 Right-of-Way storm sewer system. The site is proposed to feature sheet flow control and not utilize an onsite

underground storm sewer system other than the existing catch basin outlet to the Werner St detention basin. Discharge to neighboring properties will be eliminated, and discharge to the Werner St basin and US-41 MDOT Right-of-Way storm sewer system will be significantly reduced by utilizing storm runoff best management practices. The Werner St detention basin was originally designed to handle discharge from a worse-case commercial development of the surrounding areas, and is not expected to have any issues in handling the reduced storm water discharge to the basin from this property.

MDOT will also require a hydrograph storm runoff design analysis for obtaining an MDOT permit for this construction to show that discharge is equal to or a reduction to the existing discharge. Once this hydrograph analysis is performed for MDOT as required, results will also be given to the Township. However, it can be deduced that based on surface design changes to the property runoff will be significantly reduced to both areas. This has not yet been completed as of this letter date as MDOT is currently reviewing the drive entrance design and has requested a traffic assessment be performed to indicate the driveway is suitable. The results of this study may result in a need for expanding the driveway deceleration lane through the eastern property; however, this is ultimately MDOT's permitted decision.

e. Utility Services

Existing 8" diameter sanitary and 8" diameter water mains lie north of US-41 and run along the southern property boundary. Based on preliminary analysis, the water service is to be 6" ductile iron to provide a service capable of fire flow suppression to the building. A 6" resilient seat gate valve will also be placed at the right-of-way. This service size and/or type may be subject to change based on AFF and fire suppression design, or as directed by the Township DPW. The 6" service is proposed to connect to the existing main with a tee featuring thrust resistant mechanical joints. The 6" sanitary service is proposed to connect at the existing 8" sanitary main with a wye connection and will feature a clean out at the right-of-way. Based on preliminary analysis of the as-built record elevations of the sewer main, gravity discharge is proposed and is feasible based on planned building elevations. In the event the main is not located as described, and/or basement design is altered, pump discharge may be required however at this time gravity flow appears feasible based on available information.

All utility work is to be provided in final design to the Township prior to construction for approval, and is to meet Township requirements as constructed. At this time, existing services to the property are planned to be removed and capped at the Right-of-Way, and/or abandoned in accordance to the Township's direction.

f. Fire Prevention

The Marquette Township Fire/Rescue Department has requested fire sprinkler plans, as well as actual floor plans necessary for their complete review.

Additional notes from Assistant Fire Chief/Fire Inspector – Robert Cochran:

1.) *REQUIRED FIRE FLOW: Fire flow was calculated as if the building did not have a fire suppression system. The required fire flow is 1750 gallons per minute. The Water Department may require a fire flow test on the proposed closest hydrant.*

2.) *EMERGENCY VEHICLE ACCESS: Emergency vehicle access must be maintained at all times during construction. Spot check the site during construction will be conducted.*

g. Environmental Issues
None known at this time.

h. Landscaping & Screening
The landscaping, bufferyard and open space requirements are met with the proposed landscaping plan, per Section 19.04 BUFFERYARDS of the Marquette Township Zoning Ordinance.

i. Signs
Proposed signage shall be submitted separately to the Planning & Zoning Department for review and approval prior to installation.

j. Lighting
The proposed lighting plan shall meet the requirements of the Marquette Township Outdoor Lighting Ordinance, with regard to dark-sky friendly.

4. Other Factors

a. The applicant shall acquire all required Marquette County Building Department Permits.

b. A Financial Guarantee shall be submitted in the amount of 1% ($20,000) of the proposed construction cost to account for the completion of landscaping and bufferyard construction, and for as-built plans of the entire site, once constructed.

Review Recommendation
Staff recommends APPROVAL the proposed Site Plan contingent on the submission and approval of items 3a, 3d, 3e, 3f, 3i, 3j, and 4.

6b.

Charter Township of Marquette

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

Application for Site Plan Review

*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.
*Permit fee is due when permit & site plan are returned to the Marquette Township Offices.

Project Name

TruNorth FCU - Marquette Twp. Branch COPY FOR YOUR INFORMATION

Applicant Information

Name:	Address:		
TruNorth FCU	1419 N 2nd Street		
Business Name: TruNorth Federal Credit Union			
Phone: 906-485-1210	Fax: 906-485-4077	Name of Contact Person: Steve Smith, President	Contact Phone: 906-485-1210
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.)*: Purchaser			
Applicant's E-Mail Address: ssmith@thecu.net			

Property Owner *(if different from applicant)*

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

Property Information

52-08-450-002-00 52-08-370-132-00

Address:	Property / Parcel I.D. Number(s):
2680, 2702, & 2712 US 41 West, Marquette, Michigan	52-08- 450 . 001 . 00
Zoning District: GB	Total Acres or Square Footage: 0.25+0.47+0.59 = 1.31 Ac. (Parcels) + 0.16 Ac (22' Alley)
Legal Description(s) *(attach pages as necessary)*: See Attached Certificate of Survey	
Name of any existing businesses on property *(attach pages as necessary)*: Existing Businesses in process for departure from the site.	
Description of All Proposed Uses of Property *(attach pages as necessary)*: Federal Credit Union, creation of public common space and pedestrian access, see attached plans	

Permission

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

Estimated Cost of Project

$ +/- $2,000,000

Please Include the Following

- A narrative description, which includes the project purpose, location, long range plan and impact on emergency services, traffic, schools, and utilities *(Major site plans only)*.
- Twelve (12) copies of the site plan(s) reproduced on durable 22"x34" sheets *(see attached site plan checklist for information that must be included on site plans)*.

I, the undersigned applicant certify that the statements and information contained in this application are true and correct to the best of my knowledge.

Signature of Applicant: [signature] Date: 10/4/2021

Applicant's Name (print): STEPHEN M. SMITH

I, the undersigned legal owners or contract purchasers of the subject property, certify that the statements and information contained in this application are true and correct to the best of our knowledge.

Signature of Property Owner: [signature] Date: 10/04/2021

Owner's Name (print): Signed by Adrianne N. Wolf on behal of Bruce & Christine Pesola

Optional: I hereby grant permission for the Marquette Township Planning & Zoning Administrator, Superintendent of Public Works, and the Fire Marshall or their representatives 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)*: JASON McCARTHY - ZA Date: 10/4/2021

Site Plan #: 10721-2 Date Received: 10/4/2021

Fees: Planning: $868.00 Engineering: N/A Fire Department: N/A Total: $868.00 Date Fees Paid: 10/12/2021

Bond Amount: $20,000.00 Date Received: TBD

Site Plan Application: ☐ Approved ☐ Approved with Conditions *(see comments)* ☐ Not Approved *(see comments)*

Reason: ☐ Incomplete Application ☐ Other Date: _____

Signature of Planning & Zoning Administrator: _____ Date: _____

Comments:

Created on 02/23/07

SITE PLAN CHECK LIST

Applicant *(Initial Box Before Submission)*			**Planning & Zoning Office** *(Initial when Submitted)* **Satisfactory**
X	1.	An application form as provided by the Zoning Administrator fully completed and signed by the petitioner or representative.	
X	2.	A minimum of two (2) copies of all plans, documents and/or drawings containing the following information and data for all proposed land uses and activities as determined necessary by the Zoning Administrator.	
X	3.	A complete legal description of the parcel(s) as it appears on the deed and the total site area of the proposed site in acres.	
X	4.	A fully dimensioned map/drawing, at a scale of 1"=50' or less, showing all relevant data including buildable setbacks, spatial relationship of all buildings, scale, directional arrow, original dates, revision dates, if any, and a vicinity sketch or location map (1"=500' or less) showing all abutting properties, and properties directly across the street(s) up to 500' from the site's property line, and property owner names for any such properties.	
X	5.	The name of the proposed project/development/activity.	
X	6.	The name, address, and telephone number of all fee interest holders and type of ownership/interest.	
X	7.	Any deed restrictions or covenants affecting the proposed plan and future on or off-site development.	N/A
X	8.	The size, shape, location, and use of all existing and proposed structures.	
X	9.	The location of all existing and proposed driveways, curb cuts, and points of ingress and egress.	
X	10.	The location, names, and widths of all existing and proposed public or private rights-of-way including roads, railroads, easements, clear view triangles, utility licenses, and the jurisdiction or ownership status of each.	
X	11.	The existing and proposed zoning classification and/or land use intensity of the plan site and all adjacent or abutting properties, and if platted, the liber and page numbers of records plats.	
X	12.	The designated access locations for fire vehicles and emergency apparatus along with fire lane widths, type of road	

surfacing, and any turnaround areas along with all relevant dimensions. ***(See Fire Department Site Plan Review Requirements, attached)***

X 13. The existing and proposed pavement widths, condition, and type, and the location of any acceleration or deceleration lanes existing or proposed. JM

X 14. The existing or proposed vehicular, bicycle, and pedestrian circulation systems including all relevant dimensions; parking space sizes and numbers; designated handicapped parking areas and numbers; customer/employee parking areas, and all such other information as required in *Article XX.* JM

X 15. The location, size, and depth as may be required for all public or private utility lines, individual service leads, storage tanks, and fire hydrants existing and/or proposed to service the project. TBD JM

X 16. The definition, location, and relevant dimensions of all loading areas, truck docks, service drives, and truck wells. JM

X 17. The location of all permanent or temporary signs, existing or proposed, including their design, area, size, height, illumination, and the type of construction. TBD JM

X 18. A complete landscaping plan, including the location of all greenbelts and bufferyards, fencing, or screening, with specific indication of all landscape materials to be utilized. JM

X 19. The location of all proposed trash and refuse receptacles and the method to be used for screening these areas. TBD JM

X 20. A complete set of architectural floor plans including all relevant square footage calculations, exterior building elevations, and the existing and proposed building grades and heights. Multiple unit proposals shall include all density and area calculations TBD JM

X 21. Any existing and/or proposed exterior lighting plans for parking areas, and general information regarding maximum illumination and candlepower of proposed lighting systems. TBD JM

X 22. The existing and proposed topography of the site with elevations based upon North American Vertical Datum of 1988 and mapped utilizing two (2) feet minimum contour intervals; five (5) foot intervals may be used where grades are in excess of ten (10) percent. All benchmark locations, descriptions, and elevations shall be noted. JM

X 23. The notation of any significant or distinctive features which may be desirable to protect as natural features including all beaches, JM

bluffs, dunes, shorelands, ravines, ravine buffers, and steep slopes.

X 24. The location and names of all existing and proposed water courses, water bodies, floodplains, wetland surface drainageways, basins and facilities, either natural or manmade.

X 25. All available information on sub-surface water table depths or elevations, along with the quantity and quality of potential potable water supplies as required.

X 26. All available information relative to on-site soil conditions, profiles, inventories, borings, and the source of all related reference material.

X 27. The nature, size, type, and specific location of any forest or vegetative cover.

X 28. If the application relates to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase.

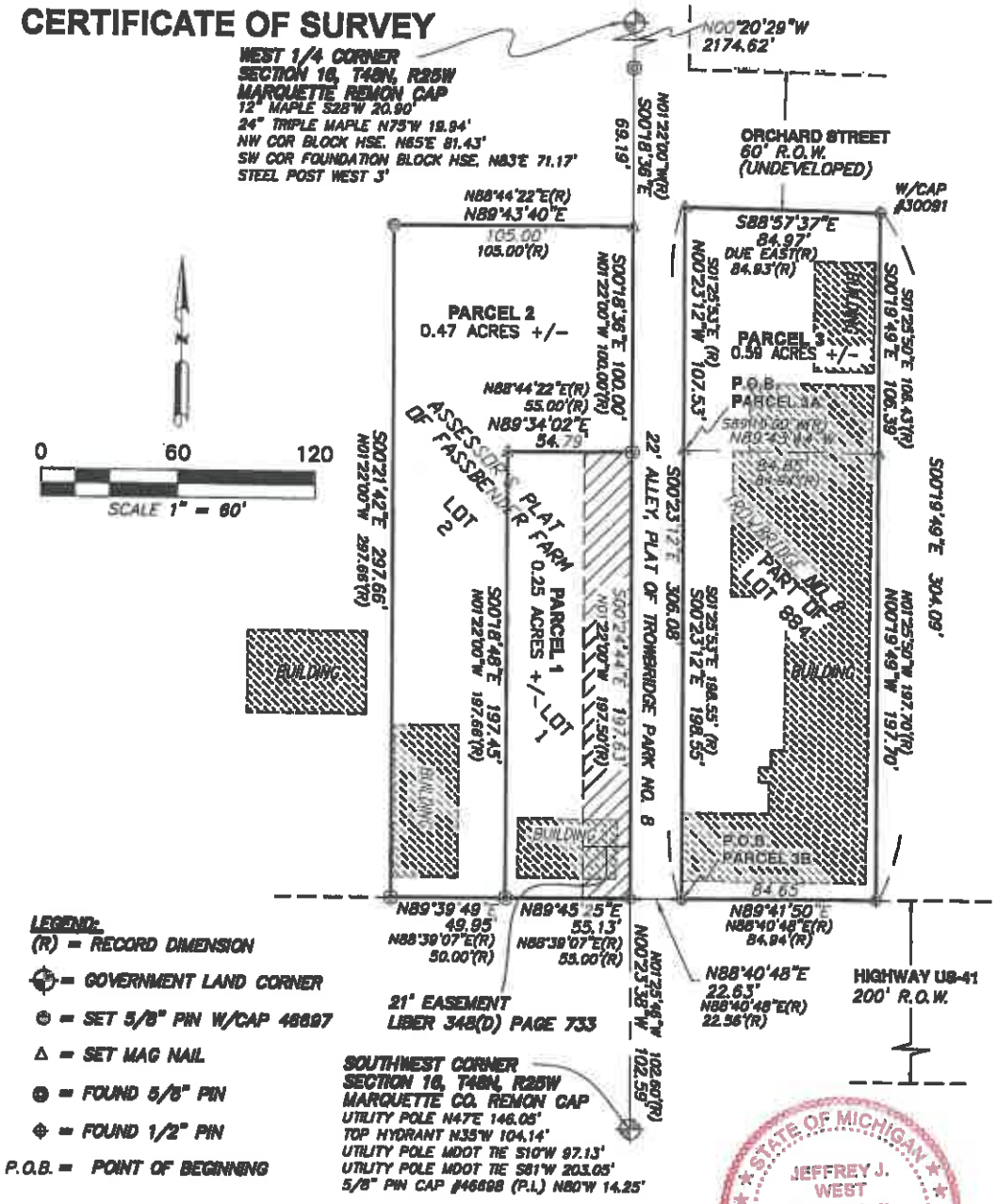
X 29. All applicable calculations in accordance with *Article XVIII, Performance Requirements,* referring the basic information cited in *Section 18.03, Performance Standards.*

X 30. The seal of the licensed engineer, architect, landscape architect, surveyor, or planner who prepared the plan.

X 31. Any such other information as may be required and/or deemed necessary by the Planning Commission or Zoning Administrator to properly and adequately evaluate the proposed project site plan or land use activity.

COPY FOR YOUR INFORMATION

CERTIFICATE OF SURVEY



LEGEND:

(R) = RECORD DIMENSION

= GOVERNMENT LAND CORNER

= SET 5/8" PIN W/CAP 46697

△ = SET MAG NAIL

= FOUND 5/8" PIN

= FOUND 1/2" PIN

P.O.B. = POINT OF BEGINNING

I, JEFFREY J. WEST, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY TO THE PARTY NAMED HEREON THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND, OR PROPERTY BOUNDARY LINES, IN ACCORDANCE WITH P.A. 132 OF 1970, AS AMENDED AND THAT THE RELATIVE PRECISION OF EACH CORNER IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

STATE OF MICHIGAN
JEFFREY J. WEST
PROFESSIONAL
SEE ON ORIGINAL COPY ONLY IF SEAL IS APPLIED IN RED
License No. 4001046697
LICENSED PROFESSIONAL SURVEYOR

JEFFREY J. WEST, P.S. 4001046697

DATE OF SURVEY: 6-10-2021

BASIS OF BEARING: MI STATE PLANE NORTH

ERROR OF CLOSURE: LESS THAN 1/10000

SHEET 1 OF 2

UPEA ENGINEERS & ARCHITECTS
100 PORTAGE STREET
HOUGHTON, MI 49931
(906) 482-4810
OTHER OFFICES IN: ISHPEMING, IRON MOUNTAIN, SAULT STE. MARIE, & MARINETTE, WI.

FOR: TRUNORTH CREDIT UNION
LOT 1 & 2, FASSBENDER FARM ASSESSOR'S PLAT
PART OF LOT 884, TROWBRIDGE PARK SUBDIVISION NO. 8
MARQUETTE TWP., MARQUETTE COUNTY, MI

PROJECT No: T99-01359
DATE: 7-19-2021
DRAWN: KPK
DWG: T99-01359 COS
REVISED:

COPY FOR YOUR INFORMATION

CERTIFICATE OF SURVEY

FOR: TRUNORTH CREDIT UNION
DATE: 7-19-2021
PROJECT NO. T98-01359

Legal Description from Commitment No. 21-31871-1 from Chicago Title Insurance Company dated May 21, 2021 at 12:00 A.M.

Parcels of Land situate and being in the Township of Marquette, County of Marquette, State of Michigan, more particularly described as:

Parcel 1:

Lot Number 1 of the Assessor's Plat of Fassbender Farm, according to the plat thereof, as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

Parcel 2:

Lot Number 2, Assessors Plat of Fassbender Farm, according to the Plat thereof as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

Parcel 3(A):

Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line Highway U.S. 41 to the West line of said Lot 884; thence North 01°25'53" West, 198.55 feet along the said West line of Lot 884 to the Point of Beginning; thence continuing North 01°25'53" West, 107.53 feet along the said West line of Lot 884; thence Due East, 84.93 feet along the North line of said Lot Number 884 (also being the South right-of-way line of Orchard Street); thence South 01°25'50" East, 106.43 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet to the Point of Beginning.

AND

Parcel 3(B):

Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line of Highway U.S. 41 to the West line of said Lot 884 and the Point of Beginning; thence continuing North 88°40'48" East along the said North right-of-way line of Highway U.S. 41, 84.94 feet; thence North 01°25'50" West, 197.70 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet; thence South 01°25'53" East, 198.55 feet along the said West line of Lot 884, to the Point of Beginning.

6c.

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

STAFF REPORT

PLANNING COMMISSION – OCTOBER 27, 2021

Agenda Item # 6c: **Heritage Silos, LLC – Final Planned Unit Development (PUD) Application Review, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 13, Section 13.06 (B)).**

Applicant: Heritage Silos, LLC, 397 Bishop Woods Rd, Marquette, MI 49855

Parcel ID#: 52-08-021-076-00

Address: TBD Grove Street, Marquette, MI

Staff Contact: Jason McCarthy/Erik Powers

Background:

Per the narrative provided by the applicant, Heritage Silos, as proposed, is a residential redevelopment of an abandoned dairy farm. The development will include single family lots in a site condominium structure and rental cabins - both short and long term. Their approach is to preserve the majority of the site in its natural state and only use the areas originally used for farming for development.

The objectives of the PUD are to create efficiency in the use of this land and allow for the provision of utilities and public services. The plan features an enhancement and rerouting of the NTN trail network to keep public trail access to downtown Marquette from Marquette Township. The ravine and historic silos will remain on this site as protected natural features and preserve the surrounding environmental area. This PUD plan proposes to increase the density to a level similar to the neighboring city neighborhoods, in a highly sought-after area in the Township.

On September 22, 2021, the Planning Commission reviewed and approved the Preliminary PUD application for the development at a duly called public hearing.

Thus, and per ***Section 13.06 (B) Final PUD Planning Commission Review***, of the Marquette Township Zoning Ordinance:

B. PLANNING COMMISSION REVIEW OF FINAL PUD PLAN

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Marquette, Michigan 49855
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1. *The Planning Commission shall review the final PUD plan in relation to its conformance with the preliminary development plan and its conditions of approval, if any. If it is determined that the final plan is not in substantial conformance with the preliminary PUD plan, the review process shall be conducted as a preliminary PUD plan review, in accordance with the procedures of Section 13.05 of this Ordinance.*

2. *Planned Unit Developments, whether established as a single or multiphase development, shall comply with the intent of the PUD in each phase. If a portion of the PUD intent is to provide for a variety of uses (i.e. – apartments and single-family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.*

3. *If the final PUD plan is consistent with the approved preliminary PUD plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 13.07 and shall prepare a record of its findings in accordance with Section 13.07 and shall approve, approve with conditions, or deny the final PUD plan.*

4. *Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. However, all PUDs shall meet or exceed all requirements of SECTION 19.04: BUFFERYARDS and SECTION 19.12 STANDARDS OF OPERATION, and ARTICLE 14 ACCESS MANAGEMENT REGULATIONS. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.*

For reference:

SECTION 13.07: STANDARDS FOR APPROVAL (Both preliminary and final)

A PUD shall be approved only if it complies with each of the following standards:

A. *The proposed PUD complies with all qualifying conditions of Section 13.02.*

B. *The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.*

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C. *The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.*

D. *The proposed project is consistent with the purpose and intent of the PUD, as described in Section 13.01 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.*

E. *The proposed PUD meets all the site plan requirements of this Article and the provisions of Article 18: Site Plan Review Article, Section 18.07, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 13.05 and Final PUD's must meet Section 13.06.*

Review Recommendation
Staff recommends APPROVAL of the review standards found in *Section 13.07* and APPROVAL of the proposed Final PUD application contingent upon compliance with *Sections 13.08, 13.09, 13.10, and 13.11* of the Marquette Township Zoning Ordinance.

COPY FOR YOUR INFORMATION

BARRY J POLZIN ARCHITECTS, INC.

101 NORTH LAKESHORE BLVD. • MARQUETTE, MICHIGAN 49855
906-226-8661 • FAX 906-226-8667
www.bjparchitects.com

September 29, 2021

Heritage Silos Final PUD Application Narrative Statement

Heritage Silos as proposed is a residential development of an abandoned dairy farm. The development will include single family lots in a site condominium structure and rental cabins - both short and long term. Our approach is to preserve the majority of the site in it's natural state and only use the areas originally used for farming.

1. The objectives of this PUD are to create efficiency in the use of this land and allow for the provision of utilities and public services. This plan features an enhancement and rerouting of the NTN trail network to keep public trail access to downtown from the township. The ravine and historic silos will remain on this site as protected natural features and preserve the surrounding environmental area. This PUD plan will increase the density similar to the neighboring city neighborhoods, in a highly sought after area in the township.

2. Qualifying conditions:

- The granting of this PUD will create long term protection and preservation of the historic dairy silos and adjacent ravine/woodlands and bike trails.
- The Heritage Silos site totaling in 12.5 Acres meets the acreage requirement for the PUD.
- The demand on public services and utilities is within a reasonable level and available at Grove Street to serve the development.
- This PUD provides for enhanced pedestrian movement across the property and providing linkage to the NTN trail as well as the golf course.
- The PUD has incorporated a cul-du-sac at the end of the road for safe and efficient vehicular movements.
- 48% of the site remains as open space, preserving the silos, ravine and woodland area.

3. Development Time Frames:

Parcel A: The rental cabins are to be completed within two years.

Parcel B: The single family residences are to be completed within four to five years.

4. Proposed deed restrictions, covenants, and other legal items will be spelled out in the condominium master deed and bylaws.

Response to Preliminary PUD, Planning Commission comments:

In response to the Preliminary Planning commission review comments, we have made the following modifications to the Final PUD plan.

- Added residential street lighting, see Street Lighting Plan on L1.0.
- Limited Rental Cabins to 4 occupants per dwelling.
- Eliminated the higher density "triplex" and replaced them with 2 bedroom stand-alone buildings, reducing the total number of short term rental dwellings by 1. See sheet AS1.0

Respectfully submitted,
Barry J Polzin

9.29.21

Barry J. Polzin AIA Date :

9.29.21

Mick Vonck Date :

6d.

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STAFF REPORT

PLANNING COMMISSION – OCTOBER 27, 2021

Agenda Item # 6d: **Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit on a property located at 170 Eagles Nest Rd, Marquette MI 49855, within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05).**

Applicant: Houses of Gort, LLC (Timothy & Regina Gort)

Parcel ID#: 52-08-300-014-00

Address: 354 Co Rd 550

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 Rural Residential (RR) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance.

Per the Marquette Township Ordinance:

ARTICLE 2 – DEFINITIONS:

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

SECTION 16.13: SHORT-TERM RENTALS

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, December 8, 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

ORIGINAL

Applicant Information

Name:	Address:		
Timothy and Regina Gort	170 Eagles Nest Rd.		
Business Name: Houses of Gort, LLC			
Phone: 906-458-2335	**Fax:**	**Name of Contact Person:** Tim Gort	**Contact Phone:** 906-458-2335
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: timgort@hotmail.com, reginagort@gmail.com			

Property Owner *(if different from applicant)*

Name:	Address:		
Houses of Gort, LLC	170 Eagles Nest Rd.		
Phone: 906-458-2335	**Fax:**	**Name of Contact Person:** Tim or Regina Gort	**Contact Phone:** 906-458-2335
E-Mail Address: timgort@hotmail.com reginagort@gmail.com			

Property Information

Address:	Parcel I.D. Number(s):
170 Eagles Nest Rd	52-08- -520821200700
Zoning District: SR (scenic residential)	**Legal Description(s)** *(attach pages as necessary)*:
Size *(acreage or square footage)*: See Legal Description	**Name of any existing businesses on property:** Houses of Gort, LLC
Proposed Use of Property: Short-term rental property	
Present Use of Property: Personal dwelling	

Permission

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

PAID
OCT 18 2021
$ 255.00
Marquette Township
0022

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

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

Signature of Applicant: _____ Date: 10-15-21

Applicant's Name (print): Regina Gant / Tim Gant

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

Signature of Property Owner: _____ Date: 10-15-21

Property Owner's Name (print): Regina Gant / Tim Gant

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)*: Jason McCarthy – ZA **Date:** 10/18/2021

Fee Paid: ☑ Yes ☐ No **If Yes, Amount Paid:** $255.00

Application: ☐ Approved ☐ Not Approved

Reason: ☐ Incomplete Application ☐ Other **Date:** _____

Condition(s) of Approval: _____

Signature of Zoning Administrator: _____ **Date:** _____

Updated on 04/07/2020 RD

HOUSES OF GORT, LLC

Special Use Permit Application

Short-term Rental Use, Houses of Gort, LLC

Introduction:

The following information is provided to support an Application for a Special-Use Permit to the Marquette Township Planning Commission per Zoning Ordinance (Sec. 16.03).

About the Applicants:

Houses of Gort, LLC, is a Marquette-based husband/wife partnership for short-term rental(s) owned by Timothy and Regina Gort who reside at 170 Eagles Nest Road, Marquette, Michigan. The company owns two properties and has successfully rented its other property (not in Marquette County) since 2020. Both properties are owner occupied when not being rented.

Tim and Regina have lived in Marquette County since 2012, purchasing their Eagles Nest property in 2018. A second home was purchased where they spend some of the winter months. Since forming *Houses of Gort, LLC this past year*, both homes have been retitled and re-insured under the business in order to support current/future rental, operational and maintenance of ongoing investments in these homes.

Property:

The Eagles Nest Property (see legal description/survey) is located on the Lake Superior shoreline, has sweeping views of Little Presque Isle from inside and outside of the property and is located on a wooded, private lot. The private drive leads to enough room for private parking and has adequate outdoor lighting (large flood lights, etc.) The home is a 1,200 square foot A-frame that was meticulously remodeled in 2020 (windows, plumbing, heating, paint, etc).

Location:

Located 2.5 miles from the Little Presque Isle Natural Area, Harlow Lake, Wetmore Landing, Hogback Mountain, Echo Lake Nature Preserve and other scenic areas, it's an ideal location for people visiting the area. It's close to biking and cross-country skiing trails hosted by the Nequemanon Trail Network and only 14 miles from Thomas Rock Scenic Area and other Big Bay recreational opportunities. It's ideal for those looking to take advantage of scenery and all of the outdoor activities our area affords.

Goal:

The company aims to rent its property when its not occupied by the owners, Tim and Regina. Therefore, the initial goal is to rent its Marquette Township property located 170 Eagles Nest Rd, from November to April. The property fills a much-needed gap in the limited number of rental properties north of Marquette (currently, there are only a half of dozen listed for short-term use). The company will employ 1-3 staff for cleaning, snow removal and regular maintenance.

Existing Use:

As mentioned, the owners occupy this home when they are not renting it. Personal use of garage and storage will not be part of the business plan, or rental agreement. (see property description, map and survey)

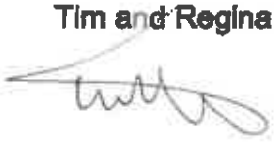
Expected Impacts

At this time, the company foresees very limited if any negative impacts on emergency services, schools or local traffic volumes. The area in which the property is located is rural and those services are limited already, and the fact will be made clear in all tenant agreements and guidelines. This is an attraction to the property for potential tenants.

County Road 550 is a well-maintained road, and the area is already a boon for tourists visiting Marquette County (tourism is typically in a lull during the aforementioned business months). We will provide local trail-use maps, water education/warnings of the dangers of the area's natural features.

Education and safety are key components to ensure the property is enjoyed by tenants without endangering themselves or others.

Tim and Regina Gort



Houses of Gort, LLC – 170 Eagles Nest Rd, Marquette, MI 49855

MARQUETTE COUNTY Marquette County GIS

Parcel Report: 52-08-212-007-00

10/22/2021
12:23:47 PM

Property Address

170 EAGLES NEST RD
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

GORT TIMOTHY & REGINA
–
170 EAGLES NEST RD
MARQUETTE, MI 49855

Unit: 52-08
Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number:	52-08-212-007-00	**Assessed Value:**	$164,700
Property Class:	401	**Taxable Value:**	$164,700
Class Name:	RESIDENTIAL	**State Equalized Value:**	$164,700
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

PRE 2020:	100%
PRE 2021:	100%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	$164,700	$164,700	$164,700
2019	$162,900	$162,900	$162,900

Land Information

Acreage:	1.136
Zoning:	RR

Legal Description

SEC 12 T49N R26W PART OF GOV'T LOT 1 COM ON E R/W OF LS & I RR 615' N'LY FROM S LINE OF SAID LOT TH N68DEG 09'E 188.1' TO LAKE SUPERIOR TH S'LY ALG SHORE 100' M/L TH S68DEG09'W 500' M/L TO CO RD 550 TH N'LY ALG ROW 100 M/L TH N68DEG09'E 250' M/L TO POB.

Sales Information

Sale Date: 02-23-2018

Sale Price: 295000
Instrument: WD
Grantor: HEDMARK, CONNIE & GREGORY HEDMARK
Grantee: GORT, TIMOTHY & REGINA
Terms of Sale: ARM'S LENGTH
Liber/Page: 2018R-01696

Sale Date: 12-01-2017

Sale Price: 0
Instrument: DC
Grantor:
Grantee:
Terms of Sale: DEATH CERTIFICATE
Liber/Page: 2018R-01695

Sale Date: 06-17-2015

Sale Price: 0
Instrument: QC
Grantor: HEDMARK, LINNEA TRUSTEE

Grantee: HEDMARK, LINNEA
Terms of Sale: FAMILY
Liber/Page: 2015R-05986

Sale Date: 06-17-2015

Sale Price: 0
Instrument: QC
Grantor: HEDMARK, LINNEA
Grantee: HEDMARK, LINNEA
Terms of Sale: LIFE ESTATE
Liber/Page: 2015R-05987

Sale Date: 07-01-1996

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: FAMILY
Liber/Page: 0405:0109

Building Information

Residential Buildings

RANCH/Single Family - 1981

General Information

Year Built:	1981
Style:	RANCH/Single Family
Exterior:	Wood Siding
Total Living Area:	1560
Heating Type:	Forced Air w/Ducts
Rooms Basement:	0
Rooms 1st Floor:	5
Rooms 2nd Floor:	0
Bedrooms:	3
Baths: Full/Half:	2/0
Fireplaces: Quantity - Type	

Area Detail

Height	Ground Floor Area	Foundation	Exterior
1 Story	1560	Slab	Siding

Basement Finished Areas

Recreation:	0

Living Area:	0

Garage/Carport Information

Area	Capacity	Exterior	Type
780		Siding	Detached

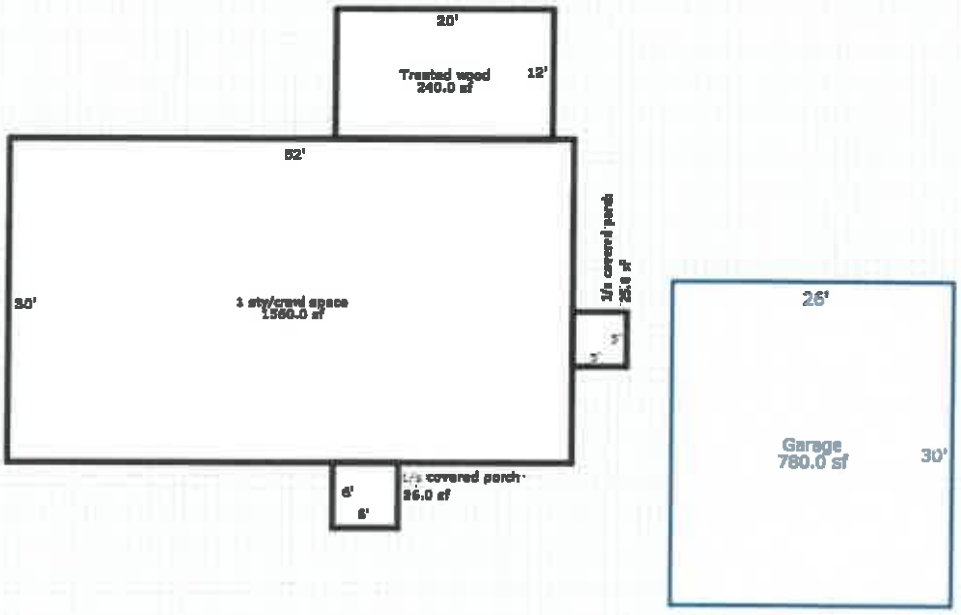
Porch/Breezeway Information

Area	Description
36	Porch CCP (1 Story)
36	Porch CCP (1 Story)

Deck Information

Area	Description
240	Treated Wood

Sketches (1)



Sketch by Apex Sketch

Delinquent Tax Information as of 3/23/2021

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2018

Base Tax: 1370.68
Base Tax Due: 0
Base Tax Paid: 1370.68
Total Due: 0
Last Paid:

Tax Year: 2014

Base Tax: 1182.55
Base Tax Due: 0
Base Tax Paid: 1182.55
Total Due: 0
Last Paid:

Application Use:

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GIS/Mapping:

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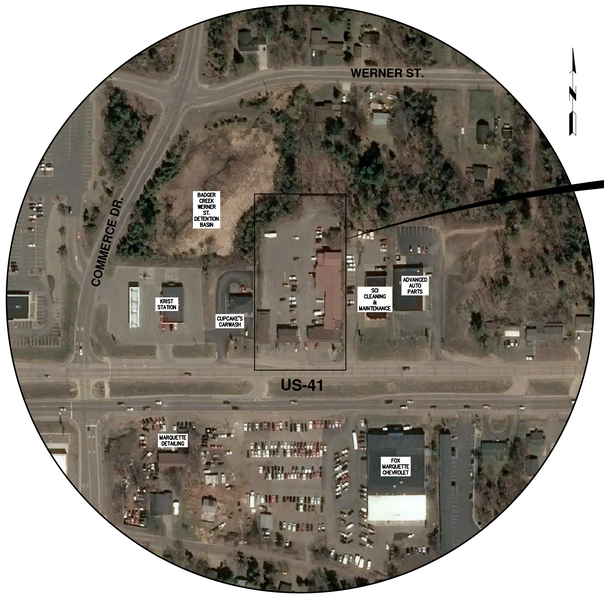
TruNorth Federal Credit Union

PLAN OF PROPOSED

MARQUETTE TOWNSHIP BRANCH

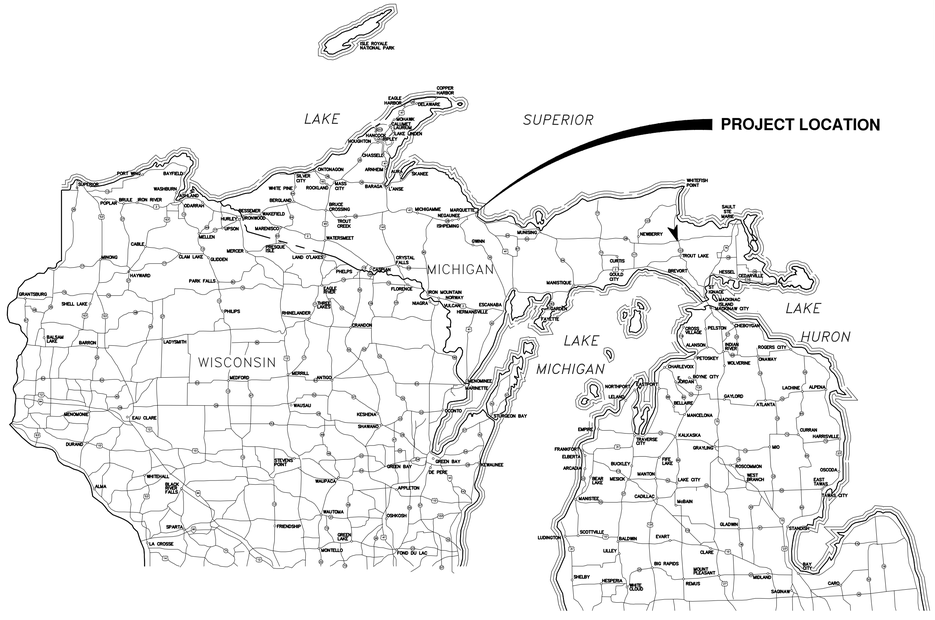
MARQUETTE, MICHIGAN



PROJECT LOCATION

VICINITY MAP

PROPOSED MARQUETTE BRANCH - CONCEPT RENDERING



Know what's below. Call before you dig.

INDEX OF SHEETS

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C103	PROPOSED SITE PLAN
C104	SOIL BORINGS
A100	ARCHITECTURAL FLOOR PLAN

UPEA ENGINEERS & ARCHITECTS
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MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

ISSUED FOR:	DATE:
TOWNSHIP PC REVIEW	9/27/2021

MARQUETTE TWP BRANCH
TRUNORTH FCU

PROJECT NO:	T98-01359
DESIGNED BY:	KN/KC
DRAWN BY:	KN/BN/DB/KC
CHECKED:	KN
APPROVED:	KN

TITLE SHEET

G001

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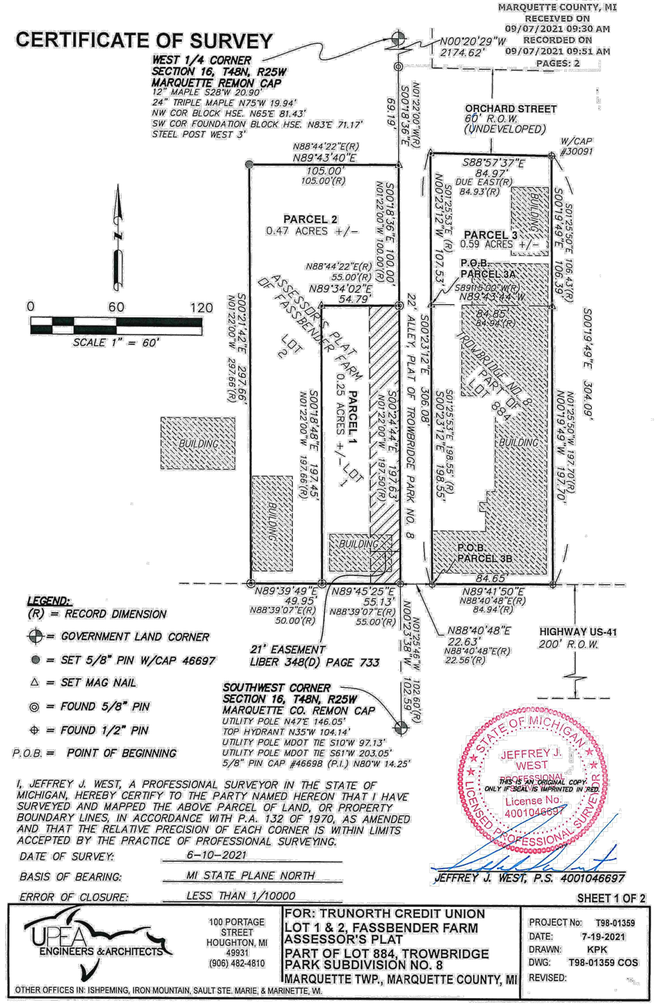
DocID:8084001
Tx:4052464
9/7/2021 9:30:00 AM

2021R-11414
CARLA A L'HUILLIER
REGISTER OF DEEDS
MARQUETTE COUNTY, MI
RECEIVED ON
09/07/2021 09:30 AM
RECORDED ON
09/07/2021 09:51 AM
PAGES: 2

CERTIFICATE OF SURVEY



LEGEND:
(R) = RECORD DIMENSION
= GOVERNMENT LAND CORNER
= SET 5/8" PIN W/CAP 46697
= SET MAG NAIL
= FOUND 5/8" PIN
= FOUND 1/2" PIN
P.O.B. = POINT OF BEGINNING

I, JEFFREY J. WEST, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY TO THE PARTY NAMED HEREON THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND, OR PROPERTY BOUNDARY LINES, IN ACCORDANCE WITH P.A. 132 OF 1970, AS AMENDED AND THAT THE RELATIVE PRECISION OF EACH CORNER IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

DATE OF SURVEY: 6-10-2021
BASIS OF BEARING: MI STATE PLANE NORTH
ERROR OF CLOSURE: LESS THAN 1/10000

STATE OF MICHIGAN
JEFFREY J. WEST
LICENSED PROFESSIONAL SURVEYOR
THIS IS AN ORIGINAL COPY. ONLY IF SEAL IS IMPRINTED IN RED
License No. 4001046697

JEFFREY J. WEST, P.S. 4001046697

SHEET 1 OF 2

UPEA ENGINEERS & ARCHITECTS
100 PORTAGE STREET
HOUGHTON, MI 49931
(906) 482-4810
OTHER OFFICES IN: ISHPEMING, IRON MOUNTAIN, SAULT STE. MARIE, & MARINETTE, WI.

FOR: TRUNORTH CREDIT UNION
LOT 1 & 2, FASSBENDER FARM ASSESSOR'S PLAT
PART OF LOT 884, TROWBRIDGE PARK SUBDIVISION NO. 8
MARQUETTE TWP., MARQUETTE COUNTY, MI

PROJECT No: T98-01359
DATE: 7-19-2021
DRAWN: KPK
DWG: T98-01359 COS
REVISED:

CERTIFICATE OF SURVEY

FOR: TRUNORTH CREDIT UNION
DATE: 7-19-2021
PROJECT NO. T98-01359

Legal Description from Commitment No. 21-31871-1 from Chicago Title Insurance Company dated May 21, 2021 at 12:00 A.M.

Parcels of Land situate and being in the Township of Marquette, County of Marquette, State of Michigan, more particularly described as:

Parcel 1:

Lot Number 1 of the Assessor's Plat of Fassbender Farm, according to the plat thereof, as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

Parcel 2:

Lot Number 2, Assessors Plat of Fassbender Farm, according to the Plat thereof as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

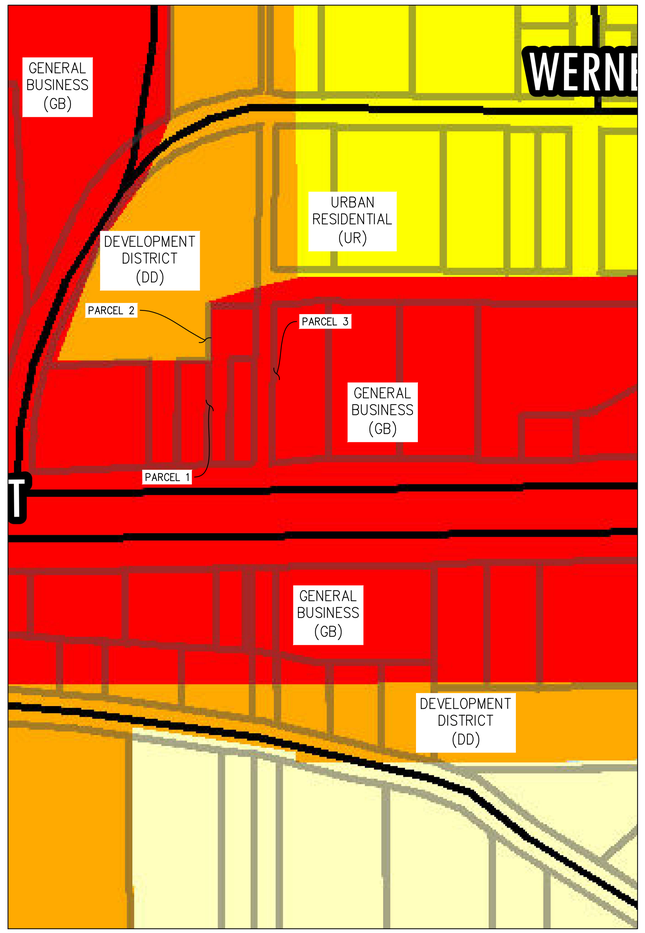
Parcel 3(A):

Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line Highway U.S. 41 to the West line of said Lot 884; thence North 01°25'53" West, 198.55 feet along the said West line of Lot 884 to the Point of Beginning; thence continuing North 01°25'53" West, 107.53 feet along the said West line of Lot 884; thence Due East, 84.93 feet along the North line of said Lot Number 884 (also being the South right-of-way line of Orchard Street); thence South 01°25'50" East, 106.43 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet to the Point of Beginning.

AND

Parcel 3(B):

Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line of Highway U.S. 41 to the West line of said Lot 884 and the Point of Beginning; thence continuing North 88°40'48" East along the said North right-of-way line of Highway U.S. 41, 84.94 feet; thence North 01°25'50" West, 197.70 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet; thence South 01°25'53" East, 198.55 feet along the said West line of Lot 884, to the Point of Beginning.



ZONING MAP

NOTE: THE PROPOSED PROPERTY DEVELOPMENT AND THE PROPOSED SITE PLANS PROVIDED ARE CONTINGENT ON THE ABANDONMENT OF THE 22' WIDE ALLEY BETWEEN THE PARCELS SHOWN. THE ABANDONMENT PROCESS HAS BEEN STARTED BY THE CURRENT LAND OWNER AND IS EXPECTED TO BE REALIZED PRIOR TO 2022 DEVELOPMENT CONSTRUCTION.

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MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

DATE: 9/27/2021
ISSUED FOR: TOWNSHIP PC REVIEW

MARQUETTE TWP BRANCH
TRUNORTH FCU
PROJECT NO: T98-01359
DESIGNED BY: KN/KC
DRAWN BY: KN/BN/DB/KC
CHECKED: KN
APPROVED: KN

PROPERTY DESCRIPTION

C100

© U.P. Engineers & Architects, Inc.

CATCH BASIN DRAINS TO WERNER ST. DETENTION BASIN

DRAINAGE AREA 2: OVERLAND FLOW TO SEWER CONVEYANCE DISCHARGE TO WERNER ST DETENTION BASIN
0.6382 ACRE IMPERVIOUS SURFACE
0.0359 ACRE GRASS SURFACE

DRAINAGE AREA 1: OVERLAND FLOW DISCHARGE TO WERNER ST DETENTION BASIN
0.3078 ACRE IMPERVIOUS SURFACE
0.0787 ACRE GRASS SLOPE SURFACE

DRAINAGE AREA BOUNDARY

DRAINAGE AREA 3: OVERLAND FLOW DISCHARGE TO MDOT RIGHT-OF-WAY
0.4270 ACRE IMPERVIOUS SURFACE

ORCHARD STREET R.O.W (60 FT.)
(NOT BUILT)

PUBLIC R.O.W. (22 FT. +/-)

EXISTING ACCESS DRIVE ALIGNMENT

EXISTING SIGN

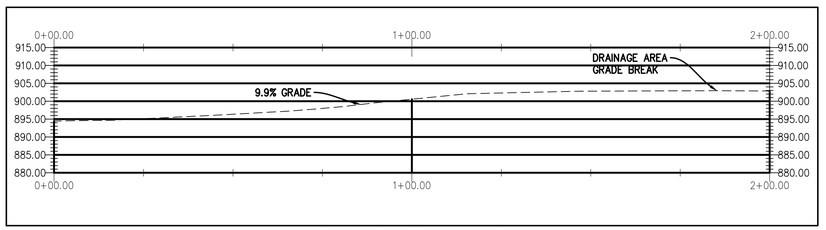
CP-MAG RTK
CP-SPK SET
MAG NAIL BOLT ELE=900.38
21004 896.63 IPNC-BELOW BIT
21005 896.05 IPN
21002 895.71 PK-MAG
OHE
SAN
GAS
901
902
903
897
895
893
891
889
2+00
1+00
0+00

LEGEND

- CONTROL POINT
- BENCHMARK
- BOLLARD
- HYDRANT
- LIGHT POLE
- EX. BLDG
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- DOUBLE POST SIGN
- SINGLE POST SIGN
- EX. HMA
- EX. CONC.
- TREELINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF BIT
- UNDERGROUND ELECTRIC
- STORM SEWER
- PROPERTY BOUNDARY
- ROAD CENTERLINE

EXISTING SITE PLAN NOTES:

1. COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE
2. VERTICAL DATUM: NAVD 88
3. 1 FOOT CONTOUR INTERVAL.



EXISTING ACCESS DRIVE PROFILE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

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MARQUETTE TWP. BRANCH
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ISSUED FOR: TOWNSHIP PC REVIEW
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PROJECT NO: T98-01359
DESIGNED BY: KN/KC
DRAWN BY: KN/BN/DB/KC
CHECKED: KN
APPROVED: KN

EXISTING SITE PLAN

C101

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ORCHARD STREET R.O.W (60 FT.)
(NOT BUILT)

PUBLIC R.O.W. (22 FT. +/-)

CP-MAG RTK

4985 SYD HMA, REM
ANTICIPATED 2022
CONTINGENT ON SITE PLAN
APPROVAL

1765 SYD TOTAL BUILDING (4) DEMOLITION
ANTICIPATED FALL/WINTER 2021 CONTINGENT
ON SITE PLAN APPROVAL

POWER POLE TO BE RELOCATED

1065 SYD HMA, REM
ANTICIPATED 2022
CONTINGENT ON SITE PLAN
APPROVAL AND MDOT PERMIT

CP-SPK SET

CP SPK TS

MH-NE BOLT
EL.=900.38

IPN-EL 1.18

IPN

IPNC-BELOW BIT

PK-MAG

OHE

GAS

SAN

901

902

903

897

895

893

891

888

898

LEGEND

- CONTROL POINT
- BENCHMARK
- BOLLARD
- HYDRANT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- DOUBLE POST SIGN
- SINGLE POST SIGN
- EX. HMA
- EX. GRAVEL
- EX. CONC.
- TREELINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF BIT
- UNDERGROUND ELECTRIC
- STORM SEWER
- PROPERTY BOUNDARY
- ROAD CENTERLINE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

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DRAWN BY: KN/BN/DB/KC
CHECKED: KN
APPROVED: KN

DEMOLITION PLAN

C102

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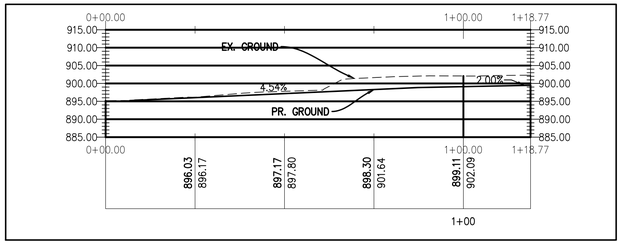
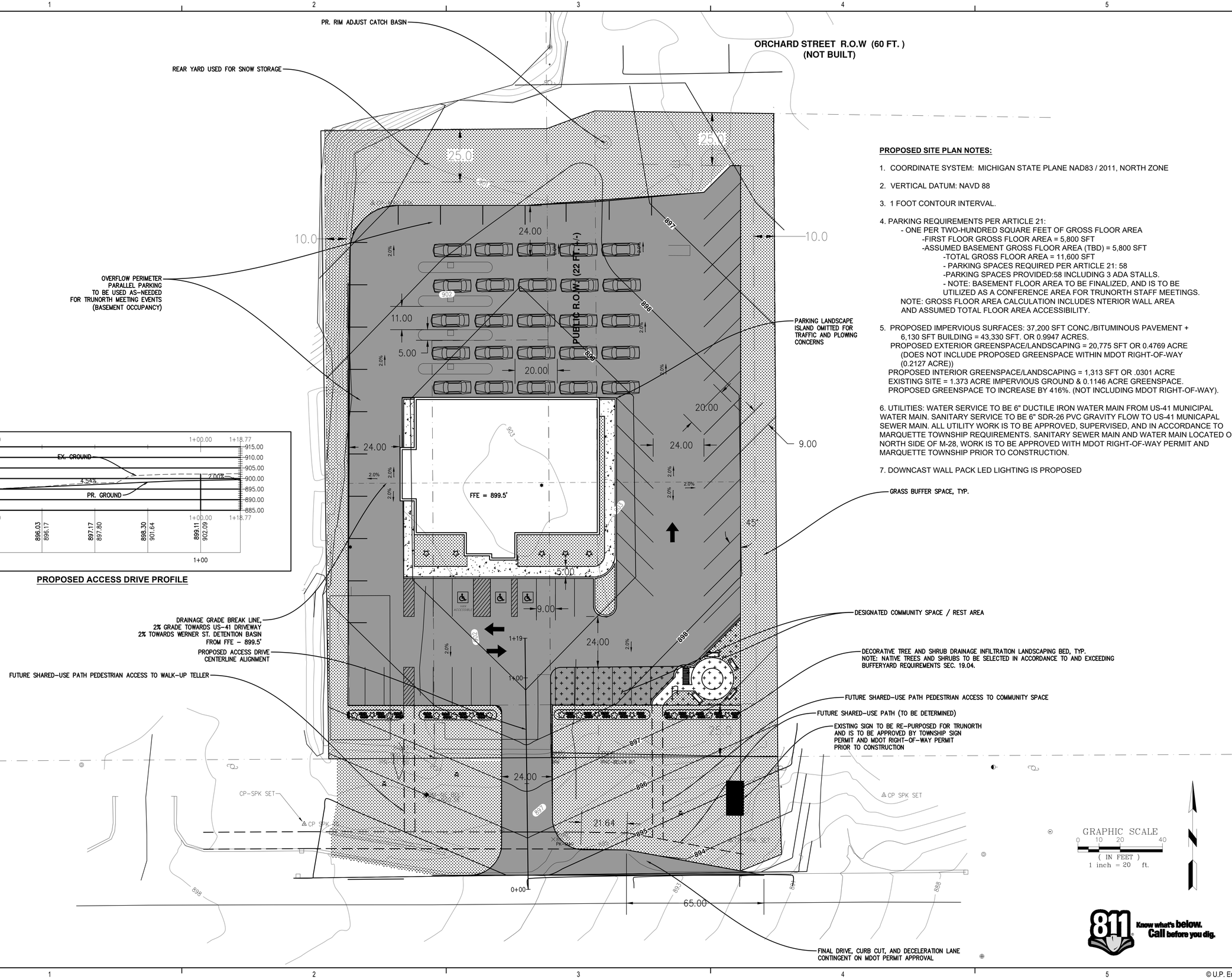


PROPOSED ACCESS DRIVE PROFILE



PROPOSED SITE PLAN NOTES:

1. COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE

2. VERTICAL DATUM: NAVD 88

3. 1 FOOT CONTOUR INTERVAL.

4. PARKING REQUIREMENTS PER ARTICLE 21:
   - ONE PER TWO-HUNDRED SQUARE FEET OF GROSS FLOOR AREA
   -FIRST FLOOR GROSS FLOOR AREA = 5,800 SFT
   -ASSUMED BASEMENT GROSS FLOOR AREA (TBD) = 5,800 SFT
   -TOTAL GROSS FLOOR AREA = 11,600 SFT
   - PARKING SPACES REQUIRED PER ARTICLE 21: 58
   -PARKING SPACES PROVIDED:58 INCLUDING 3 ADA STALLS.
   - NOTE: BASEMENT FLOOR AREA TO BE FINALIZED, AND IS TO BE UTILIZED AS A CONFERENCE AREA FOR TRUNORTH STAFF MEETINGS.
   NOTE: GROSS FLOOR AREA CALCULATION INCLUDES NTERIOR WALL AREA AND ASSUMED TOTAL FLOOR AREA ACCESSIBILITY.

5. PROPOSED IMPERVIOUS SURFACES: 37,200 SFT CONC./BITUMINOUS PAVEMENT + 6,130 SFT BUILDING = 43,330 SFT. OR 0.9947 ACRES.
   PROPOSED EXTERIOR GREENSPACE/LANDSCAPING = 20,775 SFT OR 0.4769 ACRE (DOES NOT INCLUDE PROPOSED GREENSPACE WITHIN MDOT RIGHT-OF-WAY (0.2127 ACRE))
   PROPOSED INTERIOR GREENSPACE/LANDSCAPING = 1,313 SFT OR .0301 ACRE
   EXISTING SITE = 1.373 ACRE IMPERVIOUS GROUND & 0.1146 ACRE GREENSPACE.
   PROPOSED GREENSPACE TO INCREASE BY 416%. (NOT INCLUDING MDOT RIGHT-OF-WAY).

6. UTILITIES: WATER SERVICE TO BE 6" DUCTILE IRON WATER MAIN FROM US-41 MUNICIPAL WATER MAIN. SANITARY SERVICE TO BE 6" SDR-26 PVC GRAVITY FLOW TO US-41 MUNICAPAL SEWER MAIN. ALL UTILITY WORK IS TO BE APPROVED, SUPERVISED, AND IN ACCORDANCE TO MARQUETTE TOWNSHIP REQUIREMENTS. SANITARY SEWER MAIN AND WATER MAIN LOCATED ON NORTH SIDE OF M-28, WORK IS TO BE APPROVED WITH MDOT RIGHT-OF-WAY PERMIT AND MARQUETTE TOWNSHIP PRIOR TO CONSTRUCTION.

7. DOWNCAST WALL PACK LED LIGHTING IS PROPOSED

811 Know what's below. Call before you dig.

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MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

ISSUED FOR:	DATE:
TOWNSHIP PC REVIEW	9/27/2021

MARQUETTE TWP BRANCH
TRUNORTH FCU

PROJECT NO: T98-01359

DESIGNED BY: KN/KC
DRAWN BY: KN/BN/DB/KC
CHECKED: KN
APPROVED: KN

PROPOSED SITE PLAN

C103

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PROJECT NAME: TRUNORTH MARQUETTE TOWNSHIP SITE PLAN
LOCATION: MARQUETTE, MI
BORING/WELL I.D.: SB-1
ARCHITECT/ENGINEER: U.P. ENGINEERS & ARCHITECTS, Inc.

NORTHING
EASTING
SURFACE ELEVATION:

SAMPLE NUMBER	PID READING (IN THE FIELD)	SAMPLE DISTANCE	DEPTH IN FEET	DESCRIPTION OF MATERIAL	HNU READINGS (ppm)	STAND. PENETRATION "N" VALUE * - INDICATES REFUSAL	WATER LEVEL
				2.5" BLACKTOP THEN 6" GRAVEL			
1				UNIFORM CLEAN MEDIUM SAND (SW) (FAIRLY LOOSE)		5	
2			5			4	
3						6	
				SILTY WITH TRACE COARSE SAND (SP) (FAIRLY LOOSE)			
4			10			6	
				MEDIUM SAND (SW) (FAIRLY LOOSE)			
5			15	SATURATED MEDIUM SAND (SW) (FAIRLY DENSE)		19	▽
6			20	END OF BORING @ 20'			

LEGEND
- ⊗ STANDARD PENETRATION "N" BLOWS/FT.
- ● NATURAL WATER CONTENT
- ATTERBERG LIMITS:
- △ PLASTIC LIMIT%
- × LIQUID LIMIT%
- ○ UNCONFINED COMPRESSIVE STRENGTH (tsf)
- ☆○ CALIBRATED HAND PENETROMETER STRENGTH (tsf)

SCALE
☆○ ○ 1 2 3 tsf
⊗ ● 10 20 30 40 50 %, N

NOTE: THE INDICATED STRATIFICATION LINES ARE APPROXIMATE IN SITU, THE TRANSITION BETWEEN MATERIALS MAY BE GRADUAL.

NOTE: UPEA JOB No. T98-01359

DRILLING METHOD: 3-3/4" ID HOLLOW STEM AUGER
BORING STARTED: 06/28/21
BORING COMPLETED: 06/28/21

WATER LEVEL OBSERVATION: 15.75' WHILE DRILLING; NOT NOTED AFTER COMPLETION

RIG: CME-45B
DRILLER: EB & RB
JOB: 01359
DRAWN BY: M.P.H.
APPROVED:
SHEET: 1 OF 2

MINERAL WELL PERMIT No.
CAD FILE FIG.DWG

UPEA ENGINEERS & ARCHITECTS
Houghton Iron Mt. Ishpeming Sault Ste. Marie Marinette

P:\T98-01359 TruNorth FCU-TruNorth Marquette Township Site Plan\Dwgs\SOIL BORINGS\Soil Boring Logs.dwg, 7/12/2021 11:16:10 AM, mhaapala

PROJECT NAME: TRUNORTH MARQUETTE TOWNSHIP SITE PLAN
LOCATION: MARQUETTE, MI
BORING/WELL I.D.: SB-2
ARCHITECT/ENGINEER: U.P. ENGINEERS & ARCHITECTS, Inc.

NORTHING
EASTING
SURFACE ELEVATION:

SAMPLE NUMBER	PID READING (IN THE FIELD)	SAMPLE DISTANCE	DEPTH IN FEET	DESCRIPTION OF MATERIAL	HNU READINGS (ppm)	STAND. PENETRATION "N" VALUE * - INDICATES REFUSAL	WATER LEVEL
				2.5" BLACKTOP THEN 6" GRAVEL			
1				UNIFORM CLEAN MEDIUM SAND (SW) (LOOSE)		4	
2			5			7	
3						7	
				MEDIUM COARSE SAND/ SILTY SAND (SP) (MODERATELY COMPACT)			
4			10			7	
				SATURATED MEDIUM SAND (SW) (DENSE)			
5			15			26	▽
6			20	END OF BORING @ 20'			

LEGEND
- ⊗ STANDARD PENETRATION "N" BLOWS/FT.
- ● NATURAL WATER CONTENT
- ATTERBERG LIMITS:
- △ PLASTIC LIMIT%
- × LIQUID LIMIT%
- ○ UNCONFINED COMPRESSIVE STRENGTH (tsf)
- ☆○ CALIBRATED HAND PENETROMETER STRENGTH (tsf)

SCALE
☆○ ○ 1 2 3 tsf
⊗ ● 10 20 30 40 50 %, N

NOTE: THE INDICATED STRATIFICATION LINES ARE APPROXIMATE IN SITU, THE TRANSITION BETWEEN MATERIALS MAY BE GRADUAL.

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RIG: CME-45B
DRILLER: EB & RB
JOB: 01359
DRAWN BY: M.P.H.
APPROVED:
SHEET: 2 OF 2

MINERAL WELL PERMIT No.
CAD FILE FIG.DWG

UPEA ENGINEERS & ARCHITECTS
Houghton Iron Mt. Ishpeming Sault Ste. Marie Marinette

P:\T98-01359 TruNorth FCU-TruNorth Marquette Township Site Plan\Dwgs\SOIL BORINGS\Soil Boring Logs.dwg, 7/12/2021 11:17:09 AM, mhaapala

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US 41 WEST, MARQUETTE MICHIGAN 49855

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TRUNORTH FCU
PROJECT NO: T98-01359
DESIGNED BY: KN/KC
DRAWN BY: KN/BN/DB/KC
CHECKED: KN
APPROVED: KN

SOIL BORINGS

C104

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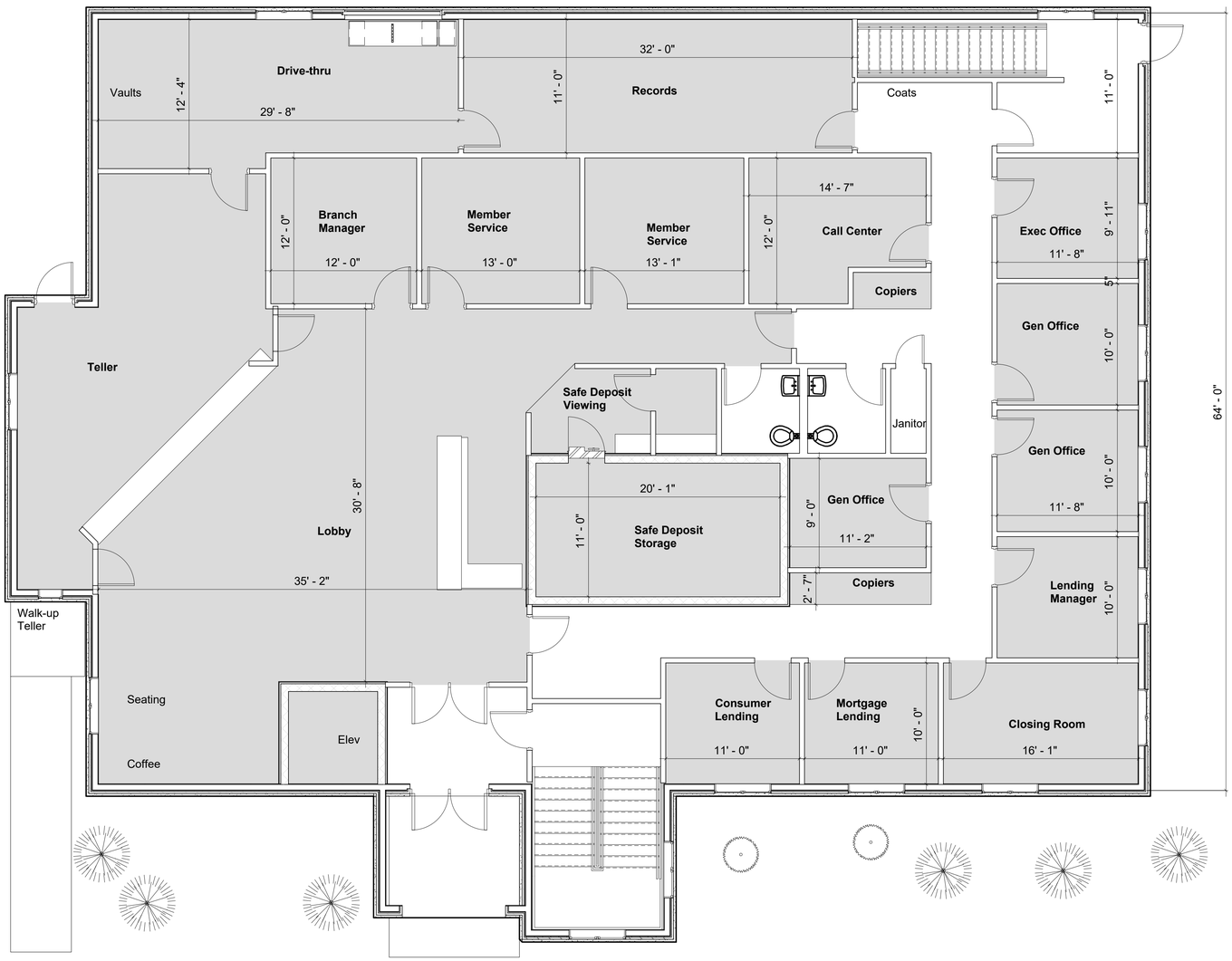

1 FLOOR PLAN
3/16" = 1'-0"

2 Southeast View

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APPROVED: KN

PROPOSED FLOOR PLAN

A100

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REVISED PLAN SHEET C103 - 10/27/2021

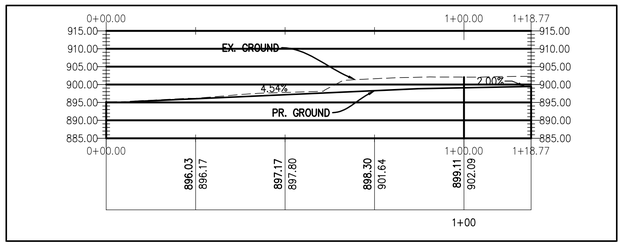
PR. RIM ADJUST CATCH BASIN

REAR YARD USED FOR SNOW STORAGE

ORCHARD STREET R.O.W (60 FT.)
(NOT BUILT)

OVERFLOW PERIMETER PARALLEL PARKING TO BE USED AS-NEEDED FOR TRUNORTH MEETING EVENTS (BASEMENT OCCUPANCY)

PARKING LANDSCAPE ISLAND OMITTED FOR TRAFFIC AND PLOWING CONCERNS



PROPOSED ACCESS DRIVE PROFILE

DRAINAGE GRADE BREAK LINE, 2% GRADE TOWARDS US-41 DRIVEWAY 2% TOWARDS WERNER ST. DETENTION BASIN FROM FFE – 899.5'

PROPOSED ACCESS DRIVE CENTERLINE ALIGNMENT

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO WALK-UP TELLER

EXISTING HYDRANT TO REMAIN

EXISTING 8"ø WATER MAIN CONNECTS TO 12" WATER MAIN AT COMMERCE DRIVE

EXISTING 8"ø SANITARY SEWER

PROPOSED 6"ø RSGV PLACED AT ROW

PROPOSED 6"ø PVC CLEANOUT AT ROW

PROPOSED 8"X6" TEE CONNECT TO EXISTING 8"ø WATER MAIN

PROPOSED 6"X8" WYE CONNECT TO EXISTING 8"ø SANITARY SEWER MAIN

FINAL DRIVE, CURB CUT, AND DECELERATION LANE CONTINGENT ON MDOT PERMIT APPROVAL

GRASS BUFFER SPACE, TYP.

PROPOSED 6"ø DIP WATER SERVICE

PROPOSED 6"ø PVC SANITARY SERVICE (GRAVITY DISCHARGE)

DESIGNATED COMMUNITY SPACE / REST AREA

DECORATIVE TREE AND SHRUB DRAINAGE INFILTRATION LANDSCAPING BED, TYP.
NOTE: NATIVE TREES AND SHRUBS TO BE SELECTED IN ACCORDANCE TO AND EXCEEDING BUFFERYARD REQUIREMENTS SEC. 19.04.

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO COMMUNITY SPACE

FUTURE SHARED-USE PATH (TO BE DETERMINED)

EXISTING SIGN TO BE RE-PURPOSED FOR TRUNORTH AND IS TO BE APPROVED BY TOWNSHIP SIGN PERMIT AND MDOT RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION

PROPOSED SITE PLAN NOTES:

1. COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE

2. VERTICAL DATUM: NAVD 88

3. 1 FOOT CONTOUR INTERVAL.

4. PARKING REQUIREMENTS PER ARTICLE 21:
   - ONE PER TWO-HUNDRED SQUARE FEET OF GROSS FLOOR AREA
   -FIRST FLOOR GROSS FLOOR AREA = 5,800 SFT
   -ASSUMED BASEMENT GROSS FLOOR AREA (TBD) = 5,800 SFT
   -TOTAL GROSS FLOOR AREA = 11,600 SFT
   - PARKING SPACES REQUIRED PER ARTICLE 21: 58
   -PARKING SPACES PROVIDED:58 INCLUDING 3 ADA STALLS.
   - NOTE: BASEMENT FLOOR AREA TO BE FINALIZED, AND IS TO BE UTILIZED AS A CONFERENCE AREA FOR TRUNORTH STAFF MEETINGS.
   NOTE: GROSS FLOOR AREA CALCULATION INCLUDES NTERIOR WALL AREA AND ASSUMED TOTAL FLOOR AREA ACCESSIBILITY.

5. PROPOSED IMPERVIOUS SURFACES: 39,000 SFT CONC./BITUMINOUS PAVEMENT + 6,130 SFT BUILDING = 45,130 SFT. OR 1.0360 ACRES.
   PROPOSED EXTERIOR GREENSPACE/LANDSCAPING = 18,775 SFT OR 0.4311 ACRE (DOES NOT INCLUDE PROPOSED GREENSPACE WITHIN MDOT RIGHT-OF-WAY (0.2127 ACRE))
   PROPOSED INTERIOR GREENSPACE/LANDSCAPING = 1,313 SFT OR .0301 ACRE
   EXISTING SITE = 1.373 ACRE IMPERVIOUS GROUND & 0.1146 ACRE GREENSPACE.
   PROPOSED GREENSPACE TO INCREASE BY 402%. (NOT INCLUDING ADDITIONAL GREENSPACE ADDED TO MDOT RIGHT-OF-WAY).

6. UTILITIES: WATER SERVICE TO BE 6" DUCTILE IRON WATER MAIN FROM US-41 MUNICIPAL WATER MAIN. SANITARY SERVICE TO BE 6" SDR-26 PVC GRAVITY FLOW TO US-41 MUNICAPAL SEWER MAIN. ALL UTILITY WORK IS TO BE APPROVED, SUPERVISED, AND IN ACCORDANCE TO MARQUETTE TOWNSHIP REQUIREMENTS. SANITARY SEWER MAIN AND WATER MAIN LOCATED ON
NORTH SIDE OF M-28, WORK IS TO BE APPROVED WITH MDOT RIGHT-OF-WAY PERMIT AND MARQUETTE TOWNSHIP PRIOR TO CONSTRUCTION.

7. DOWNCAST WALL PACK LED LIGHTING IS PROPOSED

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

UPEA ENGINEERS & ARCHITECTS
www.upea.com

MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

ISSUED FOR:	DATE:
TOWNSHIP PC REVIEW	9/27/2021
Response to Township PC Review	10-22-21

MARQUETTE TWP BRANCH TRUNORTH FCU	
PROJECT NO:	T98-01359
DESIGNED BY:	KN/KC
DRAWN BY:	KN/BN/DB/KC
CHECKED:	KN
APPROVED:	KN

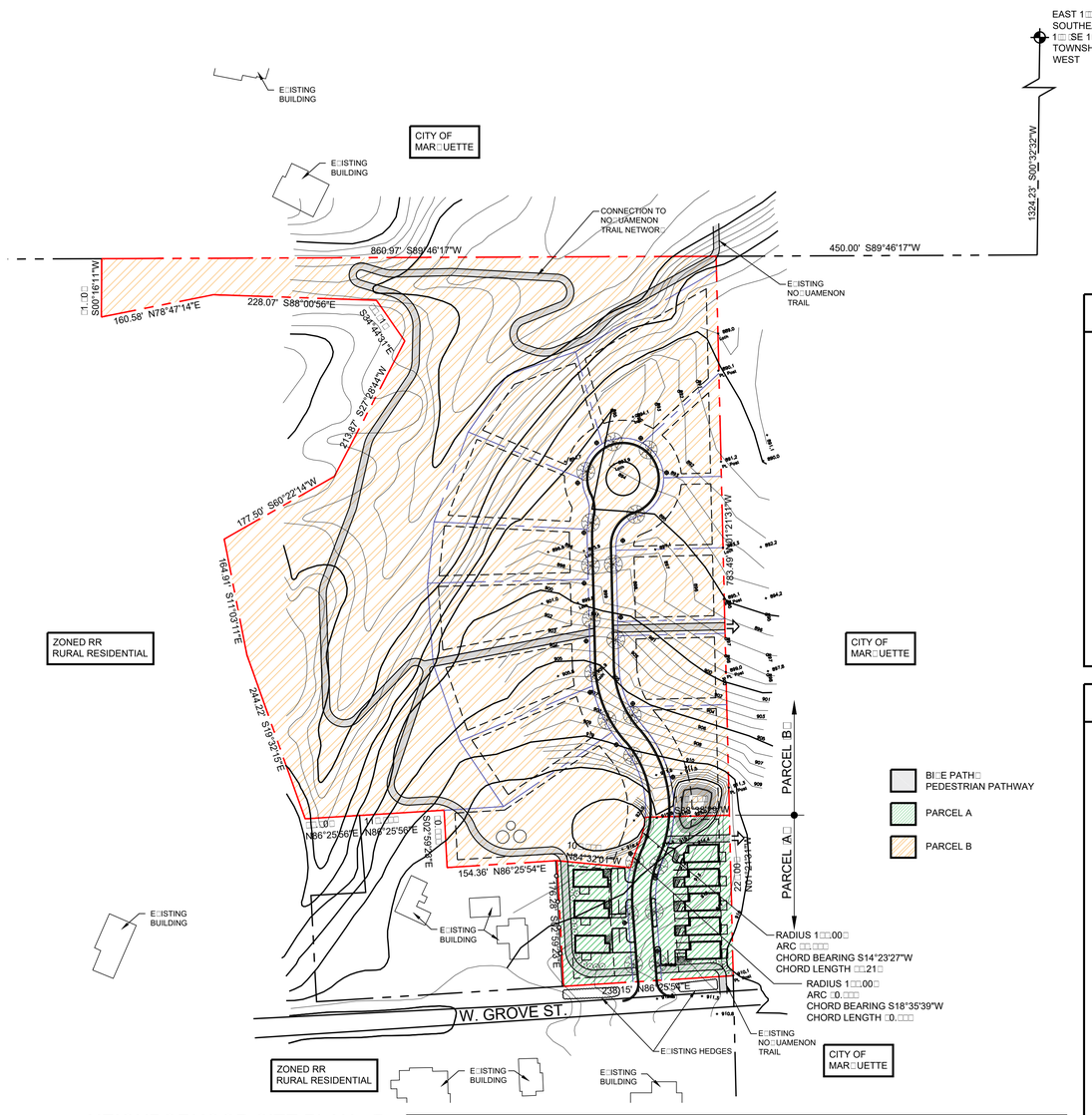
PROPOSED SITE PLAN

C103

© U.P. Engineers & Architects, Inc.

HERITAGE SILOS □LLC

MAR□UETTE□MICHIGAN



NEIGHBORHOOD SITE PLAN

SCALE□ 1" □ 100□0"

DEVELOPER□

HERITAGE SILOS□LLC
□□□ BISHOP WOODS RD
MAR□UETTE□MI □□□□□

ARCHITECT□

BARRY J. POLZIN ARCHITECTS INC.
101 N. LA□ESHORE BLVD.
MAR□UETTE□MI □□□□□
□0□□22□□□□□1

CIVIL ENGINEER□

BRIAN SAVOLAINEN□P.E.
□22□ US□1W □2□0
MAR□UETTE□MI □□□□□
□0□□2□0□□□2□

LEGAL DESCRIPTION □PARCEL □A□

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□ SE 1□□OF SE 1□□OF SECTION 21□TOWNSHIP □□ NORTH□RANGE 2□WEST□TOWNSHIP OF MAR□UETTE□COUNTY OF MAR□UETTE AND STATE OF MICHIGAN□DESCRIBED AS FOLLOWS□

COMMENCING AT THE EAST 1□□ CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS□;

THENCE SOUTH 00°32'32" WEST ALONG THE EAST LINE OF SAID SECTION 21 A DISTANCE OF 1□2□2□FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□SE 1□□OF SE 1□□OF SAID SECTION 21. THE EAST LINE OF SAID SECTION 21 BEING DEFINED AS A STRAIGHT LINE ORIGINATING AT THE EAST 1□□ CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□ MAR□UETTE COUNTY LAND CORNER RECORDS AND ENDING AT THE SOUTHEAST CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS□;

THENCE SOUTH 89°46'17" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 21 A DISTANCE OF □□0.00 FEET TO THE NORTHWEST CORNER OF THE LAST DESCRIBED PARCEL PER □UIT CLAIM DEED RECORDED AT LIBER 1□□ OF DEEDS□PAGE □2□□MAR□UETTE COUNTY RECORDS□;

THENCE SOUTH 01°21'31" EAST ALONG THE WEST LINE OF LAST DESCRIBED PARCEL PER SAID QUIT CLAIM DEED RECORDED AT LIBER 1□□ OF DEEDS□PAGE □2□□MAR□UETTE COUNTY RECORDS A DISTANCE OF □□□□□FEET. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED□

THENCE NORTH 88°38'29" WEST A DISTANCE OF 117.95 FEET; THENCE A 135.00 FOOT CURVE TO THE RIGHT AN ARC DISTANCE OF 43.39 FEET, HAVING A CHORD WHICH BEARS SOUTH 14°23'27" WEST A DISTANCE OF 43.21 FEET; THENCE A 175.00 FOOT CURVE TO THE LEFT AN ARC DISTANCE OF 30.57 FEET, HAVING A CHORD WHICH BEARS SOUTH 18°35'39" WEST A DISTANCE OF 30.54 FEET; THENCE NORTH 84°25'54" EAST A DISTANCE OF 103.63 FEET; THENCE SOUTH 02°59'23" EAST A DISTANCE OF 176.28 FEET; THENCE NORTH 86°25'54" EAST A DISTANCE OF 238.15 FEET; THENCE NORTH 01°21'31" WEST A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING□

CONTAINING 1.10 ACRES□MORE OR LESS□

SUBJECT TO ANY AND ALL RIGHTS□RESERVATIONS□RESTRICTIONS□CONDITIONS AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION □PARCEL □B□

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□ SE 1□□OF SE 1□□OF SECTION 21□TOWNSHIP □□ NORTH□RANGE 2□WEST□TOWNSHIP OF MAR□UETTE□COUNTY OF MAR□UETTE AND STATE OF MICHIGAN□DESCRIBED AS FOLLOWS□

COMMENCING AT THE EAST 1□□ CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS□;

THENCE SOUTH 00°32'32" WEST ALONG THE EAST LINE OF SAID SECTION 21 A DISTANCE OF 1□2□2□FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□SE 1□□OF SE 1□□OF SAID SECTION 21. THE EAST LINE OF SAID SECTION 21 BEING DEFINED AS A STRAIGHT LINE ORIGINATING AT THE EAST 1□□ CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□ MAR□UETTE COUNTY LAND CORNER RECORDS AND ENDING AT THE SOUTHEAST CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS□;

THENCE SOUTH 89°46'17" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 21 A DISTANCE OF □□0.00 FEET TO THE NORTHWEST CORNER OF THE LAST DESCRIBED PARCEL PER □UIT CLAIM DEED RECORDED AT LIBER 1□□ OF DEEDS□PAGE □2□□MAR□UETTE COUNTY RECORDS. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED□

THENCE CONTINUING SOUTH 89°46'17" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 21 A DISTANCE OF □□0.□□FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1□□SE 1□□OF SE 1□□OF SAID SECTION 21. SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED PER DOCUMENT NO. 201□R□10□0□□MAR□UETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND □□"DIAMETER IRON ROD AND CAP NO. □□□□□□

THENCE SOUTH 00°16'11" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 21 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□10□0□□MAR□UETTE COUNTY RECORDS
A DISTANCE OF □1□0 FEET TO A POINT ON THE E□TERIOR BOUNDARY OF LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□□2□ MAR□UETTE COUNTY RECORDS□

THENCE NORTH 78°47'14" EAST ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□2□MAR□UETTE COUNTY RECORDS A DISTANCE OF 1□0.□□FEET□;

THENCE SOUTH 88°00'56" EAST CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□2□MAR□UETTE COUNTY RECORDS A DISTANCE OF 22□.0□FEET□;

THENCE SOUTH 34°44'31" EAST CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□2□MAR□UETTE COUNTY RECORDS A DISTANCE OF □□□.□ FEET□;

THENCE SOUTH 27°28'44" WEST CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□2□MAR□UETTE COUNTY RECORDS A DISTANCE OF 21□□□FEET□;

THENCE SOUTH 60°22'14" WEST CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□□2□MAR□UETTE COUNTY RECORDS A DISTANCE OF 1□□.□ FEET. SAID POINT BEING THE NORTHEAST CORNER OF PARCEL C AS DESCRIBED PER DOCUMENT NO. 201□R□0□□1□MAR□UETTE COUNTY RECORDS□

THENCE SOUTH 11°03'11" EAST ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL C AS DESCRIBED PER DOCUMENT NO. 201□R□0□□1□MAR□UETTE COUNTY RECORDS A DISTANCE OF 1□□.□1 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED PER DOCUMENT NO. 201□R□0□□1□MAR□UETTE COUNTY RECORDS□

THENCE SOUTH 19°32'15" EAST ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL B AS DESCRIBED PER DOCUMENT NO. 201□R□0□□1□MAR□UETTE COUNTY RECORDS A DISTANCE OF 2□□.22 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED PER DOCUMENT NO. 201□R□0□2□□MAR□UETTE COUNTY RECORDS. SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED AT LIBER □□0 OF DEEDS□PAGE 10□0□MAR□UETTE COUNTY RECORDS□;

THENCE NORTH 86°25'56" EAST (RECORDED AS NORTH 86°26'14" EAST) ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AT LIBER □□0 OF DEEDS□PAGE 10□0□MAR□UETTE COUNTY RECORDS A DISTANCE OF □□.□0 FEET TO THE NORTHEAST CORNER SAID LANDS DESCRIBED AT LIBER □□0 OF DEEDS□PAGE 10□0□MAR□UETTE COUNTY RECORDS. SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED AT LIBER 2□0 OF DEEDS□PAGE □□□MAR□UETTE COUNTY RECORDS□;

THENCE NORTH 86°26'56" EAST, 118.75 FEET; THENCE SOUTH 02°59'23" EAST A DISTANCE OF 80.44 FEET; THENCE NORTH 86°25'54" EAST A DISTANCE OF 154.36 FEET; THENCE SOUTH 84°32'01" EAST A DISTANCE OF 103.63 FEET; THENCE A 175.00 FOOT CURVE TO THE RIGHT AN ARC DISTANCE OF 30.57 FEET, HAVING A CHORD WHICH BEARS NORTH 18°35'39" EAST A DISTANCE OF □0.□□FEET□THENCE A 1□□00 FOOT CURVE TO THE LEFT AN ARC DISTANCE OF □□□.□FEET□HAVING A CHORD WHICH BEARS NORTH 14°23'27" EAST A DISTANCE OF 43.21 FEET; THENCE NORTH 88°38'29" EAST A DISTANCE OF 117.95 FEET; THENCE NORTH 01°21'31" WEST A DISTANCE OF 783.49 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.□□ACRES□MORE OR LESS□

SUBJECT TO ANY AND ALL RIGHTS□RESERVATIONS□RESTRICTIONS□CONDITIONS AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION □PARCEL □A□ROAD EASEMENT

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□SE 1□□OF SE 1□□OF SECTION 21□TOWNSHIP □□ NORTH□RANGE 2□WEST□TOWNSHIP OF MAR□UETTE□COUNTY OF MAR□UETTE AND STATE OF MICHIGAN□DESCRIBED AS FOLLOWS□

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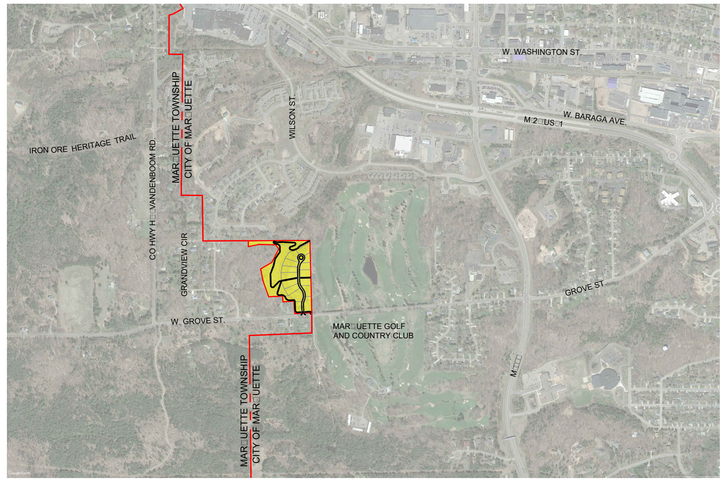
THENCE SOUTH 00°32'32" WEST ALONG THE EAST LINE OF SAID SECTION 21 A DISTANCE OF 1□2□2□FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1□□OF THE SOUTHEAST 1□□SE 1□□OF SE 1□□OF SAID SECTION 21. THE EAST LINE OF SAID SECTION 21 BEING DEFINED AS A STRAIGHT LINE ORIGINATING AT THE EAST 1□□ CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS AND ENDING AT THE SOUTHEAST CORNER OF SAID SECTION 21 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1□PAGE 2□□□MAR□UETTE COUNTY LAND CORNER RECORDS□;

THENCE SOUTH 89°46'17" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (SE 1/4 OF SE 1/4) OF SAID SECTION 21 A DISTANCE OF □□0.00 FEET TO THE NORTHWEST CORNER OF THE LAST DESCRIBED PARCEL PER □UIT CLAIM DEED RECORDED AT LIBER 1□□ OF DEEDS□PAGE □2□□MAR□UETTE COUNTY RECORDS□;

THENCE SOUTH 01°21'31" EAST ALONG THE WEST LINE OF LAST DESCRIBED PARCEL PER SAID QUIT CLAIM DEED RECORDED AT LIBER 139 OF DEEDS, PAGE 329, MAR□UETTE COUNTY RECORDS A DISTANCE OF □□□.□□FEET□;

THENCE NORTH 88°38'29" WEST A DISTANCE OF 77.75 FEET; THIS BEING THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE A 175.00 FOOT CURVE TO THE LEFT AN ARC DISTANCE OF 60.83 FEET, HAVING A CHORD WHICH BEARS SOUTH 13°38'29" WEST A DISTANCE OF 60.54 FEET; THENCE A 135.00 FOOT CURVE TO THE LEFT AN ARC DISTANCE OF 65.66 FEET, HAVING A CHORD WHICH BEARS SOUTH 09°39'56" WEST A DISTANCE OF 65.01 FEET; THENCE SOUTH 04°16'04" EAST A DISTANCE OF 106.74 FEET; THENCE SOUTH 86°25'54" WEST A DISTANCE OF 40.00 FEET, THENCE NORTH 04°16'04" WEST A DISTANCE OF 106.75 FEET; THENCE A 175.00 FOOT CURVE TO THE RIGHT AN ARC DISTANCE OF 85.11 FEET, HAVING A CHORD WHICH BEARS NORTH 09°39'56" EAST A DISTANCE OF 84.28 FEET; THENCE A 135.00 FOOT CURVE TO THE LEFT AN ARC DISTANCE OF 43.39 FEET, HAVING A CHORD BEARING NORTH 14°23'27" EAST A DISTANCE OF 43.21 FEET; THENCE SOUTH 88°38'29" EAST A DISTANCE OF 43.21 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

DRAWING INDE□

	COVER
AS1.0	SITE PLAN
L1.0	LANDSCAPE PLAN
A1.0	FLOOR PLAN□E□TERIOR ELEVATIONS□AND PARCEL □B□STYLE RENDERINGS
C1	PROPOSED ROADWAY PLAN AND PROFILE
C2	E□ISTING UTILITIES PLAN AND PROFILE
C□	STORM WATER PLAN AND SOIL EROSION
C□	WATER MAIN DETAILS
C□	SANITARY SEWER DETAILS
C□	SANITARY SEWER DETAILS

SITE INFORMATION

E□ISTING ZONING□	RURAL RESIDENTIAL
PROPOSED ZONING□	PLANNED UNIT DEVELOPMENT □URBAN RESIDENTIAL□
PAR□ING SPACES□10□0"□20□0"□	1□
MA□IMUM BUILDING HEIGHT	□□□
TOTAL PROPOSED AREA□	□□□□□1 S.F. □12.□□A□

ARCHITECTURAL STYLE□SEE ATTACHMENT.

NO PLANNED STREET LIGHTING□E□TERIOR LIGHTING WILL BE BY HOMEOWNERS□SEE LIGHTING ATTACHMENT

NO SIGNS PROPOSED□STREET SIGN WILL BE AT GROVE STREET INTERSECTION

ALL CABINS AND LOTS TO USE RESIDENTIAL ROLL OFF GARBAGE CANS□NO DUMPSTERS IN PLAN

STATE OF MICHIGAN
BARRY J. POLZIN
ARCHITECT
No. 29135
REGISTERED ARCHITECT

BARRY J. POLZIN
ARCHITECTS

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FINAL P.U.D. SUBMITTAL□
□2□□2021

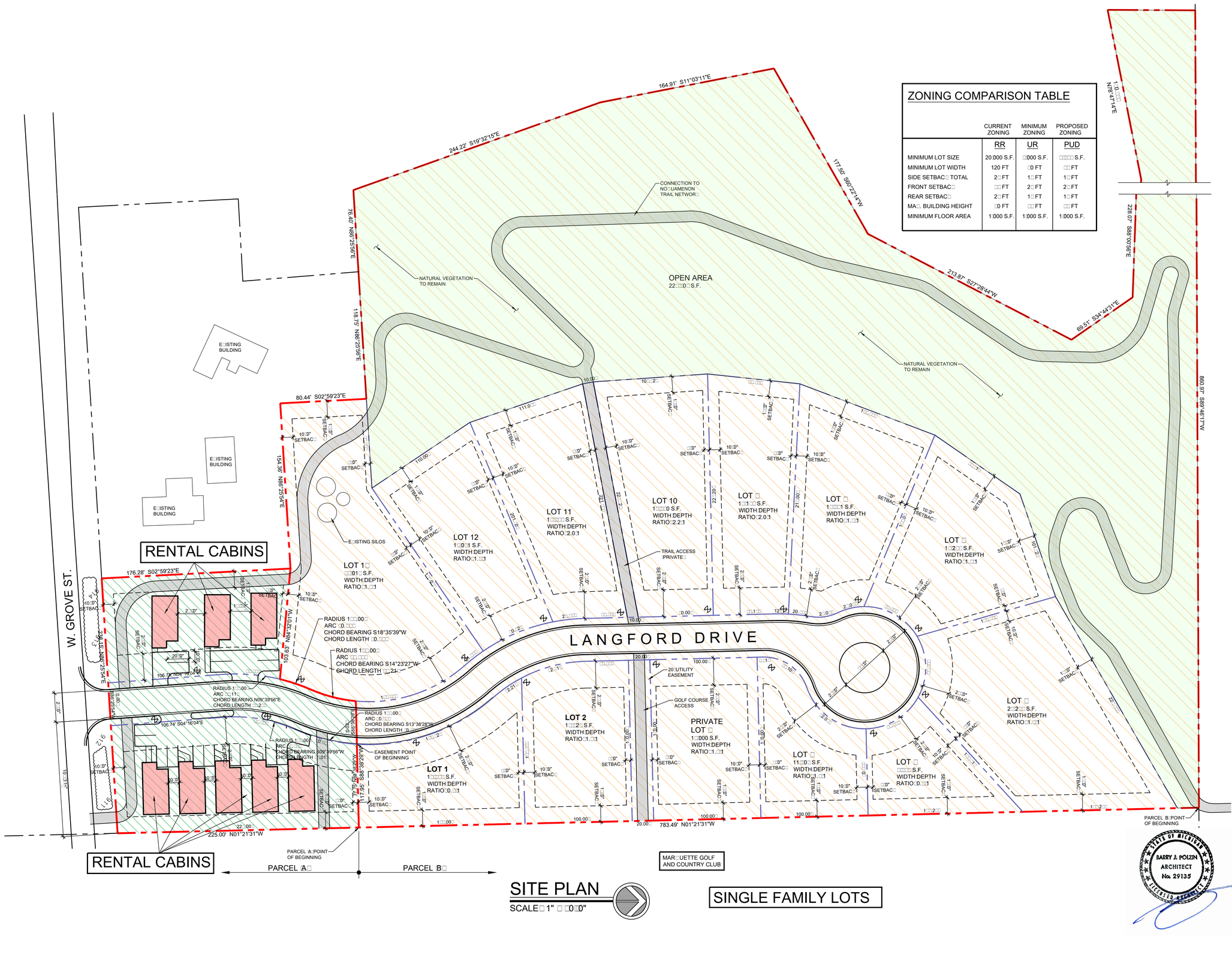
BARRY J. POLZIN ARCHITECTS

PLANNED UNIT DEVELOPMENT OF HERITAGE SILOS, LLC

MARQUETTE TOWNSHIP, MICHIGAN

ZONING COMPARISON TABLE

	CURRENT ZONING	MINIMUM ZONING	PROPOSED ZONING
	RR	UR	PUD
MINIMUM LOT SIZE	20□000 S.F.	□□000 S.F.	□□□□□ S.F.
MINIMUM LOT WIDTH	120 FT	□0 FT	□□ FT
SIDE SETBAC□ TOTAL	2□FT	1□FT	1□FT
FRONT SETBAC□	□□FT	2□FT	2□FT
REAR SETBAC□	2□FT	1□FT	1□FT
MA□. BUILDING HEIGHT	□0 FT	□□FT	□□ FT
MINIMUM FLOOR AREA	1□000 S.F.	1□000 S.F.	1□000 S.F.



SITE PLAN

SCALE□ 1" □ □0□0"

SINGLE FAMILY LOTS

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STATE OF MICHIGAN
BARRY J. POLZIN
ARCHITECT
No. 29135
LICENSED ARCHITECT

Design: Barry J. Polzin
Drawn By:
Date of Issue: 8/24/21

REVISION		
DATE	ISSUE	BY
9/28/21	FINAL	MRH

SHEET:

AS1.0

POST LIGHT

FI□TURE SIZE□1□2□"H□10.□□"W□10.□□"D

□□0" POST HEIGHT

PLANT LEGEND

SYMBOL	TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
	L□1	STATE STREET MIYABE MAPLE	ACER MIYABEI 'MORTON□	3"Ø	□0□
	L□2	HETZ WINTERGREEN ARBORVITAE	THUJA OCCIDENTALIS 'HETZ WINTERGREEN□	□□	□□
	L□□	TAUNTON□S YEW	TA□□US □ MEDIA 'TAUNTONII□	1□"	□□
	L□□	□ARL FOERSTER REED GRASS	CALAMAGROSTIS □ ACUTIFLORA □ARL FOERSTER□	2 GAL.	□2"

SOD AREAS

NOTE□
INDIVIDUAL LOT LANDSCAPING WILL BE RE□UIRED AND GOVERNED BY THE CONDOMINIUM MASTER DEED.

CONNECTION TO NO□□UAMENON TRAIL NETWOR□

NATURAL VEGETATION TO REMAIN

OPEN AREA

NATURAL VEGETATION TO REMAIN

10.00□

E□ISTING BUILDING

E□ISTING BUILDING

E□ISTING BUILDING

E□ISTING SILOS

RENTAL CABINS

E□ISTING FENCE

CONCRETE PATIO□ TYPICAL

W. GROVE ST.

E□ISTING TREELINE TO REMAIN

NATURAL ROC□ OUTCROPPING TO REMAIN

LOT 1□

LOT 12

LOT 11

LOT 10

LOT □

LOT □

LOT □

LANGFORD DRIVE

20.00□

POST LIGHT LOCATIONS□ TYPICAL

GOLF COURSE ACCESS

LOT 2

PRIVATE LOT □

LOT 1

LOT □

LOT □

NATURAL ROC□ OUTCROPPING TO REMAIN

E□ISTING TREELINE TO REMAIN

CONCRETE PATIO□ TYPICAL

RENTAL CABINS

PARCEL A□

PARCEL B□

MAR□UETTE GOLF AND COUNTRY CLUB

LANDSCAPE PLAN

SCALE□ 1" □ □0□0"

SINGLE FAMILY LOTS

BARRY J. POLZIN ARCHITECTS

PLANNED UNIT DEVELOPMENT OF HERITAGE SILOS, LLC

MARQUETTE TOWNSHIP, MICHIGAN

Design: Barry J. Polzin

Drawn By:

Date of Issue: 8/24/21

REVISION

DATE	ISSUE	BY
9/28/21	FINAL	MRH

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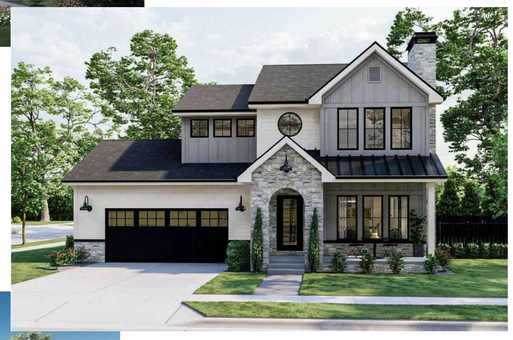
STATE OF MICHIGAN
BARRY J. POLZIN
ARCHITECT
No. 29135
LICENSED ARCHITECT

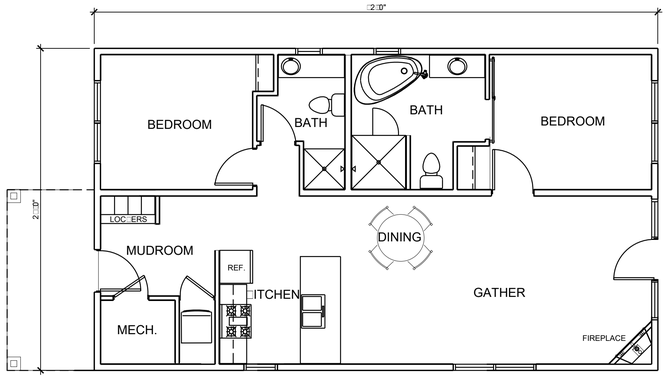
SHEET:

L1.0

PARCEL B | PARCEL A

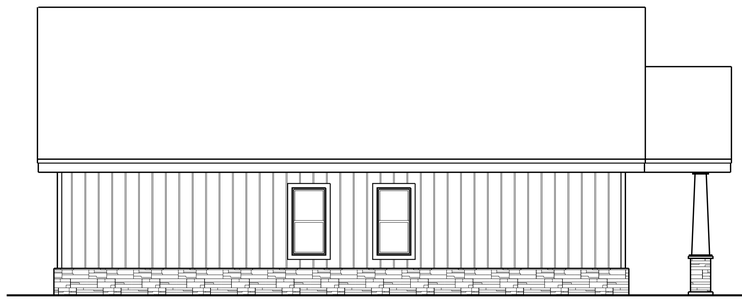
ARCHITECTURAL STYLE E□AMPLES.
RESIDENTIAL DESIGN WILL BE
SELECTED BY OWNER.





TYPICAL FLOOR PLAN

SCALE□ □□1□" □ 1□0"
1□00□ S.F.

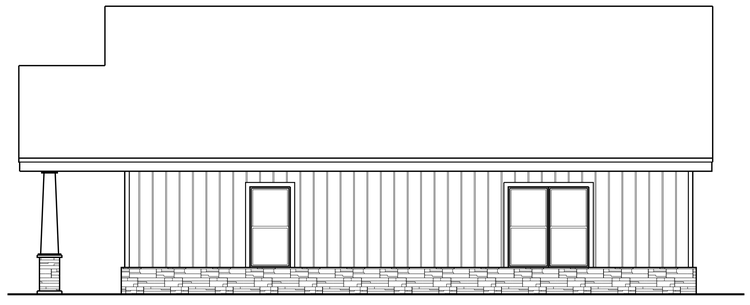


SIDE ELEVATION

SCALE□ □□1□" □ 1□0"

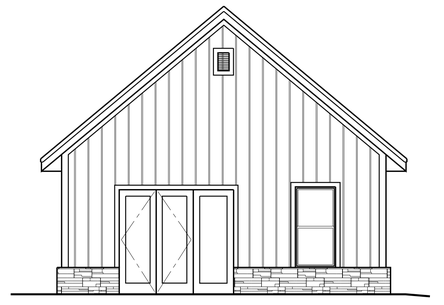
FRONT ELEVATION

SCALE□ □□1□" □ 1□0"



SIDE ELEVATION

SCALE□ □□1□" □ 1□0"



BAC□ ELEVATION

SCALE□ □□1□" □ 1□0"

BARRY J. POLZIN ARCHITECTS

PLANNED UNIT DEVELOPMENT OF HERITAGE SILOS, LLC

MARQUETTE TOWNSHIP, MICHIGAN

Design: Barry J. Polzin
Drawn By:
Date of Issue: 8/24/21

REVISION		
DATE	ISSUE	BY
9/28/21	FINAL	MRH

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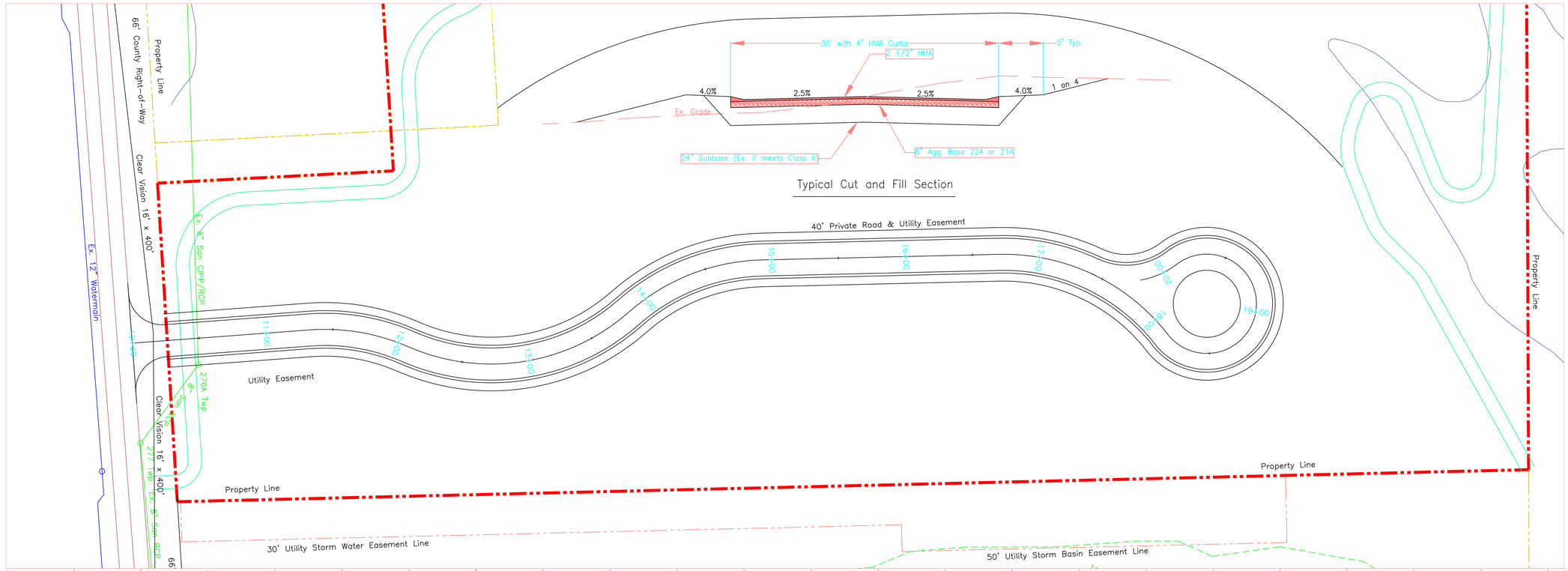
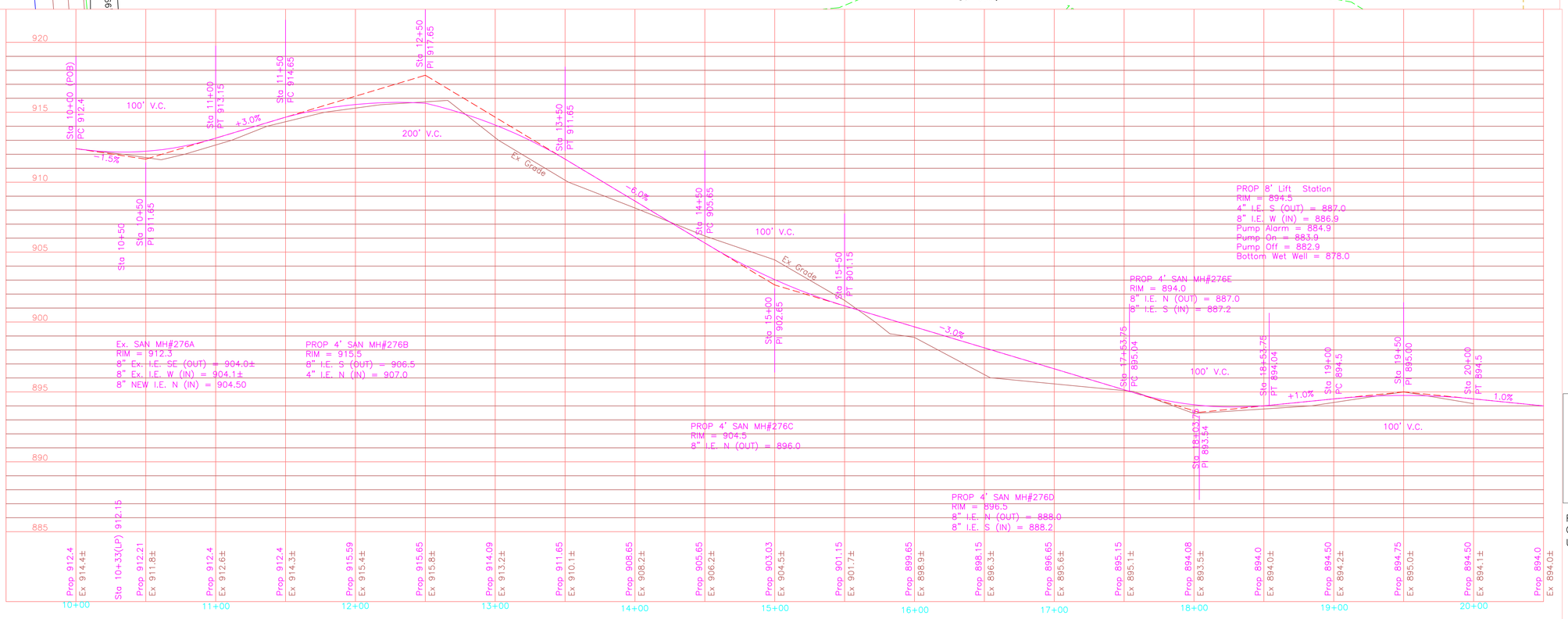
SHEET:
A1.0





Roadway & Utilitiy Plan/Profile
Grove Street Development
Updated 08/24/21
Sept. 27, 2021

BARRY J. POLZIN ARCHITECTS

Final Plans

PLANNED UNIT DEVELOPMENT OF HERITAGE SILOS, LLC

MARQUETTE TOWNSHIP, MICHIGAN

Design: BMS
Drawn By: BMS
Date of Issue: 9/28/21

REVISION		
DATE	ISSUE	BY
9/28/21	Final	BMS

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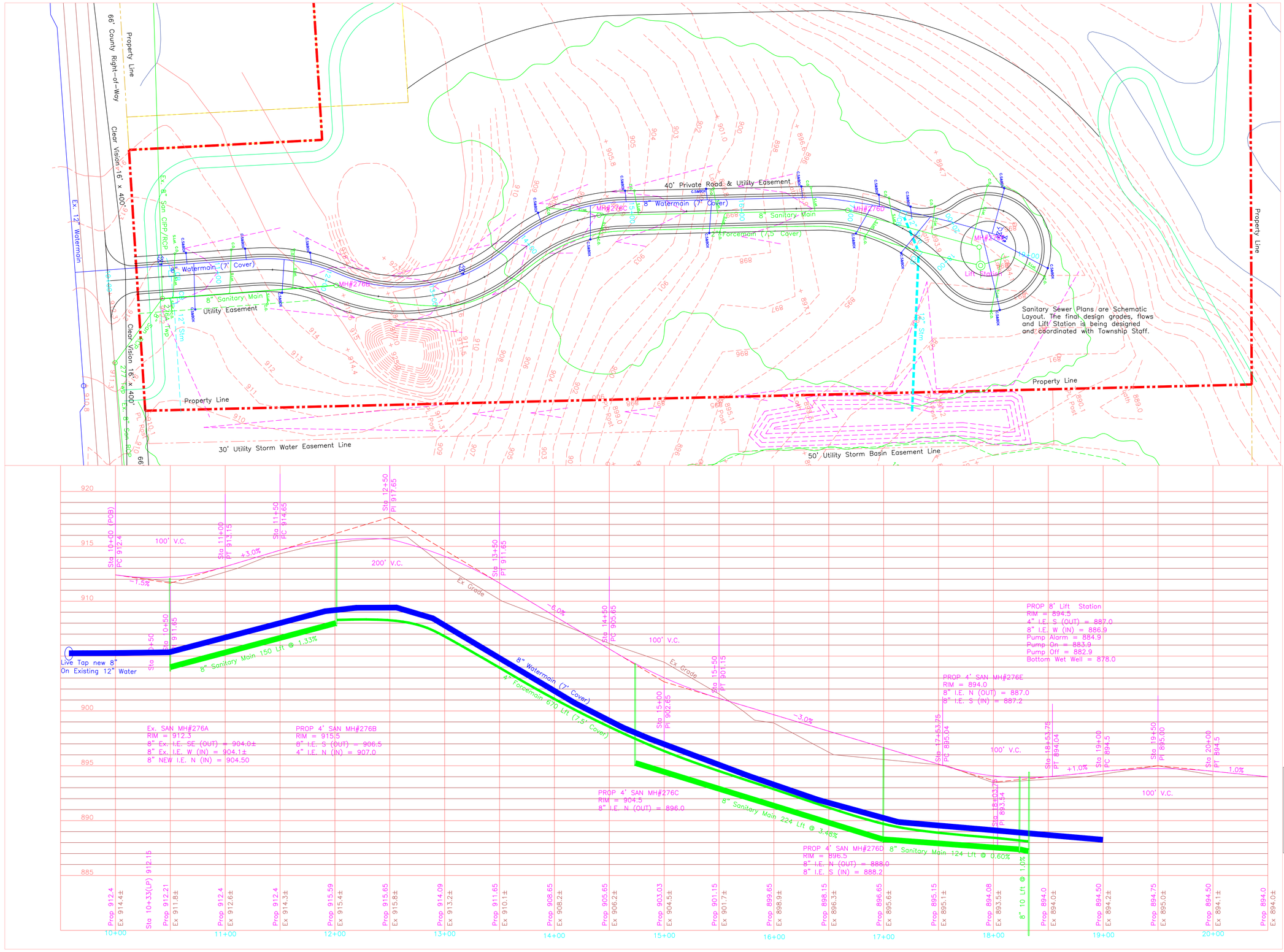
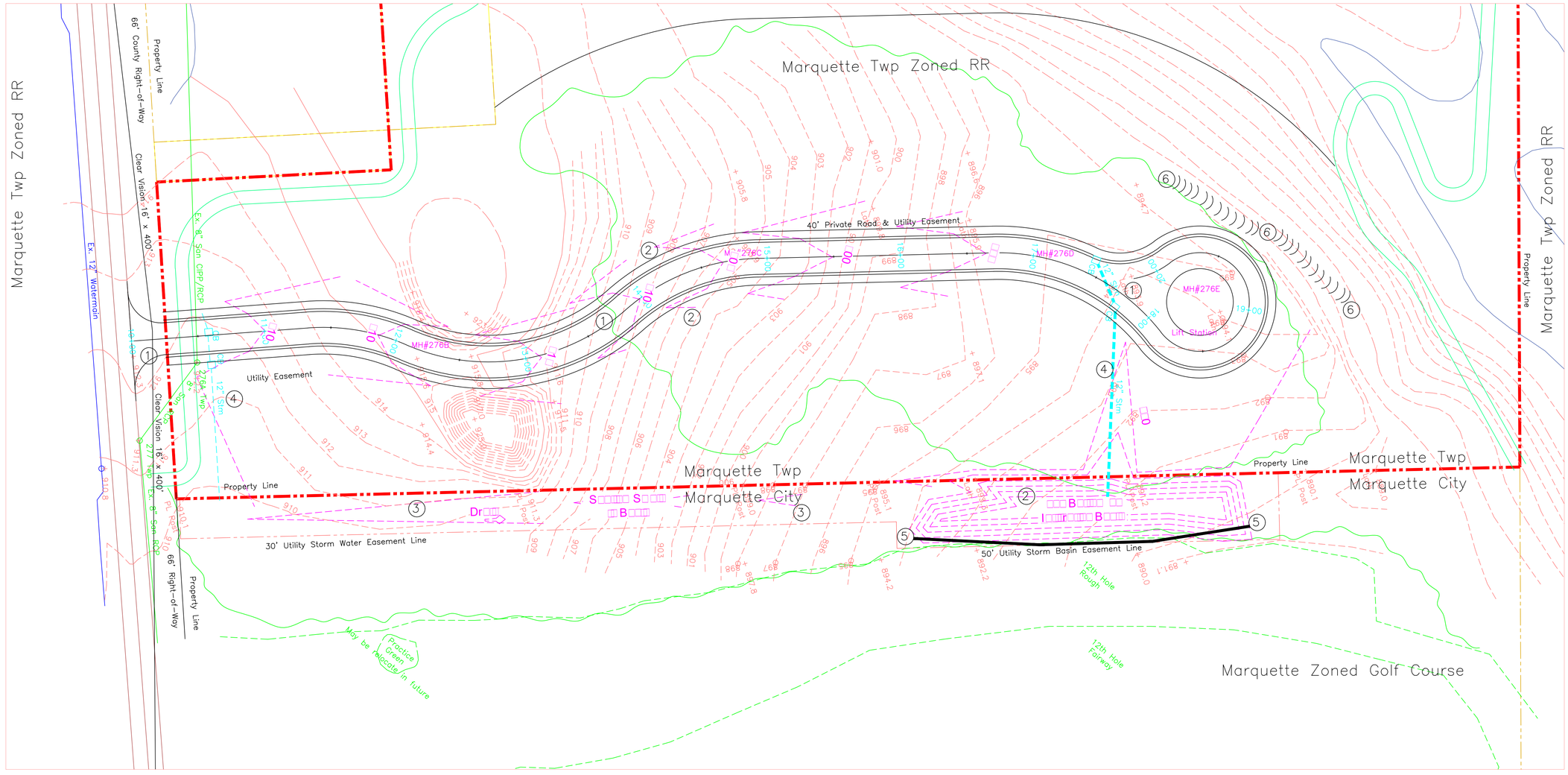
SHEET:
C-1
Proposed Roadway Plan & Profile


North
1" = 40'
66' County Right-of-Way
Property Line
Clear Vision 16' x 400'
Ex. 12" Watermain
Ex. 8" San CIPP/RCP
8" Watermain (7' Cover)
8" Sanitary Main
Utility Easement
MH#276A
MH#276B
MH#276C
MH#276D
Lift Station
40' Private Road & Utility Easement
2" Forcemain (7.5' Cover)
12" Stm
Sanitary Sewer Plans are Schematic Layout. The final design grades, flows and Lift Station is being designed and coordinated with Township Staff.
30' Utility Storm Water Easement Line
50' Utility Storm Basin Easement Line
Ex. 8" San RCP
Pl. Rock
Pl. Post
Two 8" Ex. San
Ex. 8" San
Ex. 12" Stm
Ex. 8" Stm
Ex. 6" Stm
Ex. 10" Stm
Ex. 15" Stm
Ex. 18" Stm
Ex. 24" Stm
Ex. 30" Stm
Ex. 36" Stm
Ex. 42" Stm
Ex. 48" Stm
Ex. 54" Stm
Ex. 60" Stm
Ex. 66" Stm
Ex. 72" Stm
Ex. 78" Stm
Ex. 84" Stm
Ex. 90" Stm
Ex.



Storm Drainage Notes:
Existing condition is based on a 4.5 acre area draining to the low area located between the Golf course and the property to the west being developed in Marquette Township.

New Site Conditions are based on lots approx. $\frac{1}{3}$ of an acres with 30% impervious surface.

The basin has the ability to hold water up to evavation of 891.0 without going into proposed back yards or into the rough on the 12th hole.

Pond is sized to hold a 100 year – 24 hour duration storm with a peak elevation of 890.47 with 12,348 Cubic Feet of Storage.

Drainage Calculations will be emailed upon request.

Soil Erosion Measures

1. 30' Wide Paved Roadway
2. 1 on 4' Slopes Topsoil 3", Seed and Mulch.
3. Drainage Swale with 1 on 4 slopes, Mulch Blanket with Seed and Fertilizer.
4. Storm Sewer 12".
5. Geotextile Silt Fence.
6. Berm topsoil stripping to West Side to prevent drainage to the west.
7. Storm Water Retention, utilize as sediment basin, cleanout prior to final restoration.

North
1" = 40'

STATE OF MICHIGAN
BRYAN MATTHEW BAVOLAIVEM
ENGINEER
No. 40301
PROFESSIONAL ENGINEER

Grove Street Development
Submitted & Approved City of Marquette
June 7, 2021
Submitted to Marquette Township
August 24, 2021
Sept. 27, 2021

BARRY J. BOLZIN ARCHITECTS

PLANNED UNIT DEVELOPMENT OF HERITAGE SILOS, LLC

MARQUETTE TOWNSHIP, MICHIGAN

Final Plans

Design: BMS
Drawn By: BMS
Date of Issue: 9/28/21

REVISION		
DATE	ISSUE	BY
9/28/21	Final	BMS

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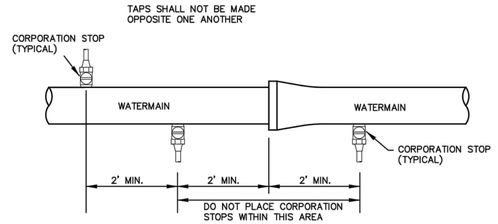
SHEET:
C–3
Storm Water Plan & Soil Erosion

TAP SPACING ON WATERMAIN

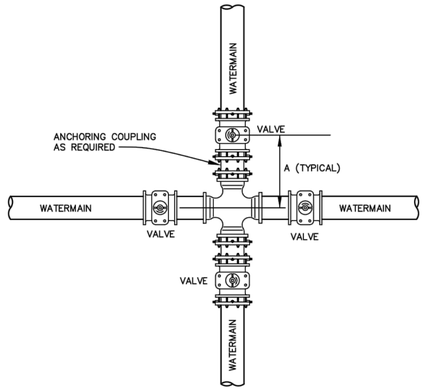


PIPE RESTRAINT SCHEDULE

PIPE SIZE IN INCHES	RESTRAINED PIPE LENGTH IN FEET (1)								
	HORIZONTAL BENDS				DEAD ENDS (2)	45° VERTICAL BENDS		REDUCER ONE SIZE REDUCTION	REDUCER TWO SIZE REDUCTION
	TEE, 90°	45°	22-1/2°	11-1/4°		UPPER	LOWER		
4	23	9	5	2	55	23	8	–	–
6	32	13	6	3	77	32	11	21	–
8	40	17	8	4	100	41	14	21	49
12	56	23	11	6	141	58	20	40	81
16	71	29	14	7	181	75	25	41	96
20	84	35	17	8	218	90	30	42	94
24	96	40	19	10	253	105	35	42	106
30	112	47	22	11	303	125	41	59	117

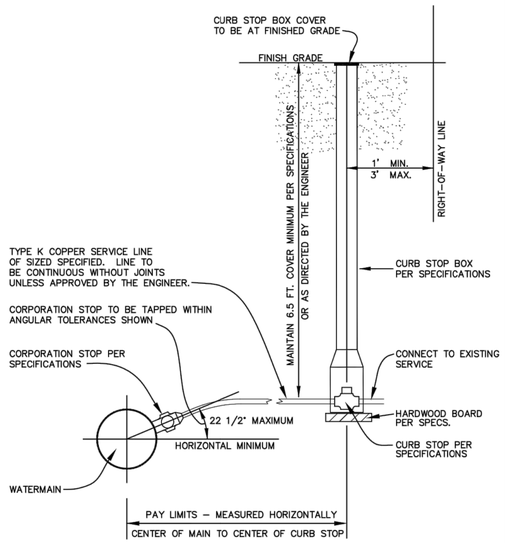
1. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCE SHOWN ON THE TABLES MEASURED FROM THE POINT OF CONNECTION.
2. ISOLATION VALVES SHALL BE TREATED AS DEAD ENDS WITH RESTRAINT ON BOTH SIDES OF THE VALVE.

STANDARD VALVE LOCATION

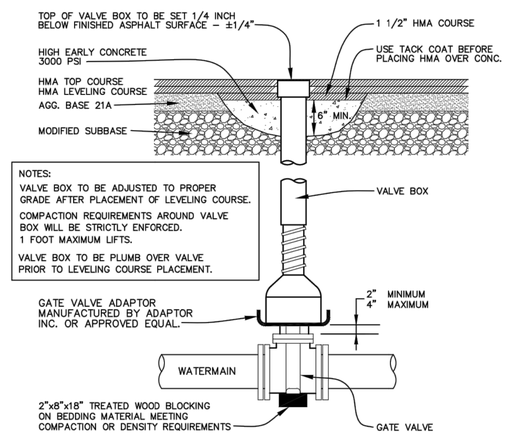


PIPE SIZE	6"	8"	10"	12"	16"
DIMENSION"A"	3'6"	3'6"	4'0"	4'0"	4'6"

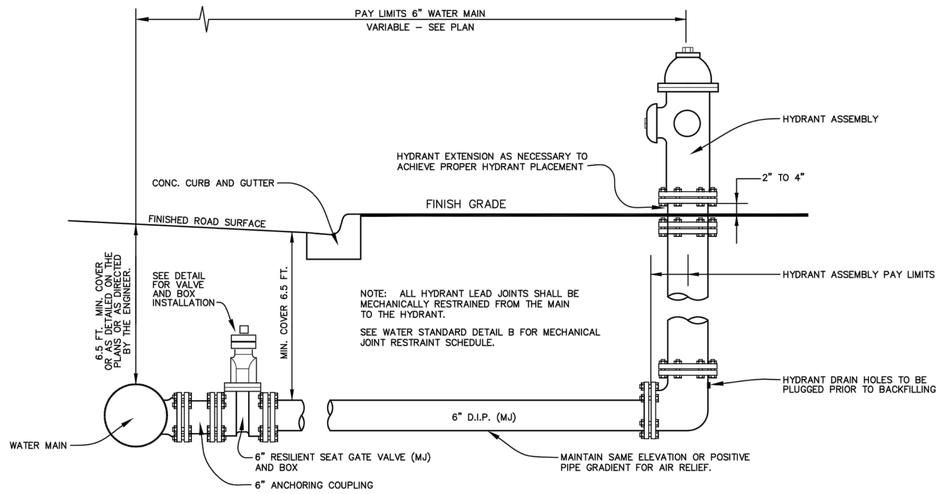
TYPICAL SERVICE CONNECTION



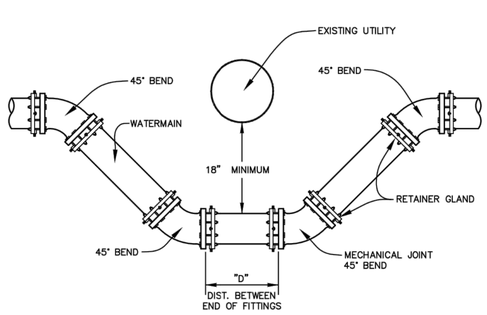
TYPICAL VALVE BOX INSTALLATION



TYPICAL HYDRANT CONNECTION



WATER MAIN CROSSING DETAIL

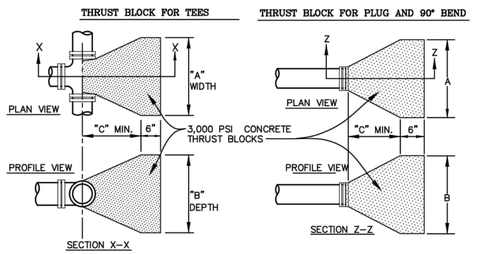


ALL JOINTS TO BE MADE UP USING MECHANICAL JOINT FITTING WITH RETAINER GLANDS. THE ENGINEER MAY ALLOW OTHER TYPES OF JOINT RESTRAINTS IF CIRCUMSTANCES WARRANT.

SEE WATER VALVE STANDARD LOCATION DETAIL (ABOVE) FOR MECHANICAL JOINT RESTRAINT SCHEDULE.

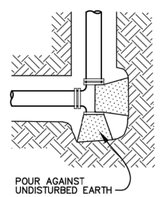
WATERMAIN DIA.	MINIMUM DIMENSION (INCH)	I.D. EXISTING UTILITY			
		≤12"	≤24"	≤36"	≤48"
6"	D	13"	17"	22"	28"
8"	D	14"	14"	19"	25"
10"	D	14"	14"	16"	22"
12"	D	15"	15"	15"	19"
16"	D	15"	15"	15"	19"

THRUST BLOCK DETAIL



SCHEDULE FOR TEES AND/OR PLUGS

W.M. SIZE	MIN.THRUST BLOCK DIM.			BEARING SQ.FT.
	A (MIN)	B (MIN)	C (MIN)	
6"	1'6"	1'6"	12"	2.2
8"	2'3"	2'3"	1'3"	5.1
10"	2'6"	2'6"	1'6"	6.3
12"	3'0"	3'0"	1'9"	9.0
16"	4'0"	4'0"	2'10'	16.0



1. THE SHAPE OF THE BACK OF THE BLOCK MAY VARY AS LONG AS THE BEARING AREA IS NO LESS THAN THE AREA SHOWN IN THE TABLES AND THE POUR IS AGAINST FIRM UNDISTURBED EARTH.
2. JOINTS SHALL BE KEPT FREE OF CONCRETE AND A NON–ABRASIVE BARRIER APPROVED BY THE ENGINEER SHALL BE PLACED BETWEEN THE THRUST BLOCK AND ALL MECHANICAL JOINTS.
3. DIMENSIONS ARE BASED ON A SURGE PRESSURE OF 150 PSI AND SAFE BEARING LOADS OF 2 TONS PER SQ. FT. IN CLEAN DRY SAND

BARRY J. POLZIN ARCHITECTS

Final Plans

PLANNED UNIT DEVELOPMENT OF
HERITAGE SILOS, LLC
MARQUETTE TOWNSHIP, MICHIGAN

Design: BMS
Drawn By: BMS
Date of Issue: 9/28/21

REVISION		
DATE	ISSUE	BY
9/28/21	Final	BMS

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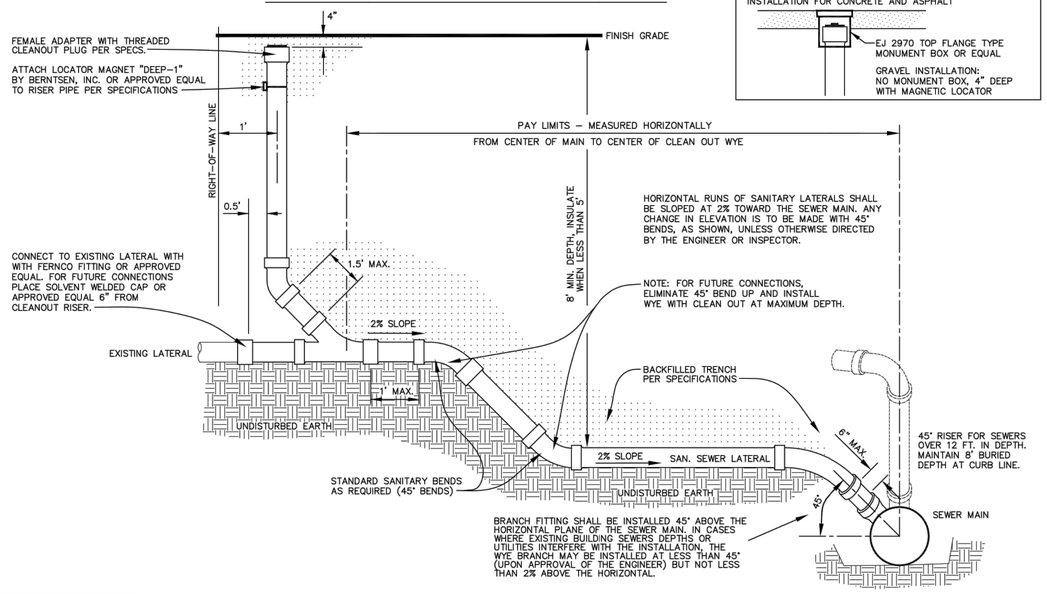
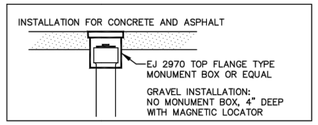
SHEET:
C–4
Water Main Details

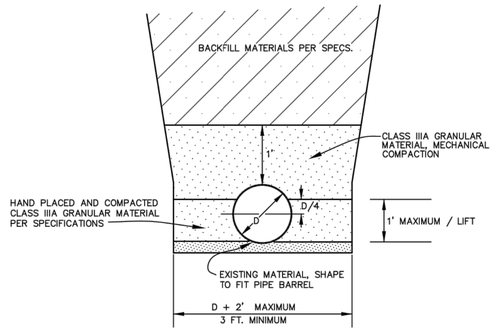
SANITARY SEWER LATERAL RISER DETAIL



INSTALLATION FOR CONCRETE AND ASPHALT



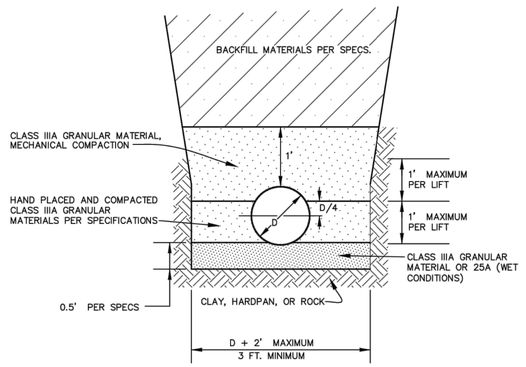
PIPE BEDDING DETAIL "G" IN SAND AND GRAVEL



BACKFILL MATERIALS AND METHODS SHALL CONFORM WITH SPECIFICATIONS

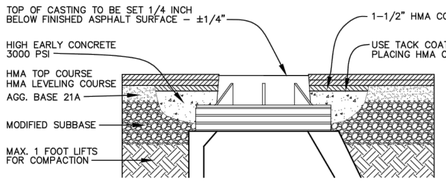
PIPE BEDDING DETAIL "G"

IN CLAY, HARDPAN, AND ROCK OR WHERE NATURAL MATERIAL IS UNDERCUT DURING EXCAVATION



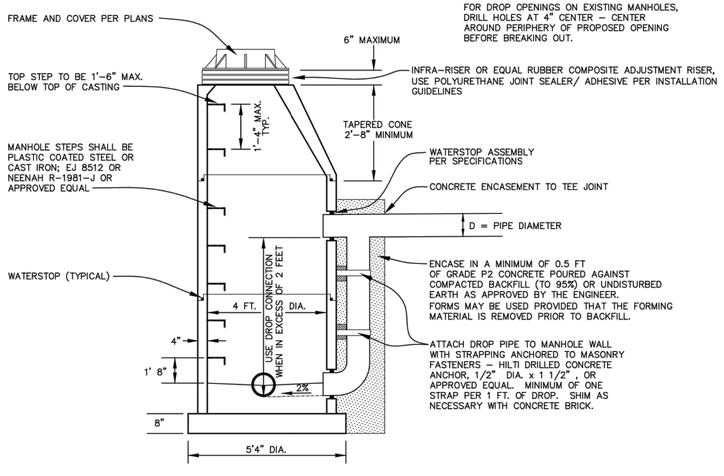
BACKFILL MATERIALS AND METHODS SHALL CONFORM WITH SPECIFICATIONS

TYPICAL MANHOLE COVER INSTALLATION



STANDARD CONCRETE DROP MANHOLE

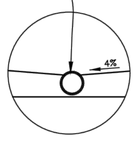
REFER TO M.D.O.T. STANDARD PLANS FOR OTHER CONFIGURATIONS



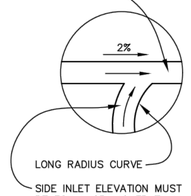
DROP PIPE DIAMETER SHALL BE THE SAME DIAMETER AS THE INCOMING PIPE, UNLESS NOTED OTHERWISE.

FOR DROP OPENINGS ON EXISTING MANHOLES, DRILL HOLES AT 4" CENTER - CENTER AROUND PERIPHERY OF PROPOSED OPENING BEFORE BREAKING OUT.

FLOW LINE CONSTRUCTED TO CROWN POINT

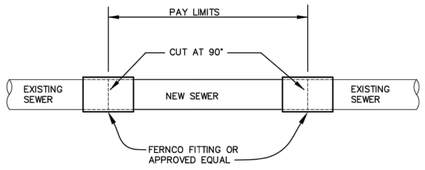


SLOPE IN FLOW CHANNEL EQUAL TO SLOPE OF SANITARY MAIN ROUNDED UP TO THE HIGHEST % BUT NOT LESS THAN 2%



SIDE INLET ELEVATION MUST BE EQUAL OR HIGHER THAN THE MAIN LINE ELEVATION

SANITARY SEWER LATERAL REPAIR DETAIL AND SANITARY SEWER POINT REPAIR

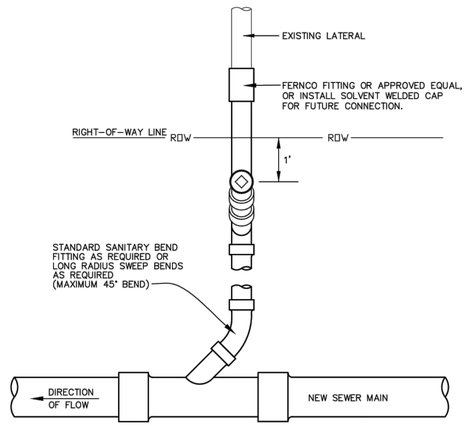


NOTE: ALL WORK MUST BE APPROVED BY THE ENGINEER PRIOR TO BACKFILL

Michigan's One-Call — Utility Notification Organization

Three full days before you dig call the Miss Dig system 1-(800)-482-7171

PLAN VIEW OF SANITARY SEWER LATERAL



WYE SEWER LATERAL CONNECTION TO NEW MAIN

BARRY J. POLZIN ARCHITECTS

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HERITAGE SILOS
MARQUETTE TOWNSHIP, MICHIGAN

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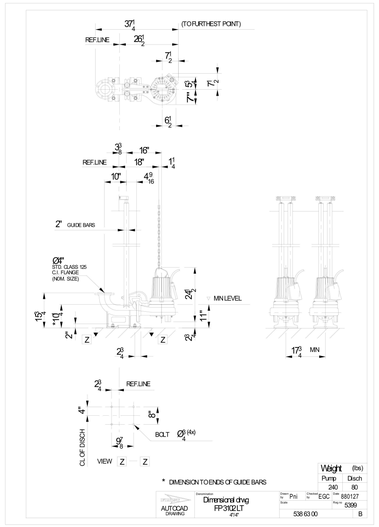
SHEET: C-5
Sanitary Sewer Details

FP 3102 LT 3~ 492

Dimensional drawing

FLYGT a xylem brand



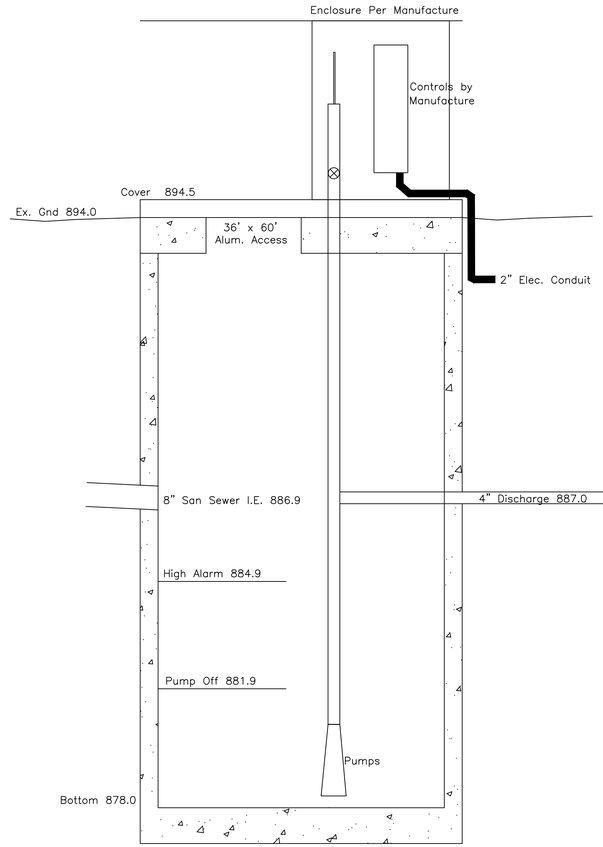
Project	Vonck
Block	0
Created by	Brian Savolainen
Created on	9/27/2021 **Last update** 9/27/2021

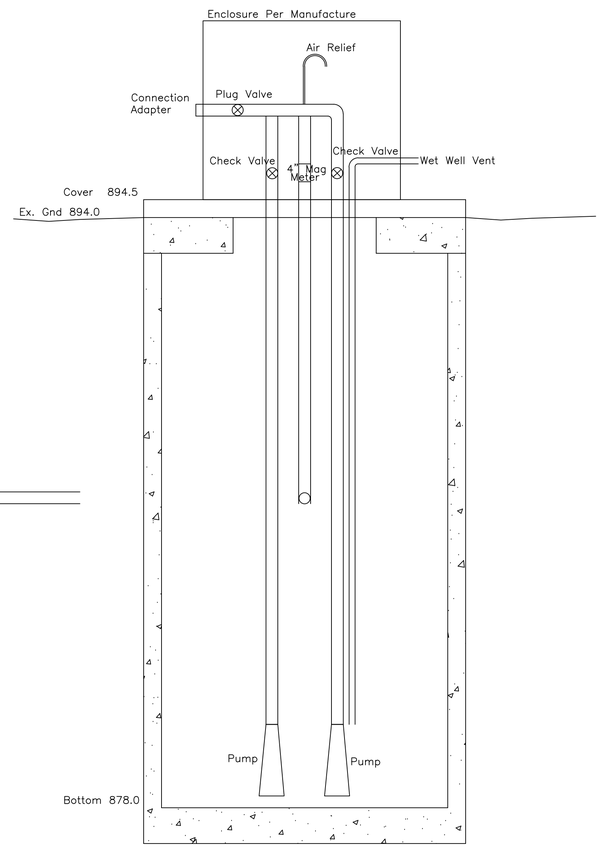
Program version
59.0 - 6/21/2021 (Build 118)

Data version
8/18/2021 16:20 AM PB

User group(s)
Xylem USA - EXT

Lift Station Pump Data	
Head (TDH)	34 feet
Flow GPM	80 gpm
Pump Manufacture	Flygt
Pump Model	FP 3085 LT 3-493
Pump Horse Power	3 HP
Pump Motor (RPM)	1710
Level Set Point Elevations	
High Water Alarm	884.9
Lag Pump On	883.9
Lead Pump ON	882.9
Pump Off	881.9
Low Level	881.0





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DATE	ISSUE	BY
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Lift Station Details