



MARQUETTE CHARTER TOWNSHIP

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

PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 22, 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 – August 25th & September 8th, 2021
5. Public Comment.
6. New Business.
 - a. **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, 608 Ontario Ave, Marquette, MI 49855
 - b. **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
 - c. **2022 CIP Requests – Discussion**
7. Unfinished Business. None.
8. Correspondence.
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.



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13. Adjournment.

****Next Meeting – October 13, 2021***

Marquette Township Planning Commission – Regular Meeting
Wednesday, September 8, 2021 – 7 p.m.
This meeting was held in-person at the Marquette Township Hall.

Chairperson Johnson called the meeting to order at 7:02 p.m.

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

MEMBERS ABSENT: None

STAFF PRESENT: Erik Powers – Staff Planner, Leonard Bodenus—Superintendent of Public Works

OTHERS PRESENT: None

APPROVAL OF AGENDA:

MOTION: To APPROVE agenda as presented.

Ferraro, Moved

Heikkinen, Supported

Motion Carried: 5-0

MINUTES FROM PREVIOUS MEETING:

MOTION: To approve the August 25, 2021 meeting minutes, as amended.

Ferraro, Moved

Cody, Supported

Motion Carried: 5-0

PUBLIC COMMENT: None.

NEW BUSINESS:

- a. **Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit on a property located at 354 Co. Rd 550, Marquette MI 49855, within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05) Applicant: Connor Wilkinson**

Powers provided project background and explained the application. Staff saw the application as complete and appropriate and would recommend scheduling a public hearing for the October 13 regular meeting.

Winslow asked if there is a limit on Short Term Rentals in Marquette Township. Powers explained there currently is no limit.

MOTION: To schedule a public hearing for the October 13 regular meeting.

b. 2022 CIP Requests – Discussion

Powers explained that CIP requests have been submitted by various department heads and committee chairs. These are being presented for preliminary review and will be further discussed at future meetings.

Powers provided that staff met with a playground equipment vendor recently and advised changing Wheelchair Swing request from \$5,000 to \$50,000 to better reflect the full cost of the project.

Ferraro asked who determines the 'ranking of the project', as listed on the CIP request sheet. Powers explained that is determined by the requesting person and/or department. Winslow suggested requesting that committee chairpersons and/or department heads to be invited to future meetings in order to answer questions about specific requests.

Several points were made at lacking information in the requests, including projected costs. Powers explained that the requests are preliminary and further information will be provided as the process moves forward.

Johnson explained that the Township Board makes the ultimate decision on the CIP requests, and it is the Planning Commission's responsibility to review and recommend as it sees necessary.

Ferraro suggested further reviewing the requests at a meeting where there are no scheduled public hearings, of which there are several in upcoming meetings. This suggestion was made in the interest of time, as the discussion about the requests could be lengthy.

Public Works Superintendent Bodenus was present to answer questions regarding Public Works requests, and he provided a general overview of his requests. He explained his highest priority requests including the Public Works facility roof, which is compromised due to heavy snow loads. Ferraro asked what a realistic timeline would be on replacing, and Bodenus stated that it should be done in the summer of 2022.

Johnson stated that in past CIP request cycles, the Planning Commission requested that department heads and committee chairpersons rank their requests numerically. Bodenus explained that the push-overs from past years would take priority, including the Cox Pumphouse request, the NPS grant for culvert replacement, and Public Works roof replacement. The Hydro-excavator request is also high priority, as a state mandate requires inspection and sampling of 20% of township water service lines, and the excavator facilitates completing the job a much more efficient rate than a traditional excavator. After the required inspections are complete, the hydro-excavator could be utilized for other purposes. The other requests are lower priority and could be slated in future years, including 2023 and beyond.

Johnson asked if there was a fixed amount in the budget for capital improvement requests. Winslow will seek clarification on budgeting and funding for capital improvement requests and follow-up with the board, and she suggested maybe inviting the township Treasurer to a future meeting to further explain the budgeting process.

Ferraro asked Bodenus if there is anything else he wanted to convey to the commission. Bodenus explained that the requests are not a wish list, rather he tried to forecast township needs moving forward. Bodenus explained that if commissioners had any further questions to contact him.

UNFINISHED BUSINESS: None

CORRESPONDENCE: None.

REPORTS:

a. Township Board Report

Winslow reported that the Township Board met the previous evening. She stated that she presented the idea that the Downtown Development Authority be present for ribbon-cutting ceremonies, and that the township board was not receptive to the idea. Winslow suggested adding information to the existing Business License applications to garner info from new businesses in order to better coordinate ribbon-cutting ceremonies.

Winslow further stated that the Christmas Lighting event will be November 23, and further details are yet to be determined due to fluctuating COVID requirements and restrictions.

Winslow also stated that the Fire Department will be purchasing a pick-up truck. It has already been budgeted and will be coming out of the Fire Dept. budget.

b. Recreation Committee Report

None

c. Road Committee Report

Powers indicated that the Road Committee did not meet this month, so there was no substantial update.

d. Planning and Zoning Report

Powers provided a brief update on current developments. He indicated that site beautification including flower plantings are to take place on the north side of the 'Pete's Pass' Tunnel, which passes under US-41 east of Menards. Plantings will be completed over the weekend, and a kiosk and benches are to be ordered and installed. The project is grant funded.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Cody announced that she is now with Range Bank.

Heikkinen pointed out that there was some incomplete information on the Short-Term Rental Request as presented.

Winslow requested that for future meetings, Packets be printed for commissioners.

ADJOURNMENT: Meeting adjourned at 8:25 PM

Linda Winslow – Planning Commission Secretary

**Marquette Township Planning Commission – Regular Meeting/Mobile
Tour of Marquette Township
Wednesday, August 25, 2021 – 7 p.m.
*This meeting was held in-person at the Marquette Township Hall.***

Chairperson Johnson called the meeting to order at 7:01 p.m.

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

MEMBERS ABSENT: Bethany Cody (Excused)

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

OTHERS PRESENT: Megan Hornbogen, Pete LaRue, Scott Koski, Brian Savolainen, Mick & Judy Vonck, Ken Hruska, Craig Moore

APPROVAL OF AGENDA:

MOTION: *To APPROVE agenda as presented.*

Ferraro, Moved

Heikkinen, Supported

Motion Carried: 4-0 (one absent)

MINUTES FROM PREVIOUS MEETING:

MOTION: *To approve the June 23 & July 28, 2021 meeting minutes, as amended.*

Ferraro, Moved

Heikkinen, Supported

Motion Carried: 4-0 (one absent)

PUBLIC COMMENT: None.

NEW BUSINESS:

Heritage Silos, LLC PUD – Prelim. Plan Application/Public Hearing Request

McCarthy provided project background and explained the proposed PUD scope. McCarthy reviewed the items listed in the zoning ordinance in *Section 13.02: Qualifying Conditions*, which the Planning Commission needed to review prior to scheduling a public hearing on the matter.

Per the narrative provided by the applicant, Heritage Silos, would be a residential redevelopment of an abandoned dairy farm. The development would include single family lots in a site condominium structure and rental cabins – both for short and long-term renting. The approach was 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 were to create efficiency in the use of this land and allow for the provision of utilities and public services on-site. The plan featured an enhancement and rerouting of the NTN trail

network to keep public trail access to downtown Marquette and beyond from Marquette Township. The ravine and historic silos would remain on the site as protected natural features and preserve the surrounding environmental area. The PUD plan proposed to increase the density to a level similar to the neighboring city neighborhoods, in a highly sought-after area in the Township.

Savolainen explained that the private drive roadway width is thirty (30) feet which is a county standard, as is the cul-de-sac.

Heikkinen asked about the proposed stormwater plan.

Savolainen responded that the retention basin will be East of the development and on the golf course's property. It may be used for irrigation of the course and/or a water hazard; the details of which were still being worked out.

Heikkinen expressed concerns about the density of the proposed development in relation to the potential profit margin of the development.

McCarthy indicated that profit margin should not be something the Planning Commission should concern themselves with. Further, he indicated that the smaller lot sizes may allow for a mix of affordable, workforce housing which the community desperately needs. He also stated that the proposed density may be achieved due to water and sewer utility availability on the site.

Ferraro inquired about sidewalks within the development.

McCarthy responded that the Planning Commission needs to look at the overall plan, as it is not a subdivision proposal. Further, the township has set precedence by not requiring them in other like developments.

Mick Vonck explained that there are no sidewalks proposed but there are interconnected, crushed limestone pathways within the development.

Heikkinen inquired about street lighting.

McCarthy indicated that it would be up to the developer, as the zoning ordinance lighting provisions deal with commercial development only. The Township Board and Planning Commission did not want to amend the lighting portion of the ordinance at the time of the last revisions to include residential lighting requirements.

The development team indicated that driveway light posts would be acceptable and included in the revised proposal.

MOTION: To move the proposed Preliminary PUD to a public hearing on September 22, 2021 at 7PM.

**Ferraro, Moved
Winslow, Supported**

Motion Carried: 4-0 (one absent)

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

McCarthy detailed an application for a special land use to conduct a short-term rental at the above location in the Urban Residential (UR) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance. Applicant: John & Jenny Centko, 680 Ontario Ave. He requested that if the application was complete, the Planning Commission could schedule a public hearing on the matter for September 22, 2021 at 7PM.

MOTION: *To move the proposed Short-Term Rental to a public hearing on September 22, 2021 at 7PM.*

*Ferraro, Moved
Winslow, Supported*

Motion Carried: 4-0 (one absent)

UNFINISHED BUSINESS: None.

CORRESPONDENCE:

General Development Update

McCarthy provided an update on the Discount Tire development, the US-41 project and two residential developments that are in discussion. Queen City Burger is also moving into the former Subway location in Marquette Township along US-41.

Marquette Township DDA Survey

McCarthy indicated that the DDA is working on a survey that will be published soon. He will keep the Planning Commission apprised of when it is distributed.

Marquette County Road Commission (MCRC) Public Hearing

A favorable public hearing was held on August 24 in reference to the Road Commission's proposal to adopt onto the local road network, the former WE Energies heavy haul route in Marquette Township. If adopted, this road would provide key access to developable land and other recreational amenities in the area.

Blight Ordinance Discussion

Staff is still trying to meet with Attorney Zappa regarding the Blight Ordinance. McCarthy indicated that it is a very busy time of year for everyone.

Blasting Ordinance Discussion

Staff is researching the potential of developing a Blasting Ordinance for the Planning Commission to consider as a result of some recent blasting activities in the community.

2022 CIP Schedule – Discussion

Staff was required to provide CIP requests to Manager Kangas by 5PM on July 20th. Staff anticipated bringing those requests to the Planning Commission in September.

REPORTS:

Winslow reported that the Township Board is interested in having staff participate in the business grand openings to promote the fact that these businesses are in Marquette Township.

McCarthy Reported that the Recreation Committee met and firmed-up their CIP requests for 2022.

Planner Powers and LaRue provided an update on the Road Committee by reporting that Planner Powers is becoming familiar with Roadsoft software and is working towards providing a road maintenance plan for 2022. The 2021 road maintenance project is also effectively complete.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

Heikkinen relayed that he did not believe that the Heritage Silos PUD will provide affordable workforce housing opportunities.

Winslow rebutted by saying that she does believe that some of the homes will be in the \$200-300k, which may be considered affordable for middle-class families.

A brief discussion on affordable housing ensued.

ADJOURNMENT: Meeting adjourned at 8:52 PM

Linda Winslow – Planning Commission Secretary



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STAFF REPORT

PLANNING COMMISSION – September 22, 2021

Agenda Item # 6a: **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
Property Owner: John & Jenny Centko
Parcel ID#: 52-08-330-008-10
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 Urban Residential (UR) district.

Proposed Finding of Fact:

- The subject parcel is located in the zoned Urban Residential (UR) District.
- The subject parcel is located in Section 16, T48N, R25W
- Surrounding zoning districts to the subject parcel are Urban Residential (UR) to the 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



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

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.

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.

\$7500



Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855

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



Application for Special Use Permit

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

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

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

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

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

Application Type

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

Name: John & Jenny Centko		Address: 135 W Crescent St, Marquette, MI, 49855	
Business Name: N/A			
Phone: 218-329-9861	Fax:	Name of Contact Person: Jenny Centko	Contact Phone: 218-329-9861
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: jjcentko@yahoo.com			

Property Owner (if different from applicant)

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

Property Information

Address: 680 Ontario Ave		Parcel I.D. Number(s): 52-08- 330 - 008 - 10	
Zoning District: S	Legal Description(s) (attach pages as necessary): Trowbridge Park Sub. No. 4 Lot 20		
Size (acreage or square footage): 8,276 sq ft	Name of any existing businesses on property: N/A		
Proposed Use of Property: Short-Term Rental			
Present Use of Property: Long-Term Rental			

PAID
 AUG 11 2021
 # 7500
 Marquette Township
 # 2905

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Please include with this permit the following items:

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

Applicant:

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

Signature of Applicant: [Signature]

Date: 8/9/2021

Applicant's Name (print): John & Jenny Centko

Property Owner:

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

Signature of Property Owner: [Signature]

Date: 8/9/2021

Property Owner's Name (print): John Centko

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

Signature of Applicant: [Signature]

Date: 8/9/2021

OFFICIAL USE ONLY	
Official Receiving Application (please print): <u>Jason McEntary</u>	Date: <u>8/9/2021</u>
Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: <u>\$75.00</u>	
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Condition(s) of Approval: _____	
Signature of Zoning Administrator: _____	Date: _____



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-08-330-008-10

8/20/2021

8:57:55 AM



Property Address

680 ONTARIO AVE
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

CENTKO JOHN & JENNY
--
680 ONTARIO ST
MARQUETTE, MI 49855

Unit:	52-08
Unit Name:	MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number:	52-08-330-008-10	Assessed Value:	\$77,800
Property Class:	401	Taxable Value:	\$75,543
Class Name:	RESIDENTIAL	State Equalized Value:	\$77,800
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		

PRE 2020: 0%
 PRE 2021: 0%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$74,500	\$74,500	\$74,500
2019	\$73,400	\$73,400	\$73,400

Land Information

Acreage: 0.186
 Zoning: UR

Legal Description

TROWBRIDGE PARK SUB. NO. 4 LOT 20.

Sales Information

Sale Date: 02-08-2016

Sale Price: 113000

Instrument: DEE

Grantor: KUHN, SHARLENE ESTATE

Grantee: CENTKO, JOHN & JENNY

Terms of Sale: INVALID SALE PRICE

Liber/Page: 2016R-01153

Sale Date: 12-22-2014

Sale Price: 0

Instrument: DC

Grantor:

Grantee:

Terms of Sale: DEATH CERTIFICATE

Liber/Page: 2016R-01152

Sale Date: 11-19-1999

Sale Price: 82321

Instrument: WD

Grantor:

Grantee:

Terms of Sale: ARM'S LENGTH

Liber/Page: 0426:0454

Building Information

Residential Buildings

RANCH/Single Family - 0

General Information

Year Built:	0
Style:	RANCH/Single Family
Exterior:	Wood Siding
Total Living Area:	1040
Heating Type:	Forced Air w/Ducts

Rooms Basement:	0
Rooms 1st Floor:	0
Rooms 2nd Floor:	0
Bedrooms:	0
Baths: Full/Half:	1/1

Fireplaces: Quantity - Type

Area Detail

Height	Ground Floor Area	Foundation	Exterior
1 Story	1040	Crawl Space	Siding

Basement Finished Areas

Recreation:	0
Living Area:	0

Garage/Carport Information

Area	Capacity	Exterior	Type
308		Siding	1 Wall

Porch/Breezeway Information

Area	Description
24	Porch CPP

Deck Information

Area	Description
-	-

Delinquent Tax Information

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

No Records Found

**NOTICE OF PUBLIC HEARING
MARQUETTE TOWNSHIP PLANNING COMMISSION**

Notice is hereby given that two (2) Public Hearings will be held by the Marquette Township Planning Commission on Wednesday, September 22, 2021, at 7 p.m. The meeting will be held in-person at the Marquette Township Hall, 1000 Commerce Drive, Marquette, MI 49855 in order to gain public comment and input on the following agenda items:

Public Hearing for a proposed mixed-residential Planned Unit Development (PUD), on a property located within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance Marquette Township Zoning Ordinance (Article 13, Section 13.05 (B)). Parcel Tax ID# 52-08-021-076-00. Subject property is located in Section 21, T48N, R25W. Applicant: Heritage Silos, 397 Bishop Woods Rd, Marquette, MI 49855.

Public Hearing for a proposed Short-Term Rental 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 described as Trowbridge Park Subdivision No. 4, Lot 20. Property address: 680 Ontario Ave, Marquette, Michigan, 49855. Applicant: John & Jenny Centko, 680 Ontario Ave, Marquette, MI 49855.

The Marquette Township Zoning map and text are available online at www.marquettetownship.org. Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, September 21, 2021. For questions, contact Jason McCarthy, Zoning Administrator at 228-6220 ext. 105.

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

2 Column Ad Display: Please publish once on or before Tuesday, September 7, 2021

Affidavit Required

Bill To: Marquette Township
1000 Commerce Drive
Marquette, MI 49855



Proposed Centko Short-Term Rental

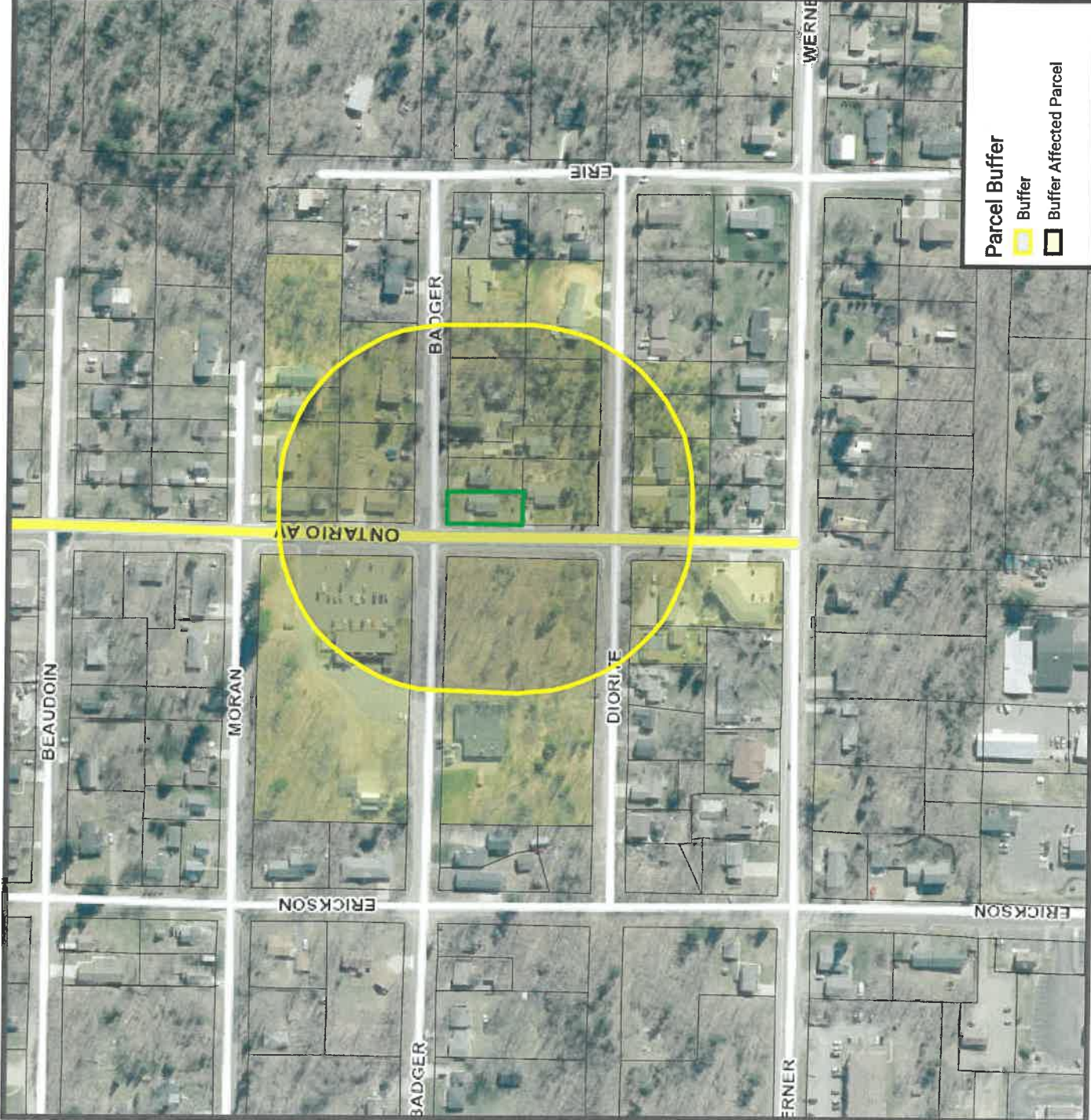
300' Buffer Neighbor Notification Map



Map Publication:
09/02/2021 2:32 PM



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.



Parcel Buffer

-  Buffer
-  Buffer Affected Parcel



MARQUETTE CHARTER TOWNSHIP

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

NOTICE OF PUBLIC HEARING

September 2, 2021

RE: Special Use Permit Application – Short-Term Rental Unit

Dear Resident:

The Marquette Township Planning & Zoning Department has received a Special Use Permit Application for a 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 described as Trowbridge Park Subdivision No. 4, Lot 20. Property address: 680 Ontario Ave, Marquette, Michigan, 49855. Applicant: John & Jenny Centko, 680 Ontario Ave, Marquette, MI 49855.

As a property owner located within 300 feet of the proposed development, you are being notified in the case that you may want to provide input on the matter. A **Public Hearing** regarding the matter is scheduled for **Wednesday, September 22, 2021 at 7 PM** at the Marquette Township Hall located at 1000 Commerce Drive, Marquette Michigan.

If you wish to provide any comments regarding the proposed, you may do so by attending the meeting, by emailing me, or by calling me on the phone prior to the meeting.

If you have any questions regarding the contents of this letter, please contact me.

Sincerely,

Jason McCarthy
Planner/Zoning Administrator
Marquette Township
1000 Commerce Drive
Marquette, MI 49855
Ph | 906.228.6220 x105
Fx | 906.228.7337
jasonmccarthy@marquettetownship.org
www.marquettetownship.org



MARQUETTE CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – September 22, 2021

Agenda Item # 6b: **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

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

Address: TBD Grove Street, Marquette, MI

Staff Contact: Jason McCarthy/Erik Powers

Background:

On August 25, 2021, the Planning Commission reviewed the qualifying conditions for the PUD in order to determine whether or not a public hearing was warranted. The Planning Commission reviewed the proposal and voted to schedule a public hearing on the matter for September 22, 2021.

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.



MARQUETTE CHARTER TOWNSHIP

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

Thus, and per **Section 13.05 Preliminary PUD Plan Application (B)**, of the Marquette Township Zoning Ordinance:

- B. PLANNING COMMISSION PUBLIC HEARING AND REVIEW OF PRELIMINARY PUD**
1. *The Zoning Administrator shall publish and send out public notices in the same manner as prescribed for special land uses per Section 16.04 of this Ordinance, except the Zoning Administrator sets a public hearing date and not the Planning Commission. Following public notices, the Planning Commission shall hold a public hearing on the preliminary PUD plan for the purpose of receiving public comment on the PUD.*
 2. *Following the public hearing, the Planning Commission shall review the preliminary PUD plan for conformance with the standards of Section 13.07 and make its findings according to those standards and shall approve, approve with conditions, or deny the preliminary PUD plan.*
 3. *An approval with conditions shall not be considered final until the applicant submits a written acceptance of the conditions and all necessary revisions to the preliminary PUD plan to the Planning Commission.*

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.*
- 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.*



MARQUETTE CHARTER TOWNSHIP

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

-
- 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 Preliminary PUD contingent upon the following:

- 1) A Final PUD Application be submitted to the Planning & Zoning Department within 12 months of the Planning Commission's approval of the Preliminary PUD Plan.

**NOTICE OF PUBLIC HEARING
MARQUETTE TOWNSHIP PLANNING COMMISSION**

Notice is hereby given that two (2) Public Hearings will be held by the Marquette Township Planning Commission on Wednesday, September 22, 2021, at 7 p.m. The meeting will be held in-person at the Marquette Township Hall, 1000 Commerce Drive, Marquette, MI 49855 in order to gain public comment and input on the following agenda items:

Public Hearing for a proposed mixed-residential Planned Unit Development (PUD), on a property located within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance Marquette Township Zoning Ordinance (Article 13, Section 13.05 (B)). Parcel Tax ID# 52-08-021-076-00. Subject property is located in Section 21, T48N, R25W. Applicant: Heritage Silos, 397 Bishop Woods Rd, Marquette, MI 49855.

Public Hearing for a proposed Short-Term Rental 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 described as Trowbridge Park Subdivision No. 4, Lot 20. Property address: 680 Ontario Ave, Marquette, Michigan, 49855. Applicant: John & Jenny Centko, 680 Ontario Ave, Marquette, MI 49855.

The Marquette Township Zoning map and text are available online at www.marquettetownship.org. Written comments regarding the public hearing will be accepted until 5:00 p.m. on Tuesday, September 21, 2021. For questions, contact Jason McCarthy, Zoning Administrator at 228-6220 ext. 105.

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

2 Column Ad Display: Please publish once on or before Tuesday, September 7, 2021

Affidavit Required

Bill To: Marquette Township
1000 Commerce Drive
Marquette, MI 49855



Heritage Silos, LLC PUD

300' Buffer Neighbor Notification Map

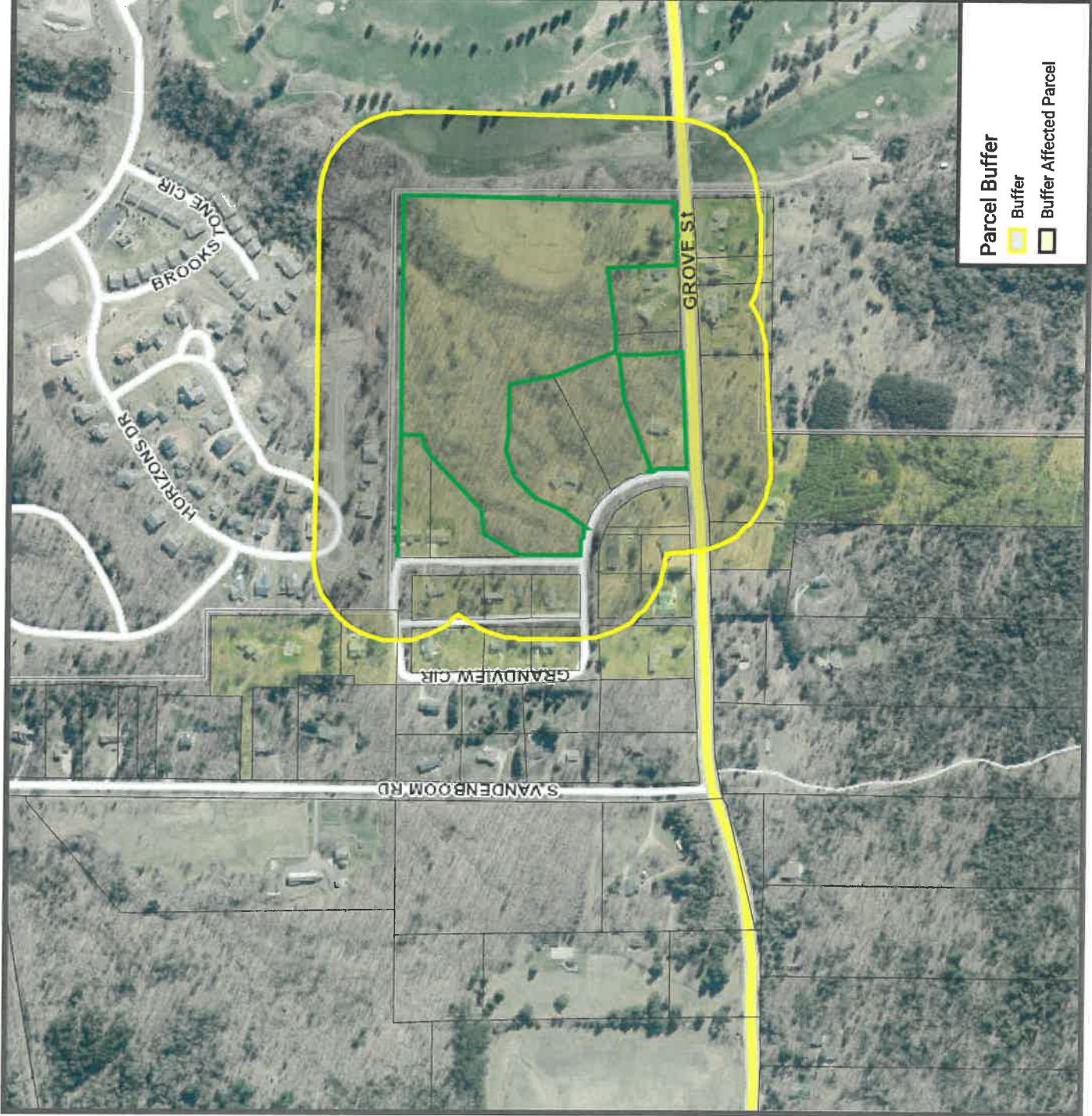


Map Publication:

09/02/2021 1:27 PM



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.



Parcel Buffer

- Buffer
- Buffer Affected Parcel

FILE COPY

July 19, 2021

Heritage Silos Preliminary 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.



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

FILE COPY

*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

Heritage Silos Deveopment - PUD Application

Applicant Information

Name: Barry J Polzin		Address: 101 N. Lakeshore Blvd.	
Business Name: Barry J Polzin Architects			
Phone: 9062268661	Fax:	Name of Contact Person: Barry Polzin	Contact Phone:
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.): Architect			
Applicant's E-Mail Address: bpolzin@bjparchitects.com			

Property Owner (if different from applicant)

Name: Heritage Silos LLC		Address: 397 Bishop Woods rd	
Phone: 9063617812	Fax:	Name of Contact Person: Mick Vonck	Contact Phone:
E-Mail Address: mickvonck@gmail.com			

Property Information

Address:		Property / Parcel I.D. Number(s): 52-08- - -
Zoning District: RR	Total Acres or Square Footage: 12.53 Acres	
Legal Description(s) (attach pages as necessary): See attached.		
Name of any existing businesses on property (attach pages as necessary): N/A		
Description of All Proposed Uses of Property (attach pages as necessary): See attached.		

Permission

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

Estimated Cost of Project

\$747,000.00

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: _____ Date: 7.20.2021
 Applicant's Name (print): DANNY J. POWAN

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: _____ Date: 7/20/2021
 Owner's Name (print): MICHAEL VONDC

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): <u>JEAN NEARBY</u>	Date: <u>7/20/2021</u>
Site Plan #: <u>N/A</u> Date Received: <u>N/A - PND</u>	
Fees: Planning: _____ Engineering: _____ Fire Department: _____ Total: _____	Date Fees Paid: _____
Bond Amount: _____ Date Received: _____	
Site Plan Application: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions (see comments) <input type="checkbox"/> Not Approved (see comments)	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: _____
Signature of Planning & Zoning Administrator: _____	Date: _____

Comments:



PRELIMINARY

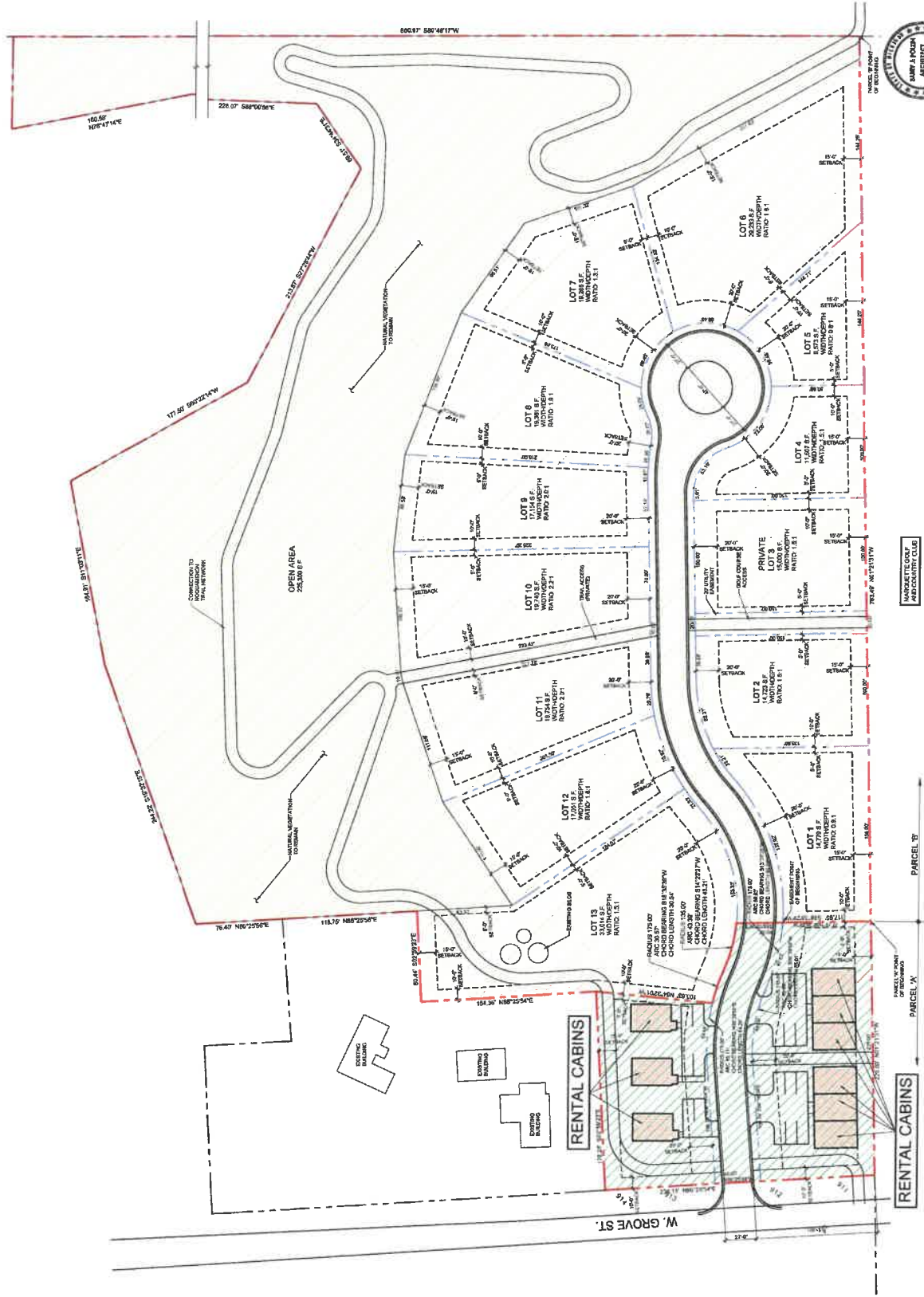
**PLANNED UNIT DEVELOPMENT OF
HERITAGE SILOS, LLC**
MARQUETTE TOWNSHIP, MICHIGAN

Project: Heritage Silos
Drawn By: [Name]
Date: 7/20/20

REVISION	DATE	ISSUED BY

NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

AS1.0



SINGLE FAMILY LOTS

SITE PLAN
SCALE: 1" = 40'-0"



RENTAL CABINS

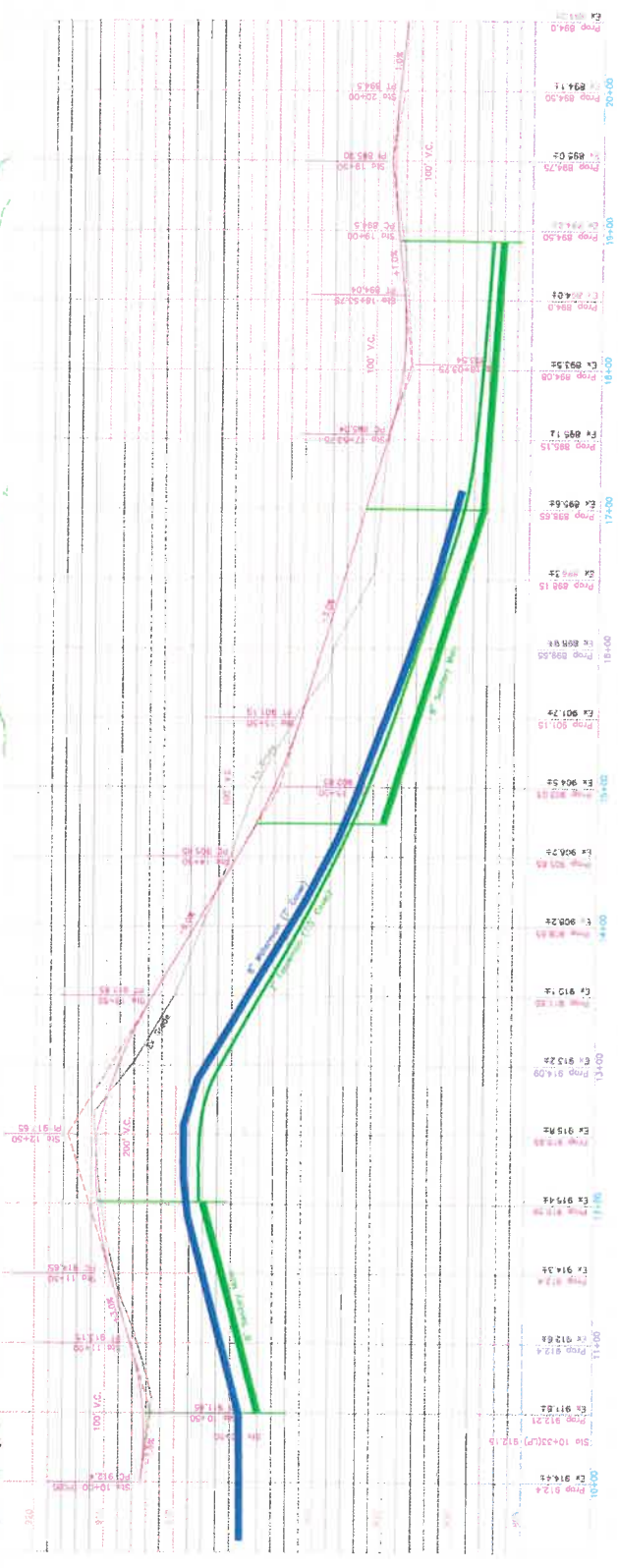
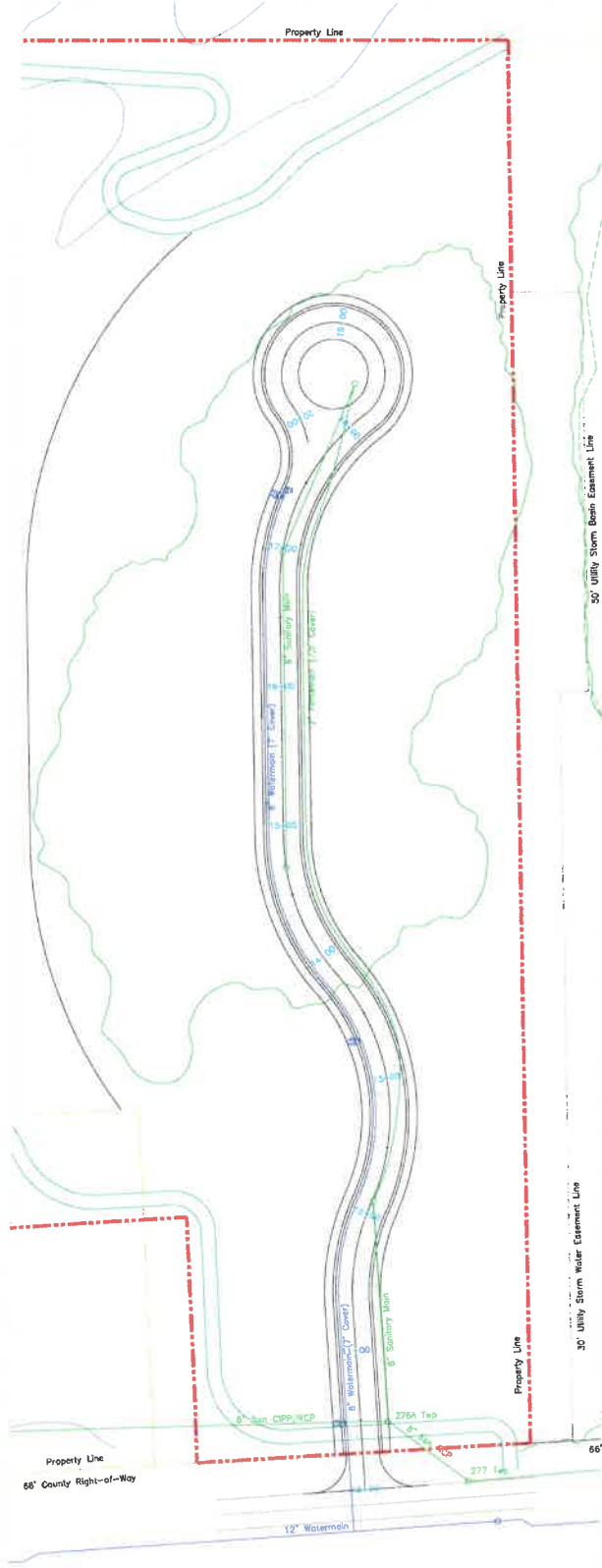
RENTAL CABINS

W. GROVE ST.

PARCEL 'W'

PARCEL 'X'

PARCEL 'Y'



Preliminary for Review

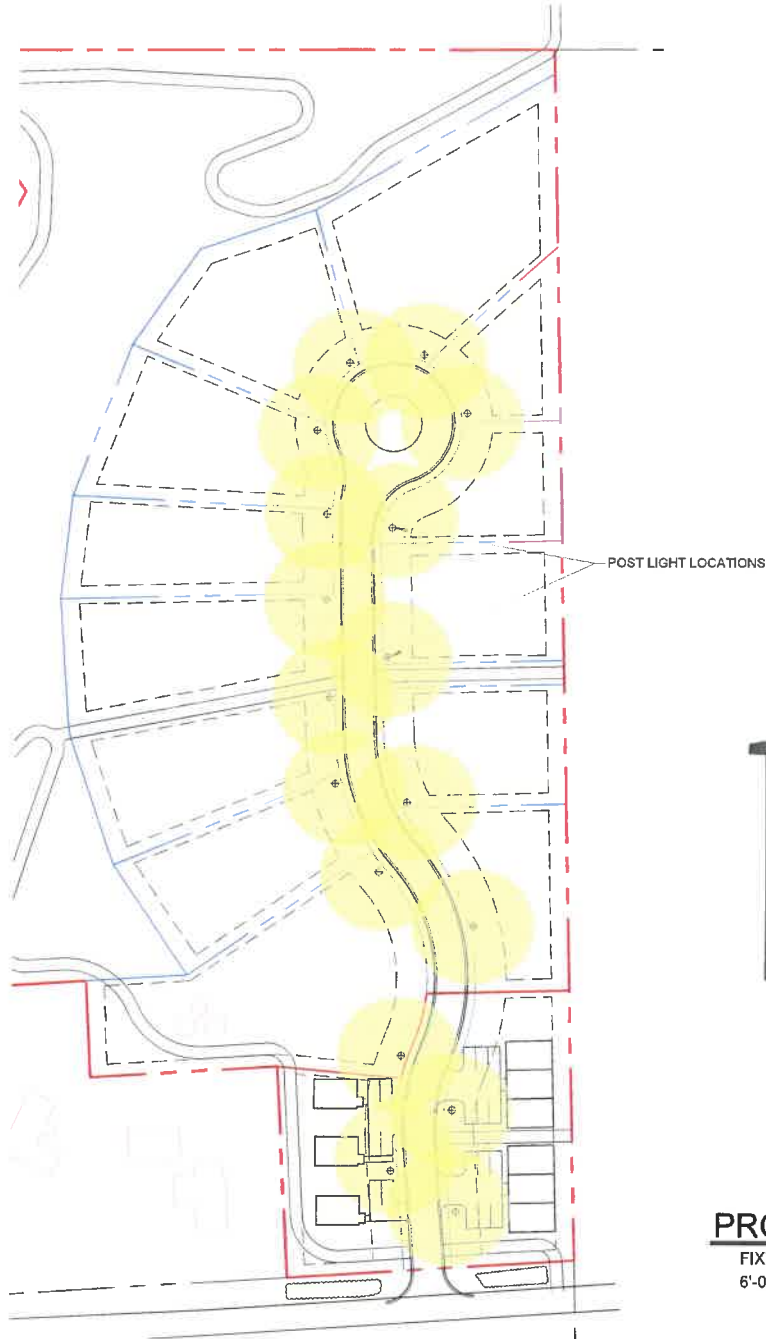


Reading & Utility, Inc./Profile
 Groves Street Development
 Updated June 25, 2021

HERITAGE SILOS, LLC

MARQUETTE, MICHIGAN

SEPTEMBER 15, 2021



PROPOSED POST LIGHT

FIXTURE SIZE: 19.25"Hx10.75"Wx10.75"D
6'-0" POST HEIGHT

STREET LIGHTING PLAN

SCALE: 1" = 100'-0"



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MARQUETTE CHARTER TOWNSHIP

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

**COPY FOR YOUR
INFORMATION**

July 29, 2021

To whom it may concern:

Per the *Marquette Township Zoning Ordinance, Article 13 – Planned Unit Development (PUD), Section 13.05: Preliminary PUD Plan Application*, please see the enclosed preliminary plans for a proposed PUD in Marquette Township. The applicant is Heritage Silos, LLC. The property is 12.5 acres in size and is proposed to be a mixed residential development located within our zoned, Rural Residential (RR) district. The property is located within Section 21, T48N, R25W. Marquette Township staff is distributing this plan to the below agencies for review and comment. Comments shall be received within fifteen (15) business days and may be emailed to me at:

jasonmccarthy@marquettetownship.org

- a. Marquette County Road Commission
- b. Marquette County Health Department
- c. Marquette County Drain Commissioner
- d. Marquette County Soil Conservation Official
- e. Michigan Department of Transportation
- f. Michigan Department of Environmental Quality
- g. School District – Superintendent of Schools
- h. Charter Township of Marquette Fire Chief or Marshal
- i. Chief of the local law enforcement agency
- j. Affected utility companies
- k. Nearby operating railroads which may be affected by the proposed plan
- l. Charter Township of Marquette Department of Public Works
- m. Other federal, state, county, or local agencies which may be impacted by the proposed development

If you have any questions, please let me know.

Thank you,

Jason McCarthy
Planner/Zoning Administrator
Marquette Township
161 County Road 492
Marquette, MI 49855
Ph | 906.228.6220 x105
Fx | 906.228.7337
www.marquettetownship.org





MARQUETTE TOWNSHIP FIRE DEPARTMENT

2801 Venture Drive
Marquette, Michigan 49855
Ph | 906.228.4296
Fx | 906.228.4297
www.marquettetownship.org

**COPY FOR YOUR
INFORMATION**

Thursday, 29 July, 2021

Jason McCarthy

RE: Proposed Heritage Silos Project

I have had the opportunity to review the preliminary site plan for the Heritage Silos project. I offer the following observations:

1. **REQUIRED FIRE FLOW:** We are unable to determine the required fire flow based on the plans/information provided. However, I would recommend a flow test to determine available fire flow to the area.
2. **DISTANCE FROM HYDRANT TO BUILDING:** We are unable to determine if fire hydrants are provided on the plans. There is no legend. Hydrants should be placed every 300'
3. **ACCESS GRADES AND TURNING RADIUS:** We are unable to determine access grades based upon the plans, Per NFPA 1, National Fire Code, access grades cannot exceed a 1' drop in 20' (5%). The turning radiuses on the plans are plenty sufficient for our largest truck to turn. This meets and exceeds our requirements
4. **OVERHEAD OBSTRUCTIONS:** No overhead obstructions were noted on the plans. If any unforeseen overhead obstructions come about. They must exceed 14' in height.
5. **EMERGENCY VEHICLE ACCESS:** Emergency vehicle access must be maintained at all times during construction. We will spot check the site during construction.

We understand that these are preliminary plans. However, we want you to understand our concerns. If you have any questions, please feel free to contact me at (906) 228-4296, or by email at robcochran@marquettetownship.org.

Sincerely;

ROBERT COCHRAN
Assistant Fire Chief/Fire Inspector
Marquette Township Fire Rescue
Phone: 906-228-4296
Fax: 906-228-4297
E-mail: robcochran@marquettetownship.org

c.c. Dan Shanahan, Fire Chief
Erik Powers, Staff Planner

Jason McCarthy

From: Leonard Bodenus
Sent: Thursday, July 29, 2021 2:50 PM
To: Jason McCarthy
Subject: RE: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review
Attachments: FORM Wastewater Construction Permit Application.doc; FORM Water Construction Permit Application.doc; FORM Water Construction Permit Requirements.doc; Stormwater Permit Application.pdf; Wastewater Construction Permit.pdf; Water Main Construction Specification rev. 2005.doc; Sewer Main Construction Specs_.pdf

**COPY FOR YOUR
INFORMATION**

Hi Jason,

Here is my input from Public Works POV. We anticipate taking over both the water and sewer in this development. All construction would have to be in accordance with Township water/sewer specifications. Developer would have to apply for both water and sewer construction permits and follow all guidelines as set forth under those permits. Developer will have to apply for a stormwater construction permit and follow all guidelines under that permit. Developer will have to follow all EGLE guidelines for water/sewer and stormwater (I see EGLE folks has been copied). We have been in contact with Brian Savolainen about the water and sewer design, however just for keeping a document trail, the development will need a lift station with a 4" forcemain. We prefer to see the liftstation installed with Flygt brand pumps. We also would prefer to see a generator or another backup method in the event the power goes out. If you have any questions feel free to contact me.

Leonard Bodenus
Superintendent of Public Works
Marquette Township

From: Jason McCarthy <jasonmccarthy@marquettetownship.org>
Sent: Thursday, July 29, 2021 9:16 AM
To: Jim Iwanicki <jiwani@marqroad.org>; Patrick Jacuzzo <PJacuzzo@mqtco.org>; Mike Farrell <mikefarrell@jmlongyear.com>; mqtconsdist@gmail.com; Tervo, Robert (MDOT) <TervoR@michigan.gov>; Parent, Jay (EGLE) <PARENTJ@michigan.gov>; wsaunders@MAPSNET.ORG; Dan Shanahan <dans@marquettetownship.org>; Greg Zyburt <GZyburt@mqtco.org>; Leonard Bodenus <lbodenus@marquettetownship.org>; jbarry@telnetww.com; mzavislak@mbip.org; erik.lindsay@semcoenergy.com; dhollenberger@atcllc.com; joan.movrich@charter.com; gabe.johnson@cleveland-cliffs.com; karen.perreault@nngco.com; pknox@mqtco.org
Cc: Erik Powers <ErikPowers@marquettetownship.org>; jimjohnsonmqt@gmail.com; Steve Heikkinen <sheikkinen56@gmail.com>; Bethany Cody <bethanycody@gmail.com>; dajferraro@gmail.com; Linda Winslow <lwinslow@marquettetownship.org>; Janelle Ruff <janelleruff@marquettetownship.org>; Dulcee Ranta <dulceeranta@marquettetownship.org>; Jon Kangas <jonkangas@marquettetownship.org>
Subject: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review

Good morning,

Per the Marquette Township Zoning Ordinance, please attached correspondence regarding a proposed Planned Unit Development (PUD) to be located off of Grove Street, adjacent to the Marquette Golf Course.

Thank you,

Jason McCarthy

Jason McCarthy

From: Hollenberger, David <dhollenberger@atcllc.com>
Sent: Thursday, July 29, 2021 12:44 PM
To: Jason McCarthy
Subject: RE: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review
Attachments: Heritage Silos LLC - PUD Review Distribution 072921.pdf; Heritage Silos LLC - PUD map.pdf

COPY FOR YOUR INFORMATION

Jason,

Thank you for including ATC in the review process. ATC has no facilities in the area of the planned PUD development and therefore has no comments or objections to the proposed plan. I attached an ATC system map of the area for your file.

Have a great day,

David Hollenberger
Manager, Real Estate
American Transmission Company LLC
Cell: 608-225-7576

From: Jason McCarthy <jasonmccarthy@marquettetownship.org>
Sent: Thursday, July 29, 2021 8:16 AM
To: Jim Iwanicki <jiwanicki@marqroad.org>; Patrick Jacuzzi <PJacuzzi@mqtco.org>; Mike Farrell <mikefarrell@jmlongyear.com>; mqtconsdist@gmail.com; Tervo, Robert (MDOT) <TervoR@michigan.gov>; Parent, Jay (EGLE) <PARENTJ@michigan.gov>; wsanders@MAPSNET.ORG; Dan Shanahan <dans@marquettetownship.org>; Greg Zyburt <GZyburt@mqtco.org>; Leonard Bodenus <lbodenus@marquettetownship.org>; jbarry@telnetww.com; mzavislak@mblp.org; erik.lindsay@semcoenergy.com; Hollenberger, David <dhollenberger@atcllc.com>; joan.movrich@charter.com; gabe.johnson@cleveland-cliffs.com; karen.perreault@nngco.com; pknox@mqtco.org
Cc: Erik Powers <ErikPowers@marquettetownship.org>; jimjohnsonmqt@gmail.com; Steve Heikkinen <sheikkinen56@gmail.com>; Bethany Cody <bethanyjcody@gmail.com>; dajferraro@gmail.com; Linda Winslow <lwinslow@marquettetownship.org>; Janelle Ruff <janelleruff@marquettetownship.org>; Dulcee Ranta <dulceeranta@marquettetownship.org>; Jon Kangas <jonkangas@marquettetownship.org>
Subject: Marquette Township - Heritage Silos, LLC - PUD Distribution For Review

WARNING - External Email (received from outside ATC) - Check the Security S.E.A.L.: Verify the Sender is someone you know or expect. Be aware this is an External message and that the message may contain malicious Attachments or Links. Report if suspicious.

Good morning,

Per the Marquette Township Zoning Ordinance, please attached correspondence regarding a proposed Planned Unit Development (PUD) to be located off of Grove Street, adjacent to the Marquette Golf Course.

Thank you,

Jason McCarthy

From: Carr Baldwin <cbaldwin@upea.com>
Sent: Monday, August 02, 2021 11:38 AM
To: Jason McCarthy; Leonard Bodenus; Matthew Treado; Mike Farrell
Subject: Heritage Silos PUD

**COPY FOR YOUR
INFORMATION**

Jason,

We were forwarded the PUD submittal by Mike. In reviewing the Marquette Township PUD, there are several references to stormwater review by the Marquette County Drain Commissioner. Since UPEA provides services to both the MCDC and the Township, we could invoice the Township directly or invoice the MCDC and subsequently invoice the Township. Mike said he would prefer that we invoice the Township directly. The materials furnished by Mike didn't include a stormwater management plan. Will you please advise the developer that it will be necessary to submit a stormwater management plan, since it is probable that the stormwater runoff will increase as a result of the development.

Carr Baldwin, P.E.
Project Manager
U.P. Engineers & Architects, Inc
424 S Pine Street
Ishpeming, MI 49849
(906) 485-1011
(906) 361-1114 cell



MARQUETTE COUNTY

Marquette County GIS
Parcel Report: 52-08-021-076-00

8/20/2021
9:40:21 AM



Property Address

S VANDENBOOM RD
MARQUETTE, MI, 49855

**COPY FOR YOUR
INFORMATION**

This Parcel has no
image on file.

Owner Address

HERITAGE SILOS DEVELOPMENT LLC
--
397 BISHOP WOODS RD
MARQUETTE, MI 49855

Unit: 52-08
Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number:	52-08-021-076-00	Assessed Value:	\$36,100
Property Class:	401	Taxable Value:	\$36,100
Class Name:	RESIDENTIAL	State Equalized Value:	\$36,100
School Dist Code:	52170		
School Dist Name:	MARQUETTE PUBLIC		



MARQUETTE CHARTER TOWNSHIP

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

STAFF REPORT

PLANNING COMMISSION – September 22, 2021

Agenda Item # 6c: 2022 Capital Improvement Project (CIP) Requests – Discussion

Proposal: To review the initial requests by department heads for the 2022 CIP.

Staff Contact: Jason McCarthy – Planning & Zoning Administrator

Background

Per the Planning Commission's by-laws:

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

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

Review Recommendation

Staff requests that the Planning Commission review the documents provided to you in order to provide comment and recommendations to the Marquette Township Board of Trustees after their October 13, 2021 Planning Commission meeting.



Marquette Charter Township
Capital Improvement Program
2022

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: ADA Compliant Wheelchair Swing

Location: Lions Field recreation Area photo here

Justification: Rec. Plan, General Requests

Year to start project: 2022

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

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

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

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

Revenue Generated: Zero Expected Service Life: 10 years

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

Comments: This project has been discussed for some time.

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



Marquette Charter Township
Capital Improvement Program
2023

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Disc Golf Course

Location: TBD photo here

Justification: Community Survey, Rec. Plan, General Requests

Year to start project: 2023

Goal: Accomplish Action Plan in the Recreation Plan

Projected Cost: Unknown Annual Costs: Minimal operation costs

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

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

Revenue Generated: Minimal Expected Service Life: 15 years

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

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

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



Marquette Charter Township
Capital Improvement Program
2023

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Pickle Ball Court(s)

Location: TBD photo here

Justification: Community Survey, Rec. Plan, General Requests

Year to start project: 2023

Goal: Accomplish Action Plan in the Recreation Plan

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

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

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

Revenue Generated: Minimal **Expected Service Life:** 10 years

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

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

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



Marquette Charter Township
Capital Improvement Program
2023 +

Date: 8/20/2021

(DEPARTMENT)

Department: Recreation Committee (via Planning)

Project: Soccer Field(s)

Location: TBD photo here

Justification: Rec. Plan, General Requests

Year to start project: 2023 +

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

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

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

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

Revenue Generated: TBD Expected Service Life: 15 years

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

Comments: This project has been discussed for some time.

Funding Amortized:	2023 +	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/2/2021

(DEPARTMENT)

Department: Fire Rescue

Project: Rescue Pumper

Location: 2801 Venture Drive

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



Year to start project: 2022

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

Projected Cost: \$775,000 Annual Costs: Minimal operation costs

Funding method: Ear Marked Funds Cost Center: Replacement & Improvement

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

Revenue Generated: 0 Expected Service Life: 25 years

Other Project Tie-In: _____ Annual Amortization: #DIV/0! Term Yrs: 0

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

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/2/2021

(DEPARTMENT)

Department: Fire Rescue

Project: Water source CR550

photo here

Location: 2801 Venture Drive

Justification: Currently no water source on CR 550

Year to start project: 2022

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

Projected Cost: \$50,000 Annual Costs: Minimal operation costs

Funding method: Ear Marked Funds Cost Center: Replacement & Improvement

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

Revenue Generated: 0 Expected Service Life: 25 years

Other Project Tie-In: _____ Annual Amortization: \$50,000 Term Yrs: 1

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

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



Marquette Charter Township
 Capital Improvement Program
 2023

Date: 9/2/2021

(DEPARTMENT)

Department: Fire Department

Project: 1800 sq ft Garage with heat

photo here

Location: 2801 Venture, behind the Fire Hall

Justification: Storage for trailers, vehicle and equipment

Year to start project: 2023

Goal: To keep all FD equipment near the Fire Hall. Currently using DPW's garage's

Projected Cost: \$300,000 Annual Costs: Minimal operation costs

Funding method: ARPA Funds/operating Cost Center: Replacement & Improvement

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

Revenue Generated: 0 Expected Service Life: 50 years

Other Project Tie-In: Annual Amortization: \$15,000 Term Yrs: 20

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

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



Marquette Charter Township
 Capital Improvement Program
 2024

Date: 9/2/2021

(DEPARTMENT)

Department: Fire Rescue

Project: Ambulance replacement

photo here

Location: 2801 Venture Drive

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

Year to start project: 2024

Goal: Replace the current Ambulance 2173 with a new one.

Projected Cost: \$250,000 Annual Costs: Minimal operation costs

Funding method: Ear Marked Funds Cost Center: Replacement & Improvement

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

Revenue Generated: \$80,000 Expected Service Life: 15 years

Other Project Tie-In: _____ Annual Amortization: \$125,000 Term Yrs: 2

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

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



Marquette Charter Township
Capital Improvement Program
2022

Date: 9/2/2021

Public Works

Department: Wastewater

Project: Center Street Liftstation Generator

photo here

Location: Center Street Liftstation

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

Year to start project: 2022

Goal: Installation of a standby generator at the Center Street Liftstation

Projected Cost: \$100,000 **Annual Costs:** Operation and Maintenance Costs

Funding method: FA Account/Grant **Cost Center:** FA Wastewater Sewer Liftstation 591-000.000-154.021

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

Revenue Generated: _____ **Expected Service Life:** 20

Other Project Tie-In: _____ **Annual Amortization:** \$5,000 **Term Yrs:** 20

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

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/7/2021

Public Works

Department: Water

Project: Hydrant Replacements

photo here

Location: Various

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

Year to start project: 2022

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

Projected Cost: \$95,000 Annual Costs: _____

Funding method: _____ Cost Center: FA Water TD Hydrant 591-000.000-152.016

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

Revenue Generated: _____ Expected Service Life: 50 years

Other Project Tie-In: _____ Annual Amortization: \$1,900 Term Yrs: 50

Comments: _____

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/7/2021

Public Works

Department: Water/Sewer

Project: Purchase Hydro Exvavator Trailer

photo here

Location: Various

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

Year to start project: 2022

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

Projected Cost: \$80,000 Annual Costs: Operational and maintenance costs

Funding method: FA Cost Center: FA Wastewater 590-000.000-154.051
FA Water 591-000.000-152.051

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

Revenue Generated: _____ Expected Service Life: 7

Other Project Tie-In: _____ Annual Amortization: \$11,429 Term Yrs: 7

Comments: _____

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



Marquette Charter Township
Capital Improvement Program
2022

Date: 9/7/2021

Public Works

Department: Building and Grounds

Project: Commercial 48" Zero Turn Lawnmower

photo here

Location: Various

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

Year to start project: 2022

Goal: Purchase a 48" Commercial Zero Turn Lawnmower

Projected Cost: \$10,000 **Annual Costs:** Operation and Maintenance Costs

Funding method: _____ **Cost Center:** _____

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

Revenue Generated: _____ **Expected Service Life:** 7

Other Project Tie-In: _____ **Annual Amortization:** \$1,429 **Term Yrs:** 7

Comments:

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/7/2021

Public Works

Department: Water/Sewer

Project: Public Works Facility Roof Repair

photo here

Location: PW Facility 660 N. Vandendoom

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

Year to start project: 2022

Goal: Rebuild parts of roof structure to meet snowload demand.

Projected Cost: \$300,000 Annual Costs: FA Wastewater Public Works Facility 590-000.000-136.060
FA Water Public Works Facility 591-000.000-136.060

Funding method: FA Account Cost Center: _____

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

Revenue Generated: _____ Expected Service Life: 50

Other Project Tie-In: _____ Annual Amortization: \$6,000 Term Yrs: 50

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

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/7/2021

Public Works

Department: Water

Project: Water Valve Project

photo here

Location: Various

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

Year to start project: 2022

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

Projected Cost: \$50,000 Annual Costs: _____

Funding method: FA Cost Center: FA Water TD Mains 591-000.000-152.010

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

Revenue Generated: _____ Expected Service Life: 50 years

Other Project Tie-In: _____ Annual Amortization: \$1,000 Term Yrs: 50

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

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



Marquette Charter Township
 Capital Improvement Program
 2022

Date: 9/7/2021

Public Works

Department: Water and Wastewater

Project: Utility Relocation

photo here

Location: 3 locations in conjunction with NPS project

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

Year to start project: 2022

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

Projected Cost: \$57,533 Annual Costs: _____

Funding method: FA Account Cost Center: FA Water TD Mains 591-000.000-152.010
FA Wastewater Sewer Mains 590-000.000-154.017

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

Revenue Generated: _____ Expected Service Life: 50

Other Project Tie-In: _____ Annual Amortization: \$1,151 Term Yrs: 50

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

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

