



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 28, 2022 – 7 P.M.

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

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

1. Call Meeting to Order.
2. Roll Call.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – September 14, 2022
5. Public Comment.

6. New Business.
 - a. **PREAPPLICATION CONFERENCE FOR PROPOSED PLANNED UNIT DEVELOPMENT (PUD)** – Per Section 13:05 of the Marquette Township Zoning Ordinance, and prior to the submittal of a Preliminary PUD Plan Application, a meeting with the Planning Commission for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD, is required. Subject property is located in the zoned Scenic Residential (SR) district, Section 8, T48N - R25W, Parcel Tax ID#: 52-08-008-004-00. Applicant: J.M. Longyear, LLC, 210 N. Front Street, Marquette, MI 49855.

7. Unfinished Business.
 - a. 2023 Capital Improvement Program (CIP) – Discussion

8. Correspondence.
 - a. Planning Commission/Township Board Joint Meeting – Discussion
 - b. Northwest Marquette Road Network Connectivity Feasibility Study – Thursday, September 29 at 6:00 PM

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 26, 2022***

**Marquette Township Planning Commission – Regular Meeting
Wednesday, September 14, 2022 – 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: Bethany Cody, Jim Johnson, Steve Heikkinen, Denny Ferraro, Linda Winslow

MEMBERS ABSENT: None

STAFF PRESENT: Erik Powers – Staff Planner

OTHERS PRESENT: Marquette Township Fire Dept. Chief Dan Shanahan, Marquette Township Superintendent of Public Works Leonard Bodenus, Julee Norris, Peter Closner, and Lisa Closner.

APPROVAL OF AGENDA:

Powers added item 8e. under correspondence- Memo from Marquette County Planning Commission re: proposed zoning map amendment 081022-3:

MOTION: *To APPROVE agenda as presented with amended item 8e.*

*Ferraro, Moved
Winslow, Supported*

Motion Carried: 5-0

MINUTES FROM PREVIOUS MEETING: August 24, 2022

MOTION: *To APPROVE meeting minutes, as presented.*

*Ferraro, Moved
Heikkinen, Supported*

Motion Carried: 5-0

PUBLIC COMMENT:

None.

NEW BUSINESS:

- a. Special Use Permit Public Hearing #091422-1 – Proposed Short-Term Rental land use to be located on a property within the Rural Residential (RR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID#: 52-08-028-007-00. Applicant: Peter & Lisa Closner, 2425 W. Grove Street, Marquette, MI 49855.

Powers provided background information on the proposed special use permit application and staff report. He indicated that he did not receive any written correspondence from adjacent property owners on the proposed land use.

Applicant Peter Closner explained his request, his and his wife's purchase of, and plans for the property. He stated that his full-time residence is at 2425 W. Grove, while the proposed use is next door at 2445 W. Grove.

Winslow asked if 2445 W. Grove and 2425 W. Grove each had their own water and sewer and/or septic system. Closner replied in the affirmative.

Johnson opened the public hearing at 7:08 PM.

No comment from public.

Johnson closed the public hearing at 7:09 PM.

Heikkinen noted that he thinks this a very appropriate location and situation for a short-term rental use. Cody and Johnson agreed.

MOTION: To APPROVE the proposed Short-term Rental Special Land Use, contingent upon

**Ferraro, Moved
Cody, Supported**

Motion Passed 5-0

(Roll call vote – Yays: Johnson, Cody, Ferraro, Heikkinen, Winslow. Nays: None.)

- b. Special Use Permit Public Hearing Request #091422-2. – Proposed Short-Term Rental land use to be located on a property within the Urban Residential (UR) zoning district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Parcel Tax ID# 52-08-300-006-00. Applicant: Julee Norris 1895 Granite Street, Marquette, MI 49855.**

Powers provided background information on the proposed special use permit application and staff report. Powers noted that the public hearing will be requested for the October 26 regular planning commission meeting at 7p.m., not the October 12 meeting as stated in the staff report.

Heikkinen asked Norris if she was aware of the potential property tax implications of establishing a Short-Term Rental Use. Norris replied in the affirmative.

Ferraro asked general questions about the proposed nature of the Short-Term Rental. Norris replied that she is gone for long stretches in the summer, but that the property would remain her primary residence.

MOTION: To schedule a public hearing on the proposed Special Land Use for Wednesday, October 26, 2022 at 7 PM.

**Ferraro, Moved
Winslow, Supported**

Motion Passed 5-0

UNFINISHED BUSINESS:

- a. 2023 Capital Improvement Program (CIP) – Discussion**

Powers explained the CIP process, and that the 2023 requests were included in the meeting packet. He introduced Marquette Township Fire Dept Chief Dan Shanahan and Superintendent

of Public Works Leonard Bodenus and stated they are available for any questions regarding their departmental requests.

Winslow asked questions regarding the budget process and how it relates to CIP requests. General discussion ensued.

Ferraro asked how the information displayed tonight relates to the CIP information as presented at the July 27 meeting. Powers explained that the information tonight is the same as the July 27 meeting, however more developed and displayed differently.

Winslow asked about the need for a new ambulance. Shanahan said the existing ambulances are becoming obsolete and need replacement. Run volumes are up due to COVID and continuing mutual aid commitments. Shanahan stated that the FD is awaiting word on grant application submitted to the Assistance to Firefighter's Grants Program (AFG). If the grant is unsuccessful, ARPA funds or Millage funds are other potential sources to fund a new ambulance. General discussion ensued regarding Township Ambulance Service, reimbursement process, and other topics.

Heikkinen asked about the need for a new heated garage. Shanahan explained that they are running out of space for apparatus and equipment. He explained the FD is storing equipment in DPW facilities. Shanahan and Winslow explained the garage would serve as storage for FD equipment, DPW equipment, and historical administration records/files currently being stored in leased storage facilities.

Ferraro asked about priority for the FD requests. Shanahan explained that the ambulance is top priority, and the garage would depend on whether ARPA funds could be used for it. Ferraro asked about the 550 Water Source item. Shanahan explained the history and nature of the item, including that it would be a roughly 30,000-gallon underground storage tank somewhere north of Compeau Creek and south of the south Eagle's Nest Rd/550 intersection.

Winslow asked about the tablet request. Shanahan explained there are tablets in all FD vehicles and they are becoming obsolete and in need of replacement. Shanahan further explained that the tablet request is for CIP 2024, not CIP 2023.

Bodenus explained that all funding tied to DPW CIP requests come from water and sewer rate payers. He said there is the possibility of loans or grants for funding as well. He explained the pump station requests, stating the updates are needed. DPW is awaiting word on EGLE grants for these projects. He explained that the Township is considering purchasing a share of Marquette City Water plant, and stated that studies are currently being done to determine the feasibility of this. Bodenus further explained the need for new trucks, stating that that DPW will start rotating old trucks out of service as new ones are purchased. Commissioners asked various questions about the requests and general discussion ensued. Bodenus stated that his priorities for 2023 are the trucks, and the pump station upgrades pending grant funding.

Winslow asked about the large printer/scanner request. Powers explained that the current one is obsolete, and Bodenus further explained that it is used for recreating blueprints and asset management purposes.

CORRESPONDENCE:

a. Planning Commission/Township Board Joint Meeting – Discussion

Powers stated that the Joint meeting is proposed to be held prior to the October 26 Planning Commission meeting. Discussion ensued regarding time and location. Consensus was reached

for the 26th at 5:30 pm in the Community Room.

b. 2022 Michigan Department of Transportation – Traffic Alternatives Program (TAP) Grant Application – Discussion

Powers explained that staff will be working with the Marquette County Road Commission (county required to be applicant) to submit a TAP grant application due October 12. The grant would be used to construct two non-motorized path segments to connect to the existing network. The two segments are Wright St from US-41 to Venture and Commerce Drive from US-41 to Werner.

c. Citizen Planner Marquette County Classroom Program – Registration Confirmation

Powers stated that all commissioners have been registered for the program, to be held at the Township Hall Community Room starting on October 3.

d. Legislative Update on Short-Term Rentals – Informational

Powers explained a recent article/update from the Michigan Chapter of the American Association of Planning. The article explained the recently introduced bills concerning Short-Term Rentals, all of which still sit in Committee. Implications of each bill's potential passing were discussed. Johnson asked about an education opportunity included in the article, of which Powers stated he will look into.

e. Memo from Marquette County Planning Commission re: proposed zoning map amendment 081022-3

Powers explained that staff received the memo from the County Planning Commission the day of the meeting. The County PC is supportive of the proposed map amendment and suggests approval.

REPORTS:

Township Board Report

Winslow said that the board will be changing their meetings to the 1st and 3rd Wednesday's of the Month at 7 PM.

Winslow provided a recap of the lengthy discussion had at the previous meeting regarding the potential expansion of the road network by the MCRC. Discussion ensued regarding the potential residential development on Forestville Rd, the dangerous nature of the existing Forestville Rd/Wright St intersection, traffic patterns, and the existing and future road network.

Recreation Committee Report

Powers stated that the Recreation Committee has a meeting next week (Week of 9/26).

Road Committee Report

Powers stated that the Road Committee met the previous week and discussed general items like clear-sight intersections and streetlighting.

Planning and Zoning Report

Powers stated that the DDA recently approved a Project Priority Plan and will be holding 3 open houses on October 20 to introduce it to the business community.

Powers stated that representatives from JM Longyear will be at the 9/28 Planning Commission meeting to present preliminary designs/plans for their proposed Forestville Rd Planned Unit Development and that Commissioners will have the opportunity to ask questions.

Powers gave an update on the ongoing property maintenance case at 760 Lake Enchantment. He stated that property owner Michael Camilli was given a deadline of 9/16 to produce a bid and/or commitment from a contractor to have the property brought into compliance or the township would move forward with bringing the property into compliance utilizing the bid provided they received from a contractor.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE: None.

ADJOURNMENT: Meeting adjourned at 8:45 PM

Linda Winslow – Planning Commission Secretary



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Per Section 13:05 of the Marquette Township Zoning Ordinance, and prior to the submittal of a Preliminary PUD Plan Application, a meeting with the Planning Commission for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD is required.

Staff has provided the relevant zoning ordinance review criteria as part of the packet. J.M. Longyear, LLC will provide large-format visual aids and representatives from the development will be present at the Wednesday, September 28, 2022 Planning Commission meeting to offer further detail and to answer questions.

Review Recommendation

Staff requests that the Planning Commission review the documents provided to you in order to provide comment, feedback and to determine whether or not the project meets the minimum eligibility requirements for consideration of a preliminary PUD Plan Application.

CONTENTS OF ARTICLE 13

PLANNED UNIT DEVELOPMENT (PUD)

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ARTICLE 13: PLANNED UNIT DEVELOPMENT (PUD)

SECTION 13.01: PURPOSE AND INTENT

Planned Unit Development (PUD) regulations are intended to provide for various types of land uses planned in a manner which shall encourage the use of land in accordance with its character and adaptability; encourage innovation in land use planning; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage useful open space; protect natural features and sensitive environmental areas; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the township; and bring about a greater compatibility of design and use; provide enhanced site and building architectural features. The provisions of this Article provide enabling authority and standards for the submission, review, and approval of applications for planned unit developments. The Zoning Administrator is responsible for administering this article and forwarding all documents and reviews to the Planning Commission per this Article however he or she may designate other individuals or consultant(s) to assist with this administration, and providing PUD reviews and recommendations for the Planning Commission.

SECTION 13.02: QUALIFYING CONDITIONS

A planned unit development (PUD) may be located anywhere in the Township upon its approval by the Marquette Township Planning Commission and its subsequent Zoning Compliance Permit. Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

A. Grant of the PUD will result in one of the following:

1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations; or
2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations. Examples of natural features to be preserved include but are not limited to: streams and their riparian buffers of fifty (50) feet on both sides of the stream systems, bodies of water, wetlands, woodlands, habitat for plant or animal species that are listed as threatened, endangered or of special concern in the Marquette Township Comprehensive Development Plan, steep slopes exceeding twenty (20) percent; or
3. An existing non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.

ARTICLE 13 – PLANNED INIT DEVELOPMENT (PUD)

SECTION 13.02: QUALIFYING CONDITIONS – (Cont.)

- B. **Acreage Requirement:** The PUD site shall be not less than five (5) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. The Planning Commission may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the purpose and intent of a PUD as stated in Section 13.01. In addition, the Planning Commission may use Section 13.01 Purpose and Intent when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to show why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.
- C. The proposed type and density of the use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities, such as a substantial expansion of the public water and sewer system and facilities or an increase of the level of service on the roads. Connection to the Township's public water and sewer systems shall be required for all PUDs where any property line for the PUD parcel is a distance of five hundred (500) feet or less from the closest water and sewer mains. The maximum gross density for residential dwelling units of the PUD shall not exceed that which is required in the Urban Residential District in Section 19.15 SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS of this ordinance. The PUD shall be in compliance with any Marquette Township Ordinance pertaining to stormwater management and the Marquette County Drain Commissioner's regulations and procedures.
- D. The proposed development shall be consistent with the public health, safety and welfare of the Township.
- E. The proposed development shall not result in a negative environmental impact on the subject site or surrounding land.
- F. The proposed development shall not result in a negative economic impact upon surrounding properties.
- G. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this ordinance.
- H. The proposed development must be consistent with the goals, objectives and policies of the Marquette Township Comprehensive Development Plan.
- I. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian or other non-motorized access and movement within the PUD and to adjacent properties.
- J. **Architecture:** The PUD should provide for coordinated and visually appealing architectural styles, building forms and building relationships.

ARTICLE 13 – PLANNED INIT DEVELOPMENT (PUD)

SECTION 13.02: QUALIFYING CONDITIONS – (Cont.)

- K. Traffic: The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, stormwater management, traffic flow and vehicular/pedestrian safety.
- L. Open Space Requirements:
1. The PUD development shall contain open space as defined in SECTION 2.02: DEFINITIONS and regulated in SECTION 19.05 REQUIRED OPEN SPACE in an amount equal to at least thirty-five (35) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Article. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a thirty-five (35) percent open space provision would detract from building continuity, historic preservation efforts, etc.) However in all circumstances, the open space for the PUD shall equal at least twenty (20) percent. The percentage of open space required in this section shall supersede that of what is required in Sections 19.13 through Section 19.19.
 2. Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to review and approval of the Township; or, if agreed to by a governmental agency, the open space may be conveyed to a governmental agency for the use of the general public. Access to open space areas may be limited to PUD residents, especially in areas of sensitive natural areas, and is subject to the Planning Commission review and approval.
 3. All accessory and incidental structures are subject to review and approval of the Planning Commission and must be depicted on the PUD site plan at the time of the preliminary and final PUD review.

SECTION 13.03: PERMITTED USES

Any land use permitted by right or by special land use in any Zoning District, except the Rural Residential and the Urban Residential Districts, may be requested to be included in the PUD, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure compatibility of varied land uses both within and outside the development. In the Rural Residential and the Urban Residential Districts, the only uses that may be requested to be included in the PUD are those uses that are listed in Section 15.05: Table 15 USE VS. DISTRICT NOMOGRAPH, under the headings of Agriculture, Agricultural support, Forestry, Public Service, Recreation/Commercial, Recreation Indoor/Outdoor, Recreational Rental Dwelling, Residential Dwelling, and Special Residential & Institutional.

ARTICLE 13 – PLANNED INIT DEVELOPMENT (PUD)

SECTION 13.04: PREAPPLICATION CONFERENCE FOR PUD

- A. Prior to the submission of an application for a PUD, a pre-application conference shall be held with representatives from Marquette Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.
- B. A request for a pre-application conference shall be made to the Zoning Administrator. As part of the pre-application conference, the applicant shall submit seven (7) copies of a conceptual plan, at least ten (10) days in advance of the pre-application conference, which shows the property location, total number of acres, the number of dwelling units, boundaries, significant natural features and resources, the location and number of acres to be preserved as open or recreational space, vehicular and pedestrian circulation, all existing and proposed land uses and buildings for the entire site, know deviations from the ordinance regulations to be sought.
- C. The Township may advise the applicant of the known conformance of the PUD concept with the intent and objectives of a PUD in the Township, whether it appears to qualify under the minimum requirements of Section 13.02. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

SECTION 13.05: PRELIMINARY PUD PLAN APPLICATION

A. PRELIMINARY PUD PLAN APPLICATION REQUIREMENTS

- 1. Following the pre-application conference and subsequent meeting with the Planning Commission, applicants seeking approval of a PUD District shall submit a complete application, two (2) copies of the preliminary PUD site plan and supporting documents and the required fee to the Zoning Administrator. Within seven (7) business days from the receipt of the application and the two preliminary PUD site plans and supporting documents, the Zoning Administrator shall inform the applicant if the application, the site plans and fees are complete or incomplete. Then the applicant shall resubmit all of completed documents or, if informed by the Zoning Administrator that the submittal is complete, the applicant shall submit one (1) additional copy of such completed application and PUD site plan and supporting documents for each of the following agencies that the Zoning Administrator has determined as necessary for their review and comment:
 - 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



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-08-008-004-00

9/23/2022

09:19:04



Property Address

400 FORESTVILLE RD
MARQUETTE, MI, 49855

This Parcel has no image on file.

Owner Address

JML HEIRS LLC
--
210 N FRONT ST 1ST FLOOR
MARQUETTE, MI 49855

Unit: 52-08
 Unit Name: MARQUETTE TOWNSHIP

General Information for 2021 Tax Year

Parcel Number: 52-08-008-004-00
 Property Class: 001
 Class Name: --
 School Dist Code: 52170
 School Dist Name: MARQUETTE PUBLIC

PRE 2020: 0%
 PRE 2021: 0%

Assessed Value: \$0
 Taxable Value: \$0
 State Equalized Value: \$0

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

Land Information

Acreage: 215
Zoning: RP

Legal Description

SEC 8 T48N R25W 215 A W 1/2 LYING S OF DEAD REIVER (FORESTVILLE BASIN) EXC THE S 220' THEREOF ALSO EXC BEG 220.05' N OF S 1/4 COR TH N 84.96' TH W 845.49 TO C/L OF RD HD TH S 21DEG33'E 90.70 ALONG C/L TH E 813.07' TO POB

Sales Information

Sale Date: 06-22-2015

Sale Price: 1

Instrument: OTH

Grantor: LONGYEAR REALTY CORP

Grantee: JML HEIRS LLC

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2015R-06762

Sale Date: 03-05-2010

Sale Price: 0

Instrument: QC

Grantor: GROTON MICHIGAN INC

Grantee: LONGYEAR REALTY CORPORATION

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2010R-03292

Sale Date: 01-05-2000

Sale Price: 234000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0427:0386

Building Information

No Records Found

Delinquent Tax Information

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

No Records Found

86.

FOR IMMEDIATE RELEASE

**COPY FOR YOUR
INFORMATION**

September 22, 2022

**MARQUETTE TOWNSHIP BOARD SCHEDULES WORK SESSION TO DISCUSS
“NORTHWEST MARQUETTE ROAD NETWORK CONNECTIVITY FEASIBILITY STUDY”**

The Marquette Township Board has scheduled a Work Session to discuss the “Northwest Marquette Road Network Connectivity Feasibility Study”. The Work Session is scheduled for Thursday, September 29th at 6:00 pm in the Board Room at Township Hall, 1000 Commerce Drive.

The scheduling of this Work Session is intended to receive input from, and allow dialogue with, Marquette County Road Commission (MCRC) Engineering Manager Jim Iwanicki regarding the future of Marquette Township’s road network in the northwest part of the Township.

This Work Session also allows the Township Board to hear from MCRC about other options previously considered for an expansion of the existing road network, and improvements already considered to existing roadways and intersections.

As a Work Session, this meeting does not allow the Township Board to make any decisions regarding any topic. Public wishing to speak will have opportunities at the beginning and the end of the session and Mr. Iwanicki has agreed to address any concerns expressed, within the limits of currently available information.

A recording of the meeting will also be available shortly following the meeting on the Township’s YouTube channel.

###



FORESTVILLE

A LONG YEAR COMMUNITY

Lighting & Signage Concepts

ANP Aluminum downcast lighting for main streets

ANP Aluminum lighting for main public areas

Forestville logo

Textured poured concrete

Brick/Stone



Main Entrance Sign

Street Lighting



PLANNED UNIT DEVELOPMENT OF
LONGYEAR REALTY CORP - FORESTVILLE BASIN
MARQUETTE TWP / CITY OF MARQUETTE, MICHIGAN

NO.	DATE	DESCRIPTION	ISSUED BY

DESIGNED	SJS
DRAWN	SJS
CHECKED	AK
APPROVED	TJA

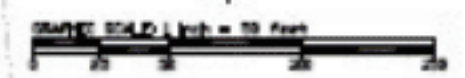
TRIMEDIA
JOB NUMBER:
2022-0820
SHEET TITLE:
Phase 1
Lot Layout
SHEET NUMBER:
V 2.0



PROPOSED NTN TRAIL

- Legend**
- EASEMENT
 - EASEMENT STRIPES
 - LOT BOUNDARY
 - UNIT BOUNDARY
- UTILITIES**
- WRENCH SPACE
 - DEVELOPER COMMON SPACE
 - CONCRETE/PAVING LINE
 - WATER SURFACE
 - METALLIC ASPHALT
 - ASPHALT EASEMENT
 - 20" SANITARY GASBENT
 - 20" STORM WATER GASBENT
 - STORM WATER COLLECTION AREA
 - 12" ACCESS/FRONT GASBENT
 - TREE

--- WITH UTILITY MARKS UPON LOCAL STATE PLANNING COORDINATE SYSTEM (NAD 83 ZONE 18 NORTH ZONE)
--- METRIC, EXCEPT MARKS UPON PHASE 1B
--- POINTS CONTAIN ELEVATION
--- ALL DISTANCES BACK TO FRONT - 20' SEE - 10' MARK - 10'



- Legend**
- RAIL TRACKS
 - - - - - LOT BOUNDARY
 - FENCE LINE
 - GREEN SPACE
 - DEVELOPED COMMONSPACE
 - CONCERN LINE
 - WATER SURFACE
 - PAVEMENT ASPHALT
 - UTILITY EASEMENT
 - 30' SIDEWALK EASEMENT
 - 10' STORM WATER EASEMENT
 - STORM WATER RETENTION AREA
 - 10' ACCESSORY EASEMENT
 - - - - - - HOLE



PLANNED UNIT DEVELOPMENT OF
 LONGYEAR REALTY CORP - FORESTVILLE BASIN
 MARQUETTE TWP / CITY OF MARQUETTE, MICHIGAN

DATE	ISSUED	REVISION	DESCRIPTION

DRAWN	SJR
CHECKED	SK
APPROVED	TJA

TRIMEDIA
 JOB NUMBER:
 2022-0820
 SHEET TITLE:
 Phase 2
 Lot Layout
 SHEET NUMBER:
 V 3.0



NOTES

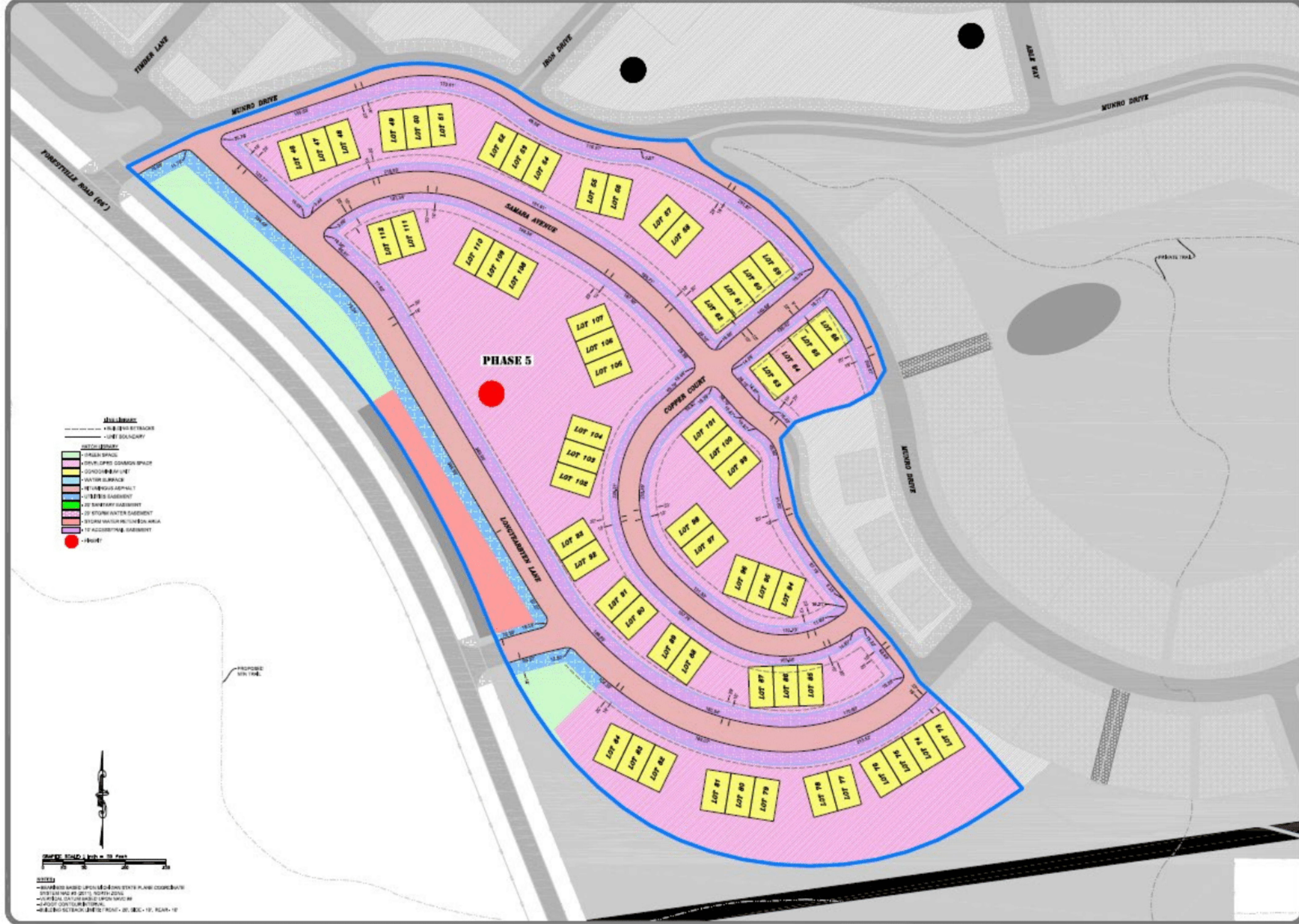
- BEARING BASED UPON NAD 83 STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE
- HORIZONTAL CURVE BASED UPON NAD 83
- UNLESS OTHERWISE NOTED
- ALL DIMENSIONS IN FEET AND INCHES - 1/4" = 1' - 0"

PLANNED UNIT DEVELOPMENT OF
LONGYEAR REALTY CORP - FORESTVILLE BASIN
MARQUETTE TWP / CITY OF MARQUETTE, MICHIGAN

DATE	DESCRIPTION	ISSUED

DESIGNED	SJS
DRAWN	SJS
CHECKED	KK
APPROVED	TLA

TRIMEDIA
JOB NUMBER:
2022-0820
SHEET TITLE:
Phase 5
Lot Layout
SHEET NUMBER:
V 6.0



- SYMBOLS**
- PROPOSED EGRESS
 - - - LOT BOUNDARY
- UTILITIES**
- FORN SPACE
 - DEVELOPER COMMON SPACE
 - COMMON OPEN SPACE
 - WATER SURFACE
 - PERVIOUS ASPHALT
 - UTILITY EASEMENT
 - 10' SANITARY EASEMENT
 - 10' STORM WATER EASEMENT
 - 10' STORM WATER RETENTION AREA
 - 10' ACCESSORY EASEMENT
 - BUILDING



NOTES

- BOUNDARY MARKS UPON MICHIGAN STATE PLANNING COORDINATE
- DISTANCE MARKS UPON 2011 NORTH ZONE
- VERTICAL DATUM MARKS UPON NAVD83
- 1/4" = 1' CONTOUR INTERVAL
- BUILDING SETBACKS PER 2012 ZONING ORDINANCE, SECTION 16.04