

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
June 4th, 2024**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, June 4th, 2024, in the Commission Chambers at City Hall. An audio/video recording of this meeting is available online [here](#).

ROLL CALL

Planning Commission (PC) members present: W. Premeau, M. Rayner, Vice Chair K. Clegg, K. Granger, D. Kaltsas, D. Fetter, C. Gottlieb, S. Lawry, Chair S. Mittlefehldt

PC Members absent: None

Staff present: City Planner & Zoning Administrator D. Stensaas

AGENDA

It was moved by C. Gottlieb, seconded by S. Lawry, and carried 9-0 to approve the agenda as presented.

MINUTES

The minutes of 05-21-24 were approved as presented, by consent.

CONFLICT OF INTEREST

None was stated.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

No comments were provided.

PUBLIC HEARINGS

There were none.

NEW BUSINESS

A. 09-SPR-06-24 – Hemlock Park Building, 3170 S. McClellan Ave.

D. Stensaas stated that staff has reviewed the proposed site plan is for the construction of a three-story building for a total of 39 residential units over an underground parking garage, new parking lot areas, site grading, dumpster enclosure, landscaping, and site improvements for 3151 & 3170 S. McClellan Avenue – which was just assigned a new address of 3500 Hemlock Drive today, with the adjacent smaller parcel addresses as 3300 Hemlock Drive - and that staff has provided comments regarding the plan, and that a parcel combination request and land division application has been conditionally approved for the proposed parcels as shown in the survey page of the site plan set. He showed on the monitors the items in the Planning Commission agenda for the case – the Staff Report, the Site Plan Review application with lighting cut sheets, staff comments from the Police Dept., Fire Dept., Community Development Dept., the area map, block map, photos of the site, and the site plan set. He said that staff did not receive correspondence on this case.

Michele Thomas, representing the Veridea Group, stated:

The project is a multi-family unit with 39 units, 32 garage spaces, and wood-built apartment buildings. The original plan included all single-family homes, but more density could be gained with the 1- and 2-bedroom multi-family apartment buildings on the site. After attending a county target market analysis presentation, the data showed that the higher density housing is what is needed versus single family homes, which Marquette has. The site also affords space for outdoor recreation, including the bike path right next to the site. She also said that Bethany Cody from Veridea Group and Josh Dawson from Myefski Architects were here to answer any additional questions.

K. Clegg asked how the relationship with NTN is, and if any NTN trails will be added to the site to add value to the apartments.

Ms. Thomas said she was on the NTN board in the past and believes they have a quite good relationship with them. Veridea also has worked with the NTN to add trails through other Veridea developed properties.

It was moved by C. Gottlieb, seconded by K. Clegg, and carried 9-0 to suspend the rules for discussion.

C. Gottlieb said 3500 McClellan has underground parking but noted the additional above ground parking for that address looks designated for 3300 McClellan on the plans. He also asked - when 3300 McClellan is developed, what is the proposed parking plan for that building if 3500 McClellan uses the current designated above ground parking on the submitted plan?

Mr. Dawson said 3300 McClellan, the second building, would also have underground parking. This site plan doesn't show it but there is planned additional parking to be added to the exterior above ground.

C. Gottlieb asked Mr. Dawson how southeast wetlands would be affected with the required parking for both buildings.

Mr. Dawson said the additional required parking is minimal and directly on the south portion of the "U" shape and that there is space for parking without affecting the wetlands. Mr. Dawson proceeded to point out in the site plan where the parking was located on the site plans, and it was confirmed with D. Stensaas that 3500 and 3300 McClellan would not be affected if required parking was shared between the two buildings.

S. Mittlefehldt asked Mr. Dawson how snow storage area needs would be met, as well as the frontage landscaping plan.

Mr. Dawson said the snow storage could be met by pushing snow into the center island, the driveway down to the building, the new space created by the "U" and plenty of other open spaces, without affecting the wetlands. And he has not seen the landscaping plan yet, but the landscaper is working on the plan in conjunction with City staff to make sure the requirements are met.

S. Mittlefehldt asked the staff if the city is assuming responsibility for the public infrastructure.

D. Stensaas said the city is assuming responsibility as part of a development agreement with the developer.

Ms. Thomas said that the developer has a contract with the city for \$2 million for the development of the parcel, which will be paid back to the city over the next approximately 5 years through taxes, connection fees, utility fees, etc. A prior contract was made with Veridea and the city for Harbor Vista where the city paid \$300,000 for a new water main that serviced Shiras Hills but also Harbor Vista and that contract payback was fulfilled in three years.

W. Premeau asked if any of the project will be funded under Brownfield.

D. Stensaas said the site would be eligible for Brownfield but was not requested or granted into Brownfield.

Ms. Thomas stated this is not a Brownfield project.

W. Premeau said he noticed Veridea had a unique way of arriving at the building height – that the measurement in the site plan is from the "average grade" which starts midway from the bottom foundation to the ground where Mr. Premeau stated it has always been measured from the bottom of the foundation.

He also asked if the top measurement is to the top of the flat roof, regardless of any additions such as towers or chimneys.

D. Stensaas said the measurement is to the flat plane of the roof and the average grade is across the extent of the building.

Mr. Dawson stated that the average grade measurement is the average finished grade around the perimeter of the building. And the height of the building is to the flat roof, and does not include anything above that including mechanical systems, etc.

D. Kaltsas asked if the color scheme presented is final.

Mr. Dawson said yes.

C. Gottlieb asked if Veridea had an anticipated date of 3300 McClellan starting after it's approved.

Ms. Thomas said that 3300 McClellan is anticipated and not a done deal. She said it may never happen based on demand and how well received 3500 McClellan is, but I suspect it will be and hope to be at a PC meeting next year for 3300 McClellan approval.

S. Mittlefehldt said that what she has learned from the Target Market Analysis report is that many people looking for new types of housing do not want detached single-family homes, and 55% of them are looking for a price point under \$300,000. She asked what is a ballpark figure for these units?

Ms. Thomas said these units are only rentals and that she is only on the developing side of the project, but doubts any units will be below \$1000/month.

C. Gottlieb asked if Veridea would commit to replacing the trail on the east and west that was there, for bikers?

Ms. Thomas stated she would not go out on limb and commit to anything in that regard.

C. Gottlieb asked Ms. Cody if she would commit [to trail replacement] on the 3300 McClellan site.

Ms. Cody stated she would not go out on limb either but is definitely open to the idea of recreating trails after the site is cleared and staked to see what availability there would be, but can't commit to what it would look like.

C. Gottlieb said that a verbal commitment was made to put in a boardwalk over the wetlands to replace the "Mossy" trail and really hopes Veridea follows through with this.

Ms. Cody said she was not familiar with that commitment and Ms. Thomas stated she wasn't there when that was said, but anything being talked about for a trail would have to be a boardwalk because it's all wetlands where a trail would be designated.

S. Mittlefehldt said if there are no more questions for the applicant at this time, we can go through the Site Plan Review Standards in section 54.1402(E) of the Land Development Code.

The Planning Commission discussed each of the 11 standards in section 54.1402(E) and the following comments were made during the discussion:

K. Clegg recommended looking into covered bike shelter as the site will be targeting trail users.

Ms. Thomas said the building includes bike and ski storage.

D. Fetter asked what lighting was going to be used, as lots of potential options were submitted, and asked

if there was an LDC standard for power.

D. Stensaas said there is a zoning standard in the code for the power and dispersal of lighting.

Ms. Thomas said they will use the least amount of light possible while still meeting the code.

S. Lawry said that it should be specified that addresses should be posted on end of buildings for emergency responders in addition to the entrances.

Ms. Thomas stated they will meet that request.

S. Mittlefehldt asked if anyone had more questions or would like to make a motion.

It was moved by K. Clegg, seconded by C. Gottlieb and carried 9-0, that after review of the site plan and the supplemental documentation dated 5-6-24, and the Staff Report for 09-SPR-06-24, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code, the Site Plan Review Standards in Section 54.1402(E), and hereby approves the site plan with the following condition - that an amended plan is submitted to meet staff comments.

B. 01-CSD-06-24 and 10-SPR-06-24 – Hemlock Park Site Condominiums (PIN: 0515951, 0515952, 0515953, 0515956, 0515957)

D. Stensaas stated that staff has reviewed the proposed site plan is for the construction site condominium subdivision to be called Hemlock Park which is proposed to have 26 units located at 3102, 3120, 3131, 3140, 3161 S. McClellan Avenue, and that the address for this parcel was also reassigned earlier today as 3100 Highway M-553. He also said that the Land Development Code specifies a two-step review process. The Planning Commission will review the site condominium proposal and provide a recommendation to the City Commission, and then the City Commission will review it. He showed on the monitors the items in the Planning Commission agenda for the case – the Staff Report, the Site Plan Review application, staff comments from the Police Dept., Fire Dept., Community Development Dept., the area map, block map, photos of the site, and the site plan set. He said that staff did not receive correspondence on this case.

S. Mittlefehldt stated she would like more on the history of the underway street project.

D. Stensaas said he believed the street project was approved and started about two years ago and is adding two streets, Hemlock Dr. and Nuthatch Lane, and is well underway.

Bethany Cody, representing the Veridea Group, stated there are 26 lots of various shapes and sizes from a quarter to a half-acre and the site condominium allows a person to own the site and develop a home to their specifications within the code. The common area, equaling 13 acres, loops around the entire development and is shared by all site owners for outdoor use.

S. Lawry asked if the developers envision that site owners will use a pattern book to build a home, or is it completely independent plans and contractors per site.

Ms. Cody stated they are finalizing the covenants now but do not plan to use a pattern book, keeping it as open as possible.

S. Lawry asked if there would be a provision for individual lot development or if the developer was going to try to limit development to one lot per home. He mentioned that in another recent condo subdivision the master deed was amended by the HOA to allow for multiple lots to be purchased by one party and one party did buy three lots.

Ms. Cody stated she would like to see each lot have a home developed on it with the 26 available sites, and Veridea has placed some homes there to show where the setbacks would be, but she has not had a discussion as to whether a multiple lot purchase would be a possibility.

C. Gottlieb asked if a price point was available.

Ms. Cody stated they are still waiting for all their development fees and costs to come in to be able to tally a price point but said the obvious cheaper price point would be the site with less acreage.

C. Gottlieb asked if there was a minimum home size or footprint per the covenants.

Ms. Cody stated they would refer to the Zoning Code for dimensional regulations.

C. Gottlieb asked if the covenants would include a demand for a larger home.

Ms. Cody stated that no, it would not include dimension regulations for a home size beyond that of zoning. She stated she would hope that the site owner would be able to build a home that they are comfortable in.

M. Rayner asked if the development would have an architectural control committee that will oversee the structures.

Ms. Cody stated that they do not have an architectural control committee but that there will be an HOA developed as guide standards.

S. Lawry said that sheet C302 states that the development includes public streets, but the Association is responsible for maintenance and snow removal.

Ms. Cody stated that the city will maintain their roads but the HOA will state the property owner is to maintain their snow from their driveways.

S. Lawry is inquiring about the note on sheet C302 to the east of Nuthatch Lane where the arrow shows it points to the centerline of Hemlock Dr.

Ms. Thomas stated that the city required an 8' easement for the snow to be pushed back off the road but she thinks what Mr. Lawry is looking at is a misplaced arrow.

S. Mittlefehldt asked if anyone had more questions or would like to make a motion.

It was moved by C. Gottlieb, seconded by K. Clegg and carried 9-0, that after review of the site plan and the supplemental documentation dated 04-26-24, and the Staff Report for 10-SPR-06-24 & 01-CSD-06-24, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code Section 54.1405 and Section 54.503 and hereby recommends that the City Commission approve 10-SPR-06-24 & 01-CSD-06-24 with the following condition - that an amended plan is submitted to meet staff comments.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments provided.

COMMISSION AND STAFF COMMENTS

S. Lawry said that front yard setback needs to be measured from back of curb and needs to be reviewed at least, if not added, to the next set of LDC amendments.

S. Mittlefehldt said that she and Commissioners Klegg, Kaltsas, and Granger attended the Target Market Analysis presentation recently and it was eye-opening, especially regarding housing with the townhomes and multi-family being in more demand than single family homes. She will be happy to pass the report along when it becomes available.

D. Stensaas said that regarding Commissioner Lawry's comment about the right of way measurement, Engineering has addressed that with new cross sections as it now states the measurement is from the back of curb. The right of way must be 66', but an exception was made in the LDC last year for site condominiums that allows the right of way to be 50 feet wide if they have 8' of snow storage on both sides of the street. Also, an amendment was proposed to be added to the LDC this year that the right of way could be alternative measurements to the Engineering Standard Design if snow storage was accounted for, for areas other than condo subdivisions.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 7:00 p.m.

David Stensaas

Prepared by D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison, and A. Cook, Community Development Dept. Administrative Assistant.