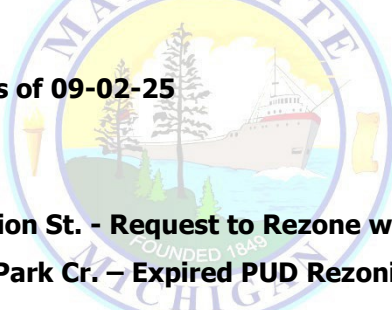


∞ AGENDA ∞

MARQUETTE CITY PLANNING COMMISSION **Tuesday, September 16, 2025, at 6:00 p.m.** **Commission Chambers at City Hall – 300 W. Baraga Ave.**

MEETING CALLED TO ORDER

- 
- The seal of the City of Marquette, Michigan, is circular. It features a central illustration of a ship on the water, with a lighthouse on the shore and a tree. The words "MARQUETTE" and "MICHIGAN" are written around the top and bottom of the seal, respectively. The text "FOUNDED 1848" is also visible.
- 1) ROLL CALL
 - 2) APPROVE AGENDA
 - 3) APPROVE MINUTES: **Minutes of 09-02-25**
 - 4) CONFLICT of INTEREST
 1. PUBLIC HEARINGS
 - A. 01-REZ-09-25 1700 Division St. - Request to Rezone w/ Conditions from MU to GC-CR**
 - B. 02-REZ-09-25 480 River Park Cr. – Expired PUD Rezoning**
 2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
 3. OLD BUSINESS
 4. NEW BUSINESS
 5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
 6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
 7. TRAINING
 8. WORK SESSION ON REPORTS/PLANS/ORDINANCES
 9. COMMISSION AND STAFF COMMENTS
 10. ADJOURNMENT

PUBLIC COMMENT

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes. Time does not need to be reserved for an item of business listed on the agenda, or otherwise addressed under Item #2, as time is provided for public comment for each item of business.

PUBLIC HEARINGS

The order of presentation for a public hearing shall be as follows:

- a. City Staff/Consultants
- b. Applicant
- c. Correspondence
- d. Public Testimony
- e. Commission Discussion (Commissioners must state any Ex-Parte contact or Conflicts of Interest prior to engaging in any discussions), if it occurred, prior to entering into discussion or voting on a case).

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

September 02, 2025

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, August 19, 2025, in the Commission Chambers at City Hall. This meeting is also available to view on video online at the City's website.

ROLL CALL

Planning Commission (PC) members present (7): M. Rayner, K. Hunter, J. Fitkin, Chair Kevin Clegg, D. Fetter, Vice-Chair A. Wilkinson, S. Lawry

PC Members absent: none

Staff present: City Planner and Zoning Administrator D. Stensaas, Zoning Official A. Landers.

AGENDA

It was moved by J. Fitkin, seconded by M. Rayner, and carried 7-0 to approve the agenda as presented.

MINUTES

It was moved by S. Lawry, seconded by K. Hunter, and carried 7-0 to approve the minutes of the August 19, 2025, meeting with changes noted by S. Lawry, J. Fitkin, and D. Stensaas.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Nobody wished to comment.

NEW BUSINESS

A. 07-SPR-09-25 (01-PUD-03-25) - Magnetic Street Townhomes

A. Landers read the memo provided in the Planning Commission agenda, and described all of the separate document items in the agenda packet for this case, and showed each of them on the monitors. She also stated that staff did not receive any correspondence for this item.

S. Lawry asked staff if, in regarding to comments about the fencing on site, if staff cannot give the applicant permission to encroach past the lot line. He also asked if they can work with their neighbors to keep the fences attached.

A. Landers said Mr. Lawry was correct, and that there isn't a way for staff to approve a fence not on the applicants' property. She said either the fence will have to be relocated onto their property or the neighbor would need to apply to allow it on their property, but staff cannot approve any encroachment.

K. Clegg said that if there are no more questions they can hear from the applicant, and he asked if there were any significant changes since the preliminary PUD approval.

Ms. Michele Thomas, representing the applicant Veridea Group, said there have been no substantial changes to the approved PUD. She also said that their plan is put the fences back exactly where they are now, and that is what should be shown on the site plans.

A. Landers said that the site plans show the fence encroaching over the lot lines, and that the

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

September 02, 2025

response to the staff comment on that was the fences would be located on your site.

Ms. Thomas said that they will be placed on their site, and where they are now is on our site, and they know that because the corners were staked by a surveyor. She said that the corners of the neighboring lot may be shown five feet off of the actual location.

A. Landers said that it is shown incorrectly on the site plan then.

Mr. Brian Savolainen said that not all of the corners have been staked and he something to the effect that the property lines on the site plan are not uniformly inaccurate and that it is probably more off on the west end of the site.

Ms. Thomas said they will work with the neighbors to make sure that they will have the same level of privacy they enjoy now.

K. Clegg asked if there were any other questions for the applicants. He then asked if there was any Commission discussion.

J. Fitkin said that she has a question and that it seems like staff comments were to make sure that the landscaping plant materials are current with the Land Development Code (LDC) standards, and asked if that was the case.

A. Landers said that is correct and that this plan has to follow the Code that is in effect.

K. Clegg began reviewing the eleven (11) site plan review standards of LDC section 54.1402(E).

S. Lawry said, regarding item (6) *Emergency Vehicle Access*, that he wanted to reiterate an initial comment on the site plan and ask that the addresses of the buildings in back are visible from the street.

K. Clegg said he had a comment regarding item (10) *Nuisances*, and that when neighbors talked about the demolition in that area they discussed vibration, and he asked Ms. Thomas if any way to reduce the amount of vibration when the concrete is removed.

Ms. Butler said that she would be surprised if it was as intensive as the demolition of the hospital, because those were large buildings on huge footings, and what we have is asphalt parking lots. She said they will take out the asphalt but doesn't think there will be much smashing or compacting, and she expects that the intensity of vibration should be minimal.

Mr. Savolainen said they have to do some compaction for the utilities in the streets, and the other thing to know is that this is being done in three phases, so not everything will be demolished at once. He also said that they will not leave a lot of dust and will use undeveloped parts of the site for material storage and staging, and that there will be some temporary stormwater runoff space between construction locations, which would reduce dust disturbance.

After the eleven (11) site plan review standards of LDC section 54.1402(E), K. Clegg asked if anyone wanted to make a motion.

It was moved by S. Lawry, seconded by K. Hunter, and carried 8-0 that after review of the proposed cross-sections and associated background information for 01-STR-08-25 - the Wright

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

September 02, 2025

Street Reconstruction Project, the Planning Commission finds that the proposed project meets the intent of the Community Master Plan, and hereby approves the street reconstruction design as presented.

Ms. Thomas said that she wanted to add a comment on the record, and that being that City Staff has been extremely helpful throughout this entire process, and is saying this because they were very helpful, and a lot of people probably don't know that they are a helpful resource.

WORK SESSION

A. Planning Commission Presentation for City Commission

The Planning Commission and Staff discussed the annual presentation to the City Commission and D. Stensaas went over the draft slideshow he created. There was extensive discussion of some of the concerns and recommendations, which lasted for over fifty (50) minutes.

STAFF COMMENTS

M. Rayner said that she only wants to thank [former member] Wayne Premeau for his many years of service and dedication to the Planning Commission.

K. Hunter said that she seconds the thanks to W. Premeau.

S. Lawry said that he is curious about plans for the pedestrian crosswalk treatments for Presque Isle Ave. in consideration of the new housing that is being built on the NMU property fronting that street. He said that would certainly be a subject that would have public input if it were a City project. He also asked some questions about the site for Habitat for Humanity homes on N. McClellan Ave., particularly if there would be individual driveways onto the street. He said there may be restrictions on that and the City should research that in relation to federal funds for the development of that portion of the street.

D. Fetter said that she is sorry to see W. Premeau gone, and that she valued his perspective on a lot of the issues that came to the Planning Commission, and that she learned a lot from him. She also said that it was exciting to see the changes in the development for the new housing that was reviewed tonight, and she appreciates that they listened to the community and made changes based on that.

A. Landers said that she was grateful to W. Premeau for his many years on the Planning Commission and Board of Zoning Appeals.

D. Stensaas said there will be a meeting on 9/16 for two rezoning cases, so there will be those two public hearings. He said that he appreciated everyone.

K. Clegg said that he is also sad to see W. Premeau go, and that he had a unique perspective that will be difficult to replace.

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

September 02, 2025

ADJOURNMENT

Chair K. Clegg adjourned the meeting at 7:18 pm

Prepared by D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison

DRAFT



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: September 3, 2025
SUBJECT: 01-REZ-09-25 – 1700 Division St. (PIN: 0515150)

The Planning Commission is being asked to make a recommendation to the City Commission regarding a request to rezone the property located at 1700 Division Street that is zoned Mixed-Use (M-U) to be zoned General Commercial with Conditional Rezoning (GC CR).

Pursuant to the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) Section 125.3405, “An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map”.

Please see the attached STAFF REPORT/ANALYSIS for more specific information regarding the application.

RECOMMENDED ACTION:

The Planning Commission should review the application and support information provided in this packet, conduct a public hearing, and determine whether or not the proposed rezoning with conditions of the above property is appropriate and meets Section 54.1405 Zoning Ordinance Amendment Procedures, and make a recommendation to the City Commission.

It is also highly recommended that any motion approving the amended plan include the following or similar language:

After conducting a public hearing and review of the application and STAFF REPORT/ANALYSIS for 01-REZ-09-25, the Planning Commission finds that the proposed rezoning with conditions is (consistent / not consistent) with the Community Master Plan and (meets / does not meet) the requirements of the Land Development Code Section 54.1405 and hereby recommends that the City Commission (approve / deny) 01-REZ-09-25 (as presented / for the following reasons / with the following conditions).



STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official
and David Stensaas – City Planner and Zoning Administrator

Case #: 01-REZ-09-25

Date: September 3, 2025

Project/Application: Rezoning request from Mixed-Use (M-U) to be General Commercial with Conditional Rezoning (GC CR).

Location: 1700 Division St.

Parcel ID: 0515150

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: M-U – Mixed-Use

Surrounding Zoning: North: MDR – Medium Density Residential
South: LDR – Low Density Residential & PUD –
Planned Unit Development
East: PUD – Planned Unit Development
West: MHP – Mobile Home Park

Zoning Districts and Standards:

Current Zoning

Section 54.311 M-U, Mixed-Use District

(A) Intent

The M-U district is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the **Master Plan**:

- 1. Locations.** The M-U district will be located in many areas of the City, with each area unique based on the character of the area and the objectives of the Master Plan. Therefore, the M-U district may be located along strategic corridors or in a major or minor node, such as crucial neighborhood intersections (for example, corner stores in a residential neighborhood). The M-U district is the recommended zoning district in the following Future Land Uses of the 2015 Master Plan Future Land Use Map: Mixed Use and Neighborhood Commercial.
- 2. Mix Compatible Land Uses.** The M-U district will include areas of the city that are appropriate for many types of residential uses and compatible non-residential uses, including a mix of compatible uses in the same building. Examples of mixed-use buildings include non-residential uses on the lower floors and residential uses on the upper floors.
- 3. Local Services.** The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas.
- 4. Design.** Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.

STAFF FILE REVIEW/ANALYSIS

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(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Child or Day Care, Group Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only) 	<ul style="list-style-type: none"> • Bar • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Halfway House • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light– Medium Impact • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Restaurant with Outdoor Alcoholic Beverage Service • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service

Where there is a discrepancy between [Section 54.306](#) and this table, [Section 54.306](#) shall prevail.

STAFF FILE REVIEW/ANALYSIS

Page 3 of 14

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	4,800 (C) , (E)	Front Yard (ft.)	0 (E) , (F) , (G)
Min. Lot Width (ft.)	40 (D) , (E)	Side Yard (one) (ft.)	5 (I) , (L) , (N)
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	13 (I) , (L) , (N)
Max. Building Height of Primary Building (ft.) (Q)	48 (N)	Rear Yard (ft.)	20 (I) , (L) , (N) , (U)
Max. Building Height of Accessory Building	(L)	Required Buffer & Greenbelt	(T)
Max. Building Height (stories)	-		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

Section 54.403 Footnotes to Schedule of Regulations

- (C) Minimum Lot Area for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts.** In the MDR, M-U, TSC, and MFR District, the minimum lot area for a two-family dwelling (duplexes) is 6,000 sq. feet.
- (D) Minimum Lot Width for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts.** In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a two-family dwelling (duplex) is 50 feet.
- (E) Minimum Lot Area and Width for Three Family and Four Family Dwellings in the M-U, TSC, and MFR Districts.**
- (1) In the MDR, M-U, TSC, and the MFR District, the minimum lot area for a three-family and four family dwellings is 9,000 sq. feet.
 - (2) In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a three-family and four family dwellings is 75 feet.
- (F) Minimum Front Yard Setback in the M-U and GC Districts.** In the M-U and GC districts, the minimum front yard setback is 0 ft. if there is at least a 10-foot distance between the front lot line and the curb/edge of the street. If there is not at least a 10-foot distance between the front lot line and the curb/edge of the street in these districts, the minimum front yard setback shall be increased accordingly so that the minimum separation distance between a structure and the curb/edge of the street is at least ten (10) feet.
- (G) Maximum Front Yard Parking in the M-U and GC Districts.** Although there are no maximum front yard setbacks in the M-U and GC districts, refer to [Article 9](#) for the maximum allowable parking in the front yard of the M-U ([Section 54.902\(E\)\(3\)](#)) and GC ([Section 54.902\(E\)\(4\)](#)) districts.
- (I) Reduced Side Yard Setbacks in the M-U, CBD, and GC Districts.** In the M-U, CBD, and GC districts the side yards may be eliminated under the following conditions:
- (1) The side walls are of fireproof construction and are wholly without opening.
 - (2) The zoning of the adjacent property is M-U, CBD, GC, Marquette Downtown Waterfront District, or Third Street Corridor District.
- (J) Modified Rear Yard Setbacks in the M-U and CBD Districts.** In the M-U and CBD

STAFF FILE REVIEW/ANALYSIS

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districts the required rear yard may be measured from the center of an alley abutting the rear lot line, provided the structure is not located in the alley.

- (L) Accessory Buildings and Structures.** For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in [Section 54.705](#).
- (N) Height Exceptions and Increased Setbacks for Principal Buildings in the MFR and M-U Districts.** If the subject lot is adjacent to a lot zoned LDR, MDR, C, or CR, any portion of the building higher than 36.5 feet must be setback at least 8 feet from a minimum front yard setback line and at least 10 feet from any other minimum yard setback line. The maximum height allowed is 48 feet.
- (Q) Height Exemptions.** There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.
- (S) Storm Water Management.**
- (1) For Single-family and Two-family dwelling units:
 - (a) **Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:
- Figure 31. Maximum Impervious Surface Coverage for one and two-family dwelling units**
- | Maximum Impervious Surface Coverage Based on Lot Area |
|---|
| 60% of the lot area up to 8,712 sq. ft. (1/5 acre or less); |
| 50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre); |
| 40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre); |
| 30% of the area of the lot over 1 acre |
- (2) For all uses except Single-family and Two-family dwelling units, please refer to [Section 54.803](#) Storm Water Management.
 - (3) Rain gutters and downspouts may be required on new/reconstructed buildings to prevent stormwater runoff to adjoining private properties. They shall be installed where the finished grade will slope down from the closest wall of the new/reconstructed building to the adjoining property, with flow from the downspout directed to into the same property (e.g. into a rain barrel, a French drain, or to a transverse conduit leading to a location where stormwater will percolate into the original property).
- (T) Landscape Buffer and Greenbelt Requirements.** The minimum setbacks vary in accordance with the landscape buffer and greenbelt standards of [Section 54.1003\(D\)](#).
- (U) Corner Lots.** Corner lots will have a reduced rear yard setback, to match that of the largest required side yard setback dimension for the zoning district that is necessary to

STAFF FILE REVIEW/ANALYSIS

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meet the total of two sides requirement for that zoning district. For example, if the total (2-side) side yard setback requirement is 13 feet per [Sec. 54.402](#), and the smallest side yard setback must be at least 5 ft. (as in MDR districts), then the *rear yard dimension for a corner lot* will be the difference between 13 ft. and the calculated dimension for the actual smallest side yard setback – which would be 8 ft. if the smallest side yard setback from the main structure is calculated to be 5 feet (Note: It is important to note that should the existing structure's side yard setback be less than 5 feet, that side yard will still be designated as the minimum setback at 5 feet.)

- (V) Height Exceptions and Increased Setbacks for Principal Buildings.** For principal buildings, the height may be increased above 31.5 feet to a maximum of 44 feet provided that 0.25 foot for lot widths under 75 feet and 0.50 foot for lot widths 75 feet or greater shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 31.5 feet in height.

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

- (1) Intent.** It is the intent of this section to provide landscaped buffer yards, or greenbelts, for the purpose of buffering negative impacts of, and conflicts between, different land uses.
- (2) Greenbelt Location Requirements.** All greenbelts will be created in the existing side and/or rear yards of the property where development has been proposed and approved for zoning compliance. When located adjacent to a residential use, park or public multi-use path, the following land uses (per [section 54.306](#)) must provide a landscaped buffer on their property:
 - (a)** *Multiple-Family Residential dwellings with >5 units, Mobile Home Park, Nursing Home and Convalescent Home uses, Extended Care and Assisted Living Facilities.*
 - (b)** *Industrial Uses (except Light Manufacturing – Low Impact uses).*
 - (c)** *Lodging, Commercial, and Retail uses (except the following uses Indoor Retail Business, Child/Day Care Center, and Service Establishments).*
 - (d)** *Public and Quasi-Public Uses and Medical Uses.*
 - (e)** *Other Uses with the exception of Accessory Buildings or Structures, Accessory Use, Non-Single Family Residential Lots, Minor Food Production uses, Small Wind Energy Systems-Roof Mounted, Solar Energy Systems <20Kw-Accessory Use.*
 - (f)** Any twenty-four (24) hour non-residential use of property.

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Proposed Zoning with Conditions* **Property Owner proposed exempted uses are struck-through and highlighted****Section 54.313 GC, General Commercial District**

(A) Intent	
The GC district is intended to provide suitable areas for businesses that cater to both the local and regional market. Uses include offices, retail and wholesale businesses, services, light manufacturing, comparison shopping and land intensive establishments, which may be located so as to utilize a common parking area, or may provide their own parking separately. The GC district also serves as a transition between the urban development character of the CBD and the suburban character of the RC district.	
(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display • Hospice • Hotel or Motel • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment 	<ul style="list-style-type: none"> • Hospital • Hostel • Manufacturing, Light– Medium Impact • Marihuana Designated Consumption Establishment • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Rooming House • Small Wind Energy Systems, Tower Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self- Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Warehousing • Wireless Telecommunications Facilities

STAFF FILE REVIEW/ANALYSIS

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(D) Dimensional Regulations			
<i>Lot, Coverage, and Building Height Standards</i>		<i>Minimum Setbacks</i>	
<i>Min. Lot Area (sq. ft.)</i>	None	<i>Front Yard (ft.)</i>	0 (F) , (G)
<i>Min. Lot Width (ft.)</i>	24	<i>Side Yard (one) (ft.)</i>	15 (I)
<i>Max. Impervious Surface Coverage (%)</i>	(S)	<i>Side Yard (total of 2) (ft.)</i>	30 (I)
<i>Max. Building Height of Primary Building (ft.) (Q)</i>	40	<i>Rear Yard (ft.)</i>	20 (U)
<i>Max. Building Height of Accessory Building (L)</i>	24	<i>Required Buffer & Greenbelt</i>	(T)
<i>Max. Building Height (stories)</i>	-		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

54.403 Footnotes to Schedule of Regulations

- (F) Minimum Front Yard Setback in the M-U and GC Districts.** In the M-U and GC districts, the minimum front yard setback is 0 ft. if there is at least a 10-foot distance between the front lot line and the curb/edge of the street. If there is not at least a 10-foot distance between the front lot line and the curb/edge of the street in these districts, the minimum front yard setback shall be increased accordingly so that the minimum separation distance between a structure and the curb/edge of the street is at least ten (10) feet.
- (G) Maximum Front Yard Parking in the M-U and GC Districts.** Although there are no maximum front yard setbacks in the M-U and GC districts, refer to [Article 9](#) for the maximum allowable parking in the front yard of the M-U ([Section 54.902\(E\)\(3\)](#)) and GC ([Section 54.902\(E\)\(4\)](#)) districts.
- (I) Reduced Side Yard Setbacks in the M-U, CBD, and GC Districts.** In the M-U, CBD, and GC districts the side yards may be eliminated under the following conditions:
- (1) The side walls are of fireproof construction and are wholly without opening.
 - (2) The zoning of the adjacent property is M-U, CBD, GC, Marquette Downtown Waterfront District, or Third Street Corridor District.
- (L) Accessory Buildings and Structures.** For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in [Section 54.705](#).
- (Q) Height Exemptions.** There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.
- (S) Storm Water Management.**
- (2) For Single-family and Two-family dwelling units:
 - (a) **Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

Figure 31. Maximum Impervious Surface Coverage for one and two-family dwelling units

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);
30% of the area of the lot over 1 acre

- (4) For all uses except Single-family and Two-family dwelling units, please refer to [Section 54.803](#) Storm Water Management.
- (5) Rain gutters and downspouts may be required on new/reconstructed buildings to prevent stormwater runoff to adjoining private properties. They shall be installed where the finished grade will slope down from the closest wall of the new/reconstructed building to the adjoining property, with flow from the downspout directed to into the same property (e.g. into a rain barrel, a French drain, or to a transverse conduit leading to a location where stormwater will percolate into the original property).

(T) **Landscape Buffer and Greenbelt Requirements.** The minimum setbacks vary in accordance with the landscape buffer and greenbelt standards of [Section 54.1003\(D\)](#).

(U) **Corner Lots.** Corner lots will have a reduced rear yard setback, to match that of the largest required side yard setback dimension for the zoning district that is necessary to meet the total of two sides requirement for that zoning district. For example, if the total (2-side) side yard setback requirement is 13 feet per [Sec. 54.402](#), and the smallest side yard setback must be at least 5 ft. (as in MDR districts), then the *rear yard dimension for a corner lot* will be the difference between 13 ft. and the calculated dimension for the actual smallest side yard setback – which would be 8 ft. if the smallest side yard setback from the main structure is calculated to be 5 feet (Note: It is important to note that should the existing structure's side yard setback be less than 5 feet, that side yard will still be designated as the minimum setback at 5 feet.)

(V) **Height Exceptions and Increased Setbacks for Principal Buildings.** For principal buildings, the height may be increased above 31.5 feet to a maximum of 44 feet provided that 0.25 foot for lot widths under 75 feet and 0.50 foot for lot widths 75 feet or greater shall be added to all of the minimum yard setbacks for each 1 foot that the building exceeds 31.5 feet in height.

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

- (1) **Intent.** It is the intent of this section to provide landscaped buffer yards, or greenbelts, for the purpose of buffering negative impacts of, and conflicts between, different land uses.
- (2) **Greenbelt Location Requirements.** All greenbelts will be created in the existing side and/or rear yards of the property where development has been proposed and approved for zoning compliance. When located adjacent to a residential use, park or public multi-use path, the following land uses (per [section 54.306](#)) must provide a landscaped buffer on their property:
 - (a) *Multiple-Family Residential dwellings with >5 units, Mobile Home Park, Nursing Home and Convalescent Home uses, Extended Care and Assisted Living Facilities.*

- (b) *Industrial Uses (except Light Manufacturing – Low Impact uses).*
- (c) *Lodging, Commercial, and Retail uses (except the following uses Indoor Retail Business, Child/Day Care Center, and Service Establishments).*
- (d) *Public and Quasi-Public Uses and Medical Uses.*
- (e) *Other Uses with the exception of Accessory Buildings or Structures, Accessory Use, Non-Single Family Residential Lots, Minor Food Production uses, Small Wind Energy Systems-Roof Mounted, Solar Energy Systems <20Kw-Accessory Use.*
- (f) Any twenty-four (24) hour non-residential use of property.

Relationship to Applicable Land Development Code Standards (staff comments in bold text):

Section 54.1405 Zoning Ordinance Amendment Procedures

- (A) Initiation of Amendments. The City Commission, the Planning Commission, or the property owner (including a designated agent of the property owner) may at any time originate a petition to amend or change the zoning district boundaries pursuant to the authority and procedure established by Act 110 of Public Acts of 2006 as amended. Changes in the text of this Ordinance may be proposed by the City Commission, Planning Commission, or any interested person or organization.
- (B) Application for Amendment. Each petition by one (1) or more persons for an amendment shall be submitted to the Zoning Administrator. Documents to support the application may be filed with the Zoning Administrator. A fee, as established by the City Commission shall accompany each petition, except those originated by the Planning Commission or City Commission.

Application accepted.

(C) Amendment Review Procedures.

- (1) Public Hearing. The staff liaison to the Planning Commission shall set a time and date for a public hearing, and the public hearing shall be noticed in accordance with [Section 54.1406](#). The Planning Commission may refuse to schedule a hearing on a petition for rezoning which includes any portion of a site considered for rezoning in the previous six (6) months.

The public hearing before the Planning Commission is scheduled for 6:00 p.m. on Tuesday, September 16, 2025.

- (2) Planning Commission Consideration of the Proposed Amendment. The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the

appropriate criteria listed in this Section. Following the public hearing, the Planning Commission shall make a recommendation to the City Commission to either approve or deny the petition and report its findings to the City Commission.

The Planning Commission is being asked to make a recommendation at their meeting on September 16, 2025.

- (3) City Commission Consideration of the Proposed Amendment. The City Commission, upon recommendation from the Planning Commission, shall either schedule a public hearing or deny the petition. This hearing shall be advertised in accordance with [Section 54.1406](#). If determined to be necessary, the City Commission may refer the amendment back to the Planning Commission for further consideration. In the case of an amendment to the Official Zoning Map, the City Commission shall approve or deny the amendment, based upon its consideration of the criteria contained in this Ordinance.

TBD.

- (D) Standards of Review for Amendments. In considering any petition for an amendment to the text of this Ordinance or to the Official Zoning Map, the Planning Commission and City Commission shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Commission may also take into account other factors or considerations that are applicable to the application but are not listed below.

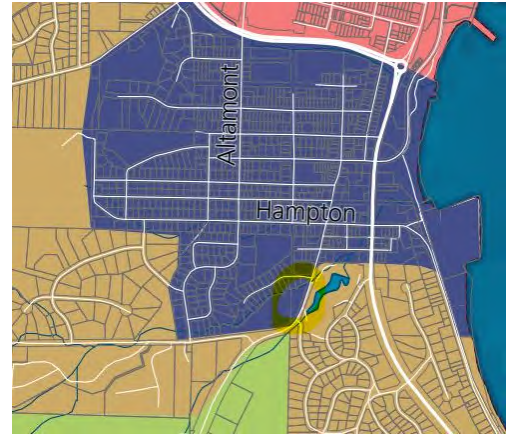
- (1) Master Plan. Consistency with the recommendations, goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

The development of the option for Conditional Rezoning was a recommendation of the Community Master Plan (CMP) that was adopted in 2015. The option was codified with the adoption of the Land Development Code (LDC) in February of 2019. Conditional Rezoning was adopted by the City as an alternative to both standard rezoning and text amendments to the LDC, to address unique and rare circumstances in which a property owner is seeking to use the property in a way that may not be incompatible with the surrounding land uses and/or historical use of the land, but would be precluded from approval by virtue of a finding of incompatibility with the CMP and/or spot zoning via a review as a standard rezoning case, and for which a text amendment would not be appropriate due to a text change necessarily affecting all properties in the existing zoning district classification.

In contrast to a typical rezoning case, the applicant is proposing *conditions* to be placed on the zoning district that is requested, by means of a *Conditional Zoning Agreement* that requires the specification of certain requirements related to the conditions

proposed, while there is no obligation by the municipality to either approve the request based on meeting the standards of the LDC or to forfeit any zoning powers currently held.

This property is within the *South Marquette* typology on the *Place Types/Land Use Typologies* map of the Community Master Plan (CMP, adopted in 2024). The General Commercial (GC) zoning classification is one of the “applicable zoning districts” listed for the *South Marquette* typology.



Because Conditional Rezoning is an alternative to standard rezoning, the required analyses for “compatibility with the Community Master Plan” and “spot zoning” for a standard rezoning request are not applicable. The Planning Commission must review all supporting information, this report in particular, and the attachment titled *Rezoning Considerations for Planning Commissions*, and hold a public hearing for community input prior to making a determination of whether to recommend approval or the request as presented or not.

- (2) Intent and Purpose of the Zoning Ordinance. Consistency with the basic intent and purpose of this Zoning Ordinance.

Please see above - "Zoning District and Standards".

- (3) Street System. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Division Street is classified as an “Minor Arterial” per the Community Master Plan (see p.74), therefore vehicular traffic volumes are moderate.

- (4) Utilities and Services. The capacity of the City’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

There are no problems anticipated.

- (5) Changed Conditions Since the Zoning Ordinance Was Adopted or Errors to the Zoning Ordinance. That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

No conditions have changed nor was there an error in the Zoning Ordinance.

- (6) No Exclusionary Zoning. That the amendment will not be expected to result in exclusionary zoning.

The proposal will not result in any substantial changes that would make exclusionary zoning more likely.

- (7) Environmental Features. If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The proposed zoning is generally compatible with site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district. A Riparian Overlay district is applicable to this parcel, as Orianna Creek and Billy Butcher Creek are on the property (shown on maps in this packet).

- (8) Potential Land Uses and Impacts. If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The proposed conditional rezoning would allow all of the possible land uses for a General Commercial zoning district that the applicant did not strike through in the permitted principal uses and special land uses list provided in the application. The uses remaining as permitted principal uses in the applicant's proposed list are all uses that are currently allowed in the Mixed-Use (MU) district. Special Land Uses may only be approved if found to be in harmony with several special use and specific use standards, and are subject to a Planning Commission public hearing before a decision is rendered to approve or deny the request.

Please see the attachment and Page 6 above. The Planning Commission must determine the compatibility of the proposed rezoning in this location.

- (9) Relationship to Surrounding Zoning Districts and Compliance with the Proposed District. If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

The parcel to the west forms the majority of the border with the subject parcel, and it is a Mobile Home Park (MHP) district, while the other bordering parcels are in Medium Density Residential (MDR) zoning. There is a residential Planned Unit Development to the east, directly across Division St. General Commercial zoning is in place along Furnace Street to the northeast of this property.

- (10) Alternative Zoning Districts.

If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.

The Planning Commission may believe another district is more appropriate, but it cannot negotiate the choice of the applicant to apply for the selected Conditional Rezoning and must decide on the current proposal.

- (11) Rezoning Preferable to Text Amendment, Where Appropriate. If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

A text amendment to add the proposed uses permitted in the M-U zoning district would affect all M-U districts. TBD.

- (12) Isolated or Incompatible Zone Prohibited. If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

The Planning Commission must determine if the proposed zoning would create an isolated or incompatible zone (see item #8 above) . The land use of this site has been *vacant* and undeveloped, except for a billboard sign that has been in place for more than 20 years. An incompatible zone cannot be approved, while isolation of a land use is unacceptable to the degree that it may create incompatibility or an otherwise undesirable outcome following development.

- (E) Notice of Adoption of Amendment. Following adoption of an amendment by the City Commission, one (1) notice of adoption shall be filed with the City Clerk and one (1) notice shall be published in a newspaper of general circulation in the City within fifteen (15) days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Amendments shall take effect eight (8) days after publication. A record of all amendments shall be maintained by the City Clerk. A Zoning Map shall be maintained by the City Clerk or his/her designee, which shall identify all map amendments. The required notice of adoption shall include all of the following information:

- (1) In the case of a newly adopted Zoning Ordinance, the following statement:
"A zoning ordinance regulating the development and use of land has been adopted by the City of Marquette."
- (2) In the case of an amendment(s) to the existing Zoning Ordinance, either a summary of the regulatory effect of the amendment(s), including the geographic area affected, or the text of the amendment(s).
- (3) The effective date of the ordinance or amendment.

If the proposed zoning amendment is adopted by the City Commission, the requirements of this section will be met.

- (H) Rezoning (Zoning Map Amendment) with Conditions. Pursuant to MCL 125.3405, the City Commission, following a public hearing and recommendation by the Planning Commission, may approve a petition for a rezoning with conditions requested by a property owner. The standards of this section shall grant a property owner the option of proposing conditions for the

STAFF FILE REVIEW/ANALYSIS

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development and use of property in conjunction with an application for rezoning. Such conditions may be proposed at the time the application for rezoning is filed, or at a subsequent point in the process of review of the proposed rezoning.

- (1) Conditional Rezoning Agreement. The conditions attached to the rezoning shall be set forth by submitting a conditional rezoning agreement listing the proposed conditions. A conditional rezoning agreement shall contain the following information:

- (a) A statement acknowledging that the rezoning with conditions was proposed by the applicant to induce the City to grant the rezoning, and that the City relied upon such proposal and would not have granted the rezoning but for the terms spelled out in the conditional rezoning agreement; and, further agreement and acknowledgment that the conditions and conditional rezoning agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered on a voluntary basis, and represents a permissible exercise of authority by the City.

The applicant has provided this.

- (b) Agreement and understanding that the property in question shall not be developed or used in a manner inconsistent with the conditional rezoning agreement.

Per their attachment, “the property shall not be developed or used in a manner that is inconsistent with the zoning agreement”.

- (c) Agreement and understanding that the approval and conditional rezoning agreement shall be binding upon and inure to the benefit of the property owner and City, and their respective heirs, successors, assigns, and transferees.

Per their attachment, “the agreement shall be binding upon and inure to the benefit of the property owner and the city, and their respective heirs, successors, assigns, and transferees”.

- (d) The date upon which the rezoning with conditions becomes void, as specified in [Section 54.1405\(H\)\(3\)](#), below. If an extension of approval is granted by the City Commission, a new conditional rezoning agreement with the new expiration date shall be recorded.

Will need to be provided in the rezoning agreement.

- (e) Agreement and understanding that, if a rezoning with conditions becomes void in the manner provided in [Section 54.1405\(H\)\(3\)](#), below, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.

Per their attachment, “If the rezoning with conditions becomes void, no development shall take place”.

- (f) Agreement and understanding that each of the requirements and conditions in the conditional rezoning agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.

Per their attachment, “this application is made with the understanding that the zoning agreement and its terms and conditions are authorized by all applicable state and federal laws, and that this agreement is valid and has been entered into on a voluntary basis.

- (g) A legal description of the property affected by the rezoning with conditions.

Please see the application.

- (h) Development regulations affected by the conditions of rezoning, including but not limited to density, setbacks, height, site coverage, signs, parking, architecture, lighting, landscaping etc.

Provided for uses that are exempt, no other development regulations changes are proposed.

- (i) Revocation of approval provisions returning the property to its original zoning designation if the developer violates the terms of the agreement.

Will need to be provided in the rezoning agreement.

- (j) A conditional rezoning agreement may contain a conditional rezoning plan as an attachment, with such detail and inclusions proposed by the applicant and approved by the City Commission in accordance with this Section, following recommendation by the Planning Commission. Inclusion of a conditional rezoning plan as an attachment to a conditional rezoning agreement shall not replace the requirement for Preliminary and Final Site Plan, Subdivision, Condominium, or Special Land Use review and approval, as the case may be.

A plan was not provided, so this is N/A.

- (2) Amendment to Conditional Rezoning Agreement. A proposed amendment to a conditional rezoning agreement shall be reviewed and approved in the same manner as a new rezoning with conditions.

If an amendment is proposed in the future this will need to be followed.

- (3) Period of Approval. Unless extended by the City Commission for good cause, the rezoning with conditions shall expire following a period of two (2) years from the effective date of the rezoning unless bona fide development of the property pursuant to approved building and other permits required by the City commences within the two (2) year period and proceeds diligently and in good faith as required by ordinance to completion.
- (a) Expiration or Extension. In the event bona fide development has not commenced within two (2) years from the effective date of the rezoning, the rezoning with conditions and the conditional rezoning agreement shall be void and of no effect. The landowner may apply for a one (1) year extension one (1) time. The request must be submitted to the Zoning Administrator before the two (2) year time limit expires. The landowner must provide to the City Commission good cause as to why the extension should be granted. If an extension of approval is granted by the City Commission, a new conditional rezoning agreement with the new expiration date shall be recorded.
- (b) Effect of Expiration. If the rezoning with conditions becomes void in the manner provided in this section, either or both of the following actions may be taken:
- (i) The property owner may seek a new rezoning of the property; and/or
- (ii) Pursuant to MCL 125.3405, the land shall revert to its former zoning classification following the process for approval of a rezoning with conditions.

If approved this will be followed.

- (4) Zoning Map. If approved, the zoning district classification of the rezoned property shall consist of the district to which the property has been rezoned accompanied by a reference to "CR Conditional Rezoning." The Zoning Map shall specify the new zoning district plus a reference to CR. By way of example, the zoning classification of the property may be "CBD Central Business District with CR Conditional Rezoning," with a Zoning Map designation of "CBD CR."

If approved this will be completed.

- (5) Review and Approval Process. An application for a rezoning with

conditions shall be reviewed following the same process and procedures applicable to a rezoning set forth in [Section 54.1405\(C\)](#), with the exception that the conditional rezoning agreement shall be executed between the applicant and the City Commission at the time of City Commission approval of a rezoning with conditions.

An agreement detailing all of the required information in Section 54.1405(H)(1) will need to be provided for the City Commission review.

- (6) Recordation of a Conditional Rezoning Agreement. A rezoning with conditions shall become effective following publication in the manner provided by law, and after the conditional rezoning agreement is recorded with the County Register of Deeds.

If the City Commission approves the Conditional Rezoning then this requirement must be completed. An agreement detailing all of the required information in Section 54.1405(H)(1) will need to be provided for the City Commission review.

Additional Comments:

The Planning Commission should consider the request, and the information provided in this analysis, and provide a recommendation to the City Commission.

Attachments:

1. Application with support material (Rezoning conditions, etc.)
2. Area Map
3. Block Map
4. Area Zoning Map
5. Photos
6. Publication Notice
7. Place type map
8. *Rezoning Information for Planning Commissions* document
9. Correspondence

PRINT

CITY OF MARQUETTE REZONING APPLICATION



CITY STAFF USE

Parcel ID#: 0515150 File #: 01-REZ-09-25 Date: 8-13-25
Hearing Date: 9-16-25 Application Deadline (including all support material): 8-19-25
Receipt #: 401286 Check #: 664667 Received by and date: AM 8-12-25

FEE \$1,335 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE REZONING REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

If you have any questions, please call 228-0425 or e-mail alandere@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

- o Planning Commission page for filing deadline and meeting schedule
- o Section 54.1405 Zoning Ordinance Amendment Procedures from the Land Development Code

Please review the attached excerpt from the Land Development Code.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: LMS Ventures, LLC
Address: 2 Pinehurst Dr
City, State, Zip: Marquette, MI, 49855
Phone #: (248) 875-1557
Email: l.staub@gmail.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNERS REPRESENTATIVE

Name: Logan Stauber
Address: 2 Pinehurst Dr
City, State, Zip: Marquette, MI, 49855
Phone #: (248) 875-1557
Email: l.staub@gmail.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a rezoning. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PHASING OF APPLICATION

Public hearings before the Planning Commission are held on the first meeting of the month only. Applications and support materials must be submitted twenty (20) business days prior to the public hearing date.

The Marquette City Commission is also required to hold a public hearing and take final action on a rezoning request. This usually takes two City Commission meetings, one to schedule the public hearing and one to hold the public hearing.

PROPERTY INFORMATION

Property Address: 1700 Division St. Property Identification Number: 0515150

Size of property (frontage / depth / sq. ft. or acres): 1.47 Acres

Surrounding Zoning Districts: North MDR East PUD South PUD/LDR West MHP

Legal Description: That Part of Government Lot Two (2) of Section 26, Township 48 North, Range 25 West, lying South of Western Brook also known as Billy Butcher's Creek, and West of Division Street in the City of Marquette, County of Marquette, and State of Michigan, EXCEPTING therefrom the following parcel. Commencing at the West quarter corner of said Section 26; thence North 89°37'42" East 1305.75 feet along the East-West line of said Section 26 to the West line of Government Lot Two (2); thence North 00°03'08" West 111.14 feet along said West line of Government Lot Two (2) to the Point of Beginning; thence Northeasterly from this Point of Beginning 36.5 feet along the Northwesterly on right of way of Division Street; thence Northwesterly on a line drawn 10 feet from the parallel to and the Northeast edge of a certain asphalt drive to the West line of said Government Lot Two (2); thence South 00°03'08" East along said West line to the Point of Beginning.

PROPOSAL

Current Zoning District: M-U Mixed Use

Proposed Zoning District: GC-CR General Commercial with Conditions

Please note: If proposing a Rezoning with Conditions, please attach a separate sheet(s) with your proposed Conditional Rezoning Agreement that meets the Land Development Code Section 54.1405(H)(1).

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted, or I have submitted a written statement by the property owner that allows me to apply on their behalf.
2. I desire to apply for a rezoning of the property indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested rezoning would not violate any deed restrictions attached the property involved in the request.
4. I have read the attached excerpt and recommended sections of the Land Development Code and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a rezoning but only an application for a rezoning and is valid only with procurement of applicable approvals.
8. I authorize City Staff, and the Planning Commission and City Commission members to inspect the site.

Property Owner Signature: 

Date: 8/12/25

Conditional Rezoning Statement Proposed by the Property Owner

To the City of Marquette Planning Commission

On behalf of LMS Ventures, LLC, I am submitting this statement in support of our application for rezoning the property at 1700 Division Street to a **General Commercial District with Conditions**. This request is conditional and includes specific exemptions to ensure the proposed uses align with the needs of the community and the character of the surrounding area.

The following uses are voluntarily excluded from the permitted uses of this property:

- Bar
- Fuel Dispensing Uses (including Service Stations)
- Heavy Vehicle/Equipment Sales, Rental, and Display
- Hotel or Motel
- Light Vehicle/Equipment Sales and Display
- Outdoor Alcoholic Beverage Service
- Restaurant with Outdoor Alcoholic Beverage Service
- Shooting Range, Indoor
- Storage, Open/Outdoor
- Vehicle Repair and Service
- All Marihuana-related establishments
- Pet Boarding Facility
- Retail Business, Outdoor Permanent
- Small Wind Energy Systems, Tower-Mounted
- Warehousing
- Wireless Telecommunications Facilities

This application is made with the understanding that the zoning agreement and its terms and conditions are authorized by all applicable state and federal laws, and that this agreement is valid and has been entered into on a voluntary basis.

The rezoning would be subject to the following binding conditions:

A. The property shall not be developed or used in a manner that is inconsistent with the zoning agreement. B. The agreement shall be binding upon and inure to the benefit of the property owner and the city, and their respective heirs, successors, assigns, receivers, or transferees. C. If the rezoning with conditions becomes void, no development shall take place.

LMS Ventures, LLC is requesting this conditional rezoning to afford the property the rights and privileges necessary for the development of a **Self-Storage Facility**. All other permitted uses under this conditional rezoning will be consistent with those allowed in a Mixed-Use District.

I believe this property is an appropriate location for this zone due to its proximity to other General Commercial properties and its characteristics, which do not lend themselves well to residential purposes. The parcel has not had a better purpose over the years and is well-suited to cater to the local and regional markets, which is a key intent of the General Commercial district. It is my understanding that this parcel was once zoned for industrial use, a fact consistent with the existing billboard on-site.

Thank you for your time and consideration,

Logan Stauber - LMS Ventures, LLC

Proposed Zoning with Conditions

Section 54.313 GC, General Commercial District

*** Property Owner proposed exempted uses are struck-through and highlighted**

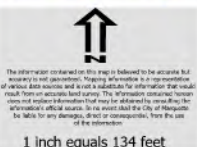
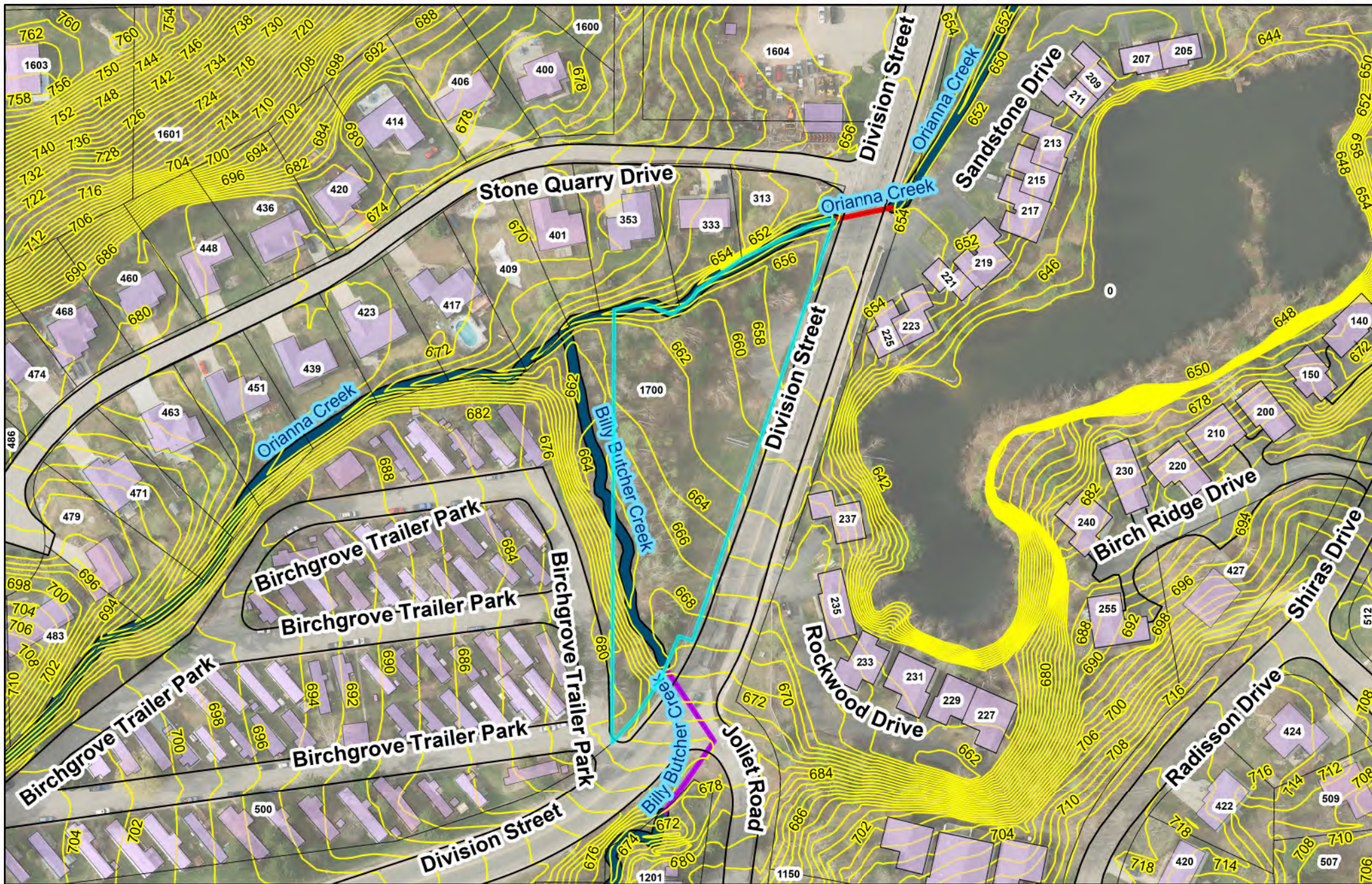
(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Bar • Child Care Center or Day Care Center • Drive-Through Uses • Emergency Services • Farmers' Markets • Food Production, Minor • Fuel Dispensing Uses, including Service Stations Health Services • Heavy Vehicle/Equipment Sales, Rental, and Display Hospice • Hotel or Motel • Indoor Recreation • Light Vehicle/Equipment Sales and Display • Manufacturing, Light – Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Alcoholic Beverage Service • Outdoor Entertainment and Community Events (Temporary Use) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Restaurant with Outdoor Alcoholic Beverage Service Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Wholesale Trade Establishment 	<ul style="list-style-type: none"> • Hospital • Hostel • Manufacturing, Light– Medium Impact • Marihuana Designated Consumption Establishment Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness Class A and Light Manufacturing • Marihuana Processor – Light Manufacturing Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal & Accessory Use) • Pet Boarding Facility • Recreational Use, Public • Retail Business, Outdoor Permanent • Rooming House • Small Wind Energy Systems, Tower-Mounted • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Warehousing • Wireless Telecommunications Facilities

Where there is a discrepancy between [Section 54.306](#) and this table, [Section 54.306](#) shall prevail.

(D) Dimensional Regulations

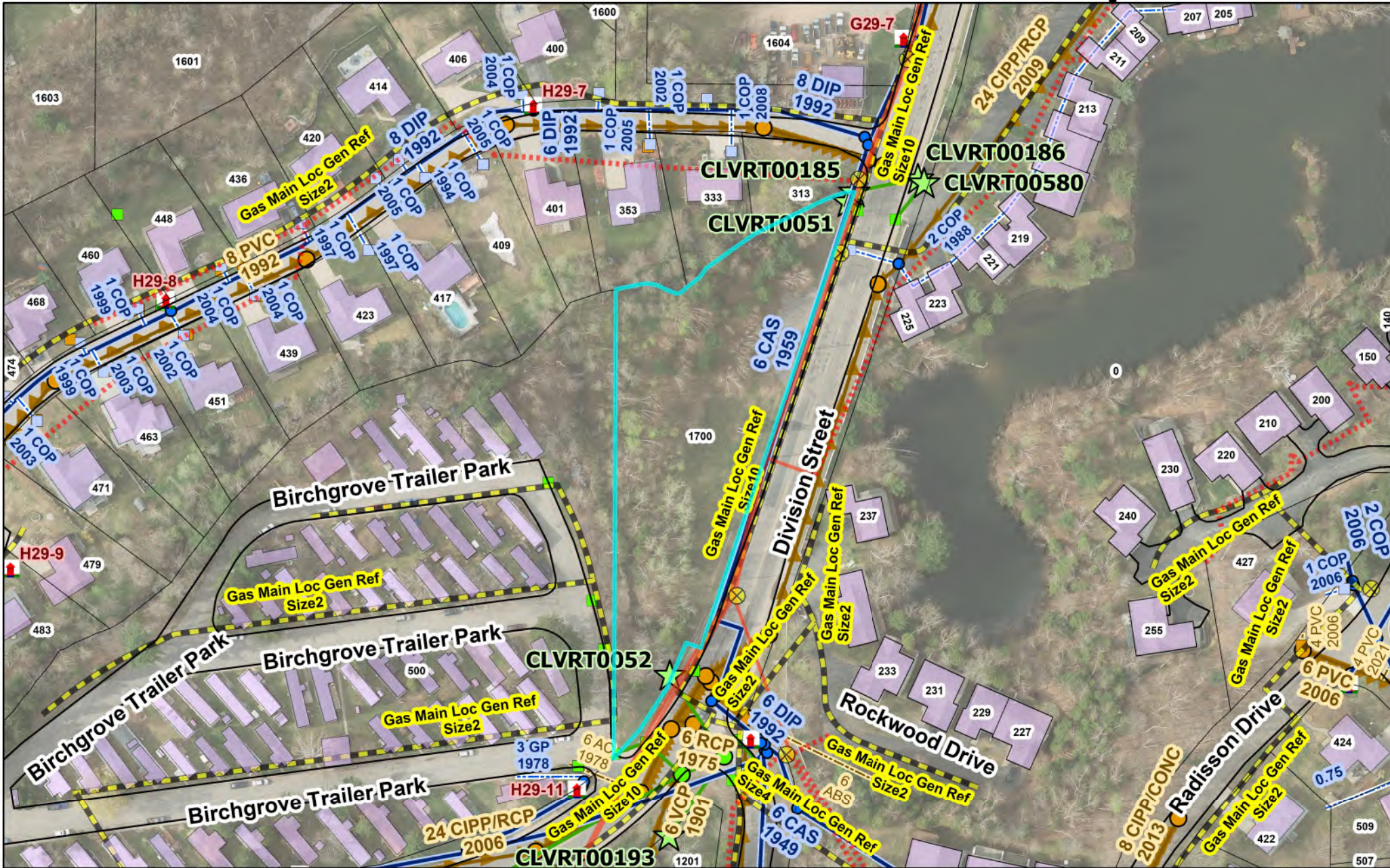
<i>Lot, Coverage, and Building Height Standards</i>		<i>Minimum Setbacks</i>	
<i>Min. Lot Area (sq. ft.)</i>	None	<i>Front Yard (ft.)</i>	0 <i>(F), (G)</i>
<i>Min. Lot Width (ft.)</i>	24	<i>Side Yard (one) (ft.)</i>	15 <i>(I)</i>
<i>Max. Impervious Surface Coverage (%)</i>	<i>(T)</i>	<i>Side Yard (total of 2) (ft.)</i>	30 <i>(I)</i>
<i>Max. Building Height of Primary Building (ft.) (Q)</i>	40	<i>Rear Yard (ft.)</i>	20 <i>(U)</i>
<i>Max. Building Height of Accessory Building (L)</i>	24	<i>Required Buffer & Greenbelt</i>	<i>(H T)</i>
<i>Max. Building Height (stories)</i>	-		
Where there is a discrepancy between <i>Article 4</i> and this table, <i>Article 4</i> shall prevail.			

01-REZ-09-25 Area Map



- | | | | |
|---------------------|----------------------|------------------------|----------------|
| Parcels_Address | Streets | DAYLIGHT | IN STORM SEWER |
| Number Labels | Contours2FT_From_200 | IN ROAD/BRIDGE CULVERT | |
| Building Footprints | | | |

01-REZ-09-25 Block Map

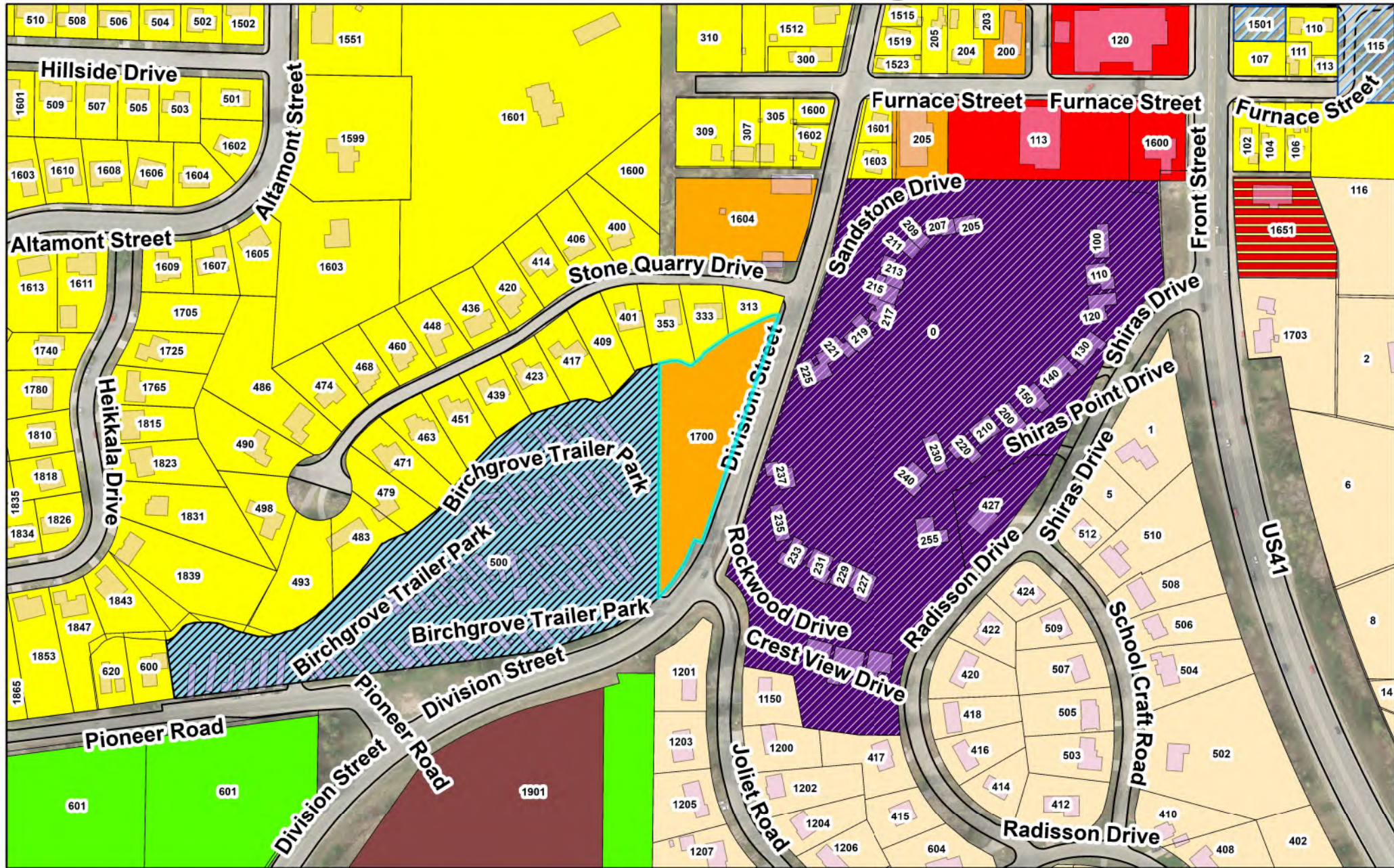


The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.

1 inch equals 125 feet

Parcels_Address	Overhead	FiberLines	Watermains	swCulverts_Inlets_Outle	SewerCleanOuts	Sewer Pressurized Mains	WEST
Number Labels	Underground	Fire Hydrants	Water Structures	Storm Pipes	Sewer System Valves	Sewer Gravity Mains	
Building Footprints	Natural_Gas_GPMs_Pip (General Ref)	WaterShutOff	Storm Manholes	swTreatmentUnits	Sewer Manholes	EAST	
Streets	Semco_Gas_Mains_201 (General Ref)	Water Valves & Gates	Storm Catch Basins	Sewer_Lift_Stations	Sewer Lateral Lines	NORTH	
BLP Streetlights		Water Lateral Lines				SOUTH	

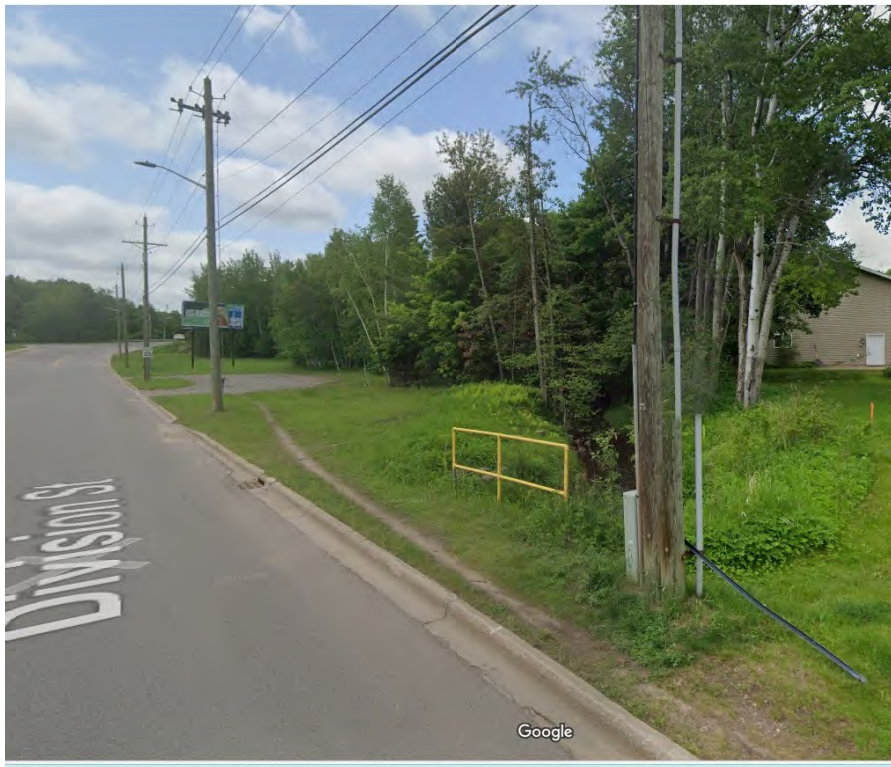
01-REZ-09-25 Zoning Map



The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.

1 inch equals 250 feet

Parcels_Address Number Labels	Low Density Residential with Conditional Rezoning	Multiple Family Residential	General Commercial with Conditional Rezoning	Downtown Marquette Waterfront (FBC*)	Planned Unit Development	Conservation and Recreation
Building Footprints	Medium Density Residential	Mobile Home Park	Regional Commercial	Mixed-Use	Industrial/ Manufacturing	Civic
Low Density Residential		Central Business District	Third Street Corridor (FBC*)	Mixed Use with Conditional Rezoning	Municipal	Board of Light & Power
		General Commercial				Streets





Gray, McRae, Jelly Roll, Doja Cat and Post Malone join a growing list of confirmed performers for this year's VMAs.

Rhymes and Martin will both perform, as well as a slew of other artists, including Alex Warren, J Balvin, Sabrina Carpenter and sombr.

Warren, who's nominated for best new artist, best pop and song of the year, will take the VMA stage for the first time, performing his breakout hit, "Ordinary." Newcomer sombr, a singer-songwriter and producer, will also be making his award show debut.

Balvin will perform "Zun Zun" with Latin singers Justin Quiles and Lenny Tavárez, and "Noventa" with producer DJ Snake.

Carpenter, who offered a debut performance at the VMAs last year, taking home song of the year, will return to perform "Manchild."

McRae is also up for four

taken the VMAs stage various times since his first performance in 1997, will also perform during the ceremony.

Martin, whose long VMAs history began with his first performance in 1999, will also perform, and be honored for a "four-decade career that launched Latin music and culture into the mainstream," according to the announcement.

Who will host the VMAs?

LL Cool J has snagged wins, co-hosted and performed atop the MTV Video Music Awards stage. Now, the Grammy-winning rapper-actor-author is going solo to host the 2025 awards ceremony.

He's retaking the stage, this time without Nicki Minaj and Jack Harlow, with whom he co-hosted in 2022.

He's also up for the best hip-hop award for his single

Notice of Ely Township Public Hearing

Please be notified that on Monday, September 8, 2025 at 6:30 p.m., The Ely Township Planning Commission will be conducting a Public Hearing for the purpose of: Conditional Use Permit

Dan Moore of Greenwood Investments request consideration for a Conditional Use to permit the current hotel to be used as a long-term rental apartments on a parcel zoned Town Development.

Parcel 52-03-211-002-00 is described as: SEC 11 T47N R28W THAT PART OF THE S ½ OF NE ¼ LYING S OF US-41 & E OF CO RD 478 EXC THE E 1080 THEREOF ALSO THE N 55' OF W 611.81' OF N ½ OF SE ¼ LYING E'LY OF CO RD 478.

Information may be reviewed at Ely Township Office from 11:00 a.m. - 4:00 p.m. Monday through Thursday at 1555 County Rd 496, Ishpeming, and written comments will be received until the date of the hearing. Anyone wishing to give testimony will be given the opportunity to be heard. This notice is posted in compliance with Public Act 110 of 2006, as amended, the Open Meeting Act MCLA 41.72A (2)(3) and the Americans with Disabilities Act.

PUBLIC HEARING NOTICE MARQUETTE CITY PLANNING COMMISSION

Notice is hereby given that the Marquette City Planning Commission will hold a public hearing for the following:

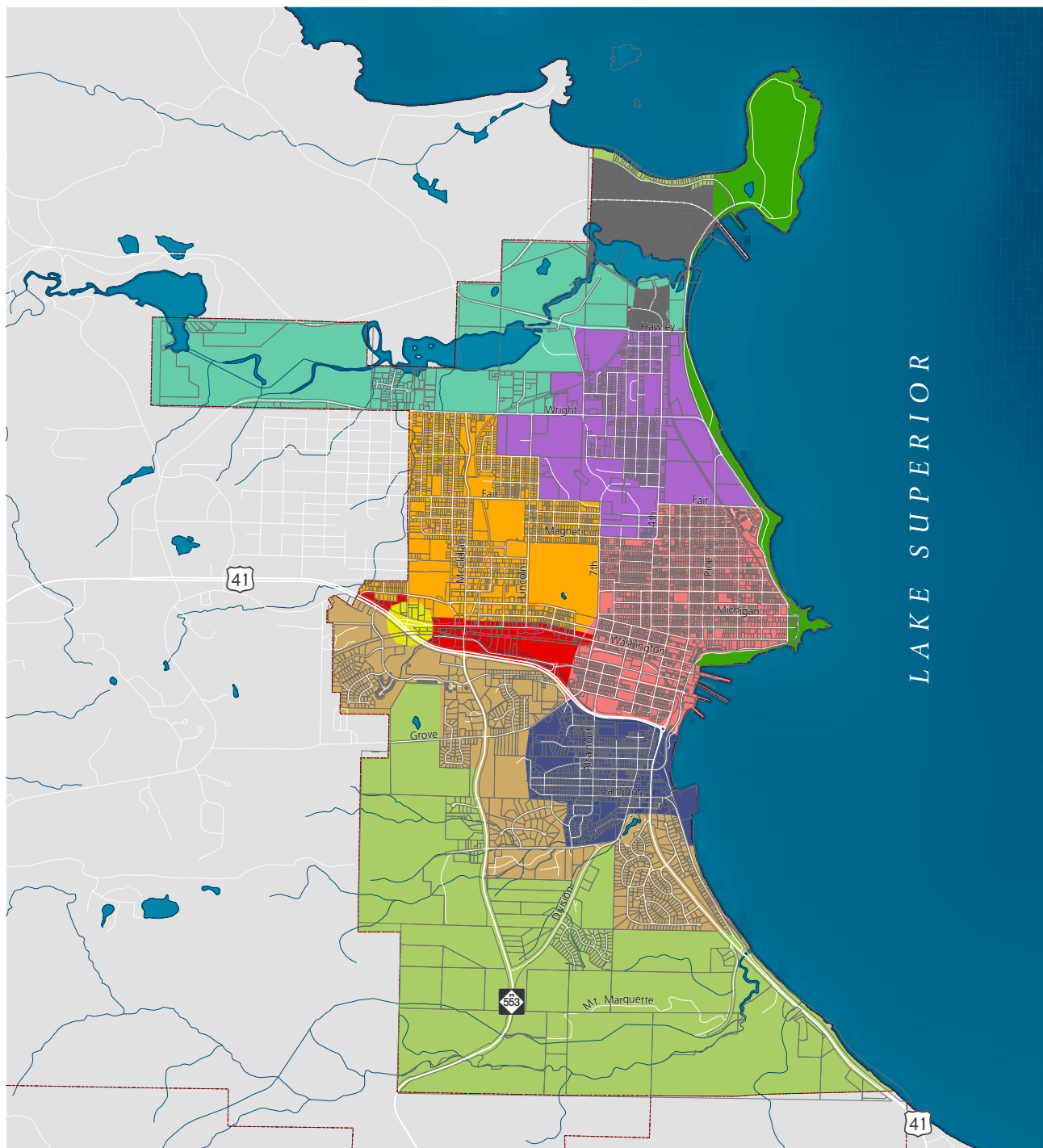
01-REZ-09-25 - 1700 Division St. (PIN: 0515150): LMS Ventures LLC is requesting to rezone the property located at 1700 Division Street that is zoned **Mixed-Use (M-U)** to be zoned **General Commercial with Conditional Rezoning (GC CR)**.

02-REZ-09-25 - 480 River Park Cir. (PIN: 1000120): The City of Marquette is requesting to rezone the property located at 480 River Park Circle which is zoned **Planned Unit Development (PUD)** to be zoned **Industrial/Manufacturing (IM)**. The right to develop this property per the site plans for the Shophouse Planned Unit Development (PUD) has been terminated due to noncompletion, per Article 54.323(i)(6) of the City's Land Development Code. The property is designated as **Dead River Corridor** on the Land Use/Place Type map in the City's *Community Master Plan*.

The public hearing for this request will be at 6:00 P.M. on Tuesday, September 16, 2025, in the Commission Chambers at City Hall, 300 W. Baraga Ave. If you wish to comment on this matter you may do so at that time. Written comments may also be submitted to the Community Development Department located at 1100 Wright Street, Marquette, Michigan 49855 or e-mail alanders@marquettetmi.gov. Written submissions will be accepted until 12:00 p.m. on September 16, 2025.

Materials pertaining to the request is available for review at the Community Development Department's office at the Municipal Service Center during 7:30 a.m. to 4:30 p.m., Monday through Friday. Otherwise, you can request to have the materials e-mailed to you by e-mailing alanders@marquettetmi.gov. You can also view the Land Development Code on our website at www.marquettetmi.gov. If you have a disability and require assistance to participate, please provide advance notice.

Andrea Landers, Zoning Official, 225-8383



Place Types / Land Use Typologies

Sources: Michigan Open Data Portal, City of Marquette

0.5 Miles
Beckett & Raeder, Inc.

- | | |
|---|--|
| Recreation Corridor | W. Washington St. - W. Baraga Ave Belt |
| Forested Suburban | W. Washington St./Highway Node |
| W. Marquette Neighborhood | University - North Marquette |
| Suburban South Marquette | Industry and Innovation |
| Historic Core | South Marquette |
| Dead River Corridor | |

Rezoning

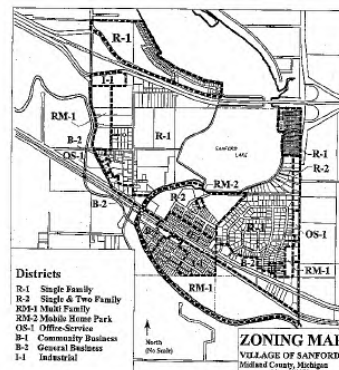
- The main question that must be answered when considering a rezoning is: *“Is that an appropriate location for that zone?”*
- The proposed use of land is not as important as is the fact that if the land is rezoned, any of the uses permitted in that zone may be established on that land.
- If a specific land use is proposed then an additional question must also be answered: *“Are the uses permitted in the existing zone reasonable?”*
- Failing to follow notice requirements may result in a Court invalidating the amendment.

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Rezoning Factors to Consider

RE: Question One (previous page)

- Would rezoning be consistent with other zones and land uses in the area?
- Is the proposed rezoning consistent with the trend of development in that area?
- Are uses in the proposed zone equally or better suited to the area than the current uses?
- Is the proposed rezoning consistent with both the policies and uses proposed for that area in the master plan?



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Rezoning Factors to Consider

RE: Question Two (previous page)

- Is the proposed use compatible with uses in the existing district? If so, would it be more appropriate to amend the text of the ordinance to add the proposed use to the existing district as a use permitted by right, or by special permit, or by planned unit development than to rezone?
- Is another district, different than the one requested, more appropriate in this location?

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SPOT ZONING



Characteristics

- Typically a single parcel zoned for uses that are quite dissimilar from the zoning of lands around it.
- Typically small in area.
- Typically grants a right to use land that is not enjoyed by similarly situated adjacent parcels.
- Most important, it is typically inconsistent with the future land use plan and the policies of the master plan.

Result

- Typically ruled invalid if challenged in court.

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Rezoning proposal for Division St

From [REDACTED]
Date Sun 9/7/2025 6:52 PM
To Andrea Landers <alanders@marquettemi.gov>
Cc [REDACTED]

You don't often get email from [REDACTED]

Dear Ms Landers,

As a property owner in the Shiras Pointe Condominium Association, it is my strong wish that the proposal to construct a self-storage facility on Division St be rejected. I am at a loss to understand how such a project would enhance either the esthetic quality or value of our community.

Respectfully,

Richard Lewandowski
240 Birchridge
Marquette MI 49855
[REDACTED]

1700 Division St

From [REDACTED]
Date Sat 9/6/2025 3:10 PM
To Andrea Landers <alanders@marquettemi.gov>

 1 attachment (860 KB)
Marquette City Planning Commission Zoning Notice - 1700 Division St.pdf;

You don't often get email from [REDACTED]

Dear Ms. Landers,

The Board of Directors of the Shiras Pointe Condominium Association, representing our 33 residential homes, would like to voice its opposition to the rezoning of the property at 1700 Division St. in Marquette. This is a residential area and that property is not only surrounded by our residential homes, but also 15+ residential homes on Stone Quarry Drive, and a mobile home community. A self-storage facility, that apparently could be 40' in height and is typically open 24 hours a day seems very inappropriate for our neighborhood.

We would hope the Planning Commission can understand that this seems like spot zoning a parcel in the middle of residential sites and does not seem appropriate. Thanks, you for your consideration on this matter.

Thanks,

Brian Desola
Manager
Shiras Pointe Condominium Association
2600 US Highway 41 W
Marquette, MI 49855
[REDACTED]

*Shiras
Pointe*

MARQUETTE'S SUPERIOR LIFESTYLE

Rezoning property 1700 Division St

From [REDACTED]
Date Sat 9/6/2025 5:54 PM
To Andrea Landers <alanders@marquettemi.gov>
Cc [REDACTED]

You don't often get email from [REDACTED]

Dear Ms Landers

As the property owner of 100 Shiras Pointe Dr. I would like to join with the Board of Directors of the Shiras Pointe Condominium Association and voice my opposition to the rezoning of the property at 1700 Division St. This is a residential area and should remain as is. A 24 hour storage facility is not appropriate for this site.

Thank you,
Kandace St.Aubin
Trustee, Collins Family Trust

Response to your letter August 26, 2025

From

Date Tue 9/9/2025 3:16 PM

To Andrea Landers <alanders@marquettemi.gov>

Re: Notice of PUPUBLIC HEARING before the Marquette City Planning
Commission regarding: 01-REZ-09-25-1700 Division St. (PIN: 0515150)

Ms. Andrea Landers, Zoning Official

September 9, 2025

We are OPPOSED to rezoning of the above described property at 1700 Division St. to
"General Commercial with Conditional Rezoning (GC CR).

Specifically, LMS Ventures, LLC is proposing a self-storage facility for this parcel. That type of building should not be in a residential area. Residential properties are almost 100% of the buildings in this area, including The Meadows, the Stone Quarry condominiums and Shiraz Hills. Recently there have been three huge metal power line poles installed very close to this same area on division Street, one of which is exactly at the intersection of Division and Stone Quarry Dr. There is no way that is aesthetically pleasing, to say the least. A storage building would make it look worse.

If storage facilities are needed in the city, fine, but certainly not in residential areas.
That could also result in decreased interest in homes in the area and market value.

Agreed there are two non residential buildings on Division in this area but they are very old and assuming they were "grandfather'd in" before present zoning regulations.

Thank you for your consideration.

Please acknowledge receipt of this email.

Tony and Susan Kronicich
423 Stone Quarry Dr.

Sent from my iPad



**CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov**

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: September 4, 2025
SUBJECT: 02-REZ-09-25 – 480 River Park Cir. (PIN: 1000120)

The City of Marquette is requesting to rezone the property located at 480 River Park Circle which is zoned **Planned Unit Development (PUD)** to be zoned **Industrial/Manufacturing (IM)**. The right to develop this property per the site plans for the Shophouse Planned Unit Development (PUD) has been terminated due to non-completion, per Article 54.323(I)(6) of the City's Land Development Code:

Expiration. Within a period of two (2) years following approval of the PUD Agreement by the City Commission, preliminary plats (Section 54.501) or final site plans (Section 54.1402) for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two-year period, the right to develop under the approved plan shall be terminated by the City. Upon the developer's showing of good cause, the Planning Commission can recommend and the City Commission grant an extension of up to two (2) years for submission of the preliminary plat and/or final site plan. If the right to develop under the approved plan is terminated by the City, the City shall commence rezoning the site to its previous zoning classification or a different zoning classification supported by the Master Plan, in accordance with Section 54.1405.

The property is designated as Dead River Corridor on the Land Use/Place Type map in the City's *Community Master Plan*.

Please see the attached Staff Report for more specific information regarding the application.

RECOMMENDED ACTION:

The Planning Commission should review the application and support information provided in this packet, conduct a public hearing, and determine whether or not the proposed rezoning of the above property would be in harmony with considerations required by the Community Master Plan (CMP) and that the request is in accordance with Section 54.1405 of the Land Development Code - Zoning Ordinance Amendment Procedures, and make a recommendation to the City Commission.

It is also highly recommended that any motion regarding the request include the following or similar language:

After conducting a public hearing and review of the application and Staff Report for 02-REZ-09-25, the Planning Commission finds that the proposed rezoning is (consistent / not consistent) with the Community Master Plan and (meets / does not meet) the requirements of the Land Development Code Section 54.1405 and hereby recommends that the City

Commission (*approve / deny*) 02-REZ-09-25 (*as presented / for the following reasons / with the following conditions*).

Staff recommends the following condition – following the City Commission meeting that the rezoning is approved when the PUD is terminated by the City recording at the Register of Deeds a proof of an affidavit stating the termination of the PUD.

In cases in which the Planning Commission finds that the proposed rezoning is not consistent with the Place Type Map of the CMP due to a possible oversight or an apparent lack of attention to the features of the parcel in question, but that is consistent with most of the recommendations of the Plan, the Planning Commission may wish to recommend approval of the rezoning request as *inconsistent with the Future Land Use Map but consistent with the Recommendations for Land Use of Chapter 2 of the Community Master Plan*.

STAFF FILE REVIEW/ANALYSIS

Page 1 of 8

STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official
and David Stensaas – City Planner and Zoning Administrator



Case #: 02-REZ-09-25

Date: September 4, 2025

Project/Application: Rezoning from Planned Unit Development (PUD) to be zoned Industrial/Manufacturing (IM).

Location: 480 River Park Circle

Parcel ID: 1000120

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: PUD – Expired as of August 7th, 2025

Surrounding Zoning:

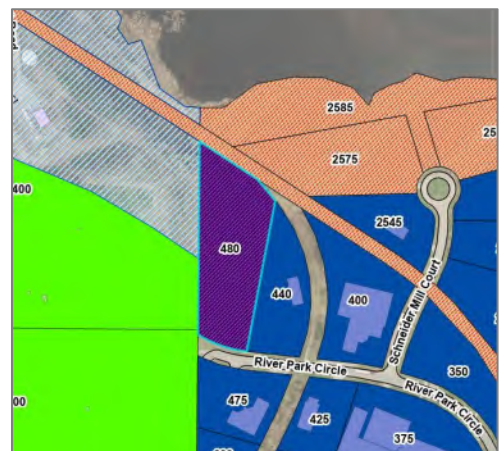
North:	M – Municipal
South:	IM – Industrial/Manufacturing
East:	IM – Industrial/Manufacturing
West:	CR – Conservation and Recreation & BLP – Board of Light & Power

Zoning Districts and Standards:

Existing Zoning

Section 54.323 PUD, Planned Unit Development District – EXPIRED

Parcel 1000120 was approved for the Shophouse Park Planned Unit Development (PUD) in 2022, but that approval expired on August 14, 2025. Therefore, the right to develop this property per the site plans for the Shophouse PUD has been terminated due to non-completion, per Article 54.323(l)(6) of the City's Land Development Code. The 480 River Park Circle parcel is shown in purple at right. The adjacent blue parcels are zoned IM, and the parcels shown in green are in CR zoning. BLP parcels are hatched in blue/white, and Municipal (M) parcels are shown in orange.



Proposed Zoning

Section 54.317 IM, Industrial/Manufacturing District

(A) Intent	
It is the intent of the Industrial/Manufacturing district to regulate the establishment of industrial uses in the city in such a way as to prevent the deterioration of the environment to protect the desired qualities of adjoining districts and to exert a minimum nuisance on adjacent uses within this district.	
(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Food Production, Minor • Fuel Dispensing Uses, including Service Stations • Heavy Vehicle/Equipment Sales, Rental, and Display • Indoor Recreation • Manufacturing, Light – Low Impact • Manufacturing, Light – Medium Impact • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Public or Governmental Building • Railroad Facilities • Religious Institution • Retail Business, Indoor • Service Establishment • Shooting Range, Indoor • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Solar Energy Systems, ≥20kw to 2 MW - Principal Use (Non-residential) • Storage, Bulk • Storage Facility, Self • Storage Facility, Self – Accessory Use • Storage, Indoor • Storage, Indoor – Accessory Use • Storage, Open/Outdoor • Vehicle Repair and Service • Veterinary Clinic (Domestic Animals Only) • Warehousing/Storage Facilities • Wholesale Trade Establishment • Wholesaling Operations • Wireless Telecommunications Facilities 	<ul style="list-style-type: none"> • Adult Entertainment Uses • Major Repair and Maintenance Operations • Marihuana Educational Research • Marihuana Grower – Class A • Marihuana Grower – Class B • Marihuana Grower – Class C • Marihuana Grower – Excess • Marihuana Microbusiness – Class A and Light Manufacturing • Marihuana Microbusiness – Heavy Manufacturing • Marihuana Processor – Light Manufacturing • Marihuana Processor – Heavy Manufacturing • Marihuana Retailer • Marihuana Safety Compliance Facility • Marihuana Secure Transporters • Manufacturing, Heavy • Natural Resource Extraction and Processing Operations • Off-street Parking Lot • Pet Boarding Facility • Retail Business, Outdoor Permanent • Small Wind Energy Systems, Tower-Mounted • Utility Electrical Power Generation
Where there is a discrepancy between Section 54.306 and this table, Section 54.306 shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	None	Front Yard (ft.)	40
Min. Lot Width (ft.)	24	Side Yard (one) (ft.)	20
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	40
Max. Building Height of Primary Building (ft.) (Q)	80 (P)	Rear Yard (ft.)	40 (U)
Max. Building Height of Accessory Building (L)	60 (P)	Required Buffer & Greenbelt	(T)
Max. Building Height (stories)	-		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

54.403 Footnotes to Schedule of Regulations

- (L) Accessory Buildings and Structures.** For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in [Section 54.705](#).
- (P) Modified Height and Setback Requirements in the IM District.** The Planning Commission may permit via special land use approval a greater height than the maximum allowed in the schedule of regulations in the IM district, provided that the front, side, and rear yards specified in [Section 54.402](#) and [Article 6](#) are increased by one (1) foot for each foot of building height that exceeds the maximum allowed. However, in no case shall the height of any structure in the IM district exceed the horizontal setback distance from the structure to a lot line; where the property abuts a right-of-way, up to 1/2 width of said right-of-way may be used in calculation the required yard; in no instance may the yard be less than the minimum specified in [Section 54.402](#), and for accessory structures as specified in [Section 54.705](#).
- (Q) Height Exemptions.** There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.
- (S) Storm Water Management.**

- (1) For Single-family and Two-family dwelling units:

- (a) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

Figure 31. Maximum Impervious Surface Coverage for one and two-family dwelling units

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less);
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre);
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre);
30% of the area of the lot over 1 acre

- (2) For all uses except Single-family and Two-family dwelling units, please refer to [Section 54.803](#) Storm Water Management.

STAFF FILE REVIEW/ANALYSIS

Page 4 of 8

(3) Rain gutters and downspouts may be required on new/reconstructed buildings to prevent stormwater runoff to adjoining private properties. They shall be installed where the finished grade will slope down from the closest wall of the new/reconstructed building to the adjoining property, with flow from the downspout directed to into the same property (e.g. into a rain barrel, a French drain, or to a transverse conduit leading to a location where stormwater will percolate into the original property).

(T) **Landscape Buffer and Greenbelt Requirements.** The minimum setbacks vary in accordance with the landscape buffer and greenbelt standards of [Section 54.1003\(D\)](#).

(U) **Corner Lots.** Corner lots will have a reduced rear yard setback, to match that of the largest required side yard setback dimension for the zoning district that is necessary to meet the total of two sides requirement for that zoning district. For example, if the total (2-side) side yard setback requirement is 13 feet per [Sec. 54.402](#), and the smallest side yard setback must be at least 5 ft. (as in MDR districts), then the *rear yard dimension for a corner lot* will be the difference between 13 ft. and the calculated dimension for the actual smallest side yard setback – which would be 8 ft. if the smallest side yard setback from the main structure is calculated to be 5 feet (Note: It is important to note that should the existing structure's side yard setback be less than 5 feet, that side yard will still be designated as the minimum setback at 5 feet.)

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

(1) **Intent.** It is the intent of this section to provide landscaped buffer yards, or greenbelts, for the purpose of buffering negative impacts of, and conflicts between, different land uses.

(2) **Greenbelt Location Requirements.** All greenbelts will be created in the existing side and/or rear yards of the property where development has been proposed and approved for zoning compliance. When located adjacent to a residential use, park or public multi-use path, the following land uses (per [section 54.306](#)) must provide a landscaped buffer on their property:

(a) *Multiple-Family Residential dwellings with >5 units, Mobile Home Park, Nursing Home and Convalescent Home uses, Extended Care and Assisted Living Facilities.*

(b) *Industrial Uses (except Light Manufacturing – Low Impact uses).*

(c) *Lodging, Commercial, and Retail uses (except the following uses Indoor Retail Business, Child/Day Care Center, and Service Establishments).*

(d) *Public and Quasi-Public Uses and Medical Uses.*

(e) *Other Uses with the exception of Accessory Buildings or Structures, Accessory Use, Non-Single Family Residential Lots, Minor Food Production uses, Small Wind Energy Systems-Roof Mounted, Solar Energy Systems <20Kw-Accessory Use.*

(f) Any twenty-four (24) hour non-residential use of property.

Relationship to Applicable Land Development Code Standards (staff comments in bold text):**Section 54.1405 Zoning Ordinance Amendment Procedures**

(A) Initiation of Amendments. The City Commission, the Planning Commission, or the property owner (including a designated agent of the property owner) may at any time originate a petition to amend or change the zoning district boundaries pursuant to the authority and procedure established by Act 110 of Public Acts of 2006 as amended. Changes in the text of this Ordinance may be proposed by the City Commission, Planning Commission, or any interested person or organization.

(B) Application for Amendment. Each petition by one (1) or more persons for an amendment shall be submitted to the Zoning Administrator. Documents to support the application may be filed with the Zoning Administrator. A fee, as established by the City Commission shall accompany each petition, except those originated by the Planning Commission or City Commission.

Application accepted.(C) Amendment Review Procedures.

- (1) Public Hearing. The staff liaison to the Planning Commission shall set a time and date for a public hearing, and the public hearing shall be noticed in accordance with [Section 54.1406](#). The Planning Commission may refuse to schedule a hearing on a petition for rezoning which includes any portion of a site considered for rezoning in the previous six (6) months.

The public hearing before the Planning Commission is scheduled for 6:00 p.m. on Tuesday, September 16, 2025.

- (2) Planning Commission Consideration of the Proposed Amendment. The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section. Following the public hearing, the Planning Commission shall make a recommendation to the City Commission to either approve or deny the petition and report its findings to the City Commission.

The Planning Commission is being asked to make a recommendation at their meeting on September 16, 2025.

- (3) City Commission Consideration of the Proposed Amendment. The City Commission, upon recommendation from the Planning Commission, shall either schedule a public hearing or deny the petition. This hearing shall be advertised in accordance with [Section 54.1406](#). If determined to be necessary, the City Commission may refer the amendment back to the Planning Commission for further consideration. In the case of an

amendment to the Official Zoning Map, the City Commission shall approve or deny the amendment, based upon its consideration of the criteria contained in this Ordinance.

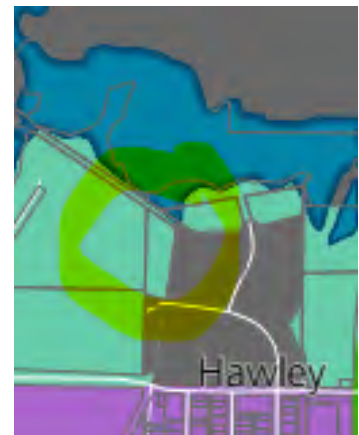
TBD.

(D) Standards of Review for Amendments. In considering any petition for an amendment to the text of this Ordinance or to the Official Zoning Map, the Planning Commission and City Commission shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Commission may also take into account other factors or considerations that are applicable to the application but are not listed below.

- (1) Master Plan. Consistency with the recommendations, goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

This property is within the *Dead River Corridor* typology on the *Place Types/Land Use Typologies* map of the Community Master Plan (CMP, adopted in 2024).

The Industrial-Manufacturing (I-M) zoning classification is one of the “applicable zoning districts” listed for the *Dead River Corridor* typology, and it was also the zoning district that was rezoned to PUD for the Shophouse Park project.



The Planning Commission must review this report and all other supporting information, and the attachment titled *Rezoning Considerations for Planning Commissions*, and hold a public hearing for community input before determining whether to recommend approval of the proposed rezoning.

- (2) Intent and Purpose of the Zoning Ordinance. Consistency with the basic intent and purpose of this Zoning Ordinance.

A Zoning Map amendment of this nature is certainly consistent with the provisions of the Land Development Code, if all of the rezoning provisions are followed as provided for in this report.

- (3) Street System. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

River Park Circle is classified as a “Local Road” per the Community Master Plan (see p.74), therefore vehicular traffic volumes are low.

- (4) Utilities and Services. The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

There are no problems anticipated.

- (5) Changed Conditions Since the Zoning Ordinance Was Adopted or Errors to the Zoning Ordinance. That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

There has been a change in conditions, as approval for the PUD has expired, and there were no related errors in the Zoning Ordinance.

- (6) No Exclusionary Zoning. That the amendment will not be expected to result in exclusionary zoning.

The proposal will not result in any substantial changes that would make exclusionary zoning more likely.

- (7) Environmental Features. If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The proposed zoning is generally compatible with site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

- (8) Potential Land Uses and Impacts. If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The proposed rezoning would allow all of the possible land uses for a Industrial/Manufacturing zoning district. The Planning Commission must determine the compatibility of the proposal in this location.

- (9) Relationship to Surrounding Zoning Districts and Compliance with the Proposed District. If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

The proposed zoning is the same as the parcels east and south of this property.

- (10) Alternative Zoning Districts. If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.

No other zoning district classification supported by the CMP would be

as compatible with the intent for parcels in the Iron Bay Industrial Park, nor with the I-M classification for those adjacent parcels.

- (11) Rezoning Preferable to Text Amendment, Where Appropriate. If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

A text amendment would not be appropriate due to the requirements of LDC section 54.323(I)(6).

- (12) Isolated or Incompatible Zone Prohibited. If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

The Planning Commission must determine if the proposed zoning would create an isolated or incompatible (see item #8 above) zone. The proposed zoning is the same as the parcels east and south of this property, and I-M was the prior zoning district for this property.

- (E) Notice of Adoption of Amendment. Following adoption of an amendment by the City Commission, one (1) notice of adoption shall be filed with the City Clerk and one (1) notice shall be published in a newspaper of general circulation in the City within fifteen (15) days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Amendments shall take effect eight (8) days after publication. A record of all amendments shall be maintained by the City Clerk. A Zoning Map shall be maintained by the City Clerk or his/her designee, which shall identify all map amendments. The required notice of adoption shall include all of the following information:
- (1) In the case of a newly adopted Zoning Ordinance, the following statement: "A zoning ordinance regulating the development and use of land has been adopted by the City of Marquette."
 - (2) In the case of an amendment(s) to the existing Zoning Ordinance, either a summary of the regulatory effect of the amendment(s), including the geographic area affected, or the text of the amendment(s).
 - (3) The effective date of the ordinance or amendment.

If the proposed zoning amendment is adopted by the City Commission the requirements of this section will be met.

Additional Comments:

The Planning Commission should consider the request, and the information provided in this analysis, and provide a recommendation to the City Commission via a motion on the proposed rezoning. Refer back to the case memo for a suggested motion format.

Attachments:

- | | |
|---------------------------|--|
| 1. Memo to Property Owner | 5. Photos |
| 2. Area Map | 6. Publication Notice |
| 3. Block Map | 7. Place type map |
| 4. Area Zoning Map | 8. <i>Rezoning Information for Planning Commissions</i> document |



CITY OF MARQUETTE
PLANNING AND ZONING
1100 Wright Street
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Dave Ollila, property owner
FROM: Dave Stensaas, City Planner and Zoning Administrator
DATE: August 25, 2025
SUBJECT: **Rezoning of 480 River Park Circle**

City staff will be initiating a rezoning process for your property at 480 River Park Circle and bring the request to the Planning Commission in a public hearing on September 16, 2025. The right to develop this property via the site plans for the Shophouse Park Planned Unit Development (PUD) has been terminated due to non-completion, per Article 54.323(I)(6) of the City's Land Development Code:

Expiration. Within a period of two (2) years following approval of the PUD Agreement by the City Commission, preliminary plats (*Section 54.501*) or final site plans (*Section 54.1402*) for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two-year period, the right to develop under the approved plan shall be terminated by the City. Upon the developer's showing of good cause, the Planning Commission can recommend and the City Commission grant an extension of up to two (2) years for submission of the preliminary plat and/or final site plan. **If the right to develop under the approved plan is terminated by the City, the City shall commence rezoning the site to its previous zoning classification or a different zoning classification supported by the Master Plan, in accordance with *Section 54.1405*.**

Prior to the Shophouse Park PUD approval, the subject property was designated as Industrial-Manufacturing (I-M) on the City's published Zoning Map, and that is the zoning classification that our Staff believes is most compatible with the current adjacent land uses. Our Staff will thus propose the I-M zoning district classification that will be proposed to the Planning Commission in our Staff Report for the rezoning hearing.

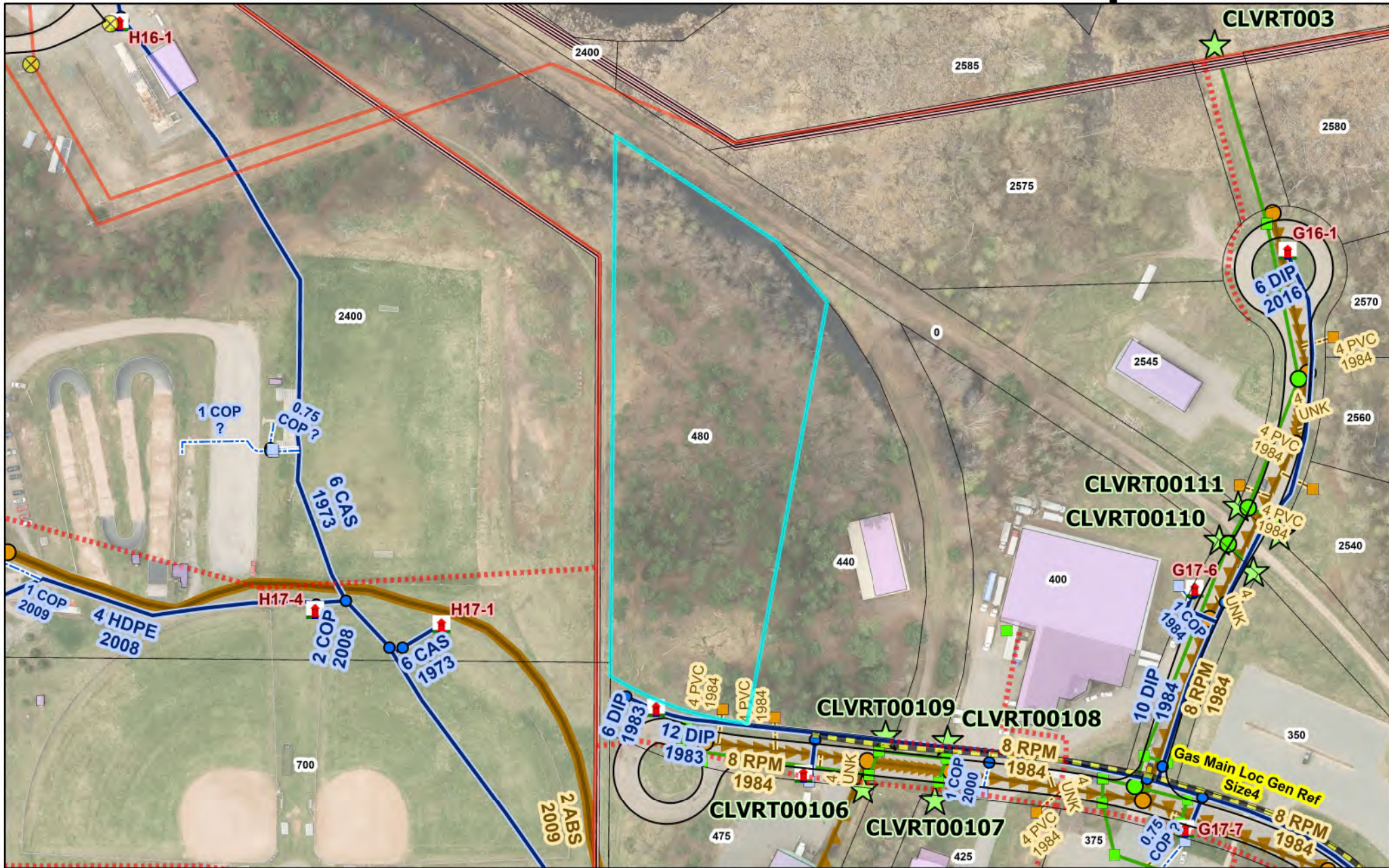
Cc: City Attorney, Zoning Official, Director of Community Development


02-REZ-09-25 Area Map



- | | | | |
|---------------------|----------------------|-----------------------|----------------|
| Parcels_Address | Streets | DAYLIGHT | IN STORM SEWER |
| Number Labels | Contours2FT_From_200 | IN ROAD/BIDGE CULVERT | |
| Building Footprints | | | |

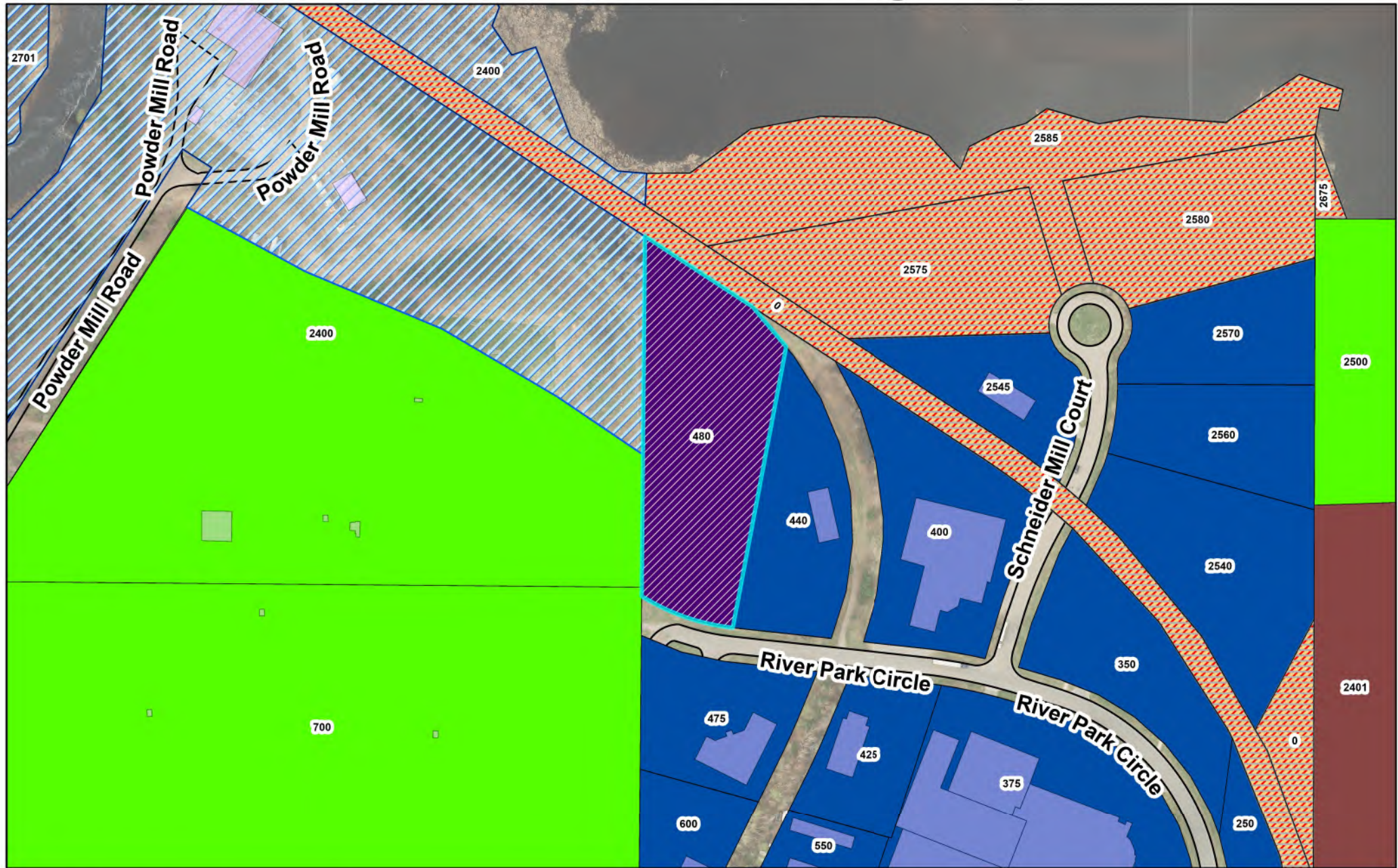
02-REZ-09-25 Block Map


























 The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marietta be liable for any damages, direct or consequential, from the use of the information.
 1 inch equals 167 feet

- | | | | | | | | |
|---|--|--|--|--|--|--|--|
| <ul style="list-style-type: none"> Parcels_Address Number Labels Building Footprints Streets BLP Streetlights | <ul style="list-style-type: none"> Overhead Underground Natural_Gas_GPMS_Pip (General Ref) Semco_Gas_Mains_201 (General Ref) | <ul style="list-style-type: none"> FiberLines Fire Hydrants WaterShutOff Water Valves & Gates Water Lateral Lines | <ul style="list-style-type: none"> Watermains Water Structures Storm Manholes Storm Catch Basins | <ul style="list-style-type: none"> swCulverts_Inlets_Outlet Storm Pipes swTreatmentUnits Sewer_Lift_Stations | <ul style="list-style-type: none"> SewerCleanOuts Sewer System Valves Sewer Manholes Sewer Lateral Lines | <ul style="list-style-type: none"> Sewer Pressurized Mains Sewer Gravity Mains EAST NORTH SOUTH | <ul style="list-style-type: none"> WEST |
|---|--|--|--|--|--|--|--|

02-REZ-09-25 Zoning Map




 The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.
 1 inch equals 250 feet

 Parcels_Address Number Labels	 Low Density Residential with Conditional Rezoning	 Multiple Family Residential	 General Commercial with Conditional Rezoning	 Downtown Marquette Waterfront (FBC*)	 Planned Unit Development	 Conservation and Recreation
 Building Footprints	 Medium Density Residential	 Mobile Home Park	 Regional Commercial	 Mixed-Use	 Industrial/Manufacturing	 Civic
 Low Density Residential		 Central Business District	 Third Street Corridor (FBC*)	 Mixed Use with Conditional Rezoning	 Municipal	 Board of Light & Power
		 General Commercial				 Streets



Gray, McRae, Jelly Roll, Doja Cat and Post Malone join a growing list of confirmed performers for this year's VMAs.

Rhymes and Martin will both perform, as well as a slew of other artists, including Alex Warren, J Balvin, Sabrina Carpenter and sombr.

Warren, who's nominated for best new artist, best pop and song of the year, will take the VMA stage for the first time, performing his breakout hit, "Ordinary." Newcomer sombr, a singer-songwriter and producer, will also be making his award show debut.

Balvin will perform "Zun Zun" with Latin singers Justin Quiles and Lenny Tavárez, and "Noventa" with producer DJ Snake.

Carpenter, who offered a debut performance at the VMAs last year, taking home song of the year, will return to perform "Manchild."

McRae is also up for four

taken the VMAs stage various times since his first performance in 1997, will also perform during the ceremony.

Martin, whose long VMAs history began with his first performance in 1999, will also perform, and be honored for a "four-decade career that launched Latin music and culture into the mainstream," according to the announcement.

Who will host the VMAs?

LL Cool J has snagged wins, co-hosted and performed atop the MTV Video Music Awards stage. Now, the Grammy-winning rapper-actor-author is going solo to host the 2025 awards ceremony.

He's retaking the stage, this time without Nicki Minaj and Jack Harlow, with whom he co-hosted in 2022.

He's also up for the best hip-hop award for his single

Notice of Ely Township Public Hearing

Please be notified that on Monday, September 8, 2025 at 6:30 p.m., The Ely Township Planning Commission will be conducting a Public Hearing for the purpose of: Conditional Use Permit

Dan Moore of Greenwood Investments request consideration for a Conditional Use to permit the current hotel to be used as a long-term rental apartments on a parcel zoned Town Development.

Parcel 52-03-211-002-00 is described as: SEC 11 T47N R28W THAT PART OF THE S ½ OF NE ¼ LYING S OF US-41 & E OF CO RD 478 EXC THE E 1080 THEREOF ALSO THE N 55' OF W 611.81' OF N ½ OF SE ¼ LYING E'LY OF CO RD 478.

Information may be reviewed at Ely Township Office from 11:00 a.m. - 4:00 p.m. Monday through Thursday at 1555 County Rd 496, Ishpeming, and written comments will be received until the date of the hearing. Anyone wishing to give testimony will be given the opportunity to be heard. This notice is posted in compliance with Public Act 110 of 2006, as amended, the Open Meeting Act MCLA 41.72A (2)(3) and the Americans with Disabilities Act.

PUBLIC HEARING NOTICE MARQUETTE CITY PLANNING COMMISSION

Notice is hereby given that the Marquette City Planning Commission will hold a public hearing for the following:

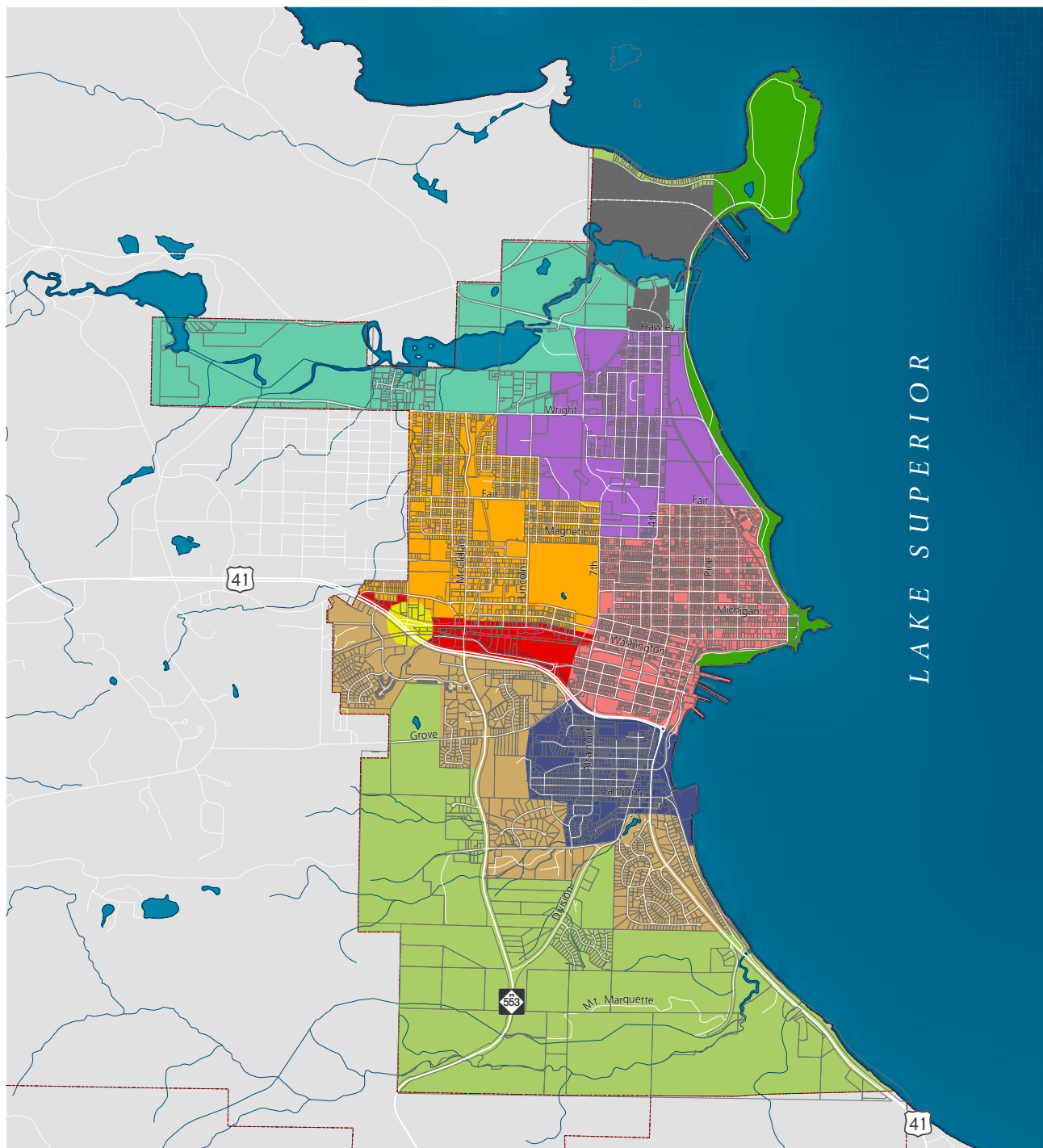
01-REZ-09-25 - 1700 Division St. (PIN: 0515150): LMS Ventures LLC is requesting to rezone the property located at 1700 Division Street that is zoned **Mixed-Use (M-U)** to be zoned **General Commercial with Conditional Rezoning (GC CR)**.

02-REZ-09-25 - 480 River Park Cir. (PIN: 1000120): The City of Marquette is requesting to rezone the property located at 480 River Park Circle which is zoned **Planned Unit Development (PUD)** to be zoned **Industrial/Manufacturing (IM)**. The right to develop this property per the site plans for the Shophouse Planned Unit Development (PUD) has been terminated due to noncompletion, per Article 54.323(i)(6) of the City's Land Development Code. The property is designated as **Dead River Corridor** on the Land Use/Place Type map in the City's **Community Master Plan**.

The public hearing for this request will be at 6:00 P.M. on Tuesday, September 16, 2025, in the Commission Chambers at City Hall, 300 W. Baraga Ave. If you wish to comment on this matter you may do so at that time. Written comments may also be submitted to the Community Development Department located at 1100 Wright Street, Marquette, Michigan 49855 or e-mail alanders@marquettetmi.gov. Written submissions will be accepted until 12:00 p.m. on September 16, 2025.

Materials pertaining to the request is available for review at the Community Development Department's office at the Municipal Service Center during 7:30 a.m. to 4:30 p.m., Monday through Friday. Otherwise, you can request to have the materials e-mailed to you by e-mailing alanders@marquettetmi.gov. You can also view the Land Development Code on our website at www.marquettetmi.gov. If you have a disability and require assistance to participate, please provide advance notice.

Andrea Landers, Zoning Official, 225-8383



Place Types / Land Use Typologies

Sources: Michigan Open Data Portal, City of Marquette

0.5 Miles
Beckett & Raeder, Inc.

- | | |
|---|--|
| Recreation Corridor | W. Washington St. - W. Baraga Ave Belt |
| Forested Suburban | W. Washington St./Highway Node |
| W. Marquette Neighborhood | University - North Marquette |
| Suburban South Marquette | Industry and Innovation |
| Historic Core | South Marquette |
| Dead River Corridor | |

Rezoning

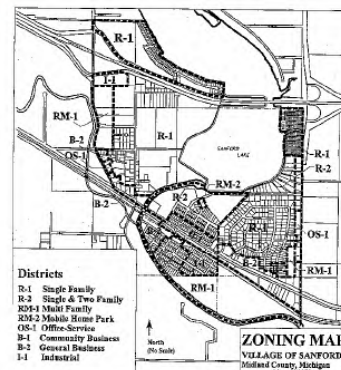
- The main question that must be answered when considering a rezoning is: *“Is that an appropriate location for that zone?”*
- The proposed use of land is not as important as is the fact that if the land is rezoned, any of the uses permitted in that zone may be established on that land.
- If a specific land use is proposed then an additional question must also be answered: *“Are the uses permitted in the existing zone reasonable?”*
- Failing to follow notice requirements may result in a Court invalidating the amendment.

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Rezoning Factors to Consider

RE: Question One (previous page)

- Would rezoning be consistent with other zones and land uses in the area?
- Is the proposed rezoning consistent with the trend of development in that area?
- Are uses in the proposed zone equally or better suited to the area than the current uses?
- Is the proposed rezoning consistent with both the policies and uses proposed for that area in the master plan?



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Rezoning Factors to Consider

RE: Question Two (previous page)

- Is the proposed use compatible with uses in the existing district? If so, would it be more appropriate to amend the text of the ordinance to add the proposed use to the existing district as a use permitted by right, or by special permit, or by planned unit development than to rezone?
- Is another district, different than the one requested, more appropriate in this location?

22

SPOT ZONING



Characteristics

- Typically a single parcel zoned for uses that are quite dissimilar from the zoning of lands around it.
- Typically small in area.
- Typically grants a right to use land that is not enjoyed by similarly situated adjacent parcels.
- Most important, it is typically inconsistent with the future land use plan and the policies of the master plan.

Result

- Typically ruled invalid if challenged in court.

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