

∞ AGENDA ∞

MARQUETTE CITY PLANNING COMMISSION Tuesday, February 17, 2026, at 6:00 p.m. Commission Chambers at City Hall – 300 W. Baraga Ave.

MEETING CALLED TO ORDER

- 1) ROLL CALL
- 2) APPROVE AGENDA
- 3) APPROVE MINUTES: **Minutes of 02-03-26**
- 4) CONFLICT of INTEREST

1. PUBLIC HEARINGS

- A. 01-REZ-02-26 – 1308, 1400, 1402 Division St. (PIN: 0040071, 0040190, 0020840). Request to rezone parcels from Mixed-Use to General Commercial**

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

- A. Article – *No Joke, Improv Helps Build Better Communities, Planning (APA), Winter 2026***

8. WORK SESSION ON REPORTS/PLANS/ORDINANCES

- A. Land Development Code Amendments**

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
FEBRUARY 03, 2026

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, February 03, 2026, in the Commission Chambers at City Hall.

ROLL CALL

Planning Commission (PC) members present (7): M. Rayner, J. Guter, N. Vermaat, D. Fetter, Chair Kevin Clegg, J. Fitkin, S. Lawry

PC Members absent: Vice-Chair A. Wilkinson

Staff present: City Planner and Zoning Administrator D. Stensaas; Zoning Official A. Landers; Assistant City Engineer Kellen Wessels

AGENDA

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

MINUTES

It was moved by J. Guter, seconded by M. Rayner, and carried 7-0 to approve the minutes with two corrections as noted by Commission members.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Mr. Ron Mattson, of 912 Horizons Dr., stated that he is here to support the application for the Wilson St. Multi-Use Path project. He related some background information that he understood as the reasons the path was not built many years earlier, as proposed in the site plans that were approved, and that the path is needed for the safety of residents in the adjacent developments who must walk, run, bike, and use wheelchairs on Wilson Street due to the lack of sidewalks or a path. He also said he appreciates the work of the City Staff in preparing the application materials and thanked the Planning Commission for its ongoing support of the project.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Nobody wished to comment.

NEW BUSINESS

A. Wilson Street Multi-Use Path Proposal

Assistant City Engineer K. Wessels stated that City Staff are proposing the construction of a 10' wide asphalt path with 2' wide gravel shoulders, with the edge of path 5' behind the back of curb. He said the path will be on the north and east side of Wilson St., and that the path will extend between the Iron Ore Heritage crossing on Wilson St., and the McClellan Avenue terminus of the street. He said that the design includes ADA-compliant sidewalk ramp crossings at cross-streets, and that this pathway will create a safer corridor than the existing design. He also said his office has prepared an application for a grant through the Michigan DOT's Transportation Alternatives Program, and noted that there is a 20% city match requirement. He then explained the design and layout information provided in the agenda packet, which is the "preliminary design" for the grant application.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
FEBRUARY 03, 2026

K. Wessels continued, saying that the project was introduced to the capital improvement plan in 2017, but has not been funded. He related that letters of support have been garnered from the Iron Ore Heritage Trail Authority, Harlow Farms Homeowners Association, and the Superior Watershed Partnership (SWP), which owns much of the adjacent land. He mentioned that the path will be built in the right-of-way, but there are areas where a grading easement will be required, and the SWP is open to granting one. He also said the path would serve the immediate area and provide a non-motorized connection to downtown, and that it would benefit those using the McCellan Avenue path by offering an alternative route across US41 using the Soo Line Bridge.

Commission members asked a wide variety of questions and discussed the proposed application.

It was suggested that a shorter route from McCellan Avenue to the bridge over US41 through the Superior Watershed Partnership's property be considered in the future.

S. Lawry said that the movement of fire hydrants that are within the path corridor are not listed in the cost estimate.

K. Wessels said that no hydrants will be moved, and that the path alignment avoids them. He also said that this will be confirmed when a survey is conducted, the design is finalized, and the alignment is drawn to avoid the existing electric transformers. He said that one streetlight may need to be moved, and staff intend to remove it once the project is approved for funding.

Concerns regarding snow storage and plowing were expressed, and pursuing snow storage easements was suggested.

K. Wessels said that Public Works is being consulted on the project and snow storage easements will be considered.

S. Lawry questioned the wording of the Draft Resolution, particularly the statement that the path would be maintained in perpetuity. He asked if there is an alternative statement that is acceptable.

K. Wessels said it is a requirement of the federal grant funding to use that term, but if the path somehow becomes unusable, the City may be required to provide an acceptable alternative.

D. Fetter said that she is excited that this is happening and likes the designed buffer, and asked if the fence would be temporary.

K. Wessels said no, the fence included in the estimate is for areas where a safe slope cannot be achieved adjacent to the path, and the grant requires that we follow specific design standards.

D. Fetter asked about motorized use, such as snowmobiles and e-bikes.

K. Wessels said that his understanding is that e-bikes are not classified as motorized, and that this path would be treated the same as the rest of the City's multi-use paths. He said that snowmobiles would not be allowed on the path, per a City policy.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
FEBRUARY 03, 2026

K. Clegg asked about the treatment for erosion in an area with a steep slope near the edge of the right-of-way on the western end of the project limits.

K. Wessels said that erosion control will be included in the contract and included in the estimates, and that all disturbed areas will be topsoiled, seeded, and mulched as a part of the contract, which is included in the estimate.

K. Clegg asked if the Commission needed vote on anything.

D. Stensaas said that it wasn't necessary, as this item was put on the agenda mainly to facilitate public input and to help evaluate the proposal before the application is submitted.

J. Guter asked if the Commission will see this project again, to approve it?

D. Stensaas said that it doesn't require further approval, as this proposed pathway was approved in the Community Master Plan's map for bike routes and multi-use paths.

K. Wessels said there will be more thought put into this project through the final design, and if there are any additional comments from the commission or public, we would love to hear them.

D. Stensaas said that he will relay any additional comments or questions to the engineers.

WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Land Development Code Amendments

A. Landers showed the draft amendments on the monitors in the room and said that Dave would begin the review.

D. Stensaas said that the proposed changes to section 54.638 are mainly for improved formatting, breaking the content into a more user-friendly layout of information. He also said that the substantive changes concern the permit requirements for the long-term or overnight, day-to-day use of food trucks, or mobile vending units, on private property. He explained that food trucks have become a 24/7 feature at a few places and on properties with limited parking, which can have an impact that should probably require them to be treated as an accessory use with a parking space requirement, rather than the waiver of required parking that comes with their approval through a business license. He said that the City Code does not account for this overnight or "long-term temporary" use of the property by a food truck, and so changes to the new sections (A)(1) and (B) are intended to address this and allow for it, with the recommended parking space requirements, for mobile vending units that are motor vehicles, shown in Figure 53 of section 54.903.

There was extensive discussion about the scenarios that D. Stensaas had mentioned, including site-specific questions and information, as well as the existing process for approval of various land uses that establish temporary sales areas, via business permits issued by the City Clerk and reviewed by other staff, including the Zoning Administrator and the Fire Marshal.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
FEBRUARY 03, 2026

The Planning Commission was generally amenable to the proposed amendments to section 54.638 and Figure 53 for the overnight and longer use of a private property by a food truck.

D. Stensaas said that the proposed amendment to section of 54.905 is intended to address an issue that Mr. Lawry raised sometime after the last round of amendments were approved, to allow for snow storage on paved areas of a commercial property.

There was a discussion about the wording, the use of "may" versus "shall", and the use of landscaped and paved areas for storing snow. It was determined that there is a need for further clarity regarding the allowable amount of a paved parking area that should be permitted for snow storage. The discussion resulted in the consensus that staff should refine the text to state that "up to ten percent" of a parking lot may be used for snow storage.

Staff and the Planning Commission then discussed the proposed changes to section 54.705, which would add clarifying language to state that accessory structures may be built on a vacant lot only if there is a documented, demonstrated intent to build a principal structure as well. There was a discussion of the item and the Planning Commission found it to be acceptable.

S. Lawry said that he thinks some exception should be made to allow for smaller structures to be allowed on vacant lots.

D. Stensaas said that the proposed changes to section 54.642 are specifically to address the fact that the property owners of through-lots are unintentionally excluded from being able to get a permit to have an animal enclosure or beehive because those lots do not technically have rear yards. The Planning Commission discussed the proposal and found it to be acceptable.

A. Landers said that she did some research and put together an informational presentation about the development of data centers, as requested by the Planning Commission at their last meeting. The Planning Commission and staff discussed the information, and the following motion was made:

It was moved by J. Guter, seconded by D. Fetter, and approved 7-0 to draft a memo to the City Manager requesting that she oversee the coordination of a project to gather essential information about the potential location of data center facilities within the City of Marquette, as a proactive step regarding such a development proposal.

COMMISSION and STAFF COMMENTS

The Planning Commission members each thanked A. Landers for preparing and delivering her presentation on data centers.

S. Lawry said he wanted to reiterate the point he made in the last meeting that possible changes to the zoning of the former hospital site may be warranted to ensure that the property's development achieves an appropriate density and good use of the space. He said the former Hospital Overlay zone allowed for substantial density and the neighborhood was accepting of it. He said that it is a rare opportunity that a project site like this becomes available, and we should consider any changes would be appropriate.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
FEBRUARY 03, 2026

D. Stensaas said, in reply to S. Lawry's comment, that there are some conceptual and preliminary plans for the redevelopment of the former hospital site that were presented for staff feedback fairly recently, and that he did let the Project Engineer know that if there are elements of the zoning district standards that may be tweaked to produce a better development, without negative changes for the community, to let me know and we could at least discuss it and possibly bring it to the Planning Commission. He said that he did get acknowledgement that the development team will consider the suggestion, and that he will let the Commission know any specific requests that come from the offer.

A. Landers said that there will be a rezoning case at the next meeting, and she and D. Stensaas provided summary information about the rezoning request.

ADJOURNMENT

Chair K. Clegg adjourned the meeting at 8:05 pm

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



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MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: February 11, 2026
SUBJECT: 01-REZ-02-26 – 1308, 1400, 1402 Division St. (PIN: 0040071, 0040190, 0020840)

The Planning Commission is being asked to make a recommendation to the City Commission regarding a request to rezone the properties located at 1308, 1400, and 1402 Division Street that are zoned **Mixed-Use (M-U)** to be zoned **General Commercial (GC)**.

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 of the above properties 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-02-26, 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) 01-REZ-02-26 (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-02-26

Date: February 6, 2026

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

Location: 1308, 1400, 1402 Division St.

Parcel ID: 0020840, 0040071, 0040190

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

Current Zoning: M-U – Mixed-Use

Surrounding Zoning: North: M-U – Mixed-Use
South: MDR – Medium Density Residential
East: M-U – Mixed-Use
West: MDR – Medium Density Residential

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

Page 2 of 14

(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.

(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 (J) , (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 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\(D\)](#).

STAFF FILE REVIEW/ANALYSIS

Page 5 of 14

(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.

Proposed Zoning

Section 54.313 GC, General Commercial District

(A) Intent
<p>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.</p>

(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

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	None	Front Yard (ft.)	0 (F) , (G)
Min. Lot Width (ft.)	24	Side Yard (one) (ft.)	15 (I)
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	30 (I)
Max. Building Height of Primary Building (ft.) (Q)	40	Rear Yard (ft.)	20 (U)
Max. Building Height of Accessory Building (L)	24	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

(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.
(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 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, February 17, 2026.

- (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 February 17, 2026.

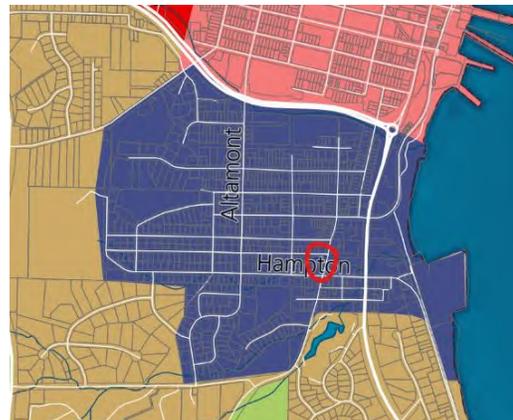
- (3) City Commission Consideration of the Proposed Amendment. The City Commission, upon recommendation from the Planning Commission, shall either schedule a public hearing or deny the petition. This hearing shall be advertised in accordance with [Section 54.1406](#). If determined to be necessary, the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

To be determined by the Planning Commission.

- (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 *South Marquette Neighborhood* place type on the *Place Types/Land Use Typologies* map in the *Future Land Use Plan* within 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.



The Future Land Use Plan describes the *South Marquette Neighborhood* and lists its *defining elements* on pages 20-21 of the CMP, recognizing that multiple land uses and housing densities occur here, and that the development scale is small to medium, with a pedestrian-friendly grid street network. It also states that Division St. will have the look and feel of a village main street.

The Future Land Use Plan (FLUP) provides a flexible approach to planning and zoning, rather than a rigid, parcel-by-parcel mandate that transfers from land use recommendations to zoning. Zoning district boundaries are not prescribed by the FLUP, and in this framework, consideration of the overarching vision for the neighborhood and place type is always important in evaluating rezoning proposals.

The Planning Commission must review the FLUP for the *South Marquette Neighborhood* typology, other relevant text of the Community Master Plan, 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.

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 the 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 General Commercial 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 parcels to the west and south are in Medium Density Residential (MDR) zoning, and the parcels to the east and north are Mixed-Use (M-U).

The Land Development Code requires a buffer between commercial and non-commercial land uses for any new commercial development. These parcels abut a residential use and would be considered "legally non-conforming" due to not meeting the 10-ft. landscape buffer requirements for their outdoor storage and retail use.

The existing structures at 1400 and 1402 Division Street have been in place for many decades and do not meet the side and rear setbacks for the existing MU zoning, which is a legally non-conforming element of the site. This would not change if the request is approved, as the setbacks would not conform within the proposed GC zoning district and would likewise be legally non-conforming.

- (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.

To be determined by the Planning Commission. As stated above, the Future Land Use Plan provides guidance for development within each place type, while recognizing that each property is unique and thus offers flexibility for the designation of zoning districts.

- (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 outdoor storage 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 will need to determine if the proposed zoning would create an isolated or incompatible (see item #8 above) zone.

(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 applicant's request, the information provided in this analysis, public testimony, and then make a motion to provide a recommendation to the City Commission.

These three parcels were previously regulated under the South MQT Form-Based Code, under which one parcel received approval for a parking lot and outdoor storage area, and the other two parcels had an existing, approved outdoor storage use. In 2019, the South MQT Form-Based Code was replaced with traditional zoning districts, and these parcels were designated as Mixed Use, which made the outdoor storage uses legally non-conforming, as outdoor storage is not a permitted use in the M-U zoning district. In 2025, the property owner constructed a large hangar-type structure that does not comply with the current code.

The owner was unaware that expansion of the non-conforming outdoor storage use, by the placement of storage buildings on 1308 Division St., was not legally allowable. The property owner subsequently met with staff to discuss options for bringing the site into compliance. Applying for rezoning is one available option and, if approved, would bring the site into conformance. If the rezoning request is not approved, alternatives will be discussed with the property owner.

Attachments:

1. Application
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

PRINT

CITY OF MARQUETTE REZONING APPLICATION



0040190 0020840	CITY STAFF USE	
Parcel ID#: 0040071	File #: 01-REZ-02-26	Date: 12-22-25
Hearing Date: 2-17-26	Application Deadline (including all support material): 1-20-26	
Receipt #: 537406	Check #: 1006	Received by and date: 12-17-25

FEE \$1,375 (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 alanders@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: JJAD RENTALS LLC
Address: 1400 DIVISION ST.
City, State, Zip: MARQUETTE MI 49855
APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING

APPLICANT/OWNERS REPRESENTATIVE
Name: DAVID HALLINEN
Address: 425 MEESKE AVE.
City, State, Zip: MARQUETTE MI 49855
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.

0040190
0020840

PROPERTY INFORMATION

Property Address: 1400 Division St
1402 Division St
1308 DIVISION ST. Property Identification Number: 0040071

Size of property (frontage / depth / sq. ft. or acres): 1308 - 0.254 AC, 1400 - 0.584 AC, 1402 - 0.531

Surrounding Zoning Districts: North ^{MU} MIXED USE East ^{MU} MIXED USE South ^{MOR} MED. RESIDENTIAL West ^{MOR} MED. RESIDENTIAL

Legal Description:

1308 Division St - CRAIG'S ADD., LOT-8 EXC. THE N. 28' OF THE W. 15' AND ALL OF LOT-9

1400 Division St - LEANDER C PALMER'S RE-PLAT OF LOT 16 OF CRAIG'S ADDITION THE S 30' OF LOT 6 & LOTS 7 THRU 13

1402 Division St - JOHN & WM. BURT'S ADD., LOTS-124 THRU 126

PROPOSAL

Current Zoning District: MIXED USE Proposed Zoning District: GENERAL COMMERCIAL

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).

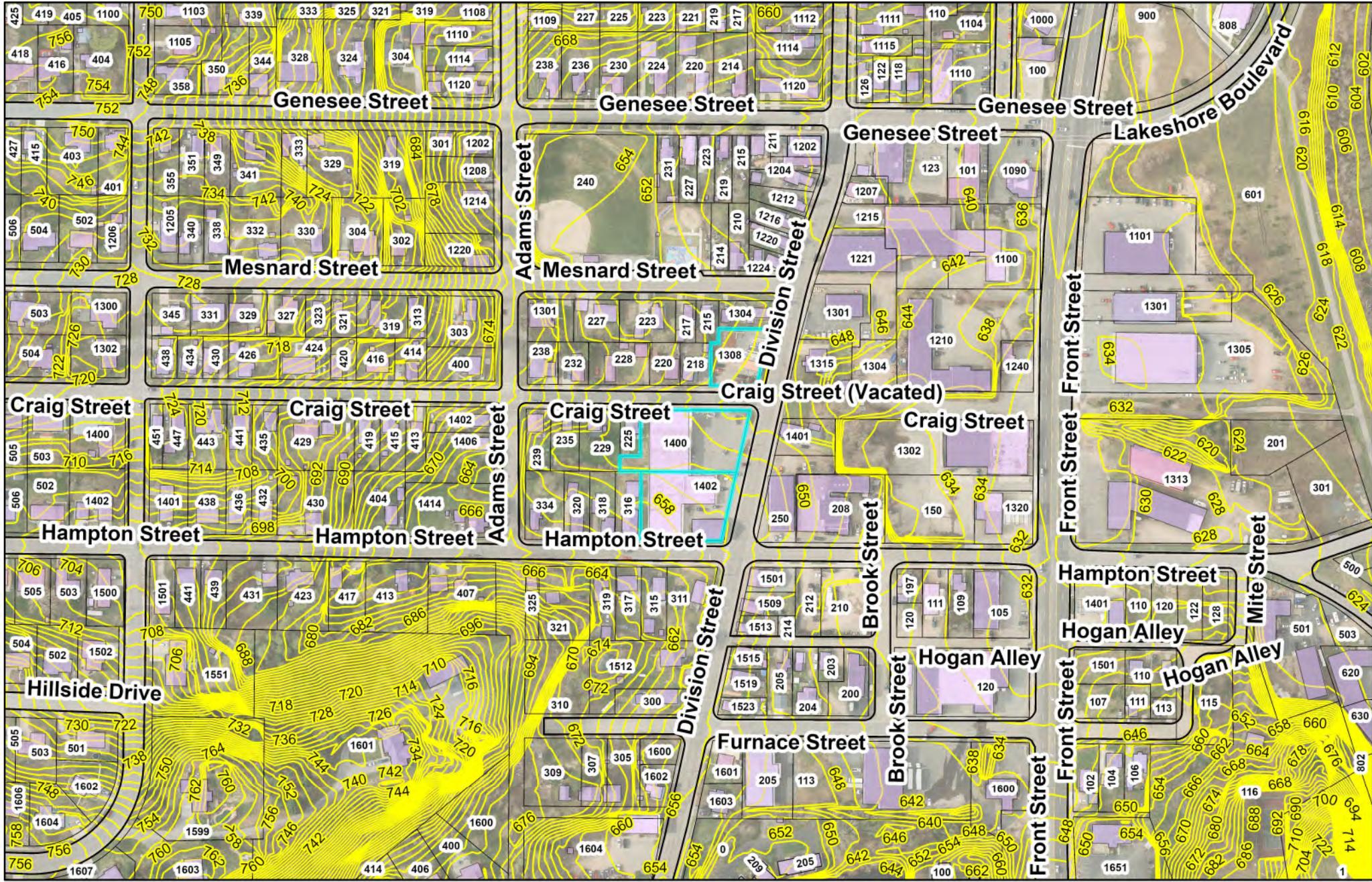
SIGNATURE

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: David Hallinan Date: 12/17/25

01-REZ-02-26 Area Map

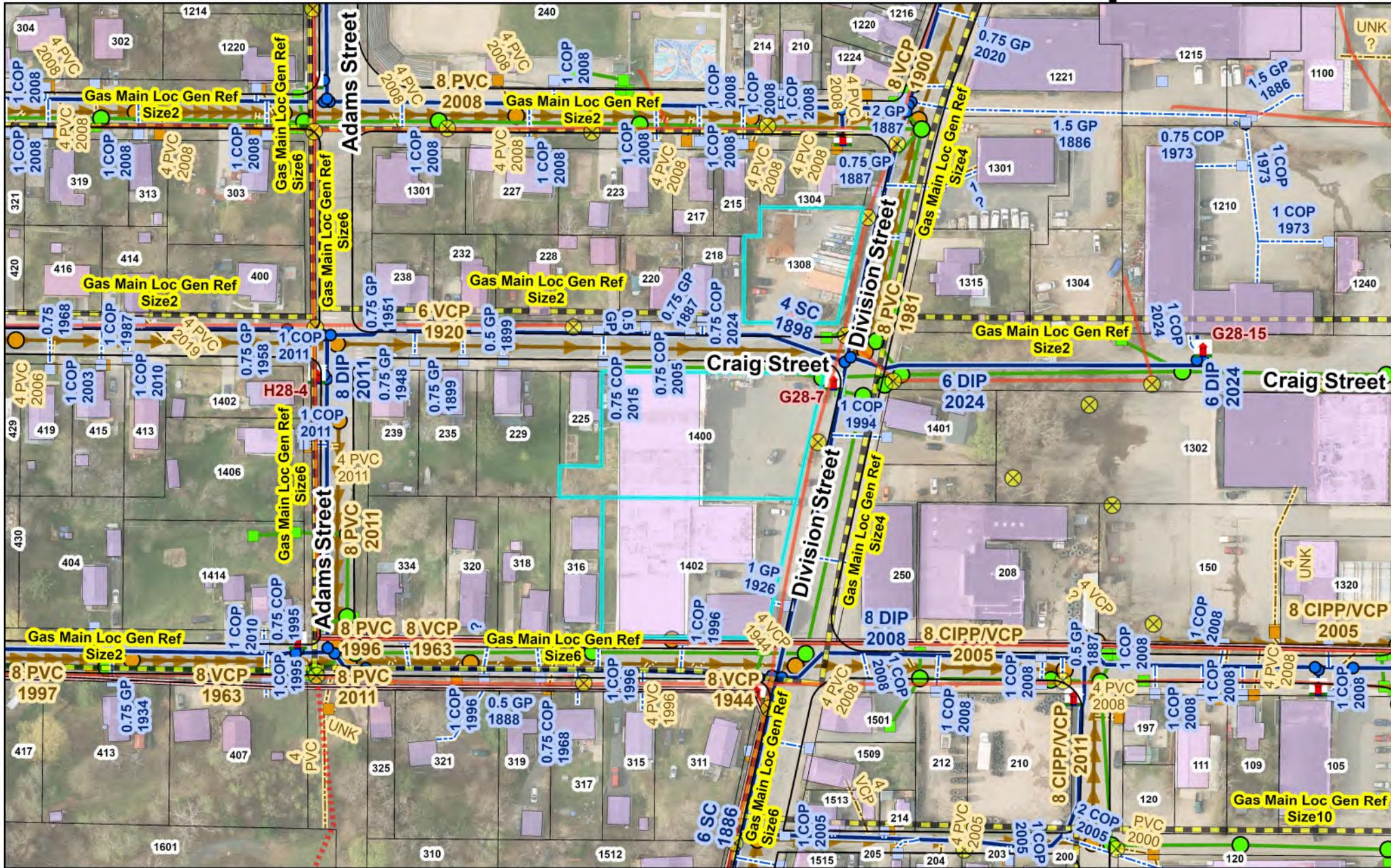


The information contained on this map is believed to be accurate, but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate field survey. The information contained herein does not constitute information that may be obtained by consulting the appropriate official records. It is never to be used as a substitute for the field for any damages, direct or consequential, from the use of the information.

1 inch equals 250 feet

- Parcels_Address Number Labels
- Building Footprints
- Streets
- Contours2FT_From_200

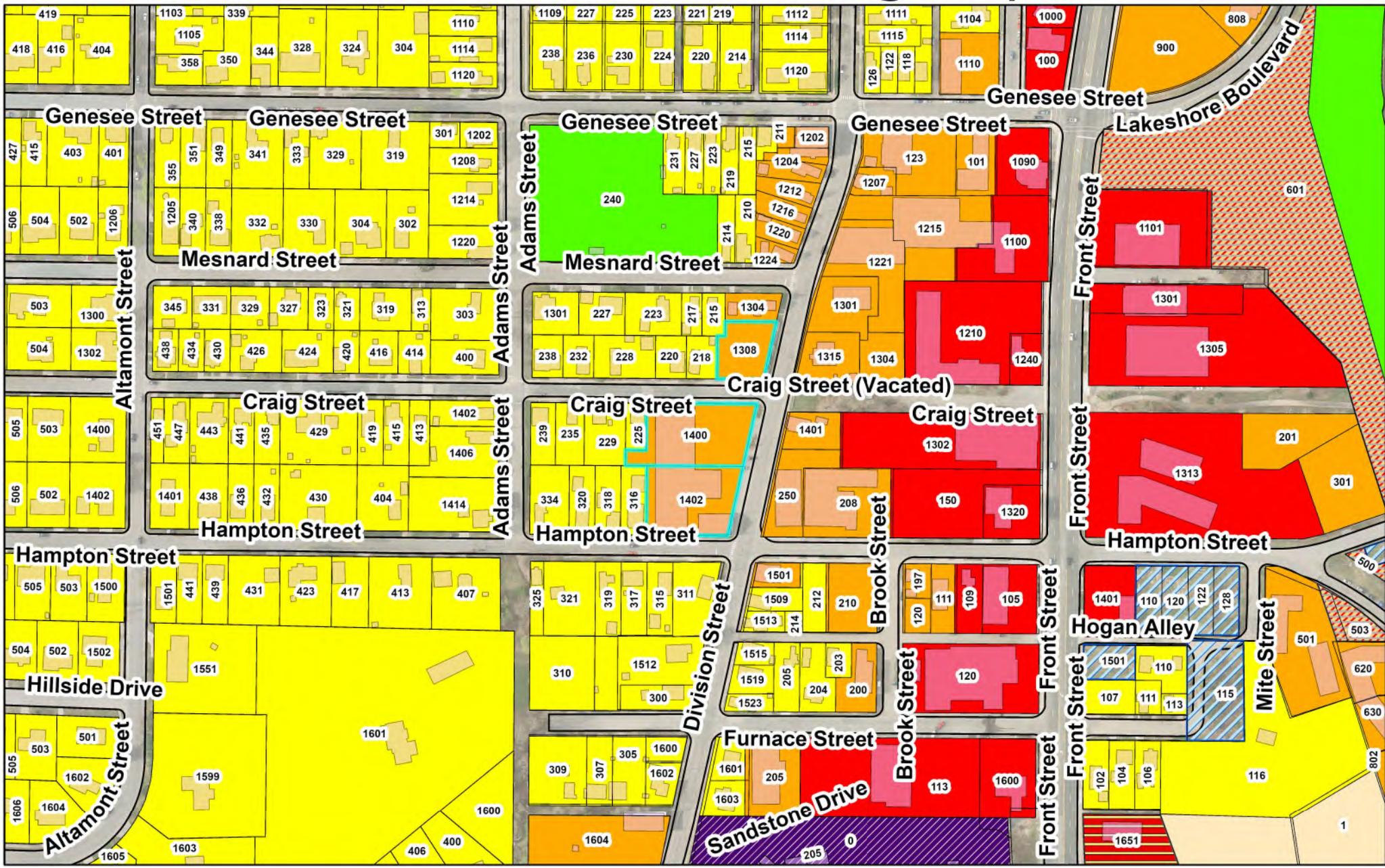
01-REZ-02-26 Block Map




 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 Menasha be liable for any damages, direct or consequential, from the use of the information.
 1 inch equals 125 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_Pipe (General Ref) Semco_Gas_Mains_2017 (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 NORTH SOUTH | <ul style="list-style-type: none"> WEST |
|---|--|---|--|--|--|--|---|

01-REZ-02-26 Zoning Map



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↑

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 on-site 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 | Board of Light & Power | Streets |
| | | General Commercial | | | Municipal | |









Area held by Houthi rebels

CAIRO (AP) — The United Nations food agency is shutting down its operations in the northern, rebel-held part of Yemen, following restrictions imposed by the rebels have escalated their crackdown in recent months, forcibly

Over the last few years, the Houthis have cracked down on the U.N. in their areas of control, detaining dozens of U.N. staffers as well as workers for non-governmental and civil society groups, and staffers of diplomatic missions. The rebels have escaped their crackdown in northern, rebel-held part of Yemen, following restrictions imposed by the rebels have escalated their crackdown in recent months, forcibly

THE MINING JOURNAL
FRIDAY, JANUARY 30, 2026

GOOD ADVICE

A5

The first lady has said that she got the idea for the documentary after her husband won the 2024 election and that it will give viewers a rare, behind-the-scenes look at her life.

“My new film, ‘Melania,’

She said the film will show what it takes to step into the high-profile role as she juggles being a businessperson, a wife and a mother, as well as the coordinator of her family’s move back to the Execu-



AP photo

First lady Melania Trump signs the book on the floor of the New York Stock Exchange before ringing the opening bell on Wednesday.

Forsyth township zoning board of appeals on February 18, 2026, at 6:00P.M. at the Gwinn Clubhouse, 165 N. Maple Street, Forsyth Township, Marquette County, Michigan.

18-25 Scott & Virginia Nyquist, Parcel Number 52-05-127-028-00, 131 E. Johnson Lake Rd., Gwinn, MI, is requesting a Variance and a Class A designation on a non-conforming lot.

1-26 Sands Plains Properties LLC, Parcel Number 52-05-126-006-00, Rice Lake Road, Gwinn, MI, is requesting a Variance on a conforming lot to allow multi-family housing.

Anyone wishing to give testimony will be given an opportunity to be heard. Written testimony will be accepted at the Forsyth Township Office during regular business hours or by mail (P.O. Box 1360, Gwinn) until the date of the hearing.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).

The Forsyth Township Board will provide necessary reasonable auxiliary aids, and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 10 days’ notice to the Township Board.

Crystal Carter
Zoning Administrator

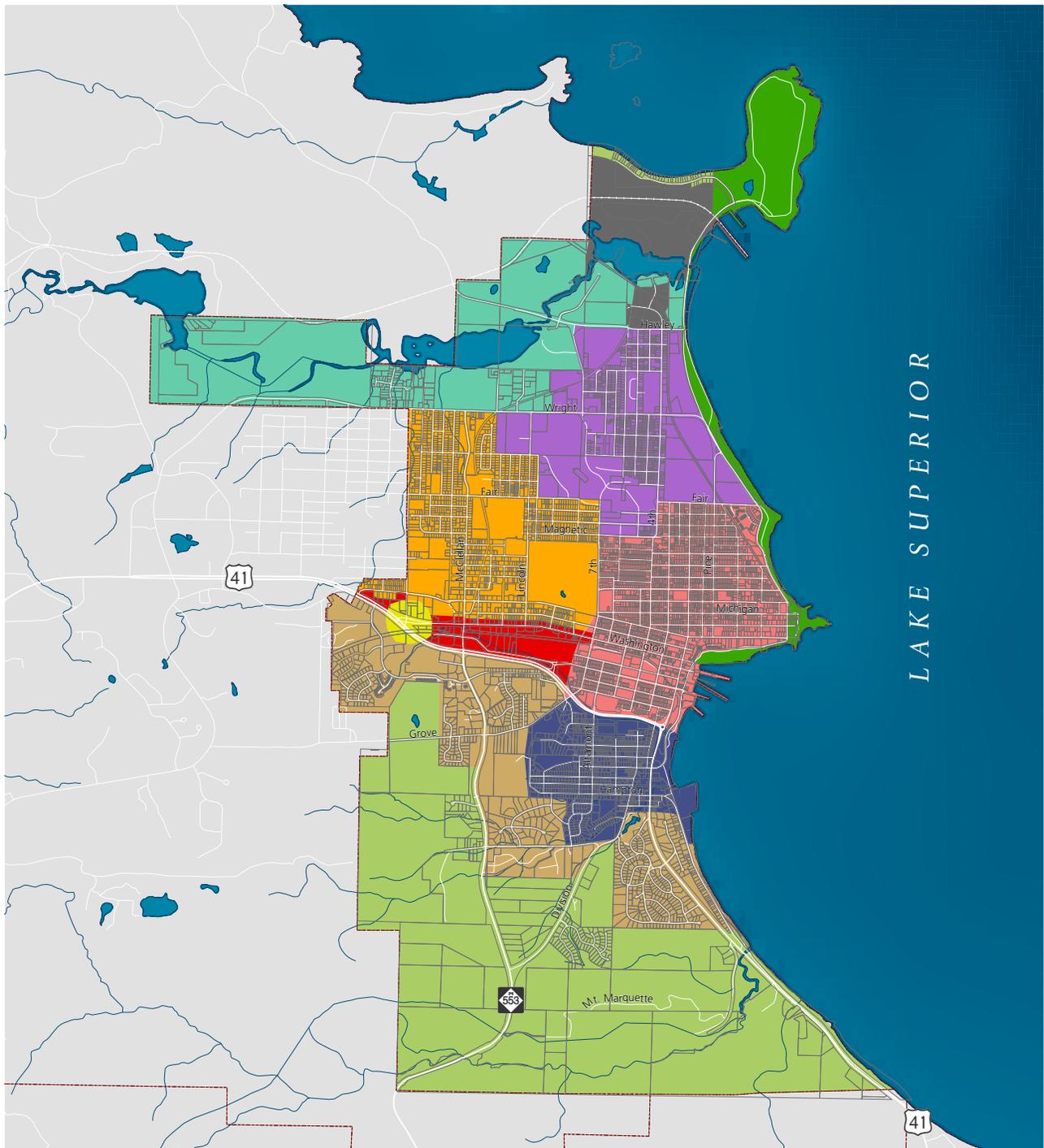
PUBLIC HEARING NOTICE MARQUETTE CITY PLANNING COMMISSION

Notice is hereby given that the Marquette City Planning Commission will hold a public hearing for the following: **01-REZ-02-26 – 1308, 1400, 1402 Division St. (PIN: 0040071, 0040190, 0020840): JJAD Rentals LLC is requesting to rezone the properties located at 1308, 1400, and 1402 Division Street that are zoned Mixed-Use (M-U) to be zoned General Commercial.**

The public hearing for this request will be at 6:00 P.M. on Tuesday, February 17, 2026, 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@marquettemi.gov. Written submissions will be accepted until 12:00 p.m. on February 17, 2026.

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@marquettemi.gov. You can also view the Land Development Code on our website at www.marquettemi.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



- | | |
|--|---|
| 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.

20

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?



21

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.

23

No Joke, Improv Helps Build Better Communities

HERE'S A SURPRISING tool for planners: improv. Phil Green, AICP, says that borrowing a page from the stage can help bolster communication skills. In a recent episode of *People Behind the Plans*, the planner and comedian talked with host and APA Editor in Chief Meghan Stromberg about how active listening, confidence, and a little "yes and ..." can turn even the most challenging conversations into productive ones. This interview has been edited for length and clarity.

STROMBERG: Which was your first love: improv or planning?

GREEN: I got into planning as a way to defer growing up and working on my comedy career. I asked myself, "What's a great way to look like I'm working on a career while not actually doing very much? I'm going to go to grad school." That's where I fell in love with planning.

STROMBERG: Now those passions intersect. So, what can planners learn from improv?

GREEN: Active listening is one of the key skills that you'll learn from week one in improv. It's shifting that mindset from listening to respond into listening as an end in and of itself.

When we feel this immense pressure to respond, our brain is writing the script before the other person has even finished speaking. In improv, that doesn't work because you're up there co-creating something together. It's the same in planning, too. When I'm actively listening, the only goal I have in the conversation is to understand what you're saying.

STROMBERG: Tell me more about that.

GREEN: In improv, we do an exercise called "So, what you're saying is ..." where we're trying to paraphrase and translate what your partner has just said.



Q&A

In real life or on stage, there is such a validating feeling of hav-

ing been heard—that someone is listening to you and putting value on what you say. When I can repeat back to you the thing you've just said, I'm making a connection.

If I'm at a public hearing and I've just heard myriad public testimony, I might start with a quick summation of what we just heard. We're not going to be able to address everything, but let's go on record and make it very clear that we've listened.

Another improv takeaway for planners is stage confidence.

It's having the confidence to take up space, to make statements, to move things along, to bring something to the conversation. I think there's a huge benefit to having that confidence.

One of my favorite thinkers in improv is Kelly Leonard at Second City. He taught me to think about how I can "bring a brick, not a building."

STROMBERG: What does that mean?

GREEN: It means that I just have to bring my piece. If I bring my brick and you bring yours, by the end of it, we're going to have a building. I don't feel this pressure to have every answer. The more bricks we have from a lot of different people means the best idea is going to win. We're going to be so much more open to discovering new things that way. And, if we're trying to make each other look good, we're going to have a much better scene.

In the planning sphere, we're asked to be the expert in so many things. What if we bring the improv mindset? It's not all on me, I'm bringing my brick—the knowledge I have about this thing—but I'm relying just as much on others to bring me the questions and respond to what I'm giving them.

HEAR THE FULL STORY

Scan the QR code below or go to planning.org/podcast to listen to the full conversation on *People Behind the Plans*.



INTER SECTIONS

Equity
Viewpoint
People Behind the Plans
Et cetera

STROMBERG: How do these skills come into play in tense or politically fraught situations?

GREEN: One of the most valuable tools in both improv and planning is framing.

Someone might say something that raises the tension, even if they don't realize it. I can verbally draw a frame around that thing and repeat it back to them: "What I just heard you say was this. Is that really what you wanted to say in this moment?"

In improv, that gives us two paths to go down: Play with that silly idea or say no to it. That technique works in real life and planning, too, when you need to de-escalate a situation.

STROMBERG: Have you ever bombed?

GREEN: I have died on stage so many times! Here's another skill that comes to mind: self-awareness. I've learned over the years that no one is paying as much attention to you as you are. You'll go away with all this internalized shame, regret, or fear, but you'll go up and do it again next week.

'It's not about avoiding bombing; it's what you can learn from that, and do you have the tenacity to keep going anyway?'

—PHIL GREEN, AICP

It's not about avoiding bombing; it's what you can learn from that, and do you have the tenacity to keep going anyway?

STROMBERG: It sounds like you're talking about vulnerability and authenticity.

GREEN: 100 percent. To me, there's nothing more freeing and fulfilling than knowing that you have the space to be your authentic self in the workplace. But that's not easy for everyone, especially not right now.

There may be policy-level decisions that make that hard for some folks to be their authentic selves in the workplace. But can you still let your personality shine? Can you still find those opportunities to relate to people that you disagree with?

Absolutely. I've been in situations where people assume we're coming at an issue from two completely different places, including folks with a well-earned distrust of government. Nine times out of 10, if I'm really listening to their concerns, we're probably in agreement on more things than we're not.

Meghan Stromberg is APA's editor in chief.

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MEMORANDUM

TO: Planning Commission
FROM: Dave Stensaas, City Planner and Zoning Administrator
DATE: February 12, 2026
SUBJECT: Work Session – Land Development Code Amendments for 2026

Staff and the Planning Commission will continue the recent work on potential amendments to the Land Development Code. This effort will continue for the next 2-3 months until all known issues are resolved. Materials for the work session will be presented at the meeting.