

**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. Thomas 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 A. Wilkinson, and carried 7-0 that after review of the 01-PUD-03-25 & 07-SPR-09-25 final site plan dated and received 8-5-25, and the STAFF FILE

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

September 02, 2025

REVIEW/ANALYSIS for 07-SPR-09-25, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code and hereby approves the site plan with the following conditions:

- *That an amended plan is submitted to meet staff comments, particularly for lighting, landscaping, fencing, and engineering details.*
- *That an as-built plan is submitted after construction is completed.*

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

David Stensaas

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