

AGENDA

CHOCOLAY TOWNSHIP BOARD

Township Fire Hall Room
May 8, 2023 – 5:30 P.M.

- I. MEETING CALLED TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL:** Richard Bohjanen (Supervisor), Max Engle (Clerk), Ben Zyburt (Treasurer), Dave Lynch, Kendra Symbal, Donald Rhein, Judy White (Trustees).
- IV. APPROVAL OF AGENDA – Additions/Deletions.**
- V. PUBLIC COMMENT**
- VI. CONSENT AGENDA**
 - A. Approve Minutes of Previous Meeting – Regular Meeting, April 10, 2023.
 - B. Approve Revenues and Expenditure Reports – April 2023.
 - C. Approve Bills Payable, Check Register Reports – April 13, and 26, 2023.
 - D. Approve Regular Payroll – April 13, and 27, 2023.
- VII. TREASURER’S REPORT**
- VIII. CLERK’S REPORT**
- IX. PUBLIC HEARING**
- X. PRESENTATIONS**
- XI. UNFINISHED BUSINESS**
- XII. NEW BUSINESS**
 - A. Industrial District Ordinance Amendment – First Read.
 - B. Appropriate Funds from the Sewer Fund to Complete the Sewer Main Inspection Program.
 - C. Silver Creek Tennis Court Improvement Project, Passport Grant Application.
 - D. Discuss Replacement of the Fire Department Brush Truck.
 - E. Discuss Participation in the County Housing Target Analysis Study.
 - F. Manager Update for the Sewer and Budget.
- XIII. BOARD MEMBER’S COMMENTS**
- XIV. PUBLIC COMMENT**
- XV. CORRESPONDENCE, MEETING MINUTES AND INFORMATION.**
 - A. Minutes – Chocolay Township Planning Commission; Regular Meeting of April 17, 2023, Draft.
 - B. Minutes - Marquette County Solid Waste Management Authority; Regular Meeting of April 19, 2023, Draft.
 - C. Minutes - Marquette County Solid Waste Management Authority; Stockholder’s Meeting of April 19, 2023, Draft.
 - D. Minutes – Marquette Area Wastewater Advisory Board; Regular Meeting of March 14, 2023.
 - E. Information – Chocolay Township Newsletter – April 2023.
- XVII. ADJOURNMENT**

April 10, 2023

The regular meeting of the Chocolay Township Board was held on Monday, April 10, 2023, in the Chocolay Township Fire Hall. Per motion from March 13, 2023 Board meeting (*White moved, Rhein supported that Dave Lynch be nominated to chair the Township Board meeting on April 10, 2023. MOTION CARRIED*), Trustee Lynch called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

PRESENT: Max Engle, Ben Zyburt, David Lynch, Don Rhein, Judy White, Kendra Symbal

ABSENT: Richard Bohjanen (excused)

STAFF PRESENT: William De Groot, Suzanne Sundell

OTHERS PRESENT: Tammy Marier – Benefit Plan Advisor, MERS

APPROVAL OF AGENDA.

Rhein moved, Zyburt supported to approve the agenda as presented.

MOTION CARRIED

PUBLIC COMMENT – NONE

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting, March 13, 2023.
- B. Approve Revenue and Expenditure Reports – December 2022 (audited numbers) and March 2023.
- C. Approve Bills Payable, Check Register Reports – March 8, 2023 (Check # 26003 - 26024, in the amount of \$52,301.21), March 21, 2023 (Check # 26025 – 26043 and 5(A) – SRF Interest Payment, in the amount of \$74,666.87), and March 30, 2023 (Check # 26044 – 26065, in the amount of \$12,194.80).
- D. Approve Bills Payable – Regular Payroll of March 2, 2023 (Check #'s DD3132 – DD3166 and Check #'s 11326 - 11331, Federal, State, and MERS in the amount of \$41,623.94), Regular Payroll of March 16, 2023 (Check #'s DD3167 – DD3188 and Check #'s 11332 – 11337, Federal, State, and MERS in the amount of \$42,154.88), and Regular Payroll of March 30, 2023 (Check #'s DD3189 – DD3214 and Check #'s 11338 – 11343, Federal State, and MERS in the amount of \$39,831.34).

Zyburt moved, White supported to approve the consent agenda as presented.

MOTION CARRIED

SUPERVISOR'S REPORT - NONE

TREASURER'S REPORT

Treasurer Zyburt stated that in the first quarter of 2023, three securities have matured:

1. CD - \$250,000 at .65%. This was moved to a CD for 4.5% which was an increase of income in the amount of \$9,625.
2. In February, another \$250,000 came due - a Federal Home Loan Bank government agency. This was a 3-year with a 3 month call at 5.625%, which gives the government the right to call that security depending on where the rates are. This was reinvested with a like agency for \$250,000 at 5%, which netted out to approximately \$1,562 less income.
3. In March, another government agency security matured at 1.25% - this is a 6-month call to maturity of a Federal Home Loan bond at 6%, which netted an increase of \$11,875.

As a total, there was a net increase of \$19,938.

CLERK'S REPORT

Clerk Engle updated the Board on Absentee Voter applications.

Precinct 1 – 1,066 applications sent, 504 returned, 504 ballots sent, 160 returned

Precinct 2 – 1,159 applications sent, 557 returned, 557 ballots sent, 211 returned

Clerk Engle has no updated information on Proposal 22-2.

PUBLIC HEARING – NONE

PRESENTATION – NONE

DISCUSS THE DRAFT INVESTMENT POLICY.

Township Manager De Groot indicated that it has been a while since the investment policy has been updated. De Groot has worked with Treasurer Zyburt and our auditors to ensure that it is compliant with budgeting and investment standards. After reviewing several investment policies from around the state, Treasurer Zyburt felt that this was the most concise and in the best interest of the Township – a few tweaks have been made and he feels it is ready for approval. (Two minor corrections – Northern Michigan Bank no longer exists and spelling of Wells Fargo)

Engle moved, Rhein supported that the Board accept the Draft Investment Policy as a replacement of the existing Investment Policy.

ROLL CALL VOTE:

AYES: Symbal, White, Rhein, Zyburt, Engle, Lynch

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

REVIEW BUDGET AMENDMENTS PER THE NEW STATE CHART OF ACCOUNTS.

Zyburt moved, White supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated General Fund expenditures of the Township on December 12, 2022 for fiscal year 2023; and

Whereas, no new reserve funding is required, and

Whereas, by the passage of the proposed shifting, funds from the Training Expense to Travel and Education Expense in select departments will be needed, and

Now Therefore, Be It Hereby Resolved, that the FY2023 budget be modified as follows (*presented*):

EXPENDITURE	PREVIOUS BUDGET	CHANGE	AMENDED BUDGET
Township Board			
Training 101.103.715	\$ 2,000.00	\$ (2,000.00)	\$ -
Township Board			
Training & Education 101.103.840	\$ -	\$ 2,000.00	\$ 2,000.00
Clerk			
Training 101.215.715	\$ 5,900.00	\$ (5,900.00)	\$ -
Clerk			
Training & Education 101.215.840	\$ -	\$ 5,900.00	\$ 5,900.00
Treasurer			
Training 101.253.715	\$ 500.00	\$ (500.00)	\$ -
Treasurer			
Training & Education 101.253.840	\$ -	\$ 500.00	\$ 500.00
Police			
Training 101.305.715	\$ 7,500.00	\$ (7,500.00)	\$ -
Police			
Training & Education 101.305.840	\$ -	\$ 7,500.00	\$ 7,500.00
Fire			
Training 101.340.715	\$ 13,150.00	\$ (5,150.00)	\$ 8,000.00
Fire			
Training & Education 101.340.840	\$ -	\$ 5,150.00	\$ 5,150.00

ROLL CALL VOTE

AYES: Symbal, White, Rhein, Zyburt, Engle, Lynch

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

DISCUSS AMENDMENTS TO THE HEALTHCARE SAVINGS PLAN PROGRAM.

Tammy Marier from MERS presented information regarding the Health Care Savings Plan. She went over how this optional benefit was handled in the past, and how it will look going forward. It is now set up to have three different groups (8%, 5%, and 3%) and all will have 100% leave conversion. This is a tax-free program and is at no cost to the Township.

Motion #1 – Closure of current divisions:

Zyburt moved, Rhein supported that the Township Board authorizes the closure of the following divisions within the current Health Care Savings Program: 300665, 300666, 300667, 300668, 300669, 300671, 300972, 301378.

ROLL CALL VOTE

AYES: Symbal, White, Rhein, Zyburt, Engle, Lynch

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

Motion #2 – Authorization of existing division and contribution addendums:

Zyburt moved, Rhein supported that the Township Board authorize the Personnel Director to sign the appropriate MERS Health Care Savings Program Participation Agreement for the existing division 300670 to cover all employees, along with the newly created Contribution Addendums which outline the contributions and leave conversion for the specific groups.

ROLL CALL VOTE

AYES: Symbal, White, Rhein, Zyburt, Engle, Lynch

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

SOFTBALL WAIVER FOR BEAVER GROVE FOR SPECIAL EVENT GAME.

White moved, Engle supported that the Chocolay Township Board waives the \$100.00 in user fees for the benefit softball games.

MOTION CARRIED

DISCUSS INDUSTRIAL DISTRICT AMENDMENT PUBLIC HEARING

Manager De Groot explained that the Planning Commission will be looking at amending the industrial district to include residential in certain situations. There will be a public hearing on Monday, April 17 at the Planning Commission meeting concerning this subject.

MANAGER UPDATE FOR THE SEWER AND BUDGET

Township Manager De Groot reviewed the budget process, and how this pertains to our Grant Coordinator position. In the 1st quarter of 2023, the Township has already secured \$68,898 in grant funding due to the efforts of Joe Neumann, our Grant Coordinator. These grants cover some

training opportunities, along with major sewer equipment (SCADA and generator). Another \$600,000 is being reviewed at this time, and if awarded, would be used to offset upgrades to the Marina and Beaver Grove and other projects we have in our budget. Money is being requested from Senator Gary Peter's office. Also, there are some fire department grants that would be used to cover SCBA equipment and radios - Community Foundation may be able to offset. Our local match for the above would be \$100,000, which is currently set aside in our budget.

Police Intern Program – two qualified candidates have passed the prerequisite testing for the Police Academy which starts on May 8. If they are successful, they will be joining the Chocolay police force in August. They would become full time police officers replacing Zane Weaver and Jack Vogler. The two candidates have been working part-time for the past two months with our police force. Both are local – one already lives in the Township and the other is looking to relocate to Chocolay.

Sewer – there are some concerns on Lift Station 3 – there appears to be a blockage caused by construction stone which is making its way into the wet well. So far, it has not caused any damage. We will be investigating the cause of this. There is still approximately \$100,000 in retainage with Oberstar.

White asked about the Assessing Assistant position – De Groot explained that this is a Township employee and that we pay for the position.

BOARD MEMBER COMMENTS

Don Rhein – None

Kendra Symbal – None

Judy White – None

Dave Lynch – Kawbawgam parking lot was not closed out during the thaw and is a mud pit right now – wondered if we had considered an aggregate base.

Ben Zybert – None

Max Engle - None

Richard Bohjanen – Absent

PUBLIC COMMENT - NONE

Zybert moved, Engle supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 6:05 p.m.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes – Chocolay Township Planning Commission; Regular Meeting of March 20, 2023, Draft.

- B. Minutes - Marquette County Solid Waste Management Authority, Regular Meeting of March 15, 2023, Draft.
- C. Minutes – Marquette County Road Commission; Township Relations Committee Meeting of February 2, 2023, Draft.
- D. Information – Marquette County Road Commission; 2023 Local Construction Projects.
- E. Information – Marquette County Road Commission; May 2022 Storm Damage Projects.
- F. Information – Marquette County Road Commission; 2023 Organizational Chart.
- G. Information – Chocolay Township Newsletter – March 2023
- H. Information – Toys for Tots
- I. Correspondence – Ellen Fassbender, 124 Fassbender Road.
- J. Correspondence – Jim Henning, 151 Fassbender Road

Max Engle, Clerk

Richard Bohjanen, Supervisor

REVENUE AND EXPENDITURE REPORT FOR CHOCOLAY TOWNSHIP
 PERIOD ENDING 04/30/2023
 % Fiscal Year Completed: 32.88

ACCOUNT DESCRIPTION	2023		YTD BALANCE 04/30/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
000.000	2,779,572.00	2,779,572.00	223,888.37	2,555,683.63	8.05
TOTAL REVENUES	<u>2,779,572.00</u>	<u>2,779,572.00</u>	<u>223,888.37</u>	<u>2,555,683.63</u>	<u>8.05</u>
103.000 - TOWNSHIP BOARD	192,694.00	192,694.00	59,131.87	133,562.13	30.69
175.000 - TOWNSHIP SUPERVISOR	20,399.00	20,399.00	4,389.42	16,009.58	21.52
190.000 - ELECTION DEPARTMENT	30,192.00	30,192.00	4,781.23	25,410.77	15.84
202.000 - ASSESSOR	73,936.00	73,936.00	18,160.96	55,775.04	24.56
215.000 - CLERK	142,503.00	142,503.00	45,193.90	97,309.10	31.71
247.000 - BOARD OF REVIEW	2,753.00	2,753.00	970.22	1,782.78	35.24
253.000 - TREASURER	75,625.00	75,625.00	27,994.19	47,630.81	37.02
258.000 - TECHNOLOGY	47,321.00	47,321.00	17,642.02	29,678.98	37.28
265.000 - TOWNSHIP HALL & GROUNDS	200,455.00	200,455.00	15,675.52	184,779.48	7.82
285.000 - OTHER GENERAL GOVERNMENT	466,562.00	466,562.00	182,810.92	283,751.08	39.18
305.000 - POLICE DEPARTMENT	531,101.00	531,101.00	116,073.79	415,027.21	21.86
340.000 - FIRE DEPARTMENT	207,447.00	207,447.00	20,603.06	186,843.94	9.93
440.000 - STREETS	22,750.00	22,750.00	6,306.13	16,443.87	27.72
526.000 - SANITARY LANDFILL	35,300.00	35,300.00	1,399.44	33,900.56	3.96
756.000 - RECREATION AND PROPERTIES	570,751.00	570,751.00	36,290.74	534,460.26	6.36
800.000 - ZONING	124,965.00	124,965.00	37,322.32	87,642.68	29.87
805.000 - ZONING/PLANNING COMMISSION	12,754.00	12,754.00	2,406.17	10,347.83	18.87
815.000 - ZONING/APPEALS BOARD	4,569.00	4,569.00	605.84	3,963.16	13.26
TOTAL EXPENDITURES	<u>2,762,077.00</u>	<u>2,762,077.00</u>	<u>597,757.74</u>	<u>2,164,319.26</u>	<u>21.64</u>
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	2,779,572.00	2,779,572.00	223,888.37	2,555,683.63	8.05
TOTAL EXPENDITURES	<u>2,762,077.00</u>	<u>2,762,077.00</u>	<u>597,757.74</u>	<u>2,164,319.26</u>	<u>21.64</u>
NET OF REVENUES & EXPENDITURES	17,495.00	17,495.00	(373,869.37)	391,364.37	2,137.01

04/13/2023

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 04/13/2023 - 04/13/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING			
04/13/2023	26066	ALGER-DELTA CO-OPERATIVE	1,846.89
04/13/2023	26067	AMAZON CAPITAL SERVICES	251.73
04/13/2023	26068	ANDERSON, TACKMAN & CO.	1,450.00
04/13/2023	26069	BARAGA TELEPHONE COMPANY	2.52
04/13/2023	26070	BENSINGER, COTANT, & MENKES,PC	1,104.00
04/13/2023	26071	CHOCOLAY TWP. VOL. FIRE. DEPT.	327.60
04/13/2023	26072	DALCO	57.00
04/13/2023	26073	DLP MQT PHYSICIAN PRACTICES, INC	363.00
04/13/2023	26074	ELAN FINANCIAL SERVICES	739.34
04/13/2023	26075	GOVDIRECT	1,998.53
04/13/2023	26076	LASCO DEVELOPMENT CORPORATION	405.00
04/13/2023	26077	MENARDS	576.26
04/13/2023	26078	MESC-STATE OF MICHIGAN	2,128.00
04/13/2023	26079	NMPSA	25.00
04/13/2023	26080	PENINSULA FIBER NETWORK LLC	506.90
04/13/2023	26081	PITNEY BOWES, INC	66.39
04/13/2023	26082	VERIZON	527.95
04/13/2023	26083	WASTE MANAGEMENT OF WI-MN	274.86
04/13/2023	26084	WEX BANK	1,467.20
04/13/2023	26085	WOLVERINE DOOR SERVICE	154.00

GEN TOTALS:

Total of 20 Checks:	14,272.17
Less 0 Void Checks:	0.00
Total of 20 Disbursements:	14,272.17

GENERAL FUND	\$ 9,868.15
CAPITAL FUND	\$ 1,998.53
SEWER FUND	\$ 2,405.49
	\$ 14,272.17

04/26/2023

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 04/26/2023 - 04/26/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING			
04/26/2023	26086	ACE HARDWARE	19.58
04/26/2023	26087	AMAZON CAPITAL SERVICES	730.36
04/26/2023	26088	AXON ENTERPRISE, INC	495.00
04/26/2023	26089	BRAD JOHNSON	783.96
04/26/2023	26090	CITY OF MARQUETTE	6,092.91
04/26/2023	26091	DELTA DENTAL	987.64
04/26/2023	26092	ICMA RENEWAL MEMBERSHIPS	506.19
04/26/2023	26093	LAFAYETTE COLLISION CENTER, INC.	6,019.39
04/26/2023	26094	LASCO DEVELOPMENT CORPORATION	1,032.00
04/26/2023	26095	MARQUETTE BD OF LIGHT & POWER	3,874.64
04/26/2023	26096	MEDICAL AIR SERVICES ASSOCIATION	144.00
04/26/2023	26097	MENARDS	897.17
04/26/2023	26098	MICHIGAN ASSOC. OF PLANNING	725.00
04/26/2023	26099	MICHIGAN MUNICIPAL EXECUTIVES	425.00
04/26/2023	26100	MINING JOURNAL	264.33
04/26/2023	26101	NAPA AUTO PARTS	288.97
04/26/2023	26102	O'REILLY AUTOMOTIVE INC.	7.99
04/26/2023	26103	OBERSTAR	366.00
04/26/2023	26104	ODP BUSINESS SOLUTIONS LLC	56.06
04/26/2023	26105	PITNEY BOWES, INC	2,500.00
04/26/2023	26106	POMP'S TIRE SERVICE, INC.	923.30
04/26/2023	26107	QUALITY CAR CARE CENTER	78.00
04/26/2023	26108	RINGCENTRAL INC	1,554.05
04/26/2023	26109	SBAM PLAN	12,400.85
04/26/2023	26110	SEMCO ENERGY GAS COMPANY	1,476.46
04/26/2023	26111	SMALL BUSINESS ADMINISTRATIVE	249.00
04/26/2023	26112	STANDARD INSURANCE COMPANY	751.45
04/26/2023	26113	TONY CARRICK	429.89
04/26/2023	26114	VSP-VISION SERVICE PLAN	615.05
04/26/2023	26115	WASTE MANAGEMENT OF WI-MN	150.00

GEN TOTALS:

Total of 30 Checks:	44,844.24
Less 0 Void Checks:	0.00
Total of 30 Disbursements:	44,844.24

GENERAL FUND	\$ 30,262.87
CAPITAL FUND	\$ 6,019.39
SEWER FUND	\$ 8,561.98
	\$ 44,844.24

Chocolay Township Payroll

Date	Amount	Check Numbers
April 13, 2023	\$ 27,234.88	DD3215 - DD3250
BIWKLY / FIRE	\$ 3,286.27	11344 - 11349
	\$ 8,146.47	Federal ACH
	\$ 1,378.92	Michigan ACH
	\$ 3,561.91	Mers ACH Employer/Employee
	\$ 43,608.45	Total Payroll
April 27, 2023	\$ 27,832.34	DD3251- DD3280
BIWKLY / MTHLY	\$ 3,185.71	11350 - 11355
	\$ 8,995.42	Federal ACH
	\$ 1,462.30	Michigan ACH
	\$ 3,707.58	Mers ACH Employer/Employee
	\$ 45,183.35	Total Payroll



Suggested Motion: Consider the First Reading of the Draft Industrial District Ordinance

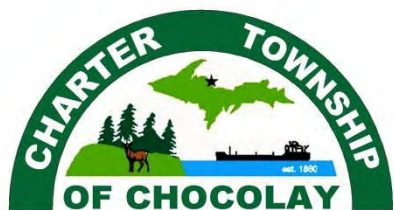
Meeting: Discussion May Board Meeting

Date: May 8, 2023

Suggested Motion:

_____ Moved; _____ Supported that the Chocolay Township Board accept the draft Industrial District Conditional Use Proposal for first reading and public review.

Simple Majority Vote:



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Issue Brief: #34-23-01 Proposed Language Changes for the Industrial Zoning District

Meeting: Board Meeting

Date: May 8, 2023

Issue Summary

Should the Board support the Planning Commission by adding two conditional uses to the Industrial zoning district in the Township *Zoning Ordinance*?

Background

Commissioners asked staff to add single family dwellings and registered rental dwellings to the Industrial (I) zoning district for consideration at the January 2023 meeting. They also decided to consider changing that portion of the Industrial zoning district to Commercial consistent with the Master Plan.

At the March meeting, staff presented the issues related to the absence of a public hearing meeting. Further considerations were necessary to address the rezoning question. Language does not exist in the current zoning ordinance to consider rezoning to a commercial / mixed use question or to rezone the property to the criteria outlined in the Township master plan.

After the explanation, Commissioners reviewed four options for updating the Township *Zoning Ordinance* to accommodate residential use in the Industrial zoning district. Of those options, Commissioners decided to proceed with reviewing the potential addition of two conditional uses to the Industrial zoning district: 1) Single family residential and 2) Registered Rental Dwellings. Commissioners also decided to move forward with a public hearing regarding the issue to be held at the April 17 meeting.

The Planning Commission held a Public Hearing on April 17, 2023. Public notices were sent to property owners within all current Industrial Zoned properties and all properties within 500 feet of an Industrial Zoned parcel. Comments were heard both in support and one comment of non-support.

The Planning Commission reached the following conclusions and voted to recommend adoption:

Amend the Industrial District Zoning Ordinance to include Conditional Uses:

Single family residential;

Sloan moved, and Gencheff seconded, that the proposed language for the Township Zoning Ordinance listed as change number 34-23-01 to add single family dwellings as a conditional use to the Industrial zoning district be accepted as presented with the following findings of fact:

- 1) We find that it's under the Planning Commission purview to make recommendations that guide the control of development in the Township. This area is more commercial in nature with light industry. It is complementary to a mixed use neighborhood.*
- 2) We also find that it is in the general spirit of the master plan that this area is expected to evolve over time to become a mixed use neighborhood that is able to accommodate a variety of needs and uses.*

Vote: Ayes: 5 Nays: 1 (Milton) Motion carried



Registered Rentals Dwellings:

Sloan moved, and Meister seconded that the proposed language for the Township Zoning Ordinance listed as change number 34-23-01 to add Registered Rental Dwellings as a conditional use to the Industrial zoning district, and a statement be accepted as revised with the following findings of fact:

- 1) That an intent statement be added to the Township Zoning Ordinance that states the intent of the conditional rentals would be to allow employees or immediate family to be able to stay in proximity to the business and not to be open to general rentals.*
- 2) We find that it's under the Planning Commission purview to make recommendations that guide the control of development in the Township. This area is more commercial in nature with light industry that is complementary to a mixed use neighborhood.*
- 3) We also find that it is in the general spirit of the master plan that this area is expected to evolve over time to become a mixed use neighborhood that is able to accommodate a variety of local uses and needs.*

Vote: Ayes: 5 Nays: 1 (Milton) Motion carried

Sloan moved, and Meister seconded that "and that the proposed language be forwarded to the Township Board for consideration" be added to the first motion

Vote: Ayes: 6 Nays: 0 Motion carried

Analysis

The rezoning process has been followed by the Township Planning Commission. With this recommendation, the Industrial District would be expanded to allow for more property rights than currently exist. The Township Master Plan suggests the expansion of property rights within the Industrial District. There is a concern about mixed uses and this should be reviewed on a case by case basis to ensure general safety. This is the reason why the Planning Commission's desire was to ensure it remained a conditional use approve requirement.

Staff Recommendations

The information is ready for the first read by the Township Board.

Author: Dale Throenle, Bill De Groot

Date: May 3, 2023

Attachments

- 1. Proposed Township Zoning Ordinance changes*
- 2. Industrial Zoning District public hearing notice*
- 3. Industrial Zoning District public hearing notification letter*
- 4. Cherry Creek Industrial Zone Map*
- 5. Cherry Creek Property Owner Notification List*
- 6. US-41 South Industrial District Map*
- 7. US-41 South Property Owner Notification List*
- 8. M-28 Industrial District Map*
- 9. M-28 Property Owner Notification List*

PROPOSED TOWNSHIP ZONING ORDINANCE CHANGES

Change Number 34-23-01

Description	Add conditional uses for residential use to the <i>Industrial</i> zoning district.
Changes	Update section 4.6 (C) <i>Conditional Uses</i> to add residential uses as a conditional use for the district.
Affects	All parcels zoned <i>Industrial</i>
Notes	Requires conditional use application from property owner.

Current Zoning Ordinance

4.6 Industrial District (I)

(A) Intent

To establish and preserve a district for industrial use along with those commercial uses which are more compatible with industrial than with other commercial uses.

(B) Permitted Principal Uses

1. Motor vehicle sales, service, and rental
2. Construction and farm equipment sales
3. Sales of mobile homes, campers, recreational vehicles, boats, and monuments
4. Wholesale and storage uses
5. Food packaging and bottling works
6. Commercial printing and newspaper offices
7. Contractor's yards and shops
8. Laundry, cleaning and dyeing plants
9. Office buildings

(#34-13-05)

(C) Conditional Uses

1. WECS
2. Other industrial uses, such as manufacturing, research, high technology, and business parks
3. Trails
4. Wireless Communication Facilities
5. Outdoor wood boilers (see Section 6.5) (#34-13-05)
(#34-18-02)
6. Indoor sport shooting range or indoor range (#34-18-05)

Proposed Zoning Ordinance Changes

1) Add the following items under section 4.6 (C) *Conditional Uses*:

7. Single family dwellings (#34-23-01)
8. Registered Rental Dwellings (#34-23-01)



**NOTICE OF PUBLIC HEARING
CHARTER TOWNSHIP OF CHOCOLAY**

The Chocolay Township Planning Commission will hold a public hearing on Monday, April 17, 2023 at 6 PM at the Chocolay Township Fire Hall at 5010 US 41 South, Marquette, MI to hear public comment on proposed changes to the Township *Zoning Ordinance*, section 4.6 (C) for the Industrial zoning district, #34-23-01.

The proposed changes would add Single Family Dwellings and Registered Rental Dwellings as conditional uses in the Industrial zoning district.

A copy of the language is available for review and inspection at the Chocolay Township office Monday through Friday 8:00 AM to 4:30 PM and can also be viewed at www.chocolay.org. Questions or comments can be directed to the Planning Director at 906.249.1448, sent to the Township office, or submitted via email (publiccomment@chocolay.org). Comments will be received until 12:00 PM April 12, 2023.



Charter Township of Chocolay

5010 US 41 South
Marquette, MI 49855
Phone: 906-249-1448 Fax: 906-249-1313
www.chocolay.org

March 31, 2023

Property owners within 500' of a property zoned Industrial within Chocolay Township

Re: Public Hearing #34-23-01 to Add Conditional Uses to the Industrial Zoning District

Dear property owner:

The Chocolay Township Planning Commission will hold a public hearing on Monday, April 17, 2023 at 6 PM at the Chocolay Township Fire Hall at 5010 US 41 South, Marquette, MI to hear public comment on proposed changes to the Township Zoning Ordinance, section 4.6 (C) for the Industrial zoning district, #34-23-01.

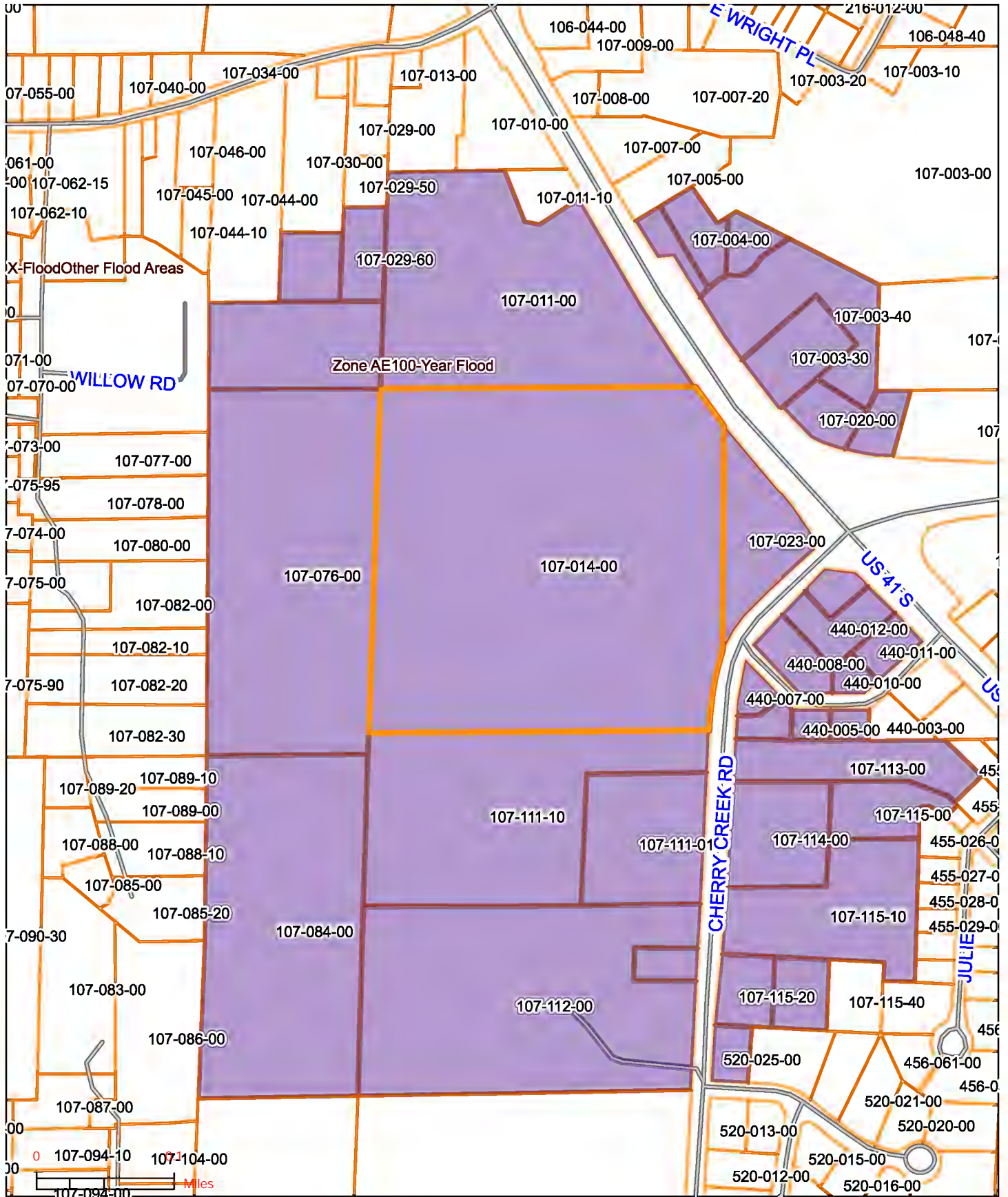
The proposed changes would add *Single Family Dwellings* and *Registered Rental Dwellings* as conditional uses in the Industrial zoning district.

A copy of the language is available for review and inspection at the Chocolay Township office Monday through Friday 8:00 AM to 4:30 PM and can also be viewed at www.chocolay.org. Questions or comments can be directed to the Planning Director at 906.249.1448, sent to the Township office, or submitted via email (publiccomment@chocolay.org). Comments will be received until 12:00 PM April 12, 2023.

Sincerely,

Dale Throenle
Planning Director / Zoning Administrator

Industrial District 1 - US 41 South / Cherry Creek Industrial Zone notification map



52-02-107-115-10
BEYER PATRICK J
217 CHERRY CREEK RD
MARQUETTE MI 49855

52-02-107-115-00
BEYER PATRICK J JR & ERIN
200 JEAN ST
MARQUETTE MI 49855

52-02-440-013-00
FLAGSTAR BANK FSB
5151 CORPORATE DRIVE
TROY MI 48098

52-02-107-111-10
FRACO INC
200 CHERRY CREEK RD
MARQUETTE MI 49855

52-02-107-112-00
FRAZIER TRUST
FRAZIER JULIE
5048 US 41 SOUTH
MARQUETTE MI 49855

52-02-107-003-40
FREMONT COMMONS LLC
431 E RIDGE ST
MARQUETTE MI 49855

52-02-440-004-00
GENSCHAW CHARLES
2870 WRIGHT ST
MARQUETTE MI 49855

52-02-440-005-00
GOSPEL OPPORTUNITIES INC
130 CARMEN DR
MARQUETTE MI 49855

52-02-107-020-00
IRONWOOD OIL CO #231
PROPERTY TAX DIVISION
PO BOX 1224
MINNEAPOLIS MN 55440

52-02-107-111-20
JOHNSON THOMAS E & JULIE A
224 CHERRY CREEK RD
MARQUETTE MI 49855

52-02-440-010-00
LOFARO ANTHONY J
1801 MILDRED AV
MARQUETTE MI 49855

52-02-107-113-00
LSS MANOR INC CHOCOLAY
CHERRY CREEK VILLAGE 9610
6737 W WASHINGTON ST STE 2275
MILWAUKEE WI 53214

52-02-107-030-10
LUND ADAM & ANNE
228 SILVER CREEK RD
MARQUETTE MI 49855

52-02-107-003-30
M K ENTERPRISES INC
1330 US 41 W
ISHPEMING MI 49849

52-02-440-008-00
MARQUETTE CO HABITAT FOR HUMANITY
PO BOX 213
MARQUETTE MI 49855

52-02-107-023-00
MARQUETTE COMMUNITY FCU
1230 W WASHINGTON ST
MARQUETTE MI 49855

52-02-107-029-60
MAYNARD TRUST
MAYNARD ROBERT F/ GEORGIANNA
2185 SILVER CREEK RD
MARQUETTE MI 49855

52-02-107-111-01
ORAKA EMEKA
109 STEARMAN RED
FAYETTEVILLE GA 30214

52-02-520-025-00
PERTTUNEN PAULETTE
TIMBER RIDGE CONSTRUCTION
106 EWING PINES DRIVE
MARQUETTE MI 49855

52-02-107-006-00
PIONEER DEVELOPMENT INC
5063 US 41 S
MARQUETTE MI 49855

52-02-107-022-00
RJR MGT GROUP LLC
5099 US 41 S
MARQUETTE MI 49855

52-02-440-006-00
THE COMPOUND PROPERTIES LLC
1202 DIVISION ST
MARQUETTE MI 49855

52-02-107-004-00
THE WAHL LLC
723 N THIRD ST #1
MARQUETTE MI 49855

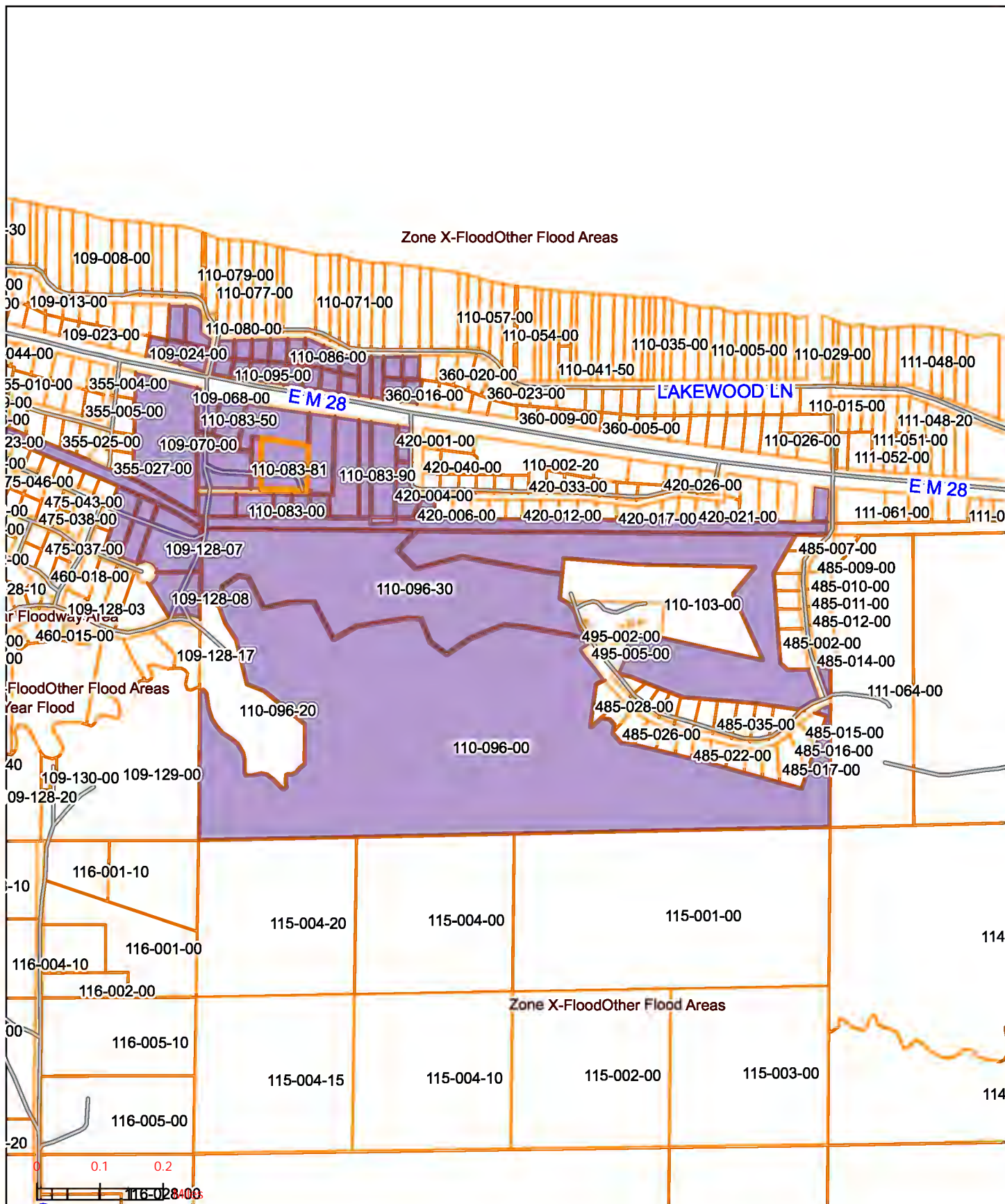
52-02-440-007-00
UP PIES INC
PO BOX 126
MUNISING MI 49862

52-02-107-001-00
WAHLSTROM STEVE
THE LARK
723 N 3RD
MARQUETTE MI 49855

52-02-107-115-30
WARRENS AMANDA & R B
219 CHERRY CREEK RD
MARQUETTE MI 49855

52-02-107-011-00
WILLOW FARM
5048 US 41 S
MARQUETTE MI 49855

Industrial District 2 - US 41 South notification map



52-02-110-083-50
1500 E M28 LLC
1500 M28 SUITE B
MARQUETTE MI 49855

52-02-110-065-10
BECKMAN WILLIAM J & GLENN E
& DOROTHY
22 MORGAN MEADOWS
MARQUETTE MI 49855

52-02-110-089-00
BENGRY RUSSELL
1431 M28 E
MARQUETTE MI 49855

52-02-360-017-00
COLLICK JULIA A
618 LAKEWOOD LN
MARQUETTE MI 49855

52-02-109-024-00
DAMBERG EDILTRUDE F & DAVID
1411 M28 E
MARQUETTE MI 49855

52-02-110-093-30
DELLIES CALVIN
1441 M28 E
MARQUETTE MI 49855

52-02-109-083-00
DNR REAL ESTATE DIVISION
PAYMENT IN LIEU OF TAXES
PO BOX 30028
LANSING MI 48909

52-02-110-083-81
DOCKSIDE STORAGE LLC
903 DIVISION ST
MARQUETTE MI 49855

52-02-110-093-20
DOTT JOHN R & DAWN M
1447 M28 E
MARQUETTE MI 49855

52-02-110-083-80
ENSERV MIDWEST LLC
STERICYCLE
PO BOX 4747
HINSDALE IL 60522-4747

52-02-110-063-50
EPPINGA LAURA L
614 LAKEWOOD LN
MARQUETTE MI 49855

52-02-110-063-10
ERICKSON KIM F & PAMELA J
120 DANA LN
MARQUETTE MI 49855

52-02-110-086-00
FENDE IVAN J
THOMPSON KAREN K
600 LAKEWOOD LN
MARQUETTE MI 49855

52-02-110-083-00
GIVE EM A BRAKE SAFETY LLC
2610 STANFORD AV
GRANDVILLE MI 49418

52-02-110-083-40
GIVE' EM A BREAK SAFETY
2610 SANFORD AVE
GRANDVILLE MI 49418

52-02-110-083-96
GUTZMAN DALE R
1523 M28 E
MARQUETTE MI 49855

52-02-360-016-00
HARRINGTON ROBERT P
MAKI DEANNA LYNN
1467 M28 E
MARQUETTE MI 49855

52-02-110-081-00
HARVEY EUGENE D & DEBRA J
602 LAKEWOOD LN
MARQUETTE MI 49855

52-02-109-027-00
HAWKINS HOLDINGS LLC
1483 M 28 E
MARQUETTE MI 49855

52-02-109-128-00
HENDRICKSON JILL A
2023 M28 E
MARQUETTE MI 49855

52-02-109-066-00
HOLDWICK DANIEL & NANCY
3224 US 41 W #303
MARQUETTE MI 49855

52-02-110-085-00
HOLLOWAY RUSSELL M & CYNTHIA M
572 LAKEWOOD LN
MARQUETTE MI 49855

52-02-109-128-07
HORSLEY KRISTIN
105 PINE CONE TRAIL
MARQUETTE MI 49855

52-02-110-091-00
HOULT JERRY L & REBECCA L
1435 M28 E
MARQUETTE MI 49855

52-02-420-001-00
HUDSON KATHLEEN
104 DANA LN
MARQUETTE MI 49855

52-02-110-065-05
KANGAS CHRISTOPHER & KATLIN
610 LAKEWOOD LN
MARQUETTE MI 49855

52-02-109-025-00
KIMMES TIMOTHY J & REGINA R
576 LAKEWOOD LN
MARQUETTE MI 49855

52-02-110-083-60
LAJEUNESSE ROBERT T JR & KATHRYN L
407 LITTLE LAKE RD
MARQUETTE MI 49855

52-02-110-083-10
LAKENEN HOLDING CO LLC
120 INDUSTRIAL DR
MARQUETTE MI 49855-9586

52-02-110-083-30
LAKENEN HOLDING COMPANY LLC
110 TIMBER LN
MARQUETTE MI 49855

52-02-110-084-00
LEE TIMOTHY S & DEBRA J
586 LAKEWOOD LN
MARQUETTE MI 49855

52-02-110-094-00
LIUBAKKA JULIA D
606 LAKEWOOD LN
MARQUETTE MI 49855

52-02-110-083-95
MARQUETTE FENCE CO INC
1446 M28 EAST
MARQUETTE MI 49855

52-02-110-083-70
MARQUETTE FENCE COMPANY
1446 M28 E
MARQUETTE MI 49855

52-02-110-083-90
MC KIE MICHAEL R & ANGELA
1460 M28 E
MARQUETTE MI 49855

52-02-110-063-00
MCGLADDERY GUY P & DAWN
8444 CO RD 550
MARQUETTE MI 49855

52-02-110-095-00
MERCURE ROBERT S & PATTIE S
1427 M28 E
MARQUETTE MI 49855

52-02-109-128-06
MOORE HEIDI L & SARAH E
103 PINE CONE TRAIL
MARQUETTE MI 49855

52-02-420-002-00
PAVEGLIO TERRY
108 DANA LN
MARQUETTE MI 49855

52-02-110-093-00
PLOURDE JEFFREY R & DENISE R
1451 M28 E
MARQUETTE MI 49855

52-02-110-092-00
RACINE NICK & PETERSON SALOME
1439 M28 E
MARQUETTE MI 49855

52-02-110-081-50
RASKIN LEONARD
604 LAKEWOOD LN
MARQUETTE MI 49855

52-02-420-003-00
ROWE EMILEE A
112 DANA LN
MARQUETTE MI 49855

52-02-420-006-00
SEEKE NADINE TRUST
NADINE L SEEKE REV LIVING TRUST
124 DANA LN
MARQUETTE MI 49855

52-02-360-018-00
ST AMOUR SHARON C
622 LAKEWOOD LN
MARQUETTE MI 49855

52-02-109-016-00
STOBELAAR CARL
907 W BLUFF ST
MARQUETTE MI 49855

52-02-110-090-00
TERPENING ROB L & GRACE A
1423 M28 E
MARQUETTE MI 49855

52-02-360-015-00
THOMAS DAVID & ALMA
1471 M28 E
MARQUETTE MI 49855

52-02-110-087-00
TROMBLY TRUST
TROMBLY LYLE F/ CHRISTINE L
590 LAKEWOOD LN
MARQUETTE MI 49855

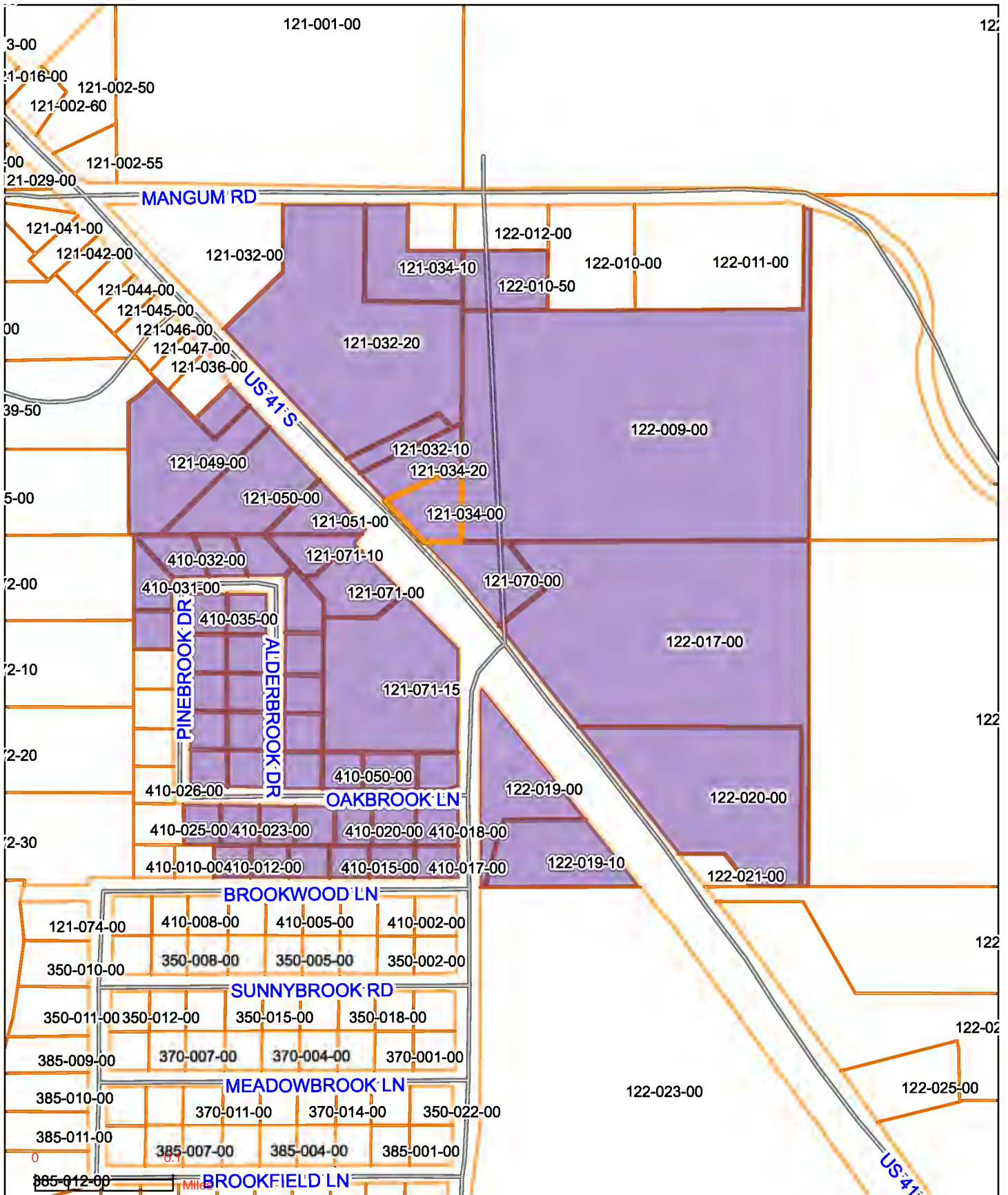
52-02-420-004-00
UREN JOSEPH
116 DANA LN
MARQUETTE MI 49855

52-02-109-128-08
VANDEN AVOND STEPVEN P & LAURA R
107 PINE CONE TRAIL
MARQUETTE MI 49855

52-02-109-068-00
VARVIL DANA
144 BREWER DR
MARQUETTE MI 49855

52-02-110-088-00
WALDEN STEPHAN
CARPENTER MARLENE
594 LAKEWOOD LN
MARQUETTE MI 49855

Industrial District 3 - M-28 East notification map



52-02-121-071-15
ALDER PROPERTIES LLC
429 N 3RD ST
MARQUETTE MI 49855

52-02-410-012-00
ALEXANDER WILLIAM/ TERRI
321 BROOKWOOD LN
MARQUETTE MI 49855

52-02-410-039-00
ALGOE CHRISOPHER J
223 OAKBROOK LN
MARQUETTE MI 49855

52-02-121-070-00
APS STORAGE PROPERTIES LLC
1713 STATE HWY M28 E
MARQUETTE MI 49855

52-02-410-048-00
AUDETTE MICHAEL A & PETERSON KIM A
104 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-037-00
BADOUR FRANK E & BONNIE J
1417 GARFIELD
MARQUETTE MI 49855

52-02-121-034-00
BALDWIN MATHEW A & JENNIFER K
6565 US 41 S
MARQUETTE MI 49855

52-02-121-032-10
BALDWIN TRUST
BALDWIN R GARY/ NANCY J
1405 DAYBREAK DR
MARQUETTE MI 49855

52-02-410-034-00
BALKUM MICOLE M & KNOPP BRANDON
109 BIRCHBROOK LN
MARQUETTE MI 49855

52-02-122-019-00
BASAL MICHAEL P & PAMELA
200 S BIG CREEK RD
MARQUETTE MI 49855

52-02-122-020-00
BASAL MYRON FAMILY TRUST
6585 US 41 S
MARQUETTE MI 49855

52-02-410-035-00
BEAUDRY THOMAS R
164 MILLER RD
GWINN MI 49841

52-02-410-014-00
BELMORE DANIEL B
160 SHERYL ST
MARQUETTE MI 49855

52-02-410-016-00
BRADLEY DAVID & BROOKE
416 STATE HWY M553
MARQUETTE MI 49855

52-02-410-046-00
CHEVRETTE ALYSSA A
112 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-045-00
COLANTONIO TANNER
116 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-049-00
COX JASON M
211 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-019-00
DACHS-GIDDINGS SKYE
200 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-042-00
DAWYDKO JOHN M & DENISE M TRUST
109 ALDERBROOK DR
MARQUETTE MI 49855

52-02-122-019-10
DEMPSEY KURT T & LANA M
6600 US41 S
MARQUETTE MI 49855

52-02-410-030-00
EDWARDS DANA R
115 PINEBROOK DR
MARQUETTE MI 49855

52-02-410-021-00
FISK GLEN
212 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-032-00
FLOREK TRUST
FLOREK RONALD S/ ROASLEE A
101 BIRCHBROOK LN
MARQUETTE MI 49855

52-02-410-020-00
FOSCO JAMES K & KAREN R
208 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-018-00
GIDDINGS SKYE E
200 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-047-00
GOODMAN JACOB F & VANESSA
1865 E LITTLE LAKE RD
LITTLE LAKE MI 49833

52-02-410-041-00
GOULD WILLIAM
105 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-023-00
GREENLEAF EUGENE
220 OAKBROOK LN
MARQUETTE MI 49855

52-02-121-032-20
HAMARI FAMILY TRUST
HAMARI DALE M/ CHRISTINE E
114 MANGUM RD
MARQUETTE MI 49855

52-02-410-031-00
HARBENSKI BRUCE A & STEVEN J
& ETHEL E
105 PINEBROOK DR
MARQUETTE MI 49855

52-02-410-052-00
HELBERG BARBARA
MORAS BRIAN/ JOSH
201 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-022-00
JOHNSON ALLAN H
320 W BLUFF ST
MARQUETTE MI 49855

52-02-121-037-00
JUNAK DANIEL
6540 US 41 SOUTH
MARQUETTE MI 49855

52-02-121-071-10
L & H WILLIAMS PROPERTIES LLC
106 WINTERGREEN TRAIL
MARQUETTE MI 49855

52-02-410-050-00
LANYONCOX FRANCES M
209 OAKBROOK LN
MARQUETTE MI 49855

52-02-410-038-00
LAPOINTE CARL
104 PINEBROOK DR
MARQUETTE MI 49855

52-02-410-017-00
LARSON THOMAS W & LYNN F
301 BROOKWOOD LN
MARQUETTE MI 49855

52-02-121-049-00
LAWRY KIRK A & KELLY J
6548 US 41 S
MARQUETTE MI 49855

52-02-410-051-00
MORAS GEORGINE M TRUST
1219 W BIPPLEY RD
LAKE ODESSA MI 48849

52-02-410-013-00
OBERG DONALD E & LEAVER MICHELLE L
317 BROOKWOOD LN
MARQUETTE MI 49855

52-02-410-043-00
SALMI CHAD
111 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-044-00
SCHWEMIN MARK
115 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-024-00
SIMONS DENISE
224 OAKBROOK LN
MARQUETTE MI 49855

52-02-121-050-00
SLEETER JOHN E
6556 US 41 S
MARQUETTE MI 49855

52-02-410-036-00
TRACY BRENDA
112 PINEBROOK DR
MARQUETTE MI 49855

52-02-121-051-00
TRU M&S PROPERTIES LLC
121 OLD KILN ROAD
MARQUETTE MI 49855

52-02-410-015-00
VANGUNDY TASHA & WIGGINS CYNTHIA
309 BROOKWOOD LN
MARQUETTE MI 49855

52-02-121-071-00
WNR REAL ESTATE LLC
6580 US 41 S
MARQUETTE MI 49855

52-02-410-040-00
WOLF VICTORIA LYNN
101 ALDERBROOK DR
MARQUETTE MI 49855

52-02-410-033-00
WYMA DANIEL H JR & LINNEA
105 BIRCHBROOK LN
MARQUETTE MI 49855

52-02-122-009-00
ZAWADA CHRISTINA A
CHAMBERLAIN FRED D
512 RIVER ROAD
ONTONAGON MI 49953



Charter Township of Chocolay

5010 US 41 South
Marquette, MI 49855
Phone: 906-249-1448 Fax: 906-249-1313
www.chocolay.org

Meeting: May Board Meeting

Date: 05/08/23

2023 SEWER FUND BUDGET AMENDMENT TO REFLECT INCREASE IN CAPITAL OUTLAY ACCOUNT

_____ moved, _____ supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated Sewer Fund expenditures of the Township on December 12, 2022 for fiscal year 2023, and Whereas, as a result of unanticipated expenditures it is necessary to modify the aforesaid budget, Now Therefore, Be It Hereby Resolved, that the aforesaid budget be modified as follows:

ACCOUNT	PREVIOUS BUDGET	CHANGE	AMENDED BUDGET
REVENUE			
Wastewater Treatment – Miscellaneous 571.571.698	5,000.00	30,000.00	35,000.00
EXPENDITURE			
Wastewater Treatment – Capital Outlay 571.571.957.000	20,000.00	30,000.00	50,000.00

ROLL CALL

AUTHORIZATION TO EXPEND

_____ moved, _____ supported that the Chocolay Township Board authorize the expenditure of funds from 571.571.957 not to exceed \$45,000.00 to Great Lakes T.V. Seal to televise and complete our sewer main inspection program.

ROLL CALL



Issue Brief: Sewer Main Inspection Program

Meeting: Discussion May Board Meeting

Date: 4/6/2023

Issue Summary:

Request to spend capital money out of the sewer fund for televising the sanitary sewer mains.

Background:

Last year I sent out an RFP to have our sewer mains televised so I could start to put an asset management plan together on our sewer main infrastructure. My original plan was to do the televising in sections over three years and requested that the bidders bid on them each separately. The bids came in under what I was estimating and asked the Board to award the low bidder two sections (yellow and pink) and was going to have the green section completed this year. We were put on the contractors schedule for late summer and before they could get to us they had equipment break down and were unable to get the parts to fix it in a reasonable time frame putting them behind schedule and eventually not able to make it to us before winter. They told me we would be on the top of their list for this spring, and they would honor the price they had quoted us.

Last year when we put our department budgets together, I did not know that they would not be able to complete our project so I only budgeted money for the section we didn't authorize for them to televise. Since this expenses was not spent last year, the funds are still available in the sewer account. I am now asking that the Board do a budget amendment for \$30,000.00 to use the money I didn't spend last year for the televising 2 sections of sewer main and authorizing the expenditure of up to \$15,000.00 I budgeted for this year for the remaining section.

Analysis:

Last year when I sent out the RFP for televising the sewer mains, I received 3 bids back. The lowest contractor was Great Lakes T.V. Seal out of Green Bay, Wi. and they were almost \$6000.00 lower than the next cheapest bidder. They are willing to honor their pricing from last year so I feel if I were to rebid the project, the prices would be much higher this year.

Recommendation:

I am suggesting to the Township Board that they authorize the expenditure of \$15,000.00 that was budgeted this year and to do a budget amendment for \$30,000.00 that was supposed to be spent last year out of the sewer capital improvements fund to authorize Great Lakes T.V. Seal to televise our sewer mains.

Author: Brad Johnson

Date: 4/6/2023



RECREATION PASSPORT GRANT PROGRAM

RESOLUTION OF AUTHORIZATION-LOCAL UNIT OF GOVERNMENT MATCH WITH DONATED FUNDS

_____ moved, _____ supported that:

WHEREAS, The Chocolay Township Board supports the submission of an application titled “Silver Creek Tennis Court Improvement” to the Recreation Passport Grant Program for development of a renovated pickleball/tennis facility at Silver Creek Recreation Area; and,

WHEREAS, the proposed application is supported by the Township’s 5-Year Approved Parks and Recreation Plan; and,

WHEREAS, Charter Township of Chocolay is hereby making a financial commitment to the project in the amount of \$28,250 matching funds, in cash and/or force account; and,

NOW THEREFORE, BE IT RESOLVED that the Chocolay Township Board hereby authorizes submission of a Recreation Passport Grant Program application for \$84,750, and further resolves to make available a local match through financial commitment of \$28,250 (25%) of a \$113,000 project cost during the 2024 fiscal year.

AYES:

NAYES:

Absent:

MOTION APPROVED.

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and passed by _____ of _____ at their regular meeting held on May 8th, 2023 at 5:30p.m. in the Chocolay Township Fire Hall, with a quorum present.

Dated: _____

Clerk



Issue Brief: Request to Authorize Tennis Court Improvement Funds

Meeting: May Board Meeting

Date: May 8, 2023

Issue Summary:

Should the Board Authorize Staff to apply for an MDNR Passport Grant to renovate 2nd half of Silver Creek Recreation Area tennis facility?

Background:

This project will complete the second half of the project initialized with the 2016 DNR Recreation Passport Grant award. This is a four-court facility at Silver Creek Recreation Area; half of the space was renovated in 2019, and the other half comprises the 2-court area in question, which was built in 1979. The original 2 courts, built in 1972, were renovated and reconstructed in 2019 with grant funds, leaving the 2nd half of the facility in a state of progressive disrepair that has become a safety liability and hazard. The 2019 court renovation revealed only a layer of asphalt on top of existing sand instead of a proper base. This method of construction initially saved money by not installing a compacted aggregate base, but severe freeze-thaw cycles of the northern climate created cracks and holes which, after 43 years, are of sufficient size to render the facility unusable and warrant closing the courts for safety concerns. During the 2019 construction process, the decision was made to install a proper aggregate base as an unbudgeted part of the project, which led to cost overruns and ultimately the project being scaled back to half the area of the original plan. Since incorporating pickleball into the initial court reconstruct, it is rare to see the rebuilt facility empty. Completing the second half of this facility renovation will double ADA accessible recreational opportunities for decades to come.

The Board already approved Staff to apply for the Passport Grant to complete this work, but the MDNR concluded that our submission did not follow their application guidelines, specifically we were deficient in the use of their application and resolution forms.

Analysis:

The scope of the project remains the same and the previous resolution remains in effect, but the Board should amend the resolution to the new format so Staff can officially apply for MDNR grant funding.

Recommendation:

Consider directing Staff to apply for the 2023 Recreation Passport Grant to renovate the second half of the tennis facility at Silver Creek Recreation Area.

Author: Joe Neumann

Date: 5/02/2023

Reviewed by: Bill De Groot

**Chocolay Township Fire Rescue Department**

5010 US 41 South

Marquette, MI 49855

Phone 249-1448 Email firechief@chocolay.org**MEMORANDUM**

Date: 05.03.2023

TO: Bill DeGroot, Manager**FROM:** Lee Gould, Fire Chief**SUBJECT:** Wildland Truck Replacement**Introduction**

The purpose of our memo is to provide Manager DeGroot our recommendation for the replacement of our Wildland Brush Truck.

Background

In the Fall of 2022, our former Wildland Brush Truck went in for scheduled maintenance. The certified mechanic indicated the truck was structurally degraded to the point of being unsafe for driving, especially for emergency response. This truck was a 2005 Chevrolet 2500 pickup that was formerly a Department of Public Works (DPW) truck. Repair costs given by the mechanic were significantly higher than the truck was worth and he was unsure if the repairs were possible due to the extreme degradation of the structural and mechanical parts.

After discussions with yourself, it was decided to remove the truck from service. At that time we were finalizing the build of our replacement fire engine so a collective decision was made to focus our efforts on that process and discuss our replacement Wildland Brush Truck after our new fire engine was in-service.

While these have served the purpose as intended for a number of years, a more comprehensive plan for the future of this truck would better serve the township.

Wildland/Rescue Truck Planning

A quick review of options for replacement trucks indicated the former DPW trucks the fire department was using were overloaded due to the amount of Wildland Fire equipment we need to carry. Exceeding the Gross Vehicle Weight Rating presents a number of safety concerns that puts the township at risk of liability should an accident occur with a truck of this type being used when it is overloaded.

The Fire Department recognizes the need to change our approach due to a change in call responses over the years. With added water and remote rescue calls, a new Wildland Brush Truck would also serve the purpose of a Water and Remote Rescue Truck. With several homes built in remote areas of our township preventing larger fire apparatus from accessing them, this unit will also serve as a remote structure fire truck. Our goal is to make this truck a multi emergency response unit to best serve the citizens in our township. This is a change as previously this truck was just a Wildland Brush Truck. Having a truck that fits multiple emergency response needs and last 20 years fills the need of the township moving forward.

The Fire Department is looking at the most cost-effective option for truck replacement. The most budget consensus plan would be to purchase a heavy duty 1-ton or larger crew cab truck and chassis that will handle the amount of equipment we need to carry from a dealer either through a bid or off MIDEALS website. We would need to purchase a compartment box which would store our Wildland and Rescue equipment. We can also mount our Water Rescue Equipment to this box so it is loaded and ready. Additional cost would include getting the truck wrapped to meet DOT regulations for emergency vehicles and adding minor additional equipment. We would use the emergency lights, skid unit and other related equipment we saved from our former Wildland Brush Truck.

Closing

At the passing of the budget for 2023, there were no funds allocated to this truck replacement. The fire department would like to prepare a plan for this truck replacement for our future and report our findings to you for discussion and consideration of a proactive plan moving forward.

The fire department is reviewing all our options for a multipurpose emergency response truck that will be capable of responding to several different types of emergencies including but not limited to:

- Wildland Brush Fires
- Water and Remote Rescue Calls
- Remote Structure Fires
- Manpower Vehicle to other Emergency Calls

This change from a single emergency response truck to a multipurpose truck is the best plan to serve the needs of our township for the future.



Simple Motion: Request to Amend the Budget for County Housing Market Study

Meeting: Discussion May Meeting

Date: May 8th, 2023

Simple Motion

I, _____ move that the Board amend the FY 2023 Budget, Township Board Allocation, from 101.103.956.000 Miscellaneous from \$11,700.00 to \$15,200.00 (or \$3,500.00) to include the participation in a County Target Market Analysis.

Supported by:

Voice Vote:



Issue Brief: Request to Amend the Budget for County Housing Market Study

Meeting: Discussion May Board Meeting

Date: May 8, 2023

Issue Summary:

Should the Board authorize the participation in a Housing Market Analysis with other governments across Marquette County, by expending \$3,500.00?

Background:

In the development of the Chocolay Township Master Plan of 2022, we have identified housing strategies for balanced housing stock for all demographics. As such, I have been part of a County Housing Task Force.

The Marquette County Intergovernmental Housing Task Force, formed in 2021, is a consortium of local governments working together to advocate for State resources, identify regional solutions, leverage funding opportunities, and examine best practices related to housing challenges in Marquette County. To mark what inventory, we currently have and what actual factual need there is in the community, a Housing Target Market Analysis (TMA) needs to be completed by a consultant.

Understanding market conditions and future trends is crucial in addressing future housing needs. Additionally, the TMA will assist in developing a comprehensive housing strategy, which can be utilized to attract future funding sources. To that end, The Task Force has reviewed several TMA approaches and has identified a model used by a housing non-profit in Lower Northwest Michigan that would address the specific needs of Marquette County. The consultant, LandUse USA would be utilized and the cost has been estimated at \$50,000. In addition to funding for the study, funds are sought to hire a consultant to assist the Task Force and participating communities in implementing the plan at an estimated cost of \$25,000.

Analysis:

The Township does have the funds to continue to be part of this study. The implications for the Harvey and Beaver Grove areas are important to understand how housing stock will be impacted as part of the regional housing goals. As the cost of homes in other county locations increase, the stress on our community will continue to grow. The Township does have a budget line item for community involvement. I would ask that the Board consider allocating \$3,500.00 in general fund to this account so the Township can be included in the TMA.

Recommendation:

Consider directing Staff to allocate \$3,500.00 for inclusion in the County Housing TMA.

Author: Bill De Groot

Date: May 3, 2023

Reviewed by: Bill De Groot

**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, April 17, 2023 Minutes

I. Meeting Call to Order

Chair Ryan Soucy called the meeting to order at 6:00 PM.

II. Roll Call

Members present at roll call:

Ryan Soucy (Chair)
George Meister (Vice Chair)
Donna Mullen-Campbell (Secretary)
Rebecca Sloan (Vice Secretary)
Stephanie Gencheff
Kendall Milton

Members absent at roll call:

Don Rhein (Board)

Staff present:

Richard Bohjanen (Township Supervisor), Dale Throenle (Planning Director / Zoning Administrator)

III. Additional Agenda Items / Approval of Agenda

Soucy requested that new business agenda items be moved before the unfinished agenda items.

Soucy moved, Meister seconded, to approve the agenda as changed.

Vote: Ayes: 6 Nays: 0 Motion carried

IV. Minutes

A. March 20, 2023 Meeting

Soucy requested a change of wording on page four of the minutes to change the second bullet point from residential district to industrial district for the findings of fact.

Meister moved, Sloan seconded, to approve the March minutes as changed.

Vote: Ayes: 6 Nays: 0 Motion carried

V. Public Comment

Maggie Johnson, 317 Lakewood Lane

Spoke in support of permitting detached accessory dwelling units in the Township.

Mike Johnson, 14 Allen Drive, Marquette

Spoke in support of permitting both attached and detached accessory dwelling units in

the Township. He detailed the limitations in the current zoning ordinance for footprint size for an accessory dwelling unit, and the difficulties involved in directly attaching to the current dwelling. He added a request to review who can live in the attached dwelling unit.

Michael Johnson, 317 Lakewood Lane

Spoke in support of permitting detached accessory dwelling units in the Township.

VI. Public Hearings

A. #34-23-01 Proposed Changes for the Industrial Zoning District

Staff Introduction

Throenle stated the purpose of the language change was to allow for a conditional use of residential in the Industrial zoning district. He emphasized that if the language was added, the Planning Commission would conduct a public hearing for a conditional use of residential for those wishing to add a residential use to their property in the future.

Commissioner Decision

Sloan moved, Mullen-Campbell seconded, to open the public hearing.

Vote: Ayes: 6 Nays: 0 Motion carried

Public Hearing

Nancy Holdwick, 1419 M-28 East

Spoke on both her and her husband's behalf. They questioned the reasoning behind the proposed changes and wanted clarification as to the details of the proposed changes.

Rusty Northrup, owner of Marquette Fence

Asked for the reasonings for putting residential in the Industrial district, especially since the residence would be surrounded by noise and dust.

Missy Lehtomaki, Select Realty

Stated the reasoning for the request was related to the residence located at 6565 US 41 South, which is located in the Industrial zoning district. She spoke as the representative of those wishing to purchase the property.

Sam Garrow, owner of Marquette Fence

Asked if the purpose of the request was to address one owner or the entire district.

Jessica Elliston, 240 Timberlane

Stated that the residential use would have to be approved as a conditional use, and that a residence could not be approved unless that occurred.

Commissioner Decision

Meister moved, Sloan seconded, to close the public hearing.

Vote: Ayes: 6 Nays: 0 Motion carried

VII. Presentations

None

VIII. New Business

A. #34-23-01 Proposed Changes for the Industrial Zoning District

Commissioner Discussion

Milton stated he did not feel it was a good idea to allow residential in the industrial district, as anyone coming in with a manufacturing change would be required to get a conditional use permit to enhance the industrial district. He felt that residential in the industrial district was not a good addition to the district, based on the industrial uses that would surround the residential use.

Gencheff stated that she agreed with Milton in principle for the future, but that the property in question on US 41 South was different in that it was built in the 1970s, and that the uses surrounding the properties were generally commercial. She added that the Commissioners should carefully consider changing some of the industrial districts to Commercial zoning. She also noted that large scale residential uses in the Industrial zoning district would not happen. Sloan added that was not the intent; Gencheff agreed.

Meister stated that the intent was not to open the industrial district to residential zoning, but to address the unique property issue on US 41 South. Sloan added that the key for her was that the surrounding businesses were generally commercial and not industrial. Meister added that the reason for the proposal was not only to address a single property, but also to allow business owners to consider adding a place to stay on their property if they chose to do so. He added that the reasons for adding a residence would have to be presented and approved, and that the purpose of this change was not to address only one property owner.

Soucy read the findings of facts from the March meeting; the decision was in conformance with the direction of the recently passed master plan, and that the use was reasonable in the Industrial district in some circumstances as determined by the Planning Commission.

Soucy stated that any residential use in the Industrial zoning district would be considered on a case-by-case basis.

Soucy asked Throenle to explain the options for a decision on the issue. Throenle stated that there are three options: 1) deny the change, 2) to add single family dwellings to the Industrial district as a conditional use, and 3) to add registered rentals as a conditional use to the Industrial district. He added that finding of facts had to be added no matter the decision.

Commissioner Decision

Sloan moved, and Gencheff seconded, that the proposed language for the Township Zoning Ordinance listed as change number 34-23-01 to add single family dwellings as a conditional use to the Industrial zoning district be accepted as presented with the following findings of fact:

- 1) We find that it's under the Planning Commission purview to make recommendations that guide the control of development in the Township. This area is more commercial in nature with light industry. It is complementary to a mixed use neighborhood.*
- 2) We also find that it is in the general spirit of the master plan that this area is expected to evolve over time to become a mixed use neighborhood that is able to accommodate a variety of needs and uses.*

Vote: Ayes: 5 Nays: 1 (Milton) Motion carried

Commissioner Discussion

Commissioners discussed the conditional use for a registered rental dwelling in the Industrial zoning district. Sloan asked if the person requesting the residential use would have to know if the property was to be rented prior to getting approval for the conditional use. Throenle stated that two conditional use applications would have to be submitted; one for residential use on the property and the other to rent the property.

Soucy stated that the decision would be only allowed in particular circumstances. Meister added that caretakers or managers might be a possibility in the future; he was not in favor of an Airbnb-type rental.

Commissioners discussed how to ensure that future Planning Commissions understood the intent of the current Commission's intent. Meister suggested adding an intent statement in the ordinance language to clearly outline what the intent should be. Soucy asked for suggestions as for the intent language.

Meister proposed that the intent of the conditional rentals would be to allow employees or immediate family to be able to stay in proximity to the business and not to be open to general rentals. Soucy added that this would be added to the motion.

Sloan moved, and Meister seconded that the proposed language for the Township Zoning Ordinance listed as change number 34-23-01 to add Registered Rental Dwellings as a conditional use to the Industrial zoning district, and a statement be accepted as revised with the following findings of fact:

- 1) That an intent statement be added to the Township Zoning Ordinance that states the intent of the conditional rentals would be to allow employees or immediate family to be able to stay in proximity to the business and not to be open to general rentals.*
- 2) We find that it's under the Planning Commission purview to make*

recommendations that guide the control of development in the Township. This area is more commercial in nature with light industry that is complementary to a mixed use neighborhood.

- 3) *We also find that it is in the general spirit of the master plan that this area is expected to evolve over time to become a mixed use neighborhood that is able to accommodate a variety of local uses and needs.*

and that the proposed language be forwarded to the Township Board for consideration.

Vote: Ayes: 5 Nays: 1 (Milton) Motion carried

Sloan moved, and Meister seconded that “and that the proposed language be forwarded to the Township Board for consideration” be added to the first motion.

Vote: Ayes: 6 Nays: 0 Motion carried

B. Final Site Plan Review Application SR 23-04 – Ironworkers Local 8 Training Facility

Staff Introduction

Throenle introduced the revised site plan from the Ironworkers Local 8 regarding a proposed training facility that will be located on M-28 East between the hotel and Nagelkirk. He stated the plan was a formal presentation that derived from a preliminary plan that was presented at the December 2022 meeting.

Commissioner Discussion

Peter Dupuis, representing Gunlach Champion, outlined the plan for a commercial training facility for Ironworkers Local 8. He introduced Tim Roman, the business agent and training coordinator for the Ironworkers Local 8, and Ross Bennett, the chief estimator and project designer from Gunlach Champion.

Dupuis spoke on the internal details of the building and indicated that the only major change from the preliminary plan to this one was that the entry to the site moved to the east of the property from the west side. He indicated that the building height would not exceed 30 feet, and parking would be available on three sides of the building. He added that Bennett was working with MDOT to finalize the entry from M-28, and to address concerns regarding going over the bike path. He stated that there would be a septic system on site pending a perk test on the site from the Marquette Health Department, and that connection to the Township sewer system may be considered if the site did not pass the perk test.

Soucy asked what the proposed hours of use would be. Roman responded that the primary training would be February through April in blocks of time from 7 AM to 3:30 PM. He added that during non-training times, there would only be one or two staff members on site. He stated that there may be some additional training scheduled, and that there would be two social events during the year; one in the summer and the other at Christmas and scheduled quarterly meetings. He stated that there might be some Saturday training for welders.

Mullen-Campbell asked about the impact on the wedding venue next to them. Roman stated that there would be minimal impact as all noise would be contained within the building, and that training would generally end prior to a scheduled wedding.

Meister stated he was satisfied with the proposed use. He added that he wanted to know about the topography or grading since none was indicated on the plan, the sizing of the utilities, lighting specifications, and where the discharge point would be for stormwater. His concern for lighting was there were no mounting heights or specifications on lighting types indicated. He added that his primary concern was the location of stormwater retention.

Soucy indicated that the main items to look at were the driveway and the stormwater drainage.

Meister asked Throenle about the screening requirement from the commercial neighbors; Throenle responded there was no requirement for that, as they were designed for commercial to residential.

Sloan asked how far away that trainees would come for training; Roman responded that some traveled from Milwaukee to receive training in the Upper Peninsula.

Gencheff asked about the increase in parking from the preliminary plan; Dupuis responded that would be to cover the two large events that occur each year, and Ross added that was also to address the number of spots required in the zoning ordinance based on the square footage of the building.

Meister asked about machinery that may be parked in the back of the building; he asked that the storage be designated on the site plan.

Soucy asked what was driving the need for the training facility. Roman responded that the primary reasons were shortage of workers and a need for a permanent facility. Soucy added that it was a key regional project.

Commissioner Decision

After Commissioner review, Meister moved, Milton seconded, that Site Plan Review Application SR 21-64 be approved with the following conditions:

- 1) Complete proposed grading*
- 2) Proposed lighting per the application requirements*
- 3) Demarcation of where outdoor storage in the back*
- 4) Depiction that the stormwater retention is adequate and where the outflow will be*
- 5) All pending permits are secured*

Vote: Ayes: 6 Nays: 0 Motion carried

IX. Unfinished Business

A. Proposed Zoning Ordinance Definitions

Staff Introduction

Throenle stated that the definitions presented are from other sections within the Township *Zoning Ordinance*. He added that page one of the definition document included definitions that had been considered previously but were not finished.

Gencheff asked why carports were not included in the ground cover ratio definition. Throenle responded that he was not sure as that was a carryover from the 1977 ordinance. Meister said that there were reasons stated in the past, but he could not directly remember what they were. He added that some communities added carports to the ground cover ratios, while others did not. Throenle added that the time to update the language would be now if there were changes that should be made.

Milton added that the primary reason for consideration was the amount of infiltration that would occur. Meister added that the ratio was also important to reduce the overall urban look of a property.

Meister asked Throenle to look up ground cover ratio in the zoning ordinance to see how it was being used. Throenle found the floor area ratio information in section 6.1 (C), and the ground cover ratio in sections 6.1 (D) and 10.2.B.e for Planned Unit Developments. He added that those were specific to the MFR, C and I zoning districts.

Commissioners discussed whether to keep the floor area ratio and ground cover ratio definitions as they seemed to be redundant. Commissioners decided to remove the floor area ratio definition and to modify the ground cover ratio definition. Commissioners suggested changing the language in 6.1 to remove item C and modify D to make it ground cover ratio and change the percent in MFR to 40 percent.

Meister asked why woodlots were excluded from the agriculture definition. After further discussion, Commissioners decided to remove the woodlot exception from the definition.

Gencheff asked about the 30 per cent ratio for the accessory dwelling unit. She asked if the percentage should be upped to 50 per cent, and if who uses the accessory dwelling unit could be changed to accommodate additional family members or caretakers. She added that she preferred that the accessory dwelling unit should be attached. Meister responded that sometimes it is more difficult to make it attached than it is to build detached, especially when trying to do things such as plumbing and match roof lines. Milton requested that caregivers be included in the list of those that could stay in the dwelling unit.

Throenle stated that he would research what the City of Marquette did with accessory dwelling units and bring back that information back to a future meeting. Meister requested that Throenle add wells and sewage disposal to that research to determine how that would be handled with separate units.

Soucy stated that the rest of the definitions would be tabled until the next meeting.

X. Public Comment

Maggie Johnson, 317 Lakewood Lane

Spoke in support of increasing the size of detached accessory dwelling units and detaching the accessory dwelling units. She also addressed the cost and use of the unit after the original unit was no longer used as an accessory dwelling unit .

Michael Johnson, 317 Lakewood Lane

Spoke on the size of his lot and stated that an accessory dwelling unit would not absorb much of his property.

Nancy Holdwick, 1419 M-28 East

Thanked the Commissioners for letting her speak earlier in the meeting. She also spoke on the vagueness and confusion in the language of the notices that were sent out in the mail. She added comments related to the rental next to her property and complimented the Commissioners on the rental part of the Industrial zoning district discussion.

XI. Commissioner's Comments

Milton

No comments.

Gencheff

Expressed a concern that the Township was getting dangerously close to adding two residences to a property. She was looking forward to seeing what the City of Marquette had in its language.

Meister

Expressed questions regarding rentals as a result of the accessory dwelling unit question.

Soucy

Stated that he hopes that the Township digs deeper into the housing issue to determine what is best for the Township. He said he would provide additional resources for the next meeting.

Sloan

Stated comments related to rentals. She thanked Soucy for his leadership during the meeting, especially during the site plan review motion.

Mullen-Campbell

Options should be explored regarding aging in place.

XII. Director's Report

Planning / Zoning Administrator Throenle

Throenle asked the Commissioners what items they would like to see on the agenda for May. He added that there would be a pending conditional use / site plan review for the meeting.

Commissioners decided that three items should be on the agenda:

- 1) Conditional use / site plan combination
- 2) Definitions
- 3) Agriculture district discussion

Meister asked about the survey. Throenle stated the marketing plan is the next step in the FlashVote process.

Soucy and Mullen-Campbell stated that they may not be available for the next meeting.

Throenle asked the Commissioners to review the handout on training and to contact Suzanne Sundell if a Commissioner wished to attend training.

XIII. Informational Items and Correspondence

- A.** Township Board minutes – 03.13.23
- B.** Township Newsletter – March 2023
- C.** Marquette County Planning Commission minutes 03.01.23
- D.** City of Marquette Planning Commission minutes 03.07.23

XIV. Adjournment

Meister moved, Sloan seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 7:52 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Regular Meeting

April 19, 2023

DATE: Wednesday, April 19, 2023**PLACE:** Landfill Administration Complex
600 County Road NP
Marquette, MI 49855**MEMBERS PRESENT:** In Person: Randall Yelle, Glenn Adams, Dennis Honch, Dave Campana, Amy Manning, Joe Minelli and Helen Amiri (Alternate Board Member)**MEMBERS ABSENT:** None**EX OFFICIO:** Brad Austin (in person)**OTHERS:** In Person: William T. Nordeen, Attorney; Amy Stakvel, MCSWMA; John Anderson, MCSWMA; Jim Belpedio, Champion Township; and Gary Wommer, Negaunee Township.

1. Call to Order: R. Yelle called the meeting to order at 4:00 p.m.
 2. Approval of Agenda: C. Baldwin made a motion to approve the Agenda. D. Honch supported. Motion passed unanimously.
 3. Public Comment: None.
 4. Approval of Minutes
 - a. 3/15/23 – Regular Meeting
 - b. 3/15/23 – Regular Meeting with corrections
- D. Campana made a motion to approve the 3/15/23 Regular Meeting Minutes as presented. G. Adams supported. Motion passed unanimously.
5. Consent Agenda
 - a. Statistics – March 2023
 - b. Accounts Payable

- c. EGLE Landfill Gas
- d. EGLE Landfill Inspection

A. Manning made a motion to approve the Consent Agenda. C. Baldwin supported. Motion was approved unanimously.

6. Business

- a. Banking – C. Baldwin made a motion to approve the banking. G. Adams supported. Motion passed unanimously.
- b. Financials – D. Honch made a motion to approve the financials. D. Campana supported. Motion passed unanimously.
- c. Recycling Financials – J. Minelli made a motion to approve the Recycling Financials. D. Honch supported. Motion approved unanimously. J. Minelli asked if it is possible to get year to date totals and prior years to compare. B. Austin said he can do that.
- d. Reimbursements – C. Baldwin made a motion to approve the reimbursements presented. G. Adams supported. Motion approved unanimously.
- e. Draft Authority Drug and Alcohol Abuse Policy – J. Minelli made a motion to approve the draft Authority Drug and Alcohol Abuse policy. G. Adams supported. Motion approved unanimously. D. Campana asked if we can make clear that we pay for the first test and then the employee is responsible to get a negative test from a certified lab. All future tests, after the first test, will be at the employee's cost.
- f. Daily Coverage (Addition to Agenda)- D. Honch made a motion to approve the purchase of daily coverage materials. G. Adams supported. Motion approved unanimously.

7. Reports

- a. Director Report – The Director provided both a written report and an oral report.

A. Manning made a motion to approve the Director's report. D. Honch supported. Motion approved unanimously.

R. Yelle asked if there was any update on the hospital demolition? B. Austin said nothing lately. R. Yelle also asked if there was an update on installing a Semco natural gas line? B. Austin said staff is not in a position to address this at this time, but we may be able to get on the Semco schedule for Spring 2024.

- b. Attorney Report – B. Nordeen provided a written report for the Board.

G. Adams made a motion to approve the attorney's report. J. Minelli supported. Motion approved unanimously.

8. Public Comment – None.
9. Trustee Comments – J. Minelli said it is hard to hear on the Zoom connection for the meetings.
10. Adjournment. R. Yelle adjourned the meeting at 4:23 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary

DRAFT

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Stockholder's Meeting

April 19, 2023

DATE: Wednesday, April 19, 2023**PLACE:** Landfill Administration Complex
600 County Road NP
Marquette, MI 49855**MEMBERS PRESENT:** In Person: Randall Yelle, Glenn Adams, Dennis Honch, Dave Campana, Amy Manning, Joe Minelli and Helen Amiri (Alternate Board Member)**MEMBERS ABSENT:** None**EX OFFICIO:** Brad Austin (in person)**OTHERS:** In Person: William T. Nordeen, Attorney; Amy Stakvel, MCSWMA; John Anderson, MCSWMA; Jim Belpedio, Champion Township; and Gary Wommer, Negaunee Township.

1. Call to Order: R. Yelle called the meeting to order at 4:24 p.m.
2. Approval of Agenda: D. Campana made a motion to approve the Agenda. J. Minelli supported. Motion passed unanimously.
3. Public Comment: None.
4. Business: Only business was Director's Report.
5. Director's Report
 - a. Annual Report, Presentation & Comments

The Director provided both a written report and an oral report (with slides). Highlights of the oral report are:

- We have become the point of contact for recycling in the U.P.
- The pie chart showing tonnage per each constituent is consistent with past years. City of Marquette has 46.62% of tonnage, followed by City of Ishpeming with 7.23%, Forsyth Township with 6.80%, Marquette Township with 5.44%, City of Negaunee with 4.69%, Chocoley Township with 4.41%, and Negaunee Township with 3.91%. All others combined for the pie chart.
- In order to have a successful recycling program, we need increased tonnage of recyclables. We have sent letters to all 15 UP counties concerning their recyclables.
- We continue to monitor the commodity markets. The markets dropped significantly from 2021 to present.
- We received grants of \$156K from Delta County transferring their recycling to MCSWMA; \$50K for battery recycling; and \$5K for household hazardous waste program.
- PFAS is an emerging issue in the United States. EGLE's requirements are evolving.
- EGLE is looking at making changes to the rules for gas collection at landfills
- Tipping fees and fund balances were reviewed
- The Director provided a breakdown of how the tipping fees is used for various line items
- The Director provided a comparison of tipping fees across the U.P. We are among the lowest.
- The checking account decreased by about \$500K from 2021 to 2022. The Director explained the multiple reasons for the decrease.
- The Director provided a chart showing the household hazardous waste collected in 2022 and comparison to 2021.
- The Director stated the amount of leachate produced in 2022. All leachate was treated on site.
- Source-separated glass increased from 22 tons in 2021, to 500 tons in 2022. We are addressing challenges with labels on glass products. We are providing the crushed glass for a paving project being done by MTU this upcoming summer. Bacco is doing the paving and approximately 190 tons of crushed glass is needed.

- The social media campaign continued to educate the residents. The number one search item in 2022 was lithium-ion batteries. We need to continue resident education. We continue to provide tours to school students and others.
- We were a national finalist in Program of Year Award for Resource Recycling. With so many other things occurring, we did not give this the recognition it deserved.
- The Director described Facility Management and Landfill Operations in 2022.
- One of the major challenges in 2022 were lithium-ion batteries in the landfill and medical waste in the MRF and the landfill, to include sharps. The MRF also saw things such as a grenade and ammunition.
- A new fire unit was purchased for the landfill
- We are marketing the recyclables to Michigan, Wisconsin, and Canada
- Staff has been busy working on the new wastewater design
- Staff is also working on closing parts of the landfill, which will reduce the amount of leachate being created
- The Director suggested that at some point we need to look at other possible revenue sources for the landfill. He believes the staff has good prospective for possible revenue sources. One possibility is using the gas produced in the landfill for power generation.
- We also need to explore all grant opportunities
- EGLE is looking at revising the regulations for landfills that will likely increase the cost to operate landfills.

Trustee Questions for Director:

- C. Baldwin asked if the aluminum collection is meeting its goals. Director said the unit was installed in August 2022, with the first load out in January 2023. We might be a little under the expected tonnage of aluminum. Possibly because industry continues to make thinner containers. But it is a profitable commodity.
- C. Baldwin believes he recycles about 60% of his household items and the remainder goes in the waste bin. Carr wanted to know if that is typical. Director said that is very typical.

- C. Baldwin said as for the challenges with getting labels off the glass containers, we should somehow suggest to the manufacturers it would help recycling if they made the labels easier to remove.

- J. Minelli said he likes the employees having a think-tank to suggest possible revenue streams. We need to think outside of the box.

C. Baldwin made a motion to approve the Director's Report. D. Honch supported. Motion was approved unanimously.

6. Public Comments - - Gary Wommer said Negaunee Township has been using summer students to assist with the ballfields, etc. He suggested we look at summer help to give the MRF employees a break.

Gary Wommer said he watches what his residents are recycling and what they are not recycling.

7. Adjournment. R. Yelle adjourned the meeting at 5:04 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary



**MARQUETTE AREA WASTEWATER TREATMENT FACILITY
ADVISORY BOARD SPECIAL MEETING MINUTES
March 14, 2023**

A special meeting of the Marquette Area Wastewater Treatment Facility Advisory Board was held at 11:00 a.m., March 14, 2023, at the Marquette Area Wastewater Treatment Facility.

ROLL CALL

PRESENT Brad Johnson, Chocolay Township (Chair)
Leonard Bodenus, Marquette Township
George Patrick, City of Marquette
Sean Hobbins, City Marquette
James Compton, City of Marquette

ABSENT None

OTHERS Mark O'Neill, City of Marquette
Mary Schlicht, City of Marquette
Melissa Erkkila, City of Marquette

OLD BUSINESS

SOLIDS HANDLING PROJECT

M. O'Neill stated he called this meeting as a follow-up of the March 2, 2023 meeting. He stated he needs direction from the board regarding the Solids Handling Project. M. O'Neill recommends we accept the bid from Miron Construction with alternates #1 and #5 to be included. We would use the reserve fund to help pay for the project but leave \$500,000 in the fund for any unseen repairs needed in the future. The fund has about \$2.1 million dollars in it.

M. O'Neill stated he received confirmation from the State of Michigan that we would receive the low interest rate of 1.875% for the entire loan amount. The total amount borrowed is subject to change depending on contingency used.

It was moved by L. Bodenus, supported by S. Hobbins to approve the acceptance of Miron's bid with alternates #1 and #5 using a portion of the reserve funds to reduce the loan amount.
Approved 5-0.

M. O'Neill stated the next step will be to bring it to the City Commission at the April 10th meeting for approval. Future steps necessary will follow with an expected closing of the loan in June 2023. Miron will then be given a notice to proceed.



M. O'Neill stated that this is the Capitol Improvement Project the staff has been working on for a long time. This project includes smaller items that need addressing as well. He stated that he does not foresee any necessary purchases in the future except for possibly trucks. This plant will be in good shape for several years.

B. Johnson asked to confirm that this project included the necessary storage facility. M. O'Neill stated this project does include a new cake storage building, a new solids handling building, a high strength waste receiving station, oxygen at the rear of the plant to address a permit violation, and the means to add ferric chloride to the digester which has several benefits.

PUBLIC COMMENT

- None

BOARD COMMENT

- S. Hobbins stated he was glad to be here.

ADJOURNMENT

The meeting was adjourned at 11:07 a.m.



Reviewed by:
Mark O'Neill
Director of Municipal Utilities

Prepared by:
Melissa Erkkila

CHOCOLAY TOWNSHIP NEWSLETTER

April 2023

DEPARTMENT REPORTS

Assessing

By John Gehres

I've continued to organize the assessing department and prepare for field inspections this summer. Letters for the 20% reappraisal will go out this month to residents that are included in this year's inspections. Also, May brings State Equalization, where the 2023 assessments will be finalized.

Clerk

By Lisa Perry

We are in the final stages of preparing for the May 2, 2023, Special Election. As of April 29th we have issued 1152 Absentee Ballots and have received 950 back in the office. This is 83% of the Absentee Ballots having been returned.

I will have a complete report on the election in the May newsletter.

Fire Department

By Lee Gould

April was a slow month for the fire department for emergency calls. Traditionally this is not the case. Like most things, calls go in cycles so we know it will get busy soon. We were able to focus on some important training that we hold every few years. We participated in Semco Emergency Gas Line training and had the Michigan State Police UPSET division come in and hold an updated drug training. Both are important for fire departments to know what is going on in your current area to keep first responders

safe. Skandia and Sands Township Fire Departments joined us in these training sessions.

April also saw the fire department transition our equipment from the winter season to the warmer weather season and gear up for backwoods rescues and water rescues. Our summer trainings focus on these efforts also.

Public Works

By Brad Johnson

We have been having ongoing issues with a pump at lift station 3 since the station was installed. The issues have never been significant until April 7th. When we came into work on April 7th, we checked the SCADA screen and noticed that pump 1 was having issues with having run time more than 6 hours at a time. Seeing that immediately told me that something was plugged somewhere. We went down and started investigating where the issue was coming from and found that the pump was plugged. We do have the capability of pulling the pump however, with this day being good Friday and a holiday weekend we decided that it would be best to turn that pump off and run the other pump since we didn't have a reliable plan with a service truck that could help us out in the event, we had an issue with our davit crane. On the morning of April 10th, we went down and pulled the pump and found what appeared to be construction rock in the pump. On April 13th, we had the City come down with their vac truck to vac out any debris that was on the bottom of the wet well. As they reached the bottom, we noticed that there was an empty 5-gallon bucket, a piece of 2x4 and a long drill bit that were used in the



construction of the station. The bucket was the only item able to be removed with the vac truck, the other items are still in there. The only way to clean all the debris out is to bypass the sewage flow from the wet well and have a person go into the wet well and clean it out by hand.

It appears that spring showed up, we are now busy now cleaning up after the winter mess. In the next few weeks, we will be cleaning up trash in the parks, fixing any areas where we tore sod up plowing snow, grading parking lots, sweeping the bike path, chipping the Christmas trees and getting the fields ready. Once the threat of the Chocolate River flooding is over we will be installing the dock at the marina. We are opening the brush drop off on May 1st and it will run for 2 weeks.

I attended a training in Livonia Mi on Public Act 222 regarding sanitary sewer overflows and backups.

Technology

By Dale Throenle

Comments regarding the proposed Township web site have been submitted to the developer for review.

Tentative go-live for the new web site is late May/early June.

Planning / Zoning

By Dale Throenle

Planning Commission

The Planning Commissioners participated in a meeting held on April 17 in the Township Fire Hall.

There were three items on the agenda for the regularly scheduled meeting; one was considered old business, and two were considered new business. The Commissioners also conducted a public hearing regarding proposed changes to the language for the Industrial zoning district.

Commissioners decided to address new business before old business.

New Business

- 1) #34-23-01 Proposed Changes for the Industrial Zoning District
Commissioners conducted a public hearing prior to discussing this item. After discussion, the Commissioners decided to add Single Family Residential and Registered Rentals to the Industrial zoning district as conditional uses. They voted to send the language to the Board for the Board's decision on adding the language to the Township *Zoning Ordinance*.
- 2) Final Site Plan Review Application SR 23-04 – Ironworkers Local 8 Training Facility
Commissioners reviewed and discussed site plans with the applicants for a proposed Ironworkers Training Facility that will be located on M-28 East between the America's Best Value Inn and Nagelkirk Gardens.

After discussion, the Commissioners approved the site plan with some minor conditions.

Zoning

New Flood Maps

FEMA has released a preliminary mapping of flood zones in Marquette County. The new maps are available for review and comment for ninety days (comments must be submitted to FEMA by August 3). Please contact the Zoning Administrator if you have questions regarding the new mapping.

Zoning Board of Appeals

The Zoning Board of Appeals did not meet for its regular meeting in April and will not meet in May.



Police

By Liz Norris-Harr

We held DEA drug take back on April 22nd only bringing in 3 people and about 1lb of drugs. However, we had many people stop in the following week which was great.

Chief Jennings attended the UP Chief Conference here in Marquette this month. He made many new contacts and discussed employment and recruitment. Neal Rossow also did a presentation on leadership with many key takeaways.

Our Cadets start the academy on May 8th and we wish them luck!

Prescription Drug Collection

Prescription drug collection through the drop-off box at the Township Police Station.

Month 2019	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Pounds To-Date	5.5	4	8.5	7								
Pounds Year To-Date	5.5	9.5	18	25								

FOIA

REQ #	Date Rec	Res by Date	Invoice Sent	48 Days Invoice	10 day Ext-Sent	10 day Ext	Response Date	Link to Documentation	Description	First Name	Last Name
23-1	2/9/2023	2/10/2023					2/7/2023	23-1 Glendon	Police Reports	Jessica	Glendon
23-2	2/15/2023	2/21/2023					2/15/2023	23-2 Dankin	Police Reports		Ferrell
23-3	2/24/2023	3/3/2023					2/28/2023	23-3 Skyline Lien Search 02-24-23	Property Information	Skyline Lien Search	
23-4	3/6/2023	3/10/2023					3/10/2023	23-4 Hyde 03-06-23	Police Reports	George	Hyde
23-5	3/14/2023	3/20/2023					3/17/2023	23-5 Mulcahey 3-14-23	Job descriptions	Deborah	Mulcahey
23-6	3/14/2023	3/20/2023					3/16/2023	23-6 McLaughlin 3-14-23	Police Reports	Michelle	Philips
23-7	3/17/2023	3/24/2023					3/21/2023	23-7 Brjoser Request 3-17-23	Police Reports	Nicole	Brosier
23-8	3/20/2023	3/27/2023		03/24/2023	4/11/2023		4/5/2023	23-8 Mulcahey request 3-20-23	Job descriptions	Deborah	Mulcahey
23-9	3/14/2023	3/21/2023		03/21/2023	4/4/2023		3/23/2023	23-9 Metropolitan request 3-14-23	Fire Report	Metropolitan	Reporting Bureau
23-10	4/5/2023	4/12/2023					4/12/2023	23-10 Eric Riley-GFL Environmental	Refuse/Recycle Information	Eric	Riley
23-11	4/12/2023	4/18/2023					4/18/2023	23-11 Carrie Vanlandshoot 04-12-23	Police Reports	Carrie	VanLandshoot
23-12	4/14/2023	4/21/2023					4/18/2023	23-12 Tormis Request 4-14-23	Contracts and accounts receivable	Angel	Tormis/ Steep Steel
23-13	4/19/2023	4/25/2023					4/19/2023	23-13 Ryan Talbot-Flagstar Bank 4-19-23	Police Reports	Ryan	Talbot/Flagstar Bank
23-14	4/25/2023	5/2/2023		04/25/2023	5/16/2023			23-14 Miller request 4-25-23	Election Materials	Yehuda	Miller michiganops

Web Page Statistics

Year to date totals through April are shown in the table.

Month	Unique Visits	Number of Visits	Pages	Hits	Bandwidth (GB)
January	2,166	4,268	16,517	31,093	14.68
February	1,972	4,032	22,272	34,526	20.39
March	1,808	4,059	18,225	30,410	13.34
April	1,843	4,028	17,535	29,540	17.12
Totals	7,789	16,387	74,549	125,569	65.53
Averages	1,947	4,097	18,637	31,392	16.38

Highest hits per day in April for the Township web site occurred on Tuesday and the highest peak usage time was 11 PM to 12 AM.

Downloads

There were 844 downloaded documents in April. The top ten documents downloaded were:

Page	Number of Downloads
2023 Meeting Dates	104
2023 Notification Dates	100
Township Board minutes – 02.13.23	80
Township Board minutes – 01.09.23	77
Township Board minutes – 12.22.22	66
Township Board agenda materials – 04.10.23	62
Township Board minutes – combined 2014	57
FOIA request for public records	55
2023 Adopted Fee Schedule	54
Township Board minutes – combined 2016	54

Page Visits

Top ten pages visited in April were:

Top ten pages visited in July were: Page	Number of Views
Directory email	951
Agendas and Minutes – Township Board	503
Agendas and Minutes – Board of Review	316
Contacts	312
Information and Newsletters	295
Agendas and Minutes – Zoning Board of Appeals	265
Employment	257
Public Notices	252
Forms	250
Agendas and Minutes – Planning Commission	247

Zoning Permit Counts

Zoning permit counts through April, 2023:

2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
Month	Number of Permits		Approved	Denied
		Permit Type	Number	Number
January	0	Addition	1	0
February	0	Alteration	0	0
March	6	Commercial Outbuilding	0	0
April	11	Conditional Use	1	0
		Deck	1	0
		Fence	4	0
		Garage	1	0
		Grading	0	0
		Home	2	0
		Home / Garage	0	0
		Home Occupation	1	0
		New Commercial	0	0
		Outbuilding	3	0
		Pole Building	0	0
		Rezoning Application	0	0
		Sign	1	0
		Site Plan Review	2	0
		Zoning Variance Request	0	0
Total	17	Total	17	0