



CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION AGENDA
Monday, April 17, 2023 – 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Ryan Soucy (Chair)

George Meister (Vice Chair)

Donna Mullen-Campbell (Secretary)

Rebecca Sloan (Vice Secretary)

Don Rhein (Board Representative)

Stephanie Gencheff

Kendell Milton

III. ADDITIONAL AGENDA ITEMS / APPROVAL OF AGENDA

IV. MINUTES

A. March 20, 2023 Meeting

V. PUBLIC COMMENT

Limit of three minutes per person.

VI. PUBLIC HEARINGS

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

VII. PRESENTATIONS

None

VIII. UNFINISHED BUSINESS

A. Proposed Zoning Ordinance Definitions

1. Staff introduction
2. Commissioner discussion
3. Commissioner decision

IX. NEW BUSINESS

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

1. Staff introduction
2. Commissioner discussion
3. Commissioner decision

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

1. Staff introduction
2. Commissioner discussion
3. Commissioner decision

X. PUBLIC COMMENT

Any item of interest – limit 3 minutes per person

XI. COMMISSIONER’S COMMENTS

XII. DIRECTOR’S REPORT

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

Planning Commission Rules for Public Hearings and Public Comment

1. Please wait for the Planning Commission Chair to acknowledge you before speaking. Individuals not following this rule are subject to dismissal from the meeting.
2. Individuals must state their name and address for the record. Individuals representing an organization must state their name and the organization they represent for the record.
3. Give your comments, opinion and / or question on the issue being addressed. Please stay on topic or you may be ruled out of order.
4. Due to a full agenda, and to ensure that everyone has time to speak, the Commissioners will limit comments to a timed limit per person. For the same reasons, please be as brief as possible and try not to repeat what has been said by others before you.
5. No person can grant his or her time to another speaker.
6. Please be as factual as possible and do not make comments on the character of people.
7. Planning Commissioners and Township staff members are not required nor expected to respond to comments, opinions and/or questions from the floor.



**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, March 20, 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)
Don Rhein (Board)
Stephanie Gencheff
Kendall Milton

Staff present:

Bill DeGroot (Township Manager), Dale Throenle (Planning Director / Zoning Administrator)

III. Additional Agenda Items / Approval of Agenda

Meister moved, Sloan seconded, to approve the agenda as presented.

Vote: Ayes: 7 Nays: 0 Motion carried

IV. Minutes

A. February 13, 2023 Joint Meeting

Rhein moved, Milton seconded, to approve the February joint meeting minutes as presented.

Vote: Ayes: 7 Nays: 0 Motion carried

B. February 13, 2023 Regular Meeting

Rhein moved, Mullen-Campbell seconded, to approve the February regular meeting minutes as presented.

Vote: Ayes: 7 Nays: 0 Motion carried

V. Public Comment

Nancy Richards, 495 County Road 480

Spoke regarding the split of her family's property in the Agriculture Forestry district.

Missy Lehtomaki, Select Realty

Spoke on the different zoning ordinance options given regarding a property located at 6565 US 41 South and asked that the process be completed in a timely manner for all

interested parties.

VI. Public Hearings

None

VII. Presentations

None

VIII. Unfinished Business

A. Proposed Zoning Ordinance Changes

Staff Introduction

Throenle deferred the staff introduction to DeGroot.

DeGroot gave the background on the decision not to hold a public hearing regarding seven parcels located on US 41 South. He explained that the current zoning ordinance did not have an option for residential in the mixed use overlay and that the hearing could not take place because of the missing language.

He explained potential options for addressing the situation. Option one was to add residential as a conditional use in the Industrial district. Option two was to stay with the Commissioner's previous decision to rezone the properties to Commercial with a mixed use overlay, which would remove some available uses in the Industrial district and require changes to the mixed use overlay district. Option three was to write a new ordinance that followed the direction of the master plan for developing a new neighborhood mixed use district. He stated the purpose for the evening was to determine the direction the Commissioners wanted to go so that proper public notice could be posted for that choice. He added that following a finding of facts determination at the Planning Commission public hearing the determination would be forwarded to the Board for final action, regardless of the option selected.

For option one, DeGroot stated that a public hearing would be held, with the intent that all of the industrial areas would be affected. He added that the control for residential was the addition of the language as a conditional use.

For option two, DeGroot stated that three public hearings would be held, and they could be held sequentially at one meeting. He added that the direction for the change had to be for all seven property owners, not just one, and not remove land uses that were still needed.

Sloan asked what the time frame would be if option one was chosen. DeGroot responded that the applicant could apply for a conditional use application as soon as the Commissioners decided to move forward with option one.

Sloan stated that she believed that option two was the intended direction that the Commissioners had selected, as she felt the area appeared to be more commercial than industrial. DeGroot replied that if that direction was chosen, then the inherent rights of the Industrial district would be lost.

Gencheff asked if there was any current industrial activity in that area; DeGroot

responded that there was not. Rhein stated that there were rights that would be lost if the district was rezoned to Commercial. Gencheff responded that if the property owners consented that would not be a problem. Rhein responded that if any property owner rejected the change, then the process would have to be restarted.

Gencheff asked why the properties were rezoned from C-3 to Industrial. Throenle responded that C-3 in the 1977 ordinance was considered heavy manufacturing commercial, and there was no industrial district defined in that ordinance.

Soucy gave a brief background on why the discussion was taking place. He stated that the decision the Commissioners were making was not based on one property owner, but primarily for the purposes of addressing anyone who had a similar problem in the Industrial district. He stated option one would be the best solution for moving forward to resolve the issue.

Meister asked if there were any historical issues with the Industrial zoning as it is set up now, and if there were any problems with commercial type uses in those areas. Throenle responded that there was none.

DeGroot outlined the rebuild issue for the property in the district. He stated that financial lenders would not provide loans for the property as the property owner could not rebuild in the event of a total loss.

DeGroot asked the Commissioners to consider if the change they were looking at was a short term decision or if additional conversation was needed to look at matching the 2008 ordinance with the master plan.

Gencheff asked if option one could be completed in the short term while looking at other long-term solutions. Both DeGroot and Throenle stated that would be possible.

Sloan stated that the intent was to look at the longer term but that a short term solution should be considered.

DeGroot stated that the motion made in January was not driven by an applicant, which meant the Township would be making the change to the ordinance. He added that because the language did not exist in the current ordinance that the language could not be changed.

Meister stated that it would be reasonable in the Industrial district to have a residence on a property especially if the residence was part of a business. He stated that he was in support of option one, and that as discussions occurred in the future, the discussion could center on the uses in the district.

Soucy read the description of *Neighborhood Mixed Use* from the Township *Master Plan*; he emphasized that the change agrees with the master plan and the future land use.

Commissioner Decision

Meister moved, Rhein seconded, that the proposed language for the Township Zoning Ordinance listed as change number 34-23-01 Option 1 to add two conditional uses to the Industrial district be accepted as presented with the following findings of fact:

- *Conformance to the direction of the master plan*
- *Residential use is reasonable for a residential district.*

Milton stated he did not feel it was a good idea to have residential in the industrial district. He stated he was not in favor of adding residential to the district.

Soucy stated the conditional approval would give the Commissioners the ability to look at the considerations for each conditional use as it is presented.

Meister added that for the house that is in the Industrial zone, the buyers would already know that the location was in the industrial zone. He stated that if a new residential build request was presented, the requestors would be well aware that the location was in an industrial zone, and they would be primarily be building where they work.

Sloan stated that the Township industrial areas were not truly industrial as she saw it. Soucy added that the area where the residence is currently located would be more neighborhood mixed use in the future. DeGroot reminded the Commissioners that the master plan was a guide to follow and that Commissioners could redefine what those characteristics are.

Vote: Ayes: 6 Nays: 1 (Milton) Motion carried

DeGroot stated that the next step would be to set up the public hearing and establish the language for Commissioner and public consideration. Throenle added that the public notification would be sent to all residents within 500 feet of all Industrial properties throughout the Township.

Soucy expressed his thanks for staff preparation of the options that were presented. Throenle asked Soucy if the public hearing should be scheduled for April 17, 2024; Soucy responded that was the correct date.

B. Non-Conforming Parcels in the Agriculture / Forestry (AF) Zoning District

Staff Introduction

Throenle deferred the staff introduction to DeGroot.

DeGroot introduced the topic with a background on the current zoning ordinance and the February joint meeting with the Board where the attorney provided some information regarding the Agriculture / Forestry (AF) zoning district non-conformances. He referenced a statement made in the 2005 master plan, followed by a reference to the combination of all districts into one AF district in the 2008 zoning ordinance. He stated that the primary direction was to reduce the non-conformances in the AF district, with the intent of getting public input during the process.

DeGroot referenced a document that was included in the Commissioner meeting packet, and explained the reasoning behind each of the three proposed districts. He added that the primary direction was to retain agriculture uses in each of the proposed districts.

Commissioner Discussion

Meister asked if the presented document represented a sliding scale of property sizes. DeGroot replied that it was more of a guiding document for starting the conversation. He added that Township-wide town halls would be held to educate the public on the process.

Meister asked if a map change would be required; DeGroot replied that it would.

Rhein stated he liked the layout on the proposed document, especially since it did not remove rights from the current property owners. DeGroot replied that the document is still in draft form, and that other changes would be added later. Throenle added that the zoning district names could be any name; the uses would still be agriculture related.

Milton asked if the Michigan Land Division Act required ten years between splits; DeGroot replied that the parent parcel had to exist for ten years before the parcel could be split again.

Soucy stated that the document was a good starting point for the discussion. He asked how it would work if there was a holdout on changing the zoning for the area. DeGroot replied that the public hearing would be at the Planning Commission level and that the Board would be responsible for addressing the issue.

Meister asked what "unlimited" meant under the AF designation on the document. DeGroot replied this would be larger commercial type operations that were consistent with traditional agriculture practices.

Meister asked about the PA 116 designation. DeGroot explained that if a property was in the program, then the property would not be eligible for splits.

Commissioner Decision

Rhein moved, Meister seconded, that the proposed language for the Agriculture Forestry districts serve as a starting point for discussion.

Sloan asked if the intent of the motion was to add further detail to the information that was already presented. Soucy replied that staff would add to the document and bring it back for future public discussion and Board decision.

Sloan stated that she understood that the non-conformances would still exist. DeGroot replied that once the language was implemented, then the non-conformances would be reduced as property owners decided to opt into the new districts.

Gencheff asked if someone that was zoned A-3 be able to change to A-1 allowing someone to achieve smaller parcel sizes in AF. Rhein responded that it would be possible, but each case would be reviewed by the Planning Commission prior to that happening.

Soucy asked if the deed restriction and master deed statements would stay with the property if a rezoning took place; DeGroot stated that it would stay with the property.

Sloan asked about updating the map to show how the parcels would be affected. DeGroot stated that the map does not make a difference because it would not reflect how the individual property owners felt about the rezoning of their individual properties.

Vote: Ayes: 7 Nays: 0 Motion carried

C. Public Input Discussion / Survey Questions

Staff Introduction

Throenle stated that there was a request for survey questions for the FlashVote tool to get additional data regarding the AF discussion; he added the idea was to get additional public input on the topic. Throenle requested five questions from the Commissioners for going forward and asked the Commissioners to avoid open-ended questions.

Commissioner Discussion

Meister asked if there would be context added to the survey so that the public would understand the purpose of the question. Sloan added that definitions, such as non-conforming, would be required so that the public would understand the concept in the questions.

Soucy stated that he took a different approach to the questions by starting with a more basic approach and outlined his questions for the Commissioners. Meister proposed a question regarding rural character; Commissioners discussed the options to associate with the question.

Commissioners discussed the possible questions in more detail that should be included in the survey, and how the survey questions would be delivered to the public.

Milton asked how the survey would be advertised. DeGroot responded that a campaign would be put together to get the word out to the community.

Soucy asked if a virtual option could be added to the Township public meetings; DeGroot responded that it could.

DeGroot added that a statement would be added to the bottom of the survey to get participants to sign up for future survey participation. Meister suggested a popup on the Township website to suggest participation in the survey process.

Commissioner Decision

Rhein moved, Sloan seconded, that the questions for the survey be as follows:

- 1) How do you like to receive notifications about upcoming events and Township information. (with a list of choices)
- 2) Are you familiar with the new Township *Master Plan* (yes / no) (add a link to the *Master Plan* with the survey question, if possible)
- 3) Are you familiar with the Township *Zoning Ordinance* (yes / no) (add a link to the *Zoning Ordinance* with the survey question, if possible)

4) Would you feel comfortable attending a future neighborhood public input workshop and sharing your thoughts on Township development or planning (yes / no)

5) Rural character question to be extracted from the 2013 master plan survey

Vote: Ayes: 7 Nays: 0 Motion carried

D. Proposed Zoning Ordinance Definitions

Staff Introduction

Throenle stated the definitions were those that were not covered during previous definition discussions. He added that there were sixty definitions found in section 5.5 and section 18.2 of the *Zoning Ordinance* have not been addressed yet.

Commissioner Discussion

Commissioners asked how the definitions would be addressed. Throenle proposed that each definition be looked at individually.

Commissioner Decision

Rhein moved, Sloan seconded that the definitions be delayed until the next meeting.

Vote: Ayes: 7 Nays: 0 Motion carried

IX. New Business

None

X. Public Comment

None

XI. Commissioner's Comments

Rhein

Felt there was much headway during the meeting. He thanked those attending the meeting for providing public comment.

Mullen-Campbell

Agreed with Rhein.

Sloan

Thanked the attendees for their comments; she felt it made the Commissioner's decision easier.

Gencheff

No comments.

Milton

No comments.

Soucy

No comments.

Meister

No comments.

XII. Director's Report

Planning / Zoning Administrator Throenle

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

Mullen-Campbell asked if the site plan was for QuikTrip. Throenle stated that QuikTrip would not be coming to Chocoday Township. He stated the possible site plan review will be for the Iron Workers project on M-28. He added that another site plan review could possibly be on the agenda for May.

Commissioners decided that three items should be on the agenda:

- 1) Public hearing for the 6565 US 41 property
- 2) Definitions
- 3) Pending site plan review

Meister added that at some point the Commissioners should look at the site plan submittal requirements. DeGroot added that other items such as natural features should be added to that discussion.

Meister suggested that a faster pace for development of the new zoning ordinance would be appropriate; DeGroot agreed.

DeGroot asked what items the Commissioners would like to continue training in the future. Soucy suggested that a site plan review workshop with site plan examples from other communities would be a good choice. Commissioners asked that the training be added to the May meeting.

Rhein stated he would not be at the April meeting.

XIII. Informational Items and Correspondence

- A. Township Newsletter – February 2023
- B. Marquette County Planning Commission minutes 02.01.23
- C. Marquette County Planning Commission minutes 03.01.23
- D. City of Marquette Planning Commission minutes 02.21.23

XIV. Adjournment

Rhein moved, Sloan seconded, to adjourn the meeting.

Vote: Ayes: 7 Nays: 0 Motion carried

Soucy adjourned the meeting at 8:05 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

DRAFT

**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.

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

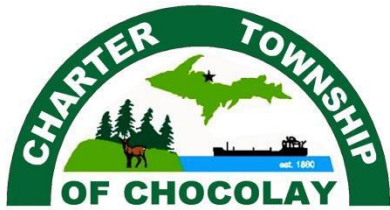
1. WECS
2. Other industrial uses, such as manufacturing, research, high technology, and business parks
3. Trails
4. Wireless Communication Facilities
5. Outdoor wood boilers (see Section 6.5) (#34-13-05)
(#34-18-02)
6. Indoor sport shooting range or indoor range (#34-18-05)

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)





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: Proposed Zoning Ordinance Definitions

Meeting: Planning Commission Meeting

Date: April 17, 2023

Issue Summary

Additional definitions from the current Township *Zoning Ordinance* require a review to determine if the definitions should be included or revised for the zoning ordinance rewrite.

Background

Commissioners completed a draft review of the definitions in Section II of the Township *Zoning Ordinance*.

Additional definitions were also found in other sections of the zoning ordinance that require a review for the new ordinance.

Commissioners tabled the discussion at the March meeting until the April meeting.

Staff Research

Staff has compiled a document that contains definitions found in other sections the zoning ordinance that either do not exist in Section II *Definitions and Diagrams*, or the definition has different language than the definition in Section II.

Sections where additional definitions were found are:

- 5.5 Mixed Use Overlay District
- XII. Site Condominium
- 18.11 Fences

There are two sections in the compiled document.

The first section, *Definition Review*, is a list of definitions and related language Commissioners reviewed in a previous meeting that require a second review. The second section, *New Definitions*, contains new definitions not found in the zoning ordinance and definitions found in other sections of the current ordinance as indicated above.

Staff Recommendations for Commissioner Discussion

Staff is recommending the Planning Commission members:

- 1) Evaluate the *Definition Review* section in the attached document to determine if the language needs to be revised.
- 2) Evaluate the *New Definitions* section in the attached document to determine if the definition should be retained, and if so, determine if the language needs to be revised.

Unless it is a new definition, the definitions in this section are followed by the zoning ordinance section where the definition was found. Please use the electronic version of the Township *Zoning Ordinance* if you wish to view the definition in its respective section. The Township *Zoning Ordinance* can be found at <http://www.chocolay.org/documents/ordinances/zoningordinance.pdf>.



Author: Dale Throenle
Date: April 10, 2023

Attachments

1. *Zoning Ordinance definitions for review*



II. Definitions and Diagrams

Definition Review

A

Agriculture

The art and science of cultivating the soil, growing crops, and raising livestock.

It includes the preparation of plant and animal products for people to use and their distribution to markets and agritourism.

Agricultural use includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural use does not include the management and harvesting of a woodlot.

Means a site condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to express provisions in the site condominium documents and in accordance with this Ordinance and the Condominium Act.

F

Floor area

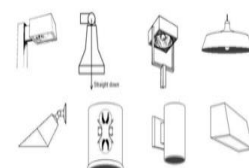
Area of all floors, as measured from the inside surfaces of the walls enclosing the part of a building occupied by a single occupant or shared by a distinct group of occupants, excluding common halls, stairwells, sanitary facilities, and storage and other areas to which occupants do not have regular access.

Floor area ratio

The percentage of floor area to lot area of all buildings, excluding the floor area of breezeways, carports, garages, and the area of any floor more than four feet below average grade where no part of the area is used for sleeping rooms or quarters.

Fully shielded luminaire

A light fixture has a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (no light visible below the horizontal angle).



G

Ground coverage ratio

The percentage of lot area included within the outside lines of the exterior walls of all buildings located on the lot.

The percentage of lot area includes the area of balconies, bay windows, breezeways, decks, patios not more than six inches above grade, and porches.

The ratio calculation does not include carports and garages.

W

Woodlot

An area of woodland usually maintained as a source of fuel, posts, and lumher.

New Definitions

A

Accessory dwelling unit

A complete, self-contained dwelling unit created within or attached to a permitted existing detached single-family dwelling that provides accommodations for the parent(s) or grandparent(s) of the owners-occupiers of the single family dwelling.

B

Bar, tavern, or other alcohol service establishment (5.5 Mixed Use Overlay District)

A place of business selling alcoholic beverages for consumption on the premises, and where the sale of food may be incidental to the sale of such beverages.

This includes any establishment in receipt of a valid alcoholic beverage license from the state which permits the sale of alcoholic beverages for consumption on the premises as a principal use. Examples of such uses include, but are not limited to bars, taverns, cocktail lounges, or nightclubs.

Business office (5.5 Mixed Use Overlay District)

An office is a room or group of rooms used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices.

Offices exclude manufacturing activities.

C

College / university (5.5 Mixed Use Overlay District)

A facility for post-secondary education that grants associate, bachelor, master, or doctoral degrees and that may include research functions or professional schools.

Note Not used in the ordinance – Under Public or private schools as example K-20 as a conditional use in the Mixed Use Overlay District

Community facility (5.5 Mixed Use Overlay District)

A non-commercial facility for the benefit of and service to the general public, including, but not limited to community centers, cultural facilities (such as libraries or museums), police and fire stations, and municipal and government uses.

Note Not used in the ordinance – Under *Community center* as a permitted use in the Mixed Use Overlay District

Condominium Act (XII Site Condominium)

Means Act 59 of 1978, as amended.

Condominium convertible area (XII Site Condominium)

Means a unit or a portion of the common elements of the site condominium project referred to in the site condominium documents within which additional site condominium units or general or limited common elements may be created pursuant to express provision in the site condominium documents and in accordance with this Ordinance and the Condominium Act.

Note Not used in the ordinance

Condominium front setback (XII Site Condominium)

shall be equal to the distance between the front lot line of the condo unit and the structure of that unit.

Note Not used in the ordinance

Condominium master deed (XII Site Condominium)

Means the condominium document recording the site condominium project to which is attached as exhibits and incorporated by reference the approved bylaws for the project and the approved site condominium plan for the project.

Condominium mobile home site project (XII Site Condominium)

Means a site condominium project which mobile homes are intended to be located upon separate sites as condominium units.

Note Not used in the ordinance

Condominium lot (XII Site Condominium)

Shall mean the same as “site condominium unit.”

Condominium rear setback (XII Site Condominium)

Shall be equal to the distance between the rear line and the structures on said unit.

Note Not used in the ordinance

Condominium side setback (XII Site Condominium)

Shall be equal to the distance between the side line of the site condominium unit and the structures on said unit.

Note Not used in the ordinance

Condominium subdivision plan (XII Site Condominium)

Means the site, survey and utility plans; floor plans’ and sections, as appropriate, showing the existing and proposed structures and improvements including the location thereof on the land. The condominium subdivision plan shall show the size, location, area, boundaries’ acreage and volume for each condominium unit comprised of enclosed air space. A number shall be assigned to each condominium unit. The condominium subdivision plan shall include the nature, location, and approximate size of common space elements.

Condominium unit

As applied to land usage, means that portion of the condominium project designed and intended for separate ownership and use, as described in the master deed, and for the purpose of this ordinance shall be interpreted as a lot.

Condominium unit (see other definition of Condominium unit) (XII Site Condominium)

Means that portion of the condominium project designed and intended for separate ownership and use, as described in the master deed.

Consolidating master deed (XII Site Condominium)

Means the final amended master deed for a contractible site condominium project, and expandable site condominium project or a site condominium project containing convertible land or convertible space, which final amended master deed fully describes the condominium project as completed.

Note Not used in the ordinance

Contractible site condominium (XII Site Condominium)

Means a site condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to express provisions in the site condominium documents and in accordance with this Ordinance and the Condominium Act.

Contractor

A person who contracts to furnish supplies or work at a certain price or rate.

Contractor shop

An enclosed space used for housing, operating, and maintaining, of equipment and fabrication of building-related products.

Conversion site condominium

Means a site condominium project containing site condominium units some or all of which were occupied before the establishment of the site condominium project.

D

Day camp

A camp providing facilities for groups of young people, such as YMCA camps, Boy Scout camps, and Girl Scout camps.

Note Not used in the ordinance

Daycare center (see Day care center) (5.5 Mixed Use Overlay District)

A facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than 24 hours a day, and where the parents are not immediately available to the child.

Drive-through facility accessory to a principal use (5.5 Mixed Use Overlay District)

A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles to service patrons from a window or booth while in their motor vehicles, rather than within a building or structure, so that consumption off the premises may be facilitated.

Dwelling unit in a mixed-use building (5.5 Mixed Use Overlay District)

A dwelling unit located in a building with non-residential land uses.

E

Entertainment and recreation facility (5.5 Mixed Use Overlay District)

A place of business providing entertainment or recreation services such as bowling alleys, health or sports clubs, movie theatres, billiards parlors, dance halls, or video arcades.

Essential services (5.5 Mixed Use Overlay District)

The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, traffic signals, hydrants and similar equipment, but not including buildings which are necessary for the furnishing of adequate services by such utilities or municipal departments for the general health, safety or welfare.

Wireless communication towers or antennas, utility buildings and storage yards are not considered essential services under this ordinance.

Note Not used in the ordinance

Expandable site condominium (XII Site Condominium)

Means a site condominium project to which additional land may be added pursuant to express provision in the site condominium documents and in accordance with this Ordinance and the Condominium Act.

F

Fence (18.11 Fences)

Means any permanent partition, structure, or gate erected as a dividing marker, barrier, or enclosure, including hedges or living bushes or shrubs, within or along the bounds of a lot or parcel.

Fence Height (18.11 Fences)

Means the distance from the grade (ground) to the top of the highest point of the fence at any given point along the fence.

Fence Material (18.11 Fences)

Means the product that is used to construct said fence, including wood, metal, plastic, or vegetation.

Fence Setback (18.11 Fences)

Means the distance from the property owner’s property line to the fence.

I

Inn (see definition Hotel) (5.5 Mixed Use Overlay District)

A group of 25 or fewer lodging units that may provide services for dining, meeting, or recreation.

Note Not used in the ordinance

L

Learning center (5.5 Mixed Use Overlay District)

A facility offering training, tutoring, or instruction in subjects such as languages, music, fine arts, or dance. This may include provision of electronic testing or distance learning.

Note Not used in the ordinance – Under Public or private schools as examples art, dance, music and vocational as a conditional use in the Mixed Use Overlay District

Live / work unit (5.5 Mixed Use Overlay District)

A dwelling unit that contains a commercial component.

Note Not used in the ordinance

M

Major facility (5.5 Mixed Use Overlay District)

A large facility of institutional nature including, but not limited to hospitals, non-educational research facilities, shelters, and similar uses.

Note Not used in the ordinance

Mixed use zoning

Regulations that permit a combination of different uses within a single development or zone.

Note Not used in the ordinance

Multi-family dwelling

A structure containing two or more dwelling units designed for residential use, with or without separate kitchens or dining facilities.

This definition does not include bed and breakfasts, group day care facilities, group day care homes, hospitals, hotels, nursing homes, registered rental dwellings or resorts.

Multiple-family dwelling unit (see definition Multi-family dwelling) (5.5 Mixed Use Overlay District)

A unit in a building used exclusively for residential purposes containing two or more residential dwelling units.

A multiple-family structure where units are available for lease or rent for periods of less than one month shall be considered a lodging use.

Note Not used in the ordinance

O

Office building

A building used primarily for offices that may include ancillary services for office workers, such as a restaurant or coffee shop.

One-family detached dwelling unit (5.5 Mixed Use Overlay District)

A detached building containing one dwelling unit.

Note Not used in the ordinance

Open air retail (5.5 Mixed Use Overlay District)

A retail sales establishment operated substantially in the open air, including but not limited to vending carts, kiosks, farmers or flea markets and the like.

Not included are car sales, equipment sales, boat sales, and home and garden supplies and equipment.

Note Not used in the ordinance – set up as individual items (such as *Farmer’s market*)

P

Person (18.11 Fences)

Means an individual, firm, corporation, or other entity of any kind.

Place of assembly (5.5 Mixed Use Overlay District)

A facility for public assembly including, but not limited to arenas, auditoriums, conference facilities, convention centers, exhibition halls, and theatres and performing arts centers.

Note Not used in the ordinance – Under *Auditoriums and other places for public assembly* as a permitted use

Private road

Any road or street that is not publicly owned and maintained that is used for access to a parcel by the owner, guests, and public.

Public parking

A parking facility available to the general public for parking motor vehicles, including parking lots or parking structures.

Note Not used in the ordinance

R

Recreation facility (5.5 Mixed Use Overlay District)

A non-commercial recreational facility consisting of primarily open space including, but not limited to parks, playfields and playgrounds.

Note Not used in the ordinance

This definition does not include bed and breakfasts, group day care facilities, group day care homes, hospitals, hotels, nursing homes or resorts.

Research facility (5.5 Mixed Use Overlay District)

A facility for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

Any facility involving human testing, animal husbandry, or incinerators shall be considered a Major Facility.

Note Not used in the ordinance

Rural character

The patterns of land use and development where open space, natural landscapes, and vegetation are predominant over the built environment.

Rural Cluster Development Subdivision

A residential development that encourages the preservation of open space and natural features incorporated into a subdivision. A higher density is permitted on one-half (1/2) of the site, with the balance of the land left as open space.

S

School (5.5 Mixed Use Overlay District)

A facility offering instruction at the pre-school through high school level.

Setback

The distance a house or structure must be from the front, side and rear property lines.

Site Condominium (XII Site Condominium)

Shall be equivalent to the term "subdivision" as used in the Zoning Ordinance and the Subdivision Control Ordinance.

Special training / vocational (5.5 Mixed Use Overlay District)

A facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, design, or other similar vocations.

This classification excludes training and education in any activity that is not otherwise permitted in the zone.

Note Not used in the ordinance – Under *Public or private schools* as example *vocational* as a conditional use in the Mixed Use Overlay District

State licensed residential facility (5.5 Mixed Use Overlay District)

Any structure constructed for residential purposes that is licensed by the State of Michigan pursuant to Michigan Public Act 116 of 1973 (the Child Care Licensing Act) or Michigan Public Act 218 of 1979 (the Adult Foster Care Facility Licensing Act).

This definition includes adult foster care facilities, foster family homes, foster family group homes, family day care homes, and group day care homes.

T

Transit facility (5.5 Mixed Use Overlay District)

A facility providing accommodations by public, private, and non-profit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to bus and rail terminals.

Note Not used in the ordinance

V

Variance

A modification of the literal provisions of the zoning ordinance granted by the Zoning Board of Appeals.



Charter Township of Chocology

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: IX.A #34-23-01 Proposed Language Changes for the Industrial Zoning District

Suggested Motions

For single family dwellings

_____ moved, and _____ 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 / revised] with the following findings of fact:

[list the fact(s)]

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

Or

_____ moved, and _____ 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 denied with the following findings of fact:

[list the fact(s)]

For registered rental dwellings

_____ moved, and _____ 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 be accepted as [presented / revised] with the following findings of fact:

[list the fact(s)]

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



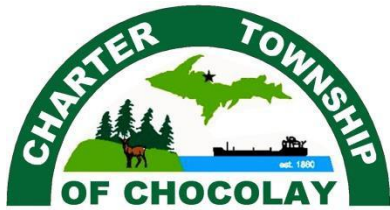
Or

_____ moved, and _____ 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 be denied with the following findings of fact:

[list the fact(s)]





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: Planning Commission Meeting

Date: April 17, 2023

Issue Summary

Discussion regarding the possibility of adding two conditional uses to the Industrial zoning district in the Township *Zoning Ordinance*

Background

There is a property located at 6565 US 41 South that is for sale (see parcel number 121-034-00 on the attached parcel map). There is a residential home on the property that was built in 1973, which was prior to the 1977 zoning ordinance.

In 1977, the property was zoned C-3, which made the residence a non-conforming use in the district. The property was rezoned to *Industrial* in 2008; the residence is still in use as a residence and remains non-conforming.

The current owner is attempting to sell the property. Prospective buyers have looked at this property with the intent to buy but run into difficulties with their respective mortgage companies regarding insurance. If the house is removed from the property, either due to natural causes or other means, the house cannot be rebuilt for residential use in the district, because the current zoning ordinance does not allow single family residences in the district.

Because of ordinance lot size restrictions, it is not possible to rezone the property to the adjacent Agriculture / Forestry (AF) district. The parcel size, 1.09 acres, is under the 20 acre minimum requirement for a conforming lot in the AF district.

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.

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.

Staff Research

Staff prepared a document that shows the proposed language to be added to the zoning ordinance (see attached). Staff filed the necessary documents for a public hearing with the *Mining Journal* (see



attached affidavit), placed the document on the Township web site for review, and made a copy available for review at the Township office.

Staff sent 131 notifications to residents within 500 feet of any of the industrial-zoned properties within the Township that detailed the proposed change (see attached): 27 notifications were sent to the property owners in Industrial District 1, 53 notifications were sent to property owners in Industrial District 2, and 51 notifications were sent to property owners in Industrial District 3.

To date, there has been no written correspondence regarding the change. However, several telephone calls and one visit to the Township office were received asking for explanation for the mailing; staff requested that the citizens attend the meeting to get further clarification on the issue, and to present their comments during the public hearing.

Staff Recommendations for Commissioner Discussion

Staff is asking the Commissioners to review comments heard during public hearing and to review the proposed language for the zoning ordinance.

Note If either of the two proposed additions are accepted, the language will be sent to the Township Board for consideration.

Author: Dale Throenle
Date: April 10, 2023

Attachments

1. *#34-23-01 Proposed Township Zoning Ordinance changes*
2. *#34-23-01 Industrial Zoning District public hearing notice - Mining Journal*
3. *#34-23-01 Industrial Zoning District public hearing notification letter*



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)

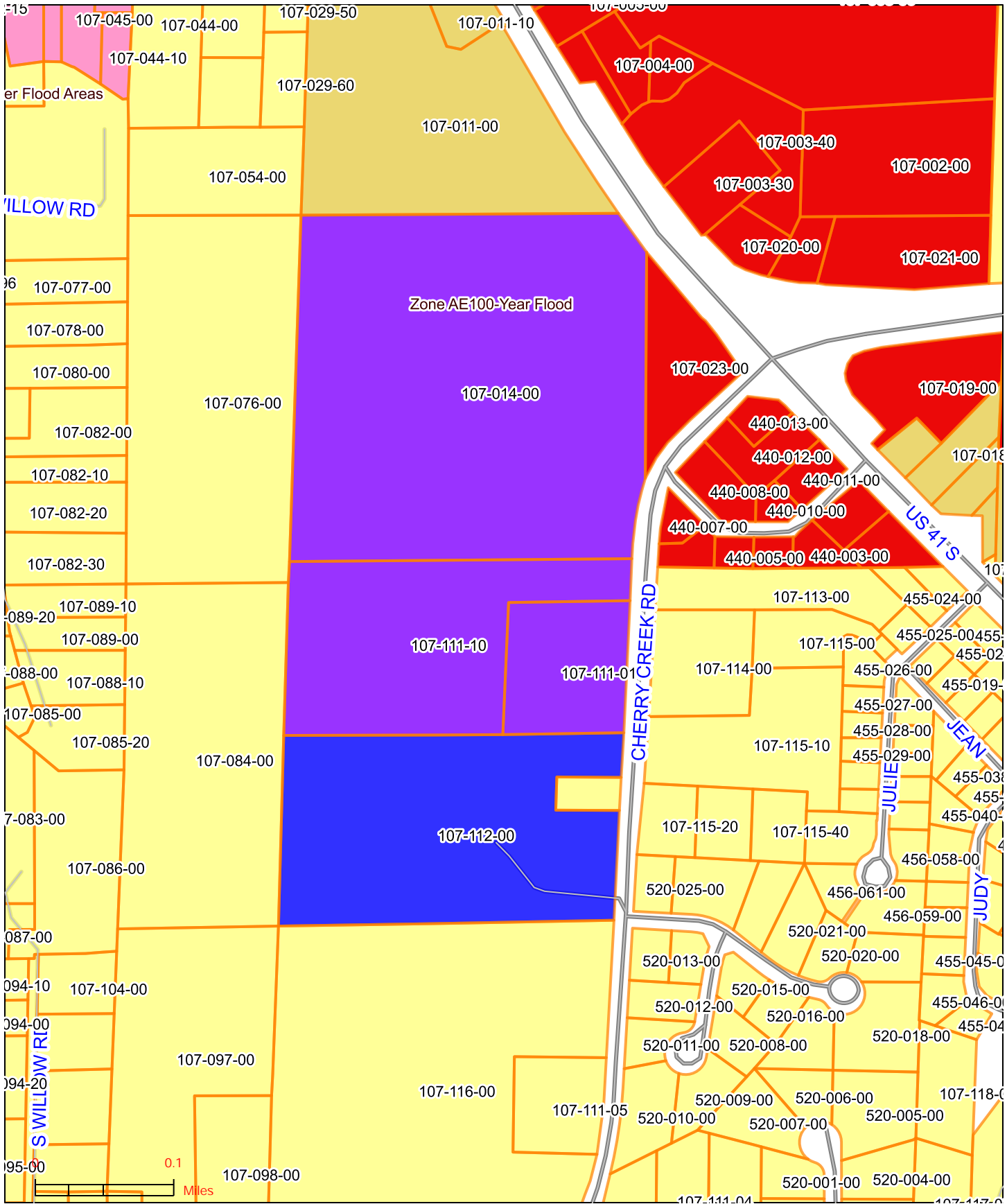
Proposed Zoning Ordinance Changes

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

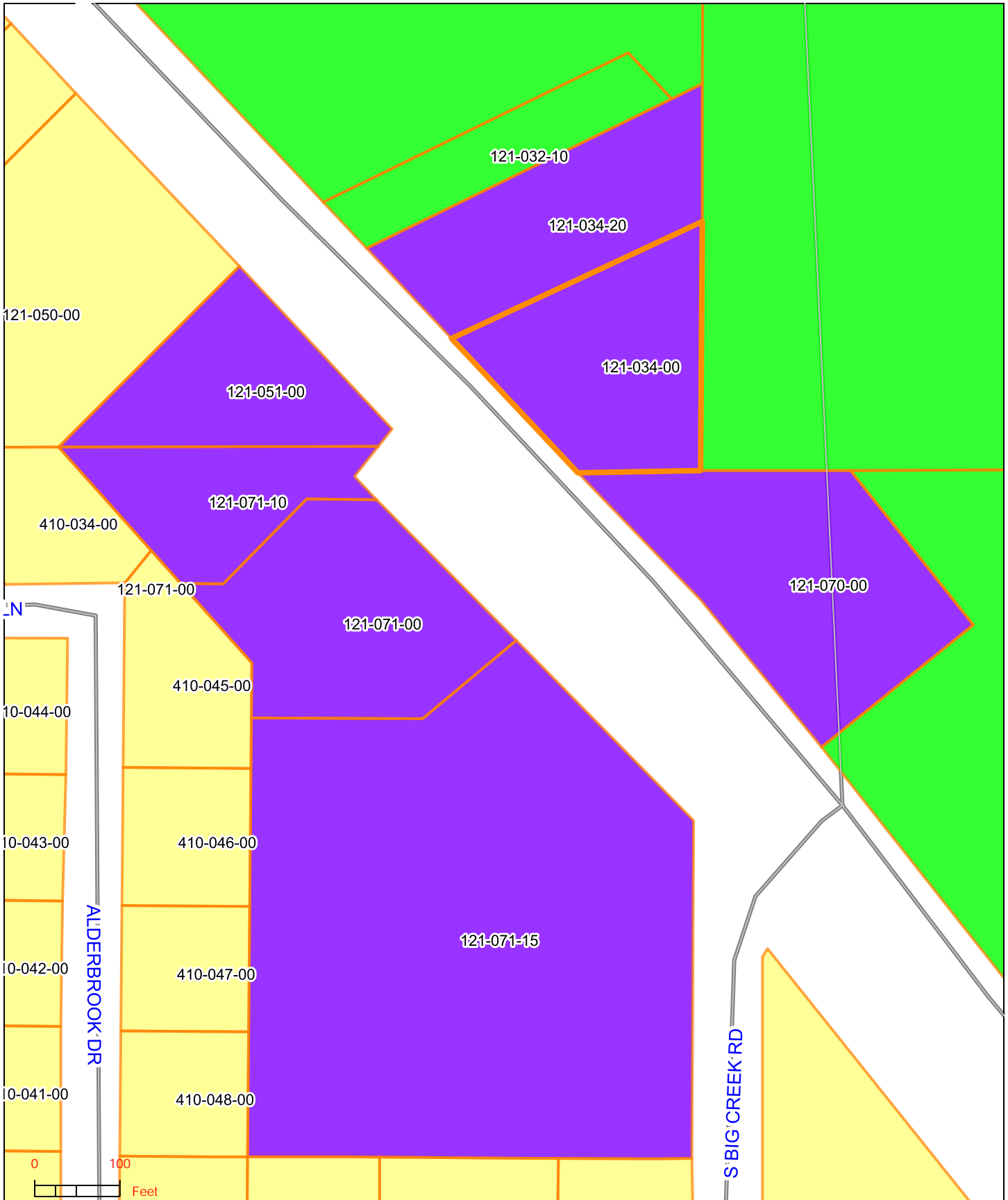
7. Single family dwellings (#34-23-01)
8. Registered Rental Dwellings (#34-23-01)



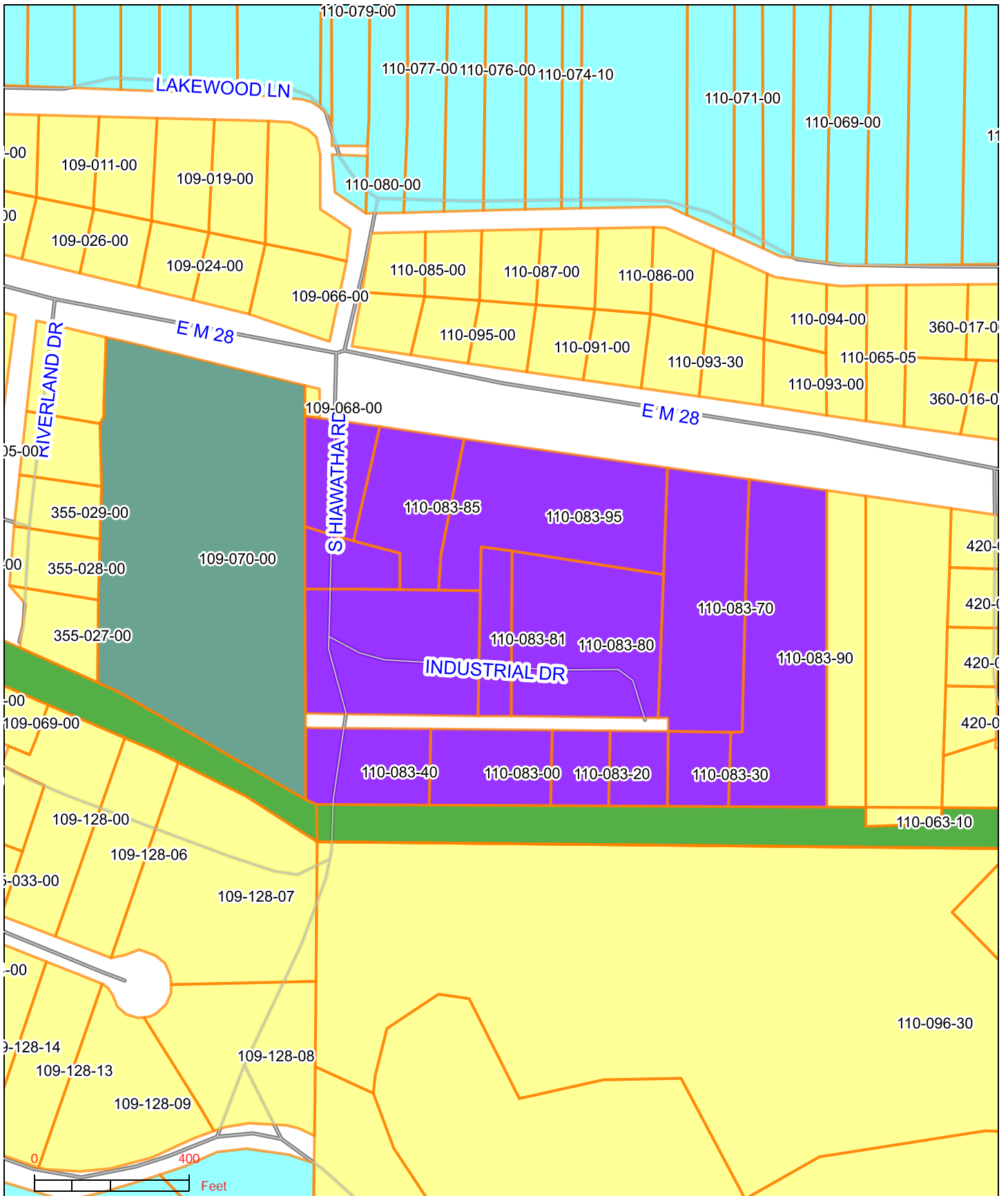
Industrial District 1 - US 41 South / Cherry Creek Industrial Zone



Industrial District 2 - US 41 South



Industrial District 3 - M-28 East



**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.

The Mining Journal

IX.A.8

Upper Michigan's Largest Daily Newspaper
249 W. Washington St., P.O. Box 430, Marquette, Michigan 49855. Phone (906)228-2500. Fax (906)228-3273.

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

AFFIDAVIT OF PUBLICATION

For the County of: **MARQUETTE**

In the matter of: Notice of Public Hearing
Chocolay Township Planning Commission
April 17, 2023

Size: 3 x 3

State of **MICHIGAN**, County of Marquette ss.

ANN TROUTMAN

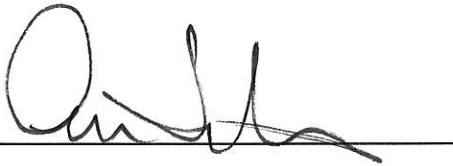
being duly sworn, says that she is

PUBLISHER

of **THE MINING JOURNAL**

a newspaper published and circulated in said county and otherwise qualified according to Supreme Court Rule; that annexed hereto is a printed copy of a notice which was published in said newspaper on the following date, or dates, to-wit

March 31, 2023



ANN TROUTMAN

Subscribed and sworn to before me this 10th day of April, 2023.



HOLLY GASMAN

Notary Public for MARQUETTE County, Michigan
Acting in the County of Marquette
My commission expires: May 25, 2025



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.

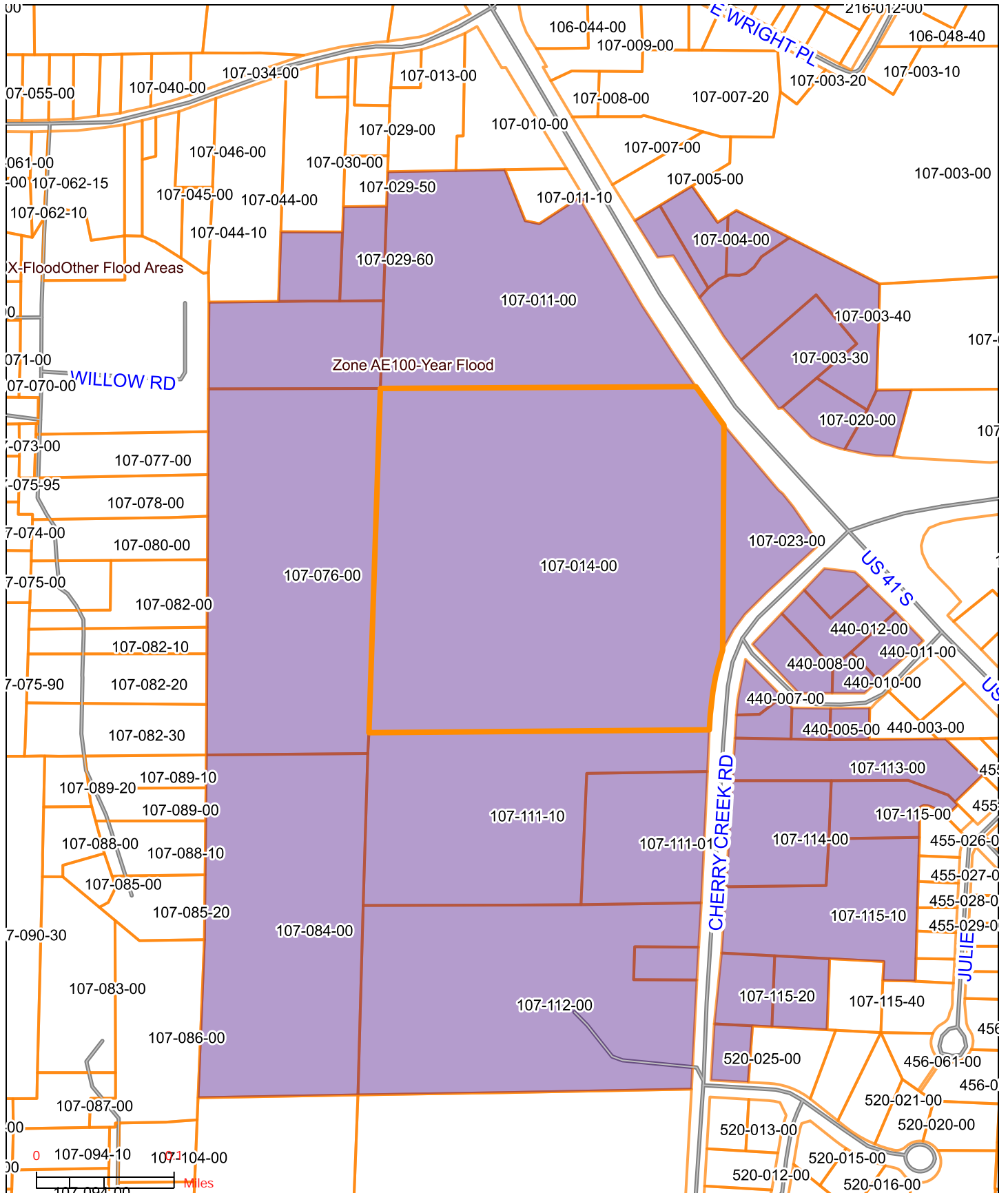
A copy of the language is available for review and inspection at the Chocolay Township office Monday through Friday 8:00 AM to 4:30 PM and can also be viewed at www.chocolay.org. Questions or comments can be directed to the Planning Director at 906.249.1448, sent to the Township office, or submitted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

Sincerely,

Dale Throenle
Planning Director / Zoning Administrator

IX.A.10

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

IX.A.11

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

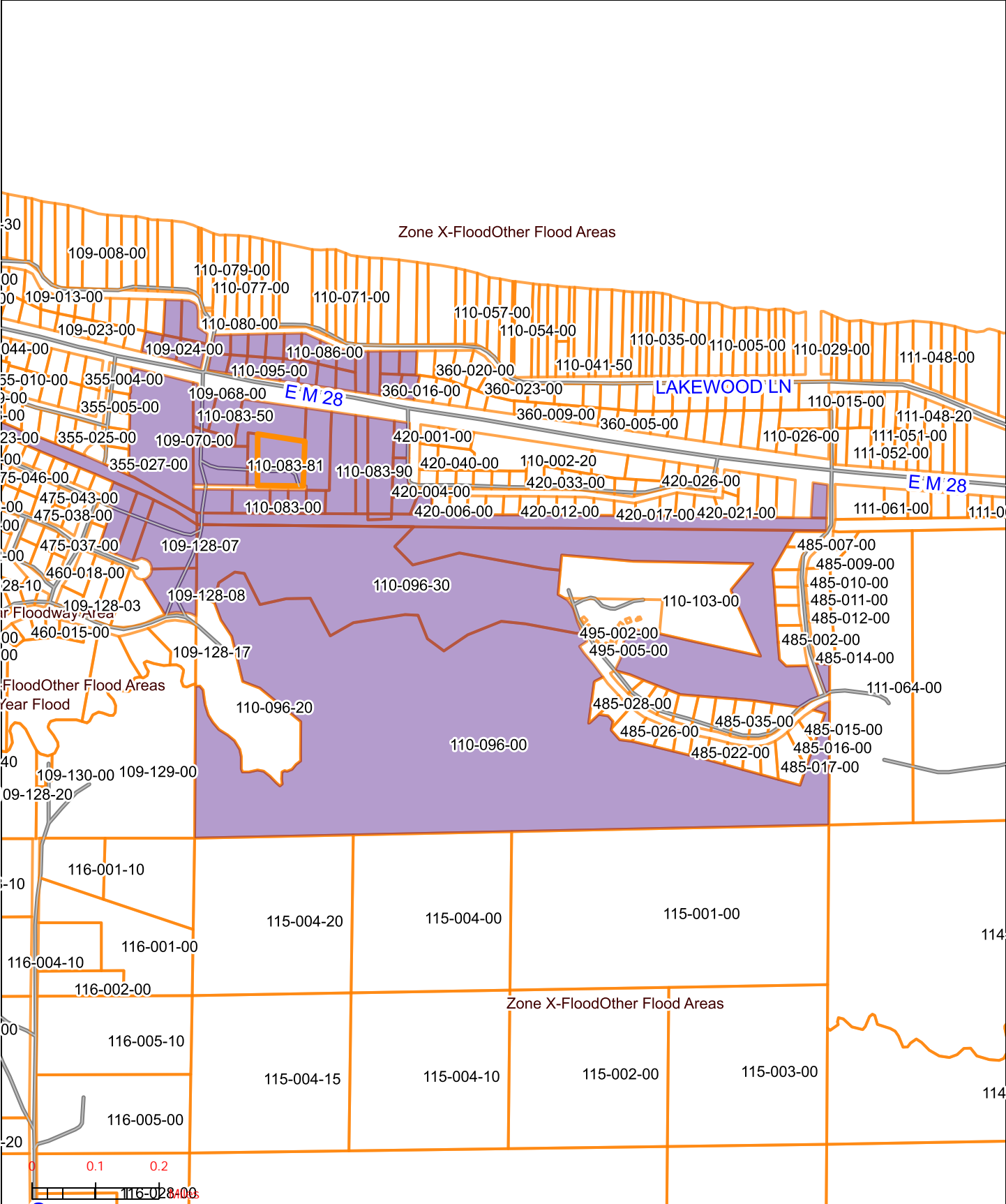
52-02-440-007-00
UP PIES INC
PO BOX 126
MUNISING MI 49862

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

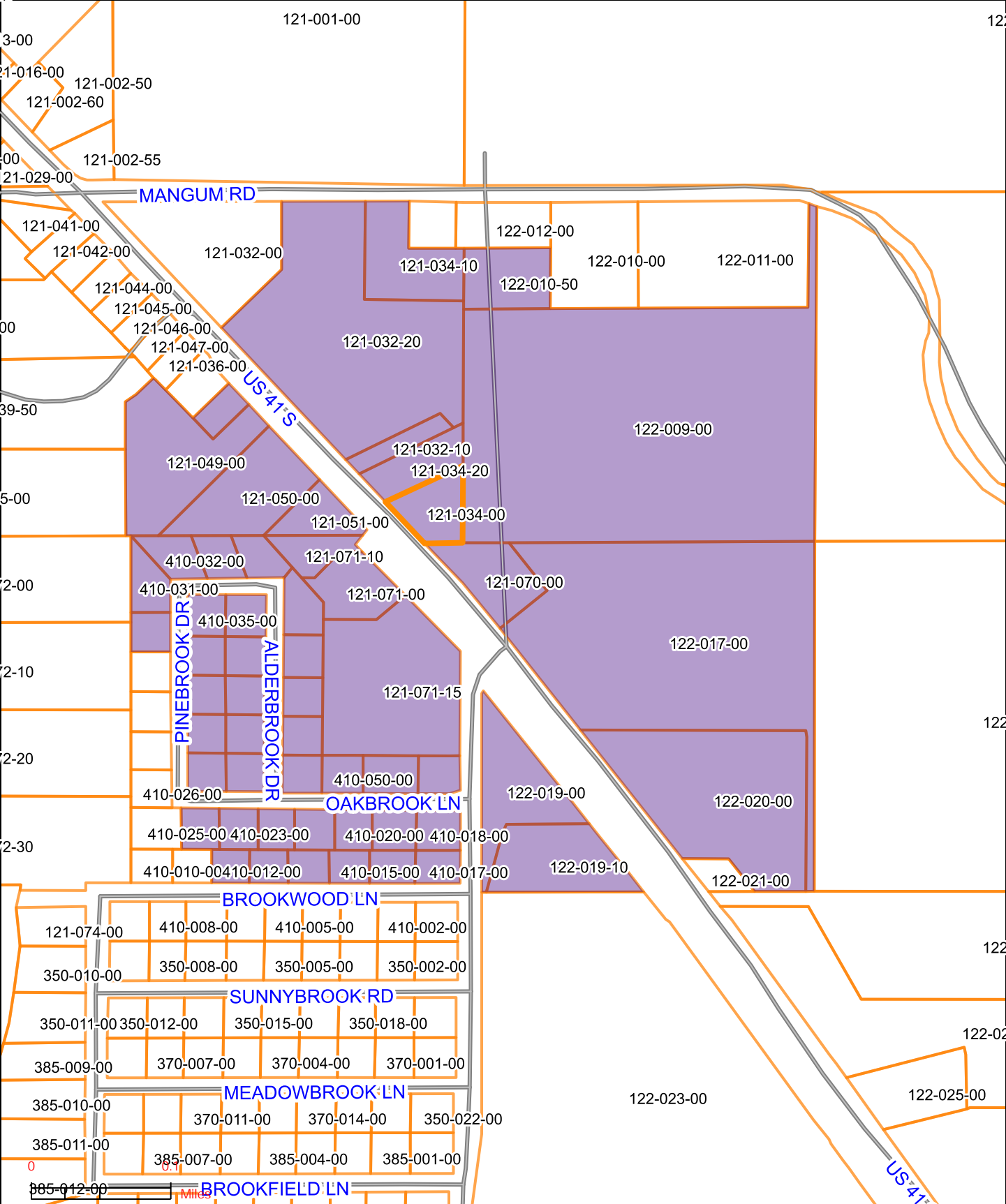
52-02-420-004-00
UREN JOSEPH
116 DANA LN
MARQUETTE MI 49855

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

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

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

Suggested Motions

After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-04* be approved as presented.

or

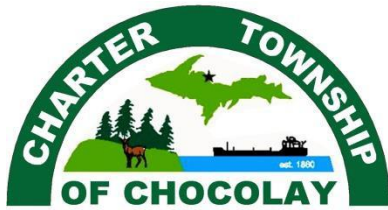
After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-04* be approved with the following conditions:

[list the conditions].

or

After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-04* be denied for the following reasons:

[list the reasons].



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

Meeting: Planning Commission

Date: April 17, 2023

Issue Summary

The applicant is seeking approval of a site plan for a proposed training facility to be located on M-28 East.

Application Information

Applicant	Gundlach Champion Inc.
Owner	Ironworkers Local 8
Parcel ID	52-02-108-020-00
Address	M-28 East between 1010 M-28 East and 1060 M-28 East
Type of request	Site plan review
Date received	March 24, 2023
Base zoning district	Commercial (C)
Overlay zoning district	Mixed Use Overlay
Present land use	Vacant

Application Summary

Ironworkers Local 8, owner of parcel 52-02-108-020-00 located on M-28 East, is proposing a single-building Iron Worker training facility.

Regulatory Analysis

Site Background

Lot size	3.12 acres, with 310 feet of lot frontage Acreage meets the minimum lot size requirement of 25,000 square feet and 125 feet of frontage for commercial properties found in Section 6.1 in the Township <i>Zoning Ordinance</i> .
Legal Description	The property is legally described as extracted from the Township assessing record: “SEC 8 T47N R24W PRT OF THE SW1/4 OF NW1/4 COM AT TH 1/4 COR BTWN SEC 7 AND 8; TH N 439FT TO POB; TH N 409FT TO HWY M-28; TH E'LY ALG HWY 310FT; TH S 450FT; TH W 310FT TO POB. 3.12AC+/-.”
Existing Non-Conformance	There are no non-conformances that exist on the parcel; the property is a vacant lot.

Zoning and Use History

The parcel has not changed in zoning use. There were no previous uses of the property, as it has never been developed.

Project Zoning District

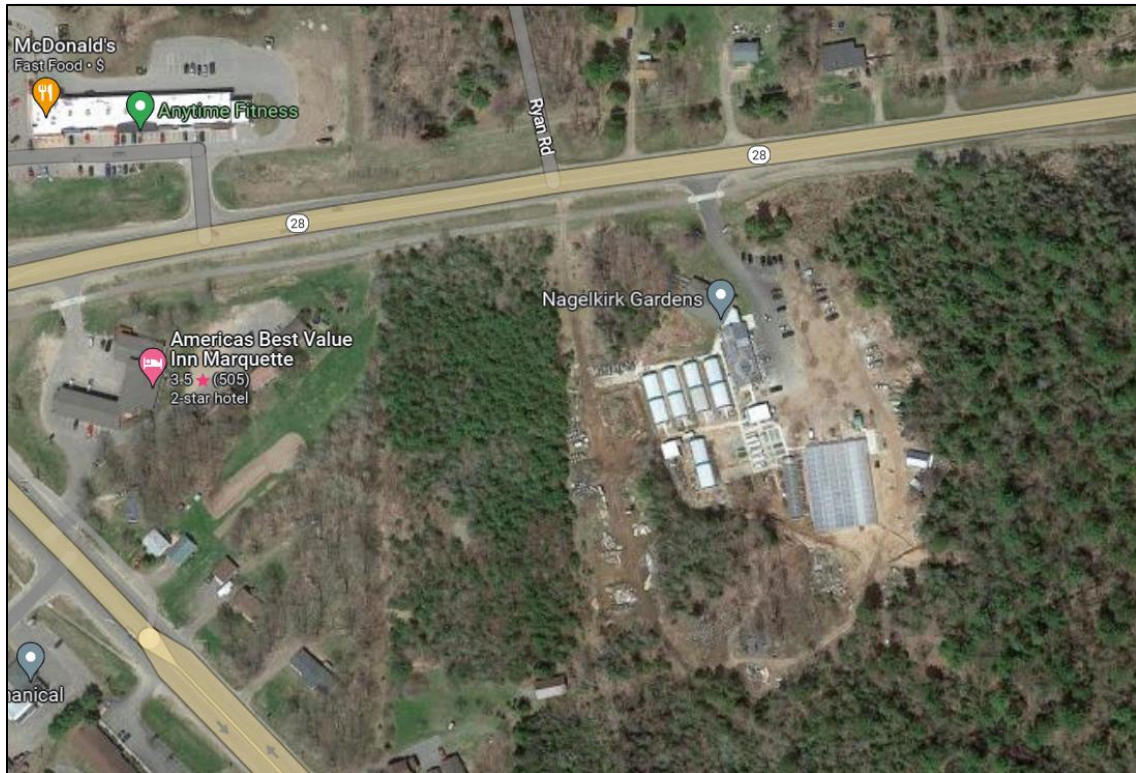
This project will be in the Commercial (C) zoning district.

Adjacent Zoning Districts and Land Uses

Direction	Zoning	Land Uses
North	R-1	Residential – occupied (on the north side of M-28 East)
South	R-1	Residential - occupied
East	C	Commercial – nursery
West	C	Commercial - motel

The property will be accessed from M-28 East.

Aerial View



Aerial View – Project Location



Proposed Hours

This location will be available for access 24 hours a day. Access is primarily for students during training sessions, which are limited throughout the year. Two staff employees will be accessing the site during the remaining time.

Parking Spaces

For parking purposes, each proposed lot will follow commercial parking requirements as detailed in Section 8.1 of the Township *Zoning Ordinance*. As this project is not specially listed, staff used *the Other commercial and industrial uses* parking requirement of “.75 times maximum number of employees on premises at any one time”, substituting “maximum number of employees” with “maximum number of students”. Based on this calculation, the site plan has more than sufficient parking to cover students, instructors, and other attendees during training sessions.

Staff Application Comments

Staff reviewed the submitted application (see attached) and related site plan (see attached) and has completed a site plan checklist for the project (see attached).

There will be minimal detrimental effect on surrounding properties as this will be a commercial project located between two other commercial projects. Training events will be scheduled with minimal traffic to the site.

Lighting on the site will be minimal, primarily for security over entrance doors.

All noises directly related to training will be contained within the training facility.

No Township permits have been issued for any projects on this property. No permits exist for the parcel as it was never developed.

Author: Dale Throenle
Date: April 13, 2023

Attachments

1. *Site Plan Review application SR 23-04*
2. *Iron Workers Local 8 Training Facility site plan*
3. *Iron Workers Training Facility site plan checklist*



SITE PLAN REVIEW APPLICATION



CHOCOLAY TOWNSHIP
Planning and Zoning Department

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

APPLICATION NUMBER
SR- 23 - 04

\$200.00

PROJECT IDENTIFICATION

Date of application 3-27-2023 Project address Hwy M-28; .16 miles East of the Intersection of US 41/M-28 52-02-108-020-00

APPLICANT
Name Gundlach Champion, Inc
Address 180 Traders Mine Rd
City / State / Zip Iron Mountain, MI 49801
Contact number [Redacted]
E-mail [Redacted]

PROPERTY OWNER
Name Ironworkers Local 8
Address 12034 West Adler Lane
City / State / Zip Milwaukee, WI 53214
Contact number [Redacted]
E-mail [Redacted]

The property owner [Redacted] to act in his or her behalf if the applicant is not the owner.

Owner Signature [Redacted] Date 3 / 23 / 2023

PROJECT INFORMATION

Existing Use
Vacant wooded land

Proposed / Expansion Use
New Facility to be used as a training center for apprentice Ironworkers. It will also be used as an office space for Local 8 Staff

Adjacent Uses
North Zoning R1 Use East Zoning C Use
South Zoning R1 Use West Zoning C Use

Applications must be submitted to the Planning Director thirty (30) days prior to the next scheduled Township Planning Commission meeting. Shorter submission times may be accepted at the discretion of the Planning Director based on the completeness of the application and supplementary materials.

NOTE: A site plan review with the Planning Commission will not be scheduled until all required application materials and payments are received.

FLOOR AREA RATIO CALCULATION

18,629 square footage of total floor area / 132,422 square footage of lot area = 14% floor area ratio

Calculation is based on the total gross area of all floors as measured to the outside surfaces of exterior walls excluding crawl spaces, garages, carports, breezeways, attics without floors, open porches, balconies and terraces. Also excluded is the area of any floor more than four feet below average grade where no part of a basement is used for sleeping rooms or quarters.

GROUND COVER CALCULATION

17,198 square footage of ground coverage / 132,422 square footage of lot area = 13% ground coverage ratio

Ground coverage includes the lot area included within the outside lines of the exterior walls of all buildings located on the lot except garages or carports. Included are porches, decks, patios, breezeways, balconies, and bay windows but not patios not more than six inches above grade.

LANDSCAPED OPEN SPACE CALCULATIONS

89,703 square footage of landscaped area / 132,422 square footage of lot area = 68% landscaped open space

14,293 square footage of landscaped area within front set back / 132,422 square footage of lot area = 10.8 % landscaped open within front setback

Landscaped open space is the area maintained in grass or other living vegetation.

REQUIRED APPLICATION ELEMENTS

Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Project Submittal Information				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ten (10) copies of a site plan at a scale not to exceed one (1) inch equals sixty (60) feet (1" = 60').
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Project name
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Project location
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Project description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Vicinity map of the project
Plan Preparer Information				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Date of preparation or revision
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Name and address of the preparer – must be a registered engineer, land surveyor, landscape architect, community planner, architect, or related professional
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Scale not greater than one inch equals twenty feet, nor less than one inch equals 200 feet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Drawing is easily interpreted
Property Dimensions and Legal Information				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Property owner(s), developer(s) and designer(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Dimensions and number of proposed lots
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Locations and dimensions of property lines and structure setbacks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Easements, if any
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Scale and north point
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Property legal description

REQUIRED APPLICATION ELEMENTS (CONTINUED)

Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Property Access				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Street right-of-ways, indicating proposed access routes, internal circulation, relationship to existing rights-of ways, and curb cuts within one-hundred (100) feet of the property
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Neighboring driveways and other vehicular circulation features within and adjacent properties, including turn lanes
Existing Structure Locations				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of existing man-made features
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Locations of existing buildings or structures within one hundred feet of the boundaries of the property
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Locations, heights, area and dimension of existing buildings and structures
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of existing trash collection, outdoor storage, service and loading areas
Proposed Structure Locations				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Dwelling units per acre
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Floor area of each proposed dwelling unit
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of proposed trash collection, outdoor storage, service and loading areas
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Locations, heights, area and dimension of proposed buildings and structures
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed sidewalks, trails, roads, and other vehicle and pedestrian circulation within or adjacent to the site
Landscape and Utilities				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Significant natural features, and other natural characteristics, including but not limited to open space, stands of trees, brooks, ponds, creeks, rivers (Chocolay and Sands), flood plains, hills, slopes over 25% and similar natural assets
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Existing and proposed topography of the size at a minimum of two (2) foot intervals and its relationship to adjoining land
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed grading or fill
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Existing location, sizes, and type of drainage, sanitary sewers, water services, storm sewers, fire hydrants and snow storage area
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location, sizes, and type of fences, landscaping, buffer strips, and screening
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed connections to existing utilities and proposed utility extension(s)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed snow storage areas
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed alterations to the topography and other natural features
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		County soil analysis
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Soil erosion and sediment control measures

REQUIRED APPLICATION ELEMENTS (CONTINUED)

Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Parking				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed parking and unloading areas and drives – designated by lines showing individual spaces and show all elements applicable to required parking calculations per Section 8 of the <i>Zoning Ordinance</i> , such as number of dwelling units, number of occupants, number of rooms, floor area, floor space, seating capacity, area of outdoor sales space or other applicable element
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed driveways and roads
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Off-site parking
Groundwater Protection				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location and size of interior and exterior areas and structures to be used for storage, use, loading / unloading, recycling, or disposal of hazardous materials
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated stormwater or wash water and other similar uses
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of exterior and interior drains, on-site sewage systems, dry wells, catch basins, retention / detention areas, sumps or other facilities designed to collect, store or transport stormwater or wastewater – point of discharge is shown on the site plan
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of water wells on the site and within 150 feet surrounding the project boundaries
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Location of septic systems and related drain fields on the site
Lighting				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Description of each illumination device, luminaire, support, reflector, timing device, and other device (e.g. style, manufacturer's part number, wattage, lumens, type of bulb, photometric data)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Manufacturer specifications including photographs of the fixtures indicating certified "cut off" characteristics
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Proposed location, mounting height, mounting angle, direction, and hours of illumination of each outdoor light fixture (new and existing), including distance from property lines
Additional Information or Documents				
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Additional Township permit requirements
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Other agency permit requirements
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		Any other information required by applicable sections of the <i>Zoning Ordinance</i>

SUPPLEMENTAL INFORMATION

Please answer the questions below to assist staff and the Planning Commission in determining if the proposed use will meet the *Zoning Ordinance* standards. Attach additional pages if necessary.

1. Describe the day to day operations of the proposed use at the site, and indicate the proposed hours of operation.

Normal office staff during daily activities of 3-4 people. Afternoon or evening training sessions for new apprentice candidates. Training sessions last about 4 hours. They will be trained in all aspects of the Ironworker trade

2. Describe the effects that the proposed use will have on the neighborhood (such as noise, traffic, and aesthetics).

Minimal traffic increase; low noise. The building is being designed by local architectural firm IDI and will have a nice looking exterior finish to it.

SUPPLEMENTAL INFORMATION (CONTINUED)

3. Describe how the proposed use is compatible with the existing uses, designs, and appearances in the vicinity.

Current use is vacant land. We will maintain as many of the existing trees as we are able

4. Describe the measures you propose to reduce the impact of the proposal to neighboring properties in the vicinity and / or the environment.

Little to no impact on noise, traffic or emissions. As many trees as possible will be maintained at the property perimeter to provide a buffer to the neighboring properties.

5. Does the proposed conditional use involve:

Above ground fuel storage Yes No Hazardous materials Yes No
Underground fuel storage Yes No

6. What positive community impacts will result from the proposed use?

Increase to the local tax base, advancing education of our younger generation, new buildings show growth in the corridor.

7. What negative impacts, if any, will result from the proposed use?

None we are aware of

8. Is it anticipated that the proposed use will require additions or changes in the future?

Not at this time

APPLICATION CONDITIONS

1. I certify that the proposed work is authorized by the property owner of record, and that I have been authorized to make this application. I further certify that the proposed plans as shown are accurate to the best of my knowledge and contain an accurate description and specifications for all existing and proposed structures, utilities and landscaping.
2. I desire to apply for the site plan review indicated in this application with the attachments and that the information on this application is true and accurate to the best of my knowledge.
3. I certify the requested site plan review would not violate any deed restrictions attached to the property involved in the request.
4. I have read Section IX *Site Plan Review* in the Township *Zoning Ordinance* and understand the necessary requirements that must be completed.
5. I understand the fee is non-refundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date to meet with the Planning Commission and that may not be necessarily be the next scheduled meeting.
7. I acknowledge that this form is only an application for a site plan review and is valid only with procurement of applicable approval.

Owner / Agent signature



Date 3/23/23

Name (print)

Charlie Falkner

TOWNSHIP OFFICE

PARCEL ID 108 - 020 - 08 ZONING DISTRICT C

Fee paid Date Paid 3.24.23 Receipt Number 4139

Site plan and application information complete

Proof of property ownership and legal description received

Public Hearing Notifications

Minimum of ~~30~~²¹ calendar days prior to the Planning Commission meeting

Scheduled Planning Commission meeting date 4 / 17 / 23

Date to publish and mail hearing notice / / → N/A

Date public hearing notice published / / → N/A

Date notices mailed to the affected public / / → N/A

Date notice posted on the Township web site / / → N/A

Application Review

Review date / /

Planning Commission decision Approved, no conditions Approved with conditions Denied

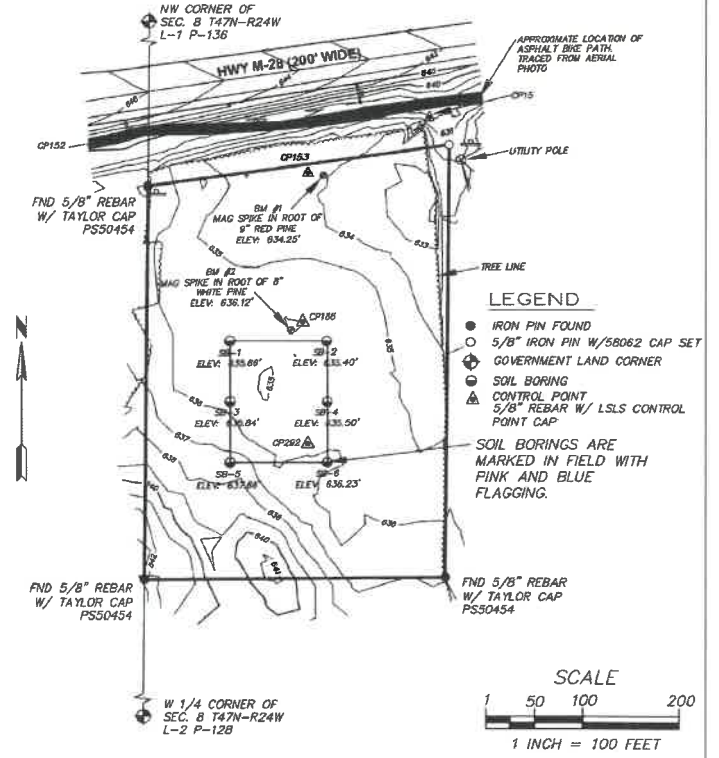
Additional Conditions of Approval

Zoning Administrator signature 

Date 3 / 24 / 23

TOPOGRAPHIC SURVEY

A PARCEL OF LAND RECORDED IN DEED 2007R-08335, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION 8, TOWNSHIP 47 NORTH RANGE 24 WEST, DESCRIBED AS: COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 7 AND 8; THENCE NORTH 439 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 409 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY M-28; THENCE EAST ALONG SAID RIGHT-OF-WAY FOR 310 FEET; THENCE SOUTH 450 FEET; THENCE WEST 310 FEET TO THE POINT OF BEGINNING.



LAKE STATE LAND SURVEYING INC.
MICHIGAN & WISCONSIN
IRON MOUNTAIN, MI
906-235-0904
www.LakeStateLS.com

TOPOGRAPHIC SURVEY
FOR: GUNDLACH CHAMPION
180 TRADERS WINE ROAD
P.O. BOX 490
IRON MOUNTAIN, MI 49801
DRAWN: K.M.S. JOB No: 23007 DRAWING: 23007_GUNDLACH CHAMPION HARVEY...
BASE OF BEARING: MICHIGAN STATE PLANE NORTH ZONE. ELEVATIONS NAVD83
ERROR OF CLOSURE: LESS THAN 1/5000 DATE: 2/7/2023 PAGE 1 of 1



BITTNER ENGINEERING, INC.
113 SOUTH 10th STREET P.O. BOX 713
ESCANABA, MICHIGAN 49829
Phone: 906-789-1511
Email: bittnerengineering@bittnerengineering.com

FOR: GUNDLACH CHAMPION
IRON WORKERS TRAINING FACILITY
CHOCOLAY TOWNSHIP, MICHIGAN
EXISTING SITE PLAN
AND LEGAL SURVEY
DRAWING NUMBER:
C-1
PROJECT #:
22-99-2357
SHT 2 OF 1 REV. 0

DRAWING NO.	REFERENCES	NO.	REVISIONS	BY	DATE	DWN BY: CHB
						DSCR BY: BEI
						APRVD. BY: DEB
						DATE: 3-22-23
						SCALE: AS NOTED
						CAD#: 2357 CT

NORTHWEST CORNER OF SECTION 8 T47N-R24W L-1 P-126 REMONUMENTATION CORNER

STATE HIGHWAY M-28

5/8" REBAR WITH TAYLOR CAP PSS0454

BENCHMARK SPIKE IN ROOT OF 9" RED PINE ELEV. 634.25

SET 5/8" IRON PIN WITH 58062 CAP

APPROXIMATE IRON WORKERS TRAINING FACILITY FOOTPRINT

IRON WORKERS TRAINING FACILITY PROPERTY 3.04 ACRES

LEGEND
SB-4 INDICATES SOIL BORING LOCATION

5/8" REBAR WITH TAYLOR CAP PSS0454

310.0' S89°50'40"W

5/8" REBAR WITH TAYLOR CAP PSS0454

WEST 1/4 CORNER OF SECTION 8 T47N-R24W L-2 P-128

PROPOSED SITE PLAN
SCALE: 1" = 40'



NORTHWEST CORNER OF SECTION 8 T47N-R24W L-1 P-126 REMONUMENTATION CORNER

MINIMUM WELL ISOLATION DISTANCE:
 75.0' FROM OPEN WATER
 75.0' FROM SEPTIC TANK
 75.0' FROM SEPTIC FIELD
 75.0' FROM LIFT STATION
 10.0' FROM BUILDING FOUNDATION
 10.0' FROM PROPERTY LINE

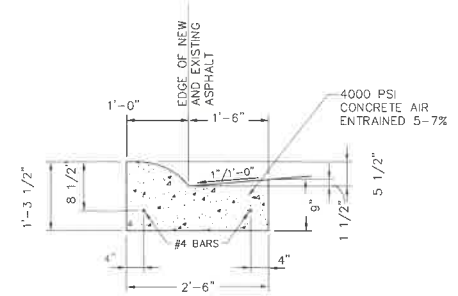
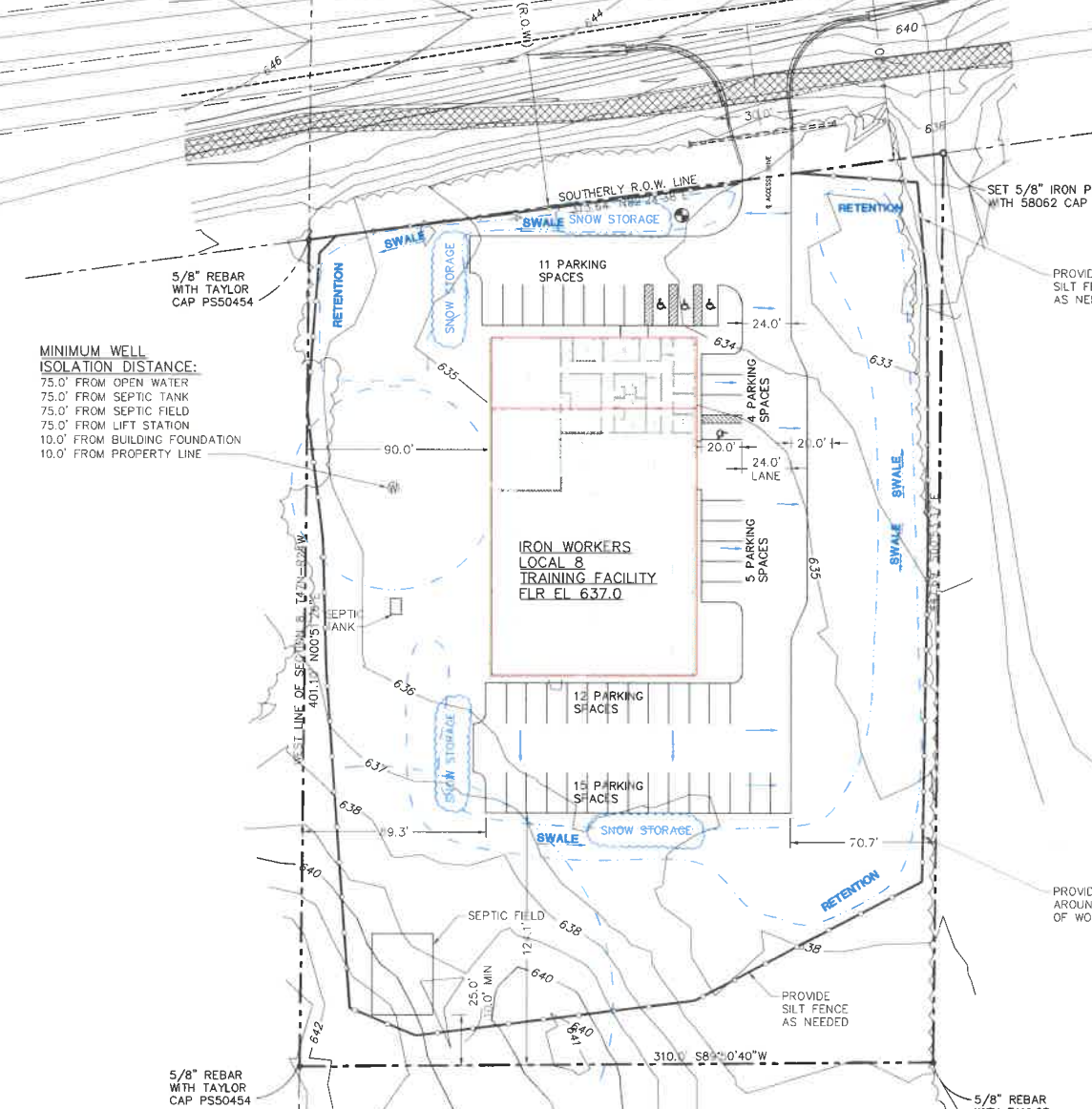
5/8" REBAR WITH TAYLOR CAP P550454

WEST 1/4 CORNER OF SECTION 8 T47N-R24W L-2 P-128

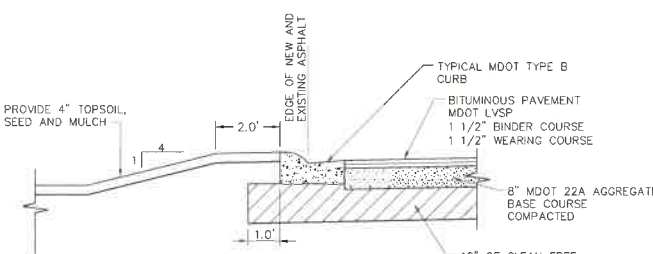
PROPOSED SITE PLAN
 SCALE: 1"=40'



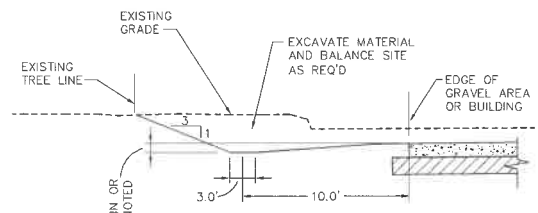
STATE HIGHWAY M-28
 WEST BOUND LANE
 EAST BOUND LANE



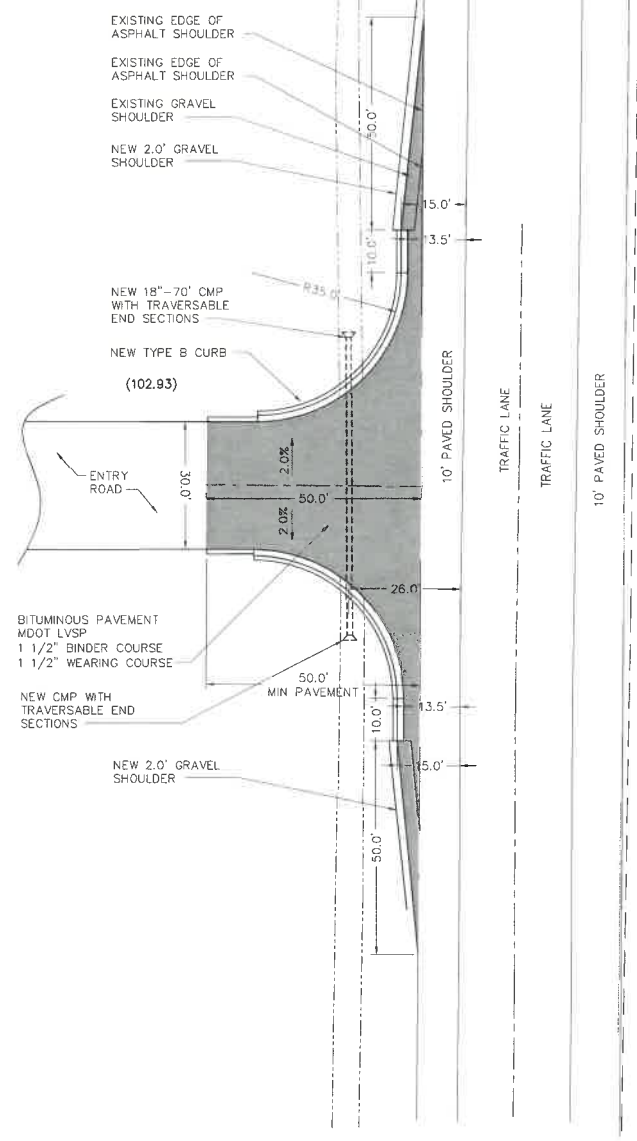
TYPICAL TYPE 'B' CONCRETE CURB DETAIL
 NOT TO SCALE



EDGE OF ASPHALT/CURB DETAIL



TYPICAL SWALE DETAIL
 NOT TO SCALE



TYPICAL DRIVE ACCESS
 SCALE: 1"=20'

DRAWING NO.	REFERENCES	NO.	REVISIONS	BY	DATE	DWN BY: CHB
						DSGN BY: BEI
						APRD BY: DBB
						DATE: 3-22-23
						SCALE: AS NOTED
						CAD#: 2357 C2

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FOR: GUNDLACH CHAMPION
IRON WORKERS TRAINING FACILITY
 CHOCOLAY TOWNSHIP, MICHIGAN
 SITE LAYOUT
 PLAN AND DETAILS

DRAWING NUMBER: **C-2**
 PROJECT #: **22-99-2357**
 SHT 2 OF REV. 0

SITE PLAN REVIEW CHECKLIST

Required Elements

Location _____ Project _____

Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Project Information				
				Project name
				Project location
				Project description
				Vicinity map of the project
Plan Preparer Information				
				Date of preparation or revision
				Name and address of the preparer – must be a registered engineer, land surveyor, landscape architect, community planner, architect, or related professional
				Scale not greater than one inch equals twenty feet, nor less than one inch equals 200 feet
				Drawing is easily interpreted
Property Dimensions and Legal Information				
				Property owner(s), developer(s) and designer(s)
				Dimensions and number of proposed lots
				Locations and dimensions of property lines and structure setbacks
				Easements, if any
				Scale and north point
				Property legal description(s)



Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Property Access				
				Street right-of-ways, indicating proposed access routes, internal circulation, relationship to existing rights-of ways, and curb cuts within one hundred feet of the property
				Neighboring driveways and other vehicular circulation features within and adjacent properties, including turn lanes
Existing Structure Locations				
				Location of existing man-made features
				Locations of existing buildings or structures within one hundred feet of the boundaries of the property
				Locations, heights, area and dimension of existing buildings and structures
				Location of existing trash collection, outdoor storage, service and loading areas
Proposed Structure Locations				
				Dwelling units per acre
				Floor area of each proposed dwelling unit
				Location of proposed trash collection, outdoor storage, service and loading areas
				Locations, heights, area and dimension of proposed buildings and structures
				Proposed sidewalks, trails, roads, and other vehicle and pedestrian circulation within or adjacent to the site



Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
Parking				
				Proposed parking and unloading areas and drives – designated by lines showing individual spaces and show all elements applicable to required parking calculations per Section 8 of the zoning ordinance, such as number of dwelling units, number of occupants, number of rooms, floor area, floor space, seating capacity, area of outdoor sales space or other applicable element
				Proposed driveways and roads
				Off-street parking
Landscape and Utilities				
				Significant natural features, and other natural characteristics, including but not limited to open space, stands of trees, brooks, ponds, creeks, rivers (Chocolay and Sands), flood plains, hills, slopes over 25% and similar natural assets
				Existing and proposed topography of the size at a minimum of two foot intervals and its relationship to adjoining land
				Proposed grading or fill
				Existing location, sizes, and type of drainage, sanitary sewers, water services, storm sewers, fire hydrants and snow storage area
				Location, sizes, and type of fences, landscaping, buffer strips, and screening
				Proposed connections to existing utilities and proposed utility extension(s)
				Proposed snow storage areas



Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
				Proposed alterations to the topography and other natural features
				County soil analysis
				Soil erosion and sediment control measures
Groundwater Protection				
				Location and size of interior and exterior areas and structures to be used for storage, use, loading / unloading, recycling, or disposal of hazardous materials
				Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated stormwater or wash water and other similar uses
				Location of exterior and interior drains, on-site sewage systems, dry wells, catch basins, retention / detention areas, sumps or other facilities designed to collect, store or transport stormwater or wastewater – point of discharge is shown on the site plan
				Location of water wells on the site and within 150 feet surrounding the project boundaries
				Location of septic systems and related drain fields on the site
Lighting				
				Description of each illumination device, luminaire, support, reflector, timing device, and other device (such as style, manufacturer’s part number, wattage, lumens, type of bulb, photometric data)
				Manufacturer specifications including photographs of the fixtures indicating certified “cut off” characteristics



Plan Item Found				Item Description
Yes	No	N/A	Plan Sheet Number	
				Proposed location, mounting height, mounting angle, direction, and hours of illumination of each outdoor light fixture (new and existing), including distance from property lines
Additional Information or Documents				
				Additional Township permit requirements
				Other agency permit requirements
				Any other information required by applicable sections of the Zoning Ordinance

Comments

Reviewed by _____ Review Date _____



March 13, 2023

The regular meeting of the Chocolay Township Board was held on Monday, March 13, 2023, in the Chocolay Township Fire Hall. Supervisor Bohjanen called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

PRESENT: Richard Bohjanen, Max Engle, Ben Zyburt, David Lynch, Don Rhein, Judy White

ABSENT: Kendra Symbol (excused)

STAFF PRESENT: William De Groot, Suzanne Sundell, Joe Neumann, Dale Throenle

APPROVAL OF AGENDA.

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

MOTION CARRIED

PUBLIC COMMENT

Greg Hellman, 254 Lakewood Lane – expressed concerns on short term rentals in his neighborhood. Asked about regulations regarding noise and trespassing. Concerns on financial impact personally and for the township. Supervisor Bohjanen stated that the short term rental problem is bigger than Chocolay Township, and the State has not figured it out. Rental of property is an owner’s right. In Chocolay Township, rentals are required to be registered.

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting, February 13, 2023.
- B. Approve Revenue and Expenditure Reports – December 2022 (unaudited) and February 2023.
- C. Approve Bills Payable, Check Register Reports – February 8, 2023 (Check # 25938 - 25951, in the amount of \$8,759.52), February 20, 2023 (Check # 25952 – 25981, in the amount of \$39,442.41), and February 28, 2023 (Check # 25982 – 26002, in the amount of \$38,959.63).
- D. Approve Bills Payable – Regular Payroll of February 2, 2023 (Check #'s DD3072 – DD3105 and Check #'s 11315 - 11319, Federal, State, and MERS in the amount of \$41,265.16), and Regular Payroll of February 16, 2023 (Check #'s DD3106 – DD3131 and Check #'s 11320 – 11325, Federal State, and MERS in the amount of \$43,252.36).

Rhein moved, Engle supported to approve the consent agenda as presented.

MOTION CARRIED

SUPERVISOR’S REPORT

Supervisor Bohjanen indicated the Township had received a “thank you” from the Nature Conservancy on snow removal for the Chocolay Bayou Preserve. Bohjanen also indicated he will not be here for the April meeting.

White moved, Rhein supported that Dave Lynch be nominated to chair the Township Board meeting on April 10, 2023.

MOTION CARRIED

CLERK'S REPORT – SECRETARY OF STATE ELECTIONS UPDATE – SLIDE HANDOUT

Clerk Engle stated there will be an election in May – Absentee Voter applications have gone out and are starting to come back in. The only thing being enforced on the May election will be the postage paid mail, which we will get reimbursed for from the State. The updates from the Secretary of State are included in the slide handout.

Supervisor Bohjanen asked about the County handling the 9-day prior to election voting – Clerk Engle stated he felt this would be confusing to the residents and would prefer to be able to conduct this at the Township.

TREASURER'S REPORT

This report will be given on a quarterly basis.

PUBLIC HEARING – NONE

PRESENTATION – NONE

UPDATE ON NEW TOWNSHIP WEBSITE.

Dale Throenle presented an update on the draft of the new Chocolay Township website. Our current website is from 2014, and has no search capability and is not mobile friendly. With the new website, there will be a search feature and large reference buttons and calendar of events (of all calendars) on the home page. The new website will also have a 3-click policy to get you to the information you want quickly. There will not be visible email addresses or phone numbers on the website – this will prevent “scrubbing”. We have contracted with Schumaker Group (STG) out of Lansing. Throenle gave a quick demonstration on how the new website will work.

Throenle also mentioned that in the future, we will be going from a chocolay.org email address to a chocolay.gov email address. There will be an automatic redirect during the transition time.

Lynch asked about the estimated time to go live – Throenle stated 60 – 90 days.

MARQUETTE COUNTY ROAD COMMISSION DUST CONTROL ACTIVITIES FOR 2023.

Lynch moved, White supported that the Township Board empower the Township Supervisor and the Township Clerk to sign the Letter of Understanding with the Marquette County Road Commission.

MOTION CARRIED

MDNR PASSPORT GRANT APPLICATION, TENNIS COURT.

RESOLUTION OF SUPPORT
MICHIGAN DNR RECREATION PASSPORT GRANT

Lynch moved, Zyburt supported that:

Whereas, *In accordance with the provisions of the Township Recreation Plan to create and maintain recreational options for our community; and*

Whereas, *the Michigan Department of Natural Resources will release grant funding through the DNR Recreation Passport Grant process for up to 75% reimbursement of costs associated with renovation and reconstruction of recreational facilities; and*

Whereas, *the Township Board agrees and supports the project improvement plan; and*

Whereas, *the Township Board has budgeted capital funds in accordance with this project; and*

Whereas, *if the Township does not receive the reimbursement grant funding, the Board could dedicate future funding to higher priorities; and*

Now Therefore be it Resolved, *that the Township Board approve and support the improvement plan; and*

Let it further be Resolved, *that staff are directed to apply for the MDNR Recreation Passport Grant and commit budgeted Capital Outlay Funds for the renovation of the second half of the tennis facility at Silver Creek Recreation Area.*

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Symbal

RESOLUTION APPROVED

SUPPORT FOR A FEASIBILITY STUDY OF THE TEN RECREATION AREAS THROUGH CONGRESSIONALLY DIRECTED SPENDING.

Joe Neumann, Grants / Planner, stated that this money is offered every year through Senator Peter's office. The Township did apply last year for a fire department grant, but we did not qualify. After some further investigation, it was felt that this project would meet the criteria and there is no match required.

Township Manager De Groot stated that Neumann has moved into a full-time Grants / Planner position as of the first of the year, and has diligently been seeking and applying for grants for the Township.

RESOLUTION OF SUPPORT
2024 CONGRESSIONALLY DIRECTED SPENDING REQUESTS

White moved, Rhein supported that:

Whereas, In accordance with the provisions of the Township Recreation Plan to create and maintain recreational options for our community; and

Whereas, Senator Gary Peters' office is accepting Congressionally Directed Spending (CDS) requests for high-impact public projects in Michigan that can benefit from the federal government's assistance; and

Whereas, the Township Board agrees and supports the plan to conduct a feasibility study focusing on redesign of Township Recreation Areas, especially in relation to ADA compliance and multigenerational opportunities, which would expand the user base, benefiting residents and visitors of all abilities; and

Whereas, the results of this study would be used to guide future development of and budgeting for Recreation Areas; and

Whereas, the Township is under no financial obligation with this request; and

Now Therefore be it Resolved, that the Township Board approve and support the feasibility study plan; and

Let it further be Resolved, that staff are directed to submit a 2024 Congressionally Directed Spending Request for Senate Appropriations to conduct a Township Recreation Area redesign feasibility study.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Symbal

RESOLUTION APPROVED

MANAGER UPDATE FOR THE SEWER AND BUDGET

Sewer – still waiting on a few things, such as seeding – will not release the retainage amount (approximately \$100,000) until we are sure of completion.

Budget – will be providing a quarterly report at next month's meeting. Joe Neumann is in our Grants / Planner position – having him in a dedicated role has helped with long range planning as he is able to research the different grants out there – there may be additional resolutions required, although we don't always know if we are going to get the grant. We are hoping for more success stories, but they are very competitive.

White asked about the SPARK grants – J. Neumann indicated that we were not chosen – 462 applications received with 21 chosen. Neumann followed up and those chosen were adversely affected by COVID.

BOARD MEMBER COMMENTS

Don Rhein – None

Kendra Symbal – Absent

Judy White – understands the issues of short term rentals on Lakewood Lane

Dave Lynch – thank Throenle for the update on the Township website – much easier to navigate

Ben Zyburt – None

Max Engle - None

Richard Bohjanen – None

PUBLIC COMMENT - NONE

Rhein moved, Zyburt supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 6:20 p.m.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes – Chocolay Township Planning Commission; Regular Meeting of February 13, 2023, Draft.
- B. Minutes - Marquette County Solid Waste Management Authority, Regular Meeting of February 15, 2023, Draft.
- C. Minutes – US 41 Corridor Advisory Group; Regular Meeting of January 10, 2023.
- D. Information – Michigan Department of Transportation – 2023 Construction Map.

Max Engle, Clerk

Richard Bohjanen, Supervisor

CHOCOLAY TOWNSHIP NEWSLETTER

March 2023

DEPARTMENT REPORTS

Assessing

By John Gehres

We had a total of 46 petitions at the board of review this year with 38 of them being veterans exemptions. The rest of the taxable property owned by the Keweenaw Bay Indian Community has been put into trust and exempted at the meeting. We are now in the process of looking for a replacement to do field work this summer.

Clerk

By Lisa Perry

On March 28 we mailed the initial batch of absentee ballots, there were 957 ballots sent out, this is 43% of the 2259 applications that were originally mailed out. If for some reason you do not see your ballot, please contact Lisa at the Township office. Reminder that ELECTION MAIL WILL NOT BE FORWARDED to another address, so if you are a "snowbird" or out of town, please let Lisa know if you have not already been in contact.

We will be busy preparing for the May 2, 2023 Special Election, the Public Accuracy test will be held on Monday, April 24. The testing will be held at the Silver Creek Church located at 219 Silver Creek Road, Marquette, MI 49855. This is open to the public.

During an election period, it is a great opportunity to clean up the voting records, if you have moved or have a child or relative that has moved out of the area, now is a good time to contact your Clerk's office so they can take care of this. The best way is to change your driver's license promptly

with your move if you are staying in Michigan. If you are moving out of state, you can call your Clerk's office and they can advise you of the steps you have to take. This does not take much time and really helps with maintaining the election files. This is also a great time to make sure you are registered to vote in your jurisdiction, registering sooner than later is always a good practice.

Fire Department

By Lee Gould

We are off to a slow start for 2023 with emergency calls. This is not abnormal however as generally each year there are slow times. Seasonal variations of weather conditions can change call volumes in the fire service rather quickly. Each season brings its own challenges for emergencies that contribute to emergency call volume.

Our new fire truck has been used on several emergency calls. We are still learning some of the finer changes 25 years of technology upgrades bring. Overall we are very pleased with the truck and happy the department put the hard work into it. Our old fire engine, that the new one replaced, is sold to Wells Township in southern Marquette County. We anticipate delivering it to them closer to the end of April.

We are currently transitioning our seasonal equipment from winter to spring mode. This includes items like getting the 4-wheeler ready for rescue calls, the snowmobile prepped for summer storage, getting our ice rescue stuff ready to be put away and open water rescue stuff ready.



Public Works

By Brad Johnson

On March 2, I attended the Township/Road Commission relations meeting. This meeting is set up by the road commission to let the local units of government know what the MCRC is working on or planning on doing in the near future. This year, the MCRC is replacing a box culvert on Cherry Creek Road. The MCRC has also purchased the equipment to do chip sealing in house. This year they are doing several roads in within the county to familiarize their crew with the process of chip sealing and then starting next year they will offer this to the Townships and Cities saving them a considerable amount of money.

We found that the manhole cover at the corner of Main Street and U.S. 41 had a 5 ¼ inch hole dead center of it. At first it appeared to be cut out with a core machine. We brought a new manhole cover down to replace it and realized right of way it was not a vandalism issue, the new cover was sticking up about ½ inch above the ring. Leaving this much of a lip, would have caused a huge issue with the snowplows. Bill and I made several calls to other municipalities to see if anyone had any old covers laying around that we could use temporarily until we can replace the ring and cover this spring/summer. Over the course of 50 plus years, the plows have worn what was once a 2 ½" cover down to about 1 1/3". With the amount of flow in this stretch of the sanitary system has me very concerned that the missing piece will make it down to lift station 1 and potentially end up in a pump. If this does in fact happen, we will end up with a pump failure and be looking at an impellor and shaft rebuild at the minimum. This piece could take anywhere from 1 hour to 5 years to finally making its way to the wet well, we will never know until its either in the pump or we catch it when we have the wet well vacuumed out.

We are in the process of releasing a few RFP's for work that needs to be done that is too large of a project for us to do in house. Replacing the pavilion roof RFP is let already and due on April 25th and I am currently working on the RFP for the siding replacement on the Township building. I goal is to let this RFP mid-April.

Technology

By Dale Throenle

Staff presented a draft version of the proposed Township web site to the Board at the March Board meeting. The Board was in favor of the design for the new site.

Tentative go-live for the new web site is May.

Planning / Zoning

By Dale Throenle

Planning Commission

The Planning Commissioners participated in a meeting held on March 20 in the Township Fire Hall.

There were four items on the agenda for the regularly scheduled meeting; all were considered old business.

Old Business

- 1) Proposed *Zoning Ordinance Changes*
Commissioners discussed the options for including single family residential and registered rentals in the Industrial zoning district. Staff presented four options:
 - 1) Leave the ordinance as is.
 - 2) Add *Single Family Residential and Registered Rentals* as conditional uses in the Industrial zoning district.
 - 3) Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to Commercial and apply the Mixed Use Overlay District to the newly zoned parcels.
 - 4) Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to a



new zoning district to match the district as it is defined in the Township master plan.

The Commissioners chose to go with option two; they requested a public hearing at the next meeting so they could finalize the decision and send it to the Board for consideration.

2) Non-Conforming Parcels in the Agriculture / Forestry (AF) Zoning District

Commissioners continued to discuss options related to the non-conforming parcels in the AF district. They reviewed a table of options with suggested acreage sizes and proposed uses for those options.

3) Public Input Discussion / Survey Questions

Commissioners discussed the questions that would be presented to the public with the newly acquired *FlashVote* software. They designed five questions that will be used in the first public *FlashVote* poll.

4) Proposed Zoning Ordinance Definitions

Commissioners decided to table the discussion until the April meeting.

Zoning Board of Appeals

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

Police

By Liz Norris-Harr

We had a slight change in Interns for our program. Alec Olivier decided to further his career elsewhere. We did, however, hire Tyler Harvala. Tyler currently works for MCSO at the jail. Tyler and Mason have been learning the ropes with the police department as well as attending fire training weekly. We are excited for them to start the academy.

The officers were excited to finally get a nice snowfall late this month so they could get out on the snowmobile for patrol. They were even able to get the interns out for some snowmobile driving training.

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									
Pounds Year To-Date	5.5	9.5	18									

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	2/6/2023	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 Darkin	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 Mulcahey 3-14-23	Police Reports	Michelle	Phillips
23-7	3/17/2023	3/24/2023					3/21/2023	23-7 Brjoser Request 3-17-23	Police Reports	Nicole	Braser
23-8	3/20/2023	3/27/2023			03/24/2023	4/11/2023		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



Web Page Statistics

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

Month	Unique Visits	Number of Visits	Pages	Hits	Bandwidth (GB)
January	2,121	4,153	16,070	30,207	7.85
February	1,927	3,923	21,825	33,723	20.19
March	1,808	4,059	18,225	30,410	13.34
Totals	5,946	12,359	57,014	96,029	48
Averages	1,972	4,032	22,272	34,526	20.39

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

Downloads

There were 707 downloaded documents in March. The top ten documents downloaded were:

Page	Number of Downloads
Appealing Property Assessment	352
Township history	121
Beaver Grove pavilion roof replacement	53
Zoning Ordinance	48
2023 Meeting Dates	44
Planning Commission agenda materials – 03.31.22	41
Zoning Board of Appeals minutes – combined 1999	39
Township Information Guide	36
Township Board agenda materials – 03.13.23	35
Township Board combined minutes – 1998 through 2021	29



Page Visits

Top ten pages visited in March were:

Top ten pages visited in July were: Page	Number of Views
Employment	944
Clerk	450
Directory email	400
Recycling	390
Schools	288
Agendas and Minutes – Township Board	270
Contacts	248
Assessor	237
Agendas and Minutes – Planning Commission	229
Police	214

Zoning Permit Counts

Zoning permit counts through March, 2023:

2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
Month	Number of Permits	Permit Type	Approved Number	Denied Number
January	0	Addition	0	0
February	0	Alteration	0	0
March	6	Commercial Outbuilding	0	0
		Conditional Use	0	0
		Deck	0	0
		Fence	1	0
		Garage	1	0
		Grading	0	0
		Home	2	0
		Home / Garage	0	0
		Home Occupation	0	0
		New Commercial	0	0
		Outbuilding	1	0
		Pole Building	0	0



2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
			Approved	Denied
		Rezoning Application	0	0
		Sign	0	0
		Site Plan Review	1	0
		Zoning Variance Request	0	0
Total	6	Total	6	0



**MARQUETTE COUNTY PLANNING COMMISSION
MEETING MINUTES
MARCH 1, 2023**

1. Call to Order: The meeting of the Marquette County Planning Commission was called to order by Commissioner Kaiser at 6:30 p.m.
2. Roll Call: Commissioners present: Karen Alholm, Ken Kaiser, David Slater, Bob Struck, Mike Touchinski, and Kathy Vermaat. Commissioner absent: Charles Bergdahl. Staff present: Emily Leach, Jen Sides, and Katie Labyak. Public Present: Eli Williams.
3. Approval of Minutes: Commissioner Struck motioned to approve the February 1, 2023 minutes, supported by Commissioner Alholm. The motion carried unanimously.
4. Public Comment: None.
5. Approval of Agenda: Commissioner Struck motioned to approve the agenda, supported by Commissioner Vermaat. Motion carried unanimously.
6. Public Hearing: None.
7. Communications:
 - d. MCSWMA Meeting Minutes: February 15, 2023 (Draft): Commissioner Touchinski stated page 4 of 5 says the Marquette General Hospital demolition may start on March 1, 2023. He questioned there being safeguards for the neighborhood. Ms. Leach stated they are starting on the inside for demolition. Commissioner Vermaat said she drafted the safeguards through her work with TriMedia. She stated that all the hazardous materials have been identified and the workers have to comply with state and federal regulations. An independent party will be doing the oversight of the work. The first phase will be South of College Avenue and the second phase will be the overpass and other buildings. The parking garage is currently going to stay. Commissioner Slater added he had an observation that should be noted: The landfill is considering a natural gas pipeline and a goal of the Master Plan is to transition away from fossil fuels. Commissioner Alholm motioned to approve communications, supported by Commissioner Struck. Motion carried unanimously.
8. Monthly Reports: Commissioner Struck made a motion to file the February, 2023 monthly reports, supported by Commissioner Kaiser. Motion carried unanimously.
9. Old Business: None.
10. New Business:
 - a. Forsyth Township Zoning Amendment: Ms. Leach mentioned the proposed rezoning came to the Township in the form of an application from a property owner to rezone from Commercial-2 (C-2) to Rural Residential- 1 (RR-1). The rezoning would not be consistent with the surrounding current zoning districts and would create spot zoning. The proposed amendment also would not conform to the future land use designation of the parcel. There is currently a non-conforming house on the one-acre parcel. Commissioner Touchinski stated Commercial zoning has failed in some ways and maybe they should consider if their intent is to build more residential in the area. There was further discussion about how small the parcel is and the house was probably built before zoning was enacted. Ms. Leach stated someone is trying to buy the house, but buyers can't get a loan for a house on a commercial lot. Commissioner Alholm made a motion to suggest to the Township that they consider language in their ordinance regarding non-conforming structures and potential for grandfathering in the current use, and not supporting the zoning amendment from C-2 to RR-1 due to stated reasons. Commissioner Struck supported. Motion carried unanimously.

- b. 2024 Capital Improvement Project Ranking: Commissioner Kaiser and Ms. Leach provided an update on the 5 meetings the sub-committee held to create a new Capital Improvements Program (CIP) scoring criteria. The process of updating the CIP gave Commissioners and staff a better understanding of CIP, and have created a more user friendly and streamlined process. Ms. Leach met with the Finance Department to ensure the process is consistent and beneficial for the broader budget process. Commissioner Struck suggested taking out the word “project” from 2, 3, 4 and 5. Commissioner Struck motioned to approve the scoring criteria with revisions, supported by Commissioner Alholm. Motion carried unanimously.
11. Announcements: Commissioner Slater made an observation that under Communications; 7 e., in regards to climate adaptation, it is interesting another gas station is being developed. He thinks the possibility of a gas station on the South side of US-41 with that size of a lot could be beneficial for large trucks.
Commissioner Kaiser mentioned that the bids were too high for the construction of a round-about on Lakeshore Blvd. in Ishpeming. He also went to the high speed internet meeting put on by the State. It was an interactive meeting and recommends anyone with bad internet service to go to the next one in May.
Commissioner Slater will be out-of-town for the April meeting.
Commissioner Struck asked if the County Board approved the climate change resolution. Ms. Leach said the resolution is tentatively slated to be on the March 21st County Board agenda and encouraged the Planning Commission to attend in support.
Ms. Leach announced that Amy Stephens, the new planner, started today!
Sven will be at the Recreation Show in the Superior Dome at the end of the month to promote Perkins Park and the other recreation areas.
12. Public Comment: None
13. Adjournment: Commissioner Touchinski motioned, seconded by Commissioner Vermaat to adjourn the meeting. The motion carried unanimously. Commissioner Kaiser adjourned the meeting at 7:17p.m.

Respectfully submitted,

Katie Labyak, R/M/D Support Staff

**OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
March 7, 2023**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, March 7, 2023, in the Commission Chambers at City Hall.

ROLL CALL

Present: W. Premeau, M. Rayner, S. Lawry, K. Clegg, Chair S. Mittlefehldt, C. Gottlieb, D. Fetter, and Vice-Chair N. Williams

Absent: A. Andres (excused).

AGENDA

It was moved by K. Clegg, seconded by S. Lawry, and carried 8-0 to approve the agenda as presented.

MINUTES

The minutes of 02-21-23 were approved by consensus without amendments.

NEW BUSINESS**Election of Officers**

D. Stensaas stated that this is the only time that he has a role in facilitating the meeting and that the election would begin by asking for volunteers for Chair and Vice-Chair.

S. Mittlefehldt stated that she would serve as Chair. N. Williams stated that he would serve as Vice-Chair.

D. Stensaas asked if there were nominations for a new Chair. M. Rayner stated that she would like to nominate S. Mittlefehldt to be Chair. Nobody else offered a nomination for Chair. D. Stensaas said that A. Andres sent him an email in which he said that he was willing to serve as an officer as well.

It was moved by M. Rayner, seconded by C. Gottlieb, and carried 8-0 to elect S. Mittlefehldt as Chair of the Planning Commission.

D. Stensaas asked for nominations for Vice-Chair. S. Mittlefehldt stated that she would like to nominate N. Williams.

It was moved by S. Mittlefehldt, seconded by M. Rayner, and carried 8-0 to elect N. Williams as Vice-Chair of the Planning Commission.

CORRESPONDENCE**Letter from the Sands Township Zoning Administrator**

D. Stensaas said that the purpose of this letter on the agenda is to inform the Commission regarding the plans for a new campground just south of City-owned property in Sands Township and adjacent to the southwestern City boundary. He also stated that there are plans to build out the Yellow trail system on both the City's property in that area and for connections to be made to that trail from new trails that are planned for the campground and adjacent property owned by the same landowner.

TRAINING

Training Article – “An Effective Commissioner” (Michigan Planner “E-dition”, Michigan Association of Planning, January 2013)

D. Stensaas stated this article provides concise recommendations for Planning Commissioners on how to effectively carry out their job as a member of a Planning Commission, and he expanded on the issues of conflict of interest, ex-parte contact, and taking care to avoid violations of the Open Meetings Act by email. The Planning Commission and staff discussed some of the issues raised in the article.

WORK SESSION

A. Land Development Code Draft Amendments

D. Stensaas said that before picking up where the last work session ended, he wanted to restate that a Planning Commission (PC) public hearing has been scheduled for March 21st and a joint PC-City Commission (CC) public hearing will be requested for April 24th on the recommended LDC amendments. He said that a joint work session will also be scheduled prior to the City Commission hearing to discuss the proposed code changes. Staff and the PC began reviewing the draft amendments in Article 9, where the discussion left off at the end of the Feb. 21st meeting. After discussing draft changes to Articles 9, 11, and 14, staff revisited items in Articles 5 and 7 that needed changes after the 2-21-23 meeting.

The Planning Commission and staff worked through the minutia of these draft Code amendments for close to two hours and there were only a few items that were brought up that needed further work of a minor nature.

COMMISSION AND STAFF COMMENTS

S. Lawry stated:

I'm pleased to be back on the Commission again want to thank Commissioners Mittlefehldt and Williams for taking on the role of officers.

S. Mittlefehldt stated:

I want to share the gratitude and thank you all for the nomination and votes to be Chair. I see my role as a facilitator and this might actually be easier, to be the one to see that everyone's voice is heard and getting people to talk and make the motions and I'm excited to take on this new role. And also, welcome to our new Commissioners. It makes it easier to make decisions with a full board and a wealth of experience.

C. Gottlieb stated:

Please bear with me as I learn what I'm doing.

A. Landers stated:

Welcome to the new Commissioners and thanks to everyone else for your volunteering.

D. Stensaas stated:

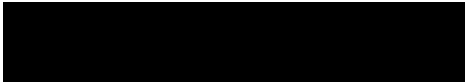
Thank you to our new Commissioners, it's really good to have a full board again. And thanks for putting up with this, updating the LDC has become a regular thing and we knew when we adopted it that it was going to take a few years or several years to refine it because there was so much new material in it and I don't expect the annual update process is going to end anytime soon. There have been pressing issues we've had to confront in recent years, such as short-term rentals, marijuana businesses and there are

probably other things were going to want to tackle after the Community Master Plan update is adopted, such as electric vehicle charging infrastructure. And staff has put together a report on tree preservation and canopy retention we think we might have a model we can use to incorporate tree retention standards back into the LDC. Anyway, thanks for putting up with this and I apologize to Mr. Gottlieb that his first meeting was going through this minutia, because this is sort of the worst part of a Planning Commissioners job, but you all are doing a great job with it and I appreciate it.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 8:05 p.m.

Prepared by:

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David Stensaas, City Planner and Zoning Administrator Planning Commission Staff Liaison