



CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION AGENDA
Monday, May 15, 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. April 17, 2023 Meeting

V. PUBLIC COMMENT

Limit of three minutes per person.

VI. PRESENTATIONS

None

VII. UNFINISHED BUSINESS

A. Proposed Zoning Ordinance Definitions

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

B. Proposed Agriculture Zoning District Language

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

VIII. NEW BUSINESS

A. Conditional Use Permit CU 23-11 – JX Truck Center

1. Staff introduction
2. Public hearing - Conditional Use Permit CU 23-11 5025 US 41 South
3. Commissioner discussion
4. Commissioner decision

B. Final Site Plan Review Application SR 23-12 – JX Enterprises, Inc.

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

C. Planning Commissioner Training – Site Plan Review

1. Staff introduction
2. Commissioner discussion

IX. PUBLIC COMMENT

Any item of interest – limit 3 minutes per person

X. COMMISSIONER’S COMMENTS

XI. DIRECTOR’S REPORT

XII. INFORMATIONAL ITEMS AND CORRESPONDENCE

- A. Township Board Minutes – 04.10.23
- B. Township Newsletter – April 2023
- C. City of Marquette Planning Commission minutes 04.18.23

XIII. 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, April 17, 2023 Minutes

I. Meeting Call to Order

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

II. Roll Call

Members present at roll call:

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

Members absent at roll call:

Don Rhein (Board)

Staff present:

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

III. Additional Agenda Items / Approval of Agenda

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

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

Vote: Ayes: 6 Nays: 0 Motion carried

IV. Minutes

A. March 20, 2023 Meeting

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

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

Vote: Ayes: 6 Nays: 0 Motion carried

V. Public Comment

Maggie Johnson, 317 Lakewood Lane

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

Mike Johnson, 14 Allen Drive, Marquette

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

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

Michael Johnson, 317 Lakewood Lane

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

VI. Public Hearings

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

Staff Introduction

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

Commissioner Decision

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

Vote: Ayes: 6 Nays: 0 Motion carried

Public Hearing

Nancy Holdwick, 1419 M-28 East

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

Rusty Northrup, owner of Marquette Fence

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

Missy Lehtomaki, Select Realty

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

Sam Garrow, owner of Marquette Fence

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

Jessica Elliston, 240 Timberlane

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

Commissioner Decision

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

Vote: Ayes: 6 Nays: 0 Motion carried

VII. Presentations

None

VIII. New Business

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

Commissioner Discussion

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

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

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

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

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

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

Commissioner Decision

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

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

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

Commissioner Discussion

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

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

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

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

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

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

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

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

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

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

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

Vote: Ayes: 6 Nays: 0 Motion carried

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

Staff Introduction

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

Commissioner Discussion

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

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

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

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

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

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

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

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

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

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

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

Commissioner Decision

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

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

Vote: Ayes: 6 Nays: 0 Motion carried

IX. Unfinished Business

A. Proposed Zoning Ordinance Definitions

Staff Introduction

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

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

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

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

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

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

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

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

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

X. Public Comment

Maggie Johnson, 317 Lakewood Lane

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

Michael Johnson, 317 Lakewood Lane

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

Nancy Holdwick, 1419 M-28 East

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

XI. Commissioner's Comments

Milton

No comments.

Gencheff

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

Meister

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

Soucy

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

Sloan

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

Mullen-Campbell

Options should be explored regarding aging in place.

XII. Director's Report

Planning / Zoning Administrator Throenle

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

Commissioners decided that three items should be on the agenda:

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

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

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

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

XIII. Informational Items and Correspondence

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

XIV. Adjournment

Meister moved, Sloan seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 7:52 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

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Issue Brief: Proposed Zoning Ordinance Definitions

Meeting: Planning Commission Meeting

Date: May 15, 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.

During the April meeting, Commissioners began the review process of the definitions.

Staff Research

Staff 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, which was presented at the April meeting.

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 revised *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: May 8, 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.

Agricultural use 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.

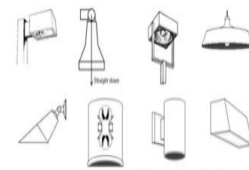
F

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.

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 permanent buildings located on the lot.

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)

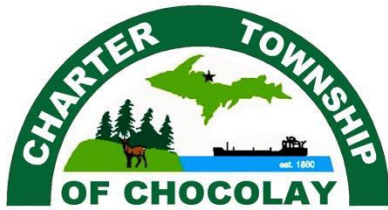
A facility providing accommodations by public, private, and non-profit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to bus and rail terminals.

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 Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Issue Brief: Proposed Agriculture Zoning District Language

Meeting: Planning Commission Meeting

Date: May 15, 2023

Issue Summary

Proposed agriculture zoning district ordinance language.

Background

Research in 2018 provided an analysis of the non-conforming parcels within the Township. Primary concern from that analysis was the percentage of non-conformance in the AF zoning district. Additional concerns were raised regarding the minimum lot width requirement, especially in the R-1, R-2 and WFR zoning districts.

Additional information has been added to the 2018 research that showed the impact of reducing the size of the AF parcels from the 20 acres minimum that is in the current zoning ordinance. Three suggested ranges were used: 10 acres, 5 acres, and 2 acres. Each range showed the number of remaining non-conformances and the reduction in the number of non-conforming parcels.

Additional information was added to the 2018 research that showed the impact of reducing the lot size minimum from 125 feet to 100 feet in the R-1 and WFR zoning districts. R-1 was split into two sections; the first was R-1 with sewer connections and the second was R-1 with no sewer connections. The current zoning ordinance specifies a change in minimum lot size from 25,000 square feet to 18,750 square feet if the property is connected to the sewer system.

Additional documents were added for Commissioner review. Zoning ordinance extracts and maps were taken from three townships (Empire, Glen Arbor, and Lake) for language considerations and to show different ways that the acreage discussion has been implemented. The townships were chosen based on similarity to Chocolay Township in population and geography.

To aid in the discussion, the Commissioners received an extract from the 1977 Township zoning ordinance that showed the zoning designations for each zoning district. This extracted data was further summarized in a document that compared the 1977 classifications with the current zoning ordinance classifications.

A map was developed that showed the zoning districts from 1977. A draft version of the 2008 zoning map was also provided.

A map showing the non-conformances by zoning district was included for discussion purposes.

A document was included that outlined proposed changes to sections 6.1 and 6.2 of the Township *Zoning Ordinance*. The proposed changes included a rewrite of existing language, removal of footnotes under the table in 6.1, and a table with the proposed changes in zoning district names, lot sizes and setbacks.

At the October 2022 meeting, Commissioners requested maps showing the various acreage sizes throughout the Agriculture / Forestry (AF) zoning district. Attached maps for this request show the acreage sizes in six size categories:



- less than two acres
- two to five acres
- five to ten acres
- ten acres to fifteen acres
- fifteen acres to 20 acres
- over 20 acres.

Staff prepared an analysis of the percentage of change in the AF district. The attached analysis shows the reduction in non-conforming parcels in the AF district based on parcel acreage size. The analysis acreages are:

- 20 acres
- 10 acres
- 5 acres

At the November 2022 meeting, the topic was tabled until an opinion could be obtained from the Township attorney regarding the rezoning of parcels in the AF district to different acreage sizes.

At the February 2023 joint meeting the Township attorney gave a presentation related to the process of rezoning the AF properties, which gave the Commissioners the ability to return to the non-conformance discussion.

At the February 2023 regular meeting Commissioners requested the table that included percentage of reductions in non-conformances be included as part of the March agenda materials.

At the March meeting, Commissioners reviewed recommendations for splitting the current AF zoning district into three separate districts. Commissioners requested additional details on these districts at a future meeting.

Staff Research

Staff has prepared a document showing the proposed agriculture zoning districts, using the details from the recommendations presented in March and the current Township Zoning Ordinance uses (see attached).

Staff has included the recommendation table from the March meeting for reference purposes.

Staff Recommendations for Commissioner Discussion

Staff is recommending the Planning Commission members:

- 1) Review the proposed zoning ordinance language and uses.
- 2) Come prepared with ideas to review the intent language, parcel sizes, and uses for each district.

Author: Dale Throenle

Date: May 11, 2023

Attachments

1. *Proposed agriculture zoning districts*
2. *Proposed AF districts*

VII.B.2

Proposed Agriculture Zoning Districts

Agriculture 1 (AG-1)

Intent

The intent of this district is to accommodate low-density residential and agriculture-related development.

Acreage and Setback Requirements

| District Acreage | Frontage Minimum | Setbacks (in feet) | | |
|------------------|------------------|--------------------|------|------|
| | | Front | Side | Rear |
| 0.5 to 3 acres | 75 feet | 30 | 10 | 30 |

District Uses

| Use | Examples | Conditional / Permitted |
|---|--|--|
| | | C - Conditional Use P - Permitted Use |
| Accessory housing unit | | P |
| Accessory structure | garage pole barn shed storage container | P |
| Agriculture - on-premise sales | Christmas trees produce, flowers, syrups, honey, etc. grown / harvested on the premises | P |
| Bed and breakfast, tourist home, or similar with four units or less | | P |
| Campground | | C * |
| Contractor shop | | C |
| Contractor yard | | C |
| Growing and harvesting of timber and bush fruit | | P |
| Hunting or shooting preserve | | C ** |
| Kennel | | C * |

| Use | Examples | Conditional / Permitted |
|--|---|--|
| | | C - Conditional Use P - Permitted Use |
| Outdoor wood boilers | | P |
| Place of worship | churches mosques synagogues temples | C |
| Private park | | C |
| Private school | art associated education research dance driver's training K-20 music vocational | C |
| Public school | art associated education research dance driver's training K- 20 music vocational | C |
| Racetracks | ATV Snowmobile | C |
| Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact | | C |
| Registered rental dwelling | | P |
| Resorts | | C |
| Rural Cluster Development Subdivisions | | C |
| Single family residential | | P |
| Trails | trails and trail easements | C |

| Use | Examples | Conditional / Permitted |
|--|----------|--|
| | | C - Conditional Use P - Permitted Use |
| WECS towers ten feet or higher, ground mounted | | C |
| WECS towers under ten feet, ground mounted | | C |
| Wildlife management | | P |

* 20 acres or more

** 40 acres or more

District Prohibitions

1. Animal farming / riding activity

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Suggested Added Uses

- Bee keeping (will be covered under Ordinance 62 *Animal Control*)
- Chickens (will be covered under Ordinance 62 *Animal Control*)
- Green houses
- Hoop houses
- Planned Unit Development

Agriculture 2 (AG-2)

Intent

The intent of this district is to accommodate medium-density residential and agriculture-related development.

Acres and Setback Requirements

| District Acreage | Frontage Minimum | Setbacks (in feet) | | |
|---------------------|------------------|--------------------|------|------|
| | | Front | Side | Rear |
| 3 acres to 10 acres | 150 feet | 30 | 30 | 30 |

District Uses

| Use | Examples | Conditional / Permitted |
|---|--|--|
| | | C - Conditional Use P - Permitted Use |
| Accessory housing unit | | P |
| Accessory structure | garage pole barn shed storage container | P |
| Agriculture - on-premise sales | Christmas trees produce, flowers, syrups, honey, etc. grown / harvested on the premises | P |
| Bed and breakfast, tourist home, or similar with four units or less | | P |
| Campground | | C * |
| Contractor shop | | C |
| Contractor yard | | C |
| Growing and harvesting of timber and bush fruit | | P |
| Hunting or shooting preserve | | C ** |
| Kennel | | C * |
| Outdoor wood boilers | | P |

| Use | Examples | Conditional / Permitted |
|--|--|--|
| | | C - Conditional Use P - Permitted Use |
| Place of worship | churches mosques synagogues temples | C |
| Private park | | C |
| Private school | art associated education research dance driver's training K-20 music vocational | C |
| Public school | artassociated education researchdancedriver's trainingK- 20musicvocational | C |
| Racetracks | ATV Snowmobile | C |
| Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact | | C |
| Registered rental dwelling | | P |
| Resorts | | C |
| Rural Cluster Development Subdivisions | | C |
| Single family residential | | P |
| Trails | trails and trail easements | C |
| WECS towers ten feet or higher, ground mounted | | C |

| Use | Examples | Conditional / Permitted |
|--|----------|--|
| | | C - Conditional Use P - Permitted Use |
| WECS towers under ten feet, ground mounted | | C |
| Wildlife management | | P |

* 20 acres or more

** 40 acres or more

District Prohibitions

1. Planned Unit Development (PUD)

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Suggested Added Uses and Restrictions

- Chickens (will be covered under Ordinance 62 *Animal Control*)
- Commercial green houses
- Community gardens
- Hobby farm / Upick farm / herb farm
- Hoop houses
- One domestic animal per acre
- Private riding stable

Agriculture 3 (AG-3)

Intent

The intent of this district is to establish and maintain areas suitable for a wide range of agricultural uses.

Acres and Setback Requirements

| District Acreage | Frontage Minimum | Setbacks (in feet) | | |
|------------------|------------------|--------------------|------|------|
| | | Front | Side | Rear |
| 10 acres or more | 200 feet | 30 | 30 | 30 |

District Uses

| Use | Examples | Conditional / Permitted |
|---|--|--|
| | | C - Conditional Use P - Permitted Use |
| Accessory housing unit | | P |
| Accessory structure | garage pole barn shed storage container | P |
| Agriculture - on-premise sales | Christmas trees produce, flowers, syrups, honey, etc. grown / harvested on the premises | P |
| Bed and breakfast, tourist home, or similar with four units or less | | P |
| Campground | | C * |
| Contractor shop | | C |
| Contractor yard | | C |
| Growing and harvesting of timber and bush fruit | | P |
| Hunting or shooting preserve | | C ** |
| Kennel | | C * |
| Outdoor wood boilers | | P |

| Use | Examples | Conditional / Permitted |
|--|--|--|
| | | C - Conditional Use P - Permitted Use |
| Place of worship | churches mosques synagogues temples | C |
| Private park | | C |
| Private school | art associated education research dance driver's training K-20 music vocational | C |
| Public school | artassociated education researchdancedriver's trainingK- 20musicvocational | C |
| Racetracks | ATV Snowmobile | C |
| Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact | | C |
| Registered rental dwelling | | P |
| Resorts | | C |
| Rural Cluster Development Subdivisions | | C |
| Single family residential | | P |
| Trails | trails and trail easements | C |
| WECS towers ten feet or higher, ground mounted | | C |

| Use | Examples | Conditional / Permitted |
|--|----------|--|
| | | C - Conditional Use P - Permitted Use |
| WECS towers under ten feet, ground mounted | | C |
| Wildlife management | | P |

* 20 acres or more

** 40 acres or more

District Prohibitions

1. Planned Unit Development (PUD)
2. No divisions allowed under PA116 or Qualified Forestry Program Property
3. No land divisions beyond the Michigan Land Division Act for parent parcels.

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)
3. Michigan Land Division Act
4. Michigan PA 116

Suggested Added Uses and Restrictions

- Commercial riding stable
- Unlimited agriculture
- Unlimited forestry

VII.B.3

Proposed AF Districts

| Zoning District | District Acreage | Frontage | Setbacks | District Use | District Prohibition | Regulatory Control |
|-----------------|------------------------------|------------|---|--|---|---|
| AF 1 | 0.5 acres – 3 acres | 75 ft min | 30 feet front 10 feet side 30 feet rear | Residential / PUD / cluster Chickens, hoop houses, small grow sales, bee keeping, green house residential | animal farming/riding activity | Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD) |
| AF 2 | Between 3 acres and 10 acres | 150 ft min | 30 feet front 30 feet side 30 feet rear | Residential / cluster One domestic animal per acre Chickens / fowl Hobby farm / Upick farm / herb farm Green house commercial, Private riding stable, Community gardens, AG retail store Rural Residential Cluster with 50% or more open space and detailed in the master deed | PUD | Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD) |
| AF 3 | ≥ 10 acres | 200 ft min | 30 feet front 30 feet side 30 feet rear | Residential Unlimited agriculture Unlimited forestry Commercial riding stable Rural Residential Cluster with 50% or more open space and detailed in the master deed | PUD No divisions allowed under PA116 or Qualified Forestry Program Property No land divisions beyond the Michigan Land Division Act for parent parcels. | Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD) Michigan Land Division Act Michigan PA 116 |

1977 Zoning Ordinance Extract

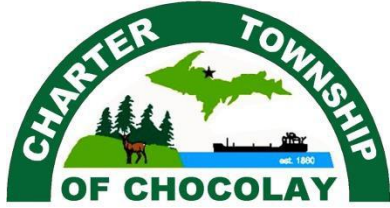
| Zoning District | District Acreage | Frontage | Setbacks | District Use | District Prohibition | Zoning Intent |
|-----------------|------------------|----------|---|--|--|---|
| RR-1 | 2 acres | 200 | 30 feet front 30 feet side 30 feet rear | Single-family dwellings Churches Schools Parks | Trails Accessory housing units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C) | To establish and maintain an alternative residential environment in accessible rural areas at very low densities. (Section 207) |
| RR-2 | 5 acres | 300 | 30 feet front 30 feet side 30 feet rear | The growing and harvesting of timber and the raising of livestock Agricultural produce, trees, shrubbery, flowers, etc. which are grown on the premises may also be marketed on the premises Detached single family dwellings are permitted on lots of five acres or more with 300 feet of lot width Boarding stables on lots of 20 acres or more | Resorts, bed & breakfast, riding stables, parks, trails, campgrounds, kennels, and day camps on lots of 20 acres or more Hunting and shooting preserves, winter sports facilities, and trails on lots of 20 acres or more Recreational structures on lots of 40 acres or more Unlighted golf courses on lots of 60 acres or more Accessory housing units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C) | To establish and maintain for low intensity use those areas which, because of their location and accessibility to existing utilities, paved public roads, community facilities, and public services, are suitable for wide range of very low density residential and recreational activities. (Section 208) |

1977 Zoning Ordinance Extract (continued)

| | | | | | | |
|----|----------|------|---|---|---|--|
| RP | 20 acres | None | 30 feet front 30 feet side 30 feet rear | The growing and harvesting of timber, livestock, riding or boarding stables, winter sports facilities, parks, agricultural produce, trees, shrubbery, flowers, etc., which are grown on the premises may also be marketed on the premises. Detached single-family dwellings are permitted on tracts of 20 acres or more | Resorts, Bed & Breakfast, lodges, Campground and Day Camps on lots of 20 acres or more. And trails. Hunting and shooting preserves on lots of 20 acres or more . Kennels on 20 acres or more . Recreational structures on lots of 20 acres or more . Unlighted golf courses on lots of 60 acres or more . Accessory Housing Units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C). (34-99-4) Wireless Communication Facilities subject to the conditions of Section 527. | To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses. (Section 212) |
| OS | 20 acres | None | 30 feet front 30 feet side 30 feet rear | Growing and harvesting of timber and bush fruit, and agricultural produce, livestock, and wildlife management. | Single-family residences, resorts, Bed & Breakfast, trails, and other recreational uses, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact. Recreational structures on lots of 20 acres or more. Accessory Housing Units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C). (34-99-4) | To preserve as open space those lands which because of their soil, drainage or topographic characteristics, are unsuitable for development. (Section 213) |

2008 Zoning Ordinance Extract

| Zoning District | District Acreage | Frontage | Setbacks | District Use | District Prohibition s | Zoning Intent |
|-----------------|------------------|----------|---|--|---|--|
| AF | 20 acres | None | 30 feet front 30 feet side 30 feet rear | <ol style="list-style-type: none"> 1. Growing and harvesting of timber and bush fruit 2. Agricultural 3. Wildlife management 4. Outdoor wood boilers (see Section 6.5) (#34-13-05) 5. Single-family residences 6. Registered Rental Dwellings (#34-19-04) 7. Accessory structures (#34-21-02) | <ol style="list-style-type: none"> 1. WECS 2. Resorts 3. Bed & Breakfast 4. Trails 5. Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact 6. Racetracks 7. Hunting and shooting preserves on lots of 40 acres or more 8. Accessory Housing Units 9. Rural Cluster Development Subdivisions (see Section 6.12) 10. Contractor yards and shops 11. Parks (#34-09-02) 12. Kennels on lots 20 acres or more (#34-09-03) 13. Schools and Churches (#34-10-04) 14. Campgrounds on parcels 20 acres or more (#34-16-02) | To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses. (Section 4.7) |



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: VIII.A Conditional Use Permit CU 23-11 – JX Truck Center

Suggested Motions

_____ moved, _____ seconded, that after Commissioner and staff review and analysis in consideration of Conditional Use application CU 23-11, and the understanding that the proposed use is compliant with all terms of *Section 16.2 Conditional Use Permits Basis of Determination and General Standards* and the intent of the Township *Zoning Ordinance*, the Planning Commission approves Conditional Use Permit 23-11 as presented.

or

_____ moved, _____ seconded, that after Commissioner and staff review and analysis in consideration of Conditional Use application CU 23-11, and the understanding that the proposed use is compliant with all terms of *Section 16.2 Conditional Use Permits Basis of Determination and General Standards* and the intent of the Township *Zoning Ordinance*, the Planning Commission approves Conditional Use Permit 23-11 with the following conditions:

[list the conditions].

or

_____ moved, _____ seconded, that after Commissioner and staff review and analysis in consideration of Conditional Use application CU 23-11, and the understanding that the proposed use should be compliant with all terms of *Section 16.2 Conditional Use Permits Basis of Determination and General Standards* and the intent of the Township *Zoning Ordinance*, the Planning Commission denies Conditional Use Permit 23-11 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: Conditional Use Application CU 23-11 – JX Truck Center

Meeting: Planning Commission

Date: May 15, 2023

Issue Summary

The applicant is seeking approval of a site plan for a proposed trucking facility to be located at 5025 US 41 South.

Application Information

| | |
|--------------------------------|--|
| Applicant | Peterbuilt of Michigan dba JX Truck Center |
| Owner | Michigan PB LLC |
| Parcel ID | 52-02-107-007-20 |
| Address | 5025 US 41 South |
| Type of request | Conditional Use Permit |
| Date received | April 14, 2023 |
| Base zoning district | Commercial (C) |
| Overlay zoning district | Mixed Use Overlay |
| Present land use | Vacated commercial |
| Date of public notice | April 28, 2023 – Marquette <i>Mining Journal</i> |
| Date of review | May 15, 2023 |

Application Summary

Michigan PB LLC, owner of parcel 52-02-107-007-20 located at 5025 US 41 South, is seeking to change the use of the property to allow for used truck sales, truck repair, truck part sales, and lease and rental of medium duty and heavy duty trucks.

Regulatory Analysis

Site Background

| | |
|--------------------------|---|
| Lot size | 5.5 acres Acreage exceeds the minimum lot size requirement of 25,000 square feet (.57 acres) for commercial properties found in Section 6.1 in the Township <i>Zoning Ordinance</i> . |
| Lot Width: | Approximately 205.2 feet Frontage exceeds the minimum of 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: “CHOCOLAY TOWNSHIP 52520 T - LEGAL : SEC 716 T47N R24W PRT OF N1/2 OF NE1/4; COM AT TH 114 COR COM TO SEC 6 AND 7; TH N |

89DEG 04'28" E 974.71FT TO P05; TN N 89DEG 04'28" E 1.76FT; TN S OODEG 54'35" E 202.45FT; TN S 71DEG 26'42" E 341.12FT; TH S 01DEG 00'27" W 222.65FT; TH N 89DEG 04'28" E 202.68FT; TH N OODEG 55'32" W 388.73FT; TH N 89DEG 04'28" E 7.68FT; TN N OODEG 55'32" W 150FT; TH S 89DEG 04'28" W 321FT; TH N 13DEG 23'49" W 84.44FT; TH N 08DEG 51'02" E 98.81FT TO TH S RANT OF WRIGHT PLACE; TH N 62DEG 08'27" W 49.28FT; TH S 05DEG 28'35"W 51.82FT; TH S 20DEG 48'17" W 104.29FT; TH S 520EG 4910" W 32.17FT; TH S 86DEG 43'00" W 90.23FT; TH S OODEG 55'32" E 32.44FT TO POB. 4.74AC REVISED LEGAL DESCRIPTION FOR 107-007-20 IN 2016 WILL INCLUDE A PORTION OF A 0.76 ACRE SPLIT FROM 107-009-00 AFTER THE 2015 ASSESSMENT ROLL WAS PREPARED. THE SPLIT WILL SHOW UP ON THE ROLL IN 2016 AND THE COMBINED LEGAL IN 2017. SEC 6/7 T47N R24W PRT OF N112 OF NE1/4; COM AT THE N1/4 COR COMMON TO SEC 6 AND 7; TH N 89DEG 04'28"E 974.71FT TO FOB; TN N89DEG 04'28" E 1.76FT; TH SOODEG 54' 35" E 85.07FT; TH S8913EG 04'51" W 187.02FT; TH S 010EG 02.45"E 180.64FT; TH N89DEG 10'32" E 184.64FT; TH N OODEG 54'35" W 63.26FT; TH S710EG 26'42" E 341.12FT; TH SO1DEG 00'27" W 222.65FT (ALG E 16TH LINE); TH N89DEG 04'28" E 202.68FT; TH NOODEG 55'32" W 388.7FT; TH N89DEG 04'28" E 7.68FT; TH N 0013EG 55'32"W 150.0 FT; TH 589DEG 04'28" W 321.0FT; TIT N13DEG 23' 49"W 84.44FT; TH NO8DEG 51'02" E 98.81 FT. TH N62DEG 08'27"W 49.28FT; TH S05DEG 28'35" W 51.82FT; TH S20DEG 48'17" W 104.29FT; TN S52DEG 4910"W 32.17FT; TH S 86DEG 43'00" W 90.23 FT; TH SO1DEG 28.00"E 32.44 TO POS. 5.50 AC (PARCEL 107-009.10 CONTAINING 0.76"

Existing Non-Conformance There are no non-conformances that exist on the parcel.

Zoning and Use History

The parcel was zoned as C-1 (Commercial 1) in 1977. The zoning designation was changed to C (Commercial) in 2008. The mixed use overlay district was applied in 2018.

Previous Conditional Use Permits

The parcel has two previous conditional use permits:

- 1) CU 80 Demolish two homes and existing moving and storage facility; build a new moving and storage building
- 2) CU 15-03 Amend CU 80 to add dust control

Project Zoning District

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

Adjacent Zoning Districts and Land Uses

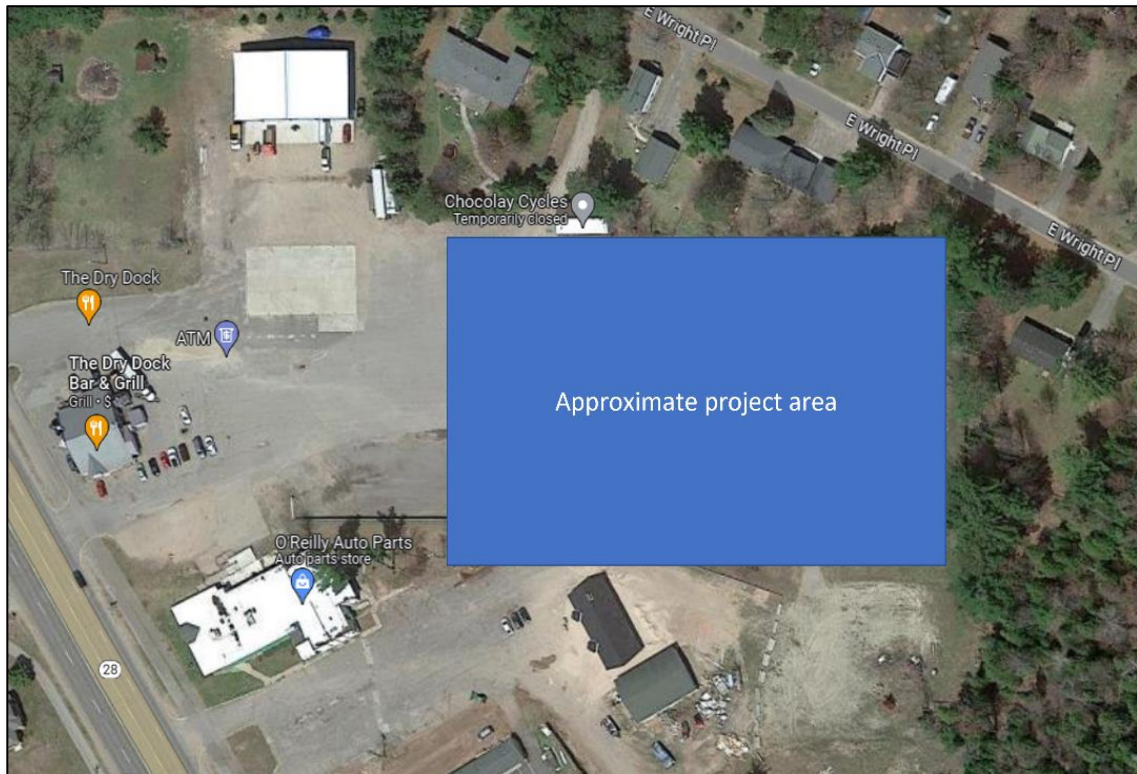
| Direction | Zoning | Land Uses |
|------------------|---------------|---|
| North | C, R-2 | One commercial, three high-density residential – all occupied |
| South | C | Three commercial – two occupied, one vacant land |
| East | R-2, C | One occupied high-density residential, one vacant land commercial |
| West | C | One occupied commercial |

The property will be accessed from US 41 South.

Aerial View



Aerial View – Project Location



Proposed Hours

Initial proposed hours of operation are:

- Monday 8 AM to 5 PM
- Tuesday 8 AM to 5 PM
- Wednesday 8 AM to 5 PM
- Thursday 8 AM to 5 PM
- Friday 8 AM to 5 PM

Anticipated future change in proposed hours of operation are:

- Monday 7 AM to 12 AM
- Tuesday 7 AM to 12 AM
- Wednesday 7 AM to 12 AM
- Thursday 7 AM to 12 AM
- Friday 7 AM to 12 AM
- Saturday 8 AM to 12 PM

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 in section 8.1, staff used *the Other commercial and industrial uses* parking requirement of “.75 times maximum number of employees on premises at any one time”. Based on this calculation, the site plan has more than sufficient parking for customers, employees, and used trucks that are for sale.

Zoning Ordinance Definitions

There are no specific definitions for the proposed use in the Township *Zoning Ordinance*.

Zoning District Permitted and Conditional Uses

Underlying Zoning District

4.5 COMMERCIAL DISTRICT (C)

(A) INTENT

To establish and preserve general commercial areas consisting of shopping centers and commercial areas where customers reach individual business establishments primarily by automobile.

(B) PERMITTED PRINCIPAL USES

1. Offices
2. Establishments selling goods and services at retail
3. Gas stations and service stations
4. Private clubs
5. Hotels
6. Nursing homes
7. Funeral homes
8. Bakeries
9. Restaurants
10. Indoor theaters and other places of amusement
11. Motor vehicle sales and rentals
12. Storage units
13. Accessory structures (# 34-21-02)

(C) CONDITIONAL USES

1. Auto Repair Shops
2. Trails
3. Outdoor wood boilers (see Section 6.5) (**#34-13-05**)
4. WECS including conditions of approval
5. Outdoor storage including semi-trailers
6. Hospitals
7. Contractors yards and shops
8. Other uses deemed by the Planning Commission to be of the same general character as those permitted and conditional uses

Mixed Use Overlay District

Section 5.5 Mixed Use Overlay District

(B) Permitted Uses

- Accessory drive-through facility
Examples:
 - bank
 - fast food
 - pharmacy
- Accessory entertainment facilities, food and beverage service, laundry, and other similar compatible uses.
- Accessory gas sales
- Accessory residential home occupation - tier 1.
- Agricultural commercial sales
Examples:
 - fertilizer, herbicide, and pesticide sales
 - garden centers and nurseries
 - rental and small equipment and repair
- Animal services – indoor facilities
Examples:
 - animal hospitals or shelters
 - breeding / boarding kennels
 - veterinary services
- Athletic / fitness /exercise establishments
Examples:
 - bowling alleys
 - fitness membership clubs
 - ice or roller blade rinks
- Auditoriums and other places for public assembly
- Bed and breakfast, tourist home, or similar with four units or less
- Business office
Examples:
 - accountants
 - architects
 - attorneys
 - commercial business
 - engineers
 - government
 - real estate
 - small clinics
- Charitable or philanthropic organizations
Examples:
 - Habitat for Humanity

- Red Cross
- Salvation Army
- Churches
 - Examples:
 - churches
 - mosques
 - synagogues
 - temples
- Commercial outdoor recreation
 - Examples:
 - amphitheatres
 - batting cages
 - miniature golf
- Community center
 - For social activities such as neighborhood, community or senior centers
- Child and adult care
 - Examples:
 - adult foster care family home providing care to not more than six adults
 - adult foster care home providing care to not more than six adults
 - day care center with not more than six children
 - family day care home for not more than six children
 - foster family group home providing care to not more than six children
 - foster family home providing care to not more than four children
 - other State licensed residential facilities providing residential services for six or fewer individuals under 24 hour supervision or care
- Financial institutions
 - Examples:
 - banks
 - brokerage houses
 - credit unions
 - lenders
- Food trucks and other mobile vendors
- Hotels, motels, or similar lodging facilities with five units or more
- Libraries, museums, culture centers, and other similar compatible uses
- Light intensity processing with accessory storage
 - Examples:
 - commercial kitchens
 - kitchen incubators
 - small craft bottling facilities



■ Medium intensity processing and handling

Examples:

- food aggregation sites
- small meat, food and beverage processing
- wineries and breweries with bottling, packaging, and distribution activities

■ Moderate regional commercial – moderate traffic intensity can include some outdoor storage and handling areas

Examples:

- appliances and household goods and service
- ATV, motorcycle, and snowmobile sales and repair
- automotive parts
- building trades or specialty contractor office
- business supplies and service
- car or truck wash
- convenience store without gas sales
- discount store
- funeral services
- garden center
- gas station
- hardware store
- indoor auction or flea market facility
- large grocery store
- repair of small engines and small electric motors, lawn mowers, snowmobiles, boat motors, ATVs, and trail groomers
- shopping center or department store
- stone monuments or slab
- other similar uses

■ Neighborhood retail

Examples

- art gallery and fine art instruction
- arts, crafts, and hobby supplies
- bicycle sales, repair and rental
- books and magazines
- caterer
- handcrafted items
- health stores
- laundromat, dry cleaning, tailoring
- light repair of consumer goods such as televisions, clocks, watches, cameras, shoes, guns, office equipment, clothing and upholstery
- personal care products or services
- pet grooming



- prepared or prepackaged food and beverage sales
- rental, sales and service of non-motorized recreation equipment such as kayaks, canoes, and outdoor equipment
- small grocery stores
- sporting goods
- other similar uses
- On-site agritourism
 - Examples:
 - hayrides
 - special event hosting
 - other events open to the public
- Outdoor display and sales area
- Outdoor food and beverage service
- Outdoor food preparation
- Public offices
 - Examples:
 - government offices and services
 - publicly owned tourist information centers
 - other similar uses
- Retail food and drink – can include indoor entertainment
 - Examples:
 - bakeries
 - bars
 - brewpubs
 - coffee shops
 - delicatessens
 - ice cream stores
 - nightclubs
 - restaurants
 - soup kitchens
 - taverns
 - other similar uses
 - Roadside parks, public parks, public gardens, trails and trail easements
 - Storage facilities
- Utilities
 - Examples:
 - gas and water lines
 - sanitary sewer
 - telephone, cable, and electrical lines
- WECS towers under ten feet and alternative energy arrays of less than seven panels



(C) Conditional Uses

- Accessory residential home occupation - tier 2.
- Animal services – outdoor facilities
Examples:
 - animal hospitals or shelters
 - breeding / boarding kennels
 - veterinary services
- Apartments, attached townhouses, condominiums and other similar uses
- Community or urban gardens as a principal use on a lot
- Farmer's market or food truck as the principal use of a lot
- Heavy regional commercial / high traffic intensity or large outdoor storage and handling areas
Examples:
 - boats and marine supplies
 - building supplies; building trades or specialty contractor yards
 - industrial equipment or heavy consumer good sales and service
 - large vehicle / equipment sales, repair, and rental
 - mobile home and RV sales and service
 - passenger vehicle sales and service
 - warehouse or superstore; and other similar uses
- Indoor sport shooting range (#34-19-05)
- Large child and adult care
Examples:
 - adult foster care congregate facilities
 - adult foster care facilities with more than six adults receiving care
 - adult foster care homes with more than six adults receiving care
 - child caring institutions providing care for more than six children
 - day care center with more than six children
 - group day care facility with more than six persons receiving care
- Large housing
Does not include prisons, other correctional facilities, community residential care facilities or institutions for human care and habitation
Examples
 - convents
 - fraternity or sorority
 - monasteries
 - seminaries
 - other housing similar to and compatible with the above housing
- Light manufacturing, including large scale processing and assembly
Examples
 - electrical appliances and electronic instruments
 - fabricated metal products



- food
- forming and molding plastic products; machine shops
- furniture and related wood products processing facility
- industrial laundry operations
- monument and art stone production
- musical instruments
- printing
- publishing and engraving shops
- small vehicle, machinery or vehicle parts assembly
- solar devices; and other similar uses
- Light use structures

Examples

 - communication towers
 - electrical substations
 - gas regulator stations
 - recycling collection centers
 - satellite antennas larger than ten feet in diameter
- Medical or social care

Examples:

 - assisted living facilities
 - halfway houses
 - homeless shelters
 - homes for the aged
 - nursing or convalescent homes
 - orphanages
 - sanitariums
 - spouse abuse shelters
- Medium manufacturing, including some outdoor operations or temporary storage of materials or vehicles

Examples:

 - exterminators
 - machine shops
 - recycling operations other than vehicles
 - small vehicle, body, and frame repair
 - towing with temporary outdoor storage
 - welding shops
 - wholesale lawn and garden services; and landscape supply
- Mobile processing facility

Examples:

 - food
 - game processing
 - meat



- On-site composting accessory to a non-residential use
- Outdoor flea market
- Outdoor recreation areas
 - Examples
 - amusement and water parks
 - fairgrounds
 - golf driving ranges
 - riding stables
 - theme parks
 - zoos
- Outdoor storage – not accessory to a business
- Public or private schools
 - Examples:
 - art
 - associated education research
 - dance
 - driver’s training
 - K-20
 - music
 - vocational
- Resorts
- Riding stable or animal breeding facility accessory to a residence
- Sawmills, whether temporary or permanent, as an accessory use
- Self-service storage facilities
 - Examples
 - mini-warehouses
 - rental storage units
- Transportation
 - Examples
 - bus depots
 - commuter parking; parking garages
 - helipad
 - Park and Ride facility
 - other similar uses
- Truck stops
- WECS towers ten feet or higher, and alternative energy arrays of more than six panels

Staff Comment The proposed conditional use category for this application is *5.5 (C) Heavy regional commercial / high traffic intensity or large outdoor storage and handling areas.*



Basis of Determination

Section 16.2 Basis Of Determination And General Standards

The Township Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards, and shall approve a conditional use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance.

1. The conditional use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

Staff Comment

Other than adding on to the existing structure, changes to the site will be minimal. Use of the property will be consistent with the neighboring commercial properties.

Lighting will be minimal and will be contained within the property.

Noise will be primarily contained within the structures on the property. Other than the starting of truck engines, neighbors should not be affected by property noises.

Initial hours of operation will limit the times that noise will be a potential issue (8 AM to 5 PM).

Extended hours, proposed for the future, should be limited to 7 AM to 11 PM to meet the criteria established in Ordinance 68, Section 5 (C) 2, which states:

“The operation of any machine or device for the production or reproduction of sound between the hours of 11 PM and 7 AM in such a manner as to be plainly audible at a distance of fifty feet or more from the building, structure, vehicle, or other point of origin in which the device or machine is located.”

2. The conditional use shall not change the essential character of the surrounding area.

Staff Comment

No apparent characteristics of the surrounding area will change. The structure on the property will not significantly change, and traffic to the property will be consistent with the commercial aspect of the surrounding commercial properties with minimum impact to the surrounding residential properties.

3. The conditional use shall not interfere with the general enjoyment of adjacent property.

Staff Comment

Prior to the purchase of the property by the current owner, the property was used as a trucking facility. The new development will lessen the potential noise and impact to the adjoining properties, as most of the activities will be contained within the structures on the property.

4. The conditional use shall represent an improvement to the property under consideration and the surrounding area in general.

Staff Comment

An addition will be added to the current structure, fencing will be installed in portions of the property, and parking areas will be clearly marked. All changes will serve as improvements to the property.

5. The conditional use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.

Staff Comment

None of the activities or services proposed in this application will be detrimental to the health, safety, or welfare of Township residents or their properties.

All chemicals and oils will be contained within the structures on the property.

6. The conditional use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to continually provide adequately for the services and facilities deemed essential to the conditional use under consideration.

Staff Comment

No additional public services will be required at this location.

7. The conditional use shall not place demands on public services and facilities in excess of current capacity.

Staff Comment

The facility and surrounding area is currently adequately served by essential public facilities and services and the proposed use will not change this.

Sewer connections will be required, but those connections will not impact Township sewer services.

8. The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted township development plan.

Staff Comment

The heavy regional commercial / high traffic intensity or large storage and handling areas is an approved conditional use in the mixed use overlay district and the Township Master Plan.

Applicable information from the Township *Master Plan, 2021 Edition*:

Managed Development and Growth, page 47

“Terms such as “sustainable development” and “smart growth” have become more commonplace in communities of all sizes, although these concepts are still debated in relation to local context. It is about getting the most out of future growth and development while avoiding negative consequences, and it is essential for Township consideration.”

Community Fiscal Sustainability, Strategy CF-1, page 103

“Promote new development and facilitate redevelopment of underutilized existing commercial areas to expand the tax base.”

Economic Development, Strategy ED-1, page 104

“Promote economic development through talent development and attraction, entrepreneurship, innovation, and technology. “



- The conditional use shall be shown by the applicant to be compliant with all other applicable federal, state, or local statutes, regulations, and ordinances.

Staff Comment

The property owner will acquire the proper zoning compliance permits from the Township, Marquette County Building Codes, MDOT, and EGLE.

- Failure of continued compliance with those federal, state, or local statutes, regulations, and ordinances as they existed at the time the conditional use was issued may result in Planning Commission review and revocation of the Conditional Use Permit.

Staff Comment

The operation will be reviewed after startup to ensure compliance with Township zoning requirements.

- A conditional use permit shall not be effective until the applicant has provided proof that they have obtained all other required permits or licenses.

Staff Comment The property owner will acquire the proper zoning compliance permits from the Township, Marquette County Building Codes, MDOT, and EGLE.

Additional Consideration

From Section 16.2 in the Township *Zoning Ordinance*:

“The Township Planning Commission may impose conditions with the approval of a conditional use which are necessary to ensure compliance with the standards for approval stated in this section and any other applicable standards contained in this Ordinance. Such conditions shall be considered an integral part of the Conditional Use Permit and shall be enforced by the Zoning Administrator. In addition, the Township Planning Commission shall also consider the activity levels of the proposed use and may impose conditions to ensure the preservation and protection of property values of adjacent properties (#34-19-05).”

Staff Application Comments

Staff reviewed the submitted application (see attached).

There will be minimal detrimental effect on surrounding properties as this will be a commercial project located on a site that was already used for commercial purposes.

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

All noises directly related to the operation will be contained primarily within the facility located on the property.

To date, no Township permits have been issued for any projects on this property.

Author: Dale Throenle
Date: May 11, 2023

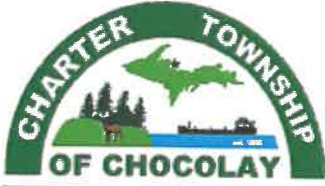
Attachments

- Conditional Use application CU 23-11*
- Property location map – 5025 US 41 South*

RECEIVED
Chocolay Township

APR 14 2023

CONDITIONAL USE PERMIT APPLICATION



CHOCOLAY TOWNSHIP

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

APPLICATION NUMBER

CU-23-11

PROPERTY AUTHORIZATION

Date of application 4.14.23 Project address 5025 US-41 S Marquette, MI 49855

APPLICANT

Name Peterbilt of Michigan dba JX Truck Ct
Address 925 Walnut Ridge Drive, Suite 150
City / State / Zip Hartland, WI 53029
Contact number [REDACTED]
E-mail [REDACTED]

PROPERTY OWNER (if different from applicant)

Name Michigan PB, LLC.
Address 925 Walnut Ridge Drive, Suite 150
City / State / Zip Hartland, WI 53029
Contact number [REDACTED]
E-mail [REDACTED]

If the applicant is not the property owner, the property owner grants permission for the applicant to act on the owner's behalf for this project.

Owner Signature _____ Date _____

PROJECT INFORMATION

Existing Use

The facility is currently vacant

Proposed / Expansion Use

Heavy and medium duty truck repair, truck parts sales, used truck sales, lease and rental.

Adjacent Zoning and Uses

North Zoning C/R2 Use BUISSNESS/RES South Zoning C Use VACANT
East Zoning C Use BUISSNESS West Zoning R2/C Use RESIDENT/VACANT

APPLICATION NOTES

The checklist below identifies all documents required for the Zoning Administrator to declare the application complete before beginning the conditional use permit process.

All items are due 30 calendar days prior to the Planning Commission meeting.

- Payment in full of the required fee (see the current *Adopted Fee Schedule*)
- Site plan showing the proposed location of conditional use, buildings, driveway, lot lines, easements, right-of- ways, lighting, waterways, heights of buildings and any additional information that is required by the Township
- Proof of property ownership including the legal description of the property

BASIS OF DETERMINATION AND GENERAL STANDARDS

The Township Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards, and shall approve a conditional use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in the Zoning Ordinance. (extracted from Section 16.2 of Township Zoning Ordinance).

Please provide statements to support the following standards in Section 16.2 of the Township Zoning Ordinance (attach separate pages if necessary).

- 1. *The conditional use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*

Proposed use of facility is very much aligned with existing and current uses adjacent to the site

- 2. *The conditional use shall not change the essential character of the surrounding area.*

The proposed use of the structure is very similar to previous uses of the existing site

- 3. *The conditional use shall not interfere with the general enjoyment of adjacent property.*

The proposed use of the site will not interfere with enjoyment of adjacent property as all activities will take place on the site and access provided via easements on site

- 4. *The conditional use shall represent an improvement to the property under consideration and the surrounding area in general.*

The existing building is to be renovated and a new addition to the north will provide additional aesthetic improvement

- 5. *The conditional use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.*

Existing uses on site both previous and current are commercial vehicle based service. All new work relating to the continued use of the site does not deviate from this use as established

- 6. *The conditional use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to continually provide adequately for the services and facilities deemed essential to the conditional use under consideration.*

Care has been taken with site design to allow for full access to the site for emergency and public services

- 7. *The conditional use shall not place demands on public services and facilities in excess of current capacity.*

The existing building and new building addition do not place demands on the property that significantly exceed previous uses of the site

- 8. *The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted township development plan.*

see attached addendum

- 9. *The conditional use shall be shown by the applicant to be compliant with all other applicable federal, state, or local statutes, regulations, and ordinances.*

The existing building, building addition, and site design are all designed to be fully aligned with all applicable civic, municipal, county, state, and national codes and ordinances where applicable.

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 nature of the proposed conditional use activities, including any items which may be stored at the site.

see attached addendum

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

see attached addendum

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

see attached addendum

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

see attached addendum

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

see attached addendum

6. Does the proposed conditional use involve:

Above ground fuel storage Yes No

Underground fuel storage Yes No

Use / storage of hazardous materials Yes No

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

see attached addendum

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

see attached addendum

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

see attached addendum

APPLICATION CONDITIONS

1. I certify that the proposed conditional use 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 buildings or structures for this conditional use.
2. I agree that issuance of the *Conditional Use Permit* carries with it a condition allowing on-site inspection of the premises, both in review of the site plan and later to confirm compliance with the site plan and conditions of the permit. As applicant / owner, I authorize these inspections and acknowledge that they are a condition to any approval provided with the application.
3. I understand that any construction which represents a variance from the approved conditional use permit and permit conditions, or violation of the approved site plan or permit conditions, may result in the Zoning Administrator issuing a stop work notice. Upon service of such notification, I and my agents agree to immediately cease work on that portion of the property identified as a violation.
4. I acknowledge review of the site plan and other applicable requirements in the Township zoning ordinance.
5. I agree that neither I nor my successor will sell, convey, or otherwise dispose of any land surrounding a structure if such a transaction will result in the structure being left on a lot which fails to meet the minimum requirements set forth in the Township zoning ordinance.
6. I understand that a public hearing is required to be held by the Planning Commission, and I further understand that the Planning Commission may table action to a later meeting if the Commissioners determines that more information is necessary in order to take specific action on the proposed conditional use.
7. I understand that the final decision in this process is made by the Planning Commission and they may approve, approve with conditions or deny the request.
8. I understand that a conditional use permit will not be effective until I have provided proof that I have obtained all other required permits

Owner / agent signature _____ Date 04/10/2023

Name (print) _____

TOWNSHIP OFFICE

Parcel ID 52-02-107-007-20 Zoning District C

Application Charge \$200.00

Date paid 4/17/23 Receipt number 41462

Public Hearing Notifications

Minimum of 30 calendar days prior to the Planning Commission meeting

Scheduled Planning Commission meeting date 5.15.23

Date public hearing notice to be published 4.30.23

Date notices to be mailed to the affected public 4.30.23

Date notice to be posted on the Township web site 4.30.23

Zoning Administrator signature _____ Date 4.14.23

Conditional Use Permit Application Addendum
5025 US 41 S, Marquette, MI 49855

Describe the nature of the proposed conditional use activities, including any items which may be stored at the site:

JX Truck Center is a network of heavy and medium duty truck dealerships operating throughout the Midwest. A second generation family owned business, JX has been a part of the communities it serves for more than 50 years.

JX provides a variety of support and services to transportation companies, including replacement parts, vehicle repair, vehicle sales, financing, leasing, and rental options.

Stored at the site will be heavy and medium duty truck parts, which will be kept in the newly constructed warehouse, attached to the existing building. This inventory includes a limited number of heavy and medium duty truck batteries, as well as oil and other fluids necessary for the proper and safe operation of the vehicles that are serviced. These materials are stored in appropriate containers and the disposal is handled by fully certified environmental disposal service companies.

Additionally, a limited number of pre-owned vehicles will be made available for sale. Parking for vehicles that are either awaiting service or have had service completed will be available behind the facility.

Describe the day to day operations of the proposed conditional use at the site, and indicate the proposed hours of operation:

The site will perform vehicle repair on class 8 and class 7 vehicles as well as provide truck parts for sale for pickup by customers or by delivery to those customers. Used trucks will also be offered for sale at the facility.

The hours of operation will be:

Monday 8 a.m. - 5 p.m.
Tuesday 8 a.m. - 5 p.m.
Wednesday 8 a.m. - 5 p.m.
Thursday 8 a.m. - 5 p.m.
Friday 8 a.m. - 5 p.m.

In time, we would anticipate expanding our ours to be 7 a.m. - 12:00 a.m. Monday through Friday and on Saturday's from 8 a.m. - 12:00 p.m.

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

From an aesthetic perspective, the appearance of the building will be improved with this project. Commercial vehicles will be organized on the lot, with the majority of them parked behind the facility. Traffic will not increase as the customer base already travels the local roads. The noise impact will be minimal as repairs are performed indoors and are more frequently performed with a computer than with a wrench. We have a number of facilities that are adjacent to residential areas and have operated without concern or complaint from our neighbors.

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

The existing facility was used in the past by a trucking fleet in a very similar manner, performing very similar repairs. Our proposed changes revolve around improving the aesthetics of the facility and maximizing efficiency within it. The intended use is fully compatible with the original use of the site.

Describe the measures you propose to reduce the impact of the proposal to neighboring properties and/or the environment:

Our facility improvements are designed to enhance the aesthetic appeal of the building and the property as a whole. Fencing and clearly marked trafficways will assist in minimizing any potential disruption in the area. From an environmental perspective, all materials are properly handled and disposed of using appropriate resources, including environmental disposal service companies.

Repairs will be performed inside of the facility to minimize noise; however, it should be noted that the repairs performed in our facilities are much more likely to be done with a computer than with a hammer. The industry has changed dramatically in the past 20 years and is cleaner and quieter than ever before.

What positive community impacts will result from the proposed conditional use?

In addition to bringing high paying jobs to the area (many members of our staff are able to make six figure incomes), we also contribute to the local tax base through taxable transactions. Our charitable arm, the JX Gives Back Family Foundation, has contributed millions of dollars to local charities in the communities in which we serve.

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

We see no anticipated negative impacts - updated facility, new jobs, increased tax revenue for the area, and support for a critical industry are all positives. We have proven to be good neighbors and conscientious operators.

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

No additions or changes are expected in the future.

The Mining Journal

VIII.A.4

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: Public Notice
Chocoley Township Planning Commission
Conditional Use Application Hearing
May 15, 2023

Size: 2 x 3.5

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

April 28, 2023



ANN TROUTMAN

Subscribed and sworn to before me this 28th day of April, 2023.


HOLLY GASMAN

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

PUBLIC NOTICE CHARTER TOWNSHIP OF CHOCOLAY

The Chocoley Township Planning Commission will hold a public hearing on a conditional use application for a truck parts, truck sales and truck repair facility on Monday, May 15, 2023 at 6 PM at the Chocoley Township Fire Hall at 5010 US 41 South, Marquette, MI.

Property Michigan PB, LLC. proposes to open a truck parts, truck sales and truck repair facility at 5025 US 41 South, which is currently vacant. A Conditional Use permit and site plan review for this use are required according to Articles IX and XVI of the Chocoley Township Zoning Ordinance.

A copy of the language is available for review and inspection at the Chocoley Township office Monday through Friday 8:00 AM to 4:30 PM and can also be viewed at www.chocoley.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@chocoley.org). Comments will be received until 12:00 PM May 10, 2023.



Charter Township of Chocolay

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

April 28, 2023

Property owners within 500' 5025 US 41 South

Re: Public Hearing Conditional Use Permit CU 23-11 5025 US 41 South

Dear property owner:

The Chocolay Township Planning Commission will hold a public hearing on Monday, May 15, 2023 at 6 PM at the Chocolay Township Fire Hall at 5010 US 41 South, Marquette, MI to receive public input on a conditional use application for a truck parts, truck sales and truck repair facility.

Property Michigan PB, LLC (aka JX Enterprises, Inc.), proposes to open a truck parts, truck sales and truck repair facility at 5025 US 41 South, which is currently vacant. A conditional use permit and site plan review for this use are required according to Articles IX and XVI of the Chocolay Township *Zoning Ordinance*.

A copy of the application 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 May 10, 2023.

Sincerely,

Dale Throenle
Planning Director / Zoning Administrator

52-02-216-018-00
ANDREW MARK A & CATHY A
425 GREEN BAY ST
MARQUETTE MI 49855

52-02-216-012-00
ARTLEY RYAN S & AMANDA
160 KELLOGG ST
MARQUETTE MI 49855

52-02-216-008-00
BALDWIN AMANDA A
128 KELLOGG ST
MARQUETTE MI 49855

52-02-253-024-00
BIGGER JEFFREY M
111 W WRIGHT PL
MARQUETTE MI 49855

52-02-106-043-75
BLONDEAU JOAN LIFE ESTATE
114 W WRIGHT PL
MARQUETTE MI 49855

52-02-106-047-00
BOLDUC ASHLEY N & HUDSON SCOTT W
112 E WRIGHT PL
MARQUETTE MI 49855

52-02-253-020-00
BORASH AMY
420 GREEN BAY ST
MARQUETTE MI 49855

52-02-216-013-00
BRIGMAN ADAM W & JENNY K
164 BAKER ST
MARQUETTE MI 49855

52-02-253-023-00
BROWN ANNETTE C
109 W WRIGHT PL
MARQUETTE MI 49855

52-02-107-003-20
CARLSON OLIVIA
160 E WRIGHT PL
MARQUETTE MI 49855

52-02-106-046-00
CROMELL PEGGY S
310 CENTER ST
MARQUETTE MI 49855

52-02-106-043-00
DIONNE KRISTINE & MICHAEL
110 W WRIGHT PL
MARQUETTE MI 49855

52-02-106-043-50
DOWNSTREAM PLUMBING AND MECHANICAL
LLC
209 EDGEWOOD TRAIL
MARQUETTE MI 49855

52-02-216-010-00
FOSGARD JULIEANNE
158 E WRIGHT PL
MARQUETTE MI 49855

52-02-253-019-00
FRADETTE JAMES
126 W TERRACE ST
MARQUETTE MI 49855

52-02-215-012-00
FRANTOM JOHN A & MARY A TRUST
135 KELLOGG ST
MARQUETTE MI 49855

52-02-107-011-10
FRAZIER TRUST
FRAZIER JULIE
5048 US 41 S
MARQUETTE MI 49855

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

52-02-107-008-00
GENTZHOOD LLC
334 CO RD 480
MARQUETTE MI 49855

52-02-216-011-00
GERDING GINO M
143 KELLOGG ST
MARQUETTE MI 49855

52-02-215-014-00
GRIGAS CHRISTOPHER
127 KELLOGG ST
MARQUETTE MI 49855

52-02-106-044-00
HENDRICKSON JAMES
5023 US 41 S
MARQUETTE MI 49855

52-02-106-043-80
HILLIER SAMUEL J
118 W WRIGHT PL
MARQUETTE MI 49855

52-02-216-007-00
HOY ROSA
155 E WRIGHT PL
MARQUETTE MI 49855

52-02-107-003-10
JOHNSON SCOTT & KELLIE M
159 BAKER ST
MARQUETTE MI 49855

52-02-216-014-00
KEREKES KENNETH M & SHAWNA D
131 E WRIGHT PL
MARQUETTE MI 49855

52-02-216-003-00
LA CHANCE DAVID S
116 KELLOGG ST
MARQUETTE MI 49855

52-02-216-002-00
LAMIRAND BENJAMIN L
O' BRIAN THERESA M
411 GREEN BAY ST
MARQUETTE MI 49855

52-02-216-004-00
MATULA MICHAEL
PO BOX 142
TRENARY MI 49891

52-02-253-022-00
MEISS MARGARET & CHRISTOPHER R
105 W WRIGHT PL
MARQUETTE MI 49855

52-02-107-007-20
MICHIGAN PB LLC
1320 WALNET RIDGE DR STE 100
HARTLAND WI 53029

52-02-216-006-00
MIDDLETON TARA W
MIDDLETON CONSTANCE M
126 KELLOGG ST
MARQUETTE MI 49855

52-02-216-015-00
MORGAN LINDA
161 E WRIGHT PL
MARQUETTE MI 49855

52-02-216-016-00
NELSON DIANA L, TRUSTEE
309 M553 N
MARQUETTE MI 49855

52-02-107-005-00
NORTH COAST SUITES LLC
PO BOX 674
MARQUETTE MI 49855

52-02-216-009-00
PEROWITZ ROBERT J JR
130 KELLOGG ST
MARQUETTE MI 49855

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

52-02-215-011-00
REYNOLDS MICHAEL
151 KELLOGG ST
MARQUETTE MI 49855

52-02-253-025-00
RIGGIE TAMMY
117 W WRIGHT PL
MARQUETTE MI 49855

52-02-215-013-00
ROBINSON AUDREY M &
DUFAULT DEBBIE L ROBINSON GERALD A
GERDING GINO M & HERMAN GINA M
143 KELLOGG ST
MARQUETTE MI 49855

52-02-215-010-00
ROUDEBUSH BROCK R &
TOUPIN KARISSA R
161 KELLOGG ST
MARQUETTE MI 49855

52-02-106-045-00
SOELTNER MICHELLE M
116 E WRIGHT PL
MARQUETTE MI 49855

52-02-253-021-00
SRAMEK WESTON & AMELIA
1 MARQUETTE DR
MARQUETTE MI 49855

52-02-107-003-00
THE WAHL LLC
723 N 3RD ST
MARQUETTE MI 49855

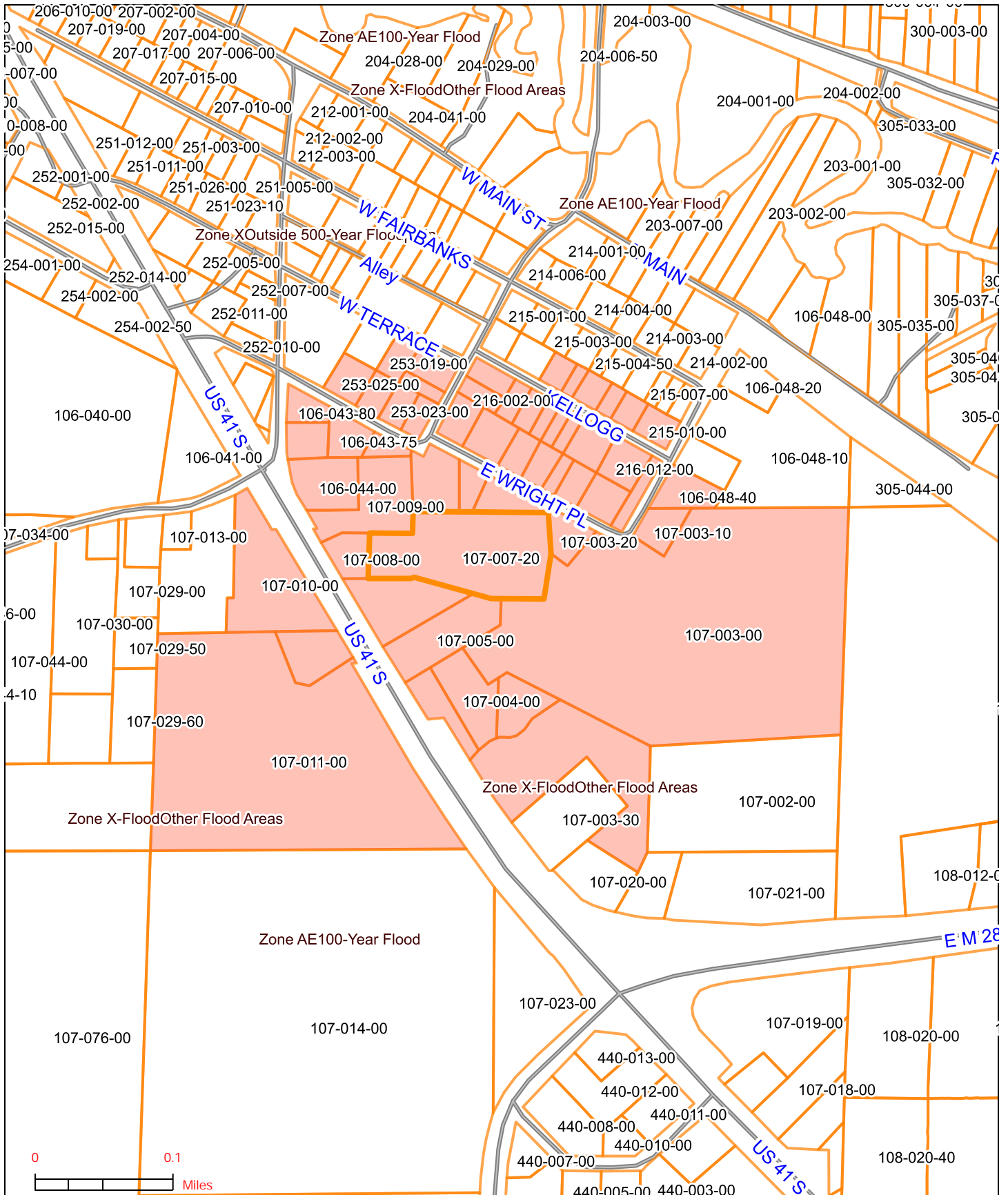
52-02-216-001-00
TUOMI EILEEN M
BUSSIÈRE DAVID W
401 GREEN BAY ST
MARQUETTE MI 49855

52-02-106-048-40
WAHLSTROM LEROY TRUST
167 BAKER ST
MARQUETTE MI 49855

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

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

CU 23-11 Public hearing notification map



Township Public Comment

From: James Fradette [REDACTED]
Sent: Wednesday, May 10, 2023 12:58 PM
To: Township Public Comment
Subject: Public hearing conditional use permit CU23-11 5025 US 41 south

This site is in close proximity to a residential area that in the past has had to deal with leakage from fuel storage tanks. This situation had negative effects on our home value and ability to sell our property. We understandably have concerns about storage of fuel on the site. Are there buried tanks and if so, how old are they? Also of concern, diesel trucks are very noisy and give off fumes that are noticeable, even diesel pick up trucks. Even tho technology (computer fuel injection etc) has abated some of the very negative aspects of diesel fuels in trucks, you can still hear and smell them. We hear trucks all the time going down the highway esp in the summer when windows are open. There would be no buffer zone between the site and the residences directly behind it.

We feel that this kind of facility belongs in an industrial environment, not in a light to medium commercial area. I understand that JX Enterprises has a facility in Negaunee (web site info) and do not understand why they need another.

Our family is not ignorant of what a facility like this involves. My father was a part owner of a Mack truck sales and service for many years. No matter how efficient the new engines are, you still have to start and run them to evaluate problems and the exhaust needs to be vented into the surrounding properties. NOT GOOD!

Respectfully,
James and Nancy Fradette
126 Terrace St
Marquette, Mich. 49855
[REDACTED]



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: VIII.B Final Site Plan Review Application SR 23-12 – JX Enterprises, Inc.

Suggested Motions

After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-12* be approved as presented.

or

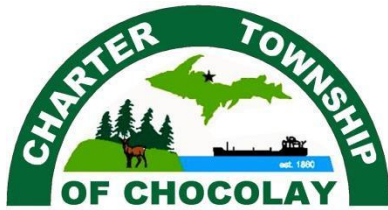
After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-12* be approved with the following conditions:

[list the conditions].

or

After Commissioner review, _____ moved, _____ seconded, that *Site Plan Review Application SR 23-12* 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 23-12 – Harvey Trucking Facility

Meeting: Planning Commission

Date: May 15, 2023

Issue Summary

The applicant is seeking approval of a site plan for a proposed trucking facility to be located at 5025 US 41 South.

Application Information

| | |
|--------------------------------|--|
| Applicant | Peterbuilt of Michigan dba JX Truck Center |
| Owner | Michigan PB LLC |
| Parcel ID | 52-02-107-007-20 |
| Address | 5025 US 41 South |
| Type of request | Final Site Plan Review |
| Date received | April 14, 2023 |
| Base zoning district | Commercial (C) |
| Overlay zoning district | Mixed Use Overlay |
| Present land use | Vacated commercial |
| Date of review | May 15, 2023 |

Application Summary

Michigan PB LLC, owner of parcel 52-02-107-007-20 located at 5025 US 41 South, is planning a facility for used truck sales, truck repair, truck part sales, and lease and rental of medium duty and heavy duty trucks.

Regulatory Analysis

Site Background

| | |
|--------------------------|--|
| Lot size | 5.5 acres Acreage exceeds the minimum lot size requirement of 25,000 square feet (.57 acres) for commercial properties found in Section 6.1 in the Township <i>Zoning Ordinance</i> . |
| Lot Width: | Approximately 205.2 feet Frontage exceeds the minimum of 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: "CHOCOLAY TOWNSHIP 52520 T - LEGAL : SEC 716 T47N R24W PRT OF N1/2 OF NE1/4; COM AT TH 114 COR COM TO SEC 6 AND 7; TH N 89DEG 04'28" E 974.71FT TO P05; TN N 89DEG 04'28" E 1.76FT; TN S OODEG 54'35" E 202.45FT; TN S 71DEG 26'42" E 341.12FT; TH S 01DEG 00'27" W 222.65FT; TH N 89DEG 04'28" E 202.68FT; TH N OODEG 55'32" W 388.73FT; TH N 89DEG 04'28" E 7.68FT; TN N OODEG |

55'32" W 150FT; TH S 89DEG 04'28" W 321FT; TH N 13DEG 23'49" W 84.44FT; TH N 08DEG 51'02" E 98.81FT TO TH S RANT OF WRIGHT PLACE; TH N 62DEG 08'27" W 49.28FT; TH S 05DEG 28'35"W 51.82FT; TH S 20DEG 48'17" W 104.29FT; TH S 520EG 4910" W 32.17FT; TH S 86DEG 43'00" W 90.23FT; TH S OODEG 55'32" E 32.44FT TO POB. 4.74AC REVISED LEGAL DESCRIPTION FOR 107-007-20 IN 2016 WILL INCLUDE A PORTION OF A 0.76 ACRE SPLIT FROM 107-009-00 AFTER THE 2015 ASSESSMENT ROLL WAS PREPARED. THE SPLIT WILL SHOW UP ON THE ROLL IN 2016 AND THE COMBINED LEGAL IN 2017. SEC 6/7 T47N R24W PRT OF N112 OF NE1/4; COM AT THE N1!4 COR COMMON TO SEC 6 AND 7; TH N 89DEG 04'28"E 974.71FT TO FOB; TN N89DEG 04'28" E 1.76FT; TH SOODEG 54' 35" E 85.07FT; TH S8913EG 04'51" W 187.02FT; TH S 010EG 02.45"E 180.64FT; TH N89DEG 10'32" E 184.64FT; TH N OODEG 54'35" W 63.26FT; TH S710EG 26'42" E 341.12FT; TH SO1DEG 00'27" W 222.65FT (ALG E 16TH LINE); TH N89DEG 04'28" E 202.68FT; TH NOODEG 55'32" W 388.7FT; TH N89DEG 04'28" E 7.68FT; TH N 0013EG 55'32"W 150.0 FT; TH 589DEG 04'28" W 321.0FT; TIT N13DEG 23' 49"W 84.44FT; TH NO8DEG 51'02" E 98.81 FT. TH N62DEG 08'27"W 49.28FT; TH S05DEG 28'35" W 51.82FT; TH S2ODEG 48'17" W 104.29FT; TN S52DEG 4910"W 32.17FT; TH S 86DEG 43'00" W 90.23 FT; TH SO1DEG 28.00"E 32.44 TO POS. 5.50 AC (PARCEL 107-009.10 CONTAINING 0.76"

Existing Non-Conformance

There are no non-conformances that exist on the parcel.

Zoning and Use History

The parcel was zoned as C-1 (Commercial 1) in 1977. The zoning designation was changed to C (Commercial) in 2008. The mixed use overlay district was applied in 2018.

Project Zoning District

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

Adjacent Zoning Districts and Land Uses

| Direction | Zoning | Land Uses |
|-----------|--------|---|
| North | C, R-2 | One commercial, three high-density residential – all occupied |
| South | C | Three commercial – two occupied, one vacant land |
| East | R-2, C | One occupied high-density residential, one vacant land commercial |
| West | C | One occupied commercial |

The property will be accessed from US 41 South.



Aerial View



Aerial View – Project Location



Proposed Hours

Initial proposed hours of operation are:

- Monday 8 AM to 5 PM
- Tuesday 8 AM to 5 PM
- Wednesday 8 AM to 5 PM
- Thursday 8 AM to 5 PM
- Friday 8 AM to 5 PM

Anticipated future change in proposed hours of operation are:

- Monday 7 AM to 12 AM
- Tuesday 7 AM to 12 AM
- Wednesday 7 AM to 12 AM
- Thursday 7 AM to 12 AM
- Friday 7 AM to 12 AM
- Saturday 8 AM to 12 PM

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 in section 8.1, staff used *the Other commercial and industrial uses* parking requirement of “.75 times maximum number of employees on premises at any one time”. Based on this calculation, the site plan has more than sufficient parking for customers, employees, and used trucks that are for sale.

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 on a property that was used for a similar purpose. The initial hours of operation will be primarily between 8 AM and 5 PM; future hours should be reviewed to maintain reasonable hours for truck-related noises.

Proposed repairs will be contained within the facility.

Additional permits (fence, sign, sewer and zoning compliance) will be required from the Township for the project.

Permits from Marquette County Building Codes, MDOT, and EGLE will be required for the project.

Staff has concerns about additional snow storage from parking areas as there are no storage areas in multiple locations around the site.

The site plan does not show stormwater flows across the property, where the water will be stored, and where the water will be discharged.

Staff encourages the applicant to consider permeable solutions to help mitigate the flow of stormwater, especially since the footprint of the current structure will be increased and sale vehicles will be parked on the property.

Author: Dale Throenle

Date: May 11, 2023

Attachment

1. *Site Plan Review application SR 23-12*
2. *Harvey Trucking Facility site plan*
3. *Harvey Trucking Facility site plan checklist*



RECEIVED
CR
SITE PLAN REVIEW APPLICATION

APR 14 2023



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 - 12

\$200.00

PROJECT IDENTIFICATION

Date of application 4.14.23 Project address 5025 US-41 S Marquette, MI 49855

APPLICANT

Name Peterbilt of Michigan dba JX Truck Center

Address 925 Walnut Ridge Drive, Suite 150

City / State / Zip Hartland, WI 53029

Contact number [REDACTED]

E-mail [REDACTED]

PROPERTY OWNER

Name Michigan PB, LLC.

Address 925 Walnut Ridge Drive, Suite 150

City / State / Zip Hartland, WI 53029

Contact number [REDACTED]

E-mail [REDACTED]

The property owner grants permission for the applicant to act in his or her behalf if the applicant is not the owner.

Owner Signature _____ Date / /

PROJECT INFORMATION

Existing Use

The facility is currently vacant.

Proposed / Expansion Use

Heavy and medium duty truck repair, truck parts sales, used truck sales, lease and rental.

Adjacent Uses

North Zoning C/R2 Use BUISNESS/RES East Zoning C Use VACANT

South Zoning C Use BUISNESS West Zoning R2/C Use RES / VACANT

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

15,814 square footage of total floor area / 233,917 square footage of lot area = 0.07 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

126,572 square footage of ground coverage x 233,917 square footage of lot area = 0.54 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

74,923 square footage of landscaped area x 233,917 square footage of lot area = 0.32 landscaped open space

1,069 square footage of landscaped area within front set back x 233,917 square footage of lot area = 0.01 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | | Ten (10) copies of a site plan at a scale not to exceed one (1) inch equals sixty (60) feet (1" = 60'). |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Project name |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Project location |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Project description |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Vicinity map of the project |
| Plan Preparer Information | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Date of preparation or revision |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-100 | Name and address of the preparer – must be a registered engineer, land surveyor, landscape architect, community planner, architect, or related professional |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | ALL | Scale not greater than one inch equals twenty feet, nor less than one inch equals 200 feet |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | ALL | Drawing is easily interpreted |
| Property Dimensions and Legal Information | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Property owner(s), developer(s) and designer(s) |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Dimensions and number of proposed lots |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Locations and dimensions of property lines and structure setbacks |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Easements, if any |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Scale and north point |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-110 | Property legal description |

REQUIRED APPLICATION ELEMENTS (CONTINUED)

| Plan Item Found | | | | Item Description |
|-------------------------------------|-----------------------|----------------------------------|-------------------|--|
| Yes | No | N/A | Plan Sheet Number | |
| Property Access | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | G-130 | Neighboring driveways and other vehicular circulation features within and adjacent properties, including turn lanes |
| Existing Structure Locations | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | Location of existing man-made features |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | Locations of existing buildings or structures within one hundred feet of the boundaries of the property |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | A-300 A-301 | Locations, heights, area and dimension of existing buildings and structures |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | | Location of existing trash collection, outdoor storage, service and loading areas |
| Proposed Structure Locations | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Dwelling units per acre |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Floor area of each proposed dwelling unit |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Location of proposed trash collection, outdoor storage, service and loading areas |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Locations, heights, area and dimension of proposed buildings and structures |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Proposed sidewalks, trails, roads, and other vehicle and pedestrian circulation within or adjacent to the site |
| Landscape and Utilities | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-140 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-150 | Existing and proposed topography of the size at a minimum of two (2) foot intervals and its relationship to adjoining land |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-150 | Proposed grading or fill |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-200 | Existing location, sizes, and type of drainage, sanitary sewers, water services, storm sewers, fire hydrants and snow storage area |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Location, sizes, and type of fences, landscaping, buffer strips, and screening |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-200 | Proposed connections to existing utilities and proposed utility extension(s) |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-140 | Proposed snow storage areas |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-150 | Proposed alterations to the topography and other natural features |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-500 | County soil analysis |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-120 | Soil erosion and sediment control measures |

REQUIRED APPLICATION ELEMENTS (CONTINUED)

| Plan Item Found | | | | Item Description |
|--|-----------------------|----------------------------------|-------------------|---|
| Yes | No | N/A | Plan Sheet Number | |
| Parking | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Proposed driveways and roads |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-130 | Off-site parking |
| Groundwater Protection | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | C-100 C-110 | Location of water wells on the site and within 150 feet surrounding the project boundaries |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | | Location of septic systems and related drain fields on the site |
| Lighting | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | E0.0 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | E0.0 | Manufacturer specifications including photographs of the fixtures indicating certified "cut off" characteristics |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | E0.0 | 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | | Additional Township permit requirements CONDITIONAL LAND USE |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | | Other agency permit requirements |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | | Any other information required by applicable sections of the Zoning Ordinance |

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.

See Attached

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

See Attached

SUPPLEMENTAL INFORMATION (CONTINUED)

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

See Attached

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

See Attached

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?

See Attached

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

See Attached

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

See Attached

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 approvals.

Owner / Agent signature _____ agent _____ Date 4 / 10 / 2023

Name (print) _____ Jr. _____

TOWNSHIP OFFICE

PARCEL ID 107 - 007 - 20 **ZONING DISTRICT** C

Fee paid Date Paid 4/17/23 Receipt Number 41463

- Site plan and application information complete
- Proof of property ownership and legal description received

Public Hearing Notifications

Minimum of 30 calendar days prior to the Planning Commission meeting

Scheduled Planning Commission meeting date / /

Date to publish and mail hearing notice / /

Date public hearing notice published / /

Date notices mailed to the affected public / /

Date notice posted on the Township web site / /

NOT APPLICABLE

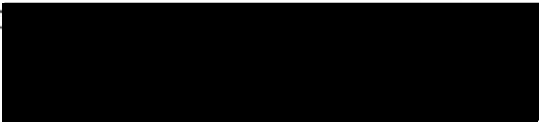
Application Review

Review date 5/15/23

Planning Commission decision Approved, no conditions Approved with conditions Denied

Additional Conditions of Approval

Zoning Administrator signature



Date 4/14/23

ZONING ORDINANCE EXTRACT

9.1 APPLICATION AND REVIEW PROCEDURES

(A) Application Procedures

1. An application for Site Plan Review by the Planning Commission shall be submitted at least thirty (30) days prior to the next scheduled Planning Commission meeting to the Planning Director, who will review the application materials with the Zoning Administrator to ensure that the requirements of Section 9.1, are met, then transmit it to the Planning Commission.
2. An application for Site Plan Review shall consist of the following:
 - a. A completed application form, as provided by the Township.
 - b. Ten (10) copies of the Site Plan with all elements as outlined in Section 9.1, B. 2.
 - c. Payment of a fee, in accordance with a fee schedule, as determined by Township Board resolution.
 - d. A legal description, including the permanent parcel number, of the subject property.
 - e. Other materials as may be required by this Section, the Planning Director, the Zoning Administrator or the Planning Commission.

(B) Site Plan Review Procedures

1. Preliminary Site Plan Review
 - a. A Preliminary Site Plan review is encouraged and may be submitted to the Planning Commission for review prior to Final Site Plan review. The purpose of the Preliminary Site Plan Review is to allow discussion between the applicant and the Planning Commission to inform the applicant of the general acceptability of the proposed plans prior to incurring extensive engineering and other costs which may be necessary for the review of the Final Site Plan.
 - b. Preliminary Site Plans shall include the same information as required for Final Site Plan Review, unless deemed unnecessary by the Planning Director and the Zoning Administrator.
 - c. The Planning Commission shall review the Preliminary Site Plan and make such recommendations to the applicant that will cause the Plan to be in conformance with the review standards required by this Section and this Ordinance. To this end, the Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impact studies; analysis of impacts on significant natural features and drainage; soil tests; and other pertinent information.

9.2 SITE PLAN REVIEW STANDARDS

- (A) All Final Site plans shall be approved, approved with conditions, or denied based on the purposes, objectives and requirements of this Ordinance, and specifically, the following considerations when applicable:
1. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall be planned to take into account topography, climate considerations, size of the property, the uses on adjoining property and relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 2. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 3. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission or Zoning Administrator may require that landscaping, buffers, and/or green belts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 4. The site plan shall comply with the general purposes and spirit of this Ordinance and the Comprehensive Plan of the Township of Chocolay.

ZONING ORDINANCE EXTRACT (CONTINUED)

9.3 APPROVED PLANS AND AMENDMENTS

(A) Upon approval of the Final Site Plan, the Chairman of the Planning Commission shall sign three (3) copies thereof. One (1) signed copy shall be made a part of the Township's files; one (1) copy of the Final Site Plan shall be forwarded to the Zoning Administrator for issuance of a Zoning Compliance permit; and one (1) copy shall be returned to the applicant.

(B) Each development shall be under construction within one (1) year after the date of approval of the Final Site Plan, except as noted in this Section.

1. The Planning Commission may grant one (1) six (6) month extension if the applicant applies for such extension prior to the date of the expiration of the Final Site Plan and provided that:
 - a. the applicant presents reasonable evidence that said development has encountered unforeseen difficulties beyond the control of the applicant; and
 - b. the site plan requirements and standards, including those of the Zoning Ordinance and Comprehensive Plan, that are reasonably related to said development have not changed.
2. Should neither of the provisions of Section 9.3 B be fulfilled, or a six (6) month extension has expired without construction underway, the Final Site Plan approval shall be null and void.
3. Amendments to an approved Final Site Plan may occur only under the following circumstances:
 - a. The holder of a valid Final Site Plan approval shall notify the Planning Director of any proposed amendment to such approved site plan.
 - b. Minor changes, requested by the applicant, may be approved by the Zoning Administrator upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design nor any specified conditions of the plan as agreed upon by the Planning Commission. In considering such a determination, the Zoning Administrator shall consider the following to be a minor change:
 - 1) Reduction of the size of any building and/or sign.
 - 2) Movement of buildings and/or signs by no more than ten (10) feet.
 - 3) Landscaping approved in the site plan that is replaced by similar landscaping to and equal or greater extent.
 - 4) Changes in floor plans which do not alter the character of the use or increase the amount of required parking.
 - 5) Internal rearrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design or reduced required landscaping.
 - 6) Changes required or requested by the Township, Marquette County, or other State or Federal regulatory agency in order to conform to other laws or regulations.
 - c. Should the Zoning Administrator determine that the requested modification to the approved site plan is not minor; a new site plan shall be submitted and reviewed as required by Sections 9.3.

(C) Appeal

If any person shall be aggrieved by the action of the Planning commission, appeal in writing to the Township Board may be taken within five (5) days after the date of such action. The Township Board shall set a time and place for a public hearing. The appellant shall be notified in writing of the hearing and a notice shall be published in a newspaper of general circulation ten (10) days prior to the hearing. All interested parties shall be afforded the opportunity to be heard thereat. After such hearing, the Board shall affirm or reverse the action of the Planning Commission, stating its findings and the reasons for its action. A written copy of such findings, reasons, and action shall be given to the appellant.

Site Plan Review Application Addendum
5025 US 41 S, Marquette, MI 49855

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

The site will perform vehicle repair on class 8 and class 7 vehicles as well as provide truck parts for sale for pickup by customers or by delivery to those customers. Used trucks will also be offered for sale at the facility.

The hours of operation will be:

Monday 8 a.m. - 5 p.m.
Tuesday 8 a.m. - 5 p.m.
Wednesday 8 a.m. - 5 p.m.
Thursday 8 a.m. - 5 p.m.
Friday 8 a.m. - 5 p.m.

In time, we would anticipate expanding our ours to be 7 a.m. - 12:00 a.m. Monday through Friday and on Saturday's from 8 a.m. - 12:00 p.m.

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

From an aesthetic perspective, the appearance of the building will be improved with this project. Commercial vehicles will be organized on the lot, with the majority of them parked behind the facility. Traffic will not increase as the customer base already travels the local roads. The noise impact will be minimal as repairs are performed indoors and are more frequently performed with a computer than with a hammer. We have a number of facilities that are adjacent to residential areas and have operated without concern or complaint from our neighbors.

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

The existing facility was used in the past by a trucking fleet in a very similar manner, performing very similar repairs. Our proposed changes revolve around improving the aesthetics of the facility and maximizing efficiency within it. The intended use is fully compatible with the original use of the site.

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

Our facility improvements are designed to enhance the aesthetic appeal of the building

and the property as a whole. Fencing and clearly marked trafficways will assist in minimizing any potential disruption in the area. From an environmental perspective, all materials are properly handled and disposed of using appropriate resources, including environmental disposal service companies.

Repairs will be performed inside of the facility to minimize noise; however, it should be noted that the repairs performed in our facilities are much more likely to be done with a computer than with a hammer. The industry has changed dramatically in the past 20 years and is cleaner and quieter than ever before.

What positive community impacts will result from the proposed use?

In addition to bringing high paying jobs to the area (many members of our staff are able to make six figure incomes), we also contribute to the local tax base through taxable transactions. Our charitable arm, the JX Gives Back Family Foundation, has contributed millions of dollars to local charities in the communities in which we serve.

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

We see no anticipated negative impacts - updated facility, new jobs, increased tax revenue for the area, and support for a critical industry are all positives. We have proven to be good neighbors and conscientious operators.

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

No additions or changes are expected in the future.



RECEIVED
Chocolay Township
APR 14 2023

JX ENTERPRISES, INC.

PROPOSED HARVEY TRUCKING FACILITY MARQUETTE, MICHIGAN 49855



STATE MAP
(NOT TO SCALE)



SITE LOCATION MAP
(NOT TO SCALE)

SOURCE:
© 2023 MICROSOFT CORPORATION © 2022 MAXAR © CNES (2022) DISTRIBUTION AIRBUS DS © 2022 TOMTOM

SHEET INDEX

| SHEET NO. | DRAWING NO. | SHEET TITLE |
|-----------|-------------|------------------------------------|
| G-100 | 1 | COVER SHEET |
| G-110 | 2 | GENERAL NOTES |
| G-120 | 3 | LEGEND |
| G-130 | 4 | ZONING SHEET |
| G-140 | 5 | ENVIRONMENTAL IMPACT |
| A-300 | 6 | SOUTH / EAST ELEVATIONS |
| A-301 | 7 | NORTH / WEST ELEVATIONS |
| A-700 | 8 | SIGNAGE INFORMATION |
| A-701 | 9 | 3D MODEL VIEWS |
| C-100 | 10 | EXISTING CONDITIONS WEST |
| C-110 | 11 | EXISTING CONDITIONS EAST |
| C-120 | 12 | DEMOLITION AND BESC PLAN |
| C-130 | 13 | SITE PLAN |
| C-140 | 14 | SITE PLAN NORTH-SOUTH |
| C-150 | 15 | GRADING PLAN |
| C-200 | 16 | SANITARY SEWER AND WATER MAIN PLAN |
| C-400 | 17 | LANDSCAPE PLAN |
| E-0 | 18 | LIGHTING / PHOTOMETRIC PLAN |
| C-500 | 19 | SOIL BORINGS |
| C-900 | 20 | PROJECT DETAILS 1 |
| C-910 | 21 | PROJECT DETAILS 2 |

UTILITIES AND INTERESTED PARTIES

| | |
|--|----------------|
| CHOCOLAY TOWNSHIP DEPARTMENT OF PUBLIC WORKS 3910 US-41 SOUTH MARQUETTE, MI 49855 953-245-1448 | SFWR |
| SEMCO ENERGY GAS COMPANY 1411 THIRD ST, SUITE A POST HURON, MI 49860 800-834-2018 | GAS |
| MARQUETTE BOARD OF LIGHT & POWER 2208 WRIGHT ST MARQUETTE, MI 49855 906-228-0311 | ELECTRIC |
| SPECTRUM 3222 US-41 MARQUETTE, MI 49855 888-454-1433 | CABLE |
| PERIN/SULAFERR 1901 W RIDGE ST #2 MARQUETTE, MI 49855 906-228-2010 | COMMUNICATIONS |

GENERAL NOTES

IMPROVEMENTS COVERED IN THESE PLANS SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION, AS AMENDED AND SUPPLEMENTED, THE LATEST MOST STANDARD PLANS, AND SECTION C (B) OF THE MICHIGAN DEPARTMENTS OF TRANSPORTATION LOCAL AGENCY PROGRAM GUIDELINES FOR GEOMETRICS, DATED MARCH 4, 2014 AND THE CITY OF CLARE CODE OF ORDINANCES.

THE PLACEMENT OF PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2011 EDITION, AS AMENDED.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF GEI CONSULTANTS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GEI CONSULTANTS.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

| | |
|--|--|
| OWNER | JX ENTERPRISES, INC. 1320 WALNUT RIDGE DRIVE, SUITE 100 HARTLAND, WI 53029 |
| ENGINEER (CIVIL & STRUCTURAL) | GEI CONSULTANTS OF MICHIGAN, P.C. 109 W. BARAGA AVE MARQUETTE, MI 49855 |
| ARCHITECT | STUDIO RAD, LLC 102 W. WASHINGTON ST, SUITE 203 MARQUETTE, MI 49855 |
| ENGINEER (ELECTRICAL) | RHOADES ENGINEERING 4801 HENRY ST MUSKEGON, MI 49841 |
| GENERAL CONTRACTOR | MIRON CONSTRUCTION CO INC 1471 WISMANON DR NEENAH, WI 54956 |

PREPARED FOR:

JX ENTERPRISE, INC.
1320 WALNUT RIDGE DR.
SUITE 100
HARTLAND, WI 53029
(262)513-6450



PREPARED BY:

GEI CONSULTANTS OF MICHIGAN, P.C.
109 W. BARAGA AVENUE
MARQUETTE, MI 49855
(906)451-4021



GEI PROJECT NO. 2301101

| NO. | DATE | ISSUE/REVISION | APP | REV NO. |
|-----|-----------|------------------|-----|---------|
| 0 | 4/14/2023 | SITE PLAN REVIEW | INR | 0 |



DWG. NO.
G-100
SHEET NO.
1 OF 21
REV NO.
0

GENERAL NOTES:

- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS AND SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE PROPOSED IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH THE AASHTO POLICY ON GEOMETRIC DESIGN OF ROADS AND STREETS, OR PER THE CHOCCOLAY TOWNSHIP CODE OF ORDINANCES.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DEMOLITION OR REMOVAL THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE CITY ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE. ALL REVISIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEERING REPRESENTATIVE. PLAN REVISIONS MAY NEED ZONING ADMINISTRATOR AND COMMISSION APPROVAL.
- MAN-HOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION PER CHOCCOLAY TOWNSHIP STANDARD DETAILS.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
- PRIOR TO ANY CONSTRUCTION, A PRECONSTRUCTION CONFERENCE BETWEEN THE CHOCCOLAY TOWNSHIP, THE DEVELOPER, THE CONTRACTOR, UTILITY COMPANIES, ANY AFFECTED PARTIES, AND ANY OTHER ENTITY THE CITY OR DEVELOPER MAY REQUIRE SHALL CONVEENE.
- THE CONTRACTOR OR HIS/HER DESIGNATED AGENT SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE CONTRACTOR OR HIS/HER DESIGNATED AGENT SHALL FURNISH THE CHOCCOLAY TOWNSHIP ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE CITY ENGINEERING REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE. FINAL "AS-BUILT" DRAWINGS SHALL BE DELIVERED TO THE CHOCCOLAY TOWNSHIP IN PAPER FORM AND ON A CUIDVID IN CAD DWG FORMAT.
- ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CHOCCOLAY TOWNSHIP INTO THEIR UTILITY SYSTEM AND ALL WORK DONE IN PUBLIC RIGHTS OF WAY OR EASEMENTS MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES.
- WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEERING REPRESENTATIVE.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR OR HIS/HER DESIGNATED AGENT SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES, SUCH AS, BUT NOT LIMITED TO, THE CHOCCOLAY TOWNSHIP, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, COUNTY OF CLARE, ETC.
- CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE CHOCCOLAY TOWNSHIP FOR INFRASTRUCTURE THAT WILL BE DEDICATED TO THE TOWNSHIP FOR PUBLIC USE. CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE WORK WITH ELECTRICAL PLANS AND CONTRACTOR FOR OTHER PROJECT ASSOCIATED WITH THIS IMPROVEMENT PROJECT.

PROJECT SAFETY NOTES:

- PROJECT SAFETY SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF MICHIGAN AND THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S CURRENT REGULATIONS.
- STREET AND DRAINAGE NOTES:
 - ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A TOWNSHIP INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE TOWNSHIP'S INSPECTOR AND HIS/HE SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS NOTICE PRIOR TO ANY TESTING.
 - BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 5" OF THE TOP OF CURB. BACKFILL MATERIAL USED SHALL BE MDOOT CLASS II. THE REMAINING BACKFILL BEHIND THE CURB SHALL BE CLEAN TOPSOIL, FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
 - DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT FOR GAS, ELECTRIC, TELEPHONE, AND CABLE TV, SHALL BE A MINIMUM OF 30".
 - STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE TO PROVIDE POSITIVE DRAINAGE TOWARD THE CURB UNLESS OTHERWISE INDICATED DUE TO SPECIAL CIRCUMSTANCES.
 - CONTRACTOR TO OBTAIN PERMIT FROM THE CHOCCOLAY TOWNSHIP FOR ABANDONMENT OF DRIVEWAY AND ALL WORK WITHIN THE RIGHT-OF-WAY. THERE IS NOT FEE TO OBTAIN PERMIT FROM THE CITY.

WATER AND WASTEWATER NOTES:

- THE CONTRACTOR SHALL CONTACT THE TOWNSHIP DEPARTMENT OF PUBLIC WORKS TO COORDINATE UTILITY MAIN, STRUCTURE, AND UTILITY TIE-INS AND NOTIFY HIM/HER AT LEAST 3 BUSINESS DAYS PRIOR FOR INSPECTION SERVICES.
- ALL WASTEWATER TAPS INTO THE CHOCCOLAY TOWNSHIP PUBLIC SYSTEM SHALL BE DONE BY THE CONTRACTOR. A MINIMUM OF 72 HOURS NOTICE WILL BE GIVEN TO THE DEPARTMENT FOR WORK REQUIRED FOR TAPPING ACTIVITIES. PERMITS ARE REQUIRED FROM THE CHOCCOLAY TOWNSHIP PUBLIC WORKS DEPARTMENT FOR WASTEWATER, AND STORM WATER TAPS INTO THE PUBLIC SYSTEM. ALLOW 3 BUSINESS DAYS TO PROCESS PERMIT APPLICATIONS.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS PER CHOCCOLAY TOWNSHIP SPECIFICATION REQUIREMENTS. PRESSURE AND PRESSURE TESTING SHALL BE MONITORED BY THE INSPECTOR APPOINTED BY THE CHOCCOLAY TOWNSHIP.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE TOWNSHIP INSPECTOR AND PROVIDE NO LESS THAN 2 BUSINESS DAYS NOTICE PRIOR TO PERFORMING DISINFECTION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPER OR CLOSE ANY VALVES ON THE PUBLIC SYSTEM. VALVE OPERATION MUST BE COORDINATED WITH THE CHOCCOLAY TOWNSHIP PUBLIC WORKS DEPARTMENT.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL NOTIFY MISS DIG A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ADJOINING PROPERTY OWNERS TO LOCATE PRIVATE UTILITIES THAT MAY BE PLACED NOT ONLY ON PRIVATE PROPERTY BUT ON PUBLIC PROPERTY.

TRAFFIC CONTROL NOTES:

- ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- ALL PUBLIC STREETS THAT ARE TO BE CLOSED OR INTERRUPTED DUE TO THE CONSTRUCTION ACTIVITIES WILL REQUIRE COORDINATION WITH THE CHOCCOLAY TOWNSHIP PUBLIC WORKS DEPARTMENT FOR A PUBLIC SERVICE ANNOUNCEMENT. A MINIMUM OF 72 HOURS NOTICE WILL BE GIVEN TO THE CITY ENGINEERING DEPARTMENT FOR SAID CLOSURES OR INTERRUPTIONS.
- PARKING RESTRICTIONS MUST BE POSTED 24 HOURS BEFORE WORK STARTS AND WILL BE AT THE EXPENSE OF THE CONTRACTOR/DEVELOPER. CONTACT THE POLICE DEPARTMENT AND PUBLIC WORKS DEPARTMENT WHEN RESTRICTIONS ARE PLACED.
- THE HOURS OF CONSTRUCTION OPERATIONS WILL FOLLOW THE NOISE RESTRICTIONS AS PER THE CHOCCOLAY TOWNSHIP NOISE CODE ORDINANCE AND AS SPECIFIED IN THE CHOCCOLAY TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS.

CONSTRUCTION NOTES (APPLICABLE TO ALL SHEETS):

- ALL PIPING, VALVES, FITTINGS, AND ASSOCIATED APPURTENANCES SHALL BE STOCKPILED SUCH THAT THEY DO NOT INTERFERE WITH THE SAFE AND FREE MOVEMENT OF TRAFFIC. IF EQUIPMENT USES OR OBSTRUCTS ANY PORTION OF PUBLIC ROADWAYS DURING THE PERFORMANCE OF THE WORK, PROPER TRAFFIC CONTROL (INCLUDING FLAG PERSONS) SHALL BE REQUIRED.
- AT NO TIME SHALL EXCAVATED MATERIAL(S) OR IMPORTED MATERIAL(S) BE STOCKPILED ON PAVED ROADWAY SURFACES. IF THE PAVED ROADWAY SURFACE IS DAMAGED BY THE CONTRACTOR AS A RESULT OF STOCKPIILING EXCAVATED MATERIAL(S) OR IMPORTED MATERIAL(S) ON PAVED ROADWAY SURFACES, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR THE PAVED ROADWAY SURFACE AT NO ADDITIONAL COST TO THE OWNER.
- AT NO TIME SHALL TRACK EQUIPMENT BE PERMITTED TO TRAVEL ON OR ACROSS PAVED ROADWAY SURFACES WITHOUT PROVIDING ADEQUATE PROTECTION BETWEEN THE TRACKS AND PAVED ROADWAY SURFACE. IF THE PAVED ROADWAY SURFACE IS DAMAGED BY FAILURE TO PROVIDE ADEQUATE PROTECTION BETWEEN THE TRACKS AND PAVED ROADWAY SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR THE PAVED ROADWAY SURFACE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND BRACING DURING EXCAVATION, Dewatering, AND BACKFILLING OPERATIONS TO PROTECT THE STRUCTURAL INTEGRITY OF ALL CURBING, SHOULDERS, SEWERS, PAVED AREAS, AND UTILITIES LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. SHEETING AND BRACING SHALL BE REQUIRED WHEN ANY EXCAVATION IS LOCATED WITHIN THE 1:ON-1 SLOPE FROM THE SHOULDER POINT OR BACK OF CURB TO THE BOTTOM OF ANY EXCAVATION.
- SAFETY REQUIREMENTS SHALL BE CONFORMED TO AND ALL OPERATIONS SHALL BE CONDUCTED SO AS NOT TO DAMAGE, DESTROY, OR ENDANGER THE INTEGRITY OF THE ROADWAY PAVEMENT STRUCTURE. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONDUCTED IN ACCORDANCE WITH MOSHIA SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS TO PRIVATE DRIVES AND PUBLIC ALLEYS DURING EVENINGS, WEEKENDS, HOLIDAYS, AND DURING ANY OTHER TIME WHEN NO CONSTRUCTION ACTIVITY IS OCCURRING IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO PERFORM SITE CLEARING AND GRUBBING OUTSIDE OF THE LIMITS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND BURRY DEPTHS OF ALL UTILITY CROSSINGS, INCLUDING SANITARY SEWERS, SANITARY LATERALS, STORM SEWERS, CULVERTS, UNDERGROUND PHONE LINES, FIBER OPTIC LINES, UNDERGROUND ELECTRIC AND NATURAL GAS LINES. THE LOCATIONS AND DEPTHS SHOWN ON THE PLAN SHEETS ARE APPROXIMATE.

EROSION AND SEDIMENT CONTROL NOTES:

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL, GREAT LAKES AND ENERGY GUIDEBOOK OF BEST MANAGEMENT PRACTICES FOR MICHIGAN WATERSHEDS.
- ALL SLOPES SHALL BE SLOPED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
- SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION/LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CONTRACTORS CERTIFIED STORM WATER OPERATOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CHOCCOLAY TOWNSHIP'S PUBLIC WORKS DEPARTMENT OR FIELD REPRESENTATIVE, THEY ARE WARRANTED.
- ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

LEGAL DESCRIPTION

INGRESS AND EGRESS EASEMENT

A THIRTY (30) FOOT WIDE PRIVATE INGRESS AND EGRESS EASEMENT ON, OVER, UNDER, ACROSS, AND THROUGH THE BURDENED PARCEL AS RECORDED IN LIBER 414 OF DEEDS, PAGE 411, TO THE BENEFITED PARCEL AS RECORDED IN DOCUMENT 2009R-04678, SAID EASEMENT BEING PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION SEVEN (7), TOWNSHIP FORTY-SEVEN NORTH RANGE TWENTY-FOUR WEST (T47N-R24W), TOWNSHIP OF CHOCCOLAY, MARQUETTE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 6 AND 7, THENCE N89°04'28"E (RECORDED AS EAST 1/4 LIBER 414 OF DEEDS, PAGE 411) ALONG THE SECTION LINE COMMON TO SAID SECTIONS 541.31 FEET TO THE EASTERLY RIGHT-OF-WAY (R.O.W.) OF US-41M-28, A VARIABLE WIDTH PUBLIC R.O.W.; THENCE S30°27'35"E (RECORDED AS SOUTHEAST 1/4) ALONG SAID EASTERLY R.O.W. A DISTANCE OF 83.06 FEET TO THE EASEMENT POINT OF BEGINNING;

THENCE N89°32'05"W 145.87 FEET TO SAID COMMON LINE; THENCE N89°04'28"E ALONG SAID COMMON LINE 266.69 FEET TO THE WESTERLY LINE OF A PARCEL AS RECORDED IN DOCUMENT 2009R-04678; THENCE S00°54'35"E (RECORDED AS SOUTH) ALONG SAID WESTERLY LINE 30.00 FEET; THENCE S89°04'28"W PAR 11E' WITH SAID COMMON LINE 258.77 FEET; THENCE S53°32'05"W 138.66 FEET TO SAID EASTERLY R.O.W.; THENCE N30°27'55"W (RECORDED AS NORTHWEST 1/4) ALONG SAID EASTERLY R.O.W. A DISTANCE OF 30.00 FEET TO THE EASEMENT POINT OF BEGINNING.

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ (SW ¼ OF SE ¼) OF SECTION 6 AND THE NORTH ¼ OF THE NORTHEAST ¼ (N ¼ OF NE ¼) OF SECTION 7, ALL OF TOWNSHIP 47 NORTH, RANGE 24 WEST, TOWNSHIP OF CHOCCOLAY, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 6 AND 7 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 138, MARQUETTE COUNTY LAND CORNER RECORDS; THENCE NORTH 89°04'33" EAST (RECORDED AS NORTH 89°04'28" EAST) ALONG THE SECTION LINE COMMON TO SAID SECTIONS 6 AND 7 A DISTANCE OF 541.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 / STATE HIGHWAY M-28, SAID POINT BEING MONUMENTED WITH A FOUND 3/4-INCH DIAMETER IRON ROD;

THENCE NORTH 89°06'28" EAST (RECORDED AS NORTH 89°04'28" EAST) CONTINUING ALONG THE SECTION LINE COMMON TO SAID SECTIONS 6 AND 7 A DISTANCE OF 225.36 FEET (RECORDED AS 225.40 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 89°04'46" EAST (RECORDED AS NORTH 89°04'28" EAST) CONTINUING ALONG THE SECTION LINE COMMON TO SAID SECTIONS 6 AND 7 A DISTANCE OF 208.06 FEET TO AN ANGLE POINT IN THE EXTERIOR BOUNDARY OF LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND PK NAIL AND TAG NO. 52474. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE NORTH 00°54'28" WEST (RECORDED AS NORTH 00°55'32" WEST) ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 32.46 FEET (RECORDED AS 32.44 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 88°45'16" EAST (RECORDED AS NORTH 88°43'00" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 90.24 FEET (RECORDED AS 90.23 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 52°54'22" EAST (RECORDED AS NORTH 52°49'10" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 32.15 FEET (RECORDED AS 32.17 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 20°50'19" EAST (RECORDED AS NORTH 20°48'17" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 104.36 FEET (RECORDED AS 104.29 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 05°24'48" EAST (RECORDED AS NORTH 05°28'35" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 51.79 FEET (RECORDED AS 51.82 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WRIGHT PLACE; SAID POINT BEING MONUMENTED WITH A FOUND PK NAIL AND TAG NO. 52474;

THENCE SOUTH 62°08'11" EAST (RECORDED AS SOUTH 62°08'27" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WRIGHT PLACE A DISTANCE OF 49.31 FEET (RECORDED AS 49.28 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE SOUTH 08°49'23" WEST (RECORDED AS SOUTH 08°051'02" WEST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 98.80 FEET (RECORDED AS 98.81 FEET); SAID POINT BEING MONUMENTED WITH A FOUND PK NAIL AND TAG NO. 52474;

THENCE SOUTH 130°18'52" EAST (RECORDED AS SOUTH 130°23'45" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 84.45 FEET (RECORDED AS 84.44 FEET) TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 6 AND 7; SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 89°05'01" EAST (RECORDED AS NORTH 89°04'28" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS AND ALONG THE SECTION LINE COMMON TO SAID SECTIONS 6 AND 7 A DISTANCE OF 320.99 FEET (RECORDED AS 321.00 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE SOUTH 00°55'47" EAST (RECORDED AS SOUTH 00°55'32" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 149.95 FEET (RECORDED AS 150.00 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE SOUTH 80°03'29" WEST (RECORDED AS SOUTH 80°04'28" WEST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 7.71 FEET (RECORDED AS 7.68 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE SOUTH 00°56'10" EAST (RECORDED AS SOUTH 00°55'32" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 169.82 FEET; SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474.

THENCE SOUTH 00°50'00" EAST (RECORDED AS SOUTH 00°50'32" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 218.92 FEET; SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD AND CAP NO. 52474.

THENCE SOUTH 89°04'34" WEST (RECORDED AS SOUTH 89°04'28" WEST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 202.70 FEET (RECORDED AS 202.68 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1 1/2" DIAMETER IRON ROD AND CAP NO. 52474;

THENCE NORTH 01°00'04" EAST (RECORDED AS NORTH 01°00'02" EAST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 222.58 FEET (RECORDED AS 222.65 FEET); SAID POINT BEING MONUMENTED WITH A FOUND 1/2" DIAMETER IRON ROD;

THENCE NORTH 71°25'28" WEST (RECORDED AS NORTH 71°26'42" WEST) CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2009R-02214, MARQUETTE COUNTY RECORDS A DISTANCE OF 202.12 FEET TO THE EAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2014R-04886, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A SET 1/2" DIAMETER IRON ROD AND CAP NO. 38991;

THENCE SOUTH 81°04'54" WEST (RECORDED AS SOUTH 81°04'33" WEST) ALONG THE SOUTH BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2014R-04886, MARQUETTE COUNTY RECORDS A DISTANCE OF 131.86 FEET (RECORDED AS 132.16 FEET) TO THE SOUTH-WEST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2014R-04886, MARQUETTE COUNTY RECORDS. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2022R-11670, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH FOUND IRON ROD WITH HEXAGONAL HEAD;

THENCE NORTH 01°00'25" WEST (RECORDED AS NORTH 00°53'35" WEST) ALONG THE SOUTH BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2014R-04886, MARQUETTE COUNTY RECORDS AND ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2022R-11670, MARQUETTE COUNTY RECORDS A DISTANCE OF 18.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2022R-11670, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A SET 1/2" DIAMETER IRON ROD AND CAP NO. 58094;

THENCE SOUTH 89°51'59" WEST ALONG THE NORTH BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2022R-11670, MARQUETTE COUNTY RECORDS A DISTANCE OF 144.87 FEET; SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD;

THENCE NORTH 01°01'59" WEST A DISTANCE OF 159.39 FEET TO A POINT ON THE SOUTH BOUNDARY OF LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 27484;

THENCE NORTH 89°10'47" EAST (RECORDED AS NORTH 89°02'08" EAST) ALONG THE SOUTH BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS A DISTANCE OF 143.98 FEET TO THE SOUTH-EAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND PK NAIL AND TAG NO. 27484;

THENCE NORTH 00°54'42" WEST (RECORDED AS NORTH 00°54'35" WEST) ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS A DISTANCE OF 85.89 FEET (RECORDED AS 84.62 FEET) TO AN ANGLE POINT IN THE EAST BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND PK NAIL AND TAG NO. 52474;

THENCE SOUTH 89°12'38" WEST (RECORDED AS SOUTH 89°04'28" WEST) CONTINUING ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2021R-05093, MARQUETTE COUNTY RECORDS A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING; CONTAINING 5.37 ACRES, MORE OR LESS, SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS,

RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.



JX TRUCKING, INC. MARQUETTE, MI



HOW ARCHITECTURE AND DESIGN 100 WASHINGTON STREET SUITE 405 MARQUETTE, MI 49801 PH: (616) 233-2121 FAX: (616) 233-2121



ALTAIR ENGINEERING CONSULTING ENGINEERS 215-764-0420



JX TRUCK CENTER MARQUETTE, MI

SITE PLAN REVIEW



| NO. | DATE | REVISION | BY |
|-----|----------|------------------|-----|
| 1 | 04/03/23 | SITE PLAN REVIEW | INR |

SHEET NAME

GENERAL NOTES

| | |
|--------------|---------|
| Pre. No.: | 64048 |
| Approved: | INR |
| Checked: | GMW |
| Drawn: | TAP |
| Designed: | TAP |
| GEI Project: | 2301101 |

SHEET NO.

G-110

NOT FOR CONSTRUCTION

SYMBOLS

LINE TYPES

SECTION LEGEND

WATER SUPPLY SYSTEM

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------|
| | | FIRE HYDRANT |
| | | MANHOLE WATER |
| | | U.G. WATER VALVE |
| | | CURB STOP & BOX |
| | | MONITORING WELL |
| | | PRIVATE WELL |
| | | METER PIT |
| | | WATER PLUG |

MISCELLANEOUS

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------|
| | | MAIL BOX |
| | | GUARD POST/GOLLARD |
| | | FLAG POLE |
| | | SIGN POST |
| | | EROSION BALES |
| | | HANDICAP |
| | | PK NAIL |

WATER SUPPLY SYSTEM

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------|
| | | UG WATER SERVICE |
| | | UG WATER MAIN |

SANITARY SEWER SYSTEM

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------|
| | | UG SANITARY SEWER MAIN |

DRAINAGE UTILITIES

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------|
| | | UG STORM MAIN |
| | | DRAINAGE AREA BOUNDARY |

EROSION CONTROL

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------|
| | | SILT FENCE |

ELECTRICAL POWER

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------|
| | | UG ELECTRICAL |
| | | OVERHEAD ELECTRICAL |

NATURAL GAS

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------|
| | | UG NATURAL GAS |

COMMUNICATION

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------|
| | | UG PHONE |
| | | OVERHEAD PHONE |
| | | UG CABLE TV |
| | | OVERHEAD CABLE TV |
| | | UG FIBER OPTIC |

TOPOGRAPHY

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------|
| | | MAJOR CONTOUR |
| | | MINOR CONTOUR |

MISCELLANEOUS

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-----------------------|
| | | UNDERGROUND STRUCTURE |
| | | UTILITY REMOVAL |
| | | PRIVACY FENCE |
| | | CHAIN-LINK LINE |
| | | RIGHT-OF-WAY |
| | | PARCEL LINE |
| | | SETBACK |
| | | EASEMENT |

SANITARY SEWER SYSTEM

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------------|
| | | MANHOLE CLEANOUT |
| | | MANHOLE SANITARY |
| | | TELEVISED LATERAL TAP LOCATION |
| | | TELEVISED CAPPED LATERAL |
| | | SEWER BULKHEAD |

DRAINAGE UTILITIES

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| | | CATCH BASIN (BEE-HIVE) |
| | | CATCH BASIN (ROUND) |
| | | CATCH BASIN (CURB INLET) |
| | | MANHOLE STORM |
| | | END SECTION |
| | | INVERT ELEVATION |

ELECTRICAL POWER

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------|
| | | ELECTRICAL PEDESTAL |
| | | GUY POLE |
| | | GUY ANCHOR |
| | | LIGHT POLE |
| | | MANHOLE ELECTRIC |
| | | POWER LIGHT POLE |
| | | POWER POLE |
| | | LIGHT |
| | | POWER TRANSFORMER |
| | | POWER PULLBOX |
| | | SIGNAL LIGHTPOLE |
| | | SIGNAL BOX PEDESTAL |
| | | TRAFFIC SIGNAL POLE |

COMMUNICATION

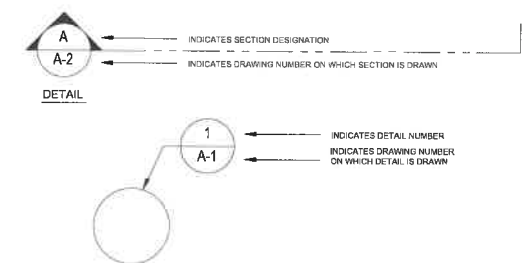
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------|
| | | CABLE PEDESTAL |
| | | FIBER PEDESTAL |
| | | TELEPHONE PEDESTAL |
| | | MANHOLE FIBER |
| | | MANHOLE TELEPHONE |
| | | TELEPHONE POLE |

NATURAL GAS

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------|
| | | NATURAL GAS METER |
| | | UG NATURAL GAS VALVE |
| | | NATURAL GAS MANHOLE |

HATCH LEGEND

| MATERIAL DESCRIPTION | EXISTING (DEMOLITION) PATTERN | NEW PROPOSED PATTERN |
|-------------------------------|-------------------------------|----------------------|
| DEMOL | | |
| ENVIRONMENTAL AREA OF CONCERN | | |
| HMA | | |
| CONCRETE | | |
| GRAVEL | | |
| LANDSCAPE AREA | | |



ABBREVIATIONS

| | |
|------|--------------------------|
| BM | BENCH MARK |
| CL | CENTERLINE |
| CB | CATCH BASIN |
| C-C | CENTER TO CENTER |
| CIP | COMPACTED IN PLACE |
| CS&B | CURB STOP AND BOX |
| DR | DRIVE |
| EL | ELEVATION |
| ELEV | ELEVATION |
| EX | EXISTING |
| FT | FOOT/FEET |
| GAL | GALLONS |
| IE | INVERT ELEVATION |
| IN | INCH |
| MH | MANHOLE |
| OC | ON CENTER |
| OF | OVERFLOW |
| RCP | REINFORCED CONCRETE PIPE |
| ROW | RIGHT OF WAY |
| SW | SIDEWALK |
| SAN | SANITARY SEWER |
| SET | SQUARE FEET |
| STM | STORM SEWER |
| SYD | SQUARE YARDS |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| WM | WATER MAIN |
| WS | WATER SERVICE |



JX TRUCKING, INC.
MARQUETTE, MI

ROAM ARCHITECTURE AND DESIGN
1171 HENNING DRIVE
MARQUETTE, MI 49801
937-638-0000



RE Rhodes Engineering
CONSULTING ENGINEERS
MARQUETTE, MI 49801
937-638-0000

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1"

If this scale bar does not measure 1" then drawing is not original scale.

| NO. | DATE | REVISION | BY |
|-----|-----------|------------------|-----|
| 1 | 4/24/2023 | SITE PLAN REVIEW | JHR |

SHEET NAME
LEGEND

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: JAP
GEI Project: 2301101
SHEET NO.



NOT FOR CONSTRUCTION

G-120

52-02-106-043-50
DOWNSTREAM PLUMBING & MECHANIC
505 CORNING AVE
ZONE: C

52-02-106-043-75
BLONDEAU JOHN
114 W WRIGHT PL
ZONE: R2

52-02-106-043-00
BLONDEAU JOHN
114 W WRIGHT PL
ZONE: R2

52-02-108-044-00
FREEMAN I & HALVORSON S ET AL
4087 US 41 S
ZONE: C

52-02-107-008-00
JAMES HENDRICKSON
5023 US 41 S
ZONE: C

52-02-108-047-00
BOLDUC ASHLEY N & HUDSON SCOTT W
112 E WRIGHT PL
ZONE: R2

52-02-106-045-00
SOELTNER MICHELLE M
118 E WRIGHT PL
ZONE: R2

52-02-108-046-00
CROMMELL PEGGY S
132 WRIGHT PL
ZONE: R2

30' INGRESS/EGRESS
140.07'
138.66'
55° 32.05' W

52-02-107-008-00
GENTZHOOD LLC
5029 US 41 S
ZONE: C

DRY DOCK TAVERN

CHOCOLAY CYCLES

JX TRUCK CENTER
EXISTING BUILDING
105' x 94'
FFE: 630.00

52-02-107-003-20
CARLSON OLIVIA
160 E WRIGHT PL
ZONE: R2

52-02-107-007-20
JX ENTERPRISES INC
5025 US 41 S
ZONE: C

52-02-107-007-00
O'REILLY AUTO ENTERPRISES LLC
6043 US 41 S
ZONE: C

52-02-107-003-00
THE WAHL LLC
5058 US 41 S
ZONE: C

52-02-107-005-00
NORTH COAST SUITES LLC
5057 US 41 S
ZONE: C

52-02-107-004-00
THE WAHL LLC
5058 US 41 S
ZONE: C

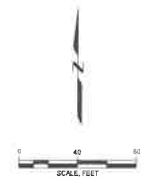
52-02-107-008-00
SUPERIOR FAST LUBE & WASH
5063 US 41 S
ZONE: C

52-02-107-001-00
WAHLSTROM STEVE

US HIGHWAY 41

ZONING NOTES:

1. SITE SURVEY DATA FROM USGS ELEVATION DATASET (NEO), MARQUETTE COUNTY 2015
2. SURROUNDING PARCEL BOUNDARIES OBTAINED FROM GIS
3. HORIZONTAL DATUM: NAD 83 MICHIGAN STATE PLANE - NORTH ZONE - INTERNATIONAL FEET
4. VERTICAL DATUM: NAVD 83
5. PARCEL ZONING: COMMERCIAL C-1
6. PARCEL AREA: 5.37 AREAS
7. SETBACK REQUIREMENTS:
FRONT: 30'
SIDE: 5'
REAR: 20'
ADJACENT TO RESIDENTIAL: 30'



JX TRUCKING, INC.
MARQUETTE, MI



ROM ARCHITECTURE AND DESIGN
100 SAGINAW STREET EAST
MARQUETTE, MI 49801
1223971001@rom.com 231.931.4144



JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention:
If this scale bar does not measure 1" then drawing is not original scale.

| NO. | DATE | DESCRIPTION | APP. |
|-----|------|-------------|------|
| | | | |
| | | | |
| | | | |

SHEET NAME
ZONING SHEET

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101
SHEET NO.



NOT FOR CONSTRUCTION

G-130



JX TRUCKING, INC.
MARQUETTE, MI



Building Excellence
MIRON CORP. TRUCK CENTER, INC.
1000 W. BIRCH ST.
MARQUETTE, MI 49801
PH: 622-2200 FAX: 622-2201

FROM ARCHITECTURE AND DESIGN
AN ENGINEERING FIRM
1000 W. BIRCH ST.
MARQUETTE, MI 49801
PH: 622-2200 FAX: 622-2201



JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Alteration:
If this scale bar does not measure 1" then drawing is not original scale.

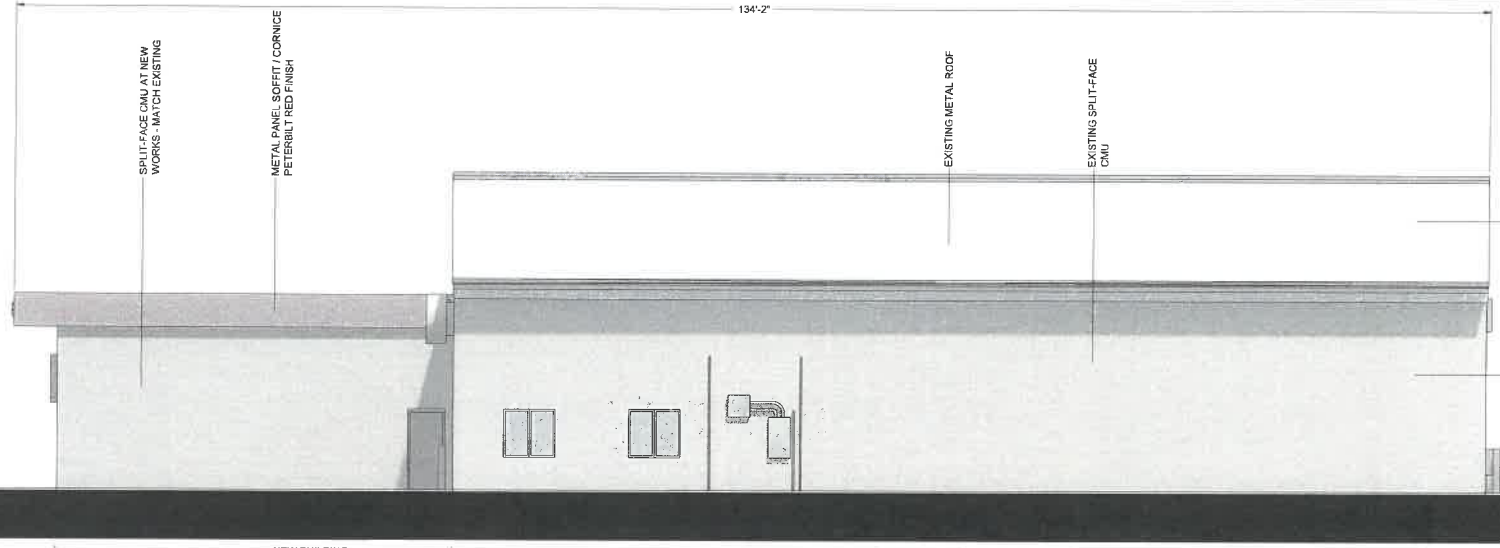
NO. DATE ISSUE/REVISION BY

SHEET NAME
SOUTH ELEVATION
EAST ELEVATION

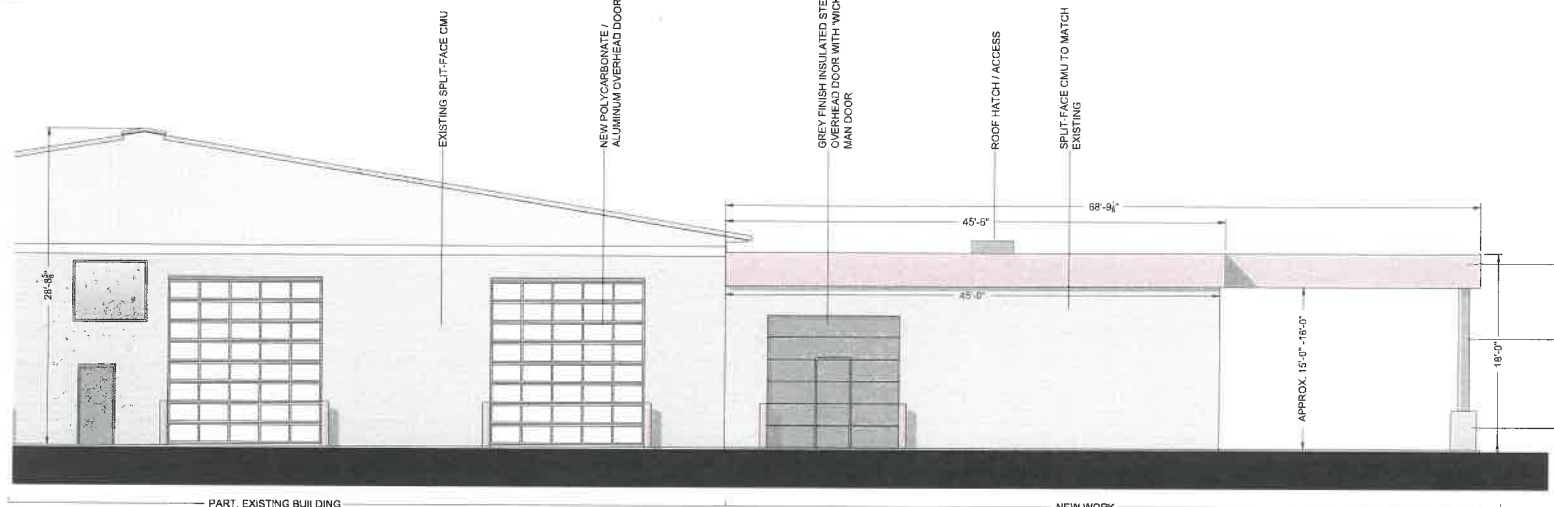


SHEET NO.

A-300



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

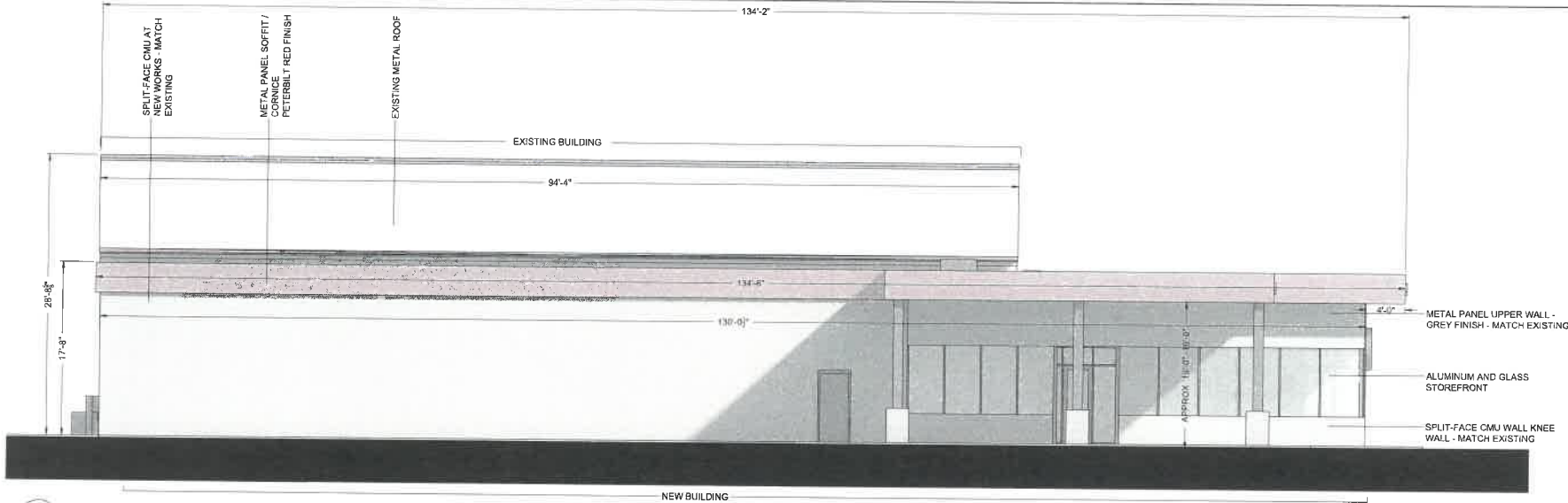


2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

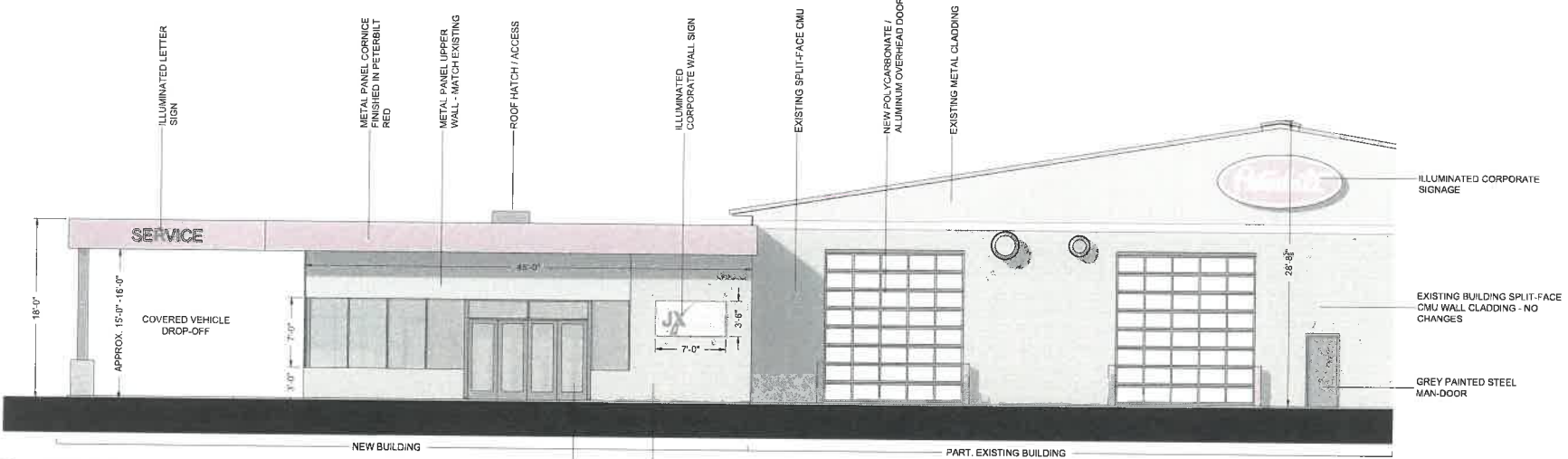


NOTE: COLORS SHOWN FOR REFERENCE ONLY - FINAL COLOR SCHEME TO BE SIMILAR - ANY MAJOR DEVIATIONS WILL BE CONFIRMED WITH OFFICIALS AS REQUIRED

NOT FOR CONSTRUCTION



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



NOTE: COLORS SHOWN FOR REFERENCE ONLY - FINAL COLOR SCHEME TO BE SIMILAR - ANY MAJOR DEVIATIONS WILL BE CONFIRMED WITH OFFICIALS AS REQUIRED



JX TRUCKING, INC.
MARQUETTE, MI

WILLBROS
Building Excellence
MARION CONSTRUCTION CO., INC.
1000 W. WASHINGTON STREET
MICHIGAN CITY, IN 46360
MARIONCON.COM 765.834.1000

ROM ARCHITECTURE AND DESIGN
1000 W. WASHINGTON STREET
MICHIGAN CITY, IN 46360
ROMARCH.COM 765.834.1000



JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: If this scale bar does not measure 1" then drawing is not original scale.

| | | | |
|-----|------|----------------|------|
| NO. | DATE | ISSUE/REVISION | APP. |
| | | | |

SHEET NAME
NORTH ELEVATION
WEST ELEVATION



SHEET NO.

A-301

NOT FOR CONSTRUCTION



1
A-701
VIEW LOOKING EAST / NORTH EAST
SCALE: NTS



2
A-701
VIEW LOOKING EAST / SOUTH EAST
SCALE: NTS



3
A-701
VIEW LOOKING NORTH / EAST
SCALE: NTS



4
A-701
VIEW LOOKING EAST
SCALE: NTS



JX TRUCKING, INC.
MARQUETTE, MI



ROM ARCHITECTURE AND DESIGN
10000 GRAND AVENUE, SUITE 100
MARQUETTE, MI 49801
PH: 616.235.1234 FAX: 616.235.1235



JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1" = 100'
If this scale bar does not measure 1" then drawing is not original scale.

| NO. | DATE | DESCRIPTION | APP. |
|-----|------|-------------|------|
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SHEET NAME
SIGNAGE VARIANCE
LOCAL PRECEDENT

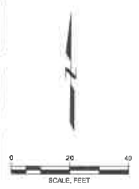
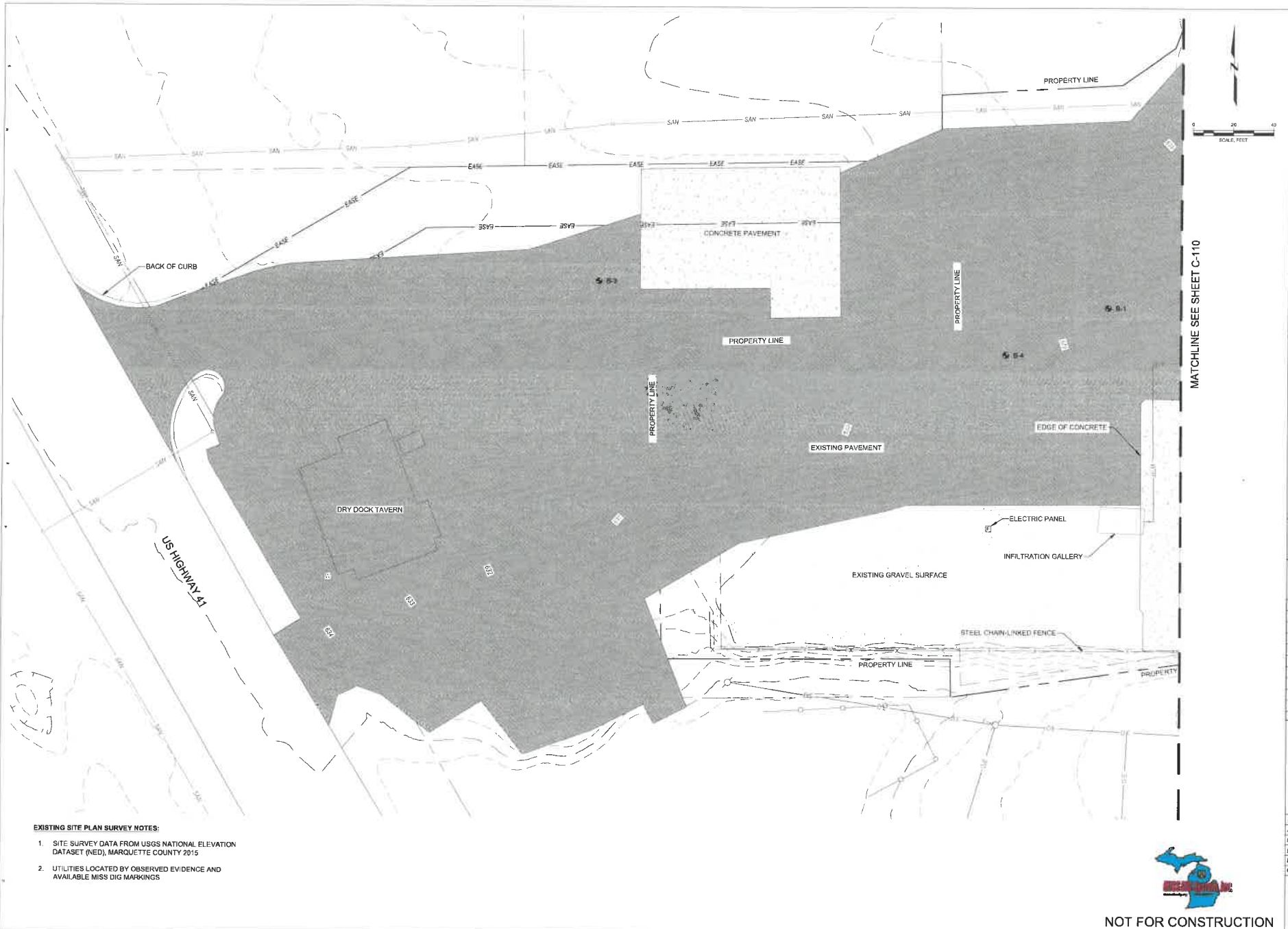


SHEET NO.

A-701

NOTE: COLORS SHOWN FOR REFERENCE ONLY - FINAL COLOR SCHEME TO BE SIMILAR - ANY MAJOR DEVIATIONS WILL BE CONFIRMED WITH OFFICIALS AS REQUIRED

NOT FOR CONSTRUCTION



MATCHLINE SEE SHEET C-110

- EXISTING SITE PLAN SURVEY NOTES:**
1. SITE SURVEY DATA FROM USGS NATIONAL ELEVATION DATASET (NED), MARQUETTE COUNTY 2015
 2. UTILITIES LOCATED BY OBSERVED EVIDENCE AND AVAILABLE MISS DIG MARKINGS



JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1"
If this scale bar does not measure 1" from drawing to not original scale.

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|-----|------|----|----------|
| NO. | DATE | BY | REVISION |
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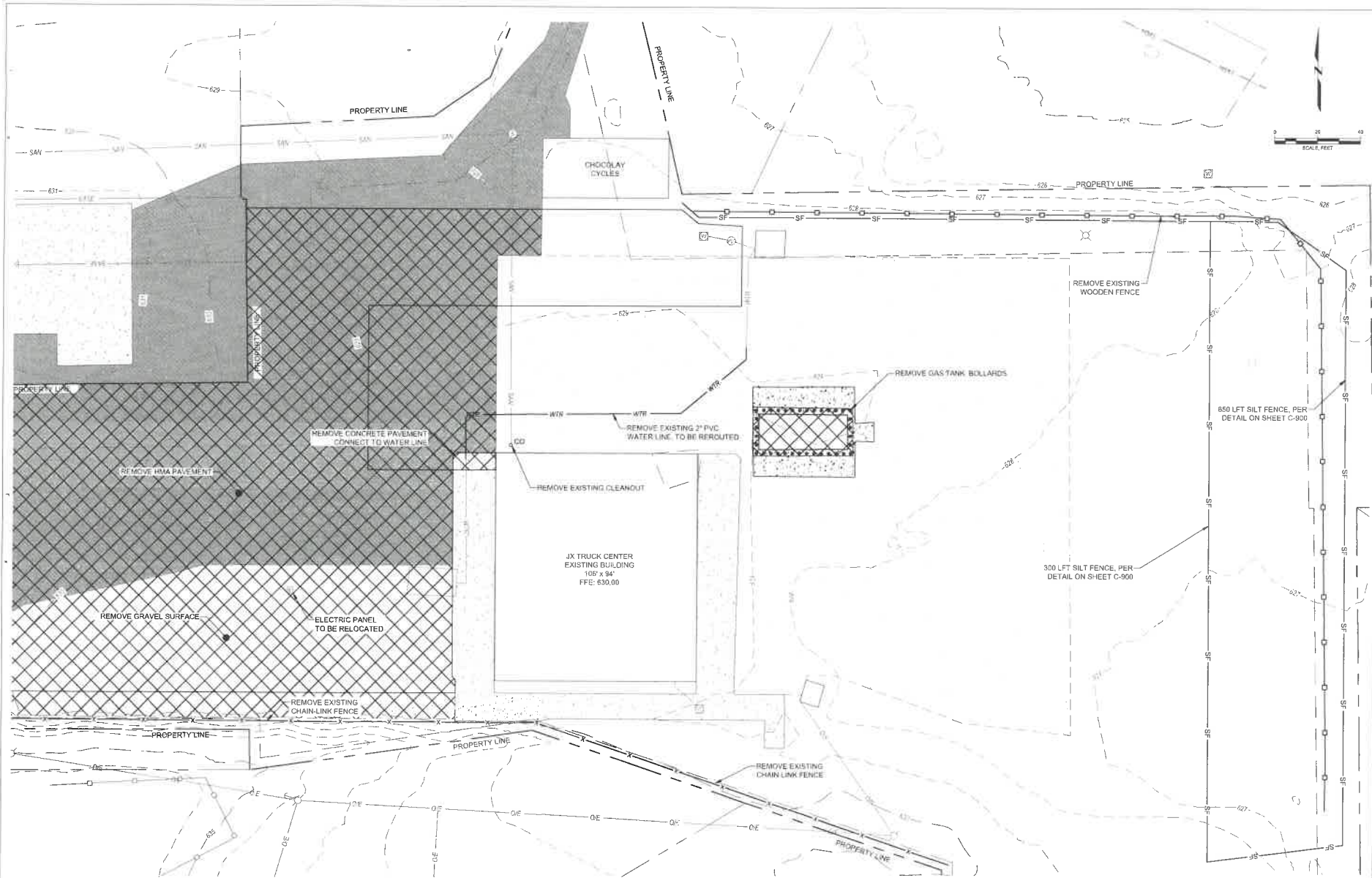
SHEET NAME
EXISTING CONDITIONS
WEST

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: Z381101
SHEET NO.



NOT FOR CONSTRUCTION

C-100



JX TRUCKING, INC.
MARQUETTE, MI

MIRON
Building Excellence
MIRON CONSTRUCTION CO., INC.
1211 MARQUETTE
MARQUETTE, MI 49801
PH: 622-2200 FAX: 622-2201

ROM ARCHITECTURE AND DESIGN
1211 MARQUETTE
MARQUETTE, MI 49801
PH: 622-2200 FAX: 622-2201



RE Rhodes Engineering
CONSULTING ENGINEERS
400 S. WINDY STREET
MARQUETTE, MI 49801
313-764-1372

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

| NO. | DATE | ISSUE/REVISION | APP. |
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SHEET NAME
DEMOLITION AND SESC PLAN

P.E. No.: 84048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101
SHEET NO.



NOT FOR CONSTRUCTION

C-120



JX TRUCKING, INC.
MARQUETTE, MI



ROM ARCHITECTURE AND DESIGN
400 W. HURON STREET
MARQUETTE, MI 49801
PHONE: 231-233-1111



RIROADES ENGINEERING

CONSTRUCTION ENGINEERS
AND ARCHITECTS
1000 W. HURON STREET
MARQUETTE, MI 49801
PHONE: 231-233-1111

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention:
If this scale bar does not measure 1" then drawing is not original scale.

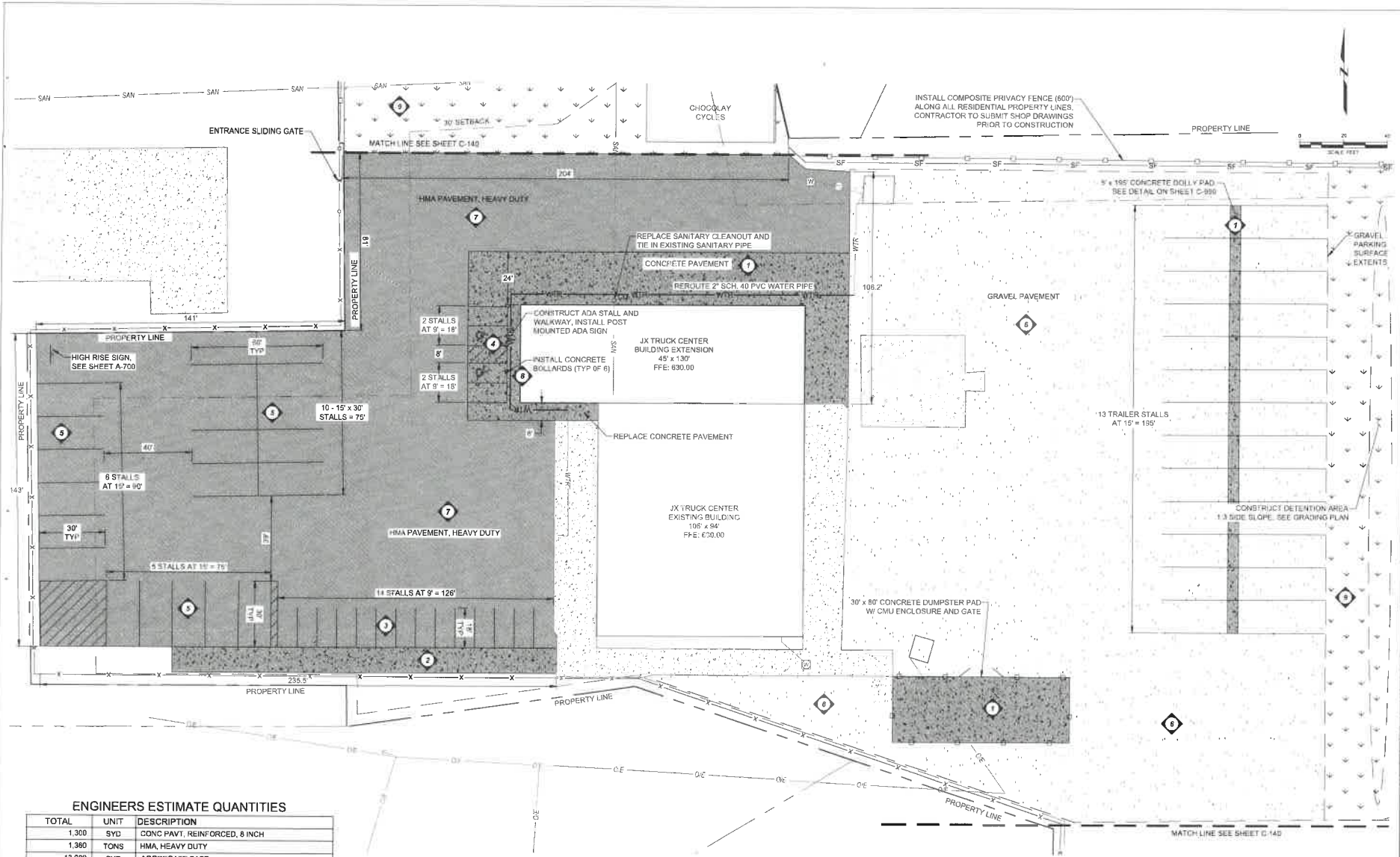
SHEET NAME
SITE PLAN

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101
SHEET NO.

C-130



NOT FOR CONSTRUCTION



ENGINEERS ESTIMATE QUANTITIES

| TOTAL | UNIT | DESCRIPTION |
|--------|------|---------------------------------------|
| 1,300 | SYD | CONC PAVT, REINFORCED, 8 INCH |
| 1,360 | TONS | HMA, HEAVY DUTY |
| 13,000 | SYD | AGGREGATE BASE |
| 1 | LSUM | PAVT MRKG |
| 1 | LSUM | ENTRANCE SLIDING GATE |
| 1 | LSUM | HIGH RISE SIGN |
| 6 | EA | BOLLARD |
| 1 | LSUM | ADA PARKING STALL, AISLE, AND SIGNAGE |
| 1 | LSUM | CONCRETE SWALE |
| 800 | LF | COMPOSITE PRIVACY FENCE |
| 830 | LF | COMMERCIAL CHAIN-LINK FENCE |
| 220 | LF | CMU DUMSPITER ENCLOSURE W/ GATE |

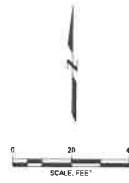
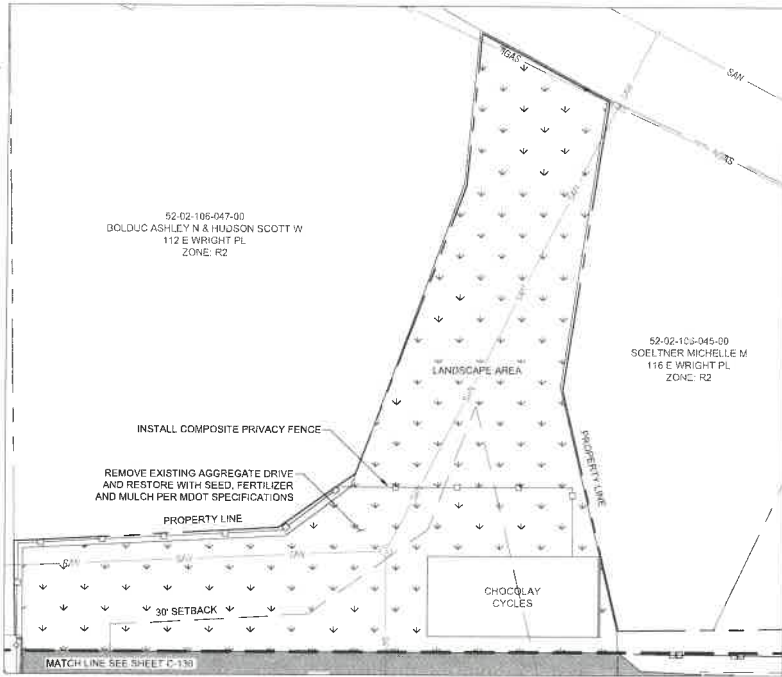
CONTRACTOR TO VERIFY ALL WORK ITEMS AND QUANTITIES.

KEY NOTES:

- 1 CONCRETE PAVEMENT
- 2 CONCRETE SWALE
- 3 STANDARD PARKING
- 4 ADA PARKING
- 5 TRUCK PARKING
- 6 GRAVEL PAVEMENT
- 7 HMA PAVEMENT
- 8 BOLLARDS
- 9 LANDSCAPE AREA

PARKING COUNTS

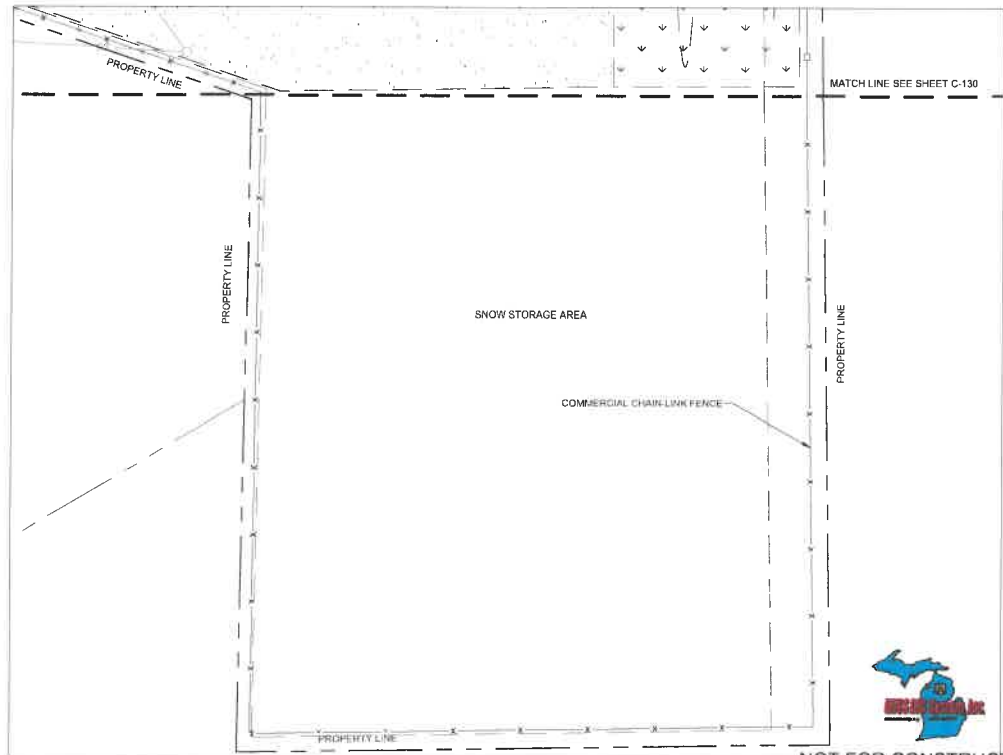
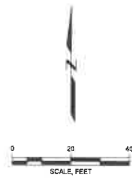
| | |
|------------------|----|
| STANDARD STALLS: | 17 |
| ADA STALLS: | 1 |
| TRUCK STALLS: | 21 |



ENGINEERS ESTIMATE QUANTITIES

| TOTAL | UNIT | DESCRIPTION |
|-------|------|-----------------------------|
| 1,700 | SYD | LANDSCAPE AREA |
| 630 | LF | COMMERCIAL CHAIN-LINK FENCE |
| 260 | LF | COMPOSITE PRIVACY FENCE |

CONTRACTOR TO VERIFY ALL WORK ITEMS AND QUANTITIES.



NOT FOR CONSTRUCTION



JX TRUCKING, INC.
MARQUETTE, MI



MYRON CONSTRUCTION CO., INC.
101 WOODRIDGE
MARQUETTE, MI 49801
MICHCONSTRUCTION.COM
604.863.7000



GEI
CONSULTING ENGINEERS
100 W. WOODRIDGE
MARQUETTE, MI 49801
604.863.7000



RHODES ENGINEERING
CONSULTING ENGINEERS
100 W. WOODRIDGE
MARQUETTE, MI 49801
604.863.7000

SITE PLAN REVIEW

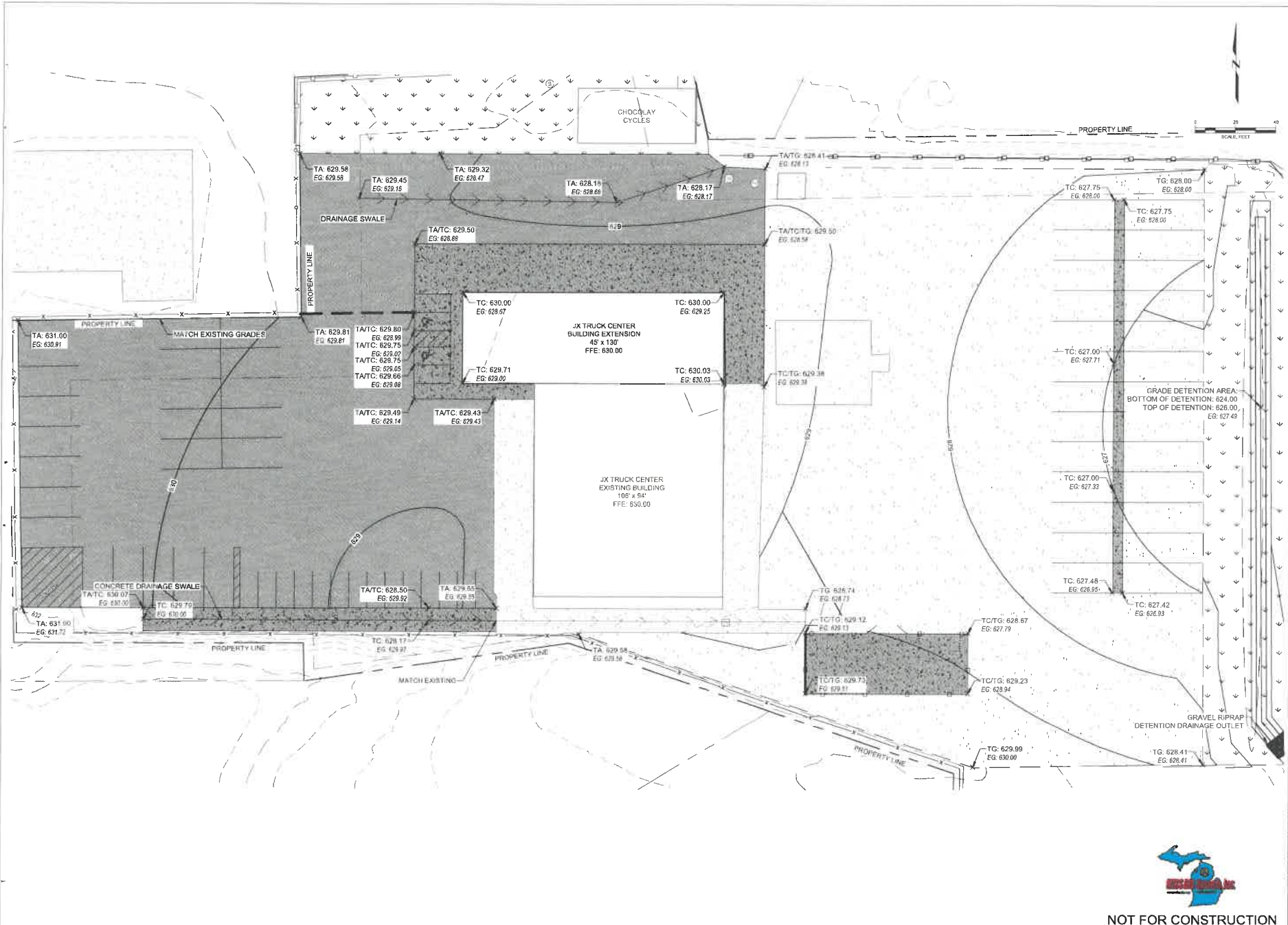
Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

| NO. | DATE | ISSUE/REVISION | APP. |
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4742023 SITE PLAN REVIEW INK
NO. DATE ISSUE/REVISION APP.
SHEET NAME
SITE PLAN NORTH-SOUTH

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: Z301101
SHEET NO.

C-140



JX TRUCKING, INC.
MARQUETTE, MI



ROD ARCHITECTURE AND DESIGN
100 MARQUETTE STREET, SUITE 200
MARQUETTE, MI 49801
PH: 231-233-1100



RE Roaded Engineering
CONSULTING ENGINEERS
1400 WOODLAND AVENUE
MARQUETTE, MI 49801

JX TRUCK CENTER
 MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1" = 40'

If this scale bar does not measure 1" then drawing is not original scale.

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|-----|------|-----------------|------|
| NO. | DATE | ISSUES/REVISION | APP. |
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4/14/2023 SITE PLAN REVIEW INR
 SHEET NAME
 GRADING PLAN

P.E. No.: 64048
 Approved: INR
 Checked: GMM
 Drawn: TAP
 Designated: TAP
 GEI Project 2301101
 SHEET NO.

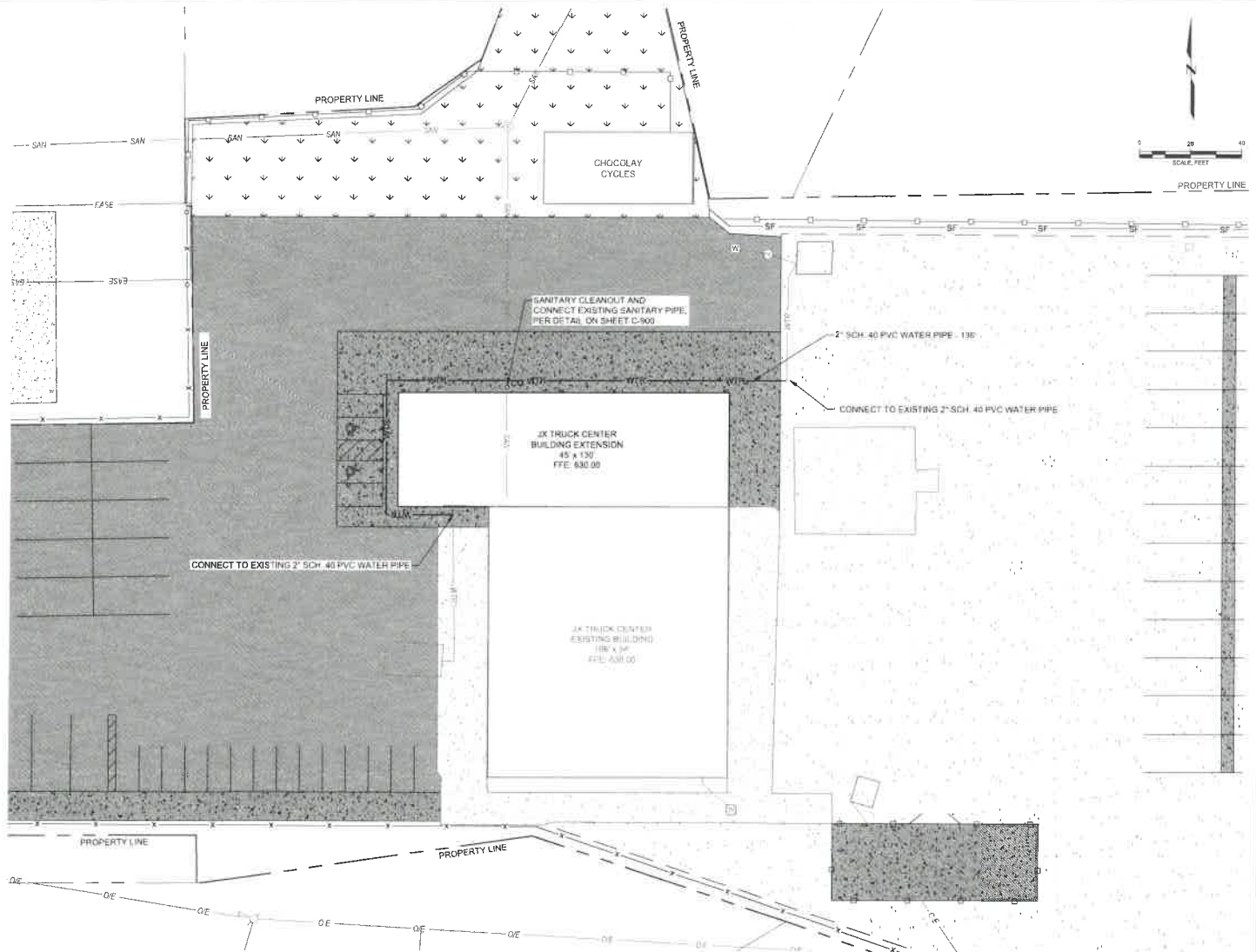


NOT FOR CONSTRUCTION

C-150

UTILITY PLAN NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING AND APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE SURVEY AND RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
4. ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
5. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES AND LANDSCAPING.
6. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
7. CONTRACTOR SHALL SUPPLY ALL TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
8. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
9. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLAN SHEETS FOR CONTINUATION OF UTILITIES WITHIN 5 FEET OF STRUCTURES.
10. PAVEMENTS, WALKS, CURBS, AND OTHER SURFACE IMPROVEMENTS REQUIRING REMOVAL FOR INSTALLATION OF UNDERGROUND UTILITIES SHALL BE RESTORED TO THEIR PRESENT CONDITION.
11. CONTRACTOR TO PROVIDE THE NECESSARY CONDUIT TO PROPERLY RUN AND FEED THE PROPOSED SITE LIGHTING PRIOR TO PAVING.
12. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.
13. WATER AND SEWER PIPING SHALL BE SEPARATED BY A MINIMUM OF 10 FEET HORIZONTALLY AT CROSSINGS, 18" OF VERTICAL SEPARATION IS REQUIRED FOR A DISTANCE OF 10 FEET ON EITHER SIDE FROM THE CENTER OF THE SEWER. IF WATER PIPING PASSES BENEATH A SEWER, THE SEWER SHALL BE CONSTRUCTED ACCORDING TO THE MATERIALS LISTED IN THE MICHIGAN PLUMBING CODE AND SHALL EXTEND ON EACH SIDE OF THE CROSSING AT LEAST 10 FEET.



ENGINEERS ESTIMATE QUANTITIES

| TOTAL | UNIT | DESCRIPTION |
|-------|------|----------------------------------|
| 1 | EA | SANITARY SEWER CLEANOUT |
| 1 | LSUM | SEWER, CONNECT |
| 136 | FT | WATER SERVICE, 2" SCH 40 PVC |
| 3 | EA | 90° BEND, 2" PVC (WATER SERVICE) |
| 2 | EA | WATER, CONNECT |

CONTRACTOR TO VERIFY ALL WORK ITEMS AND QUANTITIES.



JX TRUCKING, INC.
MARQUETTE, MI

MARKETPLACE
Building Excellence
MIRON CONSTRUCTION CO., INC.
1001 HUNTERSWOOD
MARQUETTE, MI 49801
MIRON CONSTRUCTION CO.
313-938-1000

TEAM ARCHITECTURE AND DESIGN
1001 HUNTERSWOOD
MARQUETTE, MI 49801
734-938-1000



RE Rhoades Engineering
CONSULTING ENGINEERS
AND ARCHITECTS
1001 HUNTERSWOOD
MARQUETTE, MI 49801
734-938-1000

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention: 1'
If this scale bar does not measure 1" then drawing is not original scale.

4742963 SITE PLAN REVIEW INR
NO. DATE 10/08/2010 BY GMM

SHEET NAME
SANITARY SEWER AND
WATER MAIN PLAN

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101
SHEET NO.



NOT FOR CONSTRUCTION

C-200

LANDSCAPING NOTES:

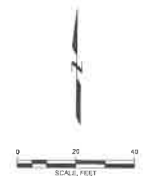
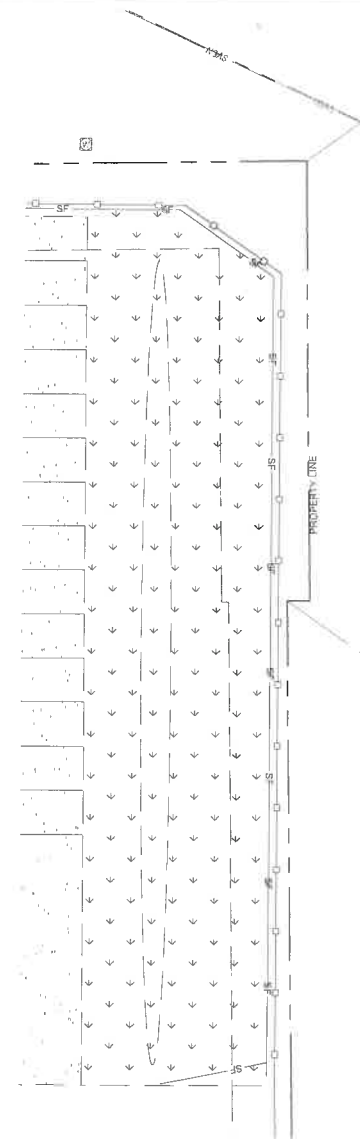
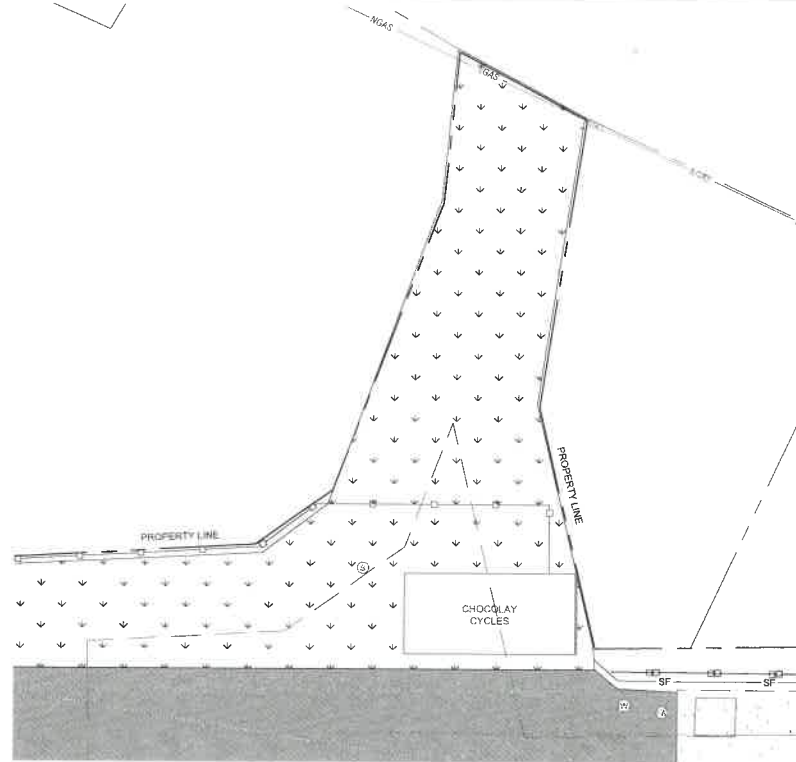
1. ALL PLANT MATERIALS SHALL BE HARDY TO MARQUETTE COUNTY, BE FREE OF DISEASE AND INSECTS AND CONFORM TO THE STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN
2. PLANT MATERIAL SHALL NOT BE LOCATED IN A MANNER THAT WILL INTERFERE WITH OR CAUSE DAMAGE TO UNDERGROUND UTILITY LINES, PUBLIC ROADS OR OTHER PUBLIC FACILITIES
3. LAWN GRASSES SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN CHOCOLAY TOWNSHIP
4. ALL REQUIRED PLANT MATERIAL SHALL BE PLANTED PRIOR TO ISSUING A FINAL CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL, A FINANCIAL GUARANTEE IN THE AMOUNT OF REMAINING IMPROVEMENTS SHALL BE PROVIDED IN A FORM OF PAYMENT ACCEPTABLE TO THE TOWNSHIP
5. TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GROWING SEASON
6. LANDSCAPED AREAS AND PLANT MATERIALS SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN 30 DAYS WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE

LANDSCAPING QUANTITIES

| SITE LOCATION | MEASUREMENT |
|------------------|-------------|
| N LANDSCAPE AREA | 1,700 SYD |
| E DETENTION AREA | 2,050 SYD |
| TOTALS | |

LEGEND

| TYPE | SYMBOL |
|---|---------|
| SEEDING, FERTILIZER AND MULCH AREA (MDOT TDS) | - - - - |



JX TRUCKING, INC.
MARQUETTE, MI

Midwest Building Excellence
MIRON CONSTRUCTION CO., INC.
1211 W. WASHINGTON
MARQUETTE, MI 49801
MIRON CONSTRUCTION COY.
517.931.0001

ROW ARCHITECTURE AND DESIGN
1100 W. WASHINGTON
MARQUETTE, MI 49801
MIDWESTARCHITECT.COM 517.931.0001



RE Rhoades Engineering
CONSULTING ENGINEERS
1000 W. WASHINGTON
MARQUETTE, MI 49801
517.931.0001

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention:
0 1'
If this scale bar does not measure 1' then drawing is not original scale.

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|-----|-----------|------------------|-----|
| # | 4/14/2023 | SITE PLAN REVIEW | INR |
| NO. | DATE | ISS./REVISION | APP |

SHEET NAME
LANDSCAPE PLAN

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101
SHEET NO.



NOT FOR CONSTRUCTION

C-400

TYPE 'AA'

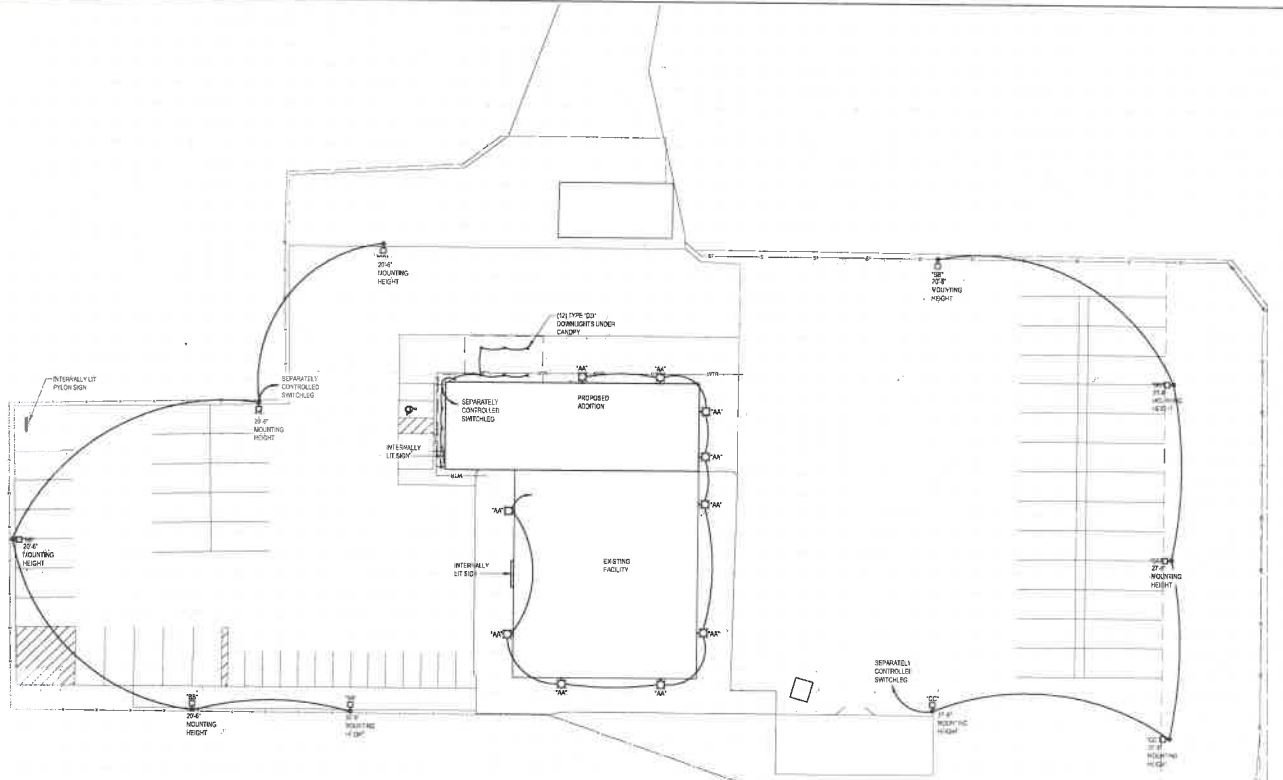
TYPE 'BB' & 'CC'

TYPE 'DD'

McGraw-Hill Construction

Lighting Schedule

| TYPE | DESCRIPTION | MANUFACTURER / CATALOG NUMBER | VOLTS/AMPS | LAMPS | REMARKS |
|------|--|---|------------|-------|--|
| 'AA' | WALL MOUNTED LED | LUMARK EX010208 W | 120V-10 | 2.5 | SEE PRELIMINARY EXISTING FOR LOCATIONS/HEIGHTS |
| 'BB' | 4 PAR LED FOR MOUNTED FIXTURE (4'x 4' PANEL) | RECON LED-CON HELLON BASH BASH 2'x4' 60-105 4500K LM HAPCO PILE PISA 2'x4' 64-68 | 277V/2A | 1.0 | |
| 'CC' | 4 PAR LED FOR MOUNTED FIXTURE (2'x 2' PANEL) | RECON LED-CON HELLON BASH BASH 2'x2' 60-105 4500K LM HAPCO PILE PISA 2'x2' 64-68 | 277V/2A | 1.0 | |
| 'DD' | RECESSIBLE LED DOWNLIGHT | ICON PILE ALOM 200016 ELM6 120V 3000 6000 K GENTRIP66 | 120V | 1.0 | |



1 SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'
 PHOTOMETRIC VALUES SHOWN ARE IN FOOT
 CAVITIES FIGURES CALCULATED AT 5'0" LEVEL

LIGHTING FIXTURE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER / CATALOG NUMBER | VOLTS/AMPS | LAMPS | REMARKS |
|------|--|---|------------|-------|--|
| 'AA' | WALL MOUNTED LED | LUMARK EX010208 W | 120V-10 | 2.5 | SEE PRELIMINARY EXISTING FOR LOCATIONS/HEIGHTS |
| 'BB' | 4 PAR LED FOR MOUNTED FIXTURE (4'x 4' PANEL) | RECON LED-CON HELLON BASH BASH 2'x4' 60-105 4500K LM HAPCO PILE PISA 2'x4' 64-68 | 277V/2A | 1.0 | |
| 'CC' | 4 PAR LED FOR MOUNTED FIXTURE (2'x 2' PANEL) | RECON LED-CON HELLON BASH BASH 2'x2' 60-105 4500K LM HAPCO PILE PISA 2'x2' 64-68 | 277V/2A | 1.0 | |
| 'DD' | RECESSIBLE LED DOWNLIGHT | ICON PILE ALOM 200016 ELM6 120V 3000 6000 K GENTRIP66 | 120V | 1.0 | |

NOTES
 (PERTAINING TO LIGHTING FIXTURE SCHEDULE)
 1 ALL LIGHTING FIXTURES SHALL HAVE A MINIMUM OF A 3 YEAR WARRANTY.
 2 EQUAL FIXTURES BY VEST IN CHAIN LIGHTING WILL BE CONSIDERED

10/13/2023 10:13:23 AM E:\2023\JX TRUCK CENTER\PHOTOMETRIC PLAN.rvt
 © 2023 Rhoads Engineering Corporation

This drawing is an instrument of service and shall remain the property of Rhoads Engineering Corporation whether or not the project for which it is prepared is completed. This drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or resubmitted without the express written approval of Rhoads Engineering Corporation.

Submission or distribution of this drawing to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as modification or derogation of any of the terms of Rhoads Engineering Corporation.

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Do Not Scale Drawings!

RE Rhoads Engineering
 1801 Terry St.
 Marquette, MI 49866
 Phone: 231.938.8200
 Fax: 231.938.2861
 www.rhoadsengineering.com

PROJECT TITLE:
JX TRUCK CENTER
MARQUETTE, MI

SEAL & SIGNATURE

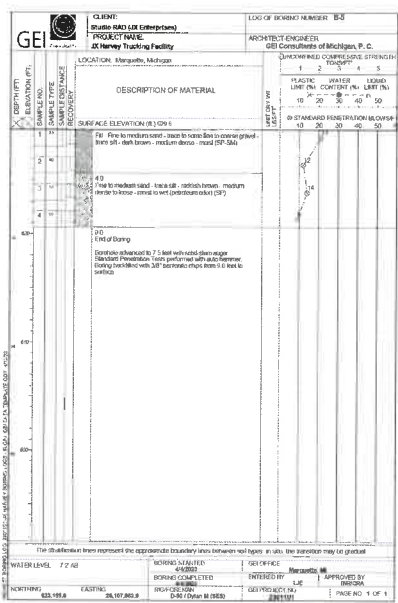
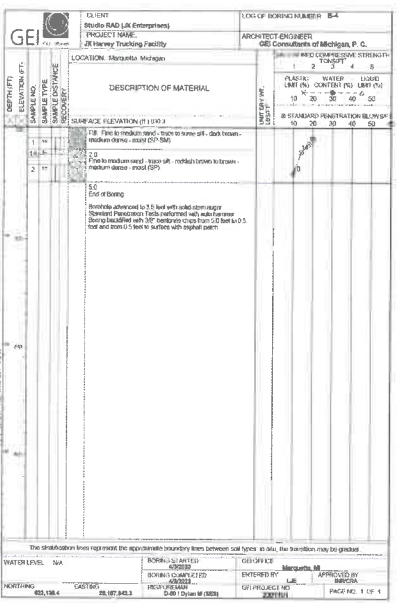
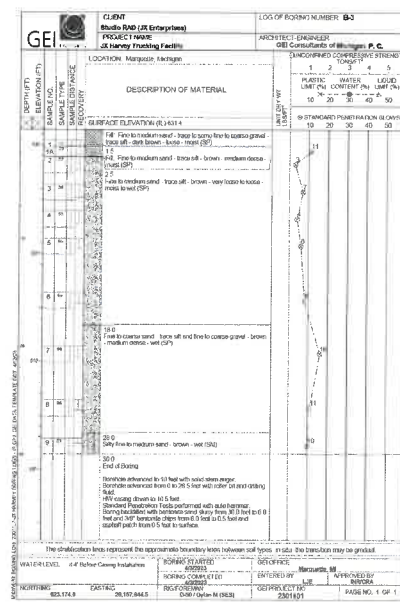
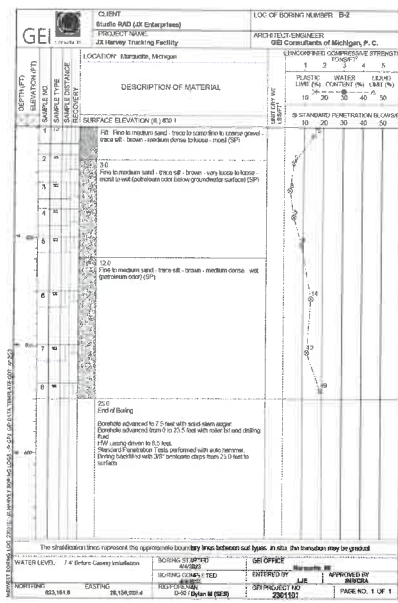
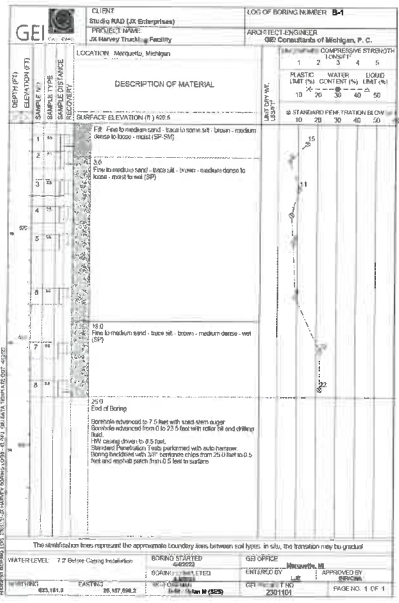
DATE: 04/23/23
ISSUED FOR: SITE PLAN REV

PROJECT NO.: 5031

DRAWING TITLE: SITE PHOTOMETRIC PLAN

SHEET No.: E0.0

NOT FOR CONSTRUCTION



JX TRUCKING, INC.
MARQUETTE, MI



MIRON CONSTRUCTION CO., INC.
1000 W. WASHINGTON ST.
MARQUETTE, MI 49801
MIRON CONSTRUCTION CO. INC.
313-938-1000

RDM ARCHITECTURE AND DESIGN
100 W. WASHINGTON ST.
MARQUETTE, MI 49801
734-481-8111



RHODES ENGINEERING
400 W. WASHINGTON ST.
MARQUETTE, MI 49801
734-481-8111

JX TRUCK CENTER
MARQUETTE, MI

SITE PLAN REVIEW

Attention:
If this section does not measure 1" then drawing is not original scale.

6 APPROVED SITE PLAN REVIEW (RMT)
NO. DATE (SUBMITTAL) APP

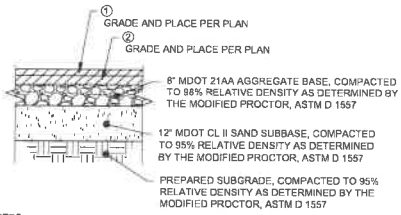
SHEET NAME
SOIL BORINGS

P.E. No.: 64048
Approved: INR
Checked: GMM
Drawn: TAP
Designed: TAP
GEI Project: 2301101

SHEET NO.

C-500

NOT FOR CONSTRUCTION

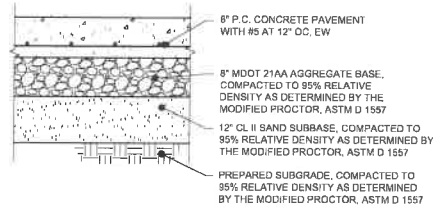


- NOTES:**
- EXISTING MATERIAL MAY BE SUBSTITUTED FOR SUBBASE PROVIDED IT MEETS SPECIFICATIONS FOR MDOT CLASS II GRANULAR MATERIAL.
 - CONTRACTOR MUST SUBMIT ASPHALT MIX DESIGN TO ENGINEER FOR APPROVAL.

| HMA APPLICATION | | | | | |
|-----------------|---------------------|---------------------|---------------------|-------------------|-----------------|
| ITEM | MIX | RATE OF APPLICATION | ESTIMATED THICKNESS | PERFORMANCE GRADE | DESCRIPTION |
| 1 | HMA 55ML (TOP) | 220 LB/SYD | 2.0 INCHES | 58-34 | TOP COURSE |
| 2 | HMA 42ML (LEVELING) | 330 LB/SYD | 3.0 INCHES | 58-34 | LEVELING COURSE |

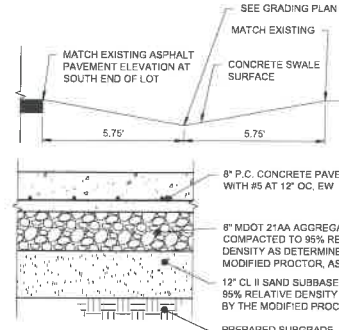
- NOTES:**
- PLACE HMA BOND COAT SS-1H; 0.05-0.15 GALLONS/SYD AS DIRECTED BY THE ENGINEER BETWEEN HMA LAYERS (FOR INFORMATION ONLY, INCLUDED WITH PAYMENT FOR HMA MIXTURES)
 - MINIMUM AWI (TOP COURSE ONLY) SHALL BE 220

HEAVY DUTY HMA SECTION
NO SCALE



- NOTES:**
- CONTRACTOR TO USE TIED CONTRACTION JOINTS AND DOWELED EXPANSION JOINTS FOR THIS TYPE OF PAVEMENT.
 - DOWELED CONTRACTION JOINTS TO BE USED WHEN ADJACENT CONCRETE VERTICAL CURB AND/OR CONCRETE COMBINATION CURB/WALK
 - MAXIMUM JOINT SPACING = 10'

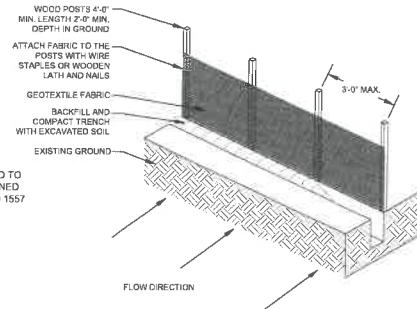
CONCRETE PAVEMENT, DUMPSTER PAD, AND DOLLY PAD
NO SCALE



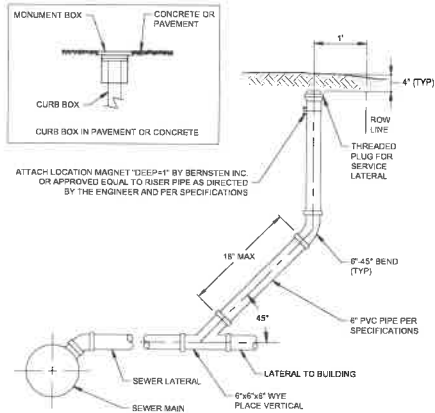
- NOTES:**
- CONTRACTOR TO USE TIED CONTRACTION JOINTS AND DOWELED EXPANSION JOINTS FOR THIS TYPE OF PAVEMENT.
 - DOWELED CONTRACTION JOINTS TO BE USED WHEN ADJACENT CONCRETE VERTICAL CURB AND/OR CONCRETE COMBINATION CURB/WALK
 - MAXIMUM JOINT SPACING = 10'

CONCRETE V SWALE
NO SCALE

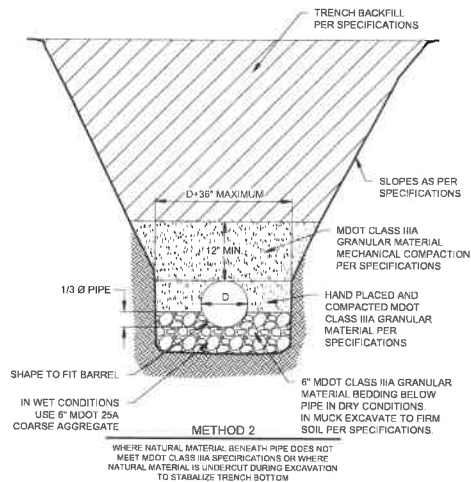
- NOTES:**
- TRENCH SHALL BE MINIMUM OF 4' WIDE AND 6" DEEP TO BURY AND ANCHOR GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OAK OR HICKORY.
 - THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT OBTAINED BY THE CONTRACTOR FROM THE LOCAL GOVERNING AGENCY SUPERCEDES THIS DETAIL.



02-001 SILT FENCE
NO SCALE

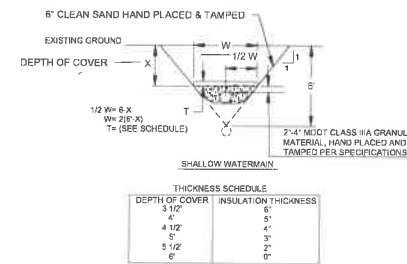


SANITARY SEWER CLEANOUT
SCALE: NTS



- NOTES:**
- THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS
 - CONTRACTOR SHALL INSTALL NON WOVEN 8 OZ/SYD GEOTEXTILE FABRIC ABOVE MDOT 25A STONE FOR ENTIRE TRENCH WIDTH AND LENGTH OF STONE BEDDING WHEREVER UTILIZED. GEOTEXTILE FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 2.0 FEET.

PIPE BEDDING DETAIL
NO SCALE



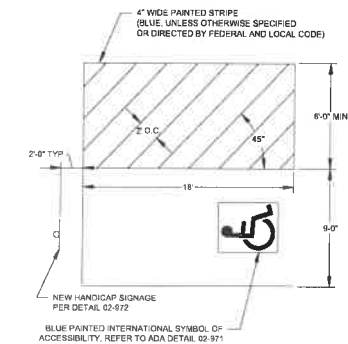
- NOTES:**
- INSULATION SHALL BE HIGH DENSITY CLOSED CELL RIGID POLYSTYRENE WITH A RATING OF R5 PER INCH OR GREATER

PIPE INSULATION DETAILS
NO SCALE



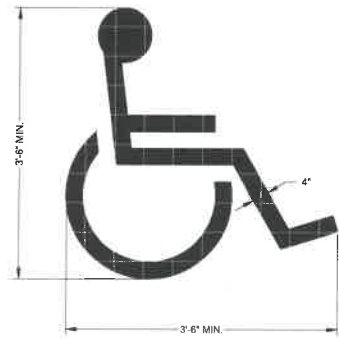
SIGNS
NO SCALE

| | | | |
|-----|------|-------------------|------|
| NO. | DATE | REVISION/REVISION | APP. |
| | | | |



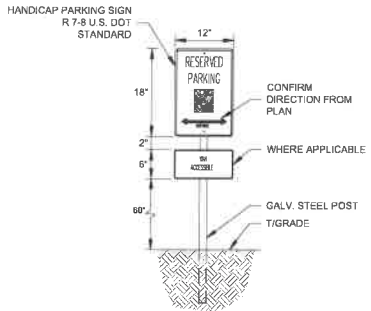
- NOTES:
1. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
 2. DIMENSIONS INDICATED BELOW ARE TO THE CENTER OF THE STRIPED LINE.

HANDICAP STALL LAYOUT
NO SCALE



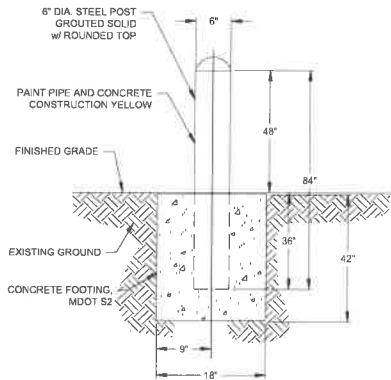
- NOTES:
1. HANDICAP SYMBOL AND BACKGROUND SHALL BE PAINTED TO CONFORM TO INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 2. HANDICAP SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.

HANDICAP SYMBOL
NO SCALE



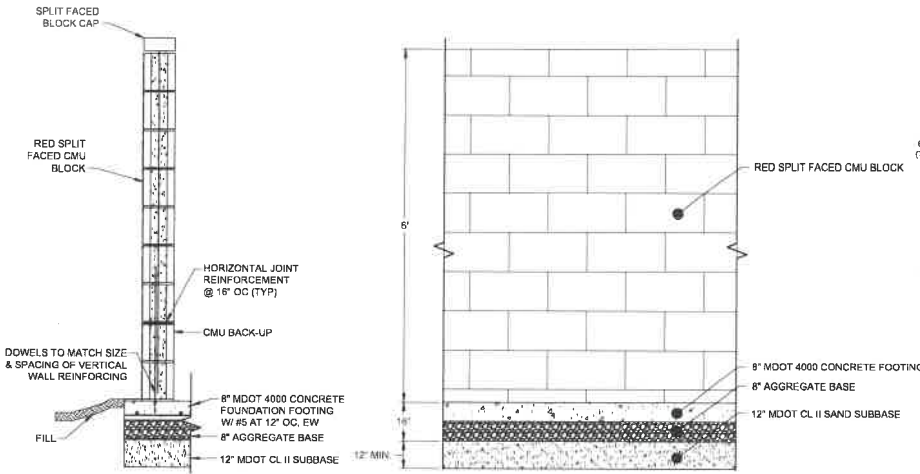
- NOTE:
1. SIGN COLOR IN ACCORDANCE WITH LOCAL AND FEDERAL CODE.

HANDICAP PARKING SIGN
NO SCALE

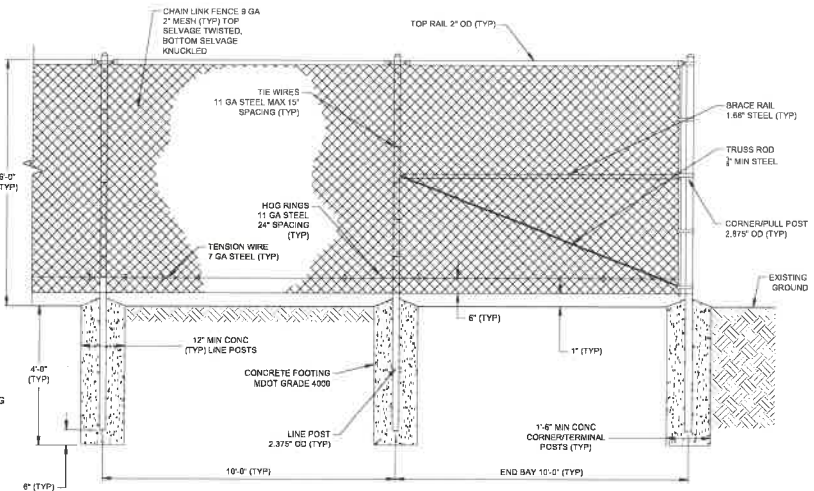


- NOTE:
1. POST LOCATIONS TO BE DETERMINED BY THE ENGINEER.

BOLLARD
NO SCALE



CMU DUMPSTER ENCLOSURE
NO SCALE



- NOTES:
1. SEE SPECIFICATION SECTION 323113 CHAIN LINK FENCES AND GATES FOR ADDITIONAL REQUIREMENTS

COMMERCIAL CHAIN-LINK FENCE
NO SCALE

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-site 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 _____





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: Planning Commissioner Training – Site Plan Review

Meeting: Planning Commission Meeting

Date: May 15, 2023

Issue Summary

Ongoing training requested by the Planning Commission.

Background

Bill DeGroot, Township Manager, has organized several training sessions for the Planning Commission. The Planning Commission requested a training session on site plan review.

Staff Research

Bill DeGroot has prepared a site plan training document that will be presented at the meeting (see the attached training document).

Staff Recommendations for Commissioner Discussion

Staff is recommending the Planning Commission members review the attached document and come to the meeting prepared with questions regarding the training.

Author: Dale Throenle

Date: May 8, 2023

Attachments

1. *What is a Site Plan?*



What is A Site Plan?

VIII.C.2

Education and Presentation

May 2023

Planning Commission Meeting



This Evening's Agenda

- What is a Site Plan
 - Importance to Planning Commission
 - Basics of Every Plan
 - Values of Chocolay Township
- Zoning Ordinance
 - Section 9.0 Site Plan Review
 - Other Ordinances
 - Sign
 - Off-Street Parking
 - Various other Specific Use Ordinances: Mining, Wireless Communications, Etc.
- Planning Commissioner Responsibilities
 - You were selected for your voice
 - Obligations to review to hold accountability
 - Coordination with others
- Review and Questions



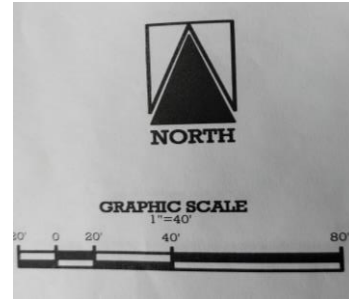
What is a Site Plan?

- Importance to the Planning Commission
 - To Review an Applicant's planned objectives in the utilization of land within the regulations of the Ordinance. (Section 9.0 (A))
- Basic of Every Plan
 - The basics of every plan are defined in Section 9.1:
 - (A) Application Procedures
 - (B) Site Plan Review Procedures
 - (1) Preliminary Site Plan
 - (2) Final Site Plan
- Values of Chocolay Township
 - This is a pictorial application showing how buildings, infrastructure, and compliance occurs within the Township



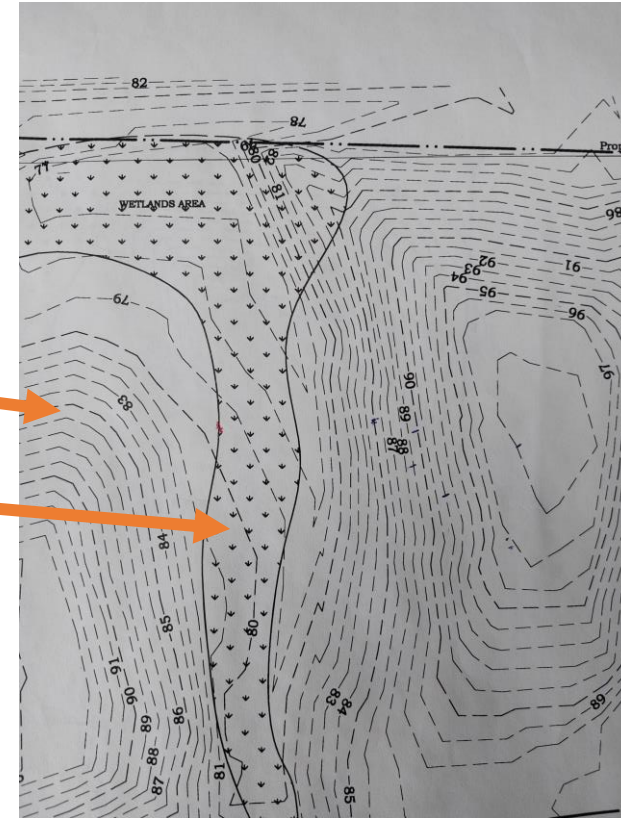
Zoning Ordinance Requirements

- Section 9.1 (B)(2) Final Site Plan
 - Includes 20 specific items that should be included in every site plan. The following is a quick understanding of some of the requirements:



- Scale 1 Inch = 60 feet

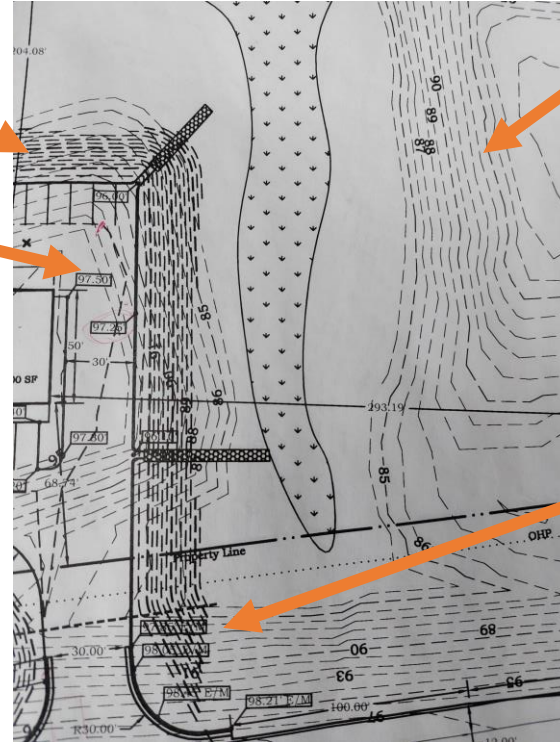
- Existing Topography minimum 2 foot intervals
- Significant natural features, other natural characteristics



Zoning Ordinance Requirements Continued

- Proposed Grading

- New Grade Height
(In the small boxes)



Existing Grade not to be impacted

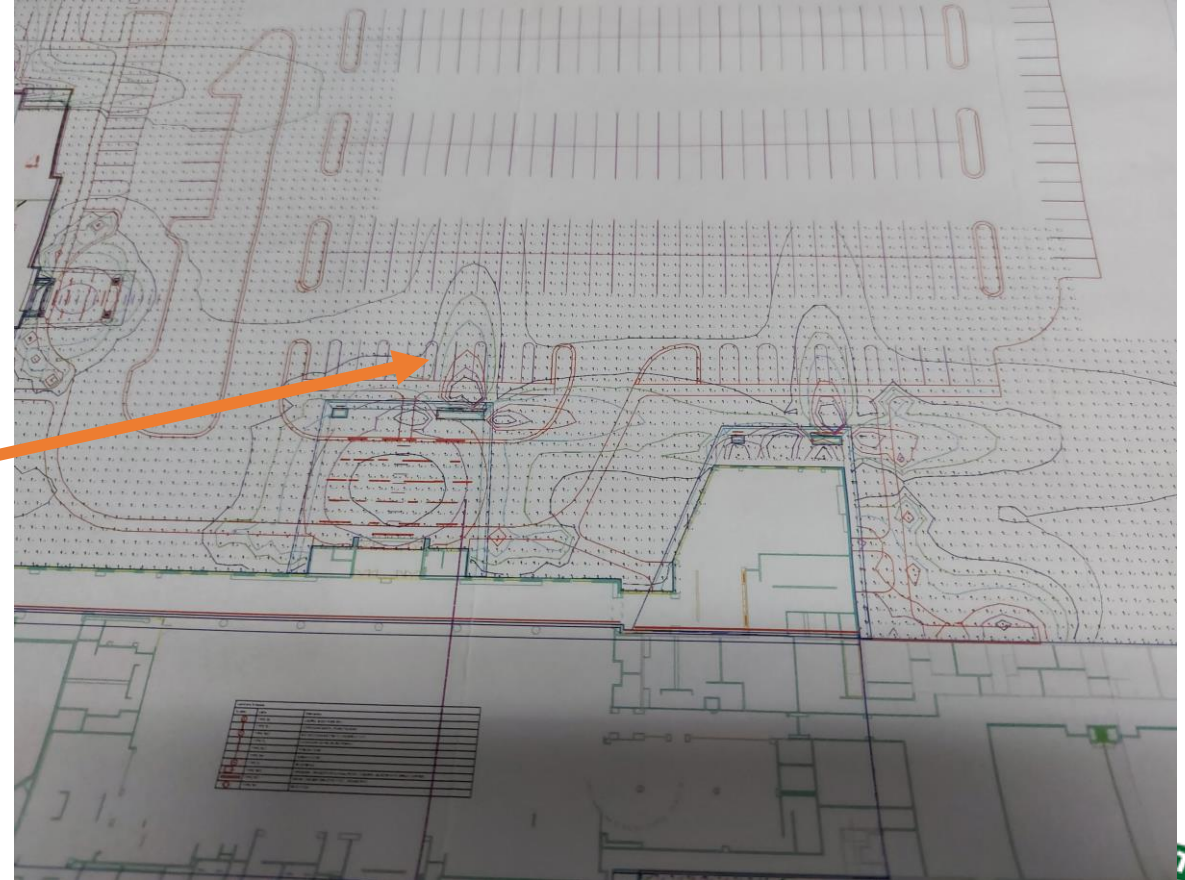
New Grade into existing grade

This is important to understand how water will travel throughout the site.



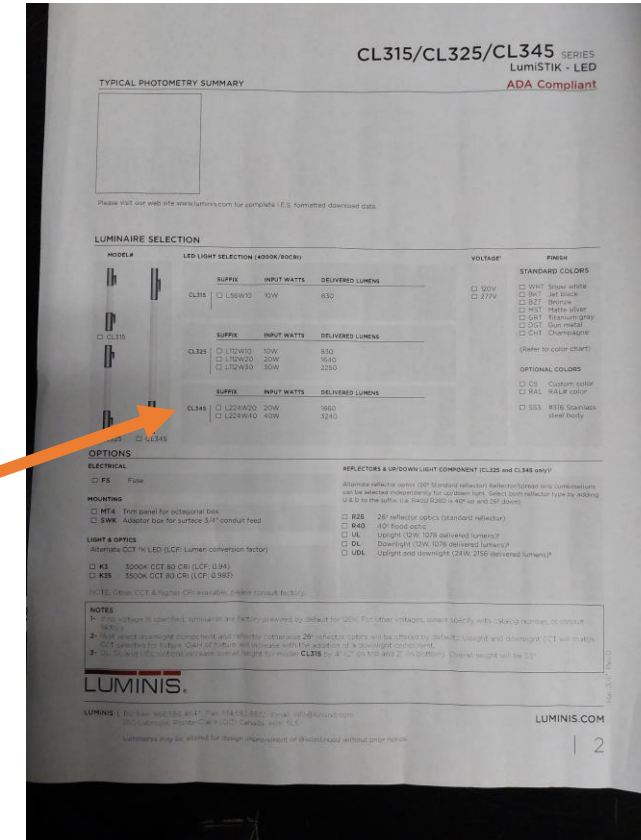
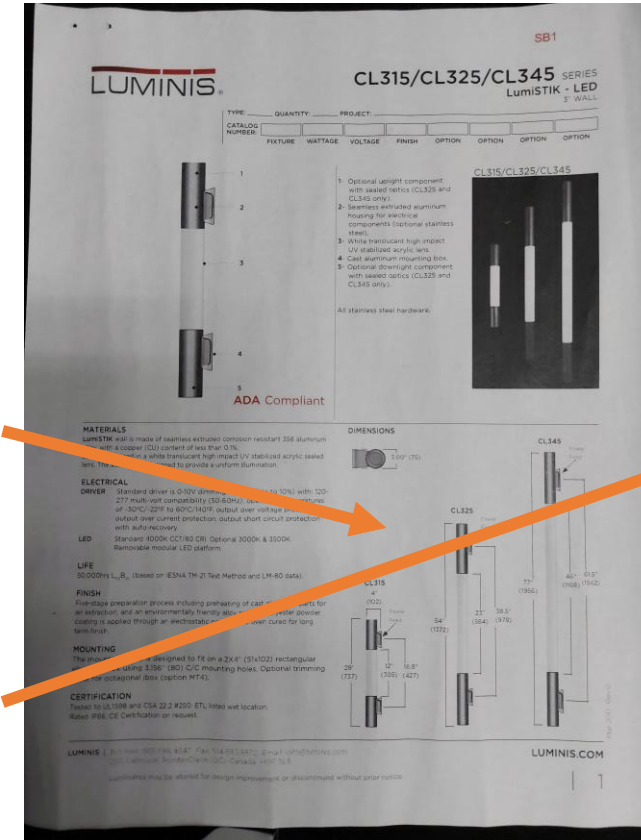
Zoning Ordinance Requirements Continued

- Proposed Lighting – Site Lighting Study
 - Light is measured in Lumen or the intensity of light
 - Each light fixture has a lumen rating and the Planning Commission is concerned about the exterior lighting impacts
 - This sheet shows how far each fixture casts lumen intensity (showing the intensity of light impact over distance)
 - This can also be shown in number form



Zoning Ordinance Requirements Continued

- Proposed Lighting – Site Lighting Study
 - Each Site Plan that has exterior lighting should also supply the lighting “Cut Sheets” or Specification Sheets.
 - The Cut Sheets show the dimensions of the units being used and the wattage or Lumen intensity.
 - In most cases these items can be compared to normal household wattages to protect from intensity impacts.



Values of Chocolay Township

- This is a very quick overview of some of the major items that may impact health, safety, and welfare, that are not always easy to understand from a site plan.
- Staff does have a general checklist that is supplied for each site plan application. By law, Staff can not stop an application from moving forward if that applicant wants Planning Commission Action.
- It is the responsibility of the Planning Commission to review the proposal against the Ordinance and weigh if the integrity of the Ordinance is being values and that the site plan delivers a development consistent with the Ordinance.
- The Planning Commission does have the power to approve, deny, or table site plans based on the lack of information or if the information does not supply sufficient evidence to honor the general requirements of the Ordinance.



Thank you



William De Groot
Township Manager
Charter Township of Chocolay

5010 US-41 South
Marquette, MI 49855

April 10, 2023

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

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

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

ABSENT: Richard Bohjanen (excused)

STAFF PRESENT: William De Groot, Suzanne Sundell

OTHERS PRESENT: Tammy Marier – Benefit Plan Advisor, MERS

APPROVAL OF AGENDA.

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

MOTION CARRIED

PUBLIC COMMENT – NONE

CONSENT AGENDA

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

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

MOTION CARRIED

SUPERVISOR'S REPORT - NONE

TREASURER'S REPORT

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

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

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

CLERK'S REPORT

Clerk Engle updated the Board on Absentee Voter applications.

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

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

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

PUBLIC HEARING – NONE

PRESENTATION – NONE

DISCUSS THE DRAFT INVESTMENT POLICY.

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

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

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

REVIEW BUDGET AMENDMENTS PER THE NEW STATE CHART OF ACCOUNTS.

Zyburt moved, White supported that:

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

Whereas, no new reserve funding is required, and

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

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

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

ROLL CALL VOTE

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

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

DISCUSS AMENDMENTS TO THE HEALTHCARE SAVINGS PLAN PROGRAM.

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

Motion #1 – Closure of current divisions:

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

ROLL CALL VOTE

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

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

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

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

ROLL CALL VOTE

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

NAYS: None

ABSENT: Bohjanen

MOTION CARRIED

SOFTBALL WAIVER FOR BEAVER GROVE FOR SPECIAL EVENT GAME.

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

MOTION CARRIED

DISCUSS INDUSTRIAL DISTRICT AMENDMENT PUBLIC HEARING

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

MANAGER UPDATE FOR THE SEWER AND BUDGET

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

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

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

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

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

BOARD MEMBER COMMENTS

Don Rhein – None

Kendra Symbal – None

Judy White – None

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

Ben Zybert – None

Max Engle - None

Richard Bohjanen – Absent

PUBLIC COMMENT - NONE

Zybert moved, Engle supported that the meeting be adjourned.

MOTION CARRIED

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

INFORMATIONAL REPORTS AND COMMUNICATIONS.

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

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

Max Engle, Clerk

Richard Bohjanen, Supervisor

CHOCOLAY TOWNSHIP NEWSLETTER

April 2023

DEPARTMENT REPORTS

Assessing

By John Gehres

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

Clerk

By Lisa Perry

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

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

Fire Department

By Lee Gould

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

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

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

Public Works

By Brad Johnson

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



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

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

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

Technology

By Dale Throenle

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

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

Planning / Zoning

By Dale Throenle

Planning Commission

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

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

Commissioners decided to address new business before old business.

New Business

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

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

Zoning

New Flood Maps

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

Zoning Board of Appeals

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



Police

By Liz Norris-Harr

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

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

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

Prescription Drug Collection

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

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

FOIA

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

Web Page Statistics

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

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

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



Downloads

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

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

Page Visits

Top ten pages visited in April were:

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



Zoning Permit Counts

Zoning permit counts through April, 2023:

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



OFFICIAL PROCEEDINGS OF THE MARQUETTE CITY PLANNING COMMISSION April 18, 2023

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, April 18, 2023, in the Commission Chambers at City Hall.

ROLL CALL

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

Absent: none

AGENDA

It was moved by M. Rayner, seconded by A. Andres, and carried 9-0 to approve the agenda as presented.

MINUTES

The minutes of 03-21-23 were approved by consensus with the correction of an error pointed out by S. Lawry.

TRAINING

A. Article – “Creating a Solid Foundation for Zoning: The Importance of Future Land Use Plans” - Planning and Zoning News, Aug. 2008

City Planner and Zoning Administrator D. Stensaas stated that this article explains several points about why the Future Land Use Map and Community Master Plan is so important to the zoning districts and having a legally valid zoning ordinance or land development code. He also provided a summary of the article and related the content to the work that the Planning Commission and staff are going to be doing in considering updates to the Future Land Use Map and Proposed Zoning Map that are part of the Community Master Plan, and that the presentation he did several months previously using the two large maps in the Commission Chambers was an attempt to explain this relationship of land planning to zoning and in particular to the establishment of zoning districts.

WORK SESSION

A. Community Master Plan – Land Use and Transportation Issues

D. Stensaas stated again that he isn't prepared to discuss much tonight about the land use issues, as staff has had some setbacks on the completion of assembling the data, but that this staff is working through verifying the land use information by parcels and as a percentage of use by zoning category and throughout the city. He said that there are about 7,000 parcels to cross-verify information on with the Assessing office, and that should be assembled and ready for a work session at the next meeting in May.

He said that he would thus like to turn to the document in the agenda packet which addresses several transportation issues that staff has identified, and he handed out an updated version of the document. He also said that after the discussion and any additions and changes that the Planning Commission wishes to make to the document, staff will present this document to the consulting team that is working on the Community Master Plan for their consideration.

The Planning Commission and staff discussed the document in full and several questions were asked and discussed, and some suggestions were made to be added to the list of concerns. Those included:

- Should the CMP address multi-use path user conflicts with e-bikes and e-mobility devices?
- Bike lanes and “sharrows” on N. Third St. should be repainted in absence of negative safety data.
- It appears that winter sidewalk maintenance has decreased, and that street maintenance has not improved in recent years despite the need for improvements. It was recommended that the City convene workshops on winter maintenance issues to find some way to make progress.
- The S. Marquette highway corridor is an area that needs study and some type of intervention or countermeasures that will help pedestrians and cyclists cross the highway south of Genesee St.
- The 100 block of W. Baraga St. is extremely wide and could benefit from redesign. D. Stensaas stated the “Baraga Ave. Place Plan” done for the DDA six or so years ago recommended a boulevard with angle parking be developed.
- On-street parking on N. Front St. does not extend north of Ohio St. – could it?
- The status of MarqTran creating the Third St.-University Center-Hospital transit loop that the City has been pursuing for many years.

COMMISSION AND STAFF COMMENTS

W. Premeau stated:


One way you could solve the traffic problems on Front St. is to create a true US-41 bypass, and bypass all these little towns like they did all over the country, and you’ll see how happy people will be when nobody comes to town.

S. Mittlefehldt asked if the consultants for the Community Master Plan Renewal Project are working with the campus master planning group at NMU to make sure that what is in the Community Master Plan is consistent with Northern’s plans since they have a lot of ideas about future land use in the northern part of the city.

D. Stensaas said that there will be a rezoning request at the next meeting and members should review the zoning and rezoning content of Chapter 3 of the Community Master Plan prior to the next meeting if they are not familiar with it.

ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 8:10 p.m.

____  _____

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