AGENDA

MARQUETTE CITY PLANNING COMMISSION
Tuesday, September 6, 2022, at 6:00 p.m.
Commission Chambers at City Hall – 300 W. Baraga St.

MEETING CALLED TO ORDER

1) ROLL CALL
2) APPROVE AGENDA
3) APPROVE MINUTES: **8-16-22**
4) CONFLICT of INTEREST

1. PUBLIC HEARINGS
   - **A. 05-REZ-09-22 – 1.1225 Acres of 1321 Wright Street (PIN: portion of 0511530)**
   - **B. 04-SUP-09-22 – 955 Lakeshore Blvd. (PIN: 0370073)**
2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
3. OLD BUSINESS
4. NEW BUSINESS
5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
7. TRAINING
8. WORK SESSION ON REPORTS/PLANS/ORDINANCES
9. COMMISSION AND STAFF COMMENTS
10. ADJOURNMENT

PUBLIC HEARINGS

The order of presentation for a public hearing shall be as follows:

a. City Staff/Consultants
b. Applicant
c. Correspondence
d. Public Testimony
e. Commission Discussion (Commissioners must state any Ex-Parte contact or Conflicts of Interest prior to engaging in any discussions), if it occurred, prior to entering into discussion or voting on a case).

PUBLIC COMMENT

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes. Time does not need to be reserved for an item of business listed on the agenda, or otherwise addressed under Item #2, as time is provided for public comment for each item of business.

OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
August 16, 2022

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, August 16, 2022, in the Commission Chambers at City Hall.

ROLL CALL
Present: W. Premeau, A. Andres, Vice-Chair M. Larson, N. Williams, N. Frischkorn
Absent: S. Mittlefehldt, Chair J. Cardillo (both excused)

AGENDA

It was moved by N. Frischkorn, seconded by A. Andres and carried 5-0 to approve the agenda with the addition of an excerpt of the 3rd St. Corridor Sustainable Development Plan, the decision tree from p.3-32 of the Community Master Plan, and two items of correspondence received after the agenda was published.

CONFLICT OF INTEREST and EX-PARTE CONTACT
No conflicts were stated.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Jeff Kallery, 229 W. Park St., stated:
My property is to the west, the lot that is to the west of 225 W. Park Street, which is in the proposed zoning. He stated that lot runs right down his side yard to the end, and so he is talking that his whole side is here under the proposal. In the end it is all about four or five parking spots, so I don't see how someone should wreck the neighborhood for four or five parking spots. I am very well aware of the potential proposed uses. If something is made 3rd Street Corridor that opens up a can of worms, especially when dealing with the Vango's people, who like to do things their way. It is really just asking for problems because there are so many different potential uses that could be done, and that although not all of them would be done there, there are lots of potentials. It would open that up to be totally paved and commercial buildings put on it and I would not put it past her to level all buildings on those two properties, 221 and 225; and either A) put up a parking lot; or B) put a commercial business now that she's given free reign, and with the 3rd Street Corridor, that is basically commercial. I'm concerned about that extending into our neighborhood and about the use of it, no matter what. These people have shown no concern for anyone else's property. My fence and personal property have been damaged as a result of their use of that illegal parking lot. I know that that is not anything you are dealing with, but I'm saying that it been a total disregard for other peoples' property and that giving Ms. Butler free reign I don't expect that to change. With all that being said, the city does not benefit from these permits, and that the neighborhood does not benefit, and I certainly don't benefit from this and in fact I see it as a detriment. Michele Butler is the only one who would benefit from this. Thank you.

PUBLIC HEARINGS
A. 04-REZ-08-22 – 221 W. Park St. (PIN 0320010) and 225 W. Park St. (PIN 0320020)

City Planner and Zoning Administrator D. Stensaas read the memo for the case and presented visuals from the agenda packet including the application and staff comments, consultant replies to staff comments, the area and block map with the parcel outlined in blue, photos of the vacant site, excerpts from the Third St. Sustainable Corridor Development Plan that were added to the agenda during the agenda approval item of the agenda, and the Rezoning "decision tree" from the Community Master Plan that was added to the

agenda during the agenda approval item of the agenda. He also read two items of correspondence that were received earlier the same day and showed two of the photos that were included in one of the items of correspondence.

M. Larson invited the applicant to come up and speak about the project.

Ms. Michele Butler, 3132 Island Beach Rd., the applicant, stated:
I am representing Park-Third Inc., which is not just Michele Butler, but also Robert Caron and John Christianson, they are my partners in this. Well, first of all, just to clarify, we've always done everything we possibly can to create parking on 3rd Street, going way back into the 90s, when we moved a house, when the parking restrictions were really, really strict. Before that was all switched over, we did everything we could to have the ample amount of parking that was needed for the restaurant and/or our apartments at that place. This area has been used for parking in excess of probably 18 years, and we literally were not aware, short of correspondence that was shown to me back in 2005, that it was only supposed to be for tenant parking. But there was nothing written, nothing sent to us, we didn't have anything. So it's always just been just overflowing in the summer when it's very, very busy. When 3rd Street did their restructuring of the parking, we did not want to have the spaces in front of Vango's occupied because of the site distance coming out, so they didn't put one space there, but we also have a space in the back. We worked for years to creating and help 3rd Street. We joined the DDA because part of that process back when this was going on, was to help with parking situations on 3rd Street.
We own both parcels adjacent to Vango's, 221, 225 W. Park. We have no intent of taking those houses down. We have no intent of creating any additional commercial use there. But when I met with Mr. Stensaas and Ms. Landers, the only way that we could approve or have that use of that parcel for parking was to request that it be zoned so that it could be used as parking. We have limited our seating capacity within the restaurant to also help with parking issues. We have our employees work to park over in the Village Shopping Center, because we also own that parcel, which I do have one question and then I'll follow up with that just shortly. We hired a surveyor to lay out all of our parcels and stake them off so that we know exactly where our corner points are and what property is ours. We have spoken with Mr. Kallery, who brought it to our attention this spring, in regard to his issues and we said we would work on it, and we've spent about $1,500 already getting the area cleared out around his fence to verify what damage is there and what we could do to take care of that for him. In regard to blocking his back yard, I don't buy that as a viable argument, because he's got a huge barn back there and that takes up his whole back yard. So it's not really affecting his yard in that regard.
We're the oldest restaurant in town, we support the community, we really believe in everything that we can do, not only for 3rd Street, but wherever parking's an issue. And, you know, there was talk that they were going to put in a parking structure where the old Jack's IGA is, and that never happened, and instead, all that parking has been eliminated. So we don't have any other recourse but to hope that we can get this passed so that we can have the additional parking necessary, not only for ourselves, but all of our neighbors, too. And part of the issue will be very difficult for White's and other areas, because right now because Ms. Strand has no place for her snow to go, so we let her snow to be plowed onto the back part of the lot behind White's, which is our property. We have a good neighbor policy with all of the businesses in that area and we all work together. I don't know if you have any questions or anything else that I can help with.

M. Larson asked if any Commissioner had question for Ms. Butler now. He also stated that they could bring Ms. Butler back up later if there are questions.

Ms. Butler stated that she did have one question. She stated:
On the map that you showed - can you bring that up to where it shows the corridor? because it doesn't show the Village Shopping Center going all the way to 4th Street.

D. Stensaas showed the portion of the map and stated that the property does go all the way to 4th Street.

Ms. Butler stated that so does the egress and the rest of it. She also stated that that whole area, which abuts the neighbors, is zoned in regard to…this was just similar situation with regards with how parking is and how ingress and egress is, et cetera. She stated that there are several other parcels, if people were to really take the time to go up and down through the street, where it can be seen that there is an extended area of parking in that area. She referred to an overlay map that they had.

D. Stensaas displayed the parcel using the online interactive Land Development Code map and stated that he can't explain right now why the portion of the parcel [abutting Fourth St.] is shown as Mixed Use, but some parcels have split zoning.

Ms. Butler stated that her point is that there are other areas where this situation is taking place and that they are not an exception to the rule in what they are requesting on today. She stated that she hoped that the Planning Commission would give them that consideration to help alleviate parking issues on 3rd Street. She thanked the commission members.

> *It was moved by A. Andres, seconded by W. Premeau and carried 5-0 to suspend the rules for discussion.*

A. Andres stated that he was wondering that for the first step, how deep does the other parcels go back. He asked if they ever found that out.

D. Stensaas used the interactive mapping program again and showed the entirety of the Third St. Corridor District and the parcels on each block.

W. Premeau stated that the only thing he thinks is as the Village Shopping Center goes back, you also have a church right there, and he inquired where the church attendees parked.

Ms. Butler stated that she lets them park there, but it is actually their parking.

W. Premeau stated that the problem that he sees is that Ms. Butler may not always own these parcels and that similar problems that have been going on down the street could arise in that situation. He stated that those houses could be turned into any business that the owners wanted to, but that he would not foresee any problems with parking if there was a way to do that.

M. Larson stated that they needed to go through the interim step of whether this was spot zoning or not. He stated that this was necessary to ensure that they feel comfortable discussing it further and then afterwards they could talk to W. Premeau's point regarding if we rezone that it opens up those lots for a variety of other uses that go beyond just the current owner, and that if it gets sold at some point in time it could turn into another use in which maybe the community wouldn't see as the best, or the Master Plan does not lay out as an opportunity.

M. Larson stated that the characteristics of a spot zone are that number one – is it small in size? He asked D. Stensaas if they would consider each of these lots separately. D. Stensaas stated no, this is a request for the two lots and they are owned by the same party and contiguous, so you can consider this as one request. M. Larson stated thank you.

M. Larson stated that next, "does it grant a right that is not enjoyed by similar adjacent parcels?" He said I don't think it does, the adjacent parcel is currently a parking lot and has the applicability of those uses.

M. Larson stated that “is it dissimilar from the zoning that is around it?” He stated only on one side, it all depends on which side you are on.

M. Larson stated “is it inconsistent with the Future Land Use Plan and policies of the Community Master Plan?” He stated he thinks this is the one where discussion of this request lies, because currently in the Future Land Use Map is it shown as residential, and in policy of the Master Plan for the Third St. Corridor it is recommended to remain as a residential lot.

N. Frischkorn stated that he concurs that it is inconsistent with the Master Plan, but for this to be spot zoning it would have to meet all of those characteristics and it does not meet all of the characteristics.

M. Larson stated that is correct and so this would not qualify as a spot zone, however there are still some questions that we need to discuss, mostly around the concerns of the Future Land Use Map and the current Master Plan and Third St. Corridor planning.

N. Williams stated that one comment about whether it is consistent with the Master Plan, in Appendix G in the Master Plan, on page C 50, it reads “Another longtime favorite, Vango’s, is on the northwest corner. The color of the building is appropriately vibrant and the crowds that come would enjoy the dining deck in front. All of the sidewalk frontage improvements, along with a shared parking strategy would make fuller use of parking further away on Third Street, while taking pressure off creating more parking into the neighborhood.” He stated that it specifically mentions creating more parking around Vango’s.

M. Larson stated right, and “while taking pressure off creating more parking into the neighborhood.’

M. Larson asked Ms. Butler if she could speak to the shared parking strategy in the Plan.

Ms. Butler stated that she thinks that a lot of that discussion came out of when they had the gentleman come up and they were talking about the whole plan and then getting involved with the DDA, and they were all in it together. She stated that basically they were together now, like she had stated, with White’s, with Stucko’s – they have no parking at all, they use part of our parking. She stated that when Jeremy has a funeral, they use our parking, and vice-versa - if Jeremy does not have anything going on, he’s amendable to someone pulling into his parking lot. She stated that she thinks that that is generally how they all operate together. She stated that they have never called anybody out for pulling into their parking lot and running into White’s Party Store to get their product or vice-versa.

M. Larson asked Ms. Butler if she could you speak about the possibility of connecting the existing parking lots at 927, 923, and 909 to the 907 N. Third St. property.

Ms. Butler stated that 907 N. Third St. is not really wide enough to warrant the additional parking that could be created, and also they are in the process of turning that property over to their grandson.

A. Andres stated that his only concern if this is granted, they do not have any control over what comes after it, and is that going to be harmonious with the Master Plan or not. He stated that that is something they do not know and that this would be taking a chance. He stated that although Ms. Butler may be the greatest owner there is, but somebody else could come in and build whatever they wanted to. A. Andres stated do they want to take the chance that we could make one party happy now but possibly making the whole community worse down the road. He stated for him, he did not really want to take that chance.

N. Frischkorn stated that they are not just being asked to rezone a parking lot, but rather those entire parcels, which included the houses and it is not just the area in the back. He stated that if you go to Page

11 of the agenda, there is a table that shows of the uses that will be permitted uses. N. Frischkorn then stated that if they do rezone this it would be more or less permanent and that his concern is that all of those uses become permitted uses, not just for this owner but for all future owners of the property. He stated that there are a lot of uses that are not currently permitted in the zone, and that would be his concern - that commercial development would encroach further into the neighborhoods, which we have seen issues with that recently, and that is my concern at this time.

M. Larson asked for any further thoughts from any of the other Commissioners.

N. Williams stated that he didn't have any.

W. Premeau stated that he didn't have any.

M. Larson stated that he certainly has some things he would like to address concerning this. He stated that the lot has been used for a very long time as far as parking goes. He stated that he thinks that there are other things that, if they were to recommend it to be rezoned, it could become any of the items on the list. He stated that despite good intentions, it could become those uses on that list some time down the line and that that is what the issue is here. M. Larson stated that he did not know what alternatives there are in allowing parking and retaining residential.

Ms. Butler stated that when she discussed the issue with staff my questions were "what can we do" – can we split that lot out so only that section is zoned for parking.

D. Stensaas stated that if this was rezoned, the lots could be split, because there is no minimum lot size. He stated that it could be split into three lots, but you still have the 3rd Street Corridor district zoning on all three of those lots. He stated that again, there is no minimum lot size for the 3rd St. Corridor, so this would be the only solution.

D. Stensaas also stated:
There are Mixed-Use parcels across the street, but the minimum lot size for a Mixed-Use parcel is 4,800 square feet, and these two parcels are each very small…each parcel is roughly 5,000 square feet, one is a bit over and one is a bit under, and if you take even a few hundred square feet out of them they would not be large enough to be viable Mixed-Use parcels. Third St. Corridor is the only viable zoning for a lot that small, which is what is being discussed here – subdividing the two parcels into three and dedicating one to commercial parking. But there is also no way to establish that commercial parking is a use in itself that will only be applicable to that lot because if you look in the use table for the district there is no use classification for commercial parking. It is a retail or restaurant use, or one of the other uses here [in the table of Permitted Uses that was shown on the screen] and what would make sense is that this would be restaurant use. So that leaves open all restaurant uses, not just parking.

M. Larson stated asked whether it would be possible to state that the use remain parking, or to place that condition.

D. Stensaas stated:
If it was your recommendation to the City Commission that you would approve with the condition that parking was the only thing to be allowed, you can do that, but I don't think it would be a reasonable condition that the owner applies for a land division. You could, but I don't know if it would legally supportable to say that you will only support it if the owner goes through a land division and has the lot sub-divided for parking. He stated that that would be a discussion for the City Commission to have with the City Attorney.

N. Frischkorn stated that even if they did that, the houses would still be part of 3rd Street corridor.

M. Larson stated:
You would probably have to enter into some sort of conditional rezoning and I'm not aware if you would even be able to do something like that; if you were to do a land split and enter into some sort of conditional zone where you just uncheck all of the other boxes and just leave them as residential units, but it starts to get really complicated really fast. If it's true that it has been used for parking for 18 years, I believe that's what had been stated, that those back lots had been used that long, that is a long use, even if it was in violation of current zoning for those parcels. And I certainly have concerns for the homeowner if there has been fence damage and things along those lines. On the surface I don't think it meets the conditions for rezoning. I think there could be a convoluted answer to it, I just did not know how to solve for "X" on that and because we're making a recommendation to the City Commission, I don't not know how to put that convoluted answer to them on how it might work. It doesn't make a lot of sense, but asked Mr. Stensaas if he understood what he was getting at.

D. Stensaas stated:
Whether you vote to deny this outright or vote to approve it with a limited set of conditions, the City Commission is going to have to discuss those scenarios probably before it holds a hearing. Even if they were to deny it, the City Commission can still hold a hearing to consider it and to consider the same thing that the Planning Commission is considering - is there a limited set of conditions that we can approve, because they can do the same thing. They can say we approve this but only with these conditions that will allow this to be used this way. He stated that he thought that the City Manager and City Attorney and a delegation from the Commission would probably need to have a discussion about any legally viable options. I've tried to have a discussion with the Attorney lately, but she has not been available. But, again that gets really complicated and I don't know if anybody can require a property owner to subdivide their property, that is an at-will kind of thing and then you are getting into contract law which is going to get very complex.

M. Larson stated that that is why he does not know if they can make a motion and pass that information along within that motion if they are going to make it, to say that the Planning Commission after discussion of scenarios…

D. Stensaas stated that he would say the first thing is to decide if there is any scenario that they think is a good idea, because I don't see that that has been done.

M. Larson stated that he thought that came back to Commissioner Premeau's point that is - is there any scenario that is a reasonable idea of where this remains, that the whole piece gets zoned.

W. Premeau stated that I think we've got to go with what we've got and gamble on it, but you might have every business on Third Street buying a house behind them and wanting to add parking, whatever, which its probably not a bad thing, but Third Street [zoning] would go all the way from High St. to Fourth St. eventually. Is it a good thing or bad thing, I don't know. He stated at this point he would make a motion, and you can't find a better citizen.

N. Frischkorn asked D. Stensaas – hypothetically, if all the residents of 225 and 221 Park St., and 923, 909, and 907 Third St. all parked in that area would that comport with zoning, even though they are tenants from different parcels.

D. Stensaas stated that if there was an agreement from the property owner that would allow people to park there.

Ms. Butler stated:
I know what he means, and I asked them that too, can all the tenants park back there instead, how do you know whose cars they are and how are you monitoring? I own the property and was told that I can't park there, and I said why can't I? We were remodeling and trying to get everything fixed up. We're willing to do whatever, we'll put an addendum on the title. All we want is to secure the parking for my partners and for the community. We're not going to tear the houses down.

D. Stensaas stated that the Code allows people to seek parking within 2,000 ft. of their property if you provide an agreement with another property owner for that parking. He stated that this area is part of a yard and you can park in your yard, but that parking is only supposed to be for residents.

N. Williams asked about residential areas in the Third St. Corridor district. D. Stensaas stated it is the same.

N. Frischkorn stated that the parking for the residential parking for these houses on Third St. is part of the same parking lot for the restaurant, its all one big parking lot. M. Larson stated minus the 907 parking, which isn't connected. N. Frischkorn stated right, but 909 and 923 basically shuffling all their residential parking to this lot so they aren't rezoned and then all the parking in the rest of the lot would be commercial. He stated I don't know if that would work or not, but if it would work it seems that would be a better solution than rezoning these parcels.

M. Larson stated that is certainly an idea that applicant can look into, but as it stands I don't think it meets how the Code is written and I think we need to decide on that and if it is a motion to deny then encourage the City Commission or City staff to consider other solutions. Maybe there are some clever solutions.

N. Frischkorn stated that is why he wanted to discuss some clever solutions, because I don't think its consistent with the Master Plan and as we've discussed there are a number of problems with this kind of rezoning.

N. Williams asked if anyone know how the Third St. Village Shopping Center lot got zoned Third St. Corridor all the way through to Fourth St.

M. Larson stated that its one large parcel.

D. Stensaas stated :
It was the Community Business District before the Third. St. Corridor and that was a similar type of mixed-use district without all of the form-based code language and requirements. The zoning district hasn't changed much in its extent, it's just changed in the type of code we have. There is nothing conflicting in the codes. He stated that to go back a bit, it's the Master Plan that doesn't comport with the request. The Future Land Use Map and the proposed Zoning map for these parcels doesn't jive.

M. Larson asked if anyone wanted to make a motion.

> *It was moved by W. Premeau, seconded by N. Williams, and not carried 2-3 that after conducting a public hearing and review of the application and Staff Report with attachments for 04-REZ-08-22, the Planning Commission finds that the proposed rezoning is consistent with the Community*

Master Plan and meets the requirements of the Land Development Code Section 54.1405 and hereby recommends that the City Commission approve 04-REZ-08-22 as presented.

Vice-Chair M. Larson stated the above motion failed and inquired if there was anyone else who would like to make a motion.

N. Frischkorn stated that he would make a motion.

It was moved by N. Frischkorn, seconded by A. Andres, and carried 4-1 that after conducting a public hearing and review of the application and Staff Report with attachments for 04-REZ-08-22, the Planning Commission finds that the proposed rezoning is not consistent with the Community Master Plan and does not meet the requirements of the Land Development Code Section 54.1405 and hereby recommends that the City Commission deny 04-REZ-08-22 because it is inconsistent with the Community Master Plan.

N. Williams, during discussion on the motion, stated that there is a lot of talk within the Master Plan about the need for parking and there are projects going on all over the city to increase parking, so here is private property that is proposed to be used for parking.

W. Premeau stated that Master Plan is a guide, it's not a bible, and if we followed the Master Plan the city would look entirely different.

N. Frischkorn stated that in response to Commissioner Williams' comments, if this were just parking, if that was it, I think that I'd be inclined differently, but these parcels aren't just parking, there are two houses and they could become different things down the line.

A. Andres stated that he concurs with the last statement.

D. Stensaas stated that he just wanted to point out the Future Land Use Map, and this is where the inconsistency lies. He showed the map on the screen, zoomed in on the property and said that these two parcels are designated as single-family residential. He stated that the Michigan Planning and Enabling Act, state law, says that if your Future Land Use Map is inconsistent with the rezoning request, it is an inconsistent request. He stated, so if you voted to approve something that is inconsistent with the Community Master Plan, you are really in violation of the state law. He stated that the City Commission, our elected officials, can do that, but appointed officials are supposed to follow the state law, although you can make recommendations, following the decision tree in the Plan, that there is an error in the Master Plan or a change in community attitudes or conditions that would make the proposed rezoning appropriate despite non-compliance with the Plan, and that is the exercise you should go through when you see there is an inconsistency with the Plan. He stated the decision tree walks you through this in a dichotomous – yes/no way. He also stated that this is all based on process at the Planning Commission level, but the City Commission can doesn't have to follow the process in the same way, and they aren't liable to be sued to for approving an inconsistent request like this. He said that it is okay for them to say the request is inconsistent, but we still are going to approve it, but its not okay for the Planning Commission to do that. He said that all of this is to say that the process is backed by state law, so its not just a guide.

TRAINING

A. Article: *How Did We Get Here* (Michigan Planner May/June 2022)

Staff and the Planning Commission discussed the article.

COMMISSION AND STAFF COMMENTS

W. Premeau stated:

I'm not trying to raise hell, I'm just trying to get things moving, we need something to say no and something to say yes instead of just sitting here for hours throwing things back and forth. He also stated that we are unique up here. He also stated that I heard the VA is pulling out of here.

A. Andres stated:

September 10th is the SAIL cornhole tournament and if you're interested you could put a team together and I'd like to encourage everyone to come out to support the disabled community.

D. Stensaas stated:

There is a rezoning request on the docket for the next meeting, a request to add parcels to the Third St. Corridor District.

ADJOURNMENT

The meeting was adjourned by Vice-Chair M. Larson at 7:20 p.m.

Prepared by:

_____

David Stensaas, City Planner and Zoning Administrator
Planning Commission Staff Liaison
Transcribed by iMedat/Edited by D. Stensaas

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MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: September 1, 2022
SUBJECT: **05-REZ-09-22 – 1.1225 Acres of 1321 Wright St. (PIN: portion of 0511530)**

The Planning Commission is being asked to make a recommendation to the City Commission regarding a request to rezone 1.1225 Acres of the property located at **1321 Wright St.** which is zoned **Civic (C)** to be zoned **Medium Density Residential (MDR)**

In July of 2022, NMU had submitted a land division application to split out this 1.1225 Acre portion of the property, as they wish to sell it as a single-family home. During review of the land division application, Zoning staff reviewed the proposed split and verified it would meet the requirements if changed to the MDR zoning district.

In 2022, NMU submitted a right-of-way permit as the house was connected to the NMU private water and sewer system and they wanted this proposed split to have their own connections to the public City water and sewer mains. This work has been completed.

Please see the attached Staff Report for more specific information regarding the application.

RECOMMENDED ACTION:

The Planning Commission should review the application and support information provided in this packet, conduct a public hearing, and determine whether or not the proposed rezoning of the above property would be in harmony with considerations required by the Community Master Plan and that the request is in accordance with Section 54.1405 of the Land Development Code - Zoning Ordinance Amendment Procedures, and make a recommendation to the City Commission.

It is also highly recommended that any motion regarding the request include the following or similar language:

> *After conducting a public hearing and review of the application and Staff Report for 05-REZ-09-22, the Planning Commission finds that the proposed rezoning is (consistent / not consistent) with the Community Master Plan and (meets / does not meet) the requirements of the Land Development Code Section 54.1405* - Zoning Ordinance Amendment Procedures, *and hereby recommends that the City Commission (approve / deny) 05-REZ-09-22 (as presented / for the following reasons / with the following conditions).*

STAFF FILE REPORT/ANALYSIS

Completed by Andrea M. Landers – Zoning Official
Reviewed by David Stensaas – City Planner and Zoning Administrator

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Case #: 05-REZ-09-22

Date: September 1, 2022

Project/Application: Rezoning request from zoned **Civic (C)** to be zoned **Medium Density Residential (MDR)**.

Location and Parcel ID: 1.12 Acres of 1321 Wright Street (PIN: portion of 0511530)

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

Year Built: Per Assessing records, the house was built in 1980.

Current Zoning: C- Civic

Surrounding Zoning:
North: C – Civic
South: MDR – Medium Density Residential
East: C – Civic
West: C – Civic & MDR – Medium Density Residential

Zoning Districts and Standards:

Current Zoning

Section 54.316 C, Civic District

(A) Intent
The intent of the Civic district is to permit flexible development and approval standards for properties used by non-City public institutions, including Marquette County, the State of Michigan, Northern Michigan University and other public education institutions, U.S. Coast Guard and other Federal agencies.

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Agriculture-Like Operation, including Forestry • Cemetery • Farmers' Markets • Food Production, Minor • Indoor Recreation • Office, Professional • Outdoor Entertainment and Community Events (Principal, Temporary, or Accessory Use) • Outdoor Recreation • Public or Governmental Building	• Accessory Use, Non-Single Family Residential Lots • Port Facilities and Docks • Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway.

• Recreational Use, Public • School, Primary or Secondary • School, University • Storage, Open • Wireless Telecommunications Facilities	
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	None	*Front Yard (ft.)*	None
Min. Lot Width (ft.)	None	*Side Yard (one) (ft.)*	5
Max. Impervious Surface Coverage (%)	*(S)*	*Side Yard (total of 2) (ft.)*	10
Max. Building Height of Primary Building (ft.) (P)	60	*Rear Yard (ft.)*	20
Max. Building Height of Accessory Building	24		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Footnotes to Schedule of Regulations

(P) Height Exemptions. There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.

(S) Storm Water Management. For all uses except Single-family and Two-family dwelling units, please refer to Section 54.803 Storm Water Management. For Single-family and Two-family dwelling units, please refer to item Q above.

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

(1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.

(2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50 - Required Buffer and Greenbelt Specifications:

DISTRICT IN WHICH BUFFER & GREENBELT IS REQUIRED	ABUTTING DISTRICT							
	LDR & MDR	MFR	MHP	M-U	CBD	GC & RC	C, M, & CR	I-M & BLP
C, M, and CR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Proposed Zoning

Section 54.308 MDR, Medium Density Residential

(A) Intent
The MDR district is intended to establish and preserve medium density residential neighborhoods that present an environment acceptable to a range of users, including families of all types. Some additional non-residential compatible uses may be allowed. It is important to the community to preserve and enhance the pedestrian-friendly, compact neighborhood types where homes and buildings are of similar scale and character.

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child or Day Care, Family Home • Dwelling, Accessory Unit • Dwelling, Single-Family Detached • Food Production, Minor • Foster Family Home • Home Occupation • Home Office • Homestays and Vacation Home • Outdoor Entertainment and Community Events (Temporary) • Residential Limited Animal Keeping	• Cemetery • Child Care Center or Day Care Center • Child or Day Care, Group Home • Dwelling, Intentional Community • Dwelling, Two-Family (Duplex) • Foster Family Group Home • Hospital Hospitality House • Public or Governmental Building • Recreational Use, Public • Religious Institution • School, Primary or Secondary • School, University • Supportive Housing Facility, Transitional and/or Permanent
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,500 *(C)*	*Front Yard (ft.)*	15 *(A), (B)*
Min. Lot Width (ft.)	37.5 *(D)*	*Side Yard (one) (ft.)*	5 *(L)*
Max. Impervious Surface Coverage (%)	*(R)*	*Side Yard (total of 2) (ft.)*	13 *(L)*
Max. Building Height of Primary Building (ft.) (P)	31.5	*Rear Yard (ft.)*	20 *(L)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

54.403 Footnotes to Schedule of Regulations

(A) Permitted Front Yard Setback Encroachments in the MDR and MFR Districts. In the MDR and MFR districts, open front porches may encroach into the required front yard setback, provided the encroaching porch is for the first story only and is setback at least five (5) feet from the front lot line.

(B) Reduced Minimum Front Yard Setback in the LDR and MDR Districts. If the average front yard setback of the principal buildings on the same block are less than the minimum front yard setback of the district, the minimum front yard setback of a subject lot in the LDR district or MDR district may be reduced to that average, provided the principal buildings used in the average are on the same side of the street and in the same zoning district as the subject lot.

(C) Minimum Lot Area for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and MFR District, the minimum lot area for a two-family dwelling (duplexes) is 6,000 sq. feet.

(D) Minimum Lot Width for Two-Family Dwellings (Duplexes) in the MDR M-U, TSC, and MFR Districts. In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a two-family dwelling (duplex) is 50 feet.

(L) Accessory Buildings and Structures. For accessory buildings and structures, additional requirements for side yard setbacks, rear yard setbacks, and height are in *Section 54.705*.

(P) Height Exemptions. There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.

(R) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts: The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less); plus
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre); plus
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre); plus
30% of the area of the lot over 1 acre

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

(1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.

(2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50 - Required Buffer and Greenbelt Specifications:

DISTRICT IN WHICH BUFFER & GREENBELT IS REQUIRED	ABUTTING DISTRICT							
	LDR & MDR	MFR	MHP	M-U	CBD	GC & RC	C, M, & CR	I-M & BLP
LDR and MDR	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Relationship to Applicable Land Development Code Standards (staff comments in bold text)**:**

Section 54.1405 Zoning Ordinance Amendment Procedures

(A) Initiation of Amendments. The City Commission, the Planning Commission, or the property owner (including a designated agent of the property owner) may at any time originate a petition to amend or change the zoning district boundaries pursuant to the authority and procedure established by Act 110 of Public Acts of 2006 as amended. Changes in the text of this Ordinance may be proposed by the City Commission, Planning Commission, or any interested person or organization.

The application was submitted by the property owner.

(B) Application for Amendment. Each petition by one (1) or more persons for an amendment shall be submitted to the Zoning Administrator. Documents to support the application may be filed with the Zoning Administrator. A fee, as established by the City Commission shall accompany each petition, except those originated by the Planning Commission or City Commission.

The application was submitted, found complete, and accepted.

(C) Amendment Review Procedures.

(1) Public Hearing. The staff liaison to the Planning Commission shall set a time and date for a public hearing, and the public hearing shall be noticed in accordance with *Section 54.1406*. The Planning Commission may refuse to schedule a hearing on a petition for rezoning which includes any portion of a site considered for rezoning in the previous six (6) months.

The public hearing before the Planning Commission is scheduled for 6:00 p.m. on Tuesday, September 6, 2022.

(2) Planning Commission Consideration of the Proposed Amendment. The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section. Following the public hearing, the Planning Commission shall make a recommendation to the City Commission to either approve or deny the petition and report its findings to

the City Commission.

The Planning Commission is being asked to make a recommendation at their meeting on September 6, 2022.

(3) City Commission Consideration of the Proposed Amendment. The City Commission, upon recommendation from the Planning Commission, shall either schedule a public hearing or deny the petition. This hearing shall be advertised in accordance with *Section 54.1406*. If determined to be necessary, the City Commission may refer the amendment back to the Planning Commission for further consideration. In the case of an amendment to the Official Zoning Map, the City Commission shall approve or deny the amendment, based upon its consideration of the criteria contained in this Ordinance.

To be determined.

(D) Standards of Review for Amendments. In considering any petition for an amendment to the text of this Ordinance or to the Official Zoning Map, the Planning Commission and City Commission shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Commission may also take into account other factors or considerations that are applicable to the application but are not listed below.

(1) Master Plan**.** Consistency with the recommendations, goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

This property is designated for *Civic* on the *Future Land Use Map* of the Community Master Plan (CMP) and on the *Proposed Zoning Map.* These designations were adopted with the 2015 amendments to the CMP after careful consideration, and they remained unchanged as of the December 2018 update to the CMP as Northern Michigan University still owned the parcel. See p.3-12 of the CMP for description of the designation for Civic as a land use category. If NMU no longer owns this portion of the property, then it does not meet the Civic zoning intent anymore.

Please see pp.3-30, 3-31, 3-32 of the Community Master Plan (CMP), specifically the section titled "*Using the Master Plan for Zoning Ordinance Amendment Review*" and Figure 3-5 "*Decision Tree for Planning Commission Review of a Proposed Rezoning*." The Planning Commission must review these portions of the CMP and all other

supporting information, this report in particular, and the attachment titled Rezoning Considerations for Planning Commissions, and hold a public hearing for community input prior to making a determination of whether to recommend approval or the request as presented or not.

(2) Intent and Purpose of the Zoning Ordinance. Consistency with the basic intent and purpose of this Zoning Ordinance.

Please see above - "Zoning District and Standards".

(3) Street System. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

This portion of Center Street is classified as "*Urban Local Street*" per the Community Master Plan, therefore vehicular traffic volumes are low.

(4) Utilities and Services. The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

There are no problems anticipated.

(5) Changed Conditions Since the Zoning Ordinance Was Adopted or Errors to the Zoning Ordinance. That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

The conditions have changed since NMU no longer wishes to own this portion of the property and they have submitted for a land division. They wish to sell the parcel to be used as a single-family residence. There was no error in the Zoning Ordinance.

(6) No Exclusionary Zoning**.** That the amendment will not be expected to result in exclusionary zoning.

The proposal will not result in exclusionary zoning.

(7) Environmental Features. If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The proposed zoning is compatible with site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

(8) Potential Land Uses and Impacts. If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The proposed rezoning would be compatible with surrounding uses and zoning.

(9) Relationship to Surrounding Zoning Districts and Compliance with the Proposed District. If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

Per the application the total square footage this proposed parcel split is 1.1225 Acres, and it has an existing residence on the property. During review of the land division application, Zoning staff reviewed the proposed split and verified it would meet the requirements if changed to the MDR zoning district.

(10) Alternative Zoning Districts**.** If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.

The surrounding single-family parcels are zoned MDR.

(11) Rezoning Preferable to Text Amendment, Where Appropriate**.** If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Since NMU would no longer own this parcel, it should not remain Civic.

(12) Isolated or Incompatible Zone Prohibited**.** If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Per the application the total square footage this proposed parcel split is 1.1225 Acres.

(E) Notice of Adoption of Amendment. Following adoption of an amendment by the City Commission, one (1) notice of adoption shall be filed with the City Clerk and one (1) notice shall be published in a newspaper of general circulation in the City within fifteen (15) days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Amendments shall take effect eight (8) days after publication. A record of all amendments shall be maintained by the City Clerk. A Zoning Map shall be maintained by the City Clerk or his/her designee, which shall identify all map amendments.

The required notice of adoption shall include all of the following information:

(1) In the case of a newly adopted Zoning Ordinance, the following statement: "A zoning ordinance regulating the development and use of land has been adopted by the City of Marquette."
(2) In the case of an amendment(s) to the existing Zoning Ordinance, either a summary of the regulatory effect of the amendment(s), including the geographic area affected, or the text of the amendment(s).

(3) The effective date of the ordinance or amendment.

If the proposed zoning amendment is adopted by the City Commission the requirements of this section will be met.

~~(H)~~ Rezoning (Zoning Map Amendment) with Conditions. Pursuant to MCL 125.3405, the City Commission, following a public hearing and recommendation by the Planning Commission, may approve a petition for a rezoning with conditions requested by a property owner. The standards of this section shall grant a property owner the option of proposing conditions for the development and use of property in conjunction with an application for rezoning. Such conditions may be proposed at the time the application for rezoning is filed, or at a subsequent point in the process of review of the proposed rezoning.

This section is not applicable, as this is not a rezoning with conditions request.

Additional Comments:

The Planning Commission should consider the request, and the information provided in this analysis, hold a public hearing, and provide a recommendation to the City Commission.

In July of 2022, NMU had submitted a land division application to split out this 1.1225 Acre portion of the property, as they wish to sell it as a single-family home. During review of the land division application, Zoning staff reviewed the proposed split and verified it would meet the requirements if changed to the MDR zoning district.

In 2022, NMU submitted a right-of-way permit as the house was connected to the NMU private water and sewer system and they wanted this proposed split to have their own connections to the public City water and sewer mains. This work has been completed.

Attachments:

1. Rezoning Application with survey
2. Area Map
3. Block Map
4. Area Zoning Map
5. Future Land Use Map from the Master Plan
6. Proposed Zoning Map from the Master Plan
7. Photos of the parcels
8. Publication Notice
9. *Rezoning Information for Planning Commissions* document
10. *Spot Zoning Considerations* document
11. *Decision Tree for PC review of Proposed Rezoning* from CH. 3 of the Master Plan

Mail to:
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

CITY OF MARQUETTE
REZONING APPLICATION

CITY STAFF USE

Parcel ID#: Portion of 051530 File #: OS-REZ-09-22 Date: 7-26-22

Hearing Date: 9-6-22 Application Deadline (including all support material): 8-9-22

Receipt #: 401513 Check #: 00392201 Received by and date: Amy 7-26-22

FEE $550 (We can only accept Cash or Check (written to the City of Marquette))

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE REZONING REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

- Planning Commission page for filing deadline and meeting schedule
- Section 54.1405 Zoning Ordinance Amendment Procedures from the Land Development Code

Please review the attached excerpt from the Land Development Code.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Northern Michigan University

Address: 1401 Presque Isle

City, State, Zip: Marquette, Michigan 49855

Phone #: 906 227 2475

Email: jthams@nmu.edu

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNERS REPRESENTATIVE

Name: Jim Thams

Address: 1401 Presque Isle

City, State, Zip: Marquette, Michigan 49855

Phone #: 906 227 2475

Email: jthams@nmu.edu

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a rezoning. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PHASING OF APPLICATION

Public hearings before the Planning Commission are held on the first meeting of the month only. Applications and support materials must be submitted twenty (20) business days prior to the public hearing date.

The Marquette City Commission is also required to hold a public hearing and take final action on a rezoning request. This usually takes two City Commission meetings, one to schedule the public hearing and one to hold the public hearing.

1321 Wright St

PROPERTY INFORMATION

Property Address: 1440 Center St. Property Identification Number: 0511530 / TBD

Size of property (frontage / depth / sq. ft. or acres): 240' x 200' / 1.12 Acres

Surrounding Zoning Districts: North Civic East Civic South MDR West Civic

Legal Description: See Attached

PROPOSAL

Current Zoning District: Civic Proposed Zoning District: MDR

Please note: If proposing a Rezoning with Conditions, please attach a separate sheet(s) with your proposed Conditional Rezoning Agreement that meets the Land Development Code Section 54.1405(H)(1).

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted, or I have submitted a written statement by the property owner that allows me to apply on their behalf.
2. I desire to apply for a rezoning of the property indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested rezoning would not violate any deed restrictions attached the property involved in the request.
4. I have read the attached excerpt and recommended sections of the Land Development Code and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a rezoning but only an application for a rezoning and is valid only with procurement of applicable approvals.
8. I authorize City Staff, and the Planning Commission and City Commission members to inspect the site.

Property Owner Signature: _____ Date: 7-26-2022

NORTHERN MICHIGAN UNIVERSITY

FACILITIES
1401 Presque Isle Avenue
Marquette, MI 49855-5301
906-227-2292 | FAX: 906-227-2467
nmu.edu/facilities

July 26, 2022

Andrea Landers, Zoning Official
City of Marquette, Michigan

Re: Rezoning Request (1440 Center Street mailing address) portion of 1321 Wright St

Dear Ms. Landers,

Northern Michigan University is in the process of splitting and selling the single-family residence located at 1440 Center Street.

The property will be sold as a single-family home and will no longer be associated with NMU. As such, we are requesting a change in zoning from Civic to MDR. Attached is the application along with a copy of the certificate of survey and the application fee. In conjunction with this application, but under a separate request, NMU is requesting the parcel be split from its parent parcel.

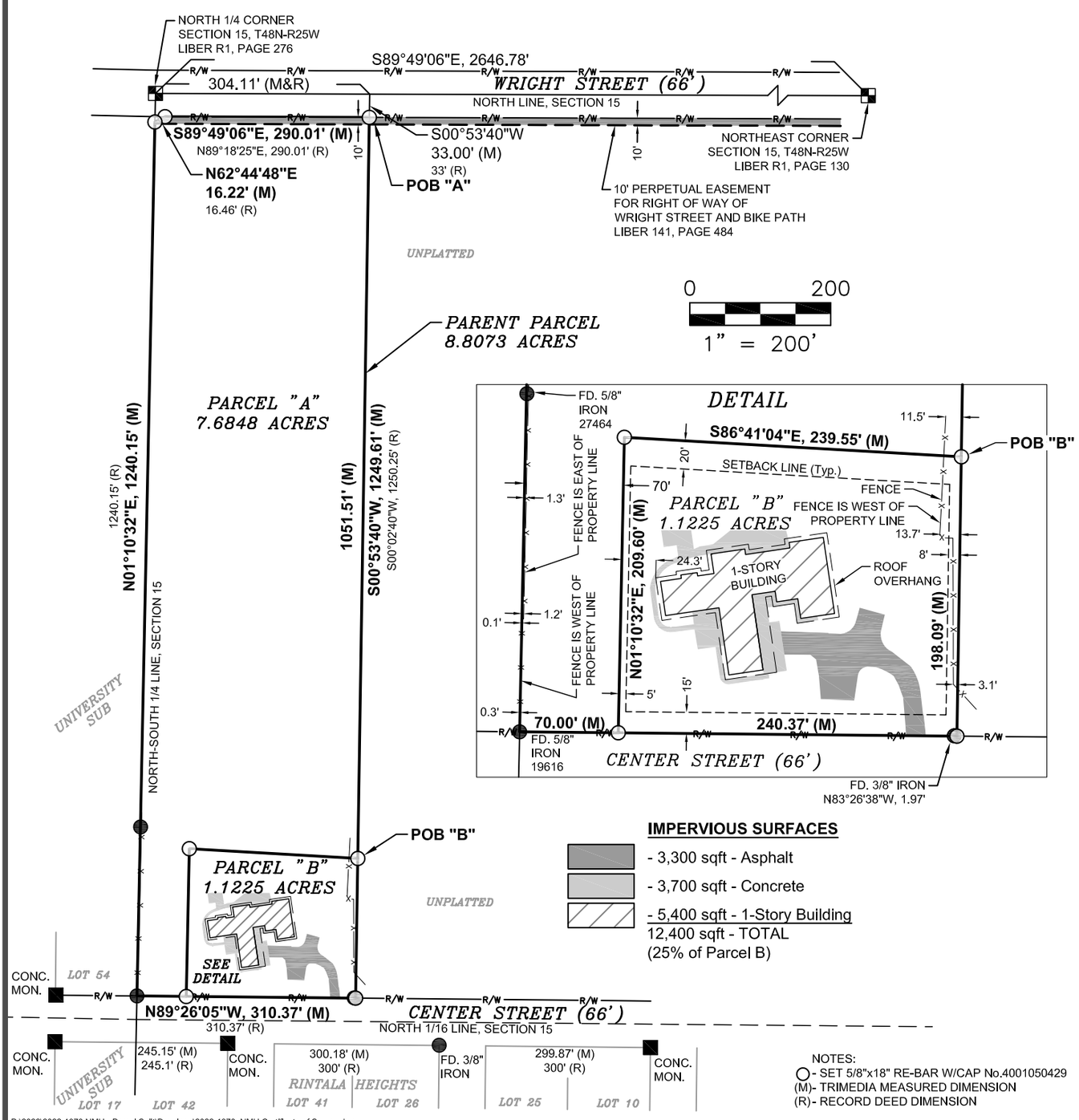
Any questions or concerns please feel free to contact me at 227-2475.

Sincerely,

Jim Thams, Director of Facilities and Campus Planning
Northern Michigan University
1401 Presque Isle Avenue
Marquette, MI 49855
(906) 227-2475

CERTIFICATE OF SURVEY

PART OF THE NW 1/4 OF NE 1/4, SECTION 15, T48N-R25W,
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN



IMPERVIOUS SURFACES

- 3,300 sqft - Asphalt
- 3,700 sqft - Concrete
- 5,400 sqft - 1-Story Building

12,400 sqft - TOTAL
(25% of Parcel B)

NOTES:
○ - SET 5/8"x18" RE-BAR W/CAP No.4001050429
(M)- TRIMEDIA MEASURED DIMENSION
(R)- RECORD DEED DIMENSION

P:\2022\2022-1370 NMU - Parcel Split\Drawings\2022-1370_NMU Certificate of Survey.dwg

TRIMEDIA ENVIRONMENTAL & ENGINEERING

830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA MARSHALL, MICHIGAN SUPERIOR, WISCONSIN

NORTH

BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)

SEC. 15 TWP. 48N RANGE 25W

MUNICIPALITY: CITY OF MARQUETTE

ENCROACHMENTS: NONE

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: _____
Stacey J. Bluse, P.S. No. 4001050429

DATE: 07/13/2022

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

SCALE: 1"= 200'	CLIENT: NMU
APPROVED BY: CLC	JOB NO.: 2022-1370
DRAWN BY: SJB	DATE: 07/13/2022

SHEET 1 OF 2

CERTIFICATE OF SURVEY

PART OF THE NW 1/4 OF NE 1/4, SECTION 15, T48N-R25W,
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN

PARENT PARCEL - RECORD LEGAL DESCRIPTION - WARRANTY DEED

That certain piece or parcel of land situated and being in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Fifteen (15), Township Forty-eight (48) North of Range Twenty-five (25) West, which is described as follows:
Beginning at a point thirty-three (33) feet south and three hundred four and eleven hundredths (304.11) feet east of the north quarter corner of said Section 15; thence south zero degrees, two minutes and forty seconds west (S 0°-02-40" W) a distance of one thousand two hundred and fifty and twenty-five hundredths (1250.25) feet to the North right-of-way line of Center Street; thence Westerly a distance of three hundred ten and thirty-seven hundredths (310.37) feet along the said right-of-way line to a point located on the North-South quarter line of said Section 15; thence Northerly along the said North-South quarter line a distance of one thousand two hundred forty and fifteen hundredths (1240.15) feet to the Southeasterly right-of-way line of the Soo Line Railroad; thence Northeasterly along said right-of-way line a distance of sixteen and forty-six hundredths (16.46) feet; thence North eighty-nine degrees, eighteen minutes and twenty-five seconds East (N 89°-18'-25" E) a distance of two hundred ninety and one hundredth (290.01) feet to the point of beginning, enclosing an area containing eight and seventy-eight hundredths (8.78) acres more or less.

PARENT PARCEL - SURVEYED LEGAL DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 15, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 15; thence S89°49'06"E, 304.11 feet along the North line of Section 15; thence S00°53'40"W, 33.00 feet to the South right of way line of Wright Street and the **Point of Beginning "A"**; thence continuing **S00°53'40"W, 1249.61 feet** to the North right of way line of Center Street; thence **N89°26'05"W, 310.37 feet** along the North right of way line of Center Street to the North-South 1/4 line of Section 15; thence **N01°10'32"E, 1240.15 feet** along the North-South 1/4 line to the Southeasterly right of way line of the Soo Line Railroad; thence **N62°44'48"E, 16.22 feet** along the Southeasterly right of way line of the Soo Line Railroad to the South right of way line of Wright Street; thence **S89°49'06"E, 290.01 feet** along the South right of way line of Wright Street to the **Point of Beginning "A"** and containing **8.8073 acres,** subject to a 10 foot perpetual easement for right of way, recorded in Liber 141, Page 484, and subject to restrictions, reservations, rights of way and easements of record.

PARCEL "A" - SURVEYED LEGAL DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 15, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 15; thence S89°49'06"E, 304.11 feet along the North line of Section 21; thence S00°53'40"W, 33.00 feet to the South right of way line of Wright Street and the **Point of Beginning "A"**; thence continuing **S00°53'40"W, 1051.51 feet**; thence **N86°41'04"W, 239.55 feet**; thence **S01°10'32"W, 209.60 feet** to the North right of way line of Center Street; thence **N89°26'05"W, 70.00 feet** along the North right of way line of Center Street to the North-South 1/4 line of Section 15; thence **N01°10'32"E, 1240.15 feet** along the North-South 1/4 line to the Southeasterly right of way line of the Soo Line Railroad; thence **N62°44'48"E, 16.22 feet** along the Southeasterly right of way line of the Soo Line Railroad to the South right of way line of Wright Street; thence **S89°49'06"E, 290.01 feet** along the South right of way line of Wright Street to the **Point of Beginning "A"** and containing **7.6848 acres,** subject to a 10 foot perpetual easement for right of way, recorded in Liber 141, Page 484, and subject to restrictions, reservations, rights of way and easements of record.

PARCEL "B" - SURVEYED LEGAL DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 15, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 15; thence S89°49'06"E, 304.11 feet along the North line of Section 21; thence S00°53'40"W, 33.00 feet to the South right of way line of Wright Street; thence continuing S00°53'40"W, 1051.51 feet to the **Point of Beginning "B"**; thence continuing **S00°53'40"W, 198.09 feet** to the North right of way line of Center Street; thence **N89°26'05"W, 240.37 feet** along the North right of way line of Wright Street; thence **N01°10'32"E, 209.60 feet**; thence **S86°41'04"E, 239.55 feet** to the **Point of Beginning "B"** and containing **1.1225 acres** and subject to restrictions, reservations, rights of way and easements of record.

P:\2022\2022-1370 NMU - Parcel Split\Drawings\2022-1370_NMU Certificate of Survey.dwg

TRIMEDIA ENVIRONMENTAL & ENGINEERING

830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA MARSHALL, MICHIGAN SUPERIOR, WISCONSIN

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: n/a	CLIENT: NMU
APPROVED BY: CLC	JOB NO.: 2022-1370
DRAWN BY: SJB	DATE: 07/13/2022

NORTH

BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)

SEC. 15 TWP. 48N RANGE 25W

MUNICIPALITY: CITY OF MARQUETTE

ENCROACHMENTS: n/a

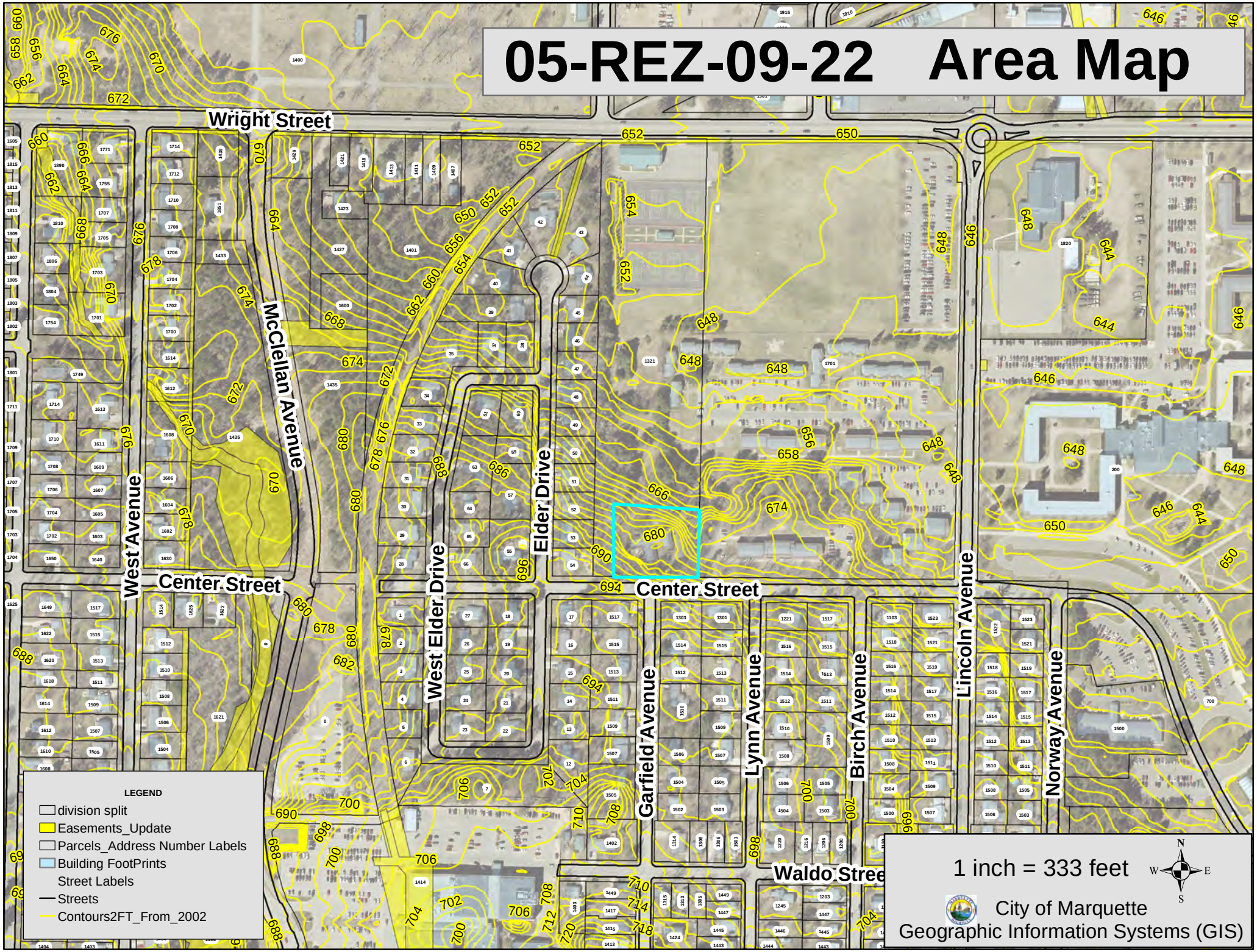
SHEET 2 OF 2

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

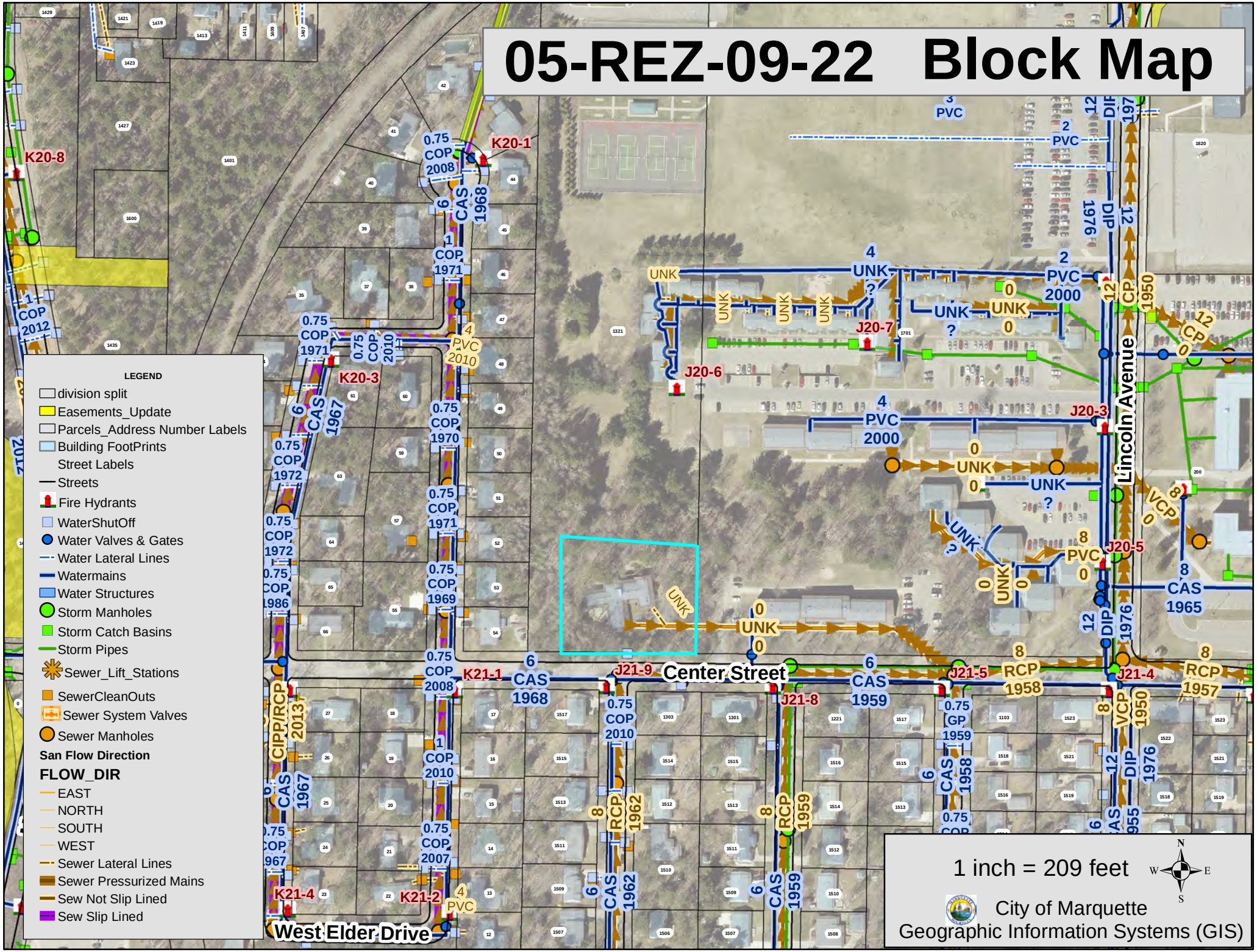
BY: _____
Stacey J. Bluse, P.S. No. 4001050429

DATE: 07/13/2022

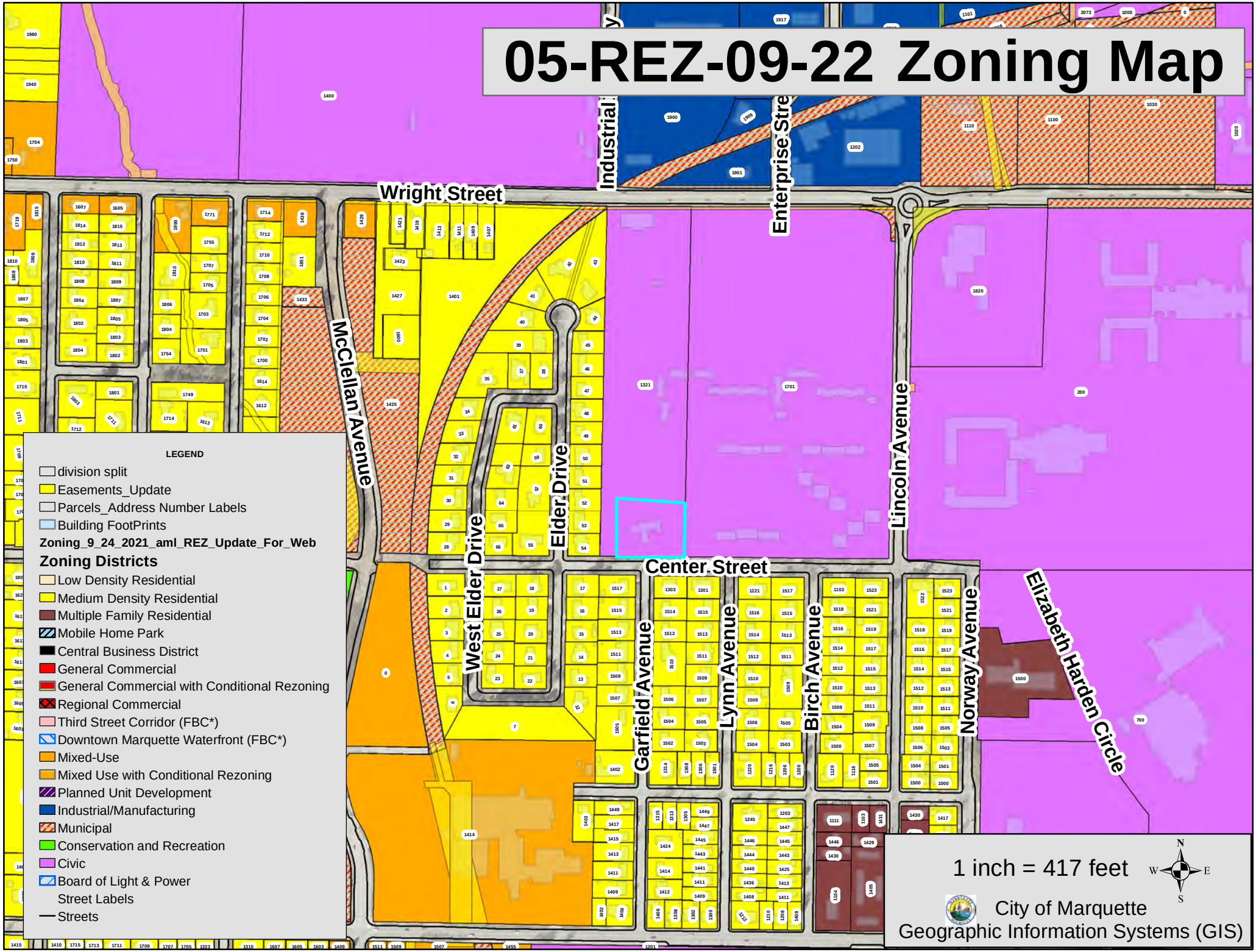
STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR


05-REZ-09-22 Area Map
Wright Street
McClellan Avenue
West Avenue
Center Street
West Elder Drive
Elder Drive
Garfield Avenue
Lynn Avenue
Birch Avenue
Lincoln Avenue
Norway Avenue
Waldo Street
LEGEND
division split
Easements_Update
Parcels_Address Number Labels
Building FootPrints
Street Labels
Streets
Contours2FT_From_2002
1 inch = 333 feet
N
W
E
S
City of Marquette
Geographic Information Systems (GIS)

05-REZ-09-22 Block Map

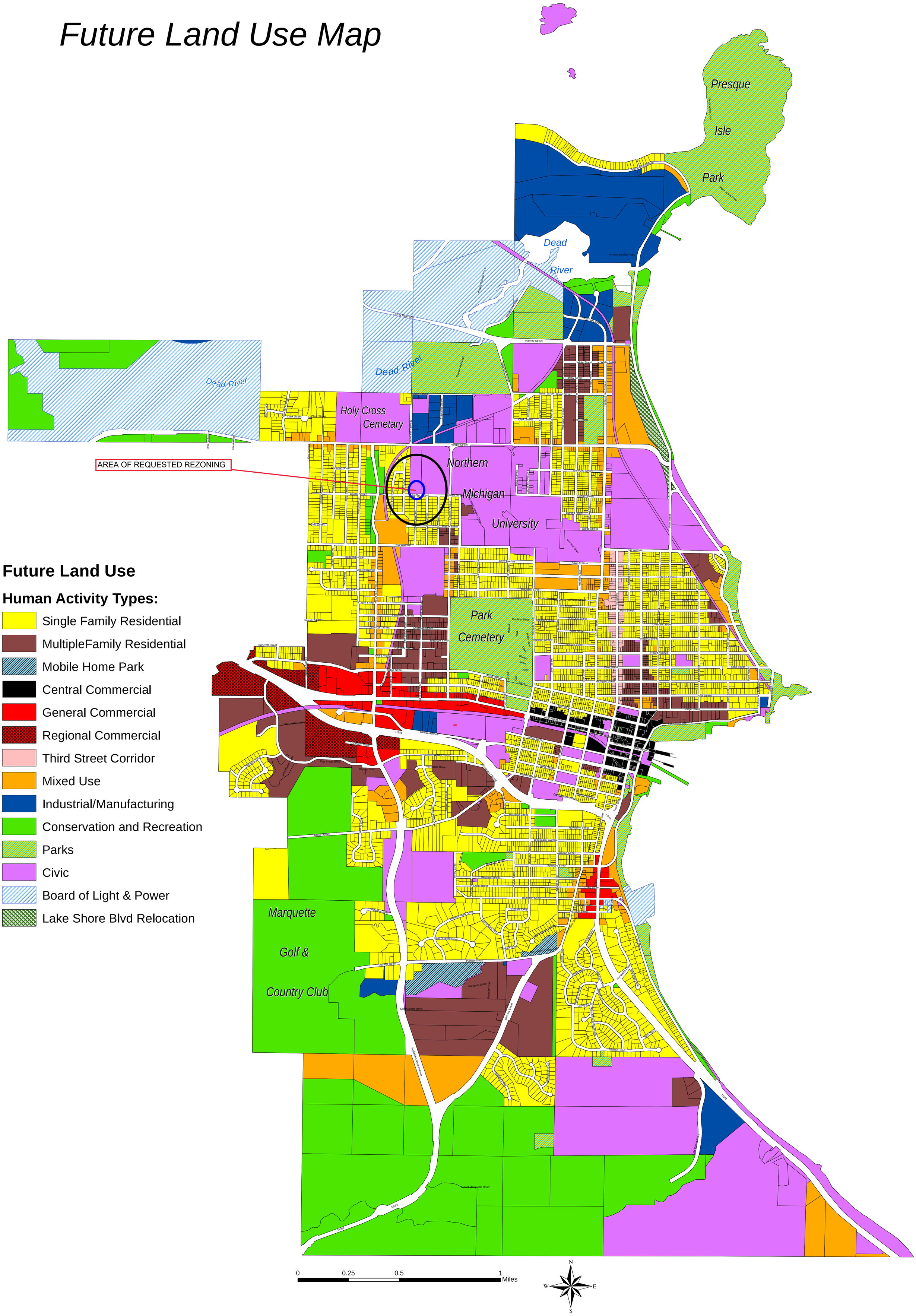


05-REZ-09-22 Zoning Map



MARQUETTE COMMUNITY MASTER PLAN

Future Land Use Map



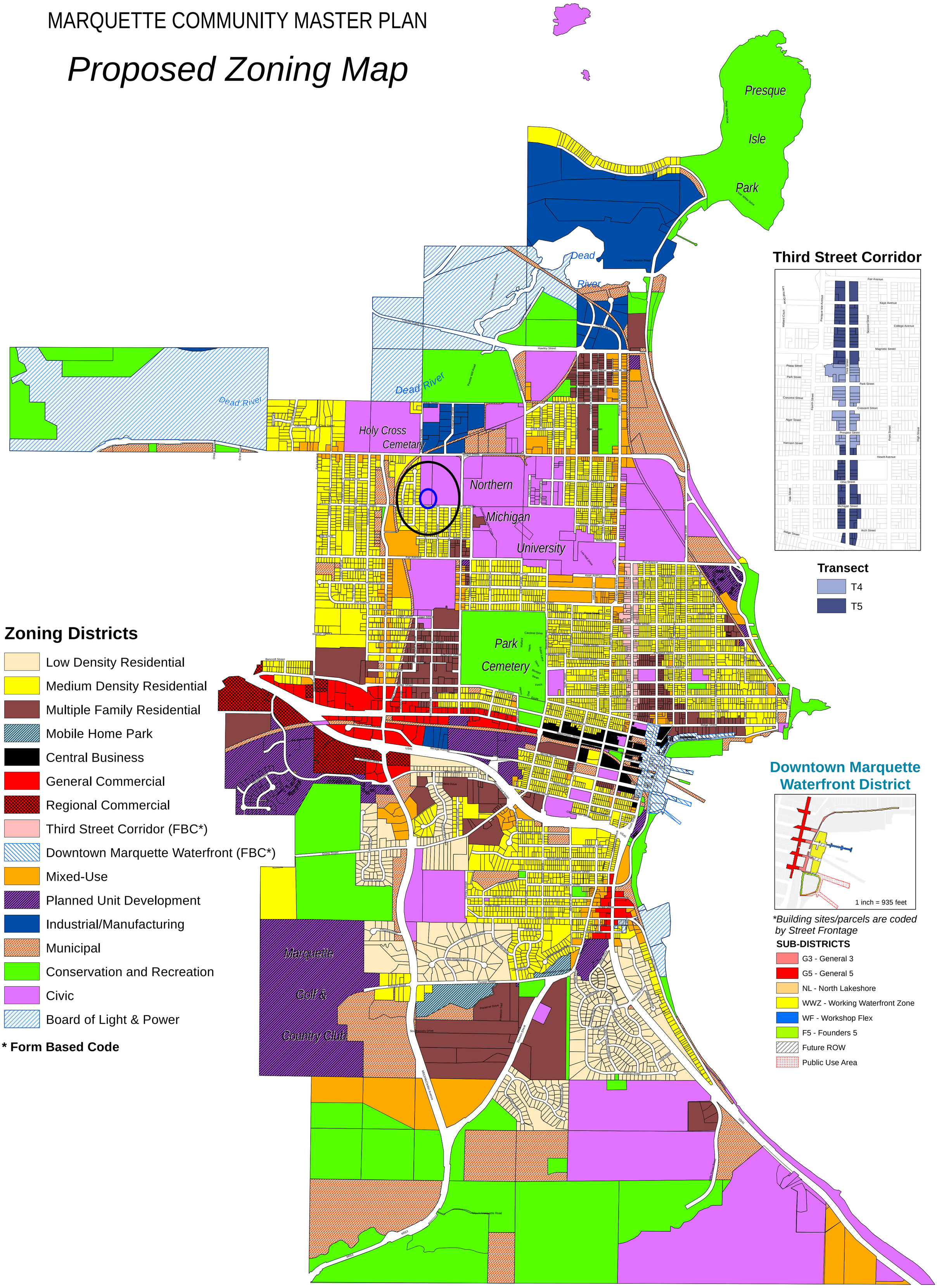
Future Land Use

Human Activity Types:

- Single Family Residential
- MultipleFamily Residential
- Mobile Home Park
- Central Commercial
- General Commercial
- Regional Commercial
- Third Street Corridor
- Mixed Use
- Industrial/Manufacturing
- Conservation and Recreation
- Parks
- Civic
- Board of Light & Power
- Lake Shore Blvd Relocation

MARQUETTE COMMUNITY MASTER PLAN

Proposed Zoning Map



Zoning Districts

- Low Density Residential
- Medium Density Residential
- Multiple Family Residential
- Mobile Home Park
- Central Business
- General Commercial
- Regional Commercial
- Third Street Corridor (FBC*)
- Downtown Marquette Waterfront (FBC*)
- Mixed-Use
- Planned Unit Development
- Industrial/Manufacturing
- Municipal
- Conservation and Recreation
- Civic
- Board of Light & Power

*** Form Based Code**

**Building sites/parcels are coded by Street Frontage*

SUB-DISTRICTS

- G3 - General 3
- G5 - General 5
- NL - North Lakeshore
- WWZ - Working Waterfront Zone
- WF - Workshop Flex
- F5 - Founders 5
- Future ROW
- Public Use Area

0 0.25 0.5 1 Miles

N W E S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08/31/2022 15:17


08/31/2022 15:14


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08/31/2022 15:18


08/31/2022 15:15


08/31/2022 15:15

World

Major wildfire in Spain forces the evacuation of 1,500

MADRID (AP) — A large wildfire in northeast Spain grew rapidly overnight and was burning out of control Sunday, forcing the evacuation of eight villages and 1,500 people in Zaragoza province, firefighters said.

The head of the local Aragon government, Javier Lamban, said Sunday that the situation was critical in the town of A on de Moncayo and the priority for the 300 firefighters fighting the blaze was to protect human lives and villages.

The wildfire, which began Saturday, developed a 31-mile perimeter in less than 24 hours, the local forest chief said. It's estimated burned surface could be up to 20,000 acres, state news agency EFE reported.

Those who fled took shelter in three different sports centers in nearby towns.

Firefighters said the outlook for taming the blaze depends on the weather, but gusty winds up to 37 mph were predicted.

Drought and extremely high temperatures in the Mediterranean country are turning 2022 into the worst year of the century in terms of fires.

Please take notice that on July 28, 2022, the Forsyth Township Board adopted the following zoning map and text amendments as:

Zoning Map Amendment & Text Amendment

MIXED-USE CORRIDOR

MU

INTENT

To provide a residential use and various neighborhood-serving retail and service uses.

Mixed-Use Zoning Map Amendment creates a Mixed-Use Corridor beginning at 128 N. Pine Street on North side of Pine going East to 246 E M-35. Also including Flagstar Bank parking lot on South side of Pine Street going East to 271 E. M-35. Also, to include Lots 1 to 9 in Block 5 of the Plat of Gwinn. Excepting School & Township properties be kept PA.

To Be come effective 7 days after publication.

PUBLIC HEARING NOTICE
MARQUETTE CITY PLANNING COMMISSION

Notice is hereby given that the Marquette City Planning Commission will hold a public hearing for the following:

05-REZ-09-22 – 1.1225 Acres of 1321 Wright Street (PIN: portion of 0511530): Northern Michigan University is requesting to rezone 1.1225 Acres of the property located at 1321 Wright St. which is zoned Civic (C) to be zoned Medium Density Residential (MDR). The Legal Description of the 1.1225 Acres is as follows - A parcel of land being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 15, T 48N-R25W, City of Marquette, Marquette County, Michigan described as: Commencing at the North 1/4 corner of Section 15; thence S89°49'06"E, 304.11 feet along the North line of Section 21; thence S00°53'40"W, 33.00 feet to the South right of way line of Wright Street; thence continuing S00°53'40"W, 1051.51 feet to the Point of Beginning "B"; thence continuing S00°53'40"W, 198.09 feet to the North right of way line of Center Street; thence N89°26'05"W, 240.37 feet along the North right of way line of Wright Street; thence N01°10'32"E, 209.60 feet; thence S86°41'04"E, 239.55 feet to the Point of Beginning "B".

04-SUP-09-22 – 955 Lakeshore Blvd. (PIN: 0370073): Derek Parker and NJA Management Group LLC are seeking a Special Land Use permit for a Hotel Use to be located at 955 Lakeshore Boulevard.

The public hearing for these requests will be at 6:00 P.M. on Tuesday, **September 6, 2022**, in the Commission Chambers at City Hall located at 300 W. Baraga Ave. If you wish to comment on this matter, you may do so at that time. Written comments may also be submitted to the Community Development Department located at 1100 Wright Street, Marquette, Michigan 49855 or e-mail alanders@marquettemi.gov. Written submissions will be accepted until 12:00 p.m. on September 6, 2022.

Materials pertaining to the requests are available for review at the Community Development Department's office at the Municipal Service Center during 7:30 a.m. to 4:30 p.m., Monday through Friday. Otherwise, you can request to have the materials e-mailed to you by e-mailing alanders@marquettemi.gov. You can also view the Land Development Code on our website at www.marquettemi.gov. If you have a disability and require assistance to participate, please provide advance notice.

Andrea M. Landers
Zoning Official
alanders@marquettemi.gov
225-8383

Rezoning

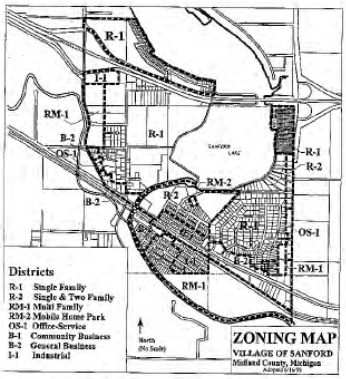
- The main question that must be answered when considering a rezoning is: *"Is that an appropriate location for that zone?"*
- The proposed use of land is not as important as is the fact that if the land is rezoned, any of the uses permitted in that zone may be established on that land.
- If a specific land use is proposed then an additional question must also be answered: *"Are the uses permitted in the existing zone reasonable?"*
- Failing to follow notice requirements may result in a Court invalidating the amendment.

20

Rezoning Factors to Consider

RE: Question One (previous page)

- Would rezoning be consistent with other zones and land uses in the area?
- Is the proposed rezoning consistent with the trend of development in that area?
- Are uses in the proposed zone equally or better suited to the area than the current uses?
- Is the proposed rezoning consistent with both the policies and uses proposed for that area in the master plan?



21

Rezoning Factors to Consider

RE: Question Two (previous page)

- Is the proposed use compatible with uses in the existing district? If so, would it be more appropriate to amend the text of the ordinance to add the proposed use to the existing district as a use permitted by right, or by special permit, or by planned unit development than to rezone?
- Is another district, different than the one requested, more appropriate in this location?

22

SPOT ZONING

Characteristics

- Typically a single parcel zoned for uses that are quite dissimilar from the zoning of lands around it.
- Typically small in area.
- Typically grants a right to use land that is not enjoyed by similarly situated adjacent parcels.
- Most important, it is typically inconsistent with the future land use plan and the policies of the master plan.

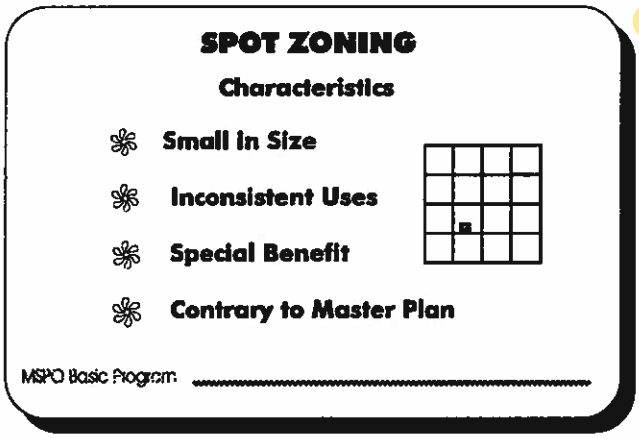
Result

- Typically ruled invalid if challenged in court.

23

SPOT ZONING CONSIDERATIONS

The following is an excerpt from a Planning Commissioner training/resource manual that summarizes the four characteristics of a "spot zone" - and explains that all four must be found in the subject rezoning request to constitute an "unjustified spot zone". The Planning Commission needs to address each of the four characteristics and determine if there is a spot zone.



What is a Spot Zone?

Public hearings for rezonings are often filled with comments about the creation of a "spot zone," and the dire results of such an approval. But spot zoning is a derogatory and often misused term.

Spot zoning has some specific characteristics. It is not simply the appearance of a "spot" on a zoning map. Many acceptable zone districts may be "islands," surrounded by other zone districts. But while some may disagree on whether or not a specific case is a spot zone, nearly everyone agrees that it is a poor zoning practice. A unjustified spot zone is, therefore, likely to be viewed by the courts as unlawful.

In order to qualify as a spot zone the property will meet each of four characteristics.

Small in Size

As the term "spot" implies, the location of a spot zone will be a relatively small parcel, particularly with respect to the sizes of the parcels in the vicinity. While there are no firm rules on what size a spot needs to be, the larger the area, the less likely is will be considered a "spot." If the property was large enough to accommodate buffers or transition areas, landscaping or open space could be used to soften the impact on surrounding properties or uses.

Inconsistent Uses

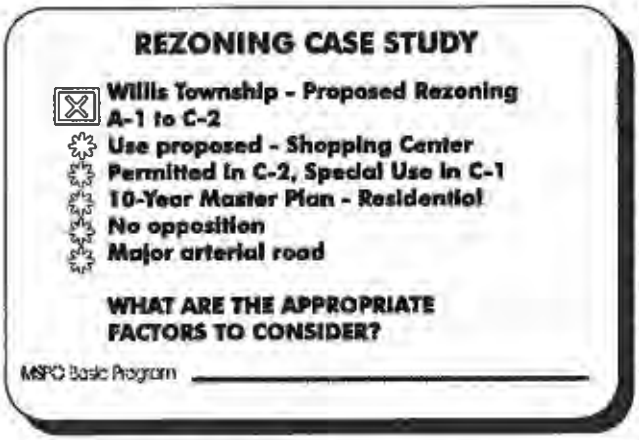
The second quality is that the spot zone will permit uses that are inconsistent with the uses already established or allowed in the vicinity. The inconsistent nature of the spot zone's uses should be clear, i.e. the uses should be very different. These uses, either by virtue of building design, traffic, or intensity will be incompatible with uses allowed in surrounding districts. For example, a proposed two-family district rezoning in a single family zoned area would not be an inconsistent use. A sporting goods store in the midst of a residential area, however, would be an entirely different use of land.

Special Benefit

Spot zoning also confers a "special benefit" on a single property owner which is not available to others in the area. Since the uses allowed by the spot zone are inconsistent with, and often more intense than, those allowed in surrounding districts, a special benefit is given to the holder of the spot zone, to the detriment of nearby properties.

Contrary to the Master Plan

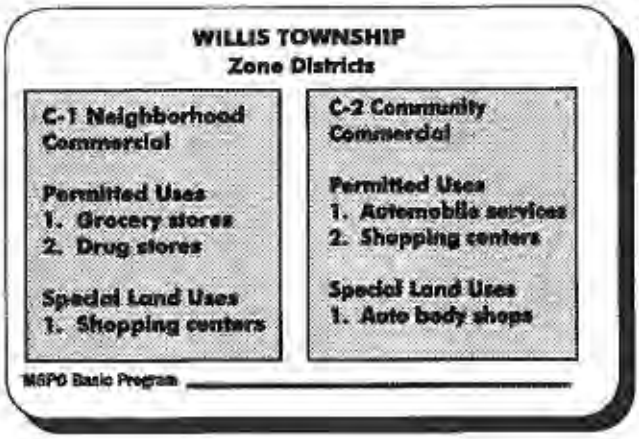
The final characteristic of a spot zone is the one that most distinguishes it as a poor zoning practice. If the Master Plan designates a small parcel in a rural or agricultural area for commercial use to serve residents in the general area, it may have the look of a classic spot zone. In fact, it may even meet the first three characteristics. But it is not a spot zone since the Master Plan planned for its creation. As a result, labeling a rezoning a "spot zone" simply because it is on a small parcel and the uses allowed are different from the other uses around it is not always correct.



Rezoning Case Study

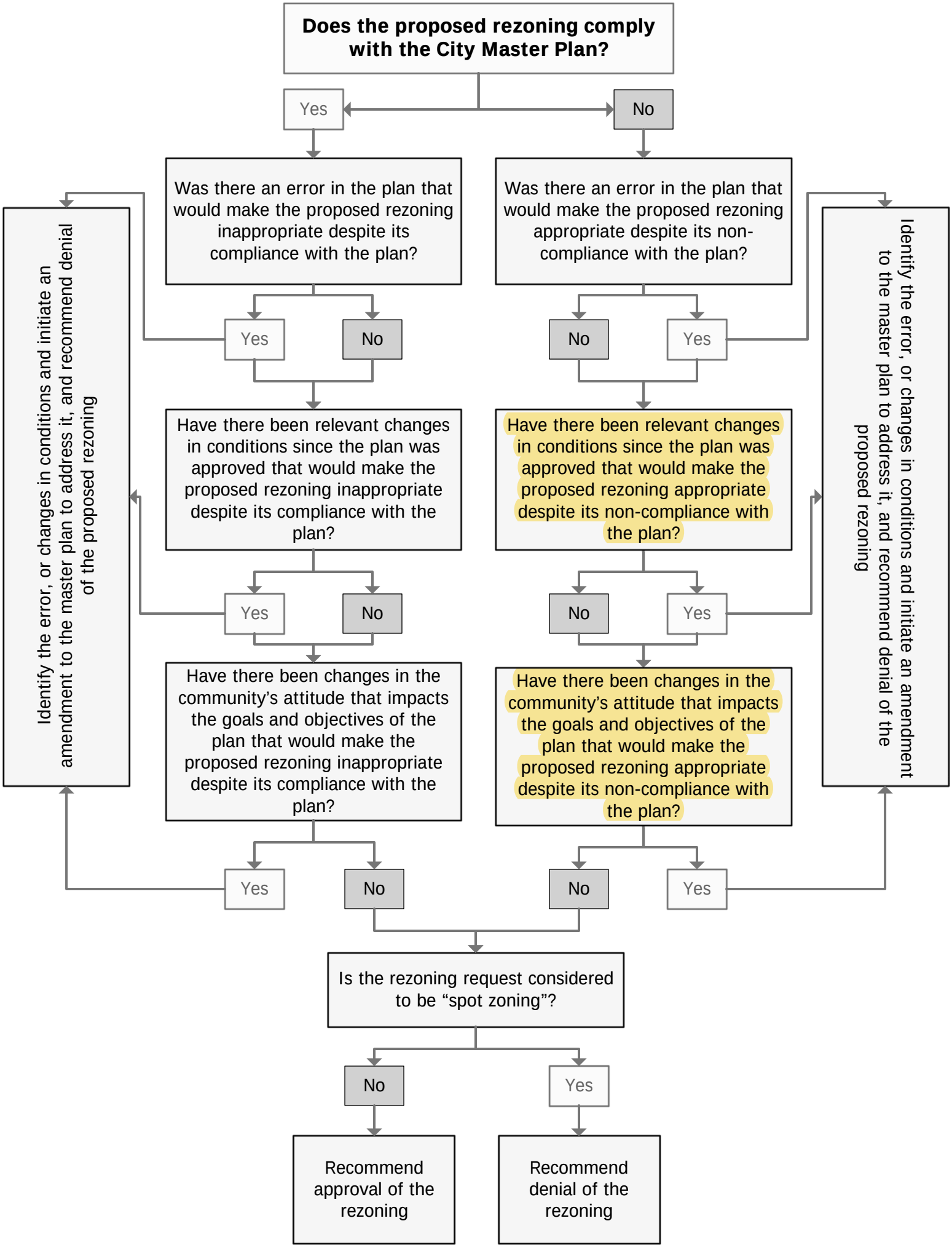
Willis Township - Proposed Rezoning A-1 to C-2

The application states that two existing barns and an old farmhouse on a ten acre parcel are to be razed and a shopping center constructed on the property. The C-1 District requires that shopping centers be reviewed as a special land use; the C-2 District allows shopping centers as a Permitted Use. The applicant is requesting the C-2 District. A variance may also be required for a side yard setback.



- The 10-year old Master Plan designates the property and the surrounding area for Residential use.
- No neighborhood opposition is apparent.
- The road which serves the property is a major arterial, but no public sewer or water is available.

WHAT ARE THE APPROPRIATE FACTORS TO CONSIDER?


Does the proposed rezoning comply with the City Master Plan?
Yes
No
Was there an error in the plan that would make the proposed rezoning inappropriate despite its compliance with the plan?
Was there an error in the plan that would make the proposed rezoning appropriate despite its non-compliance with the plan?
Yes
No
No
Yes
Identify the error, or changes in conditions and initiate an amendment to the master plan to address it, and recommend denial of the proposed rezoning
Identify the error, or changes in conditions and initiate an amendment to the master plan to address it, and recommend denial of the proposed rezoning
Have there been relevant changes in conditions since the plan was approved that would make the proposed rezoning inappropriate despite its compliance with the plan?
Have there been relevant changes in conditions since the plan was approved that would make the proposed rezoning appropriate despite its non-compliance with the plan?
Yes
No
No
Yes
Have there been changes in the community's attitude that impacts the goals and objectives of the plan that would make the proposed rezoning inappropriate despite its compliance with the plan?
Have there been changes in the community's attitude that impacts the goals and objectives of the plan that would make the proposed rezoning appropriate despite its non-compliance with the plan?
Yes
No
No
Yes
Is the rezoning request considered to be "spot zoning"?
No
Yes
Recommend approval of the rezoning
Recommend denial of the rezoning

CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: David Stensaas, City Planner and Zoning Administrator
DATE: September 2, 2022
SUBJECT: **04-SUP-09-22 – 955 Lakeshore Blvd. (PIN: 0370073)**

Staff has reviewed the Special Land Use permit for a Hotel Use to be located at 955 Lakeshore Boulevard.

Please see the attached Staff Report/Analysis for more specific information regarding the Special Land Use application, Site Plan Review application, and site plan.

RECOMMENDED ACTION:

The Planning Commission should review the Special Land Use application, Site Plan Review application and site plan, along with the support information provided in this packet, and determine whether or not the proposed Special Land Use is in compliance with the City of Marquette Land Development Code, more specifically, the Special Land Use Standards in Section 54.1403 and the Site Plan Review Standards in Section 54.1402.

In accordance with State Law, if the proposed Special Land Use meets all of the standards prescribed in the City Land Development Code, then it shall be approved. However, the Planning Commission may consider placing conditions on approval if it is deemed necessary to assure compliance with the above standards.

As always, it is highly recommended that any motion approving the Special Land Use include:

> *After holding a public hearing and review of the site plan set dated August 8, 2022, with supplemental documentation and the Staff Report/Analysis for 04-SUP-09-22, the Planning Commission (finds / does not find) that the request (meets / does not meet) the intent and requirements of the Land Development Code Special Land Use Standards in Section 54.1403 and the Site Plan Review Standards in Section 54.1402, and hereby (approves / denies) 04-SUP-09-22 (as presented / with the following conditions).*
>
> **Staff recommends the following conditions of approval:**
> - That an amended plan is submitted to meet staff comments.
> - That to protect the most vulnerable roadway users, the applicant/proprietors fund the completion of a mid-block crossing with curb ramps on Lakeshore Blvd., in a location south of the south driveway apron, determined by the City Engineer, and a concrete pathway connector to access the multi-use path in Shiras Park.
> - To ensure the aforementioned crosswalk and pathway extension improvements,

the applicant/proprietors shall deposit $40,000 with the City Clerk either cash, a certified check or surety bond, whichever the applicant elects, running to the City of Marquette. The City Treasurer shall rebate to the proprietors as the work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project.

- That before the issuance of a Zoning Compliance Permit that the applicant provides to the Zoning Administrator proof that the Michigan Dept. of Energy, Great Lakes and Environment (EGLE) has been contacted to determine what level of soil contamination studies and remediation will be required before construction begins.
- That any agreed-upon alterations to the design characteristics of the structures or site be stated in these conditions as requirements.

STAFF REPORT/ANALYSIS

Completed by Andrea Landers – Zoning Official and
David Stensaas – City Planner and Zoning Administrator

Case #: 04-SUP-09-22

Date: August 31, 2022

Project/Application: Special Land Use Permit for a Hotel use

Location: 955 Lakeshore Boulevard

Parcel ID: 0370073

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

Current Zoning: M-U – Mixed-Use

Surrounding Zoning:
North: PUD – Planned Unit Development
South: M-U – Mixed-Use
East: CR – Conservation and Recreation
West: M- Municipal & MDR – Medium Density Residential

Year Built: The property currently has an office building which was built in 1971. The previous warehouse building that was built in 1901 has been removed from the property.

Sales: The current owner bought the property on January 23, 2020.

Zoning District Standards (Staff Comments in Bold Text):

Section 54.311 M-U, Mixed-Use District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor	• Accessory Use, Non-Single Family Residential Lots • Bar • Bed and Breakfast • Bed and Breakfast Inn • Child or Day Care, Group Home • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Halfway House • Homeless Shelter • Hospital • Hospital Hospitality House • Hotel or Motel • Manufacturing, Light

• Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Medical Hospital Related Accessory Uses • Medical Hospital Related Office • Medical Hospital Related Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Retail Business, Indoor • Retail Sales, Outdoor Temporary • Service Establishment • Veterinary Clinic (Domestic Animals Only)	• Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Rooming House • School, Primary or Secondary • School, University • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service

As per the table on the previous page, Hotel is an allowable *special land use* in the M-U Zoning District.

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,800 *(C), (E)*	*Front Yard (ft.)*	0 *(E), (F), (G)*
Min. Lot Width (ft.)	40 *(D), (E)*	*Side Yard (one) (ft.)*	5 *(I), (L), (N)*
Max. Impervious Surface Coverage (%)	*(R or S)*	*Side Yard (total of 2) (ft.)*	13 *(I), (L), (N)*
Max. Building Height of Primary Building (ft.) (P)	44 *(N)*	*Rear Yard (ft.)*	20 *(J), (L), (N)*
Max. Building Height of Accessory Building	*(L)*		
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Relationship to the Land Development Code Standards Applicable to Specific Land Uses (Staff Comments in Bold Text):

There are no Article 6 Specific Use standards.

Article 9, Section 54.903

(6) Hotels and Motels	1 space per rental unit, plus 1 space per employee on peak shift. A hotel or motel may provide parking spaces and power hookups for recreational vehicles (RVs). The maximum number of spaces for RVs shall be ten (10) percent of the number of rental units/rooms.

Per the cover sheet the applicant is proposing 107 guest rooms, and will have 8 employees on peak shift. This would require a minimum of 115 parking spaces. The site plan cover sheet states proposed 117 spaces. Per the applicant's response to the Zoning General Comment, due to not being allowed more than 1 row of parking in the front yard, "*The site will be modified to show a single row of parking in the front yard as per Section 54.902.E.3. The balance of the parking to meet the required 115 spaces will be placed in the 'side yard' to the 'east' of the building".* The site plan also indicates 3,384 sq. ft. of parking lot landscaping.

Relationship to the Land Development Code *Special Land Use* Standards (Staff Comments in Bold Text):

Section 54.1403 Special Land Use Review

(B) *Standards of Special Land Use Review. In permitting a special land use, the Planning Commission shall make a finding that the special land use will be in compliance with the general purpose of the ordinance and the intent of the district in which it is located and will not be injurious to the spirit of this Ordinance and intent of the district, and will not be injurious to the neighborhood, or otherwise detrimental to the public health and welfare. A request for approval of a land use or activity shall be approved if the request is in compliance with the following standards, as well as other applicable City ordinances, and state and federal statutes:*

(1) *Intent of Zoning District. The intent of the Zoning District is met and the proposed use is in harmony with appropriate and orderly development of the district.*

The M-U district is intended to encourage and facilitate redevelopment by implementing the following mixed- use policies of the Master Plan:

1. **Locations. The M-U district will be located in many areas of the City, with each area unique based on the character of the area and the objectives of the Master Plan. Therefore, the M-U district may be located along strategic corridors or in a major or minor node, such as crucial neighborhood intersections (for example, corner stores in a residential neighborhood). The M-U district is the recommended zoning district in the following Future Land Uses of the 2015 Master Plan Future Land Use Map: Mixed Use and Neighborhood Commercial.**
2. **Mix Compatible Land Uses. The M-U district will include areas of the city that are appropriate for many types of residential uses and compatible non-residential uses, including a mix of compatible uses in the same building. Examples of mixed-use buildings include non-residential uses on the lower floors and residential uses on the upper floors.**
3. **Local Services. The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas.**

4. **Design. Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.**

There are two hotels currently in Mixed-Use districts – the Fairfield Inn at 808 S. Lakeshore Blvd. and the Birchmont Hotel at 2090 S. US-41; and one in the Third St. Corridor District (mixed-use) – Superior Stay at 1301 N. Third St.

(2) *Use of Adjacent Lands. The current use of adjacent lands and neighborhood are compatible with the proposed use.*

The surrounding area is presently comprised of a veterinary clinic, a bed & breakfast inn, public land (an adandoned rail corridor), single family and multiple family residential units that are both owner-occupied and rentals, and is across 2-lane Lakeshore Blvd. from a large city park.

(3) *Physical Appearance of Structures. The physical appearance of existing or proposed structures (location, height, bulk of building as well as construction materials) meets the standards of this Ordinance.*

The proposed hotel structure will have a maximum height of 44-ft., per Sheet A1.0.
Per the Cover Sheet, the building footprint will be 15,280 S.F. on a 110,560 S.F. lot, thus the ground coverage ratio is 0.14 or 14-percent.

(4) *Landscaping. The suitability of the proposed landscaping in providing ground cover, screening, and decoration on the site. See Article 10.*

Proposed landscaping is shown on Sheet L-1. Approximately 43,918 sq. ft. (1+ acre/~40 percent) of the site would be landscaped area. Please see applicant's response to Zoning comments regarding this sheet.

(5) *Operations of Use. The nature and intensity of operations involved in or conducted in connection with the proposed use is appropriate for the site and not in conflict with surrounding properties and uses.*

As this property has been a vacant lot since the former Iron Works building was demolished in 2016, any development on the property would create an increase of the "intensity of operations".

(6) *Time of Use, and Physical and Economic Relationship. The proposed or estimated time(s) of use and the physical and economic relationship of one type of use to another are not in conflict with each other or with surrounding properties and uses.*

Per the application, the hours of operation are daily/24 hours.

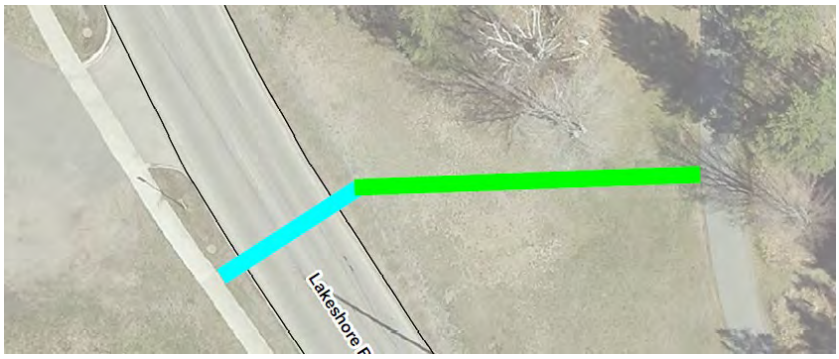
(7) *Number of Persons or Employees. The proposed or estimated assembly of persons or employees shall not be hazardous to the neighborhood or incongruous or conflict with normal traffic or activity in the vicinity.*

The assembly of people at this location, by the development of a hotel, would result in an increase of a variety of activities in the neighborhood. Whether or not it is incongruous or conflict with normal or expected traffic and activity is TBD by the Planning Commission. More information is provided in subsections below.

(8) *Vehicular and Pedestrian Circulation. Proposed or estimated vehicular and pedestrian traffic volumes and patterns, particularly of children, as well as vehicular turning movements do not negatively impact traffic flows, intersections, site distances, and safety.*

The consultant has provided forecasted vehicle trips to/from the hotel in their response to the Engineering comments. It is anticipated that vehicular volumes to/from the hotel would average 400 trips per day. Lakeshore Boulevard is classified as *Scenic Corridor,* therefore traffic volumes are considered to be moderate.

To protect pedestrians, staff recommends that a mid-block crossing be added south of the existing driveway to the property, as indicated below, with curb ramps and a concrete path extension to the multi-use path in Shiras Park. This location was evaluated by Engineering staff on the ground and it meets the site-distance requirements (250' visibility in each direction) at 35 mph, although the posted speed limit is 25 mph.



In 2014 a traffic study was done at locations throughout the city, and an excerpt of the study has been added to this report. In the report, the Level of Service (LOS) for the Fair Ave. and Crescent St. intersections on Lakeshore Blvd. were studied and reported as Level A (the best level of 6 levels A-F), and the forecast for the LOS in year 2030 with no changes to the operational characteristics of the road was also Level A. In addition, no changes were recommended for stop controls at these intersections. See p.6-10 of the Community Master Plan for more on LOS. Obviously, traffic is sometimes more in the C/D range. But 400 trips per day to this site would not significantly degrade to LOS/mobility, by increasing delay through the corridor, or at the closest intersections.

(9) *Physical Characteristics of the Site. The current and proposed physical characteristics of the site such as area, drainage, topography, open space, landscaping, and access to minor and/or major streets will meet the requirements of this Ordinance*

and all other City standards. The use and development shall consider the natural environment and help conserve natural resources.

Sheet AS1.0 indicates the existing trees and native plant to remain.

(10) *Public Services. Proposed or estimated demands upon public services such as electricity, sewer, water, police, and fire protection, schools and refuse disposal shall not be overly burdensome, based on the readily available information.*

Potential impacts have been evaluated and no problems are anticipated.

(11) *Environmental Factors. The type and amount of litter, waste, noise, dust, traffic, fumes, glare and vibration which may be generated by such use shall be minimized and/or properly mitigated.*

Careful management of the property will be necessary to avoid nuisance problems.

(12) *Site Area and Potential Future Expansion Areas. That the Planning Commission has determined that there is sufficient site area for the proposed use to prevent nuisances to neighboring uses, and that there is the potential for reasonable anticipated expansion of the use without nuisances to neighboring uses.*

Any future expansion would require an additional public hearing.

(13) *Additional Neighborhood Factors. Other factors shall be considered as necessary to maintain property values in the neighborhood and guarantee safety, light, air and privacy to the principal uses in the district.*

Careful management of the property will be necessary to avoid nuisance problems.

(14) *Master Plan. Conformance and harmony with the Master Plan.*

Please see Chapter 2 – Master Plan Recommendations. The recommendation for Regulating Land Use along Waterfront Roads on p.2-6 is applicable, as are some of the Built Environment recommendations in the Ch. 10 section (pp.2-6 and 2-7); and the Chapter 3 recommendations for land use and zoning (p.3-10 for Mixed-Use zoning districts. See the discussion of *Level of Service and Roadway Design and Capacity* on pp.6-10 and 6-11.

Relationship to *Site Plan Review* Standards (Staff Comments in Bold Text):

Per Section 54.1402 of the Land Development code:

(E) *Site Plan Review Standards. In addition to the development standards of this Ordinance as well as the underlying zoning district, each site plan shall be designed to ensure that:*

(1) *Public Health, Safety, and Welfare. The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.*

Proposal includes a new hotel structure, off-street parking lot, sidewalks, patio, landscaping, dumpster enclosure, lighting, and a new public pedestrian pathway.

(2) *Safe and Efficient Traffic Operations. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.*

The applicant is proposing sidewalks around the building in locations next to parking to direct pedestrians from the parking lot. They will need to revise the parking lot in the front yard area, due to M-U zoning. Please see the applicant's response to the Zoning Comments regarding this under General Comment #2.

(3) *Vehicular and Pedestrian Circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned street and pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping centers, and other uses which generate a considerable amount of pedestrian traffic.*

Per Sheet AS1.0, they are indicating a new public pedestrian pathway to connect to the City's pedestrian corridor and to the City sidewalk on Lakeshore Boulevard. They are also proposing sidewalks around the building in locations next to parking. See item 8 in the preceding section regarding a proposed crosswalk on Lakeshore Blvd. and a path extension to the paved path in Shiras Park.

(4) *Topography and Landscaping. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved*

and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding property.

Proposed landscaping is shown on Sheet L-1. Please see applicant's response to Zoning comments regarding this sheet. Approximately 43,918 sq. ft. (1+ acre/~40 percent) of the site would be landscaped area. Please see applicant's response to Zoning comments regarding this sheet.

(5) *Storm Water Management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.*

Please see applicant's response to Engineering Comments regarding storm water management.

(6) *Emergency Vehicle Access. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access as required by the Fire Department and Police Department.*

The Fire Department and Police Department do not have any comments in regard to vehicle access.

(7) *Outdoor Storage and Loading and Unloading Areas. All outside storage areas, including refuse storage stations, shall be screened from the view of the street and/or adjacent residentially zoned properties. All loading and unloading areas shall be reasonably screened for residentially zoned properties.*

The applicant is proposing a dumpster enclosure and per the applicant's response to zoning they will be adding the loading zone onto the site plan in the area of the dumpsters and the proposed landscaping will screen the area.

(8) *Lighting. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and bodies of water so that it does not impede the vision of traffic along adjacent streets or impair navigation on the waterway. Flashing or intermittent lights shall not be permitted.*

Per Sheet AS1.0, proposed they will have 6 single and 1 double light poles with a height of 16-ft, and a 70-degree LED cutoff.

(9) *Location of Building Entrances. For consistency in areas where adjoining properties face the street, the Planning Commission may require that primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*

The proposed structure's main building entrance is facing Lakeshore Boulevard.

(10) *Nuisances. No noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.*

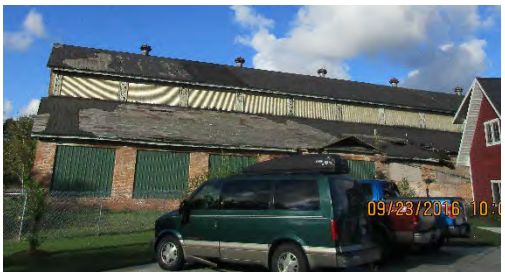
To be determined by the Planning Commission.

(11) *City of Marquette Engineering Design and Construction Standards. The site plan must comply with the City of Marquette Engineering Design and Construction Standards.*

This must be met.

Additional Comments

The site of this proposal is currently being used for office and equipment storage for a construction business. Prior to that there was a large industrial complex on the site, as shown below, with the buildings deteriorating until they were made to be removed due to being a public safety hazard. The buildings were demolished in the fall of 2017.



Attachments:

- Special Use Permit application
- Site Plan review application
- PD and Fire staff comments
- Applicant's response to DPW, Engineering, and Zoning comments
- Area Map
- Block Map
- Photos
- Site Plan
- Excerpt of 2014 City-wide Traffic Study
- Correspondence

Mail to:
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

CITY OF MARQUETTE
SPECIAL LAND USE PERMIT APPLICATION

CITY STAFF USE

Parcel ID #: 0370073 File #: 04-SUP-09-22

Receipt/Inv #: 401538 Check #: 10058 Received by and date: AM 8-9-22

- **Article 6 Use Requirements Narrative Submitted**: Y / (N) (not applicable-no requirements)
- **SPR application submitted** (Y) / N (not applicable 1-2 family residential) **Number of Site Plans Submitted**: 5

Application Deadline (including all support material): 8-9-22 Notice Date: 8-9-22 Hearing Date: 9-6-22

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE SITE PLAN REVIEW REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

☐ 1 or 2 Family Residential Units; Group Day Care	$600
☑ Commercial and Multi-family Residential (w/ CDRT review)	$2,040
☐ Commercial and Multi-family Residential (w/out CDRT review)	$910

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Planning Commission page for filing deadline and meeting schedule
Excerpts from the City Land Development Code

- Section 54.1402 Site Plan Review
- Section 54.1403 Special Land Use Review
- Article 6 Standards Applicable to Specific Land Uses

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Derek Parker
Address: 349 McMaster Rd
City, State, Zip: Marquette, MI 49855
Phone #: 906-202-0123
Email: parkerandsonsproperties@gmail.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNER'S REPRESENTATIVE

Name: NJA Management Group LLC
Address: 645 Hulet Dr. STE 200
City, State, Zip: Bloomfield Hill, MI 48302
Phone #: 248-481-7675
Email: andy@njamanagement.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Special Land Use Permit. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PROPERTY INFORMATION

Property Address: 955 N. Lakeshore Blvd.	**Property Identification Number:** 0370073
Size of property (frontage / depth / sq. ft. or acres): 243'-4"/602'-6"/110,560 s.f., 2.54A	
Zoning District: M-U	**Current Land Use:** Vacant / Office Structure

Surrounding Zoning Districts:

- **North -** P.U.D.
- **East -** CR
- **South -** M-U
- **West -** MDR

Surrounding Land Use:

- **North -** Multi-Family Residential
- **East -** Commercial: Lodging,Conservation and Recreation
- **South -** Commercial (Veterinarian)
- **West -** Residential

SPECIAL LAND USE REQUESTED

- **Attach a separate sheet to indicate how you meet Article 6 requirements for the proposed use (if applicable).**
- **A site plan review (SPR) application and the required sealed site plan sets must be submitted with the application (See Section 54.1402 Site Plan Review of the LDC) Note: One and two-family residential uses are exempt from SPR.**

Proposed Special Land Use:

The project will be a 107 extended stay guest suites hotel.

Description of physical changes that will be made to the property/structure:

The vacant former foundry property will be used for a new 4 story hotel building with related site improvements.

Hours of Operation:

Daily/ 24 hours

Any other pertinent information:

The pattern of hotel use sees the highest activity levels in the morning and late afternoon. The evening and overnight hours are quiet.

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the Special Land Use Permit indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested Special Land Use Permit would not violate any deed restrictions attached the property involved in the request.
4. I have read Article 6 of the Land Development Code and understand the necessary conditions that must be completed; and I have read Section 54.1402 Special Land Use Review and understand the consideration that will be given in making a decision on this petition.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself an approval of the Special Land Use Permit but only an application for a Special Land Use permit and is valid only with procurement of applicable approvals.
8. I understand if my Special Land Use Permit is approved that the permit **can be revoked at any time if the required conditions are not being met.**
9. I authorize City Staff and the Planning Commission members to inspect the site.

Property Owner Signature: _____ Date: 8.9.22

BARRY J POLZIN ARCHITECTS

101 N. LAKESHORE BLVD. • MARQUETTE, MICHIGAN 49855
906-226-8661 • FAX 906-226-8667
bpolzin@bjparchitects.com

STANDARDS OF SPECIAL LAND USE REVIEW

1. **Intent of Zoning District.** The intent of the Zoning District is met and the proposed use is in harmony with appropriate and orderly development of the district. This proposed hotel meets the M-U districts intent to facilitate re-development of this former industrial site. The site is located along a strategic corridor. The extended stay hotel use is a form of residential use and is compatible with the adjacent multi-family and lodging uses. The proposed hotel is comparable in size and form to the adjacent multi-story buildings. It is located on the site to minimize its visual impact. The existing pedestrian use of the area will not be compromised. This development will enhance the areas pathway network by providing a dedicated connection between the former rail ROW trail and the popular waterfront non-motorized path and the city beach.

2. **Use of Adjacent Lands.** The current use of adjacent lands and neighborhood are compatible with the proposed use. The proposed hotel use is compatible with the current adjacent land uses of lodging, business, and multi-family. The site is separated from the residential area to the west by a municipal land and a existing heavy buffer of trees.

3. **Physical Appearance of Structures.** The physical appearance of existing or proposed structures (location, height, bulk of building as well as construction materials) meets the standards of this Ordinance. The physical appearance of the proposed structure is in compliance with the L.D.C. location, height and bulk requirements. The building is placed to minimize its impact on the surrounding properties. The exterior material of stone and wood composite siding is in compliance and are compatible with the surrounding properties.

4. **Landscaping.** The suitability of the proposed landscaping in providing ground cover, screening, and decoration on the site. See Article 10. The proposed landscaping meets the requirements of the LDC and will provide ground cover, screening, and decoration on the site. Existing trees and vegetation along Lakeshore Boulevard will be preserved. An Arborvitae hedge will line the East and North property lines, to provide a buffer between the new parking and the adjoining condominium and lodging property.

5. **Operations of Use.** The nature and intensity of operations involved in or conducted in connection with the proposed use is appropriate for the site and not in conflict with surrounding properties and uses. This extended stay hotel is a form of residential use. Unlike a traditional hotel these suites are intended for longer term guests. The typical guest stay can range from 7 days to 3-4 months. Another typical user of extended stay hotel is a regular repeating guest, that comes and stays for a few days on a weekly or monthly basis. These types of guest treat the place as their home. This makes this property appropriately compatible with the surrounding residential uses.

6. **Time of Use, and Physical and Economic Relationship.** The proposed or estimated time(s) of use and the physical and economic relationship of one type of use to another are not in conflict with each other or with surrounding properties and uses. By it's nature a hotel is used primarily from late afternoon/early evening till early/mid morning. The primary use by guests is relaxation and sleep. This extended stay even more so. The property does not include a public restaurant or bar so evening use is limited to the above. The recreational components (pool and fitness) are located indoors. This pattern of time of use is consistent with the surrounding properties and uses.

7. **Number of Persons or Employees.** The proposed or estimated assembly of persons or employees shall not be hazardous to the neighborhood or incongruous or conflict with normal traffic or activity in the vicinity. The typical pattern of guests arriving, or departing is spread over several hours. The amount of traffic is also reduced by the extended stay nature of the property. The limited staff also will not have an impact on normal traffic or activity in the vicinity.

8. **Vehicular and Pedestrian Circulation.** Proposed or estimated vehicular and pedestrian traffic volumes and patterns, particularly of children, as well as vehicular turning movements do not negatively impact traffic flows, intersections, site distances, and safety. The operation of this extended stay hotel will not negatively impact vehicular or pedestrian traffic flow. The design of the site and access to it are located to allow for good site lines and safe distances. The predominate pedestrian/ non motorized activities are safely separated across Lakeshore Blvd.

9. **Physical Characteristics of the Site.** The current and proposed physical characteristics of the site such as area, drainage, topography, open space, landscaping, and access to minor and/or major streets will meet the requirements of this Ordinance and all other City standards. The use and development shall consider the natural environment and help conserve natural resources. The proposed physical characteristics of the site will meet all of the requirements of this ordinance and city standards. It also will preserve a portion of the natural environment. The re-use of this former contaminated industrial site will be rendering the site safe and will not be using some other more natural site. The existing topography, drainage patterns and access work very well with the hotel layout. The single building is placed back from the public street space and a minimum of 90' from the adjacent structures, allowing for great open spaces.

10. **Public Services.** Proposed or estimated demands upon public services such as electricity, sewer, water, police, and fire protection, schools and refuse disposal shall not be overly burdensome, based on the readily available information. The existing public services are completely adequate to serve the property.

11. **Environmental Factors.** The type and amount of litter, waste, noise, dust, traffic, fumes, glare and vibration which may be generated by such use shall be minimized and/or properly mitigated. The home2 Suites by Hilton will be operate and managed to Hilton Standards which specifically call for environmental protective operations. This includes quiet enjoyment, minimizing waste and recycling, and keeping a clean and tidy site and building. Fumes, glare and vibrations will not be generated.

12. **Site Area and Potential Future Expansion Areas.** That the Planning Commission has determined that there is sufficient site area for the proposed use to prevent nuisances to neighboring uses, and that there is the potential for reasonable anticipated expansion of the use without nuisances to neighboring uses. The site area is adequate and the design of the site layout minimize the impact on the community. An expansion of the property is not projected or desired.

13. **Additional Neighborhood Factors.** Other factors shall be considered as necessary to maintain property values in the neighborhood and guarantee safety, light, air and privacy to the principal uses in the district. The development of this extended stay hotel will enhance property values of the neighborhood. The re-use of the current contaminated former industrial site will remove the current stain on the area. The existing chain link will be removed after construction. The areas safety will improve. The site design and layout allow for open spaces all around so as to not impact the amount of light and air flow to the adjacent properties. The site access and configuration maintain privacy for the adjacent condominiums and lodging as well.

14. **Master Plan.** Conformance and harmony with the Master Plan. This location for this type of extended stay hotel adds a new housing option for Marquette. It enhances the Marquette waterfront corridor by reusing a former industrial site. It offers visitors and prospective residents an opportunity to experience and appreciate this portion of Marquette's waterfront. The master plan looks to enhance the economic health of the community. Recent city budgetary issues bring home the need for private investment in Marquette to increase the tax base. A highly reputable extended stay hotel will do just that.

Mail to:
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

CITY OF MARQUETTE
SITE PLAN REVIEW APPLICATION

CITY STAFF USE

Parcel ID #: 0370073 inc w/04-SUB-09-22 File #: 08-SPR-08-22

Receipt/Inv #: _____ Check #: _____ Received by and date: _____

Site Plan (5 copies) Submitted: (Y)/N If applicable - Hearing Date: 9-6-22 Notice Date: due by 8-19-22

Application complete (checklist, etc) (Y) / N

Does the site plan meet the required items: (Y) / N

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE SITE PLAN REVIEW REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

Businesses may need to be made accessible to the public and employees per the Americans with Disabilities Act and State Construction Code.

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

Commercial, Industrial, Residential with 3 or more units, and Final PUD Site Plan (includes zoning compliance fee)

☐ Sketch Plan	$845
☐ Preliminary SPR	$2,235
☑ Administrative Review (CDRT review)	$1,940
☐ Administrative Review (Non-CDRT review)	$500
☐ Planning Commission Review	$2,235

Revised Site Plan (Developer Initiated)

☐ Administrative Review (CDRT)	$1,610
☐ Planning Commission Review	$1,610
☐ Administrative Review (Non-CDRT review)	$500

Site Condominium

☐ Site Condominium Review	$1,895
☐ Revised (Developer Initiated)	$795

Plats/Subdivision

☐ Preliminary	$2,135
☐ Final	$1,895
☐ Revised	$795

☑ Site Plan Review fee is included in the Special Land Use Permit or Planned Unit Development application fees

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Planning Commission page for filing deadline and meeting schedule
Excerpts from the City Land Development Code

- Section 54.1402 Site Plan Review (this is attached to the application).
- Section 54.1401 Zoning Permits and Zoning Compliance Review.
- If you are applying for a Site Condominium/Plat/Subdivision, please review Article 5.

STORMWATER

Will you be managing stormwater and applying for a stormwater utility fee reduction? ☑ Yes ☐ No
If yes, please refer to the Stormwater Utility Fee Reduction Application on the City website at www.marquettemi.gov under the Engineering applications.

PRE-APPLICATION CONFERENCE

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APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Derek Parker
Address: 349 McMaster Rd
City, State, Zip: Marquette, MI 49855
Phone #: 906-202-0123
Email: parkerandsonsproperties@gmail.com

APPLICANT/OWNER'S REPRESENTATIVE

Name: NJA Management Group LLC
Address: 645 Hulet Dr. STE 200
City, State, Zip: Bloomfield Hill, MI 48302
Phone #: 248-481-7675
Email: andy@njamanagement.com

ARCHITECT

Name: Barry J. Polzin
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Email: bpolzin@bjparchitects.com

ENGINEER

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Phone #: 906-250-5729
Email: bsavo2000@yahoo.com

SURVEYOR

Name: Van Neste Surveying
Address: 1402 Kimber Ave
City, State, Zip: Marquette, MI 498555
Phone #: 906-226-6241
Email:

PROPERTY INFORMATION

Property Address: 955 N. Lakeshore Blvd.	**Property Identification Number:** 0370073
Size of property (frontage / depth / sq. ft. or acres): 243'-4"/602'-6"/110,560 s.f., 2.54A	
Zoning District: M-U	**Current Land Use:** Vacant / Office Structure

Surrounding Zoning Districts:

- **North -** P.U.D.
- **East -** CR
- **South -** M-U
- **West -** MDR

Surrounding Land Use:

- **North -** Multi-family Residential
- **East -** Commercial: Lodging, Conservation and Recreation
- **South -** Commercial Veterinarian
- **West -** Residential

DESCRIPTION OF PROJECT

Proposed use(s): The development will be a 107 extended stay suites hotel.

Proposed structures (including stairs) and dimensions, building style, and materials:

A single 4 story 63'x220' structure will be constructed on the open portion of the site. The style blends the brand requirements with the adjacent developments.

Proposed site improvements:

Parking and landscaping will fill out the remainder of the site except for an area along Lakeshore Blvd. which will be preserved.

Proposed phases and timelines for work:

The project will be constructed in a single phase.

Ultimate ownership: The hotel will be owned and operated by NJA Management Group, LLC.

SIGNATURE

I hereby certify the following:

1. I desire to apply for a site plan review indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
2. The request would not violate any deed restrictions attached the property involved in the request.
3. I have read the attached Site Plan Review section of the Land Development Code and understand the necessary requirements that must be completed.
4. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
5. 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.
6. I acknowledge that no work can commence until the review process has been completed (includes clearing and earthwork).

Applicant Signature: _____ Date: 8/9/22

1. I am the legal owner of the property for which this application is being submitted.
2. I authorize City Staff and the Planning Commission members to inspect the site.
3. If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf.

Property Owner Signature: _____ Date: 8-9-22

Project Name: Home2 Marquette File #: 08-SPR-08-22

Parcel #: 0370073

PLEASE VERIFY THAT YOU HAVE ADDRESSED ALL THE ITEMS ON THIS LIST IN YOUR SITE PLAN. IF THERE IS NOTHING SHOWN ON THE SITE PLAN PLEASE INCLUDE A STATEMENT AS TO WHY IT HAS NOT BEEN SHOWN, OR MARK IT "NOT APPLICABLE". FAILURE TO ADDRESS THESE ITEMS WILL DELAY APPROVAL. SITE PLAN REVIEW WILL NOT BE SCHEDULED UNTIL COMPLETE PLANS ARE SUBMITTED.

	Site Plan Information Required (See Figure 52 in LDC)	APPLICANT	
		Location in site plan	N/A attach reason
1	The applicant's name.	Cover	
2	Name of the development.	Cover	
3	The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.	Cover	
4	Small scale location sketch of sufficient size and scale. (**SKETCH PLAN ONLY**)		n/a
5	A survey of the property, sealed by a surveyor licensed in the State of Michigan.	Cover	
6	Date of preparation and any revisions.	Cover	
7	North arrow.	Cover	
8	Complete and current legal description and size of property in acres.	Cover	
9	Property lines and dimensions drawn to scale.	Cover/AS1.0	
10	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.	Cover	
11	Lot lines and all structures on the property and within 100 feet of the site's property lines.	Cover	
12	Locations of all significant natural features – streams, wetlands and floodplains (see Section 54.805), steep slopes (see Section 54.806), woodlands and protected trees (see Section 54.807).	Cover	
13	Boundary of any Riparian Overlay Districts, per *Section 54.320(E).* Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*		n/a
14	Any existing private or public easements	Cover	
15	Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.	Cover	
16	Locations of existing utilities.	C1.0	
17	Existing topography at a minimum of two (2) foot contour intervals.	C2.0	
18	Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See *Article 3*, *Article 4*, and *Article 7*.	All Dwgs	
19	Floor area and ground coverage ratios. See *Article 3* and *Article 4*.	Cover	
20	Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. **(Preliminary Site Plan submittal only)**		n/a
21	Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	C2.0	
22	Boundary of any Riparian Overlay Districts, per *Section 54.320(E).* Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*		n/a

		APPLICANT	
		Location in site plan	N/A attach reason
23	Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.	AS1.0/AS1.1	
24	Location and dimensions of parking spaces. See *Article 9*.	AS1.0	
25	General landscaping design concept acceptable to the Zoning Administrator. **(SKETCH PLAN ONLY)**		n/a
26	A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See *Article 10*	L1.0	
27	Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.	AS1.0	
28	The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See *Article 11*.		n/a
29	Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per *Section 54.803*. Any proposed public or private easements.	C3.0	
30	Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.	AS1.0	
31	If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.		n/a
32	General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See *Section 54.907*. **(SKETCH PLAN ONLY)**		n/a
33	Street horizontal and vertical dimensions, including curve radii.		n/a
34	Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.	Cover	
35	Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	AS1.0	
36	Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.	Cover	
37	Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	Cover/AS1.0	
38	Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	AS1.0	C1.0
39	Written verification of access easements or agreements, if applicable.	Cover	

	ENGINEERING DEPT	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
	Please refer to the Engineering Department General Guidelines and Standards for Street and Utility Design: https://marquettemi.gov/wp-content/uploads/2018/07/Design-and-Construction-Standards-Rev.-5-4-16.pdf			
	Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☐ No If yes, please refer to the Stormwater Utility Fee Reduction Application: https://marquettemi.gov/wp-content/uploads/2017/07/stormwater_utility_fee_reduction_application.pdf			
40	Include under general statements: "All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"	C3.0		
41	Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	C3.0		
42	Vehicle maneuvering lane size	AS1.0/C2.0		
43	Pavement width/type	C2.0		
44	Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	L1.0		
45	Storm sewer in right-of-way shall be reinforced concrete		n/a	
46	Sumps in catch basins?		n/a	
47	Plans to be stamped, dated and signed by a professional engineer	C1.0/C2.0/C3.0		
48	Is the downstream storm sewer capacity adequate?	C2.0		
49	Verify that storm water runoff volume or velocity is not increased onto adjacent properties	C3.0		
50	Does any earthwork disturb adjacent properties?		n/a	
51	Wetland concerns/proper permits obtained?		n/a	
52	Traffic impact minimal to existing conditions (stacking, etc.)?	AS1.0		
53	Vehicular and non-motorized circulation	AS1.0/C2.0		
54	Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	C3.0		
55	Is there a hydrant at the end of any proposed dead end water main?		n/a	
56	Size and material type of proposed and existing utilities shown?	C2.0/C3.0		
57	Street horizontal and vertical dimensions, radii		n/a	
58	Width and materials for non-motorized paths	AS1.0/C2.0		
59	Dimension of access points including distance from adjacent driveways or intersecting streets	Cover		
60	Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance		n/a	

		APPLICANT		DEPARTMENT
	PUBLIC WORKS DEPT.	Location in site plan	N/A attach reason	Approved / Waived
61	Delineate & dimension all public or private easements	AS1.0		
62	Show public utility main locations & sizes within 100 feet of property boundary	C2.0/C3.0		
63	Extension or re-routing of public utility systems required		n/a	
64	Capacity and condition concerns of existing utility lines to serve the project	C2.0/C3.0		
65	Abandonment of existing utility lines associated with the project		n/a	
66	Location of existing and proposed utility services (with sizes), including storm water to be shown	C2.0/C3.0		
67	Utility metering requirements of the project	C2.0		
68	Backflow and cross connection requirements applicable to the project including any proposed irrigation systems	L1.0		
69	Sanitary waste pretreatment requirements		n/a	
70	Adequate snow storage provided on the property, without clear vision or utility obstructions	AS1.0		
71	Provisions to collect drainage from snow storage areas collected on property	C2.0/ C3.0		
72	Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)	AS1.0		
73	Additions or changes to public signing or traffic control required or recommended		n/a	
74	Additions to existing public sidewalks, or plowed routes, required or recommended		n/a	
75	Impact of project on public snow removal/storage		n/a	
76	Effect on plowing or ice control priorities		n/a	
77	New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements		n/a	
78	Adequate, proper, and accessible on-site waste storage	AS1.0		
79	Adequate clearances and clear vision maintained for maintenance and sanitation equipment	AS1.0		
80	Removal, trimming, or planting of public trees required		n/a	
81	Maintenance-friendly design for any portions of the project to become public property		n/a	
82	Storage of hazardous materials associated with the project near public utilities		n/a	
83	Blasting near public utilities associated with the project		n/a	

	FIRE DEPARTMENT DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
84	Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code	Cover		
85	Proper water supply for fire suppression including fire hydrants and water mains	C2.0		
86	Safe outlets for flushing fire hydrants	C2.0		
87	Easements to test hydrants	C2.0		
88	Water supply meets NFPA standards	C2.0		
89	Fire Apparatus Access	AS1.0		
90	Surface Construction	C2.0/C3.0		
91	Ability to support fire trucks	C2.0/C3.0		
92	Fire truck angle of approach	AS1.0		
93	Outside turning radius	AS1.0/C2.0		
94	Grade of drive or road ok	C2.0/C3.0		
95	Overhead clearance adequate	AS1.0		
96	Driveways and access roads meet NFPA standards	C2.0		

	POLICE DEPARTMENT DEPT.			
97	Cross reference with accident data at nearest intersection(s)			

	ANY ADDITIONAL INFO			
98	Any additional info necessary to establish compliance with City Ordinances, State, or Federal Laws			

BARRY J POLZIN ARCHITECTS

101 N. LAKESHORE BLVD. • MARQUETTE, MICHIGAN 49855
906-226-8661 • FAX 906-226-8667
bpolzin@bjparchitects.com

Planning

4. Small scale location sketch of sufficient size and scale. (Sketch plan only).
   This submission is not a sketch plan.
13. Boundary of any Riparian Overlay Districts, per Section 54.320(E). Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steel slopes (>12 percent), per Section 54.906.
   There are not streams and/or steep slopes, wetlands or surface water bodies impacted by the proposed development.
20. Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. (Preliminary Site Plan submittal only).
   This is not a Preliminary Site Plan submittal.
22. Boundary of any Riparian Overlay Districts, per Section 54.320(E). Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steel slopes (>12 percent), per Section 54.906.
   There are not streams and/or steep slopes, wetlands or surface water bodies impacted by the proposed development.
25. General landscaping design concept acceptable to Zoning Administrator. (Sketch plan only).
   This submission is not a sketch plan.
28. The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction.
   Signs are shown for illustration purposes. Actual signs will be submitted under separate permit application.
31. If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.
   The project is not proposed as a Phased Project.
32. General site circulation and access including: indication of street right-or-way and pavement widths; access points; and locations of pedestrian paths. (Sketch plan only).
   This submission is not a sketch plan.

33. Street horizontal and vertical dimensions, including curve radii.
No new streets are proposed.

Engineering

45. Storm sewer in right-of-way shall be reinforced concrete.
No new storm sewers in right-or-way are proposed.
46. Sumps in catch basins?
No new catch basins are proposed.
50. Does any earthwork disturb adjacent properties?
Earthwork does not disturb adjacent properties.
51. Wetland concerns/proper permits obtained?
No wetland concerns or permits to obtain.
55. Is there a hydrant at the end of any proposed dead end water main?
No new watermain proposed.
57. Street horizontal and vertical dimensions, radii
No new streets are proposed.
60. Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance
No new utilities proposed to be accepted into the City of Marquette utility system.

Public Works

63. Extension or re-routing of public utility systems required
No extensions or re-routing of public utility systems required.
65. Abandonment of existing utility lines associated with the project.
No existing utility lines to be abandoned.
69. Sanitary waste pretreatment requirements
No pretreatment required.
73. Additions or changes to public signing or traffic control required or recommended
No additions or changes to public signing or traffic control required.
74. Additions to existing public sidewalks, or plowed routes, required or recommended
No additions to existing public sidewalks or plowed routes.
75. Impact of project on public snow removal/storage
The project does not impact public snow removal/storage.
76. Effect on plowing or ice control priorities
The project does not effect plowing or ice control priorities.
77. New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements
No new signs, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements..

80. Removal, trimming, or planting of public trees required
No removal, trimming, or planting of public trees.
81. Maintenance-friendly design for any portions of the project to become public property
No portions of the project to become public property.
82. Storage of hazardous materials associated with the project near public utilities
No hazardous materials associated with the project to be stored near public utilities.
83. Blasting near public utilities associated with the project.
No blasting near public utilities.

CITY OF MARQUETTE
POLICE DEPARTMENT
300 W. BARAGA AVE.
MARQUETTE, MI 49855
(906) 228-0400
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: James Finkbeiner, Road Patrol Captain
DATE: August 15, 2022
SUBJECT: **Review of 04-SUP-09-22. Parcel ID # 0370073 955 North Lakeshore Boulevard**

I have reviewed the plans and have no comments at this time.

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department

CITY OF MARQUETTE
Fire Department
418 S. Third St.
MARQUETTE, MI 49855
(906) 225-8941
jfossitt@marquettemi.gov

MEMORANDUM

TO: Andrea Landers
FROM: Jeff Fossitt
DATE: 8-15-22
SUBJECT: 04-SUP-09-22 **Parcel ID:** 0370073
955 N. Lakeshore Blvd.

FIRE DEPARTMENT COMMENTS: NO COMMENTS

Jeff Fossitt
Fire Marshal
Marquette Fire Department

Applicant's Response to DPW Comments

RE: 04-SUP-09-22 & 08-SPR-08-22: 955 Lakeshore Blvd

Scott Cambensy <scambensy@marquettemi.gov>
Wed 8/17/2022 5:54 PM
To: Andrea Landers <alanders@marquettemi.gov>

Andrea,

The sewer supervisor and water supervisor will need to be part of the whole process for the utility connection including the decision-making process when the utilities are field verified. They can discuss location of shut off valves and cleanouts at that time. Public Works doesn't have any additional comments at this time.

Scott

Applicant Response to the above DPW comments:

We agree that the sewer and water supervisors need to be included during the whole process of utility connections, valve locations, cleanouts, etc. during the design process once the existing utilities have been field verified.

SITE PLAN REVIEW COMMITTEE
Site Plan Review
CITY OF MARQUETTE
300 W. Baraga
Marquette, MI 49855

Date: August 23, 2022 **Location:** 955 Lakeshore Boulevard

Submittal Documents:
Plan Title: Home 2 Suites by Hilton
Submitted by: NJA Management Group LLC
Plans Stamped: August 8th, 2022

The following are the plan review comments from the Engineering Department for the documents identified above.

1. Developer will be responsible for restoration of any site improvements within City utility easements. The easement must be amended to reflect this.
   Response: Site will be completely improved within site easements; Easements will be adjusted to as needed to provide City with Access to utilities.
2. Storm water calculations, meeting zoning requirements, that show the rate of runoff is not increased, must be submitted prior to approval.
   Response: Storm water calculations will be provided to show how increased runoff is detained and will require engineering approval prior to work.
3. PVC storm sewer pipe within the right of way must be schedule 40.
   Response: All PVC storm pipe in City right-of-way will be schedule 40.
4. Please provide the trip generation volumes for the proposed development. Based on these volumes some level of Traffic Impact Study will likely be required.
   Based on a 107 Room Extended Stay Hotel
   Daily ADT 107 x 3.65 = 390 (round to 400 ADT/trips)
   Am Peak 107 x 0.22 = 23.5 (round to 25 peak/hr)
   Pm Peak 107 x 0.29 = 31.03 (round to 32 peak/hr)
   Based on these number a TIS Impact Memorandum may be required. We will meet and discuss with Engineer prior to final design. Based on your recent study Neighboring Intersections current and in 2030 operate at the following level of Service:

	Current ADT	*Am*	*Mid*	*PM*	*2030 ADT*	*Am*	*Mid*	*Pm*
Fair	*3600*	*A*	*A*	*A*	*3600*	*A*	*A*	*A*
Hewitt	*1100*	*A*	*A*	*A*	*4000*	*A*	*A*	*A*

Respectfully Submitted,

Engineering Department

Applicant's Response to Zoning Comments in red below

CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Barry Polzin Architects
FROM: Andrea Landers, Zoning Official
DATE: August 12, 2022
SUBJECT: **Review of 04-SUP-09-22 & 08-SPR-08-22- 955 Lakeshore Blvd. (PIN: 0370073)**

After review of the plans, zoning staff has the following comments:

General Comment

1. Per Section 54.906 of the Land Development Code (LDC), "On the same site with every building or structure, except single- and two-family dwelling units in the LDR or MDR zoning district, there must be provided and maintained a minimum of one (1) space for standing, loading, and unloading of delivery vehicles in order to prevent interference with public use of a dedicated right-of-way".
    a. Please provide your loading zone location and how it will be identified on the site, on one of the sheets, and if it is not screened, please provide how you will do that.

    The loading zone will be added to the site in the area of the dumpsters. The proposed landscaping will screen the area.

2. Per Section 54.902 of the LDC, "(E) Parking Standards Applicable to Specific Zoning Districts.(3) M-U District. In the M-U District, parking in the front yard is prohibited except that a single row of parking (perpendicular, angled, or parallel) may be located in the front yard, provided the landscaping requirements are met for street trees (Section 54.1003(A)), frontage landscaping (Section 54.1003(B)), and parking lot landscaping (Section 54.1003(C)). The depth of the parking spaces and width of the aisle shall not be larger than the minimum dimensional requirements of Figure 45 and Figure 46. The required off-street parking shall be located on the same site as the use to which it pertains unless off-site parking is approved pursuant to also Section 54.902(E)(5).
    a. Please revise all sheets that are affected and provide the required 115 parking spaces but with only a single row of parking in the front yard.
    The site will be modified to show a single row of parking in the front yard as per Section 54.902.E.3. The balance of the parking to meet the required 115 spaces will be placed in the 'side yard' to the 'east' of the building.

Cover Sheet

1. Please add the following required information - current land use of all of the abutting properties.
    Current land uses for the abutting properties will be added.

Sheet AS1.0

1. Please provide text stating the dumpster enclosure gate materials for both gates. Per the LDC, “Enclosure gates must be constructed of solid metal or steel-reinforced wood or vinyl composite material. If wood is used, it must be pressure treated or wolmanized”.
   The dumpster enclosure gates will consist of steel frames overlaid with treated wood.

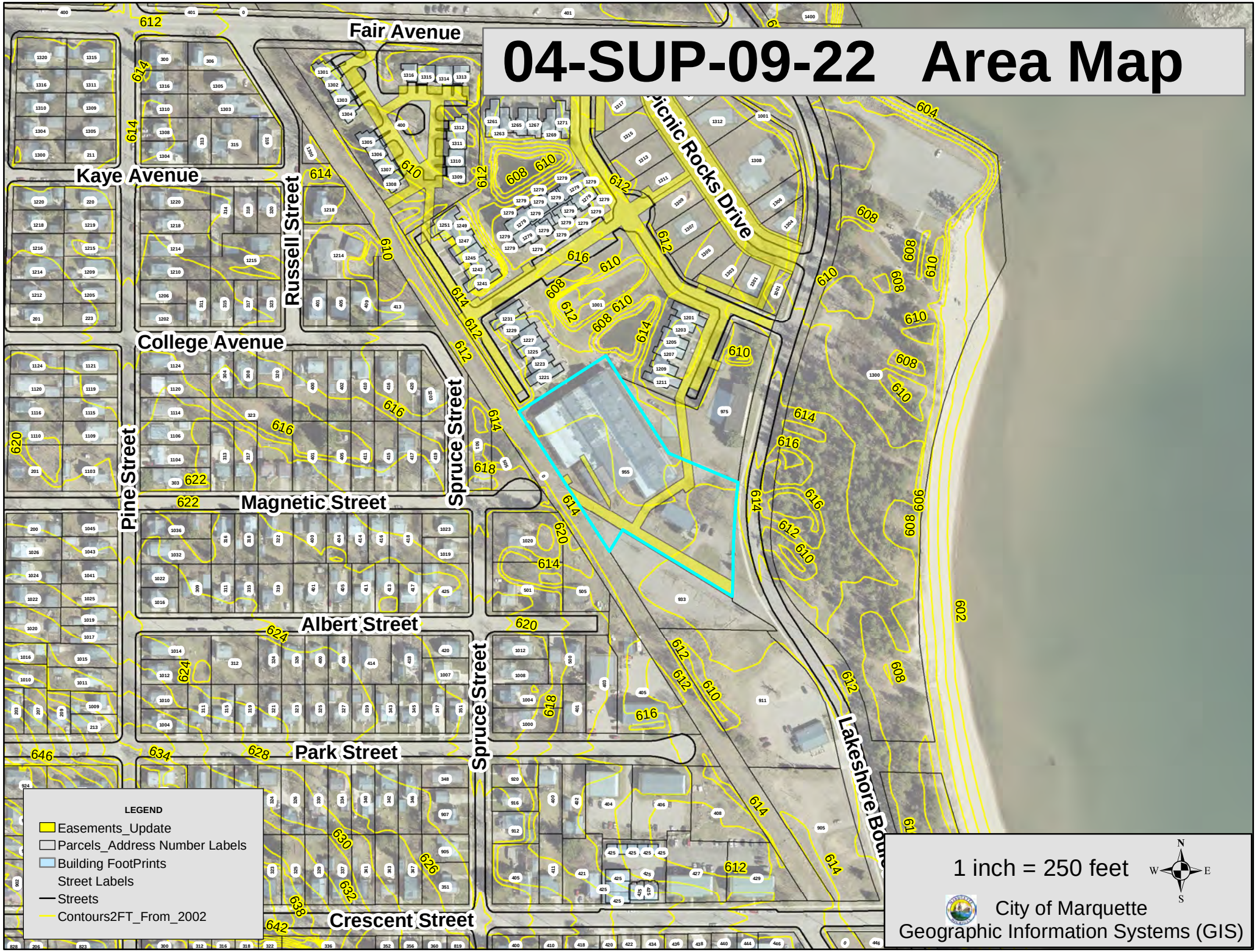
Sheet L1.0

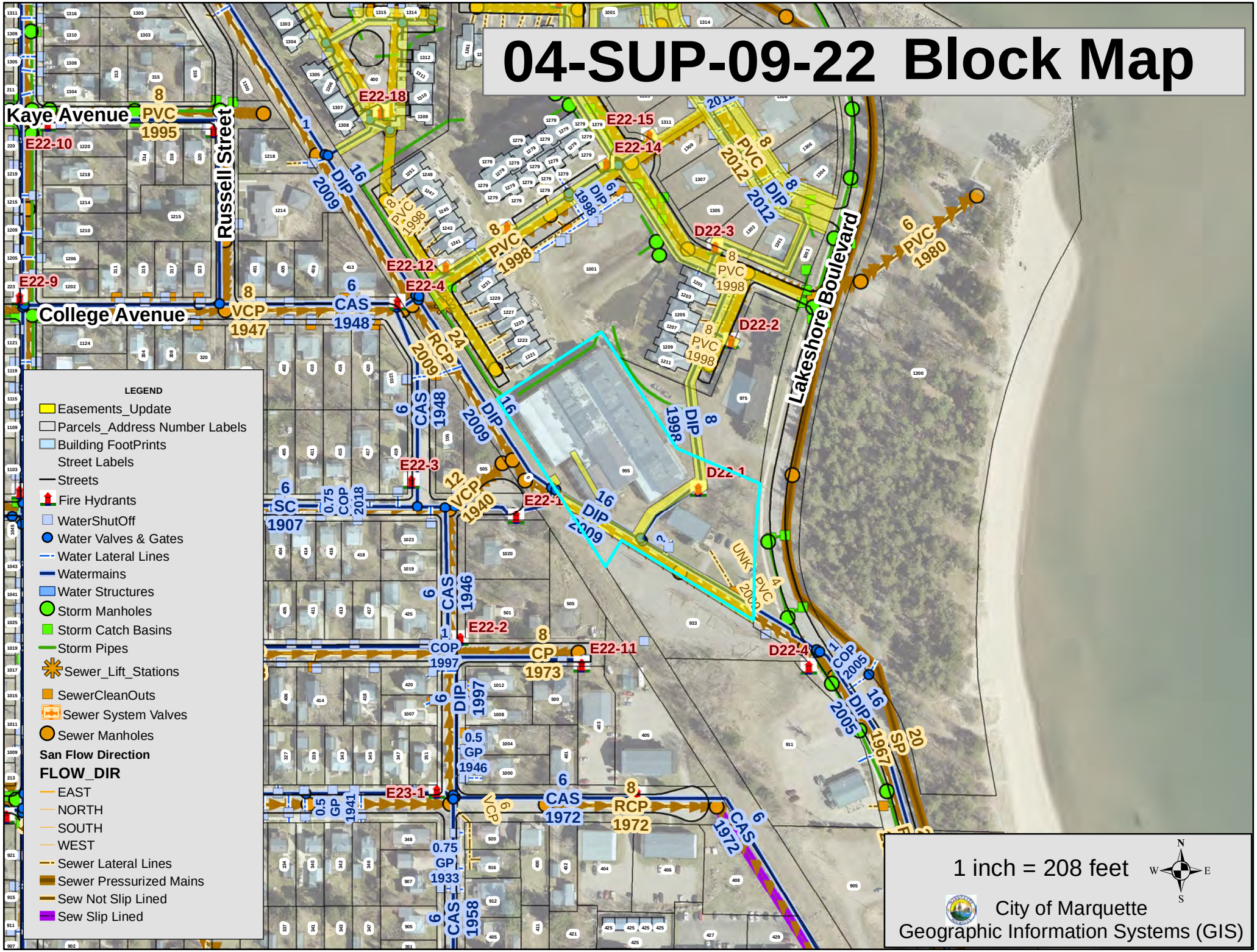
1. For the frontage landscaping, please add the required 2 Ornamental Trees.
   a. Currently you are providing the required 5 deciduous or evergreen Trees and 40 shrubs, but you are missing the 2 Ornamental Trees.
      Two additional ornamental trees will be added to the frontage landscaping.

Note: I will provide you with a digital file of this memo so that you may respond to my comments and I will include your responses in the STAFF FILE REPORT/ANALYSIS to the Planning Commission.

In order to do so, I must receive your comments no later than August 23, 2022.

New sets of plans or plan sheets will NOT be accepted per the City of Marquette Land Development Code.


04-SUP-09-22 Area Map
Fair Avenue
Kaye Avenue
Russell Street
College Avenue
Pine Street
Spruce Street
Magnetic Street
Albert Street
Park Street
Crescent Street
Picnic Rocks Drive
Lakeshore Boulevard
LEGEND
Easements_Update
Parcels_Address Number Labels
Building FootPrints
Street Labels
Streets
Contours2FT_From_2002
1 inch = 250 feet
N
W
E
S
City of Marquette
Geographic Information Systems (GIS)


04-SUP-09-22 Block Map
Kaye Avenue
College Avenue
Russell Street
Lakeshore Boulevard
E22-10
E22-9
E22-18
E22-15
E22-14
E22-12
E22-4
E22-3
E22-1
E22-2
E22-11
E23-1
D22-3
D22-2
D22-1
D22-4
8 PVC 1995
8 VCP 1947
6 CAS 1948
16 DIP 2009
8 PVC 1998
8 PVC 2012
6 PVC 1980
24 RCP 2009
6 CAS 1948
12 VCP 1940
6 SC 1907
0.75 COP 2018
16 DIP 2009
8 DIP 1998
8 DIP 2012
8 PVC 1998
8 PVC 1998
UNK PVC 2009
6 CAS 1946
8 CP 1973
1 COP 1997
6 DIP 1997
0.5 GP 1946
0.5 GP 1941
6 CAS 1972
8 RCP 1972
6 CAS 1972
0.75 GP 1933
6 CAS 1958
1 COP 2005
16 DIP 2005
20 SP 1967
LEGEND
Easements_Update
Parcels_Address Number Labels
Building FootPrints
Street Labels
Streets
Fire Hydrants
WaterShutOff
Water Valves & Gates
Water Lateral Lines
Watermains
Water Structures
Storm Manholes
Storm Catch Basins
Storm Pipes
Sewer_Lift_Stations
SewerCleanOuts
Sewer System Valves
Sewer Manholes
San Flow Direction
FLOW_DIR
EAST
NORTH
SOUTH
WEST
Sewer Lateral Lines
Sewer Pressurized Mains
Sew Not Slip Lined
Sew Slip Lined
1 inch = 208 feet
N
W
E
S
City of Marquette
Geographic Information Systems (GIS)


08/31/2022 15:28


08/31/2022 15:28


NO PARKING AT ANY TIME
08/31/2022 15:26


08/31/2022 15:26


08/31/2022 15:26


NO
PARKING
ANY
TIME
08/31/2022 15:31

NEIGHBORHOOD SITE PLAN

SCALE: 1" = 60'-0"

HOME 2 SUITES BY HILTON™

955 N. LAKESHORE BLVD.
MARQUETTE, MI 49855
AUGUST 8, 2022

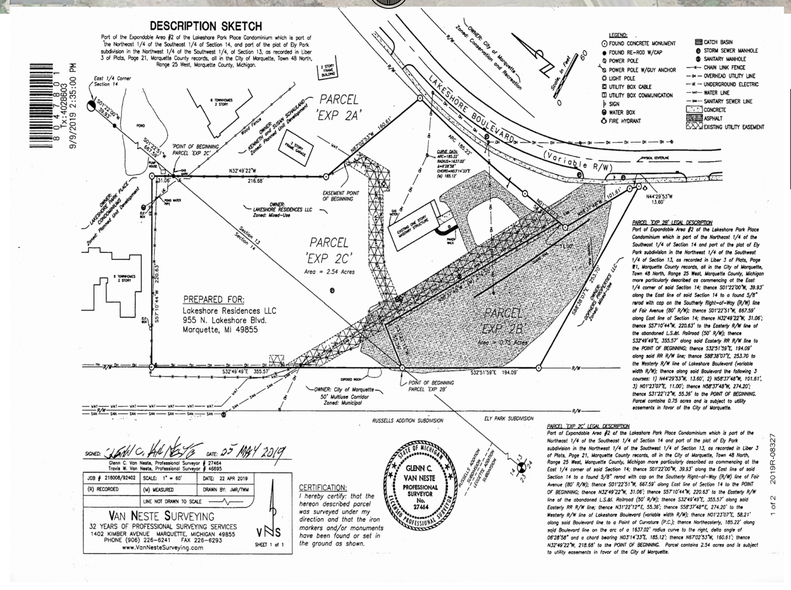
DEVELOPER:
NJA MANAGEMENT GROUP, LLC
30835 W. TEN MILE ROAD, SUITE 6007
FARMINGTON HILLS, MI 48336

ARCHITECT:
BARRY J. POLZIN ARCHITECTS, INC.
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855

RENDERING FOR ILLUSTRATION PURPOSES ONLY

LEGAL DESCRIPTION PARCEL 'EXP 2C'

Part of Expandable Area #2 of the Lakeshore Park Place Condominium which is part of the Northeast 1/4 of the Southeast 1/4 of Section 14 and part of the plat of Ely Park subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 13, as recorded in Liber 3 of Plats, Page 21, Marquette County records, all in the City of Marquette, Township 48 North, Range 25 West, Marquette County, Michigan more particularly described as commencing at the East 1/4 corner of said Section 14; thence S01°22'00"W, 39.93' along the East line of said Section 14 to a found 5/8" rerod with cap on the Southerly Right-of-Way (R/W) line of Fair Avenue (80' R/W); thence S01°22'51"W, 667.59' along East line of Section 14 to the POINT OF BEGINNING; thence N32°49'22"W, 31.06'; thence S57°10'44"W, 220.63' to the Easterly R/W line of the abandoned LS&I Railroad (50' R/W); thence S32°49'49"E, 355.57' along said Easterly RR R/W line; thence N31°22'12"E, 55.36'; thence S58°37'48"E, 274.20' to the Westerly R/W of Lakeshore Boulevard (variable width R/W); thence N01°23'07"E, 58.21' along said Boulevard line on the arc of a 1637.02' radius curve to the right, delta angle of 06°28'58" and a chord bearing N03°14'33"E, 185.12'; thence N67°02'53"W, 160.61'; thence N32°49'22"W, 218.68' to the POINT OF BEGINNING. Parcel contains 2.54 acres and is subject to utility easements in favor of the City of Marquette.



APPLICABLE CODES

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2014 NATIONAL ELECTRIC CODE

SITE INFORMATION

TOTAL LOT AREA:	110,560 S.F. (2.54A)
ZONING:	M-U, MIXED-USE
PARKING REQUIRED	
1 x 107 GUEST ROOMS:	107 SPACES
8 EMPLOYEES ON PEAK SHIFT:	8 SPACES
TOTAL PARKING REQUIRED:	115 SPACES
PARKING PROVIDED:	117 SPACES
BUILDING FOOTPRINT:	15,280 S.F.
GROUND COVERAGE RATIO:	0.14

BUILDING INFORMATION

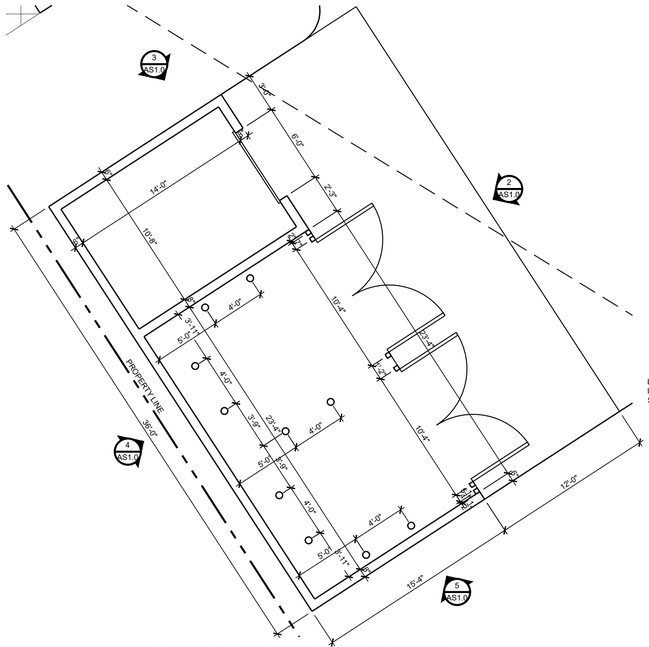
USE GROUP:	R1
CONSTRUCTION TYPE:	VA
NUMBER OF GUEST ROOMS:	107
FLOOR AREA (GROSS):	
FIRST FLOOR:	15,280 S.F.
SECOND FLOOR:	13,487 S.F.
THIRD FLOOR:	13,487 S.F.
FOURTH FLOOR:	13,487 S.F.
TOTAL FLOOR AREA (GROSS):	55,741 S.F.

THE ENTIRE BUILDING IS PROTECTED BY AN NFPA 13 AUTOMATIC FIRE SUPPRESSION SYSTEM.

DRAWING INDEX

STATE OF MICHIGAN
BARRY J. POLZIN
ARCHITECT
No. 29135
LICENSED ARCHITECT

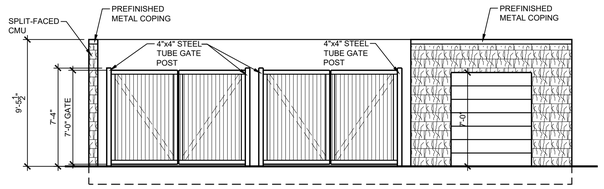
BARRY J. POLZIN ARCHITECTS



ENLARGED DUMPSTER PLAN

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

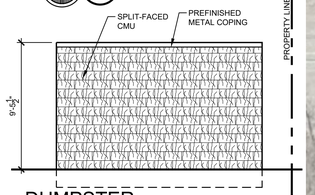
1 AS1.0



DUMPSTER NORTHEAST ELEVATION

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

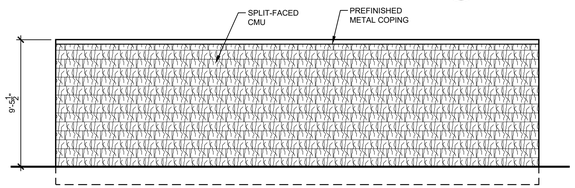
2 AS1.0



DUMPSTER NORTHWEST ELEVATION

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

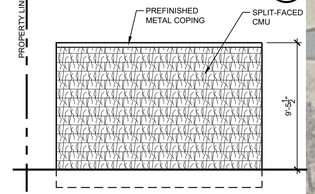
3 AS1.0



DUMPSTER SOUTHEAST ELEVATION

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

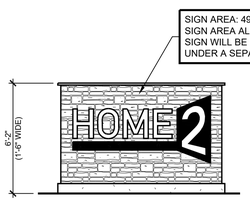
4 AS1.0



DUMPSTER SOUTHWEST ELEVATION

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

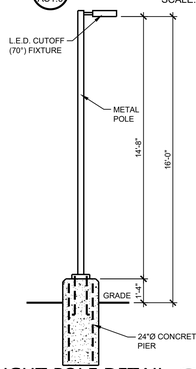
5 AS1.0



MONUMENT SIGN

SCALE: 1/4" = 1'-0"

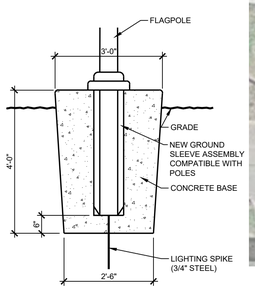
8 AS1.0



LIGHT POLE DETAIL

SCALE: 1/4" = 1'-0"

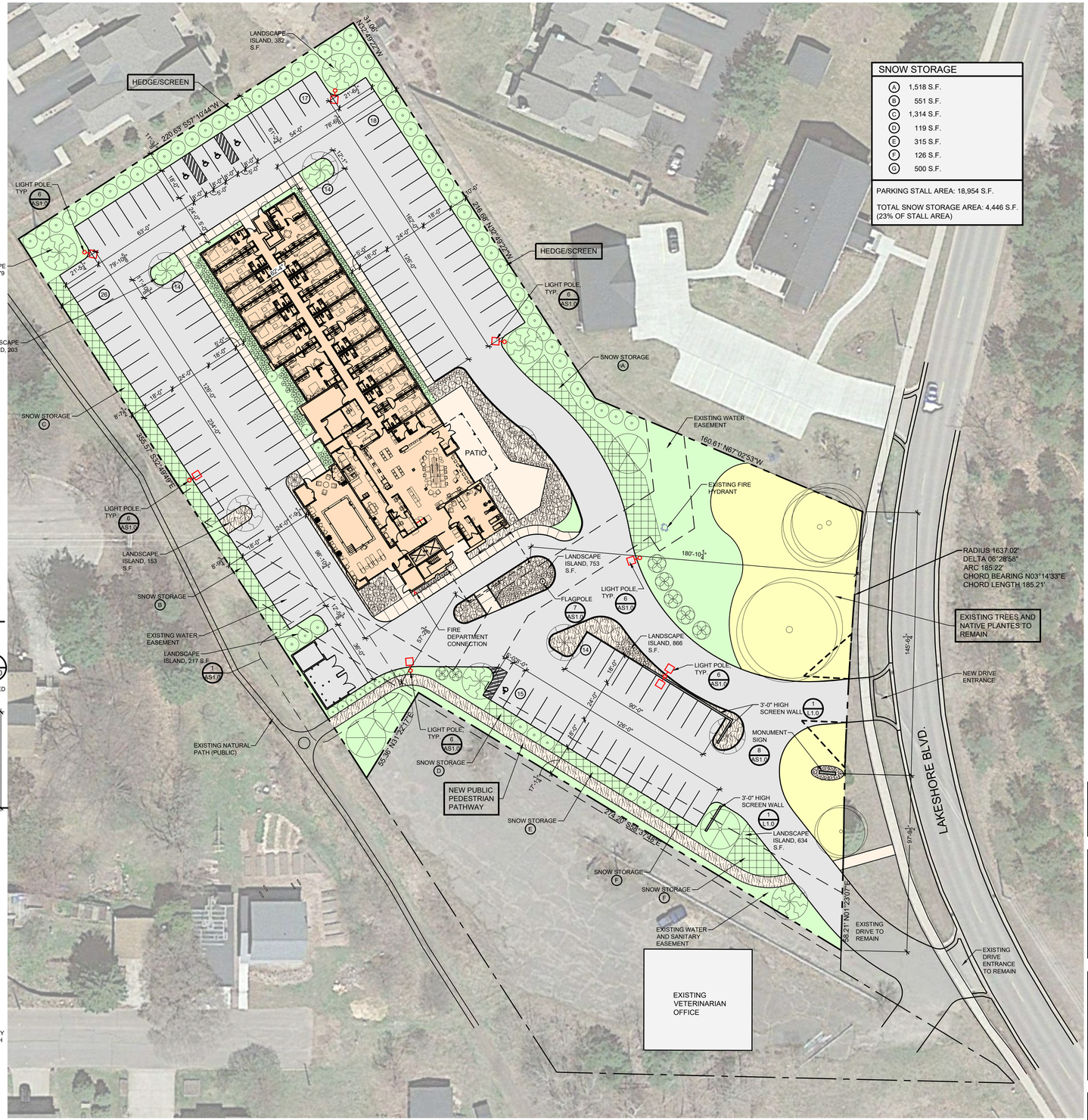
6 AS1.0



FLAGPOLE DETAIL

SCALE: 1/2" = 1'-0"

7 AS1.0



SITE PLAN

SCALE: 1" = 30'-0"

BARRY J. POLZIN ARCHITECTS

HOME 2 SUITES BY HILTON

MARQUETTE, MICHIGAN

Design: Barry J. Polzin

Drawn By:

Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

SHEET:

AS1.0

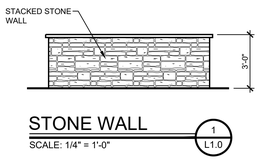
PLANT LEGEND

SYMBOL	TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
	L-1	SERBIAN SPRUCE	PICEA OMORIKA	8'	25'
	L-2	STATE STREET MIYABE MAPLE	ACER MIYABEL 'MORTON'	3"Ø	30'
	L-3	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL.	32"
	L-4	COMPACT WINGED BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	3'	7'
	L-5	TAUNTON'S YEW	TAXUS X MEDIA 'TAUNTONII'	18"	5'
	L-6	EMERALD GAIETY WINTERCREEPER	EUONYMOUS FORTUNEI 'EMERALD GAEITY'	3'	9'
	L-7	SARGENT JUNIPER	JUNIPERUS CHINENSIS 'VAR. SARGENTII'	18"	8'
	L-8	RUSSIAN CYPRESS	MICROBIOTA DECUSSATA	18"	8'
	L-9	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL.	3'
	L-10	HETZ WINTERGREEN ARBORVITAE	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	6'	8'
	L-11	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	3'	6'

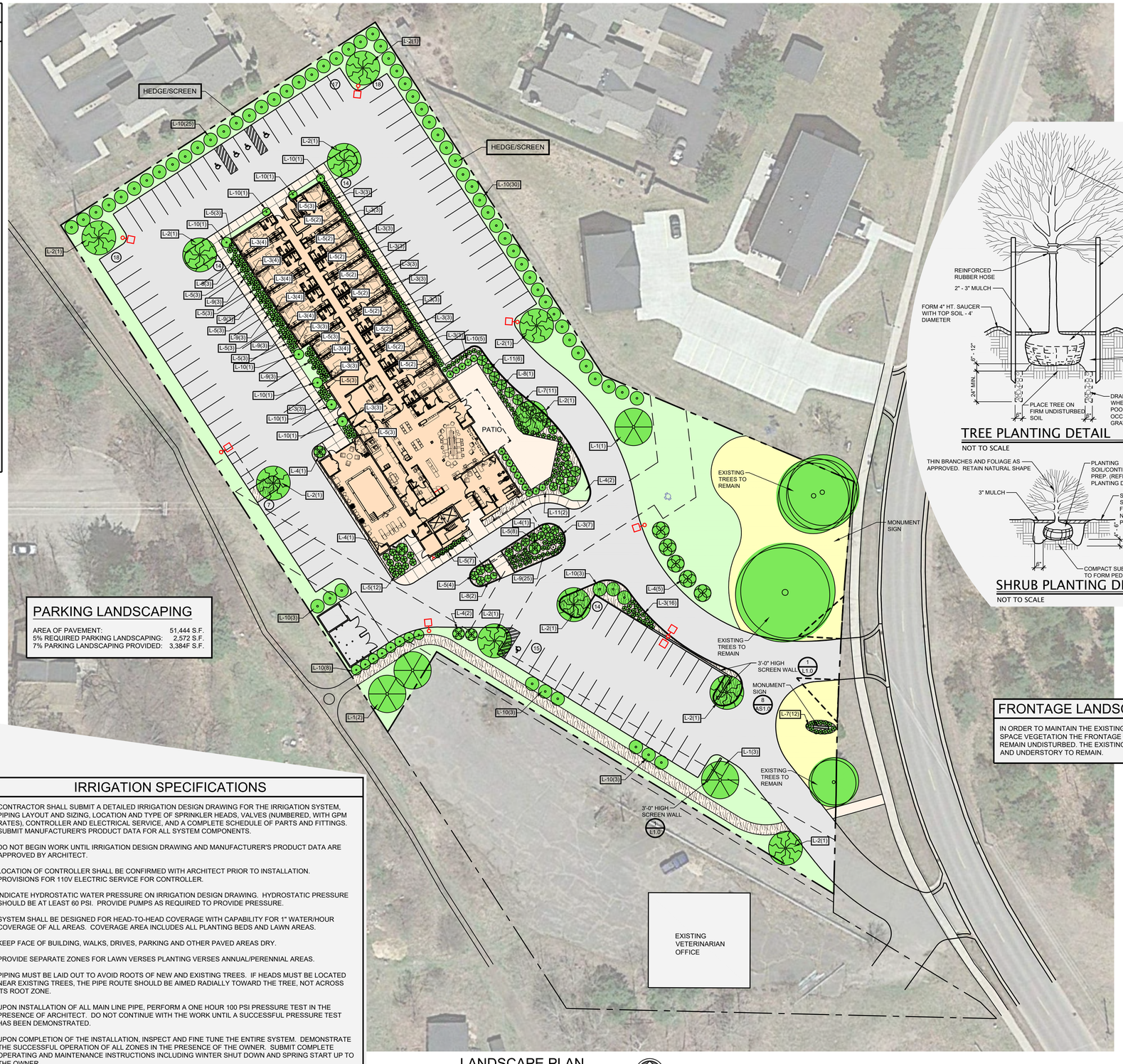
SOD AREAS

BARK MULCH

NATURAL AREA



STONE WALL
1
L1.0
SCALE: 1/4" = 1'-0"



PARKING LANDSCAPING

AREA OF PAVEMENT: 51,444 S.F.
5% REQUIRED PARKING LANDSCAPING: 2,572 S.F.
7% PARKING LANDSCAPING PROVIDED: 3,384F S.F.

TREE PLANTING DETAIL
1
L1.0
NOT TO SCALE

SHRUB PLANTING DETAIL
2
L1.0
NOT TO SCALE

FRONTAGE LANDSCAPING

IN ORDER TO MAINTAIN THE EXISTING STREET SPACE VEGETATION THE FRONTAGE AREA WILL REMAIN UNDISTURBED. THE EXISTING NATIVE OAKS AND UNDERSTORY TO REMAIN.

LANDSCAPE SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, CURRENT EDITION.
2. ALL PLANTING BEDS FOR SHRUBS, GROUND COVER, AND ANNUALS/PERENNIALS SHALL HAVE CONTINUOUS BED PREPARATION. EXISTING SOIL SHALL BE MIXED WITH SOIL AMENDMENTS AND/OR CONDITIONERS CONSISTENT WITH THE BEST LOCAL PRACTICES OF THE REGION, TO A DEPTH OF 2" - 4" BELOW AND 12" WIDER THAN THE ROOT BALL OR CONTAINER.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" - 3" DEPTH OF MULCH.
4. ALL LANDSCAPE AND IRRIGATION WORK SHALL BE GUARANTEED FOR ONE (1) YEAR BEGINNING ON THE DATE OF ACCEPTANCE OF THE COMPLETE INSTALLATION BY THE OWNER OR PROJECT DESIGN CONSULTANT.

LANDSCAPE NOTES

1. CONTRACTOR SHALL STAKE OUT ALL TREES AND PLANTING BED CONFIGURATIONS PRIOR TO ACTUAL CONSTRUCTION FOR APPROVAL BY ARCHITECT.
2. ENSURE THAT ALL PLANTING BEDS AND LAWN AREAS HAVE POSITIVE DRAINAGE AWAY FROM BUILDING. CONTACT ARCHITECT IF PROBLEMS ARISE.
3. ALL SHRUBS AT EDGE OF PLANTING BED SHALL BE PLANTED IN LINE AND FOLLOWING THE EDGE OF THE PLANTING BED. PLANTS TO BE SET BACK FROM EDGE OF PLANTING BED. 1/2 THE DISTANCE OF O.C. PLANT SPACING.
4. INSTALL SOD IN ALL AREAS AS INDICATED. SOD TO BE KENTUCKY 31 FESCUE. SOD SOIL LAYER TO BE FLUSH WITH ADJACENT PAVEMENT. SOD TO PLACED OVER 4" TOPSOIL (MINIMUM).
5. ALL PLANTING BEDS TO BE BOUNDED BY EDGING. EDGING TO BE 3/16" X 4" STEEL EDGING PAINTED DARK GREEN, BY JOSEPH RYERSON & SONS, ST. LOUIS, MISSOURI (314) 231-1020 (OR EQUAL). INSTALL EDGING IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT. TOP OF EDGING TO BE 1" - 1.5" ABOVE ADJACENT GRADE.
6. INSTALL FLAT MULCH RING AROUND TREES IN ALL SOD AREAS. MULCH TO BE 3" THICKNESS, 2' BEYOND TRUNK.
7. MULCH AT BEDS IN PARKING LOTS TO RECEIVE 3" OF STONE MULCH.

IRRIGATION SPECIFICATIONS

1. CONTRACTOR SHALL SUBMIT A DETAILED IRRIGATION DESIGN DRAWING FOR THE IRRIGATION SYSTEM, PIPING LAYOUT AND SIZING, LOCATION AND TYPE OF SPRINKLER HEADS, VALVES (NUMBERED, WITH GPM RATES), CONTROLLER AND ELECTRICAL SERVICE, AND A COMPLETE SCHEDULE OF PARTS AND FITTINGS. SUBMIT MANUFACTURER'S PRODUCT DATA FOR ALL SYSTEM COMPONENTS.
2. DO NOT BEGIN WORK UNTIL IRRIGATION DESIGN DRAWING AND MANUFACTURER'S PRODUCT DATA ARE APPROVED BY ARCHITECT.
3. LOCATION OF CONTROLLER SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION. PROVISIONS FOR 110V ELECTRIC SERVICE FOR CONTROLLER.
4. INDICATE HYDROSTATIC WATER PRESSURE ON IRRIGATION DESIGN DRAWING. HYDROSTATIC PRESSURE SHOULD BE AT LEAST 60 PSI. PROVIDE PUMPS AS REQUIRED TO PROVIDE PRESSURE.
5. SYSTEM SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE WITH CAPABILITY FOR 1" WATER/HOUR COVERAGE OF ALL AREAS. COVERAGE AREA INCLUDES ALL PLANTING BEDS AND LAWN AREAS.
6. KEEP FACE OF BUILDING, WALKS, DRIVES, PARKING AND OTHER PAVED AREAS DRY.
7. PROVIDE SEPARATE ZONES FOR LAWN VERSES PLANTING VERSES ANNUAL/PERENNIAL AREAS.
8. PIPING MUST BE LAID OUT TO AVOID ROOTS OF NEW AND EXISTING TREES. IF HEADS MUST BE LOCATED NEAR EXISTING TREES, THE PIPE ROUTE SHOULD BE AIMED RADIALLY TOWARD THE TREE, NOT ACROSS ITS ROOT ZONE.
9. UPON INSTALLATION OF ALL MAIN LINE PIPE, PERFORM A ONE HOUR 100 PSI PRESSURE TEST IN THE PRESENCE OF ARCHITECT. DO NOT CONTINUE WITH THE WORK UNTIL A SUCCESSFUL PRESSURE TEST HAS BEEN DEMONSTRATED.
10. UPON COMPLETION OF THE INSTALLATION, INSPECT AND FINE TUNE THE ENTIRE SYSTEM. DEMONSTRATE THE SUCCESSFUL OPERATION OF ALL ZONES IN THE PRESENCE OF THE OWNER. SUBMIT COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS INCLUDING WINTER SHUT DOWN AND SPRING START UP TO THE OWNER.
11. PROVIDE AND INSTALL IRRIGATION METER (CITY ISSUED) AND ANY REQUIRED BACKFLOW PREVENTION.

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

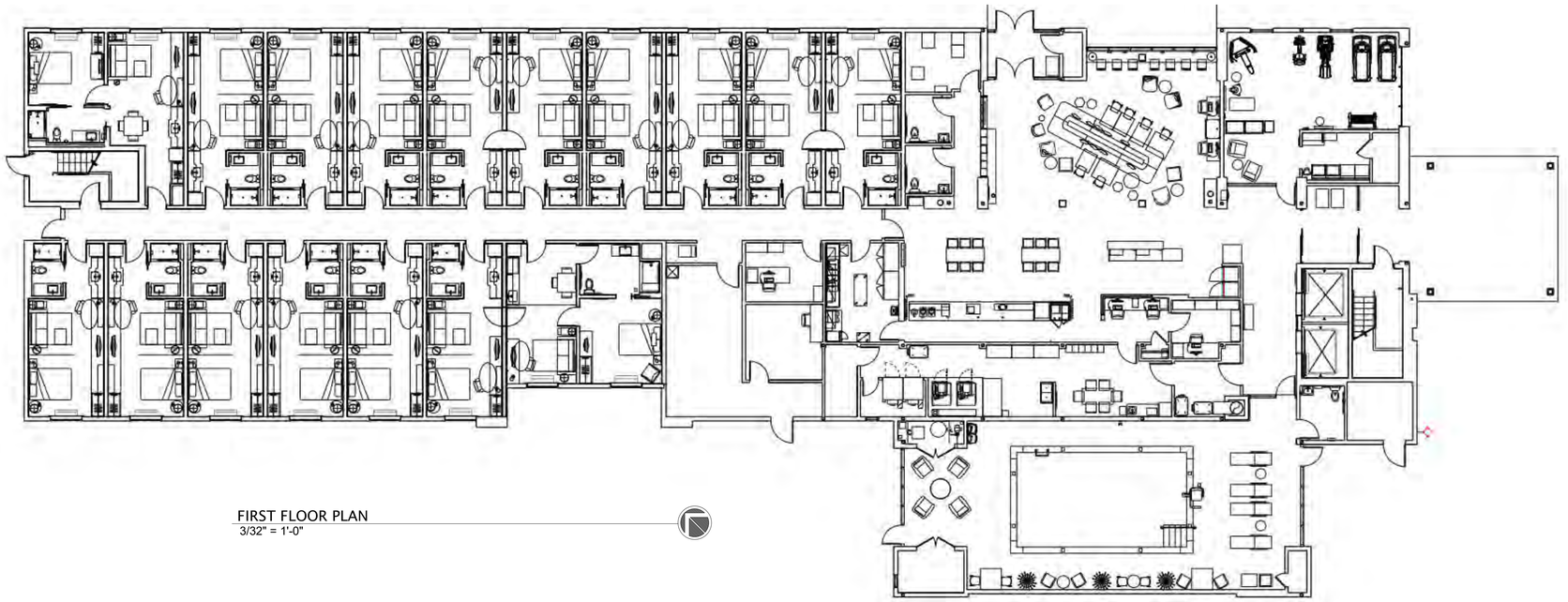
BARRY J. POLZIN ARCHITECTS

HOME2 SUITES BY HILTON
MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By:
Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

SHEET:
L1.0



FIRST FLOOR PLAN
3/32" = 1'-0"

WEST EXTERIOR ELEVATION
3/32" = 1'-0"

NORTH EXTERIOR ELEVATION
3/32" = 1'-0"

SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

BUILDING MATERIALS

- SMOOTH PANEL
- SMOOTH PANEL
- VERTICAL POLYASH COMPOSITE
- HORIZONTAL POLYASH COMPOSITE
- CULTURED STONE VENEER
- SMOOTH PANEL
- HORIZONTAL POLYASH COMPOSITE

EAST EXTERIOR ELEVATION
3/32" = 1'-0"

BARRY J. POLZIN ARCHITECTS

HOME 2 SUITES BY HILTON
MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 8/9/22

REVISION

DATE	ISSUE	BY

SHEET:
A1.0

BARRY J. POLZIN ARCHITECTS

HOME 2 SUITES BY HILTON

MARQUETTE, MICHIGAN

Design: Barry J. Polzin

Drawn By: MRA

Date of Issue: 8/9/22

REVISION		
DATE	ISSUE	BY

SHEET:

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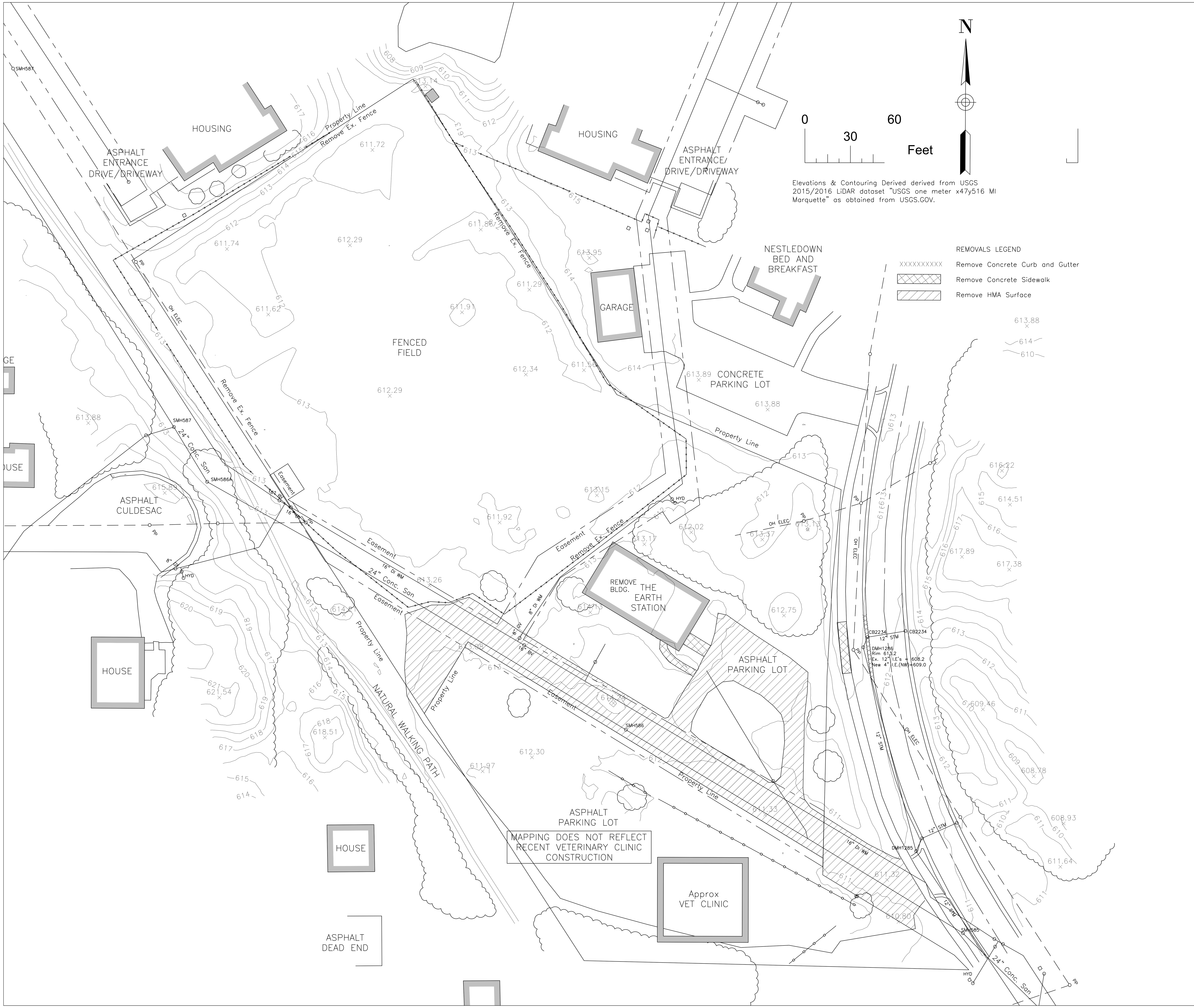
"All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"



BARRY J. POLZIN ARCHITECTS

Civil Engineering Drawings
Prepared By: Brian M. Savolainen, P.E.
MI Lic. No. 6201046001

HOME2 SUITES BY HILTON
RESORT TOWNSHIP, MICHIGAN

Design: BMS
Drawn By:BMS
Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

SHEET:
C1.0
Existing Conditions

"All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"

KEYNOTES

1. Contractor shall construct the new parking lot with a min. 12" Subbase (Ex. Mat'l), 6" Aggregate Base and 3" HMA Surface.
2. Contractor shall provide 6" concrete sidewalk at new drive entrance.
3. Contractor to Provide Type "L" Opening and adjust Catch Basin Cover.
4. Existing Shared Drive and Sidewalk to Remain.
5. Contractor shall provide and monolithic sidewalk, curb height 6".
6. Contractor to provide Type "E" Curb with 6" Height.
7. Contractor shall provide 4" topsoil and seeding for all landscape areas and disturbed areas.
8. Contractor shall provide Dumpster per Architectural Plans.
9. Contractor shall provide 4" yellow pavement marking stalls(Typ.)
10. Contractor shall provide Handicap Pavement Marking symbol.
11. Contractor shall provide Handicap Parking Sign.
12. Contractor shall provide Handicap Concrete Sidewalk Ramp.
13. Natural Trail through Development.
14. Contractor to Provide 8" Live tap to existing 16" main and 8" DI Service to serve both Domestic and Fire Protection. 8" RSGV at Easement Line for Shutoff.
15. Contractor to Tap 24" Sanitary Main with 24"x8" Tapping Saddle, Provide 8" Cleanout w/Monument Box at Easement and 8" PVC Sanitary Service to Building.
16. Depths of Existing Mains are similar. Field verify and lower Ex. 16" Water Main to provide min. 18" Separation per City Watermain Details. Coordinate water shutoff with City. ex. 16" butterfly valves should prevent the need for residential shut down.
17. Relocate Ex. Power Pole, Coordinate with MBLP.
18. Abandon 1" Water Service at Main Per City.
19. Abandon 4" San. Service Per City Requirements.

N

0 30 60 Feet

Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x47y516 MI Marquette" as obtained from USGS.GOV.

HOUSING
ASPHALT ENTRANCE DRIVE/DRIVEWAY
HOUSING
ASPHALT ENTRANCE/ DRIVE/DRIVEWAY
NESTLEDOWN BED AND BREAKFAST
GARAGE
CONCRETE PARKING LOT
RAGE
HOUSE
ASPHALT CULDESAC
HOUSE
HOUSE
ASPHALT PARKING LOT
MAPPING DOES NOT REFLECT RECENT VETERINARY CLINIC CONSTRUCTION
Approx VET CLINIC
ASPHALT DEAD END
NATURAL WALKING PATH
Property Line
Easement
OH ELEC
SMH587
SMH586A
SMH586
DMH1286
DMH1285
CB2234
24" Conc. San
16" DI WM
8" DI WM
8" C.O.
8" PVC San
8" DI Wat Ser
12" STM
HYD

BARRY J. POLZIN ARCHITECTS

Civil Engineering Drawings
Prepared By: Brian M. Savolainen, P.E.
MI Lic. No. 620104601

HOME2 SUITES BY HILTON
RESORT TOWNSHIP, MICHIGAN

Design: BMS
Drawn By:BMS
Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

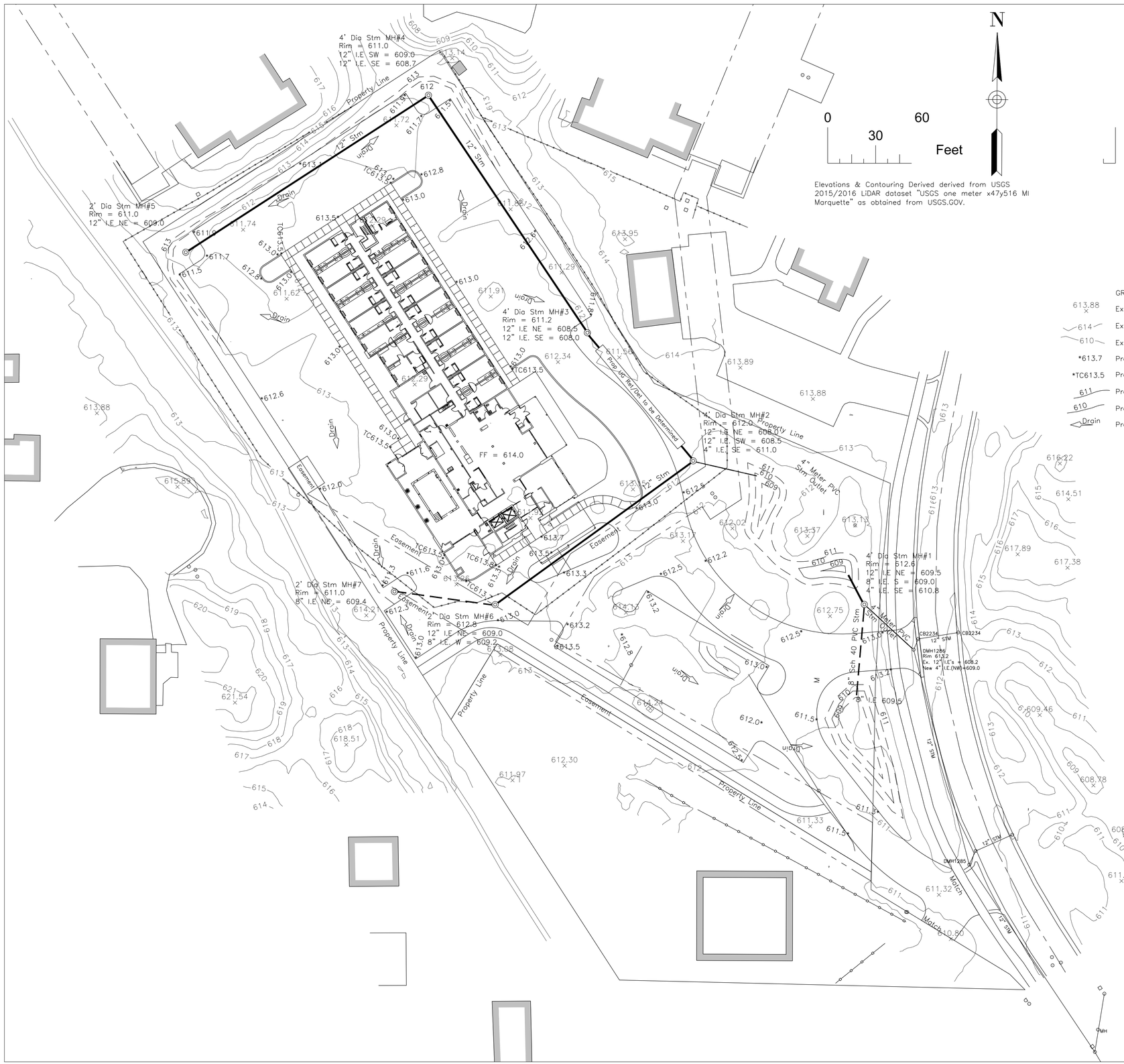
SHEET:
C2.0
Site and Utility Plan

"All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"

Storm Drainage Notes

The System will be a combination of Above and Below Grade Retention and/or Detention depending on Environmental Condition of Soils. If we cannot perk the underground will have solid piping storage and the basins will have liners. in either case the Storm Water will be metered out into the City Storm at equal to or less then an existing 10 year undeveloped storm event.

Storm Calculations will be provided once soils are determined and project moves forward.



Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x47y516 MI Marquette" as obtained from USGS.GOV.

GRADING LEGEND

613.88	Ex. Spot Grade
614	Ex. 1' Contour
610	Ex. 5' Contour
*613.7	Proposed Spot Grade
*TC613.5	Proposed Top of Curb Grade
611	Proposed 1' Contour
610	Proposed 5' Contour
Drain	Proposed Drainage Pattern

BARRY J. POLZIN ARCHITECTS

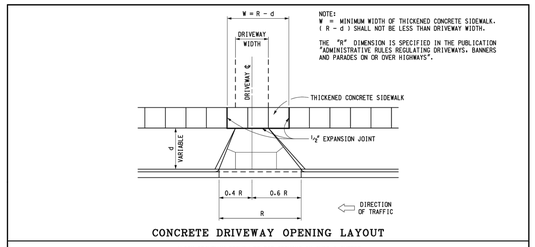
Civil Engineering Drawings
Prepared By: Brian M. Savolainen, P.E.
MI Lic. No. 6201046601

HOME2 SUITES BY HILTON
RESORT TOWNSHIP, MICHIGAN

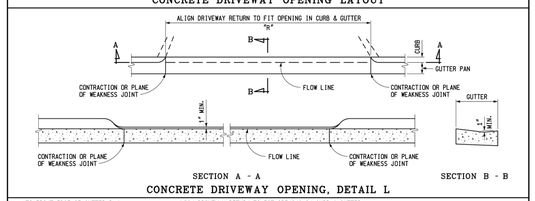
Design: BMS
Drawn By:BMS
Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

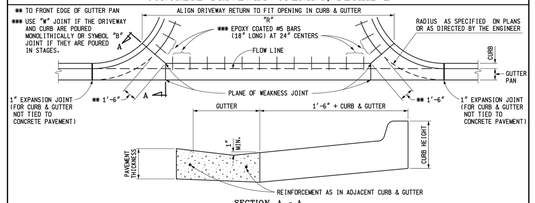
SHEET:
C3.0
Grading and Storm Plan



CONCRETE DRIVEWAY OPENING LAYOUT



CONCRETE DRIVEWAY OPENING, DETAIL L



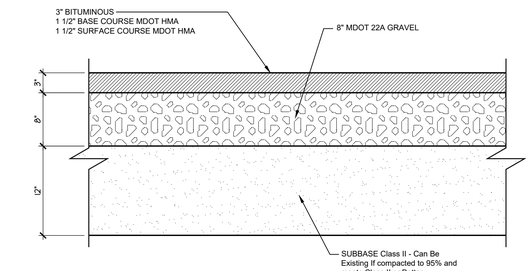
CONCRETE DRIVEWAY OPENING, DETAIL M

NOTE:
FOR ROADWAYS WITH CONCRETE PAVEMENTS, LONGITUDINAL LANE TIES WILL BE CONTINOUS THROUGH THE DRIVEWAY OPENING AND THE SPACING OF THE #5 BARS IN CONCRETE DRIVEWAYS SHALL BE ADJUSTED TO AVOID CONFLICT WITH THE LONGITUDINAL LANE TIES.

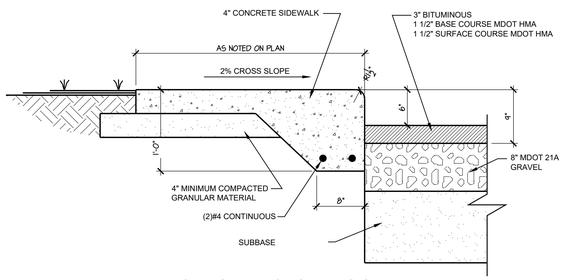
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

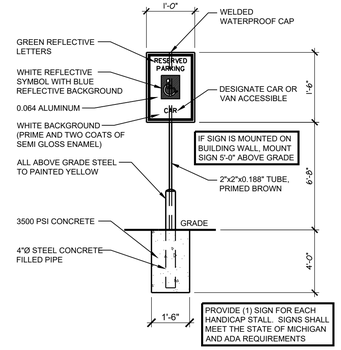
9-30-2014	7-1-2014	R-29-I	SHEET
F.H.W.A. APPROVAL	PLAN DATE		2 OF 4



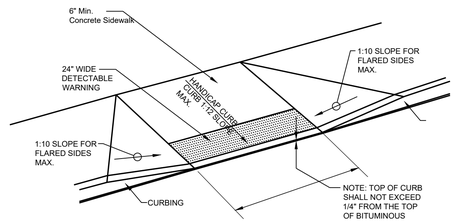
PAVEMENT DETAIL
NOT TO SCALE



ONE SIDE MONOLITHIC SIDEWALK
NOT TO SCALE



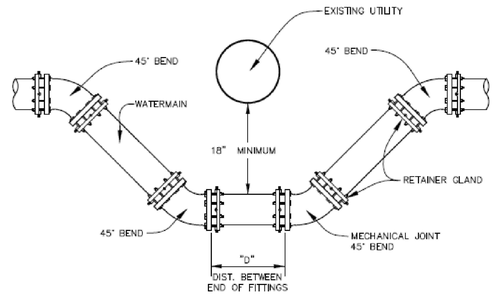
HANDICAP PARKING SIGN



ACCESSIBLE RAMP DETAIL
NOT TO SCALE

"All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"

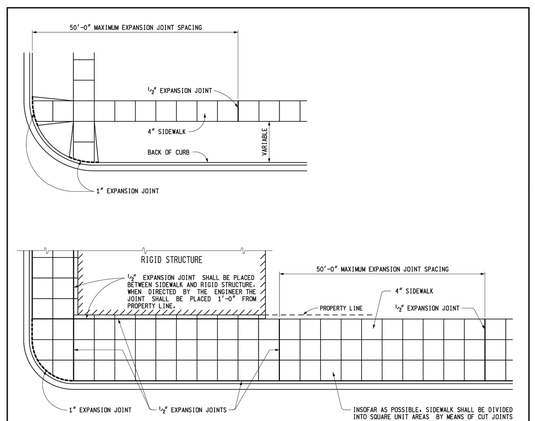
WATER MAIN CROSSING DETAIL



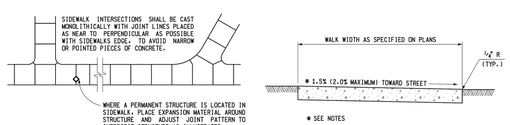
ALL JOINTS TO BE MADE UP USING MECHANICAL JOINT FITTING WITH RETAINER GLANDS. THE ENGINEER MAY ALLOW OTHER TYPES OF JOINT RESTRAINTS IF CIRCUMSTANCES WARRANT.

SEE WATER VALVE STANDARD LOCATION DETAIL (ABOVE) FOR MECHANICAL JOINT RESTRAINT SCHEDULE.

WATERMAIN DIA.		I.D. EXISTING UTILITY			
		≤12"	≤24"	≤36"	≤48"
6"	D	13"	17"	22"	28"
8"	D	14"	14"	19"	25"
10"	D	14"	14"	16"	22"
12"	D	15"	15"	15"	19"
16"	D	15"	15"	15"	19"



LOCATION OF JOINTS IN CONCRETE SIDEWALK



TYPICAL SIDEWALK JOINT LAYOUTS

4" CONCRETE SIDEWALK

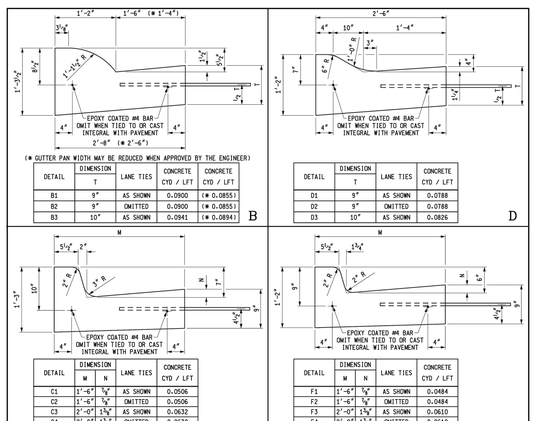
PREPARED BY DESIGN DIVISION
DRAWN BY: B.L.T.
CHECKED BY: W.K.P.

DEPARTMENT DIRECTOR
Kirk T. Steudle
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY: DIRECTOR, BUREAU OF HIGHWAY DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

9-30-2014	7-1-2014	R-29-I	SHEET
F.H.W.A. APPROVAL	PLAN DATE		1 OF 4



(* GUTTER PAN WIDTH MAY BE REDUCED WHEN APPROVED BY THE ENGINEER)

DETAIL	DIMENSION T	LANE TIES	CONCRETE CYD / LFT	CONCRETE CYD / LFT
B1	9"	AS SHOWN	0.0900	(* 0.0855)
B2	9"	OMITTED	0.0900	(* 0.0855)
B3	10"	AS SHOWN	0.0941	(* 0.0894)

DETAIL	DIMENSION T	LANE TIES	CONCRETE CYD / LFT
D1	9"	AS SHOWN	0.0788
D2	9"	OMITTED	0.0788
D3	10"	AS SHOWN	0.0826

DETAIL	DIMENSION W	N	LANE TIES	CONCRETE CYD / LFT
C1	1'-6"	5/8"	AS SHOWN	0.0506
C2	1'-6"	5/8"	OMITTED	0.0506
C3	2'-0"	1 3/8"	AS SHOWN	0.0632
C4	2'-0"	1 3/8"	OMITTED	0.0632
C5	2'-6"	1 7/8"	AS SHOWN	0.0757
C6	2'-6"	1 7/8"	OMITTED	0.0757

DETAIL	DIMENSION W	N	LANE TIES	CONCRETE CYD / LFT
F1	1'-6"	5/8"	AS SHOWN	0.0484
F2	1'-6"	5/8"	OMITTED	0.0484
F3	2'-0"	1 3/8"	AS SHOWN	0.0610
F4	2'-0"	1 3/8"	OMITTED	0.0610
F5	2'-6"	1 7/8"	AS SHOWN	0.0737
F6	2'-6"	1 7/8"	OMITTED	0.0737

DETAIL	CURB HEIGHT	LANE TIES	CONCRETE CYD / LFT
E1	1'-4"	AS SHOWN	0.0310
E2	1'-4"	OMITTED	0.0310
E4	2'-0"	OMITTED	0.0477

PREPARED BY DESIGN DIVISION
DRAWN BY: B.L.T.
CHECKED BY: W.K.P.

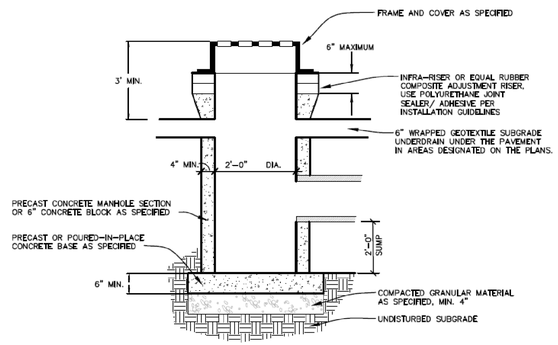
DEPARTMENT DIRECTOR
Kirk T. Steudle
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY: DIRECTOR, BUREAU OF HIGHWAY DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

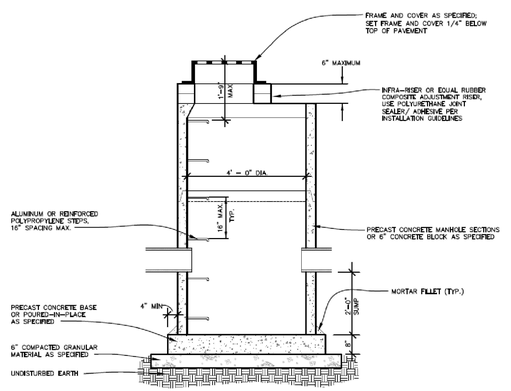
CONCRETE CURB AND CONCRETE CURB & GUTTER

9-30-2014	2-6-2014	R-30-G	SHEET
F.H.W.A. APPROVAL	PLAN DATE		1 OF 2

2' DIAMETER CATCH BASIN
NO SCALE



4' DIAMETER CATCH BASIN MANHOLE
NO SCALE



BARRY J. POLZIN ARCHITECTS

Civil Engineering Drawings
Prepared By: Brian M. Savolainen, P.E.
MI Lic. No. 6201046011

HOME2 SUITES BY HILTON
RESORT TOWNSHIP, MICHIGAN

Design: BMS
Drawn By:BMS
Date of Issue: 8/8/22

REVISION		
DATE	ISSUE	BY

SHEET:
C4.0
Details

Excerpt of 2014 City-wide Traffic Study
Performed by DLZ
Lakeshore Blvd. data highlighted

TABLE 1

Study Area Intersections and Segments

Int. #	Intersection Location
1	Lakeshore Boulevard and Peter White Drive
2	Lakeshore Boulevard and Hawley Street
3	Presque Isle Avenue and Hawley Street
4	Sugarloaf Avenue and Hawley Street
5	Sugarloaf Avenue and Wright Street
6	McClellan Avenue and Wright Street
7	McClellan Avenue and Fair Avenue
8	McClellan Avenue and Cleveland Street
9	Seventh Street and College Avenue
10	Presque Isle Avenue and Center Street
11	Presque Isle Avenue and Wright Street
12	Lakeshore Boulevard and Wright Street
13	Pine Street and Lakeshore Boulevard
14	Pine Street and Fair Avenue
15	Lakeshore Boulevard and Fair Avenue
16	Presque Isle Avenue and Fair Avenue
17	Third Street and Fair Avenue
18	Front Street and Fair Avenue
19	Presque Isle Avenue and Kaye Avenue
20	Fourth Street and College Avenue
21	Third Street and College Avenue
22	Pine Street and Magnetic Street
23	Front Street and Magnetic Street
24	Third Street and Magnetic Street
25	Fourth Street and Magnetic Street
26	Lakeshore Boulevard and Crescent Street
27	Lakeshore Boulevard and Hewitt Avenue
28	Spruce Street and Hewitt Avenue
29	Pine Street and Hewitt Avenue
30	Front Street and Hewitt Avenue
31	Third Street and Hewitt Avenue
32	Fourth Street and Hewitt Avenue
33	Front Street and Arch Street
34	Pine Street and Ridge Street
35	Lakeshore Boulevard and Spring Street
36	Lakeshore Boulevard and Baraga Avenue
37	Front Street and Baraga Avenue
38	Front Street and Spring Street
39	Third Street and Baraga Avenue
40	Fourth Street and Baraga Avenue

Int. #	Intersection Location
41	Seventh Street and Spring Street
42	Seventh Street and Baraga Avenue
43	Front Street and Fisher Street
44	Third Street and Fisher Street
45	Fourth Street and Fisher Street
46	Fifth Street and Fisher Street
47	Altamont Street and Fisher Street
48	Seventh Street and Fisher Street
49	U.S. 41 and Grove Street
50	U.S. 41 and Genesee Street
51	Division Street and Genesee Street
52	Altamont Street Genesee Street
53	Altamont Street and Hampton Street
54	Division Street and Hampton Street
55	U.S. 41 and Hampton Street
56	Division Street and Joliet Road
57	Division Street and Pioneer Road
58	Altamont Street and Pioneer Road
59	Division Street and McClellan Avenue
60	Third Street and Spring Street
61	U.S. 41 and Washington Street
62	McClellan Avenue and Ridge Street
63	McClellan Avenue and Washington Street
64	McClellan Avenue and Baraga Avenue
65	U.S. 41 and McClellan Avenue
66	O'Dovero Drive and McClellan Avenue
67	Grove Street and McClellan Avenue
68	Pioneer Road and McClellan Avenue
69	Lincoln Avenue and Wright Street
70	Lincoln Avenue and Fair Avenue
71	Lincoln Avenue and College Avenue
72	Lincoln Avenue and Cleveland Street
73	Lincoln Avenue and Washington Street
74	Seventh Street and Magnetic Street
75	Seventh Street and Washington Street
76	Fifth Street and Washington Street
77	Fourth Street and Washington Street
78	Third Street and Washington Street
79	Front Street and Washington Street
80	Front Street and Main Street
81	Lakeshore Blvd and Washington Street

TABLE 4
Existing Level of Service Summary
Unsignalized Intersections (2013)

Intersection	AM Peak Hour		Mid-Day Peak Hour		PM Peak Hour		Notes
	Overall LOS	Delay (sec/veh)	Overall LOS	Delay (sec/veh)	Overall LOS	Delay (sec/veh)	
1 Lakeshore Blvd & Peter White Dr	A	3.1	A	1.4	A	1.2	
2 Lakeshore Blvd & Hawley St	A	4.5	A	3.0	A	4.6	
3 Presque Isle Ave & Hawley St	A	5.3	A	5.9	A	5.6	
4 Sugarloaf Ave & Hawley St	A	4.7	A	5.3	A	6.0	
8 McClellan Ave & Clevel& St	B	12.7	B	13.4	B	17.1	
10 Presque Isle Ave & Center St	A	1.1	A	1.7	A	1.7	
12 Lakeshore Blvd & Wright St	A	2.9	A	3.3	A	3.8	
13 Pine St & Lakeshore Blvd	A	1.0	A	1.2	A	1.6	
14 Pine St & Fair Ave	A	7.5	A	8.0	A	8.5	
15 Lakeshore Blvd & Fair Ave	A	2.3	A	3.5	A	2.5	
16 Presque Isle Ave & Fair Ave	A	4.8	A	6.3	A	7.3	**Mid-Day:** WB LT = D **PM:** WB LT = E
17 Third St & Fair Ave	A	4.9	A	6.7	A	6.8	
18 Front St & Fair Ave	A	3.1	A	2.5	A	2.6	
21 Third St & College Ave	A	4.2	A	3.9	A	4.5	
22 Pine St & Magnetic St	A	1.8	A	2.0	A	2.2	
23 Front St & Magnetic St	A	2.1	A	1.7	A	2.4	
24 Third St & Magnetic St	A	1.4	A	1.4	A	2.1	
25 Fourth St & Magnetic St	A	3.4	A	3.4	A	3.6	
26 Lakeshore Blvd & Crescent St	A	1.7	A	0.8	A	1.3	
27 Lakeshore Blvd & Hewitt Ave	A	1.3	A	1.0	A	0.7	
28 Spruce St & Hewitt Ave	A	4.7	A	5.4	A	4.4	
29 Pine St & Hewitt Ave	A	7.2	A	7.3	A	7.4	
32 Fourth St & Hewitt Ave	A	1.4	A	1.9	A	2.3	
33 Front St & Arch St	A	7.9	A	8.4	A	9.2	
34 Pine St & Ridge St	A	3.2	A	3.2	A	3.6	
35 Lakeshore Blvd & Spring St	A	0.6	A	0.3	A	0.6	
36 Lakeshore Blvd & Baraga Ave	A	0.0	A	9.4	B	10.6	
37 Front St & Baraga Ave	A	2.5	A	3.3	A	5.1	**PM:** WB = F
39 Third St & Baraga Ave	A	4.2	A	4.5	A	5.0	
40 Fourth St & Baraga Ave	A	3.6	A	4.8	A	4.4	
41 Seventh St & Spring St	A	1.0	A	1.8	A	2.0	
42 Seventh St & Baraga Ave	A	2.6	A	3.4	A	3.4	
43 Front St & Fisher St	A	1.3	A	1.1	A	1.4	

TABLE 5B
Warrant Analyses Summary
Traffic Signal Warrants

	Intersection	Existing Intersection Control Type	Traffic Signal Warrants					
			Warrant 1 (8-Hour Volume)	Warrant 2 (4-Hour Volume)	Warrant 3 (Peak Hour)	Warrant 4 (Min. Ped. Volume)	Warrant 5 (School Crossing)	Warrant 7 (Crash Experience)
1	Lakeshore Blvd & Peter White Dr	None/Yield	No	No	No	No	No	No
2	Lakeshore Blvd & Hawley St	1-way Stop	No	No	No	No	No	No
3	Presque Isle Ave & Hawley St	2-way Stop	No	No	No	No	No	No
4	Sugarloaf Ave & Hawley St	1-way Stop	No	No	No	No	No	No
8	McClellan Ave & Cleveland St	All-way Stop	No	No	No	No	No	No
9	Seventh St & College Ave	Signalized	No	Yes	No	No	No	No
10	Presque Isle Ave & Center St	1-way Stop	No	No	No	No	No	No
12	Lakeshore Blvd & Wright St	1-way Stop	No	No	No	No	No	No
13	Pine St & Lakeshore Blvd	1-way Stop	No	No	No	No	No	No
14	Pine St & Fair Ave	All-way Stop	No	No	No	No	No	No
15	Lakeshore Blvd & Fair Ave	1-way Stop	No	No	No	No	No	No
16	Presque Isle Ave & Fair Ave	1-way Stop	No	No	No	No	No	No
17	Third St & Fair Ave	2-way Stop	No	No	No	No	No	No
18	Front St & Fair Ave	1-way Stop	No	No	No	No	No	No
21	Third St & College Ave	2-way Stop	No	No	No	No	No	No
22	Pine St & Magnetic St	2-way Stop	No	No	No	No	No	No
23	Front St & Magnetic St	2-way Stop	No	No	No	No	No	No
24	Third St & Magnetic St	2-way Stop	No	No	No	No	No	No
25	Fourth St & Magnetic St	2-way Stop	No	No	No	No	No	No
26	Lakeshore Blvd & Crescent St	1-way Stop	No	No	No	No	No	No
27	Lakeshore Blvd & Hewitt Ave	1-way Stop	No	No	No	No	No	No
28	Spruce St & Hewitt Ave	2-way Stop	No	No	No	No	No	No
29	Pine St & Hewitt Ave	All-way Stop	No	No	No	No	No	No
30	Hewitt Ave & Front St	Signalized	No	No	No	No	No	No
32	Fourth St & Hewitt Ave	2-way Stop	No	No	No	No	No	No
33	Front St & Arch St	All-way Stop	No	No	No	No	No	No
34	Pine St & Ridge St	1-way Stop	No	No	No	No	No	No
35	Lakeshore Blvd & Spring St	1-way Stop	No	No	No	No	No	No
36	Lakeshore Blvd & Baraga Ave	2-way Stop	No	No	No	No	No	No
37	Front St & Baraga Ave	2-way Stop	No	No	No	No	No	No
38	Front St & Spring St	Signalized	No	No	No	No	No	No
39	Third St & Baraga Ave	All-way Stop	No	No	No	No	No	No
40	Fourth St & Baraga Ave	2-way Stop	No	No	No	No	No	No
41	Seventh St & Spring St	2-way Stop	No	No	No	No	No	No
42	Seventh St & Baraga Ave	2-way Stop	No	No	No	No	No	No

TABLE 5A
Warrant Analyses Summary
All-Way Stop Warrant

	Intersection	Existing Intersection Control Type	Met All Way Stop
1	Lakeshore Blvd & Peter White Dr	Yield	No
2	Lakeshore Blvd & Hawley St	1-way Stop	No
3	Presque Isle Ave & Hawley St	2-way Stop	No
4	Sugarloaf Ave & Hawley St	1-way Stop	No
8	McClellan Ave & Cleveland St	All-way Stop	Ex.-No
10	Presque Isle Ave & Center St	1-way Stop	No
12	Lakeshore Blvd & Wright St	1-way Stop	No
13	Pine St & Lakeshore Blvd	1-way Stop	No
14	Pine St & Fair Ave	All-way Stop	Ex.-No
15	Lakeshore Blvd & Fair Ave	1-way Stop	No
16	Presque Isle Ave & Fair Ave	1-way Stop	No
17	Third St & Fair Ave	2-way Stop	Yes
18	Front St & Fair Ave	1-way Stop	No
21	Third St & College Ave	2-way Stop	No
22	Pine St & Magnetic St	2-way Stop	No
23	Front St & Magnetic St	2-way Stop	No
24	Third St & Magnetic St	2-way Stop	No
25	Fourth St & Magnetic St	2-way Stop	No
26	Lakeshore Blvd & Crescent St	1-way Stop	No
27	Lakeshore Blvd & Hewitt Ave	1-way Stop	No
28	Spruce St & Hewitt Ave	2-way Stop	No
29	Pine St & Hewitt Ave	All-way Stop	Ex.-No
32	Fourth St & Hewitt Ave	2-way Stop	No
33	Front St & Arch St	All-way Stop	Ex.-No
34	Pine St & Ridge St	1-way Stop	No
35	Lakeshore Blvd & Spring St	1-way Stop	No
36	Lakeshore Blvd & Baraga Ave	2-way Stop	No
37	Front St & Baraga Ave	2-way Stop	No
39	Third St & Baraga Ave	All-way Stop	Ex.-No
40	Fourth St & Baraga Ave	2-way Stop	No
41	Seventh St & Spring St	2-way Stop	No
42	Seventh St & Baraga Ave	2-way Stop	No

	Intersection	Existing Intersection Control Type	Met All Way Stop
43	Front St & Fisher St	1-way Stop	No
44	Third St & Fisher St	3-way Stop	Ex.-No
45	Fourth St & Fisher St	3-way Stop	No
46	Fifth St & Fisher St	1-way Stop	No
47	Altamont St & Fisher St	2-way Stop	No
48	Seventh St & Fisher St	2-way Stop	No
51	Division St & Genesee St	2-way Stop	No
52	Altamont St Genesee St	2-way Stop	No
53	Altamont St & Hampton St	2-way Stop	No
54	Division St & Hampton St	2-way Stop	No
55	U.S. 41 & Hampton St*	2-way Stop	No
56	Division St & Joliet Road	1-way Stop	No
57	Division St & Pioneer Road	1-way Stop	No
58	Altamont St & Pioneer Road	1-way Stop	No
59	Division St & McClellan Ave*	1-way Stop	No
60	Third St & Spring St	2-way Stop	No
62	McClellan Ave & Ridge St	2-way Stop	Yes
64	McClellan Ave & Baraga Ave	2-way Stop	Yes
66	O'Dovero Dr & McClellan Ave*	1-way Stop	No
67	Grove St & McClellan Ave*	All-way Stop	Ex.-No
68	Pioneer Rd & McClellan Ave*	2-way Stop	No
69	Lincoln Ave & Wright St	1-way Stop	No
72	Lincoln Ave & Cleveland St	1-way Stop	No
80	Front St & Main St	2-way Stop	No
81	Lakeshore Blvd & Washington St	1-way Stop	No

* Indicates Intersection on MDOT Trunk Line

TABLE 6

Locations for Mitigation for Vehicular Operations*

Intersections						
Intersection Details						
ID #	NS	EW	Existing Traffic Control	Reasons for Potential Mitigation	Recommended Mitigation	Possible Additional Study
1	Lakeshore Blvd	Peter White Drive	NO CONTROL	No movements at LOS D, E or F	None	
2	Lakeshore Blvd	Hawley Street	1WS EB	No movements at LOS D, E or F	None	
3	Presque Isle Avenue	Hawley Street	2WS NS	No movements at LOS D, E or F	None	
4	Sugarloaf Avenue	Hawley Street	1WS NB	No movements at LOS D, E or F	None	
5	Sugarloaf Avenue	Wright Street	Signal	LOS D is worst LOS - mitigation is optional, pedestrian crossing issues, high traffic volumes	Signal Retiming. Add Countdown Pedestrian Signal Heads, High Visibility Crosswalks and Pedestrian Crossing Warning Signs. Upgrade signal to include interconnect system along Wright Street. Implement system timings.	Evaluate No Right Turn on Red restriction for SB to WB right turns.
6	McClellan Avenue	Wright Street	Signal	2030 movements at E/F	Signal Retiming. Upgrade signal to include interconnect system along Wright Street. Implement system timings.	
7	McClellan Avenue	Fair Avenue	Signal	Existing and 2030 movements at E/F	Signal Retiming, Install NB right turn lane to address 2030 traffic needs.	
8	McClellan Avenue	Cleveland Street	AWS	No movements at LOS D, E or F	None	
9	Seventh Street	College Avenue	Signal	No movements at LOS D, E or F	None	
10	Presque Isle Avenue	Center Street	1WS EB	No movements at LOS D, E or F	None	
11	Presque Isle Avenue	Wright Street	Signal	No movements at LOS D, E or F	Upgrade signal to include interconnect system along Wright Street. Implement system timings.	
12	Lakeshore Blvd	Wright Street	1WS EB	No movements at LOS D, E or F	None	
13	Pine Street	Lakeshore Boulevard	1WS NB	No movements at LOS D, E or F	None	
14	Pine Street	Fair Avenue	AWS	No movements at LOS D, E or F	None	
15	Lakeshore Blvd	Fair Avenue	1WS EB	No movements at LOS D, E or F	None	
16	Presque Isle Avenue	Fair Avenue	1WS WB	Existing and 2030 movements at E/F	Install Traffic Signal or Mini-roundabout	
17	Third Street	Fair Avenue	2WS NS	LOS D is worst LOS - Mitigation is optional	None, All-way stop warranted but not recommended	
18	Front Street	Fair Avenue	1WS NB	No movements at LOS D, E or F	None	
19	Presque Isle Avenue	Kaye Avenue	Signal	No movements at LOS D, E or F	None	
20	Fourth Street	College Avenue	Signal	No movements at LOS D, E or F	None	
21	Third Street	College Avenue	2WS EW	No movements at LOS D, E or F	None	
22	Pine Street	Magnetic Street	2WS EW	No movements at LOS D, E or F	None	
23	Front Street	Magnetic Street	2WS EW	No movements at LOS D, E or F	None	
24	Third Street	Magnetic Street	2WS EW	No movements at LOS D, E or F	None	
25	Fourth Street	Magnetic Street	2WS EW	No movements at LOS D, E or F	None	
26	Lakeshore Blvd	Crescent Street	1WS EB	No movements at LOS D, E or F	None	
27	Lakeshore Blvd	Hewitt Avenue	1WS EB	No movements at LOS D, E or F	None	
28	Spruce Street	Hewitt Avenue	2WS EW	No movements at LOS D, E or F	None	
29	Pine Street	Hewitt Avenue	AWS	No movements at LOS D, E or F	None	
30	Front Street	Hewitt Avenue	Signal	No movements at LOS D, E or F	None	
31	Third Street	Hewitt Avenue	Signal	No movements at LOS D, E or F	None	
32	Fourth Street	Hewitt Avenue	2WS EW	No movements at LOS D, E or F	None	
33	Front Street	Arch Street	AWS	No movements at LOS D, E or F	None	
34	Pine Street	Ridge Street	1WS SB	No movements at LOS D, E or F	None	
35	Lakeshore Blvd	Spring Street	1WS EB	No movements at LOS D, E or F	None	

TABLE 8
Future Level of Service Summary
Unsignalized Intersections (2030 No-Build)

Intersection	AM Peak Hour		Mid-Day Peak Hour		PM Peak Hour		Notes
	Overall LOS	Delay (sec/veh)	Overall LOS	Delay (sec/veh)	Overall LOS	Delay (sec/veh)	
1 Lakeshore Blvd & Peter White Dr	A	3.0	A	1.9	A	1.8	
2 Lakeshore Blvd & Hawley St	A	4.4	A	3.2	A	4.7	
3 Presque Isle Ave & Hawley St	A	5.5	A	6.2	A	5.7	
4 Sugarloaf Ave & Hawley St	A	4.8	A	5.4	A	6.6	
8 McClellan Ave & Cleveland St	B	15.0	B	11.3	C	24.3	**PM:** SB = D
10 Presque Isle Ave & Center St	A	1.4	A	2.1	A	2.2	
12 Lakeshore Blvd & Wright St	A	4.1	A	4.8	A	5.7	
13 Pine St & Lakeshore Blvd	A	1.5	A	1.5	A	1.8	
14 Pine St & Fair Ave	A	7.6	A	8.2	A	8.8	
15 Lakeshore Blvd & Fair Ave	A	3.0	A	3.7	A	3.7	
16 Presque Isle Ave & Fair Ave	A	4.9	A	7.0	A	8.6	**Mid-Day:** WB LT = D **PM:** WB LT = F
17 Third St & Fair Ave	A	5.2	A	7.7	A	7.9	**PM:** NB LT = D
18 Front St & Fair Ave	A	3.2	A	2.7	A	2.8	
21 Third St & College Ave	A	4.6	A	4.7	A	5.5	
22 Pine St & Magnetic St	A	2.7	A	2.8	A	2.8	
23 Front St & Magnetic St	A	3.0	A	2.2	A	2.9	
24 Third St & Magnetic St	A	1.7	A	1.8	A	2.9	
25 Fourth St & Magnetic St	A	3.8	A	4.1	A	4.2	
26 Lakeshore Blvd & Crescent St	A	1.9	A	0.9	A	1.4	
27 Lakeshore Blvd & Hewitt Ave	A	1.4	A	1.1	A	1.0	
28 Spruce St & Hewitt Ave	A	5.6	A	5.7	A	4.8	
29 Pine St & Hewitt Ave	A	7.3	A	7.4	A	7.6	
32 Fourth St & Hewitt Ave	A	1.9	A	2.1	A	3.0	
33 Front St & Arch St	A	8.1	A	8.8	A	9.9	
34 Pine St & Ridge St	A	3.1	A	3.5	A	3.6	
35 Lakeshore Blvd & Spring St	A	0.9	A	0.6	A	0.8	
36 Lakeshore Blvd & Baraga Ave	A	8.0	A	8.6	B	11.3	
37 Front St & Baraga Ave	A	4.2	A	6.2	C	23.8	**AM:** WB = D; **Mid-Day:** WB = D **PM:** EB = E; WB = F
39 Third St & Baraga Ave	A	4.7	A	5.4	A	6.3	
40 Fourth St & Baraga Ave	A	4.0	A	5.2	A	4.9	
41 Seventh St & Spring St	A	1.2	A	2.2	A	2.7	
42 Seventh St & Baraga Ave	A	3.1	A	3.8	A	4.3	

Correspondence
received prior to posting agenda

Proposed Hilton Hotel on Lakeshore Blvd

Bruce Aho <[redacted]>

Thu 9/1/2022 5:37 PM

To: Andrea Landers <alanders@marquettemi.gov>

As a home owner on the east side of Marquette and use the paths along Lakeshore Blvd for walking, I am strongly against this proposed hotel and re-zoning of the area!

This is predominantly a residential neighborhood and should stay that way. The increase in traffic and noise would be detrimental to the residents. Housing values would suffer too.

There is plenty of other parcels of land in and near Marquette that are available for development and any future hotels or commercial enterprises of a larger scale should be built in these areas, NOT on Lakeshore Blvd.

Thank you,
Bruce Aho

COMMENT TO THE PLANNING COMMISSION BY LAKESHORE PARK PLACE RE PROPOSED SPECIAL LAND USE PERMIT FOR HOTEL AT 955 LAKESHORE BLVD

This statement is made on behalf of the 57 residences comprising Lakeshore Park Place, a residential condominium. Our residences are located adjacent to the proposed 955 Lakeshore Boulevard project. We strenuously object to the placement of a large commercial hotel squarely in the middle of what is primarily a residential area.

The Planning Commission is, of course, required to be guided by the City's land use ordinance. In that ordinance the Commission is required to make a finding "that the special land use will be in compliance with the general purpose of the ordinance and the intent of the district in which it is located and will not be injurious to the spirit of this Ordinance and intent of the district, and will not be injurious to the neighborhood, or otherwise detrimental to the public health and welfare." Section 54.1403 (C).

In making this finding the Commission must determine that the Special Land Use Permit (SLUP)

request meets certain standards. Among those standards are the following:

(1) "The intent of the Zoning District is met and the proposed use is in harmony with appropriate and orderly development of the district." Section 54.1403 (C) (1). The developer wants to put a large hotel in a multi-use (M-U) zoning district. The M-U ordinance specifically provides that "The non- residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas." Section 54.311 (3). We local residents of the surrounding area have no need whatsoever for the services of a large 107 unit hotel. Therefore, the SLUP proposal does not meet this standard.

(2) Another standard which this SLUP request must meet is that "the current use of adjacent lands and neighborhood are compatible with the proposed site." Section 54.1403 (C) (2). The SLUP request does not meet this standard. This is a residential neighborhood with a few small businesses. A large hotel would be a huge anomaly. It just does not fit. One of the things

we value most, is the quietness of our neighborhood. With the proposed project's parking lot located immediately adjacent to several of our residences, this quietness will be destroyed forever. Moreover, the lights from the parking lot will be shining into our windows.

(3) Proposed or estimated vehicular and pedestrian movements do not negatively affect traffic flows, intersections, site distances, and safety. Section 54.1403 (C) (8). While we are not traffic engineers, it does not take much imagination to see that the proposed hotel will produce increased traffic flow as well as ingress and egress to the already burdened Lakeshore Blvd. in the immediate vicinity of Picnic Rocks Park. This standard is likewise not met here.

(4) The proposed physical characteristics of the site, such as drainage and the natural environment must meet the requirements of the ordinance. Section 54.1403 (C) (9). We are particularly concerned about drainage. The proposed project will have an extensive paved parking lot. The movement of water from this lot will have to go somewhere---very likely to our property, our basements, and to our ponds. This has happened before when the North Bay

development went in next door to us, despite assurance from the city that that water migration would not occur. This standard is not met here.

We recognize that something may eventually be built on this property, but we say that whatever is constructed must comply with the M-U ordinance and in harmony with the intent of that ordinance. The proposed SLUP does not meet that test. What about residential housing, which Marquette needs much more than another hotel? Other possible uses could be small businesses such as the Stuga-North Veterinary Clinic, or the Nestledown B&B, both of which would be adversely affected by this proposed project.

If someone wants to build another large hotel in Marquette, there are plenty of places where this could be done without ruining our neighborhood.

Finally, think of this: How would you feel if someone built a four story hotel next to your home?

We strongly urge that the Derek Parker and NJA Management Group LLC application for a SLUP be DENIED.

R. Allan Edgar
U.S. District Judge (inactive)
President LSPP Association

OPPOSE Special Use land Permit for hotel Hilton!!!

Brenda Albrecht <[redacted]>

Thu 9/1/2022 1:22 PM

To: Andrea Landers <alanders@marquettemi.gov>

Cc: David Stensaas <dstensaas@marquettemi.gov>

Who does this benefit? Not the local citizens of Marquette...

The scale of this building, and the traffic issues it will create, in this RESIDENTIAL district is totally wrong.

I am in opposition of the Special Use land Permit that Planning would need to grant on this Tuesday for the Hotel Hilton on Presque Isle. Its important to state that is doesn't meet the requirements for a SLUP:

It isnt consistent with the Community Master Plan. It could potentially prevent other development that would benefit the community and more better fit that location.

Taking up more view of the lakeshore is flat out ignorant and totally against what makes this place so great. Are you not concerned about the desires of your taxpayers??

[redacted]

Hotel on Lakeshore Blvd

holly aldrich <[redacted]>
Fri 9/2/2022 1:42 PM

To: Andrea Landers <alanders@marquettemi.gov>

I think it would be very unfortunate to have such a large, 4 story commercial development in that location!
The land appears too small to hold the building and all the parking spaces. It is not in keeping with the residential character of that area. It would add to traffic congestion. I think there could be something smaller and quieter that would fit better with the current use.
Thanks for your consideration, Holly Aldrich

1201 Lakeshore Park Place
Marquette, MI 49855
Thursday, September 1, 2022

City of Marquette Planning Commission
Community Development Department
1100 Wright Street
Marquette, MI 49855

Comments follow regarding the proposed Special Land Use Permit for a hotel at 955 Lakeshore Blvd.

Dear Planning Commission Members:

Thank you for serving on the Planning Commission. As a citizen and homeowner in Marquette, I am dependent on your good decisions being made as Marquette experiences quite a growth in development.

I am absolutely OPPOSED to the granting of a SPECIAL LAND USE PERMIT FOR THE 107 unit HOTEL WITH 117 PARKING SPACES TO BE LOCATED AT 955 LAKESHORE BLVD due to the many STANDARDS that the hotel application DOES NOT ALREADY COMPLY WITH.
Clearly, by reviewing the STANDARDS, this application is greatly not meeting the criteria for this location. Section 54.1403 Charges the Commission to "be guided in making a decision by the standards set forth in the Ordinance in Section 54.1403 (C)."

Not only does this application not "fit-in"this residential community but it would be detrimental for just some of the following reasons:
The neighborhood is residential with a few SMALL non-intrusive businesses
Lights from the four story building and parking lot would be intrusive
Noise, fumes, run-off, refuse issues generated by a large migrant population would greatly negatively impact the residential neighborhood
Lakeshore Blvd. traffic is limited to a two lane road
This proposed hotel would diminish property values

With careful planning and vigilant adherence to City Ordinances, Marquette can continue to be an outstanding place to live. I urge the Commission to DENY the request for the Special Land Use Permit for a Hotel Use to be located at 955 Lakeshore Boulevard to Derek Parker and NJA Management Group LLC.

Sincerely,
Judith A. Ashby

Judith A. Ashby

Comment to the Planning Commission

Christine Bennett <[redacted]
Thu 9/1/2022 8:12 AM
To: Andrea Landers <alanders@marquettemi.gov>

Comment to the City Planning Commission

From: Christine Bennett

1279 Lakeshore Park Place

As a resident living at Lakeshore Park Place Condominiums, I fully support our Association president, Judge Al Edgar, in his excellent objections "to the placement of a large commercial hotel square in the middle" of our neighborhood. The proposed building would be viewed as an embarrassing scourge to the neighborhood and would reflect negatively on Marquette's city planning practices. The plan lacks needed green space and precludes any in the future; it has no place along Marquette's beautiful shoreline; and it would add traffic congestion to this already heavily trafficked area. Moreover, the proposed hotel would overload the water drainage infrastructure in our neighborhood and jeopardize Lake Superior. Extended stay facilities should be located in more appropriate areas of the county.

I urge you to deny the Derek Parker and NJA Management Group LLC application for a Special Land Use Permit.

Sincerely,

Christine Bennett

COMMENT TO THE PLANNING COMMISSION BY LAKESHORE PARK PLACE RE PROPOSED SPECIAL LAND USE PERMIT FOR HOTEL AT 955 LAKESHORE BLVD

This statement is made on behalf of the 57 residences comprising Lakeshore Park Place, a residential condominium. Our residences are located adjacent to the proposed 955 Lakeshore Boulevard project. We strenuously object to the placement of a large commercial hotel squarely in the middle of what is primarily a residential area.

The Planning Commission is, of course, required to be guided by the City's land use ordinance. In that ordinance the Commission is required to make a finding "that the special land use will be in compliance with the general purpose of the ordinance and the intent of the district in which it is located and will not be injurious to the spirit of this Ordinance and intent of the district, and will not be injurious to the neighborhood, or otherwise detrimental to the public health and welfare." Section 54.1403 (C).

In making this finding the Commission must determine that the Special Land Use Permit (SLUP)

request meets certain standards. Among those standards are the following:

(1) "The intent of the Zoning District is met and the proposed use is in harmony with appropriate and orderly development of the district." Section 54.1403 (C) (1). The developer wants to put a large hotel in a multi-use (M-U) zoning district. The M-U ordinance specifically provides that "The non- residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas." Section 54.311 (3). We local residents of the surrounding area have no need whatsoever for the services of a large 107 unit hotel. Therefore, the SLUP proposal does not meet this standard.

(2) Another standard which this SLUP request must meet is that "the current use of adjacent lands and neighborhood are compatible with the proposed site." Section 54.1403 (C) (2). The SLUP request does not meet this standard. This is a residential neighborhood with a few small businesses. A large hotel would be a huge anomaly. It just does not fit. One of the things we value most, is the quietness of our neighborhood. With the proposed project's

parking lot located immediately adjacent to several of our residences, this quietness will be destroyed forever. Moreover, the lights from the parking lot will be shining into our windows.

(3) Proposed or estimated vehicular and pedestrian movements do not negatively affect traffic flows, intersections, site distances, and safety. Section 54.1403 (C) (8). While we are not traffic engineers, it does not take much imagination to see that the proposed hotel will produce increased traffic flow as well as ingress and egress to the already burdened Lakeshore Blvd. in the immediate vicinity of Picnic Rocks Park. This standard is likewise not met here.

(4) The proposed physical characteristics of the site, such as drainage and the natural environment must meet the requirements of the ordinance. Section 54.1403 (C) (9). We are particularly concerned about drainage. The proposed project will have an extensive paved parking lot. The movement of water from this lot will have to go somewhere---very likely to our property, our basements, and to our ponds. This has happened before when the North Shore development went in next door to us, despite assurance from the city that that water

migration would not occur. This standard is not met here.

We recognize that something may eventually be built on this property, but we say that whatever is constructed must comply with the M-U ordinance and in harmony with the intent of that ordinance. The proposed SLUP does not meet that test. What about residential housing, which Marquette needs much more than another hotel? Other possible uses could be small businesses such as the Stuga-North Veterinary Clinic, or the Nestledown B&B, both of which would be adversely affected by this proposed project.

If someone wants to build another large hotel in Marquette, there are plenty of places where this could be done without ruining our neighborhood.

Finally, think of this: How would you feel if someone built a four story hotel next to your home?

We strongly urge that the Derek Parker and NJA Management Group LLC application for a SLUP be DENIED.

B

Dr. Cary M. Bjork
APT. PD
1279 Lakeshore Park Pl.
Marquette, MI 49855

R. Allan Edgar
U.S. District Judge (inactive)
President LSPP Association

Dear Planning Commision,

I am an original owner of a Condominium home in Lake Shore Park place. I and my partner currently occupy this home. We are in complete agreement with this letter by al Edgar. Had there been a hotel located adjacent to our property in 1999-2000 I likely would not have purchased the Condominium unit. We urge you not to allow a hotel in the midst of this largely residential multi-use zoning district. The proposed project would lower our quality of life and make our neighborhood less desirable.

Sincerely, Cary M. Bjork

Comment on 955 Lakeshore Boulevard project

Dave Blair <[redacted]>

Thu 9/1/2022 7:39 AM

To: Andrea Landers <alanders@marquettemi.gov>

Comment to the Planning Commission regarding proposed special land use permit at 955 Lakeshore Blvd.

From: David Blair
1279 Lakeshore Park Place

As an owner and maintenance chair at Lakeshore Park Place Condominiums, I fully support the comments provided by our Association president, Judge Al Edgar. His letter clearly establishes that the proposed project is NOT IN COMPLIANCE with the ordinance that governs granting special use. I vigorously urge that the special use permit be denied.

This should be an obvious and easy decision for the commission. The Lakeshore Boulevard area where the extended stay hotel is proposed is a residential and recreational area with a few appropriate special use businesses. The proposed hotel provides no benefit for residents nor for the local population that uses the road, park, and beaches extensively. In reality the plan would exacerbate existing challenges regarding traffic, sanitary and storm sewers. The hotel belongs in a commercially zoned area where the infrastructure is able to accommodate over the 100+ bathrooms and traffic that the facility would contribute. I have observed the city regularly cleaning the sanitary sewers in our area. The project would exert unacceptable additional stress on the area infrastructure and ecology.

Please, do not grant the requested special use permit.

Sincerly,
Dave Blair

Received
9-2-22

Robert and Linda Bonetti
1221 Lakeshore Park Place
Marquette, MI. 49855

Friday, September 2, 2022

Community Development Department
1100 Wright Street
Marquette, MI 49855

To the Community Development Department:

We live at Lakeshore Park Place and would like to respond to the proposed SLUP at 955 Lakeshore Blvd. The plan for a large 107 room hotel with approximately 120 parking spaces, limited access to the site from a heavily travelled road and little green space is not a project needed for our peaceful neighborhood.

The land would be suitable for residential homes, apartments, condominiums, and small businesses. This area is a quiet neighborhood where Marquette residents reside in harmony together with Lake Superior. Many residents who surround this property are not in favor of a hotel construction which would increase traffic on Lakeshore Blvd impacting Shiras Park and the lakeshore, create noise pollution, produce light pollution which can lead to sleep disorders, diminishes stars in the night sky and contributes to increases of CO_2 the air.

Our city according to Travel Marquette has 17 Hotels, 2 Motels and 1 Cabin/Campsites. In addition to these accommodations there are approximately 250 Air B & B's in Marquette. In the near future the Vault will be hotel number 18. Is another hotel vital to Marquette?

In the Weekly Survey done by the Mining Journal for August 22-29, 2022, 366 votes were cast for the following four choices. The question was: ***What type of development does the region most need?*** (The Mining Journal is distributed mostly in the Central U. P.) Web poll results were as follows:

Affordable housing 52.2%,
No more development is needed 35.5%,
Upscale housing to bring in more tax revenue 6.6%
Hotels and retail establishments 5.7%.

This Special Land Use Permit (04-SUP-09-22) is not what Marquette needs at 955 Lakeshore Blvd. Let us keep our harmonious feel in our neighborhood.

Sincerely,
Robert and Linda Bonetti

Hotel on Lakeshore

Lisa Borton <[redacted]>

Fri 8/26/2022 8:34 AM

To: Andrea Landers <alanders@marquettemi.gov>

Good morning,
I'm sure I'm one of many writing in regards to the hotel proposal on Lakeshore Blvd but I wanted to express my extreme opposition to it. I grew on College Ave just feet from this proposed site and my family still live there. This quiet area of town would be greatly harmed with an addition like this proposed hotel. Much of the charm and beauty of the city is literally right there. Adding a large structure would destroy the lakeshore with extra noise, light pollution, and more traffic. This hotel will ruin the entire neighborhood where residents want peace and quiet.
Marquette tourism is important but this isn't the right plan for bringing people back year after year. One of the reasons people flock to Marquette is the fact that the area in question is unique and breathtaking and isn't built up. Marquette doesn't need to cater to outsiders complaining the beach is to far from wherever they are staying.
Watching Marquette bring in ugly lake front condos and hotels has been upsetting over these last few years and now potentially extending the ugliness down the shoreline is even more upsetting. Let the citizens decide what could go there wether it be a cozy B&B, park, or something else that isn't going block or harm views, sounds, nature, traffic, and pedestrians.
I truly hope this hotel or anything similar to it does not happen. It would be a damn shame if it did.

Regards,

Lisa Borton

Special Land Use Permit for Hotel at 955 Lakeshore Boulevard

Herbert Carlin <[redacted]>

Thu 9/1/2022 3:13 PM

To: Andrea Landers <alanders@marquettemi.gov>

Dear Members of the Marquette City Planning Commission,

As a member of and co-owner in the Lakeshore Park Place Association (LSPP), I am writing to endorse the subject statement by our association president, R. Allan Edgar, U.S. District Judge (inactive). Judge Edgar's statement is so complete that I can add nothing of substance to it. But as a past president of LSPP, I can say unequivocally that his points are all valid and express the best interests not only of our association, but of the greater Marquette community.

Herbert Prescott Carlin
1279 Lakeshore Park Place #2B
Marquette, Michigan

JOHN & PATRICIA CASE
1279 LAKESHORE PARK PLACE - UNIT PB
MARQUETTE, MI 49855

29 August 2022

City of Marquette
Community Development Department
1100 Wright Street
Marquette, MI 49855

Ref: 04-SUP-09-22 - 955 Lakeshore Blvd
(PIN: 0370073)

We are writing to you in regards to the Special Land Use permit for a Hotel Use, referenced above. The proposed hotel is located near our residence and would be totally out-of-place in the neighborhood. Nothing else in the area has that type of density. It would bring a major increase in traffic entering and exiting Lakeshore Boulevard, as well as additional noise and lights. There could also be problems with runoff from the parking lot. A project like that is too large for the neighborhood.

For the reasons above, we hope that the Planning Commission will not approve this Special Use Permit!

Sincerely,

John & Patricia Case

955 Lakkeshore, Marquette, MI

M. Denise Clegg < [redacted] >
Wed 8/31/2022 4:12 PM
To: Andrea Landers <alanders@marquettemi.gov>

I am a property owner at 1225 Lakeshore Park Place. As such I received a copy of the document submitted by our board President, Al Edgar, on behalf of the Lakeshore Park Place residents. I fully support Mr. Edgar's position and trust that the Marquette Planning Commission will prevent this project from moving forward.

Sincerely,

Mary Denise Clegg
1225 Lakeshore Park Place
Marquette, MI 49855

Sent from my iPad

August 24, 2022

Community Development Department
1100 Wright St.
Marquette, MI 49855

Re: 04-SUP-09-22 - 955 Lakeshore Blvd. (PIN: 0370073)

Dear Development Professionals,

I am a resident of the Lakeshore Park Pl. development. I am writing to express my concerns regarding the Special Land Use permit for Hotel at 955 Lakeshore boulevard. Although I do have concerns about such a large facility near my home and its effects on view and noise, my primary concerns center around hydrology and traffic safety.

Hydrology

The pedestrian corridor serves as storm water drainage for the east end of Magnetic and College avenues. There are no existing storm sewer drains. A recent heavy storm produced erosion past the pavement end of these streets as the run-off entered the pedestrian corridor. Run-off from the proposed project will be massive as the building footprint and the pavement area are over 65,000 square feet and constitute 60% of the entire lot under consideration. The proposed pavement is non-permiable hot mix asphalt. In times of heavy rain storms which will occur with greater frequency and during late winter thaw with the accumulated plowed snow mounds, the pedestrian pathway will be overwhelmed.

In 2019, the sumps for the Cedar and Birch buildings (directly to the west of the proposed hotel) ran continuously during a period of rain and thaw from above average snowfall. This was the first time the sumps operated since construction 12 years before. No basement water was incurred. The lake level then was 613 feet, one of the highest points in recent history. The elevation of the lot for construction is 612 feet. ***With increased run-off from the hotel, any basement water in our buildings would be easily attributed to the increased run-off from the hotel, especially with the currently receded lake level at 602 feet.*** Advanced climate models predict a progressive rise in the next 20-30 years. (reference below) Long term viability of the hotel itself would appear to be questionable with risk to the structure and public safety over the long term.

I would like to know what the hotel developers can do to significantly reduce their run-off. I would like to know what the city plans to do to control the water run-off.

Public safety

Current pedestrian traffic is at great risk now with summer bathers crossing the streets during times of heavy car traffic. In the summer a large portion of hotel patrons will be adding to this pedestrian traffic. Car-pedestrian incidents will be become highly likely with the increased traffic and the complexity added from patron vehicles entering and exiting Lakeshore Blvd. Major expenditure for traffic control as well as pedestrian control will be needed to assure public safety.

I would like to know what the city plans are to mitigate this risk.

Sincerely,

Joseph R. Cline, MD
1247 Lakeshore Park Pl
[redacted]

Reference: Xue, et al Climate projections over the Great Lakes Region: using two-way coupling of a regional climate model with a 3-D lake model. Geoscientific Model Development 15 (11), 4425-4446, 2022

Oppose construction of hotel on Lakeshore Blvd near Stuga North Vet Clinic

kcrupi@aol.com <[redacted]>

Thu 9/1/2022 2:02 PM

To: David Stensaas <dstensaas@marquettemi.gov>

Cc: Andrea Landers <alanders@marquettemi.gov>

Dear Marquette Planning Commission:

I'm a Marquette City resident and recently read the Planning Commission is considering approval of a large hotel to be built on Lakeshore Blvd near the Lake Superior shore and Stuga North Veterinary Clinic. Is this true?

If this is true, I'm writing to urge the Planning Commission to oppose the proposed construction. A large hotel would be a sharp contrast to other small buildings in the area and result in a big increase of traffic that threatens local walkers and bike riders. Please oppose the construction of any large hotel at this location not too far from my property. Thank you.

Sincerely yours,

Kevin Crupi
129 E Prospect St Apt A
Marquette, MI 49855
[redacted]

Received
9-2-22

September 2, 2022

To: Mr. David Stensaas
Ms. Andrea Landers
City of Marquette Community Development Department
1100 Wright Street
Marquette, Michigan 49855

Ms. Joy Cardillo, Chair, Mr. Michael Larson, Vice-Chair
Planning Commission members
City of Marquette Planning Commission

Re: Proposed Hotel
955 Lakeshore Blvd.
Marquette, Michigan

Mr. Stensaas, Ms. Landers, Ms. Cardillo, Mr. Larson and Planning Commission Members,

I am sorry that I will not be able to attend the public hearing on September 6, 2022 for this project, but wanted to express my opinion in writing. As a resident of Marquette's east side, I would like to state that I am strongly opposed to the proposed four story hotel development on Lakeshore Blvd. and the request for a Special Land Use Permit.

This development would interject a major commercial enterprise into a residential neighborhood of single family homes, condominiums and some "light" commercial businesses and would result in increased traffic throughout the neighborhood streets. This project is not a housing development that would help solve the affordable housing situation in the city, but is merely a commercial venture that belongs in one of the zoning districts appropriate for the commercial use.

Although this project is not in a district governed by the concept of "form based code", the "form" of this building, a four story rectangular stucco box, is totally out of character and scale with the surrounding homes and businesses. The Community Development Department and Planning Commission has preached the importance of the concept of "form based code" in other areas of the city and I hope you will not ignore it in this situation. One only has to look at the "form" and scale of the nearby bed and breakfast establishment and the veterinarian office to see a "form" and scale of commercial buildings that are appropriate in a residential neighborhood.

I would expect the Planning Commission to act in the best interest of the residents of Marquette and deny this request for a Special Land Use Permit at this site. Thank you.

Ken Czapski

Ken Czapski
310 East Hewitt Ave.
Marquette, Michigan 49855

Cell: [redacted] E-Mail: [redacted]

FW: Tuesday September 6th meeting

David Stensaas <dstensaas@marquettemi.gov>
Fri 9/2/2022 2:03 PM

To: Andrea Landers <alanders@marquettemi.gov>

From: Drury Priscilla <[redacted]>
Sent: Friday, September 2, 2022 2:00 PM
To: David Stensaas <dstensaas@marquettemi.gov>; [redacted]
Subject: Re: Tuesday September 6th meeting

To the elected and appointed Civil Officials, or to whom it may concern. This is in reference to the proposed Hilton project on Lakeshore Blvd.

I graduated from NMU with two degrees and currently work at the hospital. I began at the old hospital in the kitchen 30 some years ago. My grandfather came here in 1920 and helped the community as a physician to combat the Spanish Flu Epidemic and was the city's Health Officer during the War II. I currently own a home at 1107 N Front St in Marquette and a 16 yr old at Marquette Senior High.

It is my perspective and several of those in this neighborhood (East, West and South Marquette friends and people at work) that the current Hilton Hotel proposal on Lakeshore Blvd, would not be in keeping with the City's Master Plan. It should not qualify for a Special Land Use Permit because it does not meet the requirements. It is not consistent with the City's Master Plan as most of us in the community understand it to be. I have heard from more than several constituents in this community, that this proposal would prevent better options for a more appropriate & beneficial businesses, in a mixed zoning area. (for example: smaller B&B, a coffee shop, an ice cream shop or like housing) Business that would not project as much light pollution and require as much parking or road access. These would also allow a greater volume of taxpayers to utilize and enjoy these businesses than a large hotel.

As appointed or elected persons who are positioned to represent this community, I feel oue city government should gather more information, views and options from your constituents in this community. The time frame of this input may not be optimal, but it is nonetheless the entire purpose of city government and public meetings and hearings. Please do not allow a Special Land Use Permit to be given for the Hilton proposal on Tuesday for the reasons mentioned above.

Thank you for your time and consideration. It would be appreciated if you shared these perspectives at the meeting on Tuesday, September 6th.

Respectfully,

Priscilla Drury

[redacted]

Presque Isle proposal

Lisa Elzinga <[redacted]>

Tue 8/30/2022 8:58 PM

To: Andrea Landers <alanders@marquettemi.gov>

To whom it may concern.
I am a real estate agent in Marquette. I am quite surprised that we seem to be in such a hurry to keep surrendering our beautiful lake views for these incredibly tall buildings. I understand that people are wanting to move here, but we are building in spite of those that live and want to enjoy living here full time. By all means, people have rights to build on land they own, but we are giving up views and land usage to appease the few. Please set some restrictions on the height of these buildings!!! I hear it all the time that we are starting to look like Traverse City. I know for a fact that the board used to protect the water views for all, but this doesn't seem to be of concern anymore. I am asking this local government to put the needs of all people that live here, not just the few that want to make a quick dollar. Taxes in Marquette are so high already. The views surrendered one by one. Traffic is too heavy and doesn't support this amount of growth in that area and conflicts with the usage of the bike path and our beaches, which I feel are our best assets. Parking is a huge problem and not helped with the new parking system. We have outpriced living here for so many people already. I am a real estate agent asking that this please be put into proper perspective. Please remember that many people choose to live here and this is not a good thing for our community as a whole. Please consider restricting the height of the buildings to 2 stories at the most for all of us.
Thank you.
Lisa Elzinga

Objection to Special Use Permit, 04-SUPP-09-22, 955 Lakeshore Blvd

philip_ewbank <[redacted]>

Thu 9/1/2022 9:31 AM

To: Andrea Landers <alanders@marquettemi.gov>

Cc: [redacted]

Regarding: 04-SUPP-09-22, 955 Lakeshore Blvd, Marquette, MI, 49855

Dear Members of the Planning Commission,

I am writing this email to express my objection to the permitting of a special land use for the proposed hotel at 955 Lakeshore Boulevard, Marquette, Michigan, 49855. I believe the request is "not in compliance with the general purpose of the ordinance," it is "injurious to the spirit of this Ordinance and intent of the district," and will be "injurious to the neighborhood, or otherwise detrimental to the public health and welfare." (Quotations from Chapter 54 Land Development Code > Article 14 Administrative Procedures > Section 54.1403 Special Land Use Review). Specifically, it does not meet the following standards:

Physical Appearance of Structures. The physical appearance of the proposed hotel is incongruent with existing structures in the neighborhood. Its immediate neighbors (Stuga North veterinary clinic, Nestledown B&B) reflect a traditional Scandinavian minimalistic/simplistic design. These buildings, along with most of the buildings in the Lakeshore Park Place condominium community, also display slope-roof silhouettes. The hotel's flat-roofed, rectangular design does not blend into the neighborhood. Further, its height exceeds the surrounding buildings by two floors.

Vehicular and Pedestrian Circulation. Traffic into and out of the proposed hotel would add to congestion on Lakeshore Boulevard, particularly in the summer months. Traffic to and parking between McCarty's Cove and Picnic Rocks continues to increase each year. Hotel guests would most likely enter and exit the property multiple times per day as there are few shopping opportunities and restaurants within walking distance. This is especially disconcerting given the number of children and adolescents from the surrounding neighborhoods who cross Lakeshore to access the beach.

Number of Persons or Employees. With 107 rooms, the proposed hotel would become the third-largest hotel, by occupancy, in the city of Marquette, behind only the Holiday Inn (191 rooms) and the Ramada Inn (112 rooms). This type of hotel would be better suited to land designated "Regional Commercial." As noted in chapter three, "Future Land Use Recommendations" ("based on community input, the goals of the Vision Statement, and the analysis of data and information presented in the factbook section of this document "), of the *City of Marquette Community Master Plan, Amended May 10, 2022*:

> "This type of commercial land use designation serves to provide appropriate sites for hotels, … and restaurants. Such uses typically develop along highway corridors on the edges of towns, and Marquette has such a commercial district along U.S.41/M-28, between McClellan Ave. and the western city limits. This area at the western edge of the City has a similar aesthetic to the highway-corridor development in the adjacent township, and it is designated as a "Regional Commercial" land use on the master land use plan, which is appropriate as it does have many businesses that cater to inter-regional travelers and shoppers, and this is an appropriate location for that type of commercial land use for the foreseeable future."

Environmental Factors. The proposed hotel would negatively impact the surrounding environment. The increased traffic entering and exiting the premises at any hour of the day would increase ambient noise in the neighborhood. Further, lighting from the building and the adjacent parking lot would create a glare contributing to a light pollution, which would limit nighttime sky viewing by residents in the area.

In summary, the negative impact resulting from the building of the proposed hotel would far outweigh the benefits provided to residents in the surrounding neighborhood.

Respectfully,

Philip and Lynnette Ewbank
916 Spruce Street
Marquette, MI 49855

[redacted]

[redacted]

To: Community Development Dept

Re: Public Hearing 04-SUP-09-22-955
Lakeshore Blvd (P.N: 0370073)

I'm Resident of 1279 Lakeshore Park Place
Gregory A. Fierstine

I oppose Special Land Use Permit for a Hotel use.

CONS

1. Neighborhood/Residential
2. 24/7 365 days
3. Garbage Trucks/service Trucks
4. Density of People & Traffic
5. More pets & waste
6. More Trash on Beaches/More Party, ing
7. More Cigarette Butts
8. More NOISE Especially ~~LIGHT~~ LIGHT Noise
9. More Strangers NO SKin in The Neighborhood
10. Takes away The very Thing(s) That people/Tourist Enjoy (More Space & NATURE)
11. Most businesses are 10-6
12. No imagination on use/City tired of Motels
13. This is NOT BUM's Jungle
14. Parking on Lakeshore already expensive (Beach & Events)

CONS - CONTINUED

15 Distruction of Tree/wood line between Beach & Lakeshore Blvd, STILL MUCH WILDLITE

16 Less Peace + Quite - Everyone Seeks it here. Dont Mind Events (Out Back etc), COME + go

PROS

1. TAXES $$

Dorek Packer + NJA should Be ASHAMED of themselves. How much imagination/creativity did it TAKE?!

Money MAKER? Hell yes!

I (We) Are INSULTED

MANY different Types of USE

lower/condos? If you need Taxes start Thinking out of BOX-Long Term of what Marquette is + future

NO More Motels/Hotels Go out Township or County. START Finding other ways TO RAISE TAXES. Dont Destroy our Beaches. Is not it NICE TO FIND A PLACE on the Beach? YOUR own SPACE? Greg Fierstine

August 27, 2022

Dear Commission,

We are writing to express our strong opposition to 04-SUP-09-22---955 Lakeshore Blvd. Special Land Use Permit for a Hotel Use.

While the local community may be unable to prevent development, a Hotel would be detrimental to the area. Nearly all the residents in the immediate neighborhoods are completely opposed to the addition of a hotel that will cause traffic, safety and aesthetic problems and potentially lower the property values of the existing community.

Traffic increase and safety of pedestrians are major areas of concern. Traffic congestion and limited parking (for our pristine beaches) on Lakeshore Blvd. already exist. The boulevard is routinely busy and drivers often turn onto our private drives to bypass the intersection of Lakeshore Blvd. and Fair Avenue.

The traffic will only increase as the 'scenic route' peaks during tourist season (we welcome visitors!) and with added hotel traffic (visitors, maintenance, staff, etc.) this will only worsen.

Property values are likely to go down in the area and people less likely to relocate to this area if this hotel is built. Townhouses or condominiums may be a better option and more in character with the existing neighborhood.

Also worth mentioning, night skies are spectacular in our neck of the woods and often observed in this rather dark area of the city and "light noise" from all-night parking lot lights would destroy this opportunity. Who would want this in their backyard?
We were disappointed that notices were only sent to those of us within 300 feet of the proposed development.

All of Marquette residents have an invested and deep connection to our city and its extraordinary offerings.

We urge you to disapprove the proposed Special Land Use permit and from recent meetings and discussions with our neighbors, we know our opinions are shared by many who will not be able to attend the Sept. 6th meeting or write letter and e-mails.

Thank you for your continued service and support of our community.

Nancy Fierstine Nancy Fierstine
Greg Fierstine Greg Fierstine
1279 Lakeshore Park PL 1G
Marquette

Special Use Permit - 04-SUP-09-22

John <[redacted]>

Sat 8/27/2022 9:12 AM

To: Andrea Landers <alanders@marquettemi.gov>

Cc: Evan Bonsall <ebonsall@marquettemi.gov>;Sally Davis <sdavis@marquettemi.gov>;Jenna Smith <jsmith@marquettemi.gov>;Cody Mayer <cmayer@marquettemi.gov>;Jessica Hanley <jhanley@marquettemi.gov>;Fred Stonehouse <fstonehouse@marquettemi.gov>;Jenn Hill <jhill@marquettemi.gov>

1 attachments (33 KB)

Landers, Andrea (2022-08-26).pdf;

Dear Ms. Landers -

Attached is a letter in opposition to the Special Land Use permit application filed by NJA Management. I would appreciate it very much if you would enter my letter/comments into the record during the 6 September 2022 Planning Commission meeting as I will be unable to attend.

Thank you.

John

c: Marquette City Commission

John Burton Frick
Cell/Text: [redacted]

John Burton Frick
1501 Woodland Ave
Marquette, MI 49855-1511

27 August 2022

Ms. Andrea M. Landers
Zoning Official
City of Marquette

Ref: 04-SUP-09-22

VIA Email

Dear Andrea –

I am writing to express my opposition to the proposal by NJA Management for a Special Land Use permit for a hotel to be located at 955 Lakeshore Blvd. I would appreciate it very much if my comments and opposition could be entered into the record as I will be unable to attend the Planning Commission meeting on September 6, 2022.

While I applaud the proposed addition to hotel rooms available in and near Marquette, the location of this project is just plain wrong. My concerns are as follows:

1. If allowed, this proposed project will not blend and is not compatible with surrounding structures. The hotel will appear out of place, and it will be.
2. If the land on which this development is proposed is considered blighted or contaminated, I'm sure the developer will apply for brownfield development funds and if these funds are approved, they will prevent needed property tax collection for a decade, perhaps longer.
3. The development of Marquette's lakeshore for private use, including the land across Lakeshore Blvd from the lake, must stop. The lakeshore should be for all of us to enjoy, Marquette residents and visitors alike.
4. Allowing this hotel will further exacerbate the traffic and crowding of the lakeshore. Image how many more cars will use Lakeshore Blvd if this development goes as planned.
5. I have major concerns about the "commercial" and apparently non-native plantings planned for this site. Additionally, I am concerned with the "snow storage" areas noted on sheet AS 1.0. Snow stored on this site, with chemical tracked in by vehicle tires, will melt and the chemicals will eventually end up in storm sewers and quite possibly leach into nearby groundwater (and then to the lake?). Finally, the commercial fertilizer that I am sure will be used will most likely have a similar affect.

For these reasons, I am against this project and respectfully ask that the Planning Commission deny the petitioner's request for a Special Land Use permit.

Sincerely,

John Burton Frick

C: Marquette City Commissioners (via email)

divermanjohn@gmail.com 906.360.3458

August 28, 2022

TO PLANNING COMMISSION:

COMMENT ON PROPOSED SPECIAL LAND USE PERMIT FOR HOTEL AT 955 LAKESHORE BOULEVARD

I live within 300 feet of the proposed hotel. I very much oppose constructing a large hotel on this property for the following reasons:

(1) This large hotel would adversely affect my life by creating noise and light pollution, as well as water runoff.
(2) The hotel would completely change the nature of what is now essentially a residential neighborhood, with a few small businesses.
(3) The traffic on Lakeshore Boulevard would be greatly increased.

PLEASE deny this Special Land Use Permit application.

Sincerely,

Gail Edgar

Gail Edgar
1281 Lakeshore Park Place

August 22 2022

Community Development staff,

I'm writing to you in regards to the proposed plan for the construction of a 4+ story hotel in the 900 block of Lake Shore Boulevard.

My purpose in composing this letter is to voice my disapproval of this planned construction. I am also very aware that my disapproval is also shared by many other concerned people as well.

My concern regarding this project is founded on a number of issues which are also shared by others. This is primarly a residential area with the exception of the Shuga Veterinary Clinic and the Nestledown Bed and Breakfast, both of which fit in quite well with the neighborhood as well as the scenic drive of the Boulevard. The construction of this hotel would destroy what we now cherish.

In addition, the presence of this structure would also increase the traffic volume as well as the noise level which would be detrimental to the area as well. This would certainly not be welcomed by those wishing to enjoy the nearby beach, or for those wishing to stay at the bed and breakfast.

This plan is simply not an acceptable one for not only the neighborhoods that would surround it, but also for people who live in, and appreciate what Lake Shore Blvd has to offer with its scenic beauty. I believe that the city has an adequate number of hotels and motels to address any lodging concerns which makes this current construction unnecessary.

Please take into serious consideration the opinions of those who are voicing their disapproval of this project, which includes not only myself, but so many other people.

Sincerely,

Bruce Costa Esoy

311 Albert Street

Marquette, MI 49855

Variance for hotel on LakeShore Drive

jane harris <[redacted]>

Fri 9/2/2022 12:46 AM

To: Andrea Landers <alanders@marquettemi.gov>

I moved here from Prince Georges County, Maryland, a county just east and south of DC. I was on a citizen's committee there which spent most of its time fighting overdevelopment resulting from people being driven out of DC due to rising costs of gentrification, the pressures of the Redskins management to obtain an new football stadium which after 20 years they want to abandon as a badly chosen site, and the rising aspersions of an majority black upper middle class demand for luxury housing.

Developers would pay off county zoning and planning elected officials, break laws, and dig up historic black cemeteries in the middle of the night; in short, flaunt the zoning and planning commission's recommendations to the point that services, I.e., fire, ambulance, schools, and roads were completely underfunded and overwhelmed.

Eventually, the head of PG county, his wife and two of the elected ward members went to prison, as well as an aide to the PG exec who served on our neighborhood regional area approval board.

I expected this kind of pressure would start here as soon as global warming starting displacing people. The first sign was the variance requested to build the campground at the ski area. That will eventually lead to future requests for development, mark my words. The second was arrival of the property management company from California who is buying up large rental developments in Marquette and establishing a monopoly on managing privately owned rentals. The next step was the appearance of hotels and condos built on the old railroad yard brown zone; they line the lakeshore on the southwest of downtown and block the view of the lake from highway 41 and Front Street. Front Street no longer really " fronts" anything.

The master plan was made with a reason and took a long time to work through; as soon as variances start to be granted, it sets a precedent that tells developers that is was not a plan but a suggestion.

In this case it looks like the portent to come of developers monopolizing the lakefront. This is where the rubber meets the road in master plans for residents in Marquette and surrounds. Do the residents of Marquette want to lose access to the waterfront? What is the actual value of keeping it clear of development?

In MHO, too much scenic access has been already been granted. Some of the charms of living in Marquette are the ability to walk and bike the lakefront, the ability to watch the fireworks from the Courthouse steps, the ability to view the lake from local restaurants, the ability to drive Lakeside Drive with a full view of the lake; it was a sad day when global warming raised the lake level to the point that erosion closed off the drive to Presque Isle.

If there is need for a tourist area in Marquette, nothing would be disrupted less than making the old decommissioned power plant that site. The access to the major road, 41, in that area would be much easier to create and while that would increase traffic, those roads are wide enough to handle that extra traffic and it would prevent increase in parts of town never intended to carry a large load.

I can't attend the meeting on Tuesday but here are questions to ask: first, what would this do to the traffic pattern along Lakeshore drive?

As the town grows, Highway 41 will become increasingly congested. At the moment if you live on the east side of Marquette, one route around 41 is to head northeast to Wright Street using Lakeside Drive, 3rd Street or 4th Street, to the roundabout and continue through the roundabout onto Presque Isle Avenue to Wright or alternatively, follow 7th which turns into Tracy Avenue and wanders through NMU campus. Streets 3rd, 4th and 7th will become increasingly congested as the old hospital complex development completes. Adding additional traffic from Lakeside Drive, not designed or placed to accommodate that type of traffic and at risk from future erosion is just poor planning.

Furthermore, Lake Shore Drive bottlenecks at the intersection of Main Street and Lake Shore Drive on the southeast, passes a major park and marina where large bulky vessels are hauled which often slows traffic, and ends abruptly due to erosion on the northeast end. Despite the recent condo building there, the street has not had major improvements or means to that would allow it carry more traffic as a major thoroughfare. This suggests there will be people cutting through residential streets to the west if the road becomes congested or erodes and as you know, not all those are through streets but all are residential. One shortcut would lead past a grade school and another past a middle school? Highschool? (I have no children).

More questions to ask are: what kind of stress will these multiple occupant buildings place on our water system and our wastewater treatment plant? How would a multistoried building impact our firefighting capacity?

Other than tax base, what benefit will this bring to Marquette? Marquette township is a competitor for accommodations and could easily compete with bedrooms and conference facilities. Hotels typically are not generous employers and unlikely to bring high paying jobs to Marquette. If owned by a chain, the profits will flow to the corporation, not to the local area.

0n the other hand, that waterfront lakeside property would be, in addition to the University, a major draw to professionals looking to relocate to Marquette and Marquette's lifestyle. Those who are lifelong residents in Marquette fail to appreciate the benefits of the natural setting, access to hiking, fishing, sailing, skiing, snowmobiling, in combination with the culture of the university, the charm of a historic downtown sited above a harbor and little traffic congestion in drawing a professional and business class and clean industry to the area.

We are about to see a major revolution in the US in terms of where people move, how business is conducted and what people seek in lifestyle choices, and giving away one of our major attractions for little payoff makes no money sense. This will cost Marquette untold future dollars by making a short sighted decision; I am constantly reminded of Peter White and his long term wise vision for this community. I think he would say, "Not on my watch".

Sent from my iPhone

Please no hotel

Stephanie Heise <[redacted]>

Tue 8/23/2022 12:19 PM

To: Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>

Hello,

My name is Stephanie Heise. I'm reaching out to you all today in regards to my concerns about the plan to build a hotel between the Stuga Vet and Nestle town. I personally think this will bring a negative impact to our community. I think the hotel will take away Nestletowns integrity and peaceful environment by having a big ugly hotel next door.

I've been a Marquette resident for 10 years and have seen many changes. One of the biggest is the lack of affordable housing. Rent goes up whereas the pay stays the same. I work two jobs just to keep a roof over my shoulder and still struggle to make sure I have food on the table by the end of it. When I first started renting a studio apartment here, it was $350, now it is $750. My current residence has inflated by 5%, which might not seem much, but 1150 for a 1.5 bed 1 br house is excessive. Personally, for me, our landlord wishes to terminate our lease to have our residence become an air bb and I firmly believe the rise in air b&b and prices of the newer hotels are causing an inflation.

We are Marquette Michigan, not the next Traverse City or Petoskey. We don't need a row of hotels blocking the beautiful views of lake superior. When did Marquette care more about the tourists than the local residents that live here 24/7? Not only that, but the last hotel with a "lakeview" has astronomical prices (up to $300 a night). The condos are only available for a certain % of residents that live here. What about the rest of us?

Please consider listening to your community instead of your pockets

955 Lakeshore Blvd.

Laurel Helwig <[redacted]>
Tue 8/30/2022 1:38 PM
To: Andrea Landers <alanders@marquettemi.gov>

Marquette City Planning Commission,

I am vehemently opposed to a hotel being allowed at the above location, and would be shocked if anyone in the surrounding neighborhood was for it.

This area is a quiet residential neighborhood with much pedestrian traffic, not fitting at all for a large hotel. I recommend the city planners walk around our neighborhood and see for themselves.

Thank you,
Laurel Helwig
1243 Lakeshore Park Pl

1313 North Bay Court

Marquette, Michigan 49855

September 1, 2022

City of Marquette Planning Commission

Community Development Department

1100 Wright Street

Marquette, Michigan 49855

Dear Planning Commission Members,

We urge you to refuse to grant the Special Land Use Permit for Hotel Use to be located at 955 Lakeshore Boulevard.

The nature of a hotel is to provide accommodations, meals, and other services for travelers and tourists. The nature of a neighborhood is to form a community or district within a town or city. A well established neighborhood is in place and is thriving. People of all ages exercise often; walking, cycling, rollerblading, jogging, dog walking, swimming, picnicking at the park, and more. **Children walk to their neighborhood school from their homes.**

Northern Michigan University students are advised about the danger of Lake Superior's currents. Citizens keep the area clean and use the waste receptacles. Volunteers pick up litter from the lakeshore. **Citizens take pride in their neighborhood and their community.**

Hotel guests are not advised because they are transient. Although, a flag system is in place, the threat of increased loss of life is real. Additional erosion of the lakeshore from increased use is real. The threat of injury due to increased traffic is real. **Will tourists take pride in our neighborhood, in our community, and obey speed limits in such a high use pedestrian area?**

The Marquette City Planning Commission has the ability to determine the growth of our city. I urge you to combine the old and the new and to practice slow but steady growth for the safety and protection of the citizens of Marquette, the lakeshore, and for our charming neighborhoods and our sense of community for the well being of all our people who comprise to make Marquette "Someplace Special".

Tourism will continue. Please find a suitable location that will keep our residential area from being encroached upon.

Sincerely,

Brenda Hershey

Family Hershey

Hotel proposal on Lakeshore

Primary Hughes <[redacted]>

Mon 8/22/2022 3:42 PM

To: Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>

Hello Andrea and Dave,

I would like to express dismay to the Planning Commission over the idea of a hotel being built between the Vet practice and NestleDown B&B on Lakeshore.
As a resident of E Fair Ave, I am not in favor of pinching the residents between more commercialization of the Lakeshore and Third Street. Fair Ave already has significant traffic flow and the stop sign removal on the street has made it more of a challenge to back out of driveways and contend with speeders on the street. It has many families that did not sign up for a 4 story hotel to be in their backyard.

Sincerely,
Steven Hughes
E Fair Ave Resident, MQT

Proposed hotel

Ann Johnson <[redacted]>

Thu 9/1/2022 10:31 AM

To: Andrea Landers <alanders@marquettemi.gov>

Dear Planning Commission,
We are in complete agreement with the letter you have received from the President of the LSPP. As residents of the condo community we are concerned about light and noise pollution. We have additional concerns as well.

As you know we have two ponds on our property built to take care of run-off pollution. One pond is located directly across from the proposed hotel. Our community is fastidious about keeping the ponds clean and seeing that the filters are working correctly. What effect would a hotel parking lot have on the adjacent pond? This is of great concern to us.

The neighborhood is quiet and residential. Traffic on Lakeshore Drive dramatically increases during the summer months. Same with traffic on the bike path. Having a hotel in a residential area will only increase traffic.

Please deny the proposed SLUP. It does not meet the test.

Sincerely,
Ann and Barry Johnson

Hi

Sarah Ketvirtis <[redacted]>

Wed 8/31/2022 10:33 PM

To: Andrea Landers <alanders@marquettemi.gov>

Hello- I'm an Marquette east side resident who is very concerns out a multi story hotel going up on lakeshore drive near Stuga North. This is a residential neighborhood area with a single lane road that cannot accommodate a 100 plus room hotel. Please don't let this multistory building go up.

Thank you
Resident 729 Spruce
--
Sarah Ketvirtis

Fwd: New Hotel

[redacted] <[redacted]>

Thu 8/25/2022 6:17 PM

To: Andrea Landers <alanders@marquettemi.gov>

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: August 25, 2022 at 5:56:36 PM EDT
To: dstensaas@marquettemi.gov
Subject: New Hotel

Hello, I am writing to voice my opposition to the Hotel on lakeshore blvd. We live on east college ave. A four story hotel, no matter how pretty the downstate investors make it, has no place there. Stuga North Vet clinic put in careful, tasteful, planning to their business. "Stuga" means cottage. It could not fit in any better to our wonderful lakeshore. And Nestledown also tastefully settled roots down next door. For the city to approve some random four story hotel in between is so absurd-I can't even contain my disgust!!! The residents near- in the condos, and picnic rocks subdivision, and behind this proposed site must also be very upset. They would NEVER have expected this beyond terrible idea. More noise, more traffic! Did I read 117 parking spaces?—cars in and out of there all day and night! Rediculous! Downright crazy. My husband and I do not want to see the lakeshore filled up with more hotels or condos. And especially there!! And there are enough businesses on the roster that don't have to pay taxes. We residents pay taxes. We should have a say! The beach is also so packed down there now it's unreal. Start thinking about peaceful appealing businesses that pay taxes.
Please DO NOT let this happen on that site!
Sincerely, Diane and James kuhn.

Sent from my iPhone

FW: Public Comment for City Budget

Kyle Whitney <kwhitney@marquettemi.gov>
Thu 8/25/2022 7:48 AM
To: Andrea Landers <alanders@marquettemi.gov>

Kyle Whitney
Marquette City Clerk
906-225-8667

From: peggy kulbieda <[redacted]>
Sent: Wednesday, August 24, 2022 6:48 PM
To: Kyle Whitney <kwhitney@marquettemi.gov>
Subject: Public Comment for City Budget

Margaret Kulbieda

1279 Lakeshore Park Place
Elm Building
Marquette, MI 49855

My vote is NO for the hotel project. This hotel will not fit in the neighborhood and will cause considerable traffic.

Please listen to the public view on this project.

Sincerely,

Margaret Kulbieda

Fwd: Proposed Hotel on Lakeshore Blvd

David Stensaas <dstensaas@marquettemi.gov>
Fri 9/2/2022 7:43 AM
To: Andrea Landers <alanders@marquettemi.gov>
Comment

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Krista Mann-Theys <[redacted]>
Sent: Thursday, September 1, 2022 9:45:33 PM
To: David Stensaas <dstensaas@marquettemi.gov>
Subject: Proposed Hotel on Lakeshore Blvd

Good evening, Dave. I'm not sure if I am directing this email to the correct person, but since you are listed as the contact person for the planning commission, I thought I would start here. If my comments should be directed elsewhere, please let me know. I am writing because I am concerned about the possibility of a four-story hotel being built on Lakeshore Blvd. I was recently made aware of a meeting for public comment on Tuesday, but since I will be unable to attend, I wanted to express my opposition to this special land use permit and the construction of a large hotel in a heavily residential neighborhood in the city. Building something so large, and something aimed at supporting tourists rather than residents, in an area that provides so much public access to the beach and the bike path is concerning. Additionally, we are already experiencing a shortage of housing within the city limits and to use land to construct something that will not directly benefit residents, or provide housing, does not seem to be in the best interest of our comminity. Beyond that, adding significant traffic to an area that is heavily used by pedestrians, and as a mom who bikes, walks, and runs with her young children along the bike path, I worry about what this space will look like with an influx of 100 new parking spaces at a large hotel like the one being proposed. I am hoping the committee will hear the concerns of residents like myself and that they do not approve the special land use permit that would allow a hotel to be built in this location.

Thank you for taking the time to listen and passing this on to the committee.

Best,
Krista Mann-Theys

Lee G. Marana
413 E College Ave, Marquette, MI 49855 · [redacted] · [redacted]

August 31, 2022

Ms. Andrea M. Landers
Community Development Department
1100 Wright Street
Marquette, MI 49855

Dear Ms. Landers & MQT City Planning Commission,

Let me start with that I'm pro development and I'm for economic growth if it complies with ordinance and zoning laws. My residence is in the east side neighborhood adjacent to the proposed 955 Lakeshore Boulevard project. In this case, it doesn't comply with the current city ordinance and zoning laws and I strongly object this commercial hotel within our quiet, peaceful, and safe residential neighborhood.

The special land use permit is injurious to our neighborhood and is also a public health and welfare risk due to higher traffic to children and residents in our neighborhood and pedestrians on Lakeshore Boulevard. The special land use permit is NOT in harmony with appropriate and orderly development of the district and the current use of adjacent lands and neighborhoods are also NOT compatible with the proposed site. It does not fit within the current framework.

Why would you grant special land use to wealthy outside developers for a hotel in this residential neighborhood when you currently restrict your own residents with short-term rental restrictions? I recognize that this space will eventually be developed (and I'm for it!), but please take into consideration that it fits in with the current and adjacent landscapes so we can keep our peaceful neighborhood quiet and safe for all.

Respectfully,

Lee G. Marana, MBA

RE: Planning Commission - Hotel proposal

David Stensaas <dstensaas@marquettemi.gov>
Mon 8/22/2022 12:23 PM
To: Robbi Marcelain <[redacted]>

Received. Thank you.

-----Original Message-----
From: Robbi Marcelain <[redacted]>
Sent: Monday, August 22, 2022 11:45 AM
To: David Stensaas <dstensaas@marquettemi.gov>
Subject: Planning Commission - Hotel proposal

I am writing this on the proposal of building a hotel between the Stuga North Veterinary and the Nestle down B & B. I am totally against this. We do not need a Hotel at this location. It is already a very busy area a Hotel would only make it worse. There are better places to build one. We don't need everything stacked up on the Lake area. It's not all about the tourist it's about the people that Live here too.
Plus it would take Away from the beauty of the lake / beach area.
Robbi Marcelain
506 Norwood St
Marquette

Sent from my iPhone

Resident comment on proposed land use

Kelly Marino <[redacted]>
Sun 8/28/2022 2:58 PM
To: Andrea Landers <alanders@marquettemi.gov>

COMMENT TO THE PLANNING COMMISSION BY LAKESHORE PARK PLACE RE PROPOSED SPECIAL LAND USE PERMIT FOR HOTEL AT 955 LAKESHORE BLVD

My residence is located adjacent to the proposed 955 Lakeshore Boulevard project. I strenuously object to the placement of a large commercial hotel squarely in the middle of what is primarily a residential area.

I strongly urge that the Derek Parker and NJAManagement Group LLC application for a SLUP be DENIED.

Sincerely,
Kelly Marino

Comment concerning a Special Land Use Permit for a Hotel to be located at 955 Lakeshore Blvd

Thomas L Marr <[redacted]>

Thu 9/1/2022 11:45 AM

To: Andrea Landers <alanders@marquettemi.gov>

To the Marquette City Planning Commission:

Marquette is a special place & the area along Lakeshore Blvd from McCarty's Cove to Shiras Park is highly valued by the residents of this city. It is an established residential area & a peaceful island enjoyed by all the residents of Marquette, within a city rapidly expanding as a tourist destination.

The proposed hotel does not fit within this peaceful residential environment.

We urge the Marquette City Planning Commission to deny the Special Land Use Permit for a hotel at 955 Lakeshore Blvd requested by Derek Parker & the NJA Management Group LLC.

Thomas L. & Irmagene B. Marr
1241 Lakeshore Park Place
Marquette, Michigan 49855

Sent from my iPhone

Bill Mason
1283 Lakeshore Park Place
Marquette, MI 49855
August 30, 2022

Andrea M Landers
Community Development Department
1100 Wright Street
Marquette, MI 49855

Dear Andrea,

I am writing you regarding the Special Land Use permit that is being requested for the construction of a hotel at 955 Lakeshore Blvd. We are opposed to the commission granting this permit. The area around this property is primarily residential homes, the addition of a large hotel does not fit with the current character of this neighborhood. I don't believe that residential neighborhoods are an appropriate location for large hotel developments, not to mention the change this would make to the current beach front from Picnic Rocks to McCarty's Cove with the influx of traffic.The construction of a large parking lot will come with negative consequences such as storm runoff, heat retention, etc.

When we first moved to Marquette from the lower peninsula I observed bumper stickers with the slogan "Don't Traverse City My Marquette". This made me smile as I understood the message. Now the planning commission has the opportunity to make a decision about this exact issue. As I see it, a hotel across the street from the lakeshore in the middle of a residential neighborhood is exactly what the authors of the bumper sticker were trying to prevent and we wholeheartedly agree.

Yours sincerely,

Bill & Emily Mason

Another hotel

Daniel Mcfadden <[redacted]>

Fri 8/26/2022 6:01 PM

To: Andrea Landers <alanders@marquettemi.gov>

Enough is enough! Why should we believe that this place will be 4 stories tall after the Founder's Landing debacle? This developer has a track record of using cheap materials that won't withstand the test of time & don't blend in with the natural surroundings. Look at that monstrosity downtown - Marquette One I believe they called it. What a thing to do to our shoreline. I'm not saying all land along the lakeshore should be public, I have no problem with the birdhouses & the condos west/southwest of them. The rest? The zoning board, planning commission, etc should be ashamed of themselves for allowing them.

Sent from my iPhone

Received
9-2-22

Duncan McLean
1285 Lakeshore Park Pl
Marquette, MI 49855
[redacted]

September 2, 2022

Community Development Department
1100 Wright St
Marquette, MI 49855

In opposition of 04-SUP-09-22 – 955 Lakeshore Blvd Special Land Use permit for a Hotel Use

Dear Community Development Department:

I do not ultimately object to a residential development that is well integrated into the current community, that is thoughtfully designed to minimize intrusion upon the senses of the local inhabitants, & that will result in no environmental incursion upon the existing homes. This is not that plan. Attractive though the architect's renderings might be – and it's potentially a fine concept for a non-residential area – one has only to sit in a local yard for a few moments & imagine the additional racket, litter, & nighttime sky obliterating lights from a concentrated collection of itinerant neighbors – people who do not & will not have the neighborhood roots to appreciate & care for the land about them. I'm afraid a business venture such as this would take us from "love thy neighbor" to "LEAVE, thy neighbor!"

To the best of my understanding, the notice we have received is the first such mention of this project. The letter comes from the City of Marquette; this is right & good – the City has done its part. But what of the developer's responsibility to be a good neighbor? There is a strong civics lesson here. If I wished to build a stone wall on my property line, I would discuss it with the affected neighbor whether or not it was required of me. That's the decent thing to do. This proposed project is all about permanently altering a large portion of the neighborhood, potentially impacting groundwater movement, bringing the smell of vehicle exhaust right up to its common borders with a number of dwellings, replacing quiet with noise, etc. The developer has developed a plan for building; the developer has *not* developed a respectful working relationship with his neighbors. First things first.

Lakeshore Boulevard – already busy to the point of danger – has retained a certain quaintness after all these years. No one in the immediate area – for that matter, none of our visitors either – would opt for the sort of increased traffic congestion attendant with a hotel of this magnitude. Picnic Rocks & the nearby pine woods & beach retain a rustic feel despite all the human traffic; a lit-up hotel on the outskirts would be a thumb in the eye of Paradise. A small amenity in Marquette but no less important to the many people & dogs that enjoy it every day, the pedestrian pathway would lose some of its sense of quiet security, AND, it can well be imagined, would become a slough for runoff from an impermeable chunk of concrete with such an extensive footprint.

Please urge the developer to go back to the drawing board. To take a more comprehensive view. To talk with the neighbors. To come up with a complimentary vision that adds value to the community.

Respectfully,
Duncan McLean

To: Community Development Department
- Marquette City Planning Commission

FROM: Cerin & John Neeswander

DATE: 8/27/2022

RECEIVED
SEP 01 2022
Marquette City
Community Development Office

RE: 04-SUP 09-22-955 Lakeshore Blvd
(PIN: 03700737)

This is written in response to receipt of your letter dated 8-17-2022. We are coowners located at 1203 LAKESHORE PARK PLACE. Our condominium property is VERY NEAR the border of this request to build a hotel.

At this time we do not support - we oppose the request to construct a hotel on this premises. This doesn't appear to be a good use of land, and the hotel does not seem to be a facility in compliance with any of the parts for a request to receive a Special Land Use Permit. (SLUP)

We refer you to a letter submitted by:
R. Allan Edgar
U.S. DISTRICT JUDGE (Retired)
President LSPP Association

This letter spells out specifically why the request is not in compliance and should be denied.

Shoreline

Patricia Petersen <[redacted]>
Sat 8/27/2022 2:12 PM
To: Andrea Landers <alanders@marquettemi.gov>

NO MORE HOTELS ON SHORELINE !!

Listen to the public. The shoreline cannot be replaced.

Pat Petersen

Public Hearing on Proposed Hotel at 955 Lakeshore Boulevard

carole poggi <[redacted]>

Mon 8/29/2022 12:17 PM

To: David Stensaas <dstensaas@marquettemi.gov>

Please share this email with the other City Planning Commission members and the Community Development Department. I hope you will answer my questions at the Public Hearing.

I received the Notice of Public Hearing because I live directly behind the proposed hotel. I am not in favor of this hotel in this location. This is a quiet residential area with a mix of young families and retirees. The dead end of Magnetic Street behind this proposed hotel has been used by children and families for decades as a safe pathway to Lake Superior and the public park by Picnic Rocks. Over the past ten years, this Lakeshore is packed for the entire summer; there is not a parking spot to be found. The construction of a hotel will only add more congestion, more car pollution and less safety for walkers (very close to the Marquette bikepath). I would hope that City Planners would leave a safe and easy access to the local beach, children's park and bikepath to the residents who live here year round and pay taxes.

Of course my family and my neighbors will lose our winter view of the Lake, but that is less important than the noise factor which will deduct from our quality of life, let alone the resale of our properties. I'm hoping you will decide to represent the city residents as opposed to a developer (does he live across the street from a hotel??). There are other more suitable building parcels in Marquette and Harvey. There are currently 300 acres for sale on M-28 just past Meisters. There is also a 3 acre parcel near the intersection of M28 and US 41.

I have a few questions which I hope you can answer at the Public Hearing:

1. Will the hotel owner pay property taxes or will he be given a reprieve from taxes for a number of years? If so, how many?
2. This hotel will be built directly on top of a former EPA site where most of the contamination was found. Some of it was removed by men in biohazard suits in the late 90's (I watched them) with a very large pump. The owners were supposed to put a 6 inch layer of topsoil on the top of the area instructing the condo owners to not have grandchilden dig in the soil (what the developer said at a hearing). With the winds off Lake Superior I'd guarantee that soil is gone after 20+ years. What safeguards will this owner be required to take to protect the area from airborne PAH's and other contaminants blowing around during construction? Who will provide oversight--the City?
3. Will you require the builder to create a barrier between the hotel and the residential homes on its perimeter? In Minneapolis the planning commissions have required noise buffers such as trees, etc., when building sites are near homes.
4. Does the City have plans to extend either College, Magnetic or Albert Street to Lakeshore Boulevard? If so, what are they?
5. If this hotel is approved, what are your plans to keep walkers from the corridor (the former railroad) and the bikepath safe from the increased traffic?

I saw that many of the Planning Commissioners have volunteered a number of years on committees and commissions and I thank all of you for your service. Please do your part to represent the City and not the developer. Thank you.

Public Hearing on 955 Lakeshore Blvd. Proposed Hotel

carole poggi <[redacted]>

Mon 8/29/2022 11:36 AM

To: David Stensaas <dstensaas@marquettemi.gov>

Please share this email with the Community Development Department and the other Marquette City Planning Commissioners.

I received the Notice of Public Hearing on the proposed hotel because my home is within 300 feet of the property. In fact I am directly behind this property, only separated by the Marquette corridor (the former railroad) and the trees on my property.

I am not in favor of this building. I ask each one of you how you would feel if a 4 story hotel was being built across from your homes. This side of town is fairly quiet with a mix of young families and retirees. Just the other day a group of about 12 children came walking from Lake Superior onto the dead end of Magnetic Street (right across from the proposed hotel). I'm not sure many parents are going to want their children walking through a hotel parking lot to go to the Lake.

I have a few questions which I hope you will answer at the Public Hearing:

comment on 955 Lakeshore project

Brenda Salisbury <[redacted]>

Thu 9/1/2022 11:17 AM

To: Andrea Landers <alanders@marquettemi.gov>

Letter from me to please share with the planning commission. Thank you.

Dear Madam/Sir:

This is a letter to express my concern and objection to the proposed 955 Lakeshore Boulevard project.

I have resided at 907 Spruce Street for the last 25 years, I take great pride in my home and being an integral part of my neighborhood and the Marquette community. I specifically moved to this location because of the neighborhood.

We are a neighborhood of WORKING people – myself and neighbors are healthcare workers, contractors, educators, mine employees, police officers and city workers who all contribute to the City of Marquette's viability. This hotel would forever change in a detrimental way the welfare of the neighborhood and the City of Marquette.

My objection to the 955 Lakeshore Boulevard project is due to the multiple violations of City's land use ordinance for the Lakeshore corridor. This current project is injurious to the spirit and intent of the district and IS injurious to the neighborhood. The size of the project and the added traffic, lights and noise would be detrimental to the public health and welfare of the neighborhood, which would be a violation of Section 54.1403 of the special land use.

The plan for 955 Lakeshore Boulevard is out of context architecturally with the other buildings in the neighborhood which is NOT in harmony with appropriate and orderly development of the district. While I am aware that the corridor is zoned a mix of commercial and residential, I look to the commercial properties of Stuga North and Nestledown B and B which are an example of the commercial properties that have bettered our neighborhood and the community of Marquette. 955 Lakeshore project is in violation of Section 54.1403 by not being compatible with adjacent lands and neighborhood.

A more appropriate development for this area would be long term residences or another business. A business based on the Multi Use zoning district that "are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas" Section 54.311. The 955 Lakeshore Boulevard project is in direct violation of this section. My neighborhood has no need for a large hotel.

I strongly urge the planning commission to deny the application for 955 Lakeshore Boulevard project.

Sincerely

Brenda Salisbury

907 Spruce Street

Received
9-2-22

August 31, 2022

RE: Special Use Permit for a proposed 107 room Hilton Home2 Suite Hotel at 955 Lakeshore Blvd (PIN:0370073)

Dear City of Marquette Planning Commissioners,

Hello to each of you and thank you for your time and commitment to our wonderful city, Marquette.

We are Ken and Sue Schauland and our home is 975 N. Lakeshore Blvd. It is also where we work. Nestledown Bed and Breakfast.

There are problems with the placement of a large hotel on Lakeshore Blvd. The problems will be addressed to the specific points of the Special Land Use Permit, the Land Development Code and the Community Master Plan.

Community Master Plan:

Vision Statement:

The City of Marquette is the Superior location to live, learn, work and enjoy life!

Goal: Protecting its natural assets and amenities, Particularly Lake Superior and it's four season climate.

Lakeshore Blvd is one of Marquette's greatest assets and needs to be protected from a bulk of a building and its parking lot, massed on a 2.5 acre lot. The size of the 4 story hotel does not relate to anything nearby. It doesn't relate to the residential neighborhood, the next door businesses, the tree line, the street scape, the Shiras parkland across the street. It does not RESPECT the setting.

*because there isn't a form based code in place for Lakeshore Blvd. The City Planning Commission along with residents of Marquette need to make sure development is appropriate for our scenic corridor, our premier drive, this unique asset. Do we want to begin the admission of bulky buildings developed along Lakeshore Blvd?

"With proper urban form, a greater integration of building uses is natural and comfortable" (from Criteria for PUD Qualification)

A 4 story hotel is not natural or comfortable sited on N. Lakeshore Blvd. across from Picnic Rocks next to residential neighborhoods.
Here are some words from people as they see the proposed plan:
"hard to comprehend", "intensive use of land", "this really makes me mad"

August 31, 2022

Would this hotel be welcome on Third Street? Just recently another hotel was unanimously denied by the City Commission on City Property near Lake Superior. Interesting. The main reason given, the residents do not want more hotels, especially by their Lakeshore.

Goal: Improving continuously on its status as a unique tourist destination.

A crowded Lakeshore Blvd, Bike Path, sidewalk, neighborhood does not respect the tourist either. Increased traffic, noise and nuisance issues that a 107 room hotel bring along with light pollution, lack of a dark sky near the beach are some of the ways. Lakeshore Blvd is a common space to everyone who lives, works and visits Marquette. Careful and thoughtful decisions regarding developments that would impact the quiet beauty and healthy activity happening along Lakeshore Blvd. is vital.

Too much traffic is a bother to visitors here also. The volume of vehicles and traffic moving to and from the Home2 Hotel parking will make Lakeshore Blvd busier and more congested. There will be a slow parade of cars moving along the road. Travelers and especially the citizens of Marquette will question…. who let this happen?

A large branded chain hotel, on our premier drive, takes away from our status as a Unique Tourist Destination.

Goal: Emphasizing the safety of the most vulnerable transportation system users-pedestrians and cyclists

Lakeshore Blvd., the associated Holly Greer multi use path and sidewalks are populated by people that come from the surrounding neighborhoods and throughout the city to run, walk, bike, stroller a child, skateboard. I see the action from my kitchen window. They are predominately Marquette residents. They are the ones that go to the beach on hot day, teens riding together to the beach, 906 Adventure bikers, ladies my age walking, talking, biking, folks with their dogs and strollers. It is fun to see. A 107 room hotel, with at least 2 guests per room brings 214 people. What if the room holds 4 people, there may be two cars per room at an extended stay hotel, a few hundred people plus all on one site. Does this volume of a lodging space belong here? Is it considerate of the pedestrians, young and old, that come to the Lakeshore along the Blvd? Will the large volume of guests and traffic preclude Marquette citizens from their Lakeshore? Will parents wonder if their kids are safe, will the feeling of safety change for Marquette's pedestrians and users of Lakeshore Blvd? Will people say "it's too crowded I don't want to go anymore"

Goal: Preserving neighborhoods, historic areas, and Lake Superior viewsheds; and conserving undeveloped land, public space, waterfront property and natural features along inland waterways.

August 31, 2022

A Hilton Home2 with 107 rooms, in a Mixed Use Zone does not preserve the neighborhood, the residential neighborhood around it. Nestledown is actually a home, it is our home and we look South from our living room. Our view would be a large hotel and their view would be our modest, appropriately sized bed and breakfast home. The homes of our Park Place neighbors, the folks on Magnetic and Albert, the cute home across the field and Stuga North would all dwell in the shadows of the building. The parking lot lights and noise would disturb the peaceful nights we all enjoy. We are MU zoning, but really we are a neighborhood. Even Stuga North and Nestledown belong to the neighborhood, we all know each other's names, look in on each other, share baked goods, know one another's children and Grandchildren. We would like our neighborhood preserved.

Would a large hotel, across from Shiras Park, an historic gift from George Shiras, with red pine trees that were planted by one of our neighbor's 7th grade class 60+ years ago, be a disruption to this especially sweet woodland along the shore? Of course it would. A large hotel across the street does not preserve or respect this historic area. It loads it with too many people. It risks the sensitive land that it is. We need to preserve this public space and protect it for the future. Will out of town guests pay close attention to the shoreline work that has been going on for several years now. Will they take care, some will some won't. Increased numbers mean an increase in the numbers of "some won'ts".

The Community Master Plan is meant to be a primary resource and to use it to promote projects that are in accordance with the plan.

It would be desirable to have a calmer quieter less Hefty mixed use development on the 2.5 acre property. It would be smart for the owner/developer to invite ideas from the community and stakeholders (neighbors). The owner of the property would be heroes if a Pocket Neighborhood of individual homes, with character and charm were built.

Something Unique to Marquette, something for Marquette.

Interesting how no one developing this plan has stopped over to say hello, introduce themselves, ask what we think. Not very neighborly.

Demographics and Housing Chapter 4

Comprehensive Recommendation: (as written in the Community Master Plan)

August 31, 2022

***Engage in Placemaking activities that support neighborhoods**

Placemaking is essentially actions a community takes to improve the aesthetic, physical, social and economic conditions of an area/district, in a way that is distinct from neighboring communities, so that a unique sense of place is created and maintained. According to MIplace, placemaking is"…a simple concept that people choose to live in places that offer the amenities, resources, social and professional networks, and opportunities to support thriving lifestyles"
It is quality of life priorities for the residents who make their homes and work here. Quality of life for the citizens of the region.

Placemaking is a state and nationally recognized movement and as it is known by city planners at all levels We would like to encourage Marquette's Community Development department to keep this in mind as we grow in these upcoming decades.
" A unique sense of place is created and maintained"
"Place making activities that support neighborhoods"

City of Marquette Land Development Code

The Community Master Plan is a rich hardworking document that guides decision makers, committees and the public. Marquette's Land Development Code is designed to implement and be consistent with the the goals, objectives, policies and strategies of the adopted Master Plan of the City of Marquette. We find it helpful to look at this proposed Hilton Home2 Hotel through our Master Plan.

There are some problems with a large volume hotel at 955 N Lakeshore Blvd. comments will be made under the pertaining sections of the LDC

Chapter 54 Land Development Code Article 3 Zoning Districts and maps

A. Intent

1. **Locations…**
2. **Mix Compatible Land Uses….**
3. **Local Service. The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential area, thus reducing the number of car tips required to these areas.**

***** A large chain hotel does not provide any basic services for the surrounding residential area. A restaurant, an office with a small impact, and daytime

activity similar to Stuga North are a few examples of basic services for the neighborhood.

4. Design. Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.

The Home2 hotel is set back on the property, to avoid overpowering Lakeshore Blvd. and the pedestrians. The design is meant to try and buffer it with parking and entry taking up the front part of the parcel. Interesting then, the mass and bulk of the building is very close to our home, Nestledown and Lakeshore Park Place Homes. It is not acting like a mixed use building that is accessed by pedestrians. Passers-by will wonder how did that ever get built here on Lakehore blvd. What is it's mixed use purpose? How does it serve the neighborhood? Who does it serve?
It will also impact motorized traffic and the pedestrian sidewalk with the vehicle and people volume a 107 room hotel brings. A study isn't needed to imagine that. Nestledown for size comparison has 2-10 vehicles coming and going from it's parking lot through out the year. We are small and gentle with our land use. Stuga North Veterinary Clinic has normal office hours with a small volume of vehicles for employees and customers coming an goin daily. Exactly what a mixed use zone should look like.

Section 54.305 Categories within Zoning Districts.

In order to avoid intrusion of undesirable uses and to foster all possible benefits for a continued high quality environment, all land, uses, and structures have been classified into permitted uses and uses allowed by special use permit. Permitted uses include those that require a minimum amount of limitations; but those uses presenting potential injurious effect upon residential and other property, unless authorized under specific imposed conditions, are controlled through the issuance of special land use permits.

It is reasonable to assume the property values for the residences and businesses would be negatively affected, especially next to a 4 story hotel. This is hard to take after our assessed value was increased, along with our property taxes. The resale value of Nestledown Bed and Breakfast as a home, some time down the road, will be affected. No one wants to buy a home next to a large hotel. This becomes injurious to us as home owners and business owners. We have worked so hard over the past 10 years to create a one of a kind place. Would this be the intent of Mixed Use Zoning in the City of Marquette. The surrounding homeowners would suffer the same. If more Lakeshore Blvd properties went the way of large chain hotels there would be more monetary residential injury.

Standards of Special Land Use Review
In permitting a special land use, the Planning Commission will make a finding that the special land use will be in compliance with the general purpose of the ordinance and the intent of the district in which it is located is located and will

not be injurious to the neighborhood, or otherwise detrimental to the public health and welfare.

It will be injurious to us and the surrounding homes so it does not comply specifically on this point.

2. Use of Adjacent Lands: Is the proposed use compatible with the current use of the neighborhood and adjacent lands? Lakeshore Blvd and Shiras Park?

3. Physical Appearance of Structures: Large volume box with parking lot may squeeze within the numbers of the ordinance, but is it a good fit. Does it relate esthetically to anything around it? The Community Master Plan, and PUD criteria ask that developments do this.

5. Operations of Use: The Nature and intensity of….a large volume hotel would be in conflict with the surrounding properties…Homes with people hoping for a good nights sleep without late night disturbance and noise butted up to a noisy place. Hotels can be a nuisance with noise and lights, going all through the night.

6. Time of Use, and physical Economic Relationship. Is a large volume hotel in conflict economically with Nestledown Bed and Breakfast or Stuga North? I don't have facts on this, but It seems obvious that it would. Will hotel guests wander to Nestledown grounds for our grassy lawn? Will hotel guests cut through the condo property and through Nestledown in the winter when the sidewalks are full of snow to get quickly to Fair Ave. In the winter you cannot walk from our driveways on the sidewalks. You will have people walking on top of the snow piles along the road or in the road. Guests to the hotel will cut over by Stuga North and get into the neighborhoods walking to reach third street and downtown. It isn't easy if you want to walk and get to the bike path in winter. Only the pedestrian corridor keeps you off the road and it is not plowed, only a foot path.
Ken and I wonder if Nestledown guests will determine it isn't the quiet place it used to be, or they do not like looking out at a 4 story hotel from the cottage apartment kitchen window? This will have an economic impact to the business side of our lives. Personally we will have a loss of privacy.

8. Vehicular and Pedestrian Circulation. Children of all ages, students, families, Older adults travel along the sidewalk on the west side of Lakeshore Blvd. Does the volume of hotel vehicles inhibit normal pedestrians use of that sidewalk?

9. **Physical Characteristics of the site: The use and development shall consider the natural environment and help conserve natural resources.** The proposed Hilton Home2 plan just doesn't consider the location on Lakeshore Blvd across from Shiras Park and next the Marquette's Pedestrian Corridor.
A local appraiser did state "it is an intense use of the space" A Large building and a the parking surface with a few trees is intense for sure.

10. Public Services. What does our police department say about nuisance issues from hotels. Are they overly burdensome?

12. Site Area and Potential Future Expansion Areas. That the Planning Commission has determined that there is sufficient site area for the proposed use to prevent nuisances to neighboring uses, and that there is the potential for reasonable and anticipated expansion of the use without nuisances to neighboring uses. What are the thoughts of the planning commission for a large hotel on this particular site to prevent nuisances to neighboring use areas. Will there be a large fence required to surround the hotel property? Is the plan perimeter simply shrubs that take years to grow? Is there room for an expansion, is that in their plans for the future? Will there be a large reception area for wedding tents or an outdoor pavilion? Will there be patio parties on the West side of the hotel? What is the entire proposed use of Home2 hotel on Lakeshore Blvd?

13. Additional Neighborhood Factors. Other factors shall be considered as necessary to maintain property values in the neighborhood and guarantee safety, light, air and privacy to the principal uses in the district. Please consider all the factors that would maintain our property values in the neighborhood, light, air, privacy, quiet nights, dark sky protection, and placemaking.

14. Conformance and Harmony with the Master Plan.

Vision Statement: The City of Marquette is the Superior location to live, learn, work and enjoy life.

The Community Master Plan is meant for those who make their home here in Marquette Michigan.

Lakeshore Blvd belongs to the residents of Marquette, we welcome visitors and share it with everyone. It is up to us to respect and protect it so it will always be a wonderful place to experience Lake Superior and everything Marquette.

The proposed Hotel use to be located at 955 Lakeshore Blvd does not comply with the Land Development Code and even more so, The Community Master Plan.

Thanks for all you do!

Ken and Sue Schauland
975 N. Lakeshore Blvd
Marquette Mi 49855

Nancy E. Seminoff
1314 Picnic Rocks Drive
Marquette, MI 49855

Telephone [redacted]
Email: available upon request

August 30, 2022

To Members of the City of Marquette Planning Commission:

I am writing to register my opposition to the following proposed as stated in document **04- SUP-09-22---955 Lake Shore Blvd. Special Land Use Permit for a Hotel Use**.

In my view, the construction of a hotel at this site is exceedingly ill-advised for the following reasons:

a) Automobile traffic is already a major problem, especially at the intersection of Lake Shore Blvd and Fair Avenue - the daily volume of traffic through that intersection is overwhelming; pedestrians, especially the disabled, have great difficulty crossing the street, and the noise and exhaust pollution are both overwhelming now as drivers rev up their engines;
b) Most of the area has been a residential area historically. Realizing that this hotel will be on a previous foundry site, in recent years construction of numerous condominiums has allowed the area to remain primarily residential. That was my expectation when I moved to this area.
c) The proposed hotel will have a lighted parking lot that will detract from the scenic lakeshore and add to the other types of pollutants noted earlier. The lighting will have the greatest impact on residents close to the hotel parking lot but have a larger footprint overall.
d) We need residents to serve on city committees, boards, and commissions, and we need city employees to maintain a viable community. Tourists do none of this. Instead, tourists consume city services.
e) Currently there are not enough workers to staff restaurants and other businesses, and no places to reside for middle-income workers who provide these services.
f) Recognizing that a commercial tax base is important, there are other appropriate locations in this city for hotels and sites exist that are currently vacant.
g) Marquette appears to be losing its *resident* base in favor of a *transient population*. This will likely have an impact on the respect for property, residential tax income, and the involvement of individuals in non-profit organizations and volunteerism in general, in addition to the stated concerns in item d.

I realize that members of city commissions and committees are volunteers with the best interests of this city in mind. I appreciate your volunteerism and ask that you consider the points made above in your deliberations and decision. Just because zoning allows for this proposed construction, the construction does not serve the best interests of this community.

Please do not approve the Special Land Use permit at the September 6, 2022 meeting or at all.

Thank you.
Nancy E. Seminoff

04-SUP-09-22 (955 Lakeshore Blvd)

George Stien <[redacted]>

Tue 8/23/2022 10:53 AM

To: Andrea Landers <alanders@marquettemi.gov>

Andrea,

I will not be able to attend the Marquette City Planning Commission meeting on September 6th. Instead, I would like to offer a strong written opposition to granting the Special Land Use Permit (for Hotel Use). As written in the land development code, the Intent of M-U is to 3. "…. Satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas" and 4. "Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic". This project fails on both accounts – 1) it satisfies no basic needs of the neighborhood, and moreover likely faces overwhelming opposition from nearby residents. 2) The construction of a drive-to-destination hotel, with highly questionable aesthetics and 100+ parking spots is the antithesis of "pedestrian-oriented environment" and while impervious surface while not directly applicable to M-U, it will have 80+% parking lots and structure, totally inconsistent with the residential oriented neighborhood.

Best

George and DeAnna Stien
528 E. Arch Apt 5
Marquette, MI 49855

Proposed hotel at 955 Lakeshore Blvd.

Brian Swanson <[redacted]>
on behalf of
bswanson[redacted]>

Tue 8/30/2022 1:16 PM

To: Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>

I am writing to voice my opposition to the building of a hotel at 955 Lakeshore Blvd, Marquette, MI.. This type of construction has no place in a neighborhood setting and will increase traffic to an already over loaded Lakeshore Blvd.

Brian Swanson

Please Do Not Build a Hotel on Lakeshore Boulevard

Tyler Tichelaar <[redacted]>

Thu 9/1/2022 4:24 PM

To: Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>

1 attachments (17 KB)

TylerTichelaarLetterAgainstLakeshoreHotel.docx;

September 1, 2022

dstensaas@marquettemi.gov

alanders@marquettemi.gov

Dear Andrea Landers, Dave Stensaas, and Marquette City Planning Commission Members,

I am writing to strongly urge you to reject the plan to build a hotel on Lakeshore Boulevard in the area directly across from Shiras Park/Picnic Rocks. I think the location of such a hotel would have a detrimental impact on the east side residential area where I live. My reasons for being against this hotel are multiple:

1. The East Side of Marquette is predominantly a residential district. Living on the corner of Pine St. and College Ave., just three blocks from the proposed location of the hotel, I can tell you that the traffic on Pine Street, coming from Presque Isle Park and the YMCA is considerable. In the eighteen years I have owned my home, I believe the traffic and the noise have significantly increased. We do not need a further increase in traffic and noise between Lakeshore Boulevard and Third Street on the East Side with people from outside of the area trying to maneuver around and getting lost in our neighborhoods.

2. Traffic on Lakeshore Boulevard has also severely increased in recent years. I daily walk on the bike trail that runs along Pine Street and then over to Lakeshore Boulevard. In the summer, it has become increasingly difficult to walk across the street at the corner of Fair Ave. and Lakeshore Boulevard, which is just a block from the proposed hotel's location. If the hotel were built, the traffic would become far worse. Reduced speed limits would be needed and signs at crosswalks to lower traffic for pedestrians who are frequently crossing Lakeshore Boulevard to reach the beach and park.

3. Shiras Park/Picnic Rocks will be overrun with tourists. Because the hotel will be directly across from the park, people will be flocking to the park and to the beach. This greatly concerns me because as we all know, dangerous currents exist at Picnic Rocks and several people have drowned there. People have also been trapped on the rocks in the lake. While I appreciate the flags that serve to warn people about the danger of swimming in the lake under bad conditions, frankly, I have no idea which color of flag means what since I don't go swimming in the lake, and I daresay visitors to Marquette won't know either. A hotel in this area will mean increased beach traffic and at the very least an increased need for park patrols and lifeguards, and unfortunately, a greater chance of people drowning or needing to be rescued.

4. The Pedestrian Trail runs behind the property where the proposed hotel would be located. This greatly concerns me because I walk the Pedestrian Trail daily. It is one of the few sanctuaries within the city that allow pedestrians to escape the noise and traffic of the streets and even the bike trails. I would hate to see it overrun with people. If the hotel were built, and I sincerely hope it isn't, I would hope plans for the hotel would take into consideration the preservation of the Pedestrian Trail and also provide a wall or fence around the hotel to prevent guests from straying onto it and causing it to be overrun.

5. In summer, I leave my windows open at night. I am frequently woken by drunken people singing at the top of their lungs or performing other stupid antics as they walk past my house. We do not need increased noise and disrespect from people outside the area not concerned about the local residents.

6. The lakeshore is beginning to look like Traverse City. We do not need Lakeshore Boulevard turned into a northern version of the Las Vegas strip. Frankly, as a seventh-generation resident of Marquette who has documented the area's history in numerous books, I am stunned to see Marquette going in the wrong direction. While I applauded the cleaning up of the industrial mess that used to be the Lower Harbor, we were told the city would protect the lakeshore for the people of Marquette. If that means not building on the beach, that has been the case, but is building directly across from the beach really preserving the lakeshore? Frankly, I think it is handing the beach over to out-of-towners and condo owners. I feel Marquette is losing its historic, small town charm. To paraphrase a well-known song, we are paving paradise and putting up a parking lot or in our case, hotels and condominiums. Furthermore, these new hotels and condominiums are frankly not the most aesthetically appealing. Some of them look like they were constructed with Legos given their design and color choices. I do not want a hotel built on Lakeshore

Boulevard, but if one is to be built, let it have some architectural beauty and significance unlike these ugly boxes that are now being built.

Given the outcry on Facebook over the building of this hotel and even the signs people have erected in their yards in protest, I hope you will take the feelings of the residents of Marquette, especially those of us who live on the historic East Side, into consideration. The city needs to begin looking into other ways to increase its revenue through businesses that do not have to ruin our cityscape or add to the stress and frustration of the residents. Tourism is not the only industry out there. Please seek out businesses that will contribute to our area without ruining it.

I am attaching a file of this letter also for your convenience.

Sincerely,

Tyler R. Tichelaar

1202 Pine St.

Marquette, MI 49855

04-SUP-09-22

Carol Urbiha <[redacted]>

Thu 9/1/2022 1:35 PM

To: Andrea Landers <alanders@marquettemi.gov>

Ms. Landers

As a Lakeshore Park Place condominium owner and year round resident, I received your letter informing me of 04-SUP-09-22 Lakeshore Blvd. Special Land Use Permit for a Hotel Use to be located at 955 Lakeshore Blvd. After reviewing the planning document, I am writing to express my strong opposition to the proposal based on the following negative impacts it will have on LSPP and adjacent neighborhoods:

Traffic congestion will increase to this already busy section of Lakeshore Blvd. and will pose safety concerns to both residents and tourists. During special events at Lakeview Arena, the YMCA, and Picnic Rocks as well as during peak hours exiting and entering LSPP is difficult and will become even more so with the construction of a 4 story-107 unit hotel. The additional traffic by hotel guests, staff, and service vehicles will further aggravate and compound the situation that much more.

Currently LSPP and adjoining neighborhoods are quiet, enjoyable places to live. The two commercial businesses (Stuga North and Nestledown B&B) blend in nicely and do not adversely affect residents day to day living. However, the proposed hotel will severely disrupt our lifestyle by the very nature of its 24/7 operation. I am one of the LSPP condo owners whose unit faces south and I am particularly concerned about the hotel's interior/exterior lights as well as the parking lot lights. These lights will undoubtedly shine directly into my condo and those of my neighbors and be annoying to those of us affected.

The residents living here chose to do so primarily because of the location, established neighborhoods, and limited number of small businesses. We were aware that there was vacant land yet to be developed. However, building a 4 story-104 unit hotel, is something none of us envisioned happening when there are properties bordering the lake that are still surrounded by vacant land and would not ruin any neighborhoods. A hotel of this size does not belong in the middle of a tranquil neighborhood and will undoubtedly bring down residential property values.

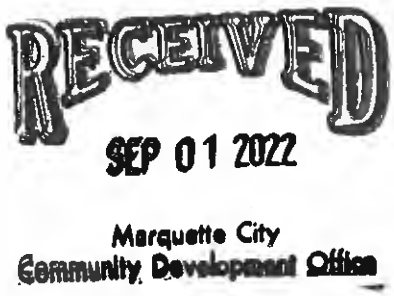
This is a desirable area of Marquette in which to live and should remain so. Therefore, I strongly urge that this proposal be voted down.

Carol Urbiha
1273 Lakeshore Park Place
Marquette, MI
Sent from my iPad

1251 Lakeshore Park Place

Marquette, MI 49855

Sunday, August 28, 2022



City of Marquette Planning Commission

Community Development Department

1100 Wright St.

Marquette, MI 49855

Dear Planning Commission Members:

We wish to address the proposed Special Land Use permit request to allow a Hotel Use at 955 Lakeshore Boulevard. 04-SUP-09-22 – 955 Lakeshore Blvd. (PIN: 0370073) is the designation in the Notice of Public Hearing, which we recently received.

. We assert that the proposed 107 unit hotel, with its 117 parking space lot would be detrimental in this location. The neighborhood is residential, with a few small businesses. Our condominium community is adjacent to another well-planned condo development, North Bay, and we are bordered by charming and well-established streets filled with well-kept homes. The proposed hotel would loom above these neighboring homes, darkening their area, subjecting them to noise, fumes, run-off and refuse issues. This would certainly lower the value of adjacent properties.

The increase in vehicular traffic as well as the multiplication of individuals using the bike path and the pedestrian corridor will result in degradation of this beautiful walking/driving area of the city. Currently, it is difficult for cyclists, walkers, and drivers to safely negotiate crossings and space on these corridors. The additional 107 and more vehicles with their multitude of people, will most certainly result in difficulties and danger.

As members of the Marquette City Planning Commission, it is incumbent upon you to protect citizens when a Special Land Use Permit proposal impacts existing properties. Section 54.1403 Special Land Use Review documents charge the commission to "be guided in making a decision by the standards set forth in this Ordinance in Section 54.1403(C)." Further in this section, part (B) number (4) states, "When taking action on the application, the Planning Commission **must make findings on all of the standards** of Section 54.1403(C)." We believe that upon review of these standards, you will concur that many requirements would be violated by the proposed hotel permit. Following is a condensed list from Section 54.1403 Special Land Use Review of those standards most prominently in question

Part (C) Standards of Special Land Use Review states that "the special land use . . . will not be injurious to the neighborhood" Clearly, a hotel in this location will be injurious to the neighborhood in various ways. The following standards demonstrate this.

(C) (1) "proposed use is in harmony with appropriate . . . development of the district." *This use is certainly not in harmony with this neighborhood.*

(C) (2) "current use of adjacent lands and neighborhood are compatible with the proposed use." *Transient hotel rooms clearly do not fit into a safe and quiet neighborhood.*

(C) (5) "The nature and intensity of operations . . . is appropriate for the site and **not in conflict with surrounding properties and uses.**" *One hundred seven hotel rooms in this location will undoubtedly intensify demands on the environment as well as conflict with the neighborhood character of this part of Marquette.*

(C) (7) "The estimated assembly of persons or employees shall not be hazardous to the neighborhood or conflict with normal traffic or activity in the vicinity." *To add to the already crowded use of this area will surely create more hazardous traffic.*

(C) (8) "Proposed or estimated vehicular and pedestrian traffic . . . do not negatively impact traffic flows, intersections . . . and safety." *It is already hazardous to cross Lakeshore Blvd.*

(C)(9) "drainage, topography, open space, landscaping and access to minor and major streets will meet the requirements of this Ordinance and all other City standards." *Drainage from such a huge paved area will certainly create problems for home owners nearby.*

(C) (11) "The type and amount of litter, waste, noise, dust, traffic, fumes, glare, and vibration which may be generated by such use shall be minimized or properly mitigated." *It is virtually impossible to accomplish this if the proposed permit is granted.*

(C) (12) ". . . there is sufficient site area for the proposed use to prevent nuisances to neighboring uses. . . " *The proposed hotel will loom directly above many existing homes, with little or no space for sunlight or privacy.*

(C) (13) "Other factors shall be considered as **necessary to maintain property values in the neighborhood and guarantee safety, light, air, and privacy to the principal uses in the district.**" *Clearly, the privacy, the light, and the property values cannot be maintained if this permit is granted. Safety, too, will be in question.*

We thank you for representing our interests as citizens of Marquette. Due to careful planning and vigilant adherence to City Ordinances, this continues to be an outstanding place for people to live. We urgently request that you refuse to grant the Special Land Use Permit for a Hotel Use to be located at 955 Lakeshore Boulevard to Derek Parker and NJA Management Group LLC. Thank you for attention to our concerns as detailed in this letter.

Sincerely,

Daniel Vezzetti
Deborah R. Vezzetti

Daniel & Deborah Vezzetti

Received
9-2-22

RE: Public Hearing before the Marquette City Planning Commission regarding: 04-SUP-09-22
955 Lakeshore Blvd (PIN 0370073)

We own a condo at Lakeshore Park Place and we OPPOSE the Special Land Use permit for a hotel to be located at 955 Lakeshore Boulevard for the following reasons.

1) Traffic. This is a quiet residential neighborhood. The existing street configuration is not suited for a large commercial development.
2) Parking and traffic for the nearby beach area is already at a shortage. Congestion and pedestrian safety is of major concern in considering a commercial development in that area.
3) We believe this area should remain residential development only, to maintain the neighborhood feel of the area.
4) In light of the current housing shortage in Marquette, we support homes or multi-family homes to be developed in that area.

Respectfully submitted,

Jeannie Chien Wagner

Grace Chien

1279 Lakeshore Park Place, Apt PA

Please say No - Hotel on Lakeshore Blvd

Scott Wanhala <[redacted]>

Mon 8/22/2022 11:55 AM

To: Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>

Cc: **Manager <Manager@marquettemi.gov>**

Afternoon Andrea and Dave,

Heard about the proposed Hotel build on Lakeshore Blvd between Stuga Vet and the Bed & Breakfast.

I am a hard NO on opposing this outright as a property owner and resident on East Crescent.

There's no benefit on paper to this except for a revenue stream to Hotel owners and a couple new jobs. This is detrimental to Marquette as a whole, the neighborhood here in East Marquette, and all folks who enjoy the Lakeshore year round.

A franchised hotel within a residential neighborhood isn't good for the short or long term culture of any area. Keep it out of the towns core and keep the zoning rules where they are.

We should be embracing local entrepreneurs to grow and start businesses. Not allowing franchised corporate owners to make a quick buck in town on Brown Field spaces tax free.

What needs to be done:

- Zoning ordinance of build heights within and near residential areas. 2-story max.
- No to mixed zoning (commerical or mixed) within a residential area or within a 1/2 mile radius of a residential area of high density.
- No to franchised businesses being granted access to build over local entrepreneurs.

Please say No to the hotel.

Best,
Scott Wanhala

--
Scott Wanhala
[redacted]

Dear Planning Commission Members:

Please refuse the proposed Special Land Use Permit for a Hotel Use for the 955 Lakeshore Boulevard property, which is in the midst of my neighborhood. A large hotel can only ruin our beautiful area.

It is my understanding that a special permit like this must be proven to result in NO NEGATIVE EFFECTS on the existing area. A four story hotel will destroy the privacy of so many whose houses and condos border the area under discussion. It will cause unavoidable light pollution and constant noise from vehicles and from patrons of the business. The already overused Lakeshore Boulevard and the bike path, possibly even the dog walk pedestrian corridor, will become even more congested and difficult to negotiate.

Although my home is in the North Bay condo group, I still will be affected by these negatives. I will particularly be distressed by the necessary increase in Fair Avenue traffic. I count on you as a Commission member to refuse the Special Land Use Permit for a Hotel Use at 955 Lakeshore Boulevard because it is not within the ordinances that address this issue. I rely on you as a thoughtful person to refuse the permit because it will degrade the quality of life for all who live around the proposed hotel.

Thank you,

Marline Weeks
North Bay Court