ꕥ AGENDA ꕥ

MARQUETTE CITY PLANNING COMMISSION
Tuesday, June 20, 2023, at 6:00 p.m.
Commission Chambers at City Hall – 300 W. Baraga Ave.

MEETING CALLED TO ORDER

1) ROLL CALL
2) APPROVE AGENDA
3) APPROVE MINUTES: **Minutes of 05-23-23 and 06-06-23**
4) CONFLICT of INTEREST

1. PUBLIC HEARINGS
   - **A. 09-SPR-06-23 & 01-CSD-06-23 (PIN: 0510156) – Forestville Basin Trail: The Bluffs Site Condominiums request**
   - **B. 02-SUP-06-23 (PIN: 0181350) – 420 N. Third Street: Marihuana Retailer request**
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
May 16, 2023

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00 p.m. on Tuesday, May 16, 2023, in the Commission Chambers at City Hall.

ROLL CALL
Planning Commission (PC) members present: W. Premeau, M. Rayner, S. Lawry, Vice-Chair N. Williams, Chair S. Mittlefehldt, K. Clegg, D. Fetter C. Gottlieb, A. Andres
PC members absent: none
Staff present: Zoning Official A. Landers, City Planner & Zoning Administrator D. Stensaas

AGENDA

It was moved by S. Lawry, seconded by D. Fetter, and carried 9-0 to approve the agenda as presented.

MINUTES

The minutes of 05-02-23 were approved by consensus with two corrections pointed out by S. Lawry.

NEW BUSINESS
A. 04-SPR-05-23 1200 & 1220 Wilson St. – Site Plan Review for Best Western Hotel

Zoning Official A. Landers stated: The Planning Commission is being asked to make a recommendation to the City Commission regarding a request to rezone the property at 1501 Division St., which is currently zoned Medium Density Residential, to be rezoned to Mixed-Use.

S. Mittlefehldt stated that the applicant can now come up and speak to this, and you can come to the podium and give your name, address, and maybe give us a little explanation or context for your request.

Mr. Andrew Kemper, said that he is here for Moyle Construction of 46702 Hwy. M26 up in Houghton, for the Marquette Hotel LLC project, and that they have contracted with civil engineer Brian Savolinen. Like Andrea said, we are looking at an 81-room hotel, three stories developing this site from the state it currently is to a completed site with parking lot, dumpster enclosure, retaining wall and site utilities. We did receive staff comments regarding MDOT curbing at the right of way. We've been engaged with the Michigan Department of Transportation engineer, and we've contracted with Brian Savolinen here locally, a civil engineering Consultant. Brian has been working with the MDOT permitting agents on the traffic impact assessment that they required. I personally discussed with both parties that ongoing process. Brian estimates that he's 60 to 70% complete with that. When we complete that study, we'll submit that to MDOT for their review and further correspondence. They also will be requiring some simple storm water calculations that I believe we've already completed. We just got that correspondence this afternoon, but we'll work diligently to submit that information to them as well, because we're tying into the state's stormwater system at McClellan. Their requirements have not changed in the past several years. We had previously done those calculations and submitted them, so I believe it's just a formality of digging up that prior information and resubmitting that to the state. My understanding is that we should have all the information to MDOT by the middle part of next month, and we anticipate a fairly short turnaround with their permit process based on our preliminary conversations with them.

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S. Lawry said that he noticed the sanitary sewer lateral from the Secretary of State's office runs across the corner of this lot. It maybe written somewhere, but I didn't see in Glen Van Neste's descriptions an easement for that. Is there a recorded easement?

Mr. Kemper said that he can't speak to if there's currently a recorded easement. The owners of both properties are related properties, they're both owned by one of the companies. If that would be a requirement of the city, and I don't think that's a bad requirement, we would certainly record that easement so that would be taken care of for any future landowners in that area.

S. Lawry stated:
I do know that the city has found itself in the middle of some battles in other parts of this community, because properties changed hands after something like that was allowed and there was no easement, and a new owner would've had a lot of trouble with the existing lateral, and so I would highly recommend that be a condition that we put on this that that lateral, in particular, is protected by a utility easement. Not necessarily to the city, but to the private parties. Also, I had a question about MDOT – I know in the staff report, Mr. Kemper said they're dealing with MDOT. Do either of you know whether U.S. 41 Corridor Access Committee has actually reviewed this site plan?

D. Stensaas stated:
They have not. It'll be on the agenda for their next meeting, but my experience with the committee is that they can make some recommendations, but it's probably not going to make any difference, because MDOT has already reviewed this, it's exactly the same project they reviewed a few years ago. And to clarify, it's not just MDOT that is requiring the TIS, it's also the city engineer, and so I would recommend a condition of approval that if either the city engineer or MDOT requires any improvements related to or any changes in infrastructure related to the outcome of that, that those are incorporated into the amended site plan.

S. Lawry stated:
One more comment, regarding what I believe is a change from the site plan that was previously reviewed - the runoff storage area infiltration system that's being proposed for under the parking lot, I'm not a soils engineer, so I don't want to question the design of it if it's been reviewed properly - but the City has experienced a couple of problems up in this area in the past, because of the hydraulics in that bank and to east of there, it's very highly erosive and so you're adding water underground and I just wouldn't want to see a slip plane or something created underneath the building because of that. So I just recommend that your hydraulic engineer is asked to review that issue particularly.

Mr. Kemper stated:
I appreciate that. I'm not an expert, I'll be the first to admit that. But we've engaged with GEI to perform site inspections throughout the construction of the retaining wall, building and site development including the installation of the utilities so that we have assurances below that things are constructed correctly. I have a lot of faith in their abilities and their team, so I think I would probably leave it at that that our plan is to make sure we have the experts involved and its constructed in the proper manner.

C. Gottlieb stated:
Has there been any significant change between the 2019 proposal and the current, will those also be met here? It was still a three-story building in 2019?

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A. Landers said that these are the exact same plans that were submitted for final review from the plans submitted back in 2019.

C. Gottlieb asked:
So, it was approved in 2019?

A. Landers said yes.

S. Mittlefehldt stated that if there are no more questions for the applicant at this time, the Planning Commission can now make a motion or suspend the rules for discussion.

> *It was moved by C. Gottlieb, seconded by D. Fetter, and carried 7-0 to suspend the rules for discussion.*

S. Lawry stated:
Well, with regards to the traffic, the hotel will certainly generate some additional traffic at an intersection that's already becoming congested, but I think a far larger impact will come from the total buildout on Harlow Farms, further development of the old Marquette Mall site that's connected through here and certainly the housing that is being developed on S. McClellan and further south into Sands Township. Traffic is going to get worse at that intersection, but not necessarily because of the hotel.

S. Mittlefehldt stated:
I don't know if this is true, Andrea or Dave, in the letter that received from the landowners, it said that it's 45 miles per hour on McClellan St. in that stretch?

A. Landers said that is correct.

S. Mittlefehldt stated:
I mean, that does seem very fast and not appropriate for given how many intersections are there and the traffic. Again, that's probably out of our jurisdiction, but maybe that's part of the study that MDOT is working on to turn in.

D. Stensaas said he doubts they're not going to have anything to say about the speed limit.

S. Mittlefehldt stated:
My understanding is this is, and you guys probably know, but this is probably one of the more dangerous intersections in our city limits, right. Again, this is irrelevant for this case and I know we're supposed to stick to this case, but at some level it would affect this project and others that are going to be coming. It does seem – reducing that speed limit might be an important consideration for increased traffic use that's going to be at that site.

D. Fetter stated:
I do have a question regarding the traffic and also the retaining walls, with increased traffic exiting onto Wilson St. - I drove there today, and I have a lower profile vehicle, and I wasn't able to see what was coming around the corner or the bend there. I'm curious, I didn't take into account if that was a current sidewalk there or if that's something that's planning to be built, and if there's a retaining wall that's also going along those lines and if that's going to be considered - the sight that you have when you're about to exit onto Wilson St.

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Mr. Kemper asked:
Are you asking about the driveway from the site onto Wilson St.?

D. Fetter said yes.

Mr. Kemper stated:
There's no planned retaining wall there. The retaining wall would be in the front at O'Dovero and McClellan, at that intersection.

D. Fetter said okay.

Mr. Kemper stated:
So, the existing drive entrance into that existing parking lot would essentially remain the same, and the sidewalks that are there, again, would essentially remain the same. There may be some minor improvements made just due to construction, but any significant grade changes or anything like that won't be taking place as part of this plan at that location.

M. Rayner stated:
I'm out there all the time because the North Care Board meets out there. The issue isn't Wilson, it's where you come out on McClellan and seeing around to the right on McLellan, because those cars come faster. Of the two intersections, that would be my greater concern. Not the one off of Wilson. There's very little traffic coming up from the right as you pull out onto Wilson. Because the Secretary of State comes out of there too and the other way. There's also that back road that drops down and goes by Econo as well, that's another exit out of there. It's at the end of the parking lot for the Secretary of State.

D. Fetter stated:
I think what we're saying is it's kind of in the same realm. It's the intersection of McClellan and Wilson and also right onto Wilson, because you can't see around that bend.

Ms. Rayner asked – do you mean from coming off of McClellan?

D. Fetter said yes.

Ms. Rayner stated:
Okay, I thought you meant the other direction.

S. Mittlefehldt stated:
That's in the code, right? The clear vision triangle is something that they would've had to meet.

M. Rayner stated:
You just need to make sure you pull all the way up to the edge of it before you turn to see around to the left.

S. Mittlefehldt stated:
Okay. Any other questions, comments? Anybody ready to make a motion?

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C. Gottlieb asked if there have been any significant changes in zoning or codes that would've affected this between 2019 and now?

A. Landers stated:
No, and I did a review of all the changes, and the only thing was the parking space calculation, and that was in my staff comments when they made that.

D. Fetter stated:
I know that there are additional parking spaces than what's necessary, and I'm curious, is that going to be utilized for snow removal or if there is a plan for snow removal?

Mr. Kemper:
I believe there's a snow storage calculation that's required. Is that -

A. Landers:
Yep, and the areas are shown in the site plan in the landscape areas.

D. Fetter:
Is there a certain drawing that that's showing?

A. Landers:
What was that, I'm sorry?

D. Fetter:
Is there a certain drawing additionally?

A. Landers:
Yeah. Showed the site plans and pointed out the snow storage areas.

M. Rayner:
You said there were two exits?

Mr. Kemper:
I believe I said that there's one exit on the Wilson St. and there's two exits from the parcels onto the shared drive access, business partnership.

M. Rayner:
Okay. I was trying to figure out where did the other road come from.

Mr. Kemper:
Regarding the comments on traffic. That's, you know, the state and the city engineer are requiring us to do the study, and we've hired professionals to do the study, right.

D. Fetter: Would you mind describing a little bit of what the study is that they're doing?

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Mr. Kemper:
I, honestly, only know enough to be dangerous. I read the requirements that the state puts on the civil engineer, and he has to go out there and monitor existing traffic counts at multiple times. He has to do it at 7:00 in the morning, at noon, and at next time and line time, and he has to do that over multiple scenarios. Then he has to use his best judgment to interpolate what he thinks based on what studies say the hotel is going to do to the intersection use. And then he asked the hotel operator what they think of that peak, what employee counts are going to be at certain peak holiday times or what anticipated occupancy rates are of the hotel based on past experience with other hotel properties. He takes all that information into account and does what he trained to do, I guess, right. And my experience with MDOT is they will scrutinize the reports.

A. Landers stated:
On screen is the snow storage area. They have it hashed out on the site plan. See these two bullets here? This is the minimum snow storage area, and they provide the calculation down here.

D. Stensaas: If I may, I think one thing Andrew probably left out of the description of the traffic study is the ITE, The International Transportation Engineers studies are brought into the analysis. So ITE publishes studies that we use ourselves at the City for looking at every kind of imaginable type of property usage. They have a record of studies. If you put in different variables for like a two-story office building that's used as a one tenant office and it's a certain square footage; you put the square footage of the building in, the location, the type of neighborhood, it'll give you - from all the studies they have of that type of building - an average. They'll plot it out on a graph, where the average parking spaces that should be required for that kind of use, based on what they've seen over time. So that should be incorporated into what they're doing for this analysis too, it wouldn't just be them asking Best Western what do you think you need, they'll look at more unambiguous, unbiased kind of data.

S. Mittlefehldt: Any other questions, just amongst ourselves or for the applicant, who is very patiently waiting. Anybody prepared to make a motion? Considering there's a couple things we heard, right, securing the utility easement across the property. We're just ensuring that this MDOT study is done and that any additional infrastructure must be included in the amended site plan. Those are the two things we talked about.

A. Landers stated:
And then a revised plan is submitted to meet staff comments.

S. Mittlefehldt stated:
Yes, of course, "and the revised plan", that's in there, but just mainly on top of the things in the agenda, the things that we've talked about. Is anybody prepared to make a motion?

D. Stensaas stated:
If you're going to mention the Traffic Impact Study, mention the Traffic Impact Study

S. Mittlefehldt stated:
We'll get the right title, yeah, Traffic Impact Study.

> *It was moved by C. Gottlieb, seconded by S. Lawry, and carried 9-0 that after review of the site plan and the supplemental documentation dated 02-18-20, and the STAFF REPORT/ANALYSIS for 04-SPR-05-23, the Planning Commission finds substantial compliance with the City of*

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Marquette Land Development Code and hereby approves the site plan with the following conditions:

1) that an amended Site Plan is submitted to meet staff comments.
2) that the Traffic Impact Study recommendations are incorporated into the Site Plan.
3) that a utility easement be recorded across the property as requested.

Correspondence
A. Site Plan Review Cases of 2023
D. Stensaas stated:
So, this is what we promised you we would develop for your agendas. This is a truncated version of the document that we have, which has several more form fields than this one, but I paired it down to kind of the basic information, so you can see this and understand what is going on with this. Here we have two cases pending review, at the bottom - the two bottom rows, and then the top row shows we had one site plan that was withdrawn, they cancelled the request and removed it from your agenda very shortly before the meeting. We don't expect to see that site plan back again. So that's what we came up with. Do you like it?

S. Mittlefehldt stated:
Is there a way to get this on the Website? I think we talked about that. I think this is great. It's a nice distilled thing that's useful for us, but I bet there would be people in the community that would love to have access to it too.

A. Landers stated:
They do through the agenda, just so you know.

S. Mittlefehldt asked:
So it would be in the agenda, they would need to go dive into that?

A. Landers stated:
It's on your agenda cover and then it's in the agenda.

S. Mittlefehldt said okay.

D. Stensaas stated:
We can add a form field on our zoning page of the community development page.

S. Mittlefehldt said that would be great.

D. Stensaas stated:
We can do that. That's kind of like all public information we put out there that people typically don't go that deep to look for it, but we can put it there and we will.

S. Mittlefehldt stated:
I think they'd be more likely to do that. They did that for the agenda.

D. Stensaas said yeah, either one is kind of a chore.

S. Mittlefehldt said yeah, but it's great information. Thank you for that.

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S. Mittlefehldt asked if there were any other thoughts on this.

D. Stensaas stated:
I would think we'd update this maybe once a month for the website, every agenda though.

M. Rayner stated:
I think it's very helpful to block it out like that. I think that makes it much easier to do an overview of it and kind of get a feel. Kwik Trip is not going to come here then?

D. Stensaas stated:
Well, they're not going to probably be working at getting a Kwik Trip store built at that site anymore with those property owners. They definitely would love to dominate the gas market in Marquette, if they can find a spot to.

M. Rayner said they already did out at the west end, they just put one in Ironwood.

D. Stensaas said they are looking for a spot and their requirements for their stores are something like two-acre minimum site, which is going to be hard for them to pull together in Marquette on a street where there is a highway, where they're interested.

C. Gottlieb stated:
Obviously, there's a lot more building anticipated that just haven't come to the office yet, so this is what you guys are dealing with right now.

A. Landers stated:
This is since January, 2023. So, for 2022, everyone's either been approved or denied. So these are everything since January that's been submitted.

C. Gottlieb stated:
I'm thinking specifically of the old hospital site, for instance.

A. Landers stated:
We haven't seen any, no. These are only the plans that we get official submittals for.

C. Gottlieb said that's what I'm asking.

D. Stensaas stated:
So, people can work on site plans for months and months before they submit something to us. Since we put this together, we've probably gotten a couple more. There are people working on other site plans, but the beginning of the year is typically slow for getting site plans, but just like permits from residences, they're starting to hit us like a tsunami.

C. Gottlieb stated:
That's what, I guess, my question was. I know there's more plans out there, but they're just not to your desks yet?

A. Landers stated:
No, they don't get to us until they're developed or until the plans are ready, because you have to meet so many requirements. So, anything in the concept phase we're not going to see, and you're not going to

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see on there, because it's not an official submittal unless they want to submit as a concept then they have that opportunity, but most people are submitting for final site plans.

D. Stensaas stated:
To expand on that just a bit, people submit site plans that get kicked back that don't get accepted on a regular basis. They don't meet all requirements, and sometimes that's deliberate. The consultants will submit stuff to us knowing Andrea is really good at what she does, and she's going to go through and give them a list of everything they missed. Isn't that convenient? Give it to Andrea and let her tell us what we need to do. That happens a lot.

C. Gottlieb stated:
Does Andrea get to charge for the city's time?

A. Landers:
That's why a site plan review cost what it does. If those people wouldn't do that, we'd actually have lower fees.

C. Gottlieb asked, so they are paying for your time when we do that?

A. Landers said to the average of it, yeah.

D. Stensaas said but then there's just sloppy work too.

A. Landers said yeah, if somebody is really bad they're getting my time for free.

D. Stensaas stated:
Or they've openly missed something or hoping we'll look the other way or just let it slide.

A. Landers stated:
Or that we'll get worn down.

S. Mittlefehldt asked if there were any other thoughts, comments or questions.

TRAINING

A. Article – Better Plans, Fewer Stands - *Michigan Planner March-April 2023*

D. Stensaas stated:
This issue of the magazine starts with talking about how master plans are really important, especially with housing development becoming such a crisis issue in a lot of communities that you really need to have good plans so that you can counter Nimbyism - that is one of the big points of emphasis areas of this [article], because there is a lot of Nimbyism. We saw that with the proposal for housing on the north end of McClellan Avenue last year. Nobody in that neighborhood wanted to see 60 or 70 housing units built near them. Part of that is understandable as it was an undeveloped tract of land that would've been used for it, and I don't fault anyone for not wanting undeveloped land turned into anything. But Nimbyism is common, and it doesn't matter if it's developed or undeveloped or whatever. So that's kind of the point of the article.
This particular article kind of takes off on that a little bit and just emphasizes the importance of certain things within the master plan and then within the administration of the plan and so on and so forth. So, I

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guess this could be a point for discussion some of things if you guys want to discuss any of this. It's really just in there for a kind of education. There are recommendations in here that are great. Some of this stuff will be very hard for us to do. We do compile written responses to, well, consultants, but it says for public hearings. I don't know how we would deal with that, especially when we have one where there's a lot of comments on something with a lot of public opposition and public turnout for it. A lot of it gets down to the fact that we're kind of always struggling to keep up with the portfolio and workload that we already have.

S. Mittlefehldt: Any questions or comments about the reading? Okay, moving on.

COMMISSION AND STAFF COMMENTS

D. Stensaas stated:

When W. Premeau came in he said something about that he got the memo from staff that we've just got to approve this. That wasn't the intent of my message where I made several suggestions, it was just a reminder – because we have several new Planning Commission members on the board, and even a commissioner that has been on the board for over six years asked me today if Site Plan Review requires a public hearing. So, part of our job as staff is to keep educating Planning Commissioners and to remind you of the parameters of the cases we're dealing with. The Planning Commission doesn't have a lot of discretion in Site Plan Review cases. You can't say "what color is the building going to be, and we'd like it to be green". You are limited by what is in the Code, they are in the staff report and those are in the Site Plan Review standards.

My point about comments during case is just a reminder that when we send these cases for transcription it is really difficult sometimes because sometimes the transcriptionists obviously have never been to a public meeting, they don't know what a sewer lateral is, and they hear things on the recording they don't understand and they write all kinds of things that we have to correct and if we have a lot of extra commentary during the meeting or questions that aren't necessary, and at this time of the year we are getting really busy and so our time is getting more and more valuable trying to get everything done that we've got to get done in a week it can be challenging when you have to edit these minutes for three or four hours sometimes to get things right . Every paragraph can have things all screwed up and it begs the question should we even send the minutes out for transcription. Well, we have got to the point where we don't unless its going to be several pages, because it is a value proposition and the transcription is just not that good.

A. Andres asked if there are better transcriptionists than others.

D. Stensaas said yes, and you can tell they are using different methodologies too, you can tall sometimes they are typing what they hear and sometimes they're using voice-to-text transcription, and each has its own problems, so there's no way not to read every word if we want to get it close to accurate.

M. Rayner asked if they have to put the discussion phase in the minutes? I didn't think you did.

D. Stensaas stated that there is stuff that they will leave out, it depends on the case it's a judgement call – what is necessary for understanding the context of the discussion? Robert's Rules say all you have to have in the minutes are the motions, who made them, and roll call, but everything else is discretionary.

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And that is how the City Commission does minutes, but the PC has a long history of trying to be detailed because if things end up in court or there is an appeal we have a detailed record and a fairly clear picture of what transpired at the meeting.

A. Landers stated:

And that is your findings of facts, how you came to your decisions.

D. Stensaas stated:

So, we're not trying to squash your fun or anything, we're just trying to make things more streamlined. And that brings up that at the beginning of the meetings please say your name. We do try to keep a ordered record of who spoke and then prep an outline of that for the transcriptionist.

But, you all did a good job tonight and asked good questions.

S. Mittlefehldt said that the Chair can help by saying each member's name before they speak.

S. Lawry stated:

Just related to what is our purview and what isn't, I had some qualms about bringing up the issue of the drainage system that was designed there and I know that had created issues, not just for the property owners but for the City, the City has paid out huge claims because of soil conditions and erosion in that area and its not really a Planning Commission issue but it is a public safety issue related to that site and just wanted them to be aware to double check some things of that nature.

D. Stensaas said that is a good point and it's good to get that kind of thing on record in case it becomes an issue later.

A. Lander stated that for June 6th you will have a Preliminary site plan review for a PUD.

S. Mittlefehldt stated that it may be a cost savings for the City to invest in transcription software. For research purposes there is a lot of different software that can do that quickly. You would still need to edit it, but I'm just putting it out there.

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ADJOURNMENT

The meeting was adjourned by Chair S. Mittlefehldt at 6:50 p.m.

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Prepared by: kw/iMedat

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

OFFICIAL PROCEEDINGS OF THE
MARQUETTE CITY PLANNING COMMISSION
June 6, 2023

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

ROLL CALL
Planning Commission (PC) members present: W. Premeau, M. Rayner, S. Lawry, Vice-Chair N. Williams, Chair S. Mittlefehldt, K. Clegg, D. Fetter, A. Andres
PC members absent: C. Gottlieb (excused)
Staff present: Zoning Official A. Landers, City Planner & Zoning Administrator D. Stensaas

AGENDA

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

MINUTES

The minutes of 05-16-23 were deferred for review until the June 20, 2023 meeting, due to not being in complete draft form until a few hours before the meeting.

CONFLICT of INTEREST

No conflicts of interest were confirmed.

PUBLIC HEARINGS
A. 01-PUD-05-22 Preliminary PUD Site Plan for 480 River Park Circle

Zoning Official A. Landers stated: The Planning Commission is being asked to review an application for a Preliminary Planned Unit Development (PUD) approval. The Planning Commission qualified the project for a PUD on May 17, 2022. The Planning Commission will need to conduct a public hearing for a Preliminary Site Plan Review and draft recommendations to the City Commission, who will issue final approval or denial of the PUD. She described and showed on the monitors in the room the Staff File Report and attachments. Attachments are the PUD application, the Site Plan Review application, the Planning Commission letter from the applicant, the Variance letter from the applicant, the staff and applicants comments, a proof of the granting of an easement, the area map, the block map, the zoning map, photos of the site, the applicant's Pattern Book, the Site Plan set. She also stated that at the time of the agenda [when distributed] there was no correspondence submitted, however today, prior to the deadline, she did receive an item of correspondence from Matthew Songer, MD, in opposition to approval of the PUD project. She read Mr. Songer's letter aloud.

S. Mittlefehldt stated: Andrea, do you mind, just because we have a different composition of Planning Commissioners here today, can you give us a quick history? Because the Planning Commission already approved that it met the PUD requirements. Can you maybe just explain a little bit of the history of that piece of it?

A. Landers stated: When you apply for a PUD there are stages. The first stage was that an applicant has to come to the Planning Commission and ask for concept approval. The Planning Commission has to review the objectives in the Land Development Code, and determine whether it has to meet at least 3 out of 10 objectives and it was determined I believe that it met 4 out of 10, so then that qualified the applicant

to then submit for a Preliminary PUD, which is the stage that we're at now. So during this stage, the applicant goes in front of the Planning Commission. There's a public hearing. You guys would make the recommendation to the City Commission. Next step is that this would go to the City Commission and they would need to review and approve it and ask our attorney to draw up a contract with the applicant or deny it. If they approve it in the contract, then the next step after that is the applicant would have to then come back to the Planning Commission with their final site plan set .

D. Stensaas stated: And to add to that just a bit, this didn't have to be an extra step. A lot of time an applicant will come forward with a Preliminary Site Plan and a Concept Plan, and they can do that at the same meeting. This one just unfolded this way.

S. Mittlefehldt stated: Okay, thank you. At this point the applicant can now come up and provide a little context and overview.

Mr. David Ollila, of 420 E. Prospect St., stated: Thanks for the opportunity to present to the Planning Commission. What I would like to do is to read a little bit of the background that was provided by the Michigan Economic Development Corporation staff to the Michigan Strategic Fund Board, which granted the initial funding for the project. He read a letter that has been added to the agenda packet.

He also stated: We have letters of support from Invest UP, Innovate Marquette SmartZone, who's been a fantastic partner in this process, the Michigan Office of Future Mobility, the Department of Agricultural and Rural Development. We have letters of support from leaders in the power sports industry, Tech Town Detroit, Centropolis Manufacturing Technology Accelerator, Michigan Tech University Advanced Power System, Michigan State University's Mass Timber Program, a global leader in the automobile industry, and the Detroit Regional Partnership. Thank you very much.

S. Mittlefehldt stated: Does anyone on the Planning Commission have questions for the applicant? So, maybe you don't know this, but what is being produced here? What is being created in terms of the industry?

Mr. Ollila stated: Right now actually Michigan is going through an exercise to identify where the state has the best opportunity to increase our economy, whether it be in Detroit or whether it be in the Upper Peninsula. This is more about being a point of discovery for companies developing products and experiences within this ecosystem. It's a way for us to be relevant through automobile and transportation sectors with Detroit so it's less about what would be made specifically and more about being a point of discovery and innovation to support innovation and entrepreneurship throughout the state. So I'll give you an example - the main building, I think we have it listed as Building #2, is essentially a triplex with shop houses. These are garages on the bottom. They have mezzanines on the midlevel and apartments above. The concept is those are places for corporations to visit the area, do research and development, that might be anything from secret development to customer experiences. It's also an opportunity to have those companies come in and then codevelop products with other companies, so I'll give you an example. Polaris Industries is spending about $1 billion over the next 3 to 5 years to create an electric product in every one of their categories, so soon we will have electric snowmobiles. There's a company right now called Taiga out of Quebec that is producing electric snowmobiles and electric watercraft. There's a big movement in this space to look at new ways to develop products and experiences in the outdoor industry, and what's interesting about this point of time and it's akin to when Henry Ford had manufacturing plans and points of innovation in the United States to connect with Detroit's economy and create relevancy between the peninsulas. So what we are is a place to gather innovators, entrepreneurs, start-ups and corporations. They come to Marquette. They come to the UP, they have access to trail networks. They have access to potential venture capital. They are pulled together in networking opportunities and that is how I believe we can facilitate new economic opportunities for not only Marquette, not only the UP, but the state of Michigan.

K. Clegg stated: Could you speak about the communication you've had with these companies? How are you planning on attracting these companies that you're hoping to come and I'm assuming they're going to rent from you these places on a short-term basis, long-term, how is that going to go and how are you attracting that interest?

Mr. Ollila stated: I think the attraction is a really great question and the number one way that we're attracting these companies is by working with the state of Michigan, organizations like Mich Auto, organizations like the Detroit Regional Partnership or some of the incubators and accelerators that we've talked to. There is an increase of spending and investment in this outdoor recreation space and this is an opportunity for us to participate in that. I'll give you an example. Tomorrow I'm driving down to Detroit to meet with a number of potential ecosystem partners and on Friday there's a statewide summit regarding innovation and entrepreneurship. By creating relationships and being connected to those policymakers and economic developers in other areas of the state creates a relevant connection to our state's economy and so we are going to be part of those conversations that are happening in Detroit, Lansing and Grand Rapids. Also, I have a network from working in the outdoor industry for over 25 years across the United States where we are able to contact, we're able to attract, we're able to engage in conversation from anything from a blanket manufacturing company in Bend, Oregon to climbing companies in Salt Lake City, to bicycle companies in Madison, Wisconsin. We've had experience bring those folks up before, but it's not just start-ups and it's not just small companies. We've had very favorable conversations and visits from some of the top automobile suppliers in the United States who've expressed interest and said that they would be back and they're excited about the construction, the development of Shophouse Park, and therefore they would utilize the upper peninsula more often in research development, customer experiences, and marketing opportunities.

S. Lawry stated: I have quite a few questions. One, I started out with the same concern that Dr. Songer expressed in his letter regarding a new title to the property, having been familiar with the fact that because of the federal funds that the City used to construct that industrial park, there were purchase agreements, contracts for the sale of each lot and I know you're involved in development of your ski design and at the time you purchased it and manufacturing out there, and so there was a contract between you and the city to accomplish something that's kind of set the price on the lot to begin with, but that maybe wasn't met and I understand the City Attorney has reviewed that and determined that there isn't an issue or a problem with that at this point. I visited the planning department this morning to find that out. It's interesting that Dr. Songer is expressing the same issue, because I was concerned that it might be challenged by someone else. It leads into - do you intend to personally use any of the space for manufacturing, whether it's your ski design or anything?

Mr. Ollila stated: I would expect that to address Dr. Songer's comments, I think they are unfounded. There was a set of deed restrictions so first of all the history of the River Park complex, the city founders did not determine the current industrial layout in River Park complex. I believe Mike Coyne was the mayor that signed those documents and there was deed restrictions that ran for 25 years with the property and those are sunsetted. There was absolutely no legal standing on clear title to the property or any obligations that were implied or not met with the purchase of that property and I can go back to the emails between Dennis Stachewicz and myself when we did purchase that property, so I'm very confident there's no issues there. So Building #1 is going to be my studio. There won't be any manufacturing per se at high volume in that studio. I would expect that would be a place for prototyping, experimenting, maybe some light building but the idea is that property is not suited for largescale manufacturing and I don't believe that within this sector that we would attract large scale manufacturing but I'm confident we can attract innovation, research and development and in the very best of circumstances, the products, the experiences, what comes out of Shophouse Park could certainly lead to larger manufacturing opportunities, say at K.I. Sawyer, and that would be intended.

S. Lawry stated: I do agree with the need for incubator space or research and development space. These are lacking in this area because there may be a lot of vacant buildings but none of them are managed for that purpose.

Mr. Ollila stated: And purposely built for that purpose – to purposely attract this industry, and again to connect with the economic drivers throughout the rest of the state.

S. Lawry stated: So, do you see it as primarily research rather than manufacturing?

Mr. Ollila stated: I think if I had to say what I believe will be happening there, it will be mostly product development, research development, testing, and facilitating those services for our start-up and worker clients.

Mr. Lawry stated: Okay, there was nothing included in the submittal that covers the access across the Board of Light and Power property, whether if you have any legal progress on that, whether you have design for it that's complete. I went back to your submittal from last year and you had a statement from Mr. Benstrom at the BLP that indicated that they would allow access but not overlapping the 100 ft. easement for the 69 KV tie line and yet this drawing that you have today shows the access directly underneath that power line.

Mr. Ollila stated: So we have a very good relationship with the Board of Light and Power and they've been terrific, collaborative partners on exploring this opportunity in the coordination or the conversation, so that easement split, this was our best guess at what we thought would fit best for the BLP property but it's BLP property and we can only make the suggestion so the way that we plan on working with the Board of Light and Power is to get through this planning process and we get to the site development and the site review that the BLP would take the lead on what's happening on their property and we would work collaboratively to make sure that it serves both owners and both properties and all indications are the BLP is more than happy to work with us through that process and they would be willing to draft an easement. Of course, that easement would have stipulations to make sure that they could continue to do what their core scope is and that is to use those lines to provide power to the city of Marquette and we would honor that and work with them.

Mr. Lawry asked: Is that easement that's on your lot actually to the Board of Light and Power or is it to American Transmission Company?

Mr. Ollila stated: I believe it's Board of Light and Power. I could check the documents. I believe it's 32 ft. that comes on our property and 32 ft. in the other direction towards the soccer fields. It's 100 ft. wide altogether, so 32 ft. from our property and then that would be 68 in the other direction.

S. Lawry stated: It may actually be American Transmission Company at this point.

Mr. Ollila stated: I believe it's Board of Light and Power, but certainly something that we could find out.

S. Lawry stated: And you talked about collaboratively working with the City and the BLP on that, but it's rather ambiguous who would design, build and pay for it. Is that still a matter of just being up in the air? Do you want to negotiate agreements on that?

Mr. Ollila stated: No, the comment that I received on the Board of Light and Power is that it didn't make sense for them to put a large effort of work until it passes through these processes in which case they would be happy to participate. We've also, through the City of Marquette and also the BLP, we're seeking other grant monies that might be available to support that and again, that's a collaborative public/private partnership that we think would serve the community very well.

S. Lawry stated: Your comments about not paving the parking areas, I realize there are a part of the sports complex that is not paved. On this steep hill, this road where the parking lot would be built on - I guess I would have concerns about maintaining a gravel surface there, especially with the wetlands in the bottom of it, and the fact that whole area has to be undercut to remove all of the many cubic yards of sawdust that's in there.

Mr. Ollila stated: Right, we can thank the Sawyer Sawmill for the 100-year old piles of sawdust that we've left sitting around the city of Marquette. The surface of BLP land, I think that would be up to the Board of Light and Power and the City of Marquette for what they thought was the best for the BLP land. As far as for the Shophouse Park property, we think that there's a number of good arguments for semi-permeable surfaces to reduce rainwater runoff, to not create large amounts of water running off. I don't believe any of the roadways except for maybe our driveway have any serious slopes, but again we would work with the Board of Light and Power to establish their standard for the access of that road. We do think that there are a number of good alternatives to pavement that might be a good fit, for both the Board of Light and Power and for the Shophouse Park property.

Mr. Lawry stated: Okay, also on page 12 of our packet, paragraph E1, it states there it would be 14 live/work dwellings, but on the application form itself, on page 17 it says there are 12 proposed, so I was just wondering about that conflict of numbers.

Mr. Ollila stated: So, with building #1, there is the studio with two apartments above it. Building #3 has three complete live/work units, Building #4 has three retail and three apartments, and one of the challenges that we had is that there's nothing in the current code that talks about live/work units and so as we talk about apartments or live spaces, I think there's some inconsistencies perhaps, but the number of structures and there primary uses would be the same.

Mr. Lawry asked: Okay, so there would be 14 dwelling unit, maybe 12 of them would fall under…

Mr. Ollila stated: Right, it's like almost trying to count the number of units that are in the [505] Lakeshore [Blvd.] building where Lakeshore Bike and Fred's Rubber Stamp is.

Mr. Lawry asked: And have you explored whether your RV parking and tent camping would require State of Michigan and Marquette County Health Department licenses for a campground?

Mr. Ollila stated: Great question, haven't had those conversations. If they do, they will, but again this isn't a campground. This is more of a business-to-business type environment, so for instance we may have some overlanding vehicles that are working their way through the UP for testing and research. They would be able to hole up at that property. We're also talking about special events. There's an event that you could reference called Overland Expo, which is a large rolling trade show of these types of industry experiences and vehicles is what I would consider it more event space than I would a traditional campground but any regulations would be met. I just want to add to that one of the companies is a start-up that we're working with downstate that is developing structures for camping of the future. If you're camping in an electric vehicle, that camping experience might be different than the way you camp today with propane, so that's a state-sponsored project. We have the opportunity of deploying products like that for first customers, first-use experiences and so unfortunately or fortunately, I'm in the entrepreneurial business and sometimes there's ambiguity on the way to progress and impacting the community in a positive way, so we're going to work through all of those.

Mr. Lawry stated: There is a wetland delineated on your drawings but I think the actual wetlands at this point have grown quite a bit beyond that. I foresee having problems accessing through that Soo Line railroad right-of-way or easement with the extent to which the wetlands have grown through there, and I think you have been in contact with the state on that but do you know have they actually been on site at all yet?

Mr. Ollila stated: Yes, in November 2021, I walked the property with the former director of EGLE, Lisle Clark, and some of her staff members, and she was not concerned about executing on the vision within that property and working with the DEQ or EGLE to support that project.

Mr. Lawry stated: I guess I would say it depends on who you talk to at the DEQ or EGLE or whatever, but you're obviously going to be filling some wetland area, according to your plan, and that will require you placing space somewhere else and it looks like the area that's wetland is growing on a regular basis.

Mr. Ollila stated: Right. Unfortunately sometimes you inherit poor design on your properties. I will also point out and there are materials that you can look at, what it looked like when it was the sawmill, and I can tell you there's huge improvements now from the dredging and the repositioning the dead river to move logs through that area. We're in the outdoor recreation space. We're in the innovation and entrepreneurship space. We want to protect our environment. We're not cutting any corners and we're going to build the very best project that we can build as it aligns with all permits and requirements.

Mr. Lawry asked: Okay, thank you for your responses.

Mr. Ollila stated: Thank you.

S. Mittlefehldt stated: I also have several more questions, just you've really helped to paint a picture of the primary uses of this property but there are nine listed I think and in addition to the research and development, there was hospitality, so bar and restaurant and a childcare facility, maybe you could kind of explain some of these ancillary functions that will be going on here and are those going to be for the public? Are those for the visiting people staying here for short-term research purposes and work purposes? Tell us a little bit more about some of those other uses.

Mr. Ollila stated: Sure. I think that's one of the most exciting things about the project, because it's truly a mixed-use project that serves both the community and also business to business aspect that again that we're trying to connect with the rest of the state. So, as I was building out the concept and I was talking to potential companies that would want to utilize our space, one of the questions was can I bring my family there? We like to think that we're providing space, from the innovator to the end user, and we want to provide something that's for the community - so for instance, there is no place to walk and get ice cream from the Kaufman sports complex, and there's no place for concessions at the sports complex. The north side of Marquette is an underdeveloped portion of the city compared to other portions of the city and so we already have public use, as Commissioner Clegg had mentioned, the Ore to Shore has been using my property since I've owned it for the last 12 or so years, as has been located on ski marathon as does the North Country Trail. We've met with a number of those organizations. The North Country Trail is very excited that there would a location for a thru hiker for instance to be able to stop in Marquette on their way through town. This is innovator to end user, it's to serve the community, it's to bring economic relevancy to Marquette as it relates to the rest of the state. I want my family to be able to ride their bicycle out on the bike path that leads directly through this property to the north trails, through the rest of Marquette. I think it also pulls a little bit from what you'd be seeing in Bentonville, Arkansas. In Bentonville, if you have not researched that, they are at the very top of their game in creating innovation and entrepreneurial opportunities that are attracted to healthy lifestyles. They have a coffee shop that is one mile away from the closest parking area that people have to ride their bikes to or walk to get there, and it's incredibly successful. Those are the types of things that we can look at, benchmark and improve upon, so we expect that the community will enjoy this property just as much as Fortune 500 companies.

S. Mittlefehldt stated: For specifically, the childcare, would that be a service that will be open to the community?

Mr. Ollila stated: So, why is childcare in there? Do I have plans for a childcare facility? No, but we've got a problem with childcare in the city of Marquette. If you're going to go through a planned unit development process which is a lengthy process and you know that there are gaps in housing and in childcare and amenities, then you should probably write into your PUD that you should have childcare that would be available. I have no current plans for them, but if all of a sudden a group of people wanted to come up to conduct business in Marquette and they wanted to bring their children and if someone said it looks like a childcare facility, we would say we have that covered and if it meant that there was an opportunity for someone to open up a childcare facility, maybe for the community to drop kids off in a turn key type way, we would have a blue sky mentality to make sure that any entrepreneur or any business person or anyone in the social care circle would be able to utilize that property for that. We would hate to sell it short within the process.

S. Mittlefehldt stated: And similarly the function with the outdoor food and beverage, would that be for the public? You mentioned ice cream, are you thinking a restaurant, a bar?

Mr. Ollila stated: So we're thinking about a café. It's a dream that if you roast beans in Marquette or you brew beer there would be an opportunity to have those on the property. How that plays out I'm not entirely sure but we want to make sure that we had the provisions to be able to do that. I also know from my experience in creating the Nations Center, the Ferris Wheel Innovation Center and Co-working Space and 100K Ideas in downtown Flint, Michigan that when you provide those type of amenities for both the community and also new visitors, it creates a more vibrant, more usable space that people return to.

A. Andres stated: I think you have a lot of grand ideas and I like where it's going. However, it seems like it's a very complicated process and I just wonder if perhaps you've possibly had these grandiose ideas and maybe you have bit off more than you can chew and I look forward to seeing the formative plans that are more developed so we actually know what's going in the process and how things are going to be developed visually.

Mr. Ollila stated: I appreciate your concerns of my grandiose vision, but I also have experience of pulling off grandiose visions. This has been my way of life since I was probably 7 years old and I want to inform everyone that the biggest resistance sometimes comes from those who lack the vision and so as we talked to large corporations I can tell you they don't see this as grandiose. They see it as practical and the alternative is this property is available for development as a storage facility, and I think far too often we bias towards building a storage facility in Marquette where people can store their stuff. That does not lead to economic prosperity and opportunity for the community, so this is the time. We've not had this time for maybe 100 years to execute grandiose ideas.

A. Andres stated: And one other thing, just make sure in your plans that you cover all manner of people, wheelchairs included, physically disabled, mentally disabled, the whole gamut, make sure you include all people, not just the able-bodied person.

Mr. Ollila stated: It would be a mistake if we didn't and we will not make mistakes like that.

M. Rayner stated: Lots of great ideas but there's some real time delays in getting licensure for like food services and liquor licenses and daycare so you might want to put that into your plan so that you can touch some of those bases and see the process cause it's quite lengthy and quite time-consuming.

Mr. Ollila stated: It's a ridiculous process.

M. Rayner stated: I like your ideas. I'm not saying that. I'm just saying you need to do some research along those lines.

Mr. Ollila stated: Absolutely.

S. Mittlefehldt stated: I also want to say that I do think it's interesting because this project is a new challenge to us in many ways, because you're using categories that exist in the world but not in our Code. For example, the live/work dwellings, I mean, the spirit of that is what mixed-use is and I think your project gives us an example of what that could look like in a really interesting way. And you used some other terms like micro-mobility. We talk a lot about non-motorized transit. Some of us are working on, have been on the city's bike committee for a while, and we're trying to figure out a way to improve cycling in the city and we have been very focused on motorized and non-motorized transit, but this idea of micro mobility, it seems like is this an intentional move to get away from what is pretty established in the transportation literature as non-motorized transportation, because presumably e-bikes are here to stay and we've all seen them in town already, so maybe you could tell us a little bit about that, micro-mobility specifically and are you intentionally not talking about non-motorized transit when you're talking about the type of innovation that we've been focused on here, because so much of it will be electric?

Mr. Ollila stated: All modes are preferred. We are striving to be a walkable city. Again, there's a bike path on an abandoned railroad that leads right to the property and through the property. There is more innovation and entrepreneurship happening in the e-bike category. The number one selling electric vehicle in the world is a bicycle. It's not a car. We also believe that outdoor recreation is going to spur more research and development in those spaces because there's less regulation for that. That's why Porsche has bought an electric bicycle company. That's why KKR bought Rally Europe. That's why RCA, the record player company, just launched bicycles. I think what's really key here is we are at a new age in a point of discovery for all possibilities, whether they be "analog bikes" as they're calling them now, non-motorized to the motorized versions. We may have someone come in to develop a water bottle or we might have someone come and develop a hoverboard, and that's the gambit that we expect to attract and we want to make sure that there's something available for everybody.

K. Clegg stated: Per your future ownership intention statement, it's something you intend to hold for 12 years, so you have any idea what your plan is beyond that? Do you intend to sell? What type of person or company would you look to attract to do that?

Mr. Ollila stated: So the long-term plan, and speaking very candidly, is to provide an anchor for me to keep on doing this type of work in the community and for something for my daughters, one who just graduated Marquette Senior High School and will be leaving to come back to and to operate, to have a legacy project that provides positive community experience for a long, long time. If we can do that with this project, I would like to be old man Ollila in Building #1 that people are coming to visit.

S. Mittlefehldt stated: I did notice again going to the EV thing, there was only one charging station in the parking lot. And I know that this will probably change but given the nature of the project, I think they might want to have more.

Mr. Ollila stated: So we laid one down there but I can tell you we're talking to potential suppliers and potential collaborators from companies that are making vehicles that are electric to companies that are making charging stations. I would expect that you'll see many charging stations there but we don't know how many and we don't know how they're going to be used. I think each garage will also have charging stations inside of those as many of our customers would probably be charging inside the garages rather than just outside the garages, but our plan is fully-executed electric charging available on the property again for the community and also for our customers.

S. Mittlefehldt stated: Cool, okay, the last question, on page 36 of our packet, a hotel is listed. That was the first time that came up and I didn't know if hotel was being used synonymously as the live/work dwelling or if there is a hotel function specifically that's being planned?

Mr. Ollila stated: No, so again, you mentioned that a lot of this stuff was pushing the code, right, and so when we were asked to calculate parking spots, this project isn't in the basis of calculations and so we looked at hotel as being the worst possible scenario of having parking spots that are required for a particular business. It's neither a hotel nor is it just an office space, and so it was difficult to calculate the parking spots based on the current categories for counting those.

S. Mittlefehldt stated: Question for staff, on something like this where there's so much uncertainty about what will happen, how much do we need to have more concrete information about things like parking spaces? Is this okay if we're just going to allow the "trust me, we'll figure that out later" kind of thing?

D. Stensaas stated: You need to settle on a baseline to start with. Just to back the hotel comment, we suggested that's the use because it's not actually the worst case scenario for parking spaces. That would be single family housing. Hotels only require one space per unit. So, what I see happening here is as this project moves forward and it gets more legs and more form, as the contours of it become clearer to the applicant and it proceeds, they can come back with amendments to the PUD. So, those major amendments, like new buildings creating more spaces for either car parking or for different types of facilities and they have shown now on the plans, those are going to go through the same kind of process with public hearings at the Planning Commission and City Commission level. The only things, minor

amendments, that we approve as staff or things that don't have any impact off-site, they are relatively minor in nature, like fences, signs, things like that - so there's a lot of flexibility there if you're willing to keep going through the amendment process - not that that's easy or inexpensive. So, that puts some burden on the applicant, when they want to amend the PUD, they know what they want and they know this is going to be what they want for hopefully the next few years at least, the next phase of it, so they can develop phases of this through an amendment process, but I think what's being asked here, too, is to have flexibility for phasing in this plan. And this is a unique process so granting flexibility up front, it seems like a necessary part of the process to make it work for them.

Mr. Ollila stated: Can I address that part? I think in the 28 spots - I have to double check to see what we're proposing there. Yes, 28 parking spots, right? So I think you can do the math and you could find out where the 28 parking spots work on the property. There's also the practical perspective. We're not putting a parking lot on top of the granite outcroppings. That's actually a preferred natural feature. We're not going to put parking where there's buildings, and so as you develop the property there are areas where parking makes sense. We believe that with that amount of spaces on the property itself, it serves the primary uses of Phase 1. I think there's less ambiguity from our side of what we're doing and it's more about reconciling past projects, the zoning codes and the process codes which is exactly why we're going through the PUD process and I think it's in everyone's best interest to create a project that serves the community in a collaborative fashion so if someone says you know what, you need two more parking spots, we'll figure out where two more parking spots need to go. But I'm 100% confident that what we're proposing and what we're developing and the opportunity that we're going to bring to the community, we'll be able to serve our customers in the best possible way as well as locals using the property.

S. Lawry stated: I understand that Mr. Ollila is trying to be proactive, services that aren't currently available but he also has to be very reactive to the people he's trying to attract and meet their needs, so he is asking us to be pretty flexible with regulations in our community designed to be flexible. You typically would have to have a lot more detailed engineering done at this point to approve this because as I understand it, when we do get a final PUD for review, for the most part we just have to look at that and decide whether it is in agreement with the preliminary PUD that we've already approved. We can't really make a lot of alterations or changes or conditions at that point. It either matches or it doesn't match and we don't have a lot of detail to match it too at this point on things like access and drainage and a number of other areas [inaudible]. I know that the PUD ordinance has been rewritten a little bit since I was last on the Commission. I don't know if that allows us more flexibility here and when we get the final PUD, or if everything has to come back to us as an amended PUD or how we can address that. I guess Dave could speak to that.

D. Stensaas stated: Well we can pull up the ordinance and look at what it says about the final and the preliminary but the preliminary PUD is definitely different than any other type of preliminary site plan. This does offer a lot of flexibility and it's been that way for a while, with the standards for preliminary site plans. Actually, we just changed the code in the last couple of years to create a real preliminary site plan for other types of development that aren't PUDs, that kind of match what the PUD has had in it for years - which is a more vague set of standards so that there was flexibility. If you want to develop a PUD, there's more flexibility on this front end, but certainly with development of the civil infrastructure - even though they're not providing all the elevations and everything like that - those are going to have to work out to meet the City's Street and Utility standards. There's no way around that, and just because it's vague at this point doesn't mean they're not going to be held to the standard everybody else is when those things are developed.

S. Lawry stated: I guess I'd be most concerned with the fact that access to much of the property, as well as the utility to serve much of the property, at least the water main, is not in the PUD, it's not part of the plan. It might be part of the submittal here, but it's not under Mr. Ollila' s control and if we were to attach a condition to approval of the PUD that said you had to have all of that submitted to you before the City signs off on it that would seem to kind of remove an awful lot of the flexibility right there and require a lot of up-front investment that he's not going to build some of those other buildings for 10 years or more. That infrastructure would actually be deteriorating before it ever has to get used.

Mr. Ollila stated: To put in a point of clarification here, so there's actually multiple ways that exist right now to legally access the property - from the south at the curb cut on the cul-de-sac - that is where you would access the south part of the property. Also, in that documentation is the easement of the abandoned railroad grade that goes to the east of Lot 11, and so that is documented at the register of deeds easement. I would say the BLP access is designed to provide a more well-rounded project that also increases access to the Kaufman Sports Complex on an under-utilized piece of property could provide parking and makes for a nice loop through the property, but it's not necessary to activate the property by utilizing the BLP. That just is something that makes practical sense, so there is no ambiguity around entering the property, you can gain access to the property.

S. Lawry stated: But, I think based on the fire department [inaudible] update, they're basing it on the fact that they need BLP access to provide protection to buildings that are built down at the north end of the property.

Mr. Ollila stated: They would be able to use that easement to the east. There would be a 25 ft. turning radius that would be required in the site plan. We would never build a property that doesn't meet the city's requirement for access for fire.

S. Lawry stated: And just one other correction that's going on page 68 of the packet. It's Plan Sheet G.2 regarding the work buildings 3A and 3C. You're showing us 8 x 40 and then a note attached to it says a building area of 240 sq. ft. to be 320 square feet.

Mr. Ollila stated: It's nice to know you read the plan.

S. Lawry stated: When we're approving things, I don't know what calculations were used exactly where. It becomes a legal document at some point.

D. Stensaas stated: Back to Mr. Lawry's questions about utilities, what were your main concerns about the utility runs or possible extensions?

S. Lawry stated: I believe the water main was shown as - there's a water line to service all of the north buildings was I think running on the BLP property to get down to the lower level and then terminating in a hydrant down there.

Mr. Meister, the applicant's civil engineer from GEI, stated: Yes, but it could be shifted.

Mr. Ollila stated: So, we looked at two versions. So, a couple of things, and Mr. Lawry you probably have a better in-depth understanding of that. Most of the utilities terminate in River Park at the cul-de-sac and it's my understanding that loops are generally desired for water and sewer. While we certainly could go through the center of the property and we have a plan and we have received quotes for doing that, for the City and for the property it would be better to loop them. If we needed to for the site plan say run it through the center of the property on the site plan, then that's what we'll do but we think that everyone would benefit better from looping it. The sanitary discharge is directly going through, storm is on that property - you see those in those black lines there - and then the wastewater is coming back just outside of the BLP's electric easement there.

Mr. Meister stated: The water main there is shown inside the property line.

N. Williams stated: I just have one question. Leppanen and Anker - it looks like there's lots of discrepancies between their conceptual designs or renderings, and the GEI site plans, at least in the packet that I've got. I imagine that is just like where you're at in the process, but this packet is all we have to go off of.

Aaron Leppanen, the applicant's architect, stated: Yeah, I think from looking at the building standpoint, everything should be coordinated. I know those first four buildings are really the priority of the process and then that access road to the west of that. The buildings we're calling 5, 6, 7, and 8, those are

basically marked out on ours as future building sites. I think all the trails I'd have to look at the overlays, but I think George with GEI is here as well, so we would have to look at the overlays, but we know this is a preliminary site plan review. That's where we are in the process, but as far as all the trials, all the square footages, the parking for those first four buildings which are on the southern portion of the site, those calculations as far - I'm just looking at the screen so that's why I'm staring up there.

Mr. Meister stated: The line work for the buildings and infrastructure in there, aside from the utilities, came from them to us in CAD, so they should match pretty much right on. The elevations and renderings might look a little different because of the nature of them.

N. Williams stated: Sure. I guess what I'm looking at is - so we're looking at this drawing. I don't know what page it's on, but then if we switch to page number 54. That shows maybe 10 parking spots, right?

Mr. Ollila stated: Twenty-eight. So I think what you're seeing here in the differences is that when we went through the engineering process, we wanted to, for the entire property, figure out what we could put there to maximize the development of the property. And so rather than doing a Phase 1 and not looking at the rest of the property, we did drawings for the entire property and then we identified what Phase 1 is going to be. So, in some of those images you see what the projections would be for Phase 2 ,but this is for Phase 1.

S. Mittlefehldt stated: The public hearing is now open, if anyone would like to comment on this proposal please come to the podium.

Vince Nystrom, of Invest UP at 101 S. Front St., stated: I'm really excited to be here tonight and show a little support for a project we've been tracking for a while and we're really excited to partner with so I think all of us are pretty familiar with the whole travel tourism activity that happens across the peninsula and strength that we have here. If you break that down when you start thinking about all the different innovation activities and the opportunities that present themselves around that, that's really where this opportunity comes as well, so you're thinking about everything from electrification of mobility to smart clothing, advanced clothing, advanced trail technologies, just about anything you can think of that we enjoy currently in the outdoor recreation technology space, there's innovation that could go into that and be approved and it's an area right now that we as Invest UP has now gone with a development organization across the upper peninsula in partnership with the MEDC think that the UP, and specifically this region as well, can really accelerate and grow from. So, MEDC, just as an example, to give a little bit of background on it, actually took an office within the Department of Natural Resources and moved that office into MEDC and created outdoor innovation as a sector of focus across the entire state. That office was principally heavily involved in enabling a grant that David is working with to actually build this location, and something that kind of shows the level of interest they had.

And MEDC does not do this very often. As I think back, they have not- maybe once every two or three years do they really look at the technology sector that they say hey, the state of Michigan or a region of the state, in this case the upper peninsula, can really take advantage and grow an innovation sector and an economic sector for both job growth, investment - all of the above - so much so that from an Invest UP perspective we're looking actually at developing a small venture capital fund that I would be the managing director of, that we would be the first one of its type up here in the upper peninsula. That fund would focus exclusively on outdoor innovation, and focus exclusively on investments across the state of Michigan and David has already been identified by us as our innovation chairperson for that, so any time we have any technology across the entire state of Michigan that we were looking to make an investment in, we would bring it to David and David would help round out a team of experts to look at that innovation and technology to give us the thumbs up before we start to doing further due diligence on whether or not it was a good investment. So, again, just kind of recapping everything - as you look at the upper peninsula as a whole, we are so uniquely positioned to use this as a sector of excellence and economic driver. We have the ability to test in water, in sand, in woods and pretty much in mountains. You heard Bentonville, Arkansas mentioned and other things, like in Utah and Colorado. One thing that we also have a unique perspective on is cold weather, fresh water as well, so across the board we have four seasons that we can both test innovation, prototypes, all the above, and the activities in the Shophouse Park is looking to

build is a really perfect match and a great accelerator for the entire sector and we're really excited about the project, so thank you.

S. Mittlefehldt stated: If anyone else would like to comment now is the time. Seeing none, the public hearing is now closed.

It was moved by K. Clegg, seconded by D. Fetter, and carried 8-0 to suspend the rules for discussion.

K. Clegg stated: I'm excited about the opportunity that Mr. Ollila is presenting to us, but I do want to see a lot more detail. I'm with Commissioner Lawry in that I'm unsure how that plays out in the future when we come to see a final site plan review, but anybody else can comment on that.

S. Lawry stated: I'll just say that my experience in the past is we required an awful lot more for all of our applicants and they haven't been used in the last few years and I don't know how much it has changed but I was on the board 8 years previously and they basically had to have stuff where it never would have even gotten to a public hearing and it would have been kicked back as an incomplete application. So I guess this is kind of new ground as far as I'm concerned and how the other commissioners think.

S. Mittlefehldt stated: Yeah, I've been on the commission for 7 years and I've never seen as much…I call it, the trust me factor, trust me this will work. But we haven't seen a lot of PUD's either, and that is what PUD is designed to do - to provide flexibility and support an applicant who is trying to do something a little bit different that doesn't fit in the Code, so I kind of get it, but it definitely is not something I've seen in 7 years either.

S. Lawry stated: I looked at the packet from the last meeting, and read through the minutes, and there was more detail with that submittal than there is with the current one, and I realize some of that all may not all be valid at this point because things have evolved in that time. But, it was a lot more detailed.

K. Clegg stated: The proposal does meet five of the ten requirements and that's why the Planning Commission qualified it a year ago, so it does fit within that.

S. Mittlefehldt stated: One concern I do have, not about this project specifically, but more generally about the future of our land use in the city of Marquette, and I was also not at the last meeting or first meeting where this was approved, and I think Commissioner Premeau has mentioned this before, and I know former Chair Cardillo and I have advocated for having more industrial land in the city of Marquette, and it really is the one type of land use that we don't have much of and I think that ship has sailed and I'm excited about what they're planning for this site and I think it is an appropriate site for this type of work, but in general I would hate for this to be precedent for when we're looking ahead, to north of the river, we're looking at what to do with that WE Energies site. That's really our last big chunk of industrial land, and I would advocate strongly that I want to continue to have industrial, working, manufacturing in the city of Marquette. I think that having that economic diversity is part of a vibrant community, so I just want to put that on the record to say that we do value and want to continue to have industrial land, but hopefully we will see some actual manufacturing and more industrial activity on that north side of the river. Other thoughts? It was also brought up by Dr. Songer, so the letter mentioned that, too. I don't know if others have thoughts on that. Commissioner Premeau, I think we've agreed on this in the past.

W. Premeau stated: I could say, do you know the topography on that land up there? They can't just all of a sudden say well we're going to put a road through the center, because this is designed to run on what's there. You can't just run a line somewhere with the topography that's there, you just wouldn't be able to do it. This is a very small piece of land and even for industry, if you wanted to get an industry up here where there actually would pay large taxes to employ people, you would need a lot of land. And you've got on Lakeshore Boulevard, the WE Energies property, they've got all that land they filled in with fly ash back there and stuff back there. You need a larger site because if you hire 400 guys, you need an apartment building, and one or two charging stations, because that's about all will be used by the 400.

S. Mittlefehldt stated: I did get a chance to visit this site this afternoon and walked around and I can see the vision. I think it will be a beautiful space for the type of work that's being proposed and I agree that it's too small to do a lot of large manufacturing so I'm going to sacrifice the industrial section here but I just want, thinking ahead, I hope that we do see some real manufacturing.

K. Clegg stated: Given that this is, as you said, not necessarily well suited to heavy industrial manufacturing in the first place, there's a good chance they have an opportunity to spur a thing like an incubator so it's developed at all, so that we can attract businesses to fill out that WE Energies property. So, rather than this being the final solution for a manufacturing place with 400 individuals, it's a way for us to attract other people to fill out those properties.

W. Premeau stated: I have one question. Dave, in that packet it talks about a pond for a project, that's never happened before that I know of.

D. Stensaas stated: It's been quite a while but that's always an option for the Planning Commission or City Commission.

W. Premeau stated: So you just put it in there [the staff report] because its on the books, right?

D. Stensaas stated: Right. It's an option, but we're not recommending it as staff, but its always an option for this kind of project.

N. Williams stated: At the original meeting in May it was established that it met five of the ten objectives, correct? So, my question is are we able to talk about that at all or is that already established?

D. Stensaas stated: Those were established. That decision, that bridge has been crossed, but you can talk about it.

N. Williams stated: I would like to talk about it. One of my thoughts is, I guess since we haven't had a PUD come through since I've been on. There are the ten objectives, but those objectives are listed as 5 of five more criteria for qualification. Are you familiar with what I'm talking about?

A. Lsanders stated: So, I stated the five that the Planning Commission felt that that they met, in the staff report so they felt out of the ten, they met five, and I stated which ones they were.

N. Williams stated: I guess what I'm saying is that those ten are #5 on that separate list, so there's criteria and then one of the criteria is that it must meet three of these 10, and so #1 - are you able to pull up the Land Development Code?

A. Landers said that she would just pull up the staff report.

N. Williams stated: So, that's #5, and then when you scroll up a little bit. So, in section F is that it must meet all of these criteria as well, so one through five must also be met, and five is these also must be met.

S. Mittlefehldt stated: Yes, they determined they met that, and then they met five out of the 10 required objectives.

N. Williams stated: Okay so they also went through one through four. I know they went through five, but they went through one through four - okay.

W. Premeau asked what the term f-l-u-d above the red line meant on site plan sheet he showed the applicant?

Mr. Lappanen said that it was a misspelling of "flood" and the red line is the flood zone line.

S. Mittlefehldt stated: Is anybody prepared to make a motion?

It was moved by K. Clegg, seconded by A. Andres, and carried 7-1 that after review of the PUD site plan and pattern book dated May 2023, and the STAFF FILE REVIEW//ANALYSIS for 01-PUD-05-22, the Planning Commission, who previously established that the PUD met 5 out of 10 required objectives and the criteria to be eligible for a PUD of Section 54.323(F) of the Marquette City Land Development Code, and the preliminary PUD Plan meets Section 54.323(H) of the Marquette City Land Development Code, recommends that the PUD be approved by the Marquette City Commission with the following condition:

- *an amended plan is submitted to meet staff comments for the final site plan review.*

Yes: M. Rayner, S. Lawry, D. Fetter, N. Williams, K. Clegg, A. Andres, S. Mittlefehldt
No: W. Premeau

Correspondence
A. Sands Township Planning Commission Minutes of May 11, 2023

The Planning Commission and staff briefly discussed the subject, a campground development on the City's southern border.

COMMISSION AND STAFF COMMENTS

W. Premeau stated: The reason I voted no is several reasons, but the main one is they're not talking about putting literally peanuts of their own money in this project and a lot of those projects have failed and then the citizens eat it afterwards so somebody's got to cover the clean-up or whatever. I can't see that going because they're trying to do the same thing at the Air Base. They've already got a track out there. They've got all kinds of stuff up there, and they've got money, lots of dollars from Covid out there.

M. Rayner said that I've seen incubator ideas work, I just would like to see more a little more cohesiveness was my concern.

S. Lawry stated: I do have another question for staff. If there is not substantial progress, is it still within one year that a PUD expires.

D. Stensaas stated that it is two years before expiration.

S. Lawry stated: And if they partially build a PUD and it dies a slow death after that, what happens at that point? Because of some of what is being proposed here, as living space, if it isn't related to the research and development, it would seem to be out of place if its not used…

A. Landers stated: That is why it has to be live-work [housing] where they work there and live there.

S. Lawry stated: Could it eventually become an artist colony?

D. Stensaas said that there will be a formal Agreement for the PUD and that should be dialed into this as an innovation center. And this brings up the fact that we need to add a definition for live-work housing in the LDC the next time we update it.

S. Lawry stated: Okay, just so this doesn't become a white elephant down the line if nobody finds a good use for it that is compatible.

D. Fetter stated: I had a quick thought about the definition of live-work, especially in the world where a lot of people work from anywhere and especially from home, is that going to reflect single-family housing?

A. Landers said that we have home office and home occupation, and home occupation allows for that.

D. Stensaas said that one of the recent amendments to the LDC was that we tightened up the home occupation section of the Code to clarify what is and what is not a home occupation to be clear what isn't a home occupation but to offer flexibility to some home occupations recognizing that times have changed and a lot of people do work from home.

S. Mittlefehldt asked why the Planning Commission does not do the pledge of allegiance. There was a discussion about the issue that may continue at a future meeting.

ADJOURNMENT
The meeting was adjourned by Chair S. Mittlefehldt at 7:45 p.m.

_____

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

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MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: June 14, 2023
SUBJECT: **09-SPR-06-23 & 01-CSD-06-23 – The Bluffs Site Condominiums (PIN: 0510156)**

Staff has reviewed the proposed a site condominium subdivision to be called The Bluffs and is proposed to have 8 units located at Forest Basin Trail, and has provided comments regarding the plan.

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

The Land Development Code specifies a two-step review process. The Planning Commission will review the site condominium proposal and provide a recommendation to the City Commission. Then the City Commission will review it.

Recommended Action:

The Planning Commission should review the site plan and support information provided in this packet and determine whether or not the site condominium subdivision to be called The Bluffs and is proposed to have 8 units located at Forest Basin Trail is in compliance with the City of Marquette Land Development Code, more specifically, the Site Plan Review Standards in Section 54.1402(E) and Condominium Developments Section 54.503.

Staff also recommends that the Planning Commission consider appropriate conditions of approval to ensure that any comments provided by staff and which the Planning Commission concurs with but have not been answered by the developer, are addressed.

As always, it is highly recommended that any motion regarding the amended plan include:

After review of the site plan and the supplemental documentation dated 02-18-20, and the Staff Report for 09-SPR-06-23 & 01-CSD-06-23, the Planning Commission (finds/does not find) substantial compliance with the City of Marquette Land Development Code Section 54.1405 and Section 54.503 and hereby recommends that the City Commission (approve / deny) 09-SPR-06-23 & 01-CSD-06-23 (as presented / for the following reasons / with the following conditions).

Staff recommends the following condition of approval - that an amended plan is submitted to meet staff original and additional comments.

STAFF FILE REVIEW/ANALYSIS

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

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File #: 01-CSD-06-23 (also 09-SPR-06-23)

Date: June 14, 2023

Project/Application: Cedar Pointe Family Trust, LCC and Bruce Pesola are requesting a site condominium subdivision to be called The Bluffs and is proposed to have 8 units.

Location: Forestville Basin Trail

Parcel ID: 0510156

Available Utilities: There are no City utilities or services for this area, but there is electricity provided to the area by the Marquette Board of Light and Power.

Surrounding Zoning:
North: CR – Conservation and Recreation & Marquette Township
South: BLP- Board of Light and Power
East: BLP- Board of Light and Power
West: CR – Conservation and Recreation & BLP- Board of Light and Power

Year Built: Vacant parcel.

Sales: The owner bought the property on September 9, 2013.

Zoning District and Standards (Staff Comments in *ITALIC and PURPLE Colored Text*):

LDR – CR: Low Density – Conditional Rezoning

Please see attached for the Conditional Rezoning contract, as Conditional Rezoning has its own zoning standards. The City Commission approved the Conditional Rezoning on June 27, 2022, and the contract was recorded on February 1, 2023.

Definitions:

- **Condominium, Site**: A condominium project established in conformance with the Condominium Act, and in which each condominium unit is for single-family use and the building or buildings (which could include a detached garage or shed) located on each condominium unit is completely detached from the building(s) located on other condominium units. Additionally, no part of any building located on a unit, land upon which the building sits, or airspace above the building may be defined as a common element of the condominium project.

- **Condominium Subdivision Plan**: A plan meeting the requirements of Section 66 of the Condominium Act, which shall consist of: site, survey and utility plans; floor plans; and Sections, as appropriate showing the existing and proposed structures and improvements including the location thereof on the land. The condominium subdivision plan shall show the size, location,

  area, vertical boundaries and volume for each unit comprised of enclosed air space. A number shall be assigned to each condominium unit. The condominium subdivision plan shall include the nature, location and approximate size of common elements. The condominium subdivision plan shall also include the adopted site plan and/or Exhibit B as required by the Condominium Act.

Relationship to Section 54.503 Condominium Developments Standards (Staff Comments in *ITALIC and PURPLE Colored Text*):

Section 54.503 Condominium Developments

(A) Intent and Application. The following regulations shall apply to all condominium and site condominium developments within the City of Marquette.

(B) Site Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all site condominiums must be approved by the City Commission following review and recommendation for approval by the Planning Commission. In determining whether to recommend a site condominium for approval to the City Commission, the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer, and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the Condominium Act and the Land Development Code.

This staff report shall be the written response. If this is approved by the City Commission, then City staff will be reviewing the draft master deed and deed restrictions. All other items are being reviewed through this step of the process.

(C) Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all condominiums must be approved by City Staff through an administrative site plan review as outlined in this section. The Planning Director, City Attorney, and Zoning Administrator will review the condominium regarding the adequacy of the master deed, deed restrictions, interior development layout and design, and compliance with all requirements of this Condominium Act and the Land Development Code.

N/A.

(D) Initial Information. Concurrently with notice required to be given to the City of Marquette pursuant to Section 171 (Notice of Proposed Action) of Condominium Act, as amended, the condominium subdivision plan for each condominium and site

condominium project shall be prepared by a licensed architect, licensed professional surveyor, or licensed professional engineer and shall bear the signature and seal of the licensed architect, licensed professional surveyor, or licensed professional engineer. In addition to any information required by the Condominium Act or Department of Licensing and Regulatory Affairs (LARA) Administrative Rules 559.010-559-903, each condominium and site condominium subdivision plan must include the following information:

(1) The name, address, telephone number, and email address of:

- **(a)** All persons, firms or corporation with an ownership interest in the land on which the condominium development will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, or land contract vendee).
- **(b)** All engineers, attorneys, architects or registered land surveyors associated with the project.
- **(c)** The developer or proprietor of the condominium development.

(2) A cover sheet. The cover sheet shall list all documents included in the condominium subdivision plan and contain a notice that reads substantially as follows: "This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs."

(3) A survey plan, including the legal description of the land on which the condominium project will be developed together with appropriate tax identification numbers. The survey plan shall be signed and sealed by the licensed professional surveyor preparing the boundary survey for the condominium project.

(4) A floodplain plan, if the condominium lies within or abuts a floodplain area.

(5) A site plan (See *Section 54.1402(C)*).

(6) A utility plan, including a description of the water and sewer service.

(7) Floor plans.

(8) The size, location, area, and horizontal boundaries of each condominium unit and the acreage content of the land on which the condominium development will be developed.

(9) A number assigned to each condominium unit.

(10) The vertical boundaries and volume for each unit comprised of enclosed air space.

(11) Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure or improvement shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, and an access road, the same shall be shown and designated as "must be built", but the obligation to deliver such items exists whether or not they are so shown and designated.

(12) The nature, location, and approximate size of the common elements.

(13)

Other information deemed necessary by the Zoning Administrator.

These have been determined to have been provided for those items that are applicable.

(E) Site Plans for New Projects. Prior to recording of the master deed required by Section 72 (Establishment of Condominium Project) of the Condominium Act, as amended, the condominium and site condominium development shall undergo site plan review and approval pursuant to the requirements of *Section 54.1402* of this Ordinance. In addition, the City shall require appropriate engineering plans and inspections prior to the issuance of any certificates of occupancy. All condominium and site condominium projects are subject to the zoning requirements of their respective zoning districts and this Ordinance.

A site plan has been submitted and this section shall be met.

(F) Plans for Expandable or Convertible Projects. Prior to expansion or conversion of a condominium or site condominium development to additional land, the new phase of the project shall undergo site plan review and approval pursuant to *Section 54.1402* of this Ordinance and this *Section 54.503*. The conversion of any development to condominium form of ownership shall require all standards and requirements of this Ordinance regarding condominiums to be met.

N/A.

(G) Design and Engineering Standards and Required Improvements for Site Condominium Developments. The design and engineering standards for site condominium developments, as well as required improvements for site condominium developments, shall be the same as those required for subdivisions in *Section 54.501(E)*.

(a) Exception: If there are no other public streets within 1,500 feet of the nearest site condominium parcel line, then the site condominium parcel can have private road frontage and any of the street development standards do not have to be met in Section 54.501(E) (1), (2), (6), (7), and (8) items. The standards in Section 54.501(E) (3), (4), and (5) do have to be met, however any reference to "street" will be replaced with "private road".

The proposal meets the above exception; therefore they are allowed to apply for a private road and the proposed units have private road frontage.

(H) Approval and Submittal requirements for Master Deed, Restrictive Covenants, "As Built" Survey and Site Plan, and Association Bylaws to be Furnished.

(1) Approval of the condominium and site condominium by the City Commission or City Staff, shall confer upon the developer the right to proceed with preparation of a condominium master deed. The master deed and/or restrictive covenants of the

condominium and site condominiums shall include any required standards of this Ordinance.

(2) Copies of the draft master deed and/or restrictive covenants shall be provided to the Zoning Administrator for review by the City to determine compliance with City ordinances and standards prior to final approval of the condominium or site condominium or as a condition of final approval. Once the review is complete and the City gives its final approval, the Master Deed shall be recorded in the office of the Marquette County Register of Deeds.

(3) Within 1 year of the final approval by the City, the developer shall furnish the Zoning Administrator with the following upon their completion: one (1) copy of the recorded master deed, one (1) copy of all restrictive covenants, and one (1) copy of the condominium owner's association bylaws. Within 1 year of the completion of development project the developer shall furnish the Zoning Administrator with two (2) copies of an "as built survey". The "as built survey" shall be reviewed by the City Engineer and/or the Zoning Administrator to verify compliance with City ordinances and standards Once the City verifies that the "as built survey" is in compliance with City ordinance and standards, the proprietor shall furnish to the City a copy of the site plan on 24 inch by 36 inch sheets and in a digital format acceptable to the City. As-built plans are required pursuant to *Section 54.1402(L)*.

If the site condominium is approved by the City Commission, then this section must be met.

(I) **Monuments Required.** All site condominium developments which consist in whole or in part of condominium units which are building sites, mobile home sites, or recreational sites shall be marked with monuments, which shall be set in accordance with Michigan Public Act 288 of 1967, as amended (the Land Division Act), and the rules of the State of Michigan. If any monument or unit marker is removed during construction the responsible party shall secure the services of a professional surveyor to replace the monument or unit marker.

If the site condominium is approved by the City Commission, then this section must be met.

(J) **Compliance with Federal, State, and Local Law.** All condominium and site condominium development shall comply with Federal and State statues and local ordinances, including the Condominium Act and the Department of Licensing and Regulatory Affairs (LARA) Administrative Rules 559.010-559-903.

If the site condominium is approved by the City Commission, then this section must be met.

(K) **Subdivision of Site Condominium Units and Condominium Units.** A site condominium unit or condominium unit shall not be subdivided unless the approved site plan and master deed expressly permit it. The subdivision of a site condominium unit or condominium unit must follow the procedures stated in the Condominium Act, as amended. If the approved site plan and master deed do not expressly permit

a site condominium unit or condominium unit to be subdivided, a proposed subdivision of a site condominium unit or condominium unit shall undergo site plan review and approval pursuant to the requirements of *Section 54.1402* of this Ordinance. All subdivisions of individual site condominium units shall conform to the requirements of this Ordinance for minimum lot/unit width, lot/unit area, and building setback requirements, for the zoning district in which the site condominium project is located, and these requirements shall be made part of the bylaws and recorded as part of the master deed. All subdivisions of individual condominium units shall conform to the requirements of this Ordinance for allowable number of units in a structure for the zoning district in which the condominium project is located, and these requirements shall be made part of the bylaws and recorded as part of the master deed.

Please see the applicant's response to Zoning General Comment #5.

(L) **Encroachment Prohibited.** Encroachment of one site condominium unit upon another, as described in Section 40 of the Condominium Act, shall be prohibited by the condominium bylaws and recorded as part of the master deed.

If the site condominium is approved by the City Commission, then this section must be met.

(M) **Relocation of Boundaries.** The relocation of boundaries, as described in Section 48 of the Condominium Act, shall conform to all setback requirements of this Ordinance for the district in which the project is located, shall be approved by the Zoning Administrator, and this requirement shall be made part of the bylaws and recorded as part of the master deed.

If the site condominium is approved by the City Commission, then this section must be met.

(N) **Performance Guarantee.** The Zoning Administrator may allow occupancy of the condominium and site condominium development before all improvements required by this Ordinance are installed provided that cash, a certified check, or an irrevocable bank letter of credit is submitted sufficient in amount and type to provide for the installation of improvements before the expiration of the temporary occupancy permit without expense to the City. The expiration date of a temporary occupancy permit shall be as determined by the Planning Director upon issuance of the permit.

N/A, as the proposal is only for a private road and splitting the parcel into 8 site condominium units.

Relationship to Site Plan Review Standards (Staff Comments in *ITALIC and PURPLE Colored Text*):

Per Section 54.1402(E) of the Land Development Code, "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.

The proposed site plan is for 8 site condominium units that will have access through a private road to this proposed private road. Per the applicant's response to Zoning General Comment #2, "The existing Condo Board has agreed to provide easement and roadway maintenance agreement. Documents will be signed following conditional approval and provided to the City prior to Construction and Recording."

(1) 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 proposal is for a private gravel road and does not include any separate pedestrian circulation like sidewalks.

(2) 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.

There are no existing city streets or pathways in the area. The proposal is for a private gravel road and does not include any separate pedestrian circulation like sidewalks.

(3) 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.

The proposal indicates the proposed area of grading for the proposed private road. Per Sheet C2, "the contractor shall be required to obtain Soil Erosion and Sediment Control permits prior to construction".

(4) 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.

City Engineering staff have reviewed the plans for storm water management. Per Sheet C2, "storm water for roadway is handled in Ditch to the North".

(5) 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.

Please see attached correspondence from Marquette Township Fire Department, comments from the City Fire Department, and the City Police Department did not have any comments.

(6) 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.

N/A.

(7) 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.

N/A as these are vacant units, and for the proposed private road, the proposal does not show any lights in the private right-of-way.

(8) 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.

N/A.

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

It is not anticipated that this development will be a nuisance to surrounding properties.

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

N/A.

Attachments:

- Site Plan Review Application
- Email regarding easement agreement
- Draft Easement Agreement
- MQT Township Fire Department Correspondence
- Police Staff comments
- Applicant's responses to the Zoning, Engineering, DPW, and Fire staff comments
- Area Map
- Block Map
- Photos
- Site Condominium Plan
- Conditional Rezoning Agreement
- Correspondence

vice Center
evelopment Office

49855

CITY OF MARQUETTE
SITE PLAN REVIEW APPLICATION

CITY STAFF USE 09-SPR-06-23

Parcel ID #: 0510156 File #: 01-CSD-06-23

Receipt/Inv #: 301232 Check #: 1172 Received by and date: 5-23-23 AC

Site Plan Sheet set (PC Review - 6 copies/Admin Review - 3 copies) Submitted: Y/N 5- need 1 more Digital Copy: Y/N

If applicable - Hearing Date: 6-20-23 Notice Date: 6-23-23 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	$900
☐ Preliminary SPR	$1,785
☐ Administrative Review (CDRT review)	$1,960
☐ Administrative Review (Non-CDRT review)	$1,030
☐ Planning Commission Review	$2,240

Revised Site Plan (Developer Initiated)

☐ Administrative Review (CDRT)	$1,475
☐ Administrative Review (Non-CDRT review)	$1,000
☐ Planning Commission Review	$1,705

Site Condominium

☑ Site Condominium Review	$1,940
☐ Revised (Developer Initiated)	$940

Plats/Subdivision

☐ Preliminary	$1,940
☐ Final	$1,940
☐ Revised	$940

☐ 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

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Site Plan Review. 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.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Cedar Pointe Family Trust, LLC

Address: 595 Forestville Basin Trail

City, State, Zip: Marquette, MI 49855

Phone #: (906) 360-3030

Email:

APPLICANT/OWNER'S REPRESENTATIVE

Name: Brian M. Savolainen, PE

Address: 3224 US-41W #240

City, State, Zip: Marquette, MI 49855

Phone #: (906) 250-5729

Email: bsavo2000@yahoo.com

ARCHITECT

Name: None - NA

Address:

City, State, Zip:

Phone #:

Email:

ENGINEER

Name: Brian M. Savolainen, PE

Address: same

City, State, Zip: same

Phone #: same

Email: same

SURVEYOR

Name: Mike Mileski

Address: 315 S. Front Street

City, State, Zip: Marquette, MI 49855

Phone #: (906) 869-3398

Email: gsi.ironbay@gmail

PROPERTY INFORMATION

Property Address: Forestville Basin Trail

Property Identification Number: 0510156

Size of property (frontage / depth / sq. ft. or acres): 27.59 Acres

Zoning District: LDR-CR

Current Land Use: None

Surrounding Zoning Districts:

North - LDR-CR
East - BLP
South - BLP
West - BLP

Surrounding Land Use:

North - Condominium
East - Municipal
South - Municipal
West - Municipal

DESCRIPTION OF PROJECT

Proposed use(s): Site Condominium - 8 Parcels

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

Proposed site improvements:
Extend a Private Access Road approximately 1200 feet

Proposed phases and timelines for work:
Road Construction in 2023

Ultimate ownership: Condo Association

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: Brian Matthew Savolainen Date: 5/22/23

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: Brian Matthew Savolainen Date: 5/22/23

Project Name: The Bluffs File #: 01-CSD-06-23 09-SPR-06-23

Parcel #: 0510156

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.

		APPLICANT	
	Site Plan Information Required (See Figure 52 in LDC)	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**)	Cover	
5	A survey of the property, sealed by a surveyor licensed in the State of Michigan.	Sht C1	
6	Date of preparation and any revisions.	Cover	
7	North arrow.	All Shts	
8	Complete and current legal description and size of property in acres.	Sht C1	
9	Property lines and dimensions drawn to scale.	C1 & C2	
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.	Sht C1	
11	Lot lines and all structures on the property and within 100 feet of the site's property lines.	Sht C1	
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).	Sht C1	
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*	Extend a Sht C1 Private	
14	Any existing private or public easements	C1 & C2	
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.	C1,C2,C3	
16	Locations of existing utilities.	None	Future
17	Existing topography at a minimum of two (2) foot contour intervals.	C1	
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*.	None	
19	Floor area and ground coverage ratios. See *Article 3* and *Article 4*.	None	
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)**	C3	
21	Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	Profiles	
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*	Steep Slps	

		APPLICANT	
		Location in site plan	N/A attach reason
23	Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.	none	
24	Location and dimensions of parking spaces. See *Article 9*.	none	
25	General landscaping design concept acceptable to the Zoning Administrator. (**SKETCH PLAN ONLY**)	Natural	
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*	None	
27	Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.	None	
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*.	None	
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	
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.	None	
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.	1 phase	in 2023
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**)	C1,C2,C3	
33	Street horizontal and vertical dimensions, including curve radii.	C3	
34	Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.	C2	
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.	C1,C2	
36	Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.	C2	
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.	C1,C2	
38	Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	20' Gravel rd	
39	Written verification of access easements or agreements, if applicable.	To Be Provided	

	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: Yes Management no Fee Reduction 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"	"No City Utilities"		
41	Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	NO		
42	Vehicle maneuvering lane size	20'		
43	Pavement width/type	Gravel		
44	Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	NA		
45	Storm sewer in right-of-way shall be reinforced concrete	NA		
46	Sumps in catch basins?	NA		
47	Plans to be stamped, dated and signed by a professional engineer	Yes		
48	Is the downstream storm sewer capacity adequate?	Yes managing 10 year Storm		
49	Verify that storm water runoff volume or velocity is not increased onto adjacent properties	Flat Sites		
50	Does any earthwork disturb adjacent properties?	No		
51	Wetland concerns/proper permits obtained?	No		
52	Traffic impact minimal to existing conditions (stacking, etc.)?	None		
53	Vehicular and non-motorized circulation	Yes - Township Fire Verified		
54	Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	NA		
55	Is there a hydrant at the end of any proposed dead end water main?	NA		
56	Size and material type of proposed and existing utilities shown?	None		
57	Street horizontal and vertical dimensions, radii	Yes		
58	Width and materials for non-motorized paths	Natural trails throughout		
59	Dimension of access points including distance from adjacent driveways or intersecting streets	C2		
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	NA		

	PUBLIC WORKS DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
61	Delineate & dimension all public or private easements	C2,C3		
62	Show public utility main locations & sizes within 100 feet of property boundary		None	
63	Extension or re-routing of public utility systems required		None	
64	Capacity and condition concerns of existing utility lines to serve the project		None	
65	Abandonment of existing utility lines associated with the project		None	
66	Location of existing and proposed utility services (with sizes), including storm water to be shown		None	
67	Utility metering requirements of the project		None	
68	Backflow and cross connection requirements applicable to the project including any proposed irrigation systems		None	
69	Sanitary waste pretreatment requirements		None	
70	Adequate snow storage provided on the property, without clear vision or utility obstructions	Yes		
71	Provisions to collect drainage from snow storage areas collected on property	Ditches and off Roadway		
72	Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)			
73	Additions or changes to public signing or traffic control required or recommended		None	
74	Additions to existing public sidewalks, or plowed routes, required or recommended		None	
75	Impact of project on public snow removal/storage		None	
76	Effect on plowing or ice control priorities		None	
77	New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements		None	
78	Adequate, proper, and accessible on-site waste storage		Individual	
79	Adequate clearances and clear vision maintained for maintenance and sanitation equipment		None	
80	Removal, trimming, or planting of public trees required		None	
81	Maintenance-friendly design for any portions of the project to become public property		None	
82	Storage of hazardous materials associated with the project near public utilities		None	
83	Blasting near public utilities associated with the project		None	

	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		None	
85	Proper water supply for fire suppression including fire hydrants and water mains		None	
86	Safe outlets for flushing fire hydrants		None	
87	Easements to test hydrants		None	
88	Water supply meets NFPA standards		None	
89	Fire Apparatus Access		None	
90	Surface Construction			
91	Ability to support fire trucks	Yes Marquette Twp		Verified
92	Fire truck angle of approach	Yes		
93	Outside turning radius	Yes		
94	Grade of drive or road ok	Yes		
95	Overhead clearance adequate	Yes		
96	Driveways and access roads meet NFPA standards	Yes		

POLICE DEPARTMENT DEPT.

97	Cross reference with accident data at nearest intersection(s)	NA		

ANY ADDITIONAL INFO

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

Fwd: Easement agreement

Mike <gsi.ironbay@gmail.com>
Tue 5/30/2023 7:52 AM
To: Andrea Landers <alanders@marquettemi.gov>

3 attachments (1 MB)
Scan0021.jpg; Scan0022.jpg; Scan0023.jpg;

Hi Andrea,

Attached is correspondence from BHB as to consent with Bruce Pesola's easement into the proposed site condominium.

Also, Mqt Twp Fire Dept correspondence should be forthcoming shortly.

Thank you, Andrea.

Mike

---------- Forwarded message ---------
From: **Donna** <fdonnajohn@aol.com>
Date: Thu, May 25, 2023 at 4:09 PM
Subject: Easement agreement
To: gsi.ironbay@gmail.com <gsi.ironbay@gmail.com>

To: Mike Mileski or to whom it may concern,
The Blue Heron Bluffs Condo Association Board of Directors have unanimously voted to enter into an Easement agreement with Bruce Pesola for access to his property on our southern border. The membership of BHBCA also voted to enter into an agreement with Bruce Pesola for access to his property. Please see attached agreement documents.
Regards,
BHBCA Board of Directors
Thomas Centko
David Staples
Mary Bourdeau
John Fegan
Ryan Staples

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is effective _____, 2023, and entered into by and between Bruce E. Pesola, individually and as Trustee of the Cedar Pointe Family Trust, whose address is 595 Forestville Basin Trail, Marquette, MI 49855, ("Developer") and Blue Heron Bluffs Condominium Association, Inc., a Michigan non-profit corporation, whose address is 320 Forestville Basin Trail, Marquette, MI 49855, (the "Association").

RECITALS

WHEREAS, the Developer owns the following parcels in Marquette County:

a. Unit 1 in the Blue Heron Bluffs Condominium Project ("Unit 1") pursuant to the Consolidating Master Deed recorded at 2007R-00309 on January 10, 2007;

b. A parcel in the City of Marquette, Marquette County, legally described as:
That part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 8, and that part of the Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4) of Section 9, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan described as BEGINNING at the ¼ corner common to said Sections 8 and 9; thence S89°56'00"E, 1314.85' along East-West ¼ line of said Section 9 to a 1/16 corner; thence S49°09'13"W, 1146.45'; thence N89°49'45"W, 1749.91'; thence N00°10'15"E, 415.00'; thence N89°49'45"E, 1300.00' to a line common to said Sections 8 and 9; thence N00°10'59"E, 335' to the POINT OF BEGINNING.
(the "City Parcel"); and

c. A parcel in the Charter Township of Marquette, Marquette County, legally described as:

That part of the Northwest Quarter (NW1/4) of Section 9, Town 48 North, Range 25 West, Marquette Township, Marquette County, Michigan, lying Southwesterly of LS & I Railroad ROW;

(the "Township Parcel").

WHEREAS, the Developer desires to divide and develop the City Parcel into 8 single family residential lots;

WHEREAS, the Developer desires to sub-divide Unit 1 and construct a residence on the sub-divided portion;

WHEREAS, both Unit 1 and the City Parcel are accessed by a private road maintained by the Association, known as Forestville Basin Trail; and

WHEREAS, the Association having determined it is in its, and its members, best interests to support Developer's plans on certain terms and conditions as set forth herein.

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

This declaration (the "Declaration") is effective as of _____, by and between Blue Heron Bluffs Condominium Association, Inc., a Michigan non-profit corporation, whose address is 320 Forestville Basin Trail, Marquette, MI 49855, ("BHB") and Bruce E. Pesola, as Trustee of the Cedar Pointe Family Trust, whose address is 595 Forestville Basin Trail, Marquette, MI 49855, ("Developer") to establish certain easements. covenants, conditions, and restrictions that will apply to the real estate owned by the parties as provided below in this Declaration.

A. Background.

BHB is the association of owners that administers, operates, manages, and maintains the Blue Heron Bluffs Condominium project, in the Township of Marquette and City of Marquette, Marquette County, Michigan, which is Marquette County Condominium Subdivision Plan No. 11 and was first established by the Master Deed, recorded on May 20, 2002 at Liber 448, Pages 495-540 in the Marquette County Register of Deeds (the "Condominium").

The Developer owns the parcel of real property located in the City of Marquette, Marquette County, Michigan, legally described on Exhibit A hereto (the "Burdened Parcel").

Both the Condominium and the Burdened Parcel are accessed by a private road known as Forestville Basin Trail (the "Road").

The Burdened Parcel is benefited by an express easement over the Road through the Condominium.

The parties wish to bind themselves and their successors and assigns to certain terms regarding restrictive covenants on the Burdened Parcel and the maintenance of the Road and sharing its related costs.

B. Restrictive Covenants.

The following restrictive covenants apply to and burden the Burdened Parcel:

a. The Burdened Parcel shall be used for no purpose other than establishing and operating a single family residence. No industrial uses are permitted. All uses must be consistent with applicable zoning.

b. No dwelling, structure, or other improvement of any nature (including, without limitation to temporary structures, docks, fences, waste disposal and water systems) shall be constructed or installed within the lot/parcel, nor shall any material or exterior modification which requires a building permit, be made to existing buildings, structures or improvement, unless the owner has obtained prior approval from the City and/or County if required by ordinance. All improvements must comply with all City, County and State codes, ordinances and requirements.

C. Easement.

The Association hereby grants to Developer, and any subsequent owner of the Burdened Parcel, a 66' non-exclusive easement for ingress, egress, and utilities across Forestville Basin Trail as it now exists and an easement to extend and improve Forestville Basin Trail to provide ingress, egress, and utilities to the Burdened Parcel. This easement includes the right to maintain, repair, and improve Forestville Basin Trail. This easement does not limit or in any way modify any easement across the Project that already benefits the Burdened Parcel, including (without limitation) the easement reserved to the Association's grantor in the Warranty Deed, dated June 15, 2001 and recorded at Liber 440, page 540 on June 15, 2001 in the Marquette County Register of Deeds and the easement reserved in the Quit-Claim Deed, dated May 3, 2007 and recorded as Document No. 2007R-05129 on May 9, 2007 in the Marquette County Register of Deeds.

D. Fee for Road Maintenance.

In consideration for the maintenance performed on the Road by the Association, the Developer, or any subsequent owner of the Burdened Parcel, shall pay a fee to the Association equal to the portion of the assessment paid by a member of the Association that is related to the Road. This fee may include regular annual assessments as well as special assessments that are related to the Road and shall be paid on the same schedule as that required of the Association's members. As of the date of this Declaration, the fee due by the Developer under this paragraph is _____ per month; the Association will provide the Developer written notice of any change in this monthly fee or of any special assessment no less than 30 days prior to any such change or assessment being effective or due.

The Association may only use the fee paid under this paragraph for expenses related to the Road. The Association shall keep or cause to be kept detailed books of account showing all expenditures and receipts relating to the Road and fees collected for the Road. Such books of account shall specify the maintenance and repair expenses of the Road. Any owner or mortgagee of the Burdened Parcel may inspect the books of account and any other Association records sufficient to determine the Association's compliance with this Declaration.

E. Interest in Realty.

This Declaration shall benefit and encumber the Condominium and the Burdened Parcel; it is to run with the land, be an interest in realty, and be binding on and inure to the benefit of, and burden, the owners and occupiers of each parcel and their respective transferees, successors, and assigns. This Declaration may be enforced by BHB and any owner of the Burdened Parcel.

Signature Page to Follow.

MARQUETTE TOWNSHIP FIRE DEPARTMENT
2801 Venture Drive
Marquette, Michigan 49855
Ph | 906.228.4296
Fx | 906.228.4297
www.marquettetownship.org

Wednesday May 31, 2023

To: Fire Marshal Jeff Fossitt, Fire Chief Ian Davis
Cc: Brian Savolainen, PE, Captain, Fire Inspector Mike Gregorich (MTFR)
Mike Mileski
RE: Forestville Basin Trail Condominium Access (Marquette City)

We have reviewed the access site plans for the proposed Condominium project (8 units) on Forestville Basin Trail in Marquette City.

1. Access grades and turning radiuses on the plans are sufficient for our largest trucks.

2. No overhead obstructions were noted on the plans. However, please ensure a minimum of 14' clearance for any unforeseen overhead obstructions during and after construction.

3. Emergency vehicle access must be maintained at all times during construction. We will spot check the site during construction.

If you have any questions please feel free to contact our office at 906.228.4296.

Respectfully,

Dan Shanahan, Fire Chief
Marquette Township Fire Rescue
Work Cell: 906.869.6637
Dans@marquettetownship.org

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: JUNE 1, 2023
SUBJECT: **Review of 01-CSD-06-23. The Bluffs.**

PIN # 0510156
Forestville Basin Trail
Marquette, MI. 49855

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

MEMORANDUM

TO: Brian Savolainen, P.E.
FROM: Andrea Landers, Zoning Official
DATE: June 2, 2023 **Repsonses: 06/07/2023**
SUBJECT: Review of 01-CSD-06-23 – The Bluffs Site Condominiums (PIN: 0510156)

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

General Comments

1. Missing the lot lines and structures within 100 feet of the site's property lines. Please provide this.
   Response: The missing lot lines will be added. We do not believe there are any structures within 100' but we will verify and add them to the final plan.

2. Please provide a copy of the approved/signed development/access agreement.
   Response: The existing Condo Board has agreed to provide easement and roadway maintenance agreement. Documents will be signed following conditional approval and provided to the City prior to Construction and Recording.

3. Page 4 of the site plan set, has the same sheet number of page 2, please change this to be Sht. C3.
   Response: This will be corrected and on final plan.

4. Will there be any common elements? If so, please provide, "the nature, location, and approximate size of the common elements".
   Response: The Roadway and Utility Easements will be common elements and will be indicated on final plan and documents.

5. Is there any plan to allow for the subdivision of the site condominium units?
   a. If so, the site plan and master deed must expressly permit it. Please provide that information on the site plan. This will also need to be provided in the draft master deed document for our review if this CSD is approved by the City Commission.

   Response: There is not plan to allow further subdivision. This will be noted on the final site plan and provided in the master deed.

Sheet C1

1. Please correct the adjacent zoning district to the North to be CR- Conservation and Recreation.
   Response: This will be corrected on the final plan.

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 narrative responses in the STAFF REPORT/ANALYSIS to the Planning Commission.

ENGINEERING SITE PLAN REVIEW
CITY OF MARQUETTE
300 W. Baraga
Marquette, MI 49855

Date: June 1, 2023

Location: 595 Forestville Basin Trail

Submittal Documents:
Plan Title: The Bluffs – New Private Driveway – Extension from Forestville Basin Trail
Submitted by: Brian Savolainen
Plans Stamped: 5/23/2023 **Response: 06/07/2023**

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

- Please provide approved/ signed copies of the access agreements/ easements.
  Response: The existing Condo Board has agreed to provide easement and roadway maintenance agreement. Documents will be signed following conditional approval and provided to the City prior to Construction and Recording.

Respectfully Submitted,

Engineering Department

RE: 01-CSD-06-23 The Bluffs Site Condominium - PIN 0510156 - Forestville Basin Tr

Scott Cambensy <scambensy@marquettemi.gov>

Tue 5/30/2023 5:54 PM

To: Andrea Landers <alanders@marquettemi.gov>

Cc: Mik Kilpela <mkilpela@marquettemi.gov>

Andrea,

The parcel for the proposed site condominium project is not adjacent to any City r/w containing City utilities and I don't believe the township r/w does either so the requirements for City water and sewer don't apply. However, all water wells and onsite collection and treatment of sewage will need to follow the Upper Peninsula Environmental Health Code. I am not sure at which stage they need to demonstrate that they can meet all those requirements, but any approval would be conditional that they can.

The stormwater calcs show minimal runoff. The water follows a ditch constructed adjacent to the gravel road and then into an existing ditch at the east end of the parcel if I understand correctly. How is it being managed from that point forward to make sure it doesn't overburden the ditch, and does it eventually flow off property? I am sure Engineering Department will look at this in greater detail.

I appreciate everyone wanting to live on a dead end or cul-de-sac with little to no traffic. They are getting to be a long way off Forestville Road. From a planning perspective is there value to having a second access? It looks like CR 550 is not that far away and there may be roads off CR 550 that come close.

These comments may be more for staff discussion because we are conceptual at this time..

Scott

Response: 06/07/2023

Property owners will be responsible for health department approval of individual wells and septic systems.

Storm water is control in ditches, ground is very flat and very sanding. Storm water calculations have been provided and runoff from road will NOT impact adjacent properties.

Cul-de-Sac has been reviewed and approved by Marquette Charter Township Fire, who will be the first responders.

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

MEMORANDUM

TO: Planning Commission
FROM: Jeff Fossitt, Fire Marshal **Response: Brian Savolainen**
DATE: 06-02-23 **Response Date: 06/07/2023**
SUBJECT: Review of 01-CSD-06-23. The Bluffs. PIN # 0510156

FIRE DEPARTMENT COMMENTS:

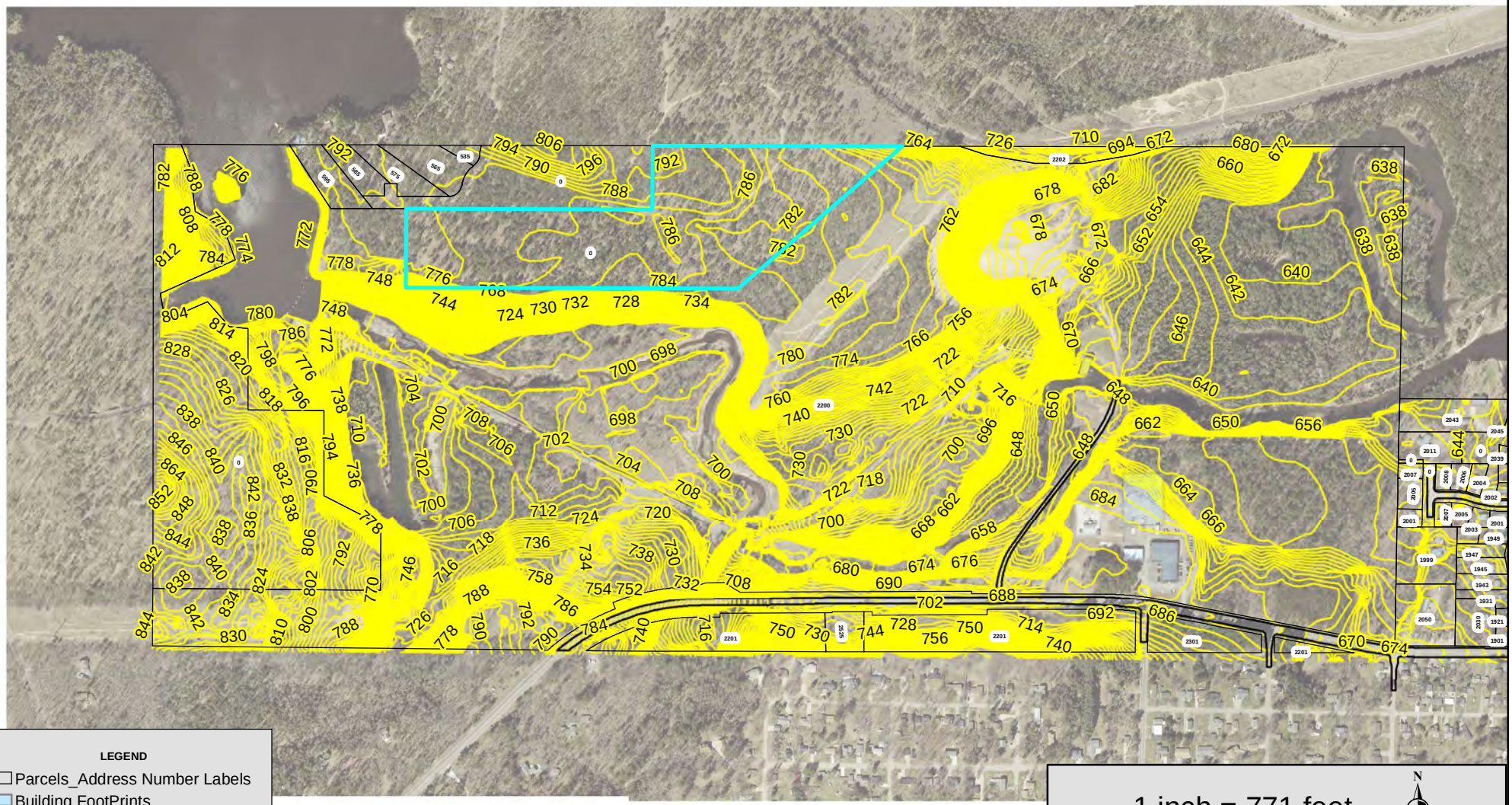
Plans have been reviewed. Please see the following comments for the next review.

- The access road must be 20-ft wide at all times.
  Response: Road will be constructed to 20' and will be Maintained.
- A minimum of 14 feet high clearance is also required.
  Response: Clearance is unlimited, no structures proposed.
- Minimize access road obstructions during construction.
  Response: Construction is an extension of existing road will not cause obstructions to existing homes.

  Note: Marquette Charter Township fire department has also reviewed and approved the design of the roadway.

Jeff Fossitt
Fire Marshal
Marquette Fire Department

01-CSD-06-23 Area Map



LEGEND

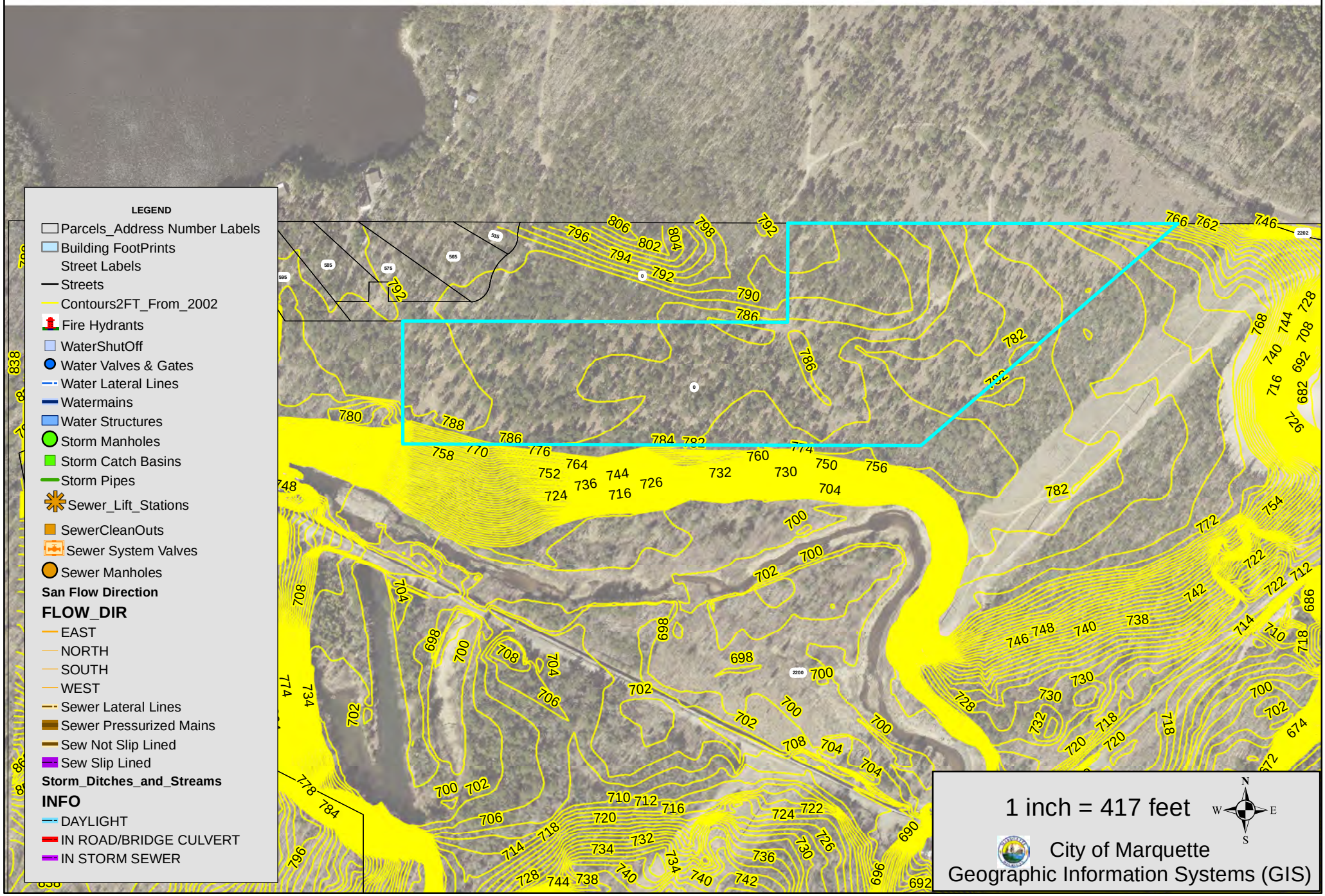
- Parcels_Address Number Labels
- Building FootPrints
- Street Labels
- Streets
- Contours2FT_From_2002

1 inch = 771 feet

N W E S

City of Marquette
Geographic Information Systems (GIS)

01-CSD-06-23 Block Map



05/06/2022 09:04

05/06/2022 09:05

05/06/2022 09:06

05/06/2022 09:04

05/06/2022 09:06

05/06/2022 09:05

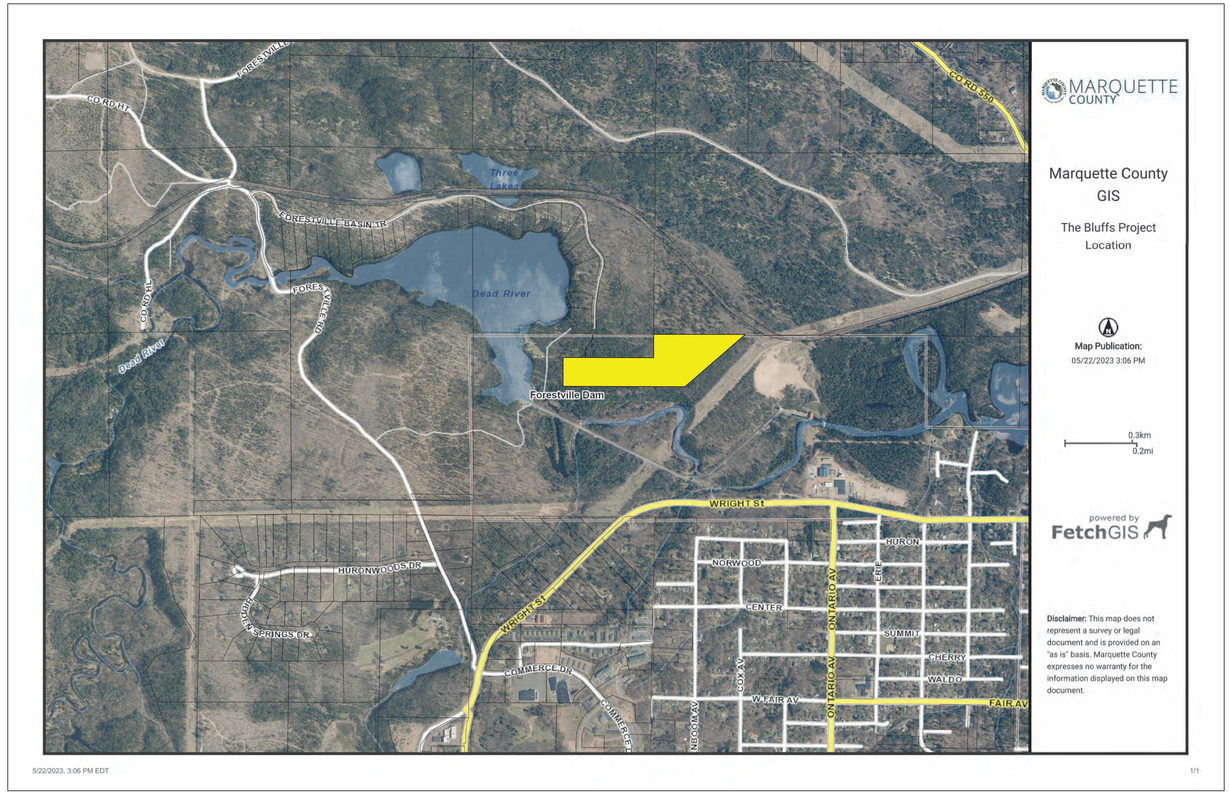
05/06/2022 09:06

"THE BLUFFS"

NEW PRIVATE DRIVEWAY – EXTENTION FROM FORESTVILLE BASIN TRAIL

OWNER – CEDAR POINTE FAMILY TRUST, LLC

595 FORESTVILLE BASIN TRAIL, MARQUETTE, MI



VICINITY MAP

Project Plan and Design Team:

Project Design Team:

1. Owner/Applicant:
   Cedar Pointe Family Trust, LLC
   595 Forestville Basin Trail
   Marquette, Michigan 49855
   Contact: Bruce Pesola
   (906) 360-3030

2. Site Plan Prepared By:
   Brian M. Savolainen, P.E.
   3224 US-41 West #240
   Marquette, MI 49855
   (906) 250-5729

3. Architect
   None

4. Boundary Survey by:
   Geo Metric Services
   315 S. Front Street
   Marquette, Michigan 49855
   Contact: Mike Mileski
   (906) 226-9792

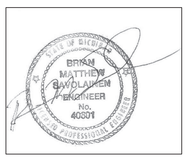
5. Contractor:
   TBD

"This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs."

SHEET INDEX

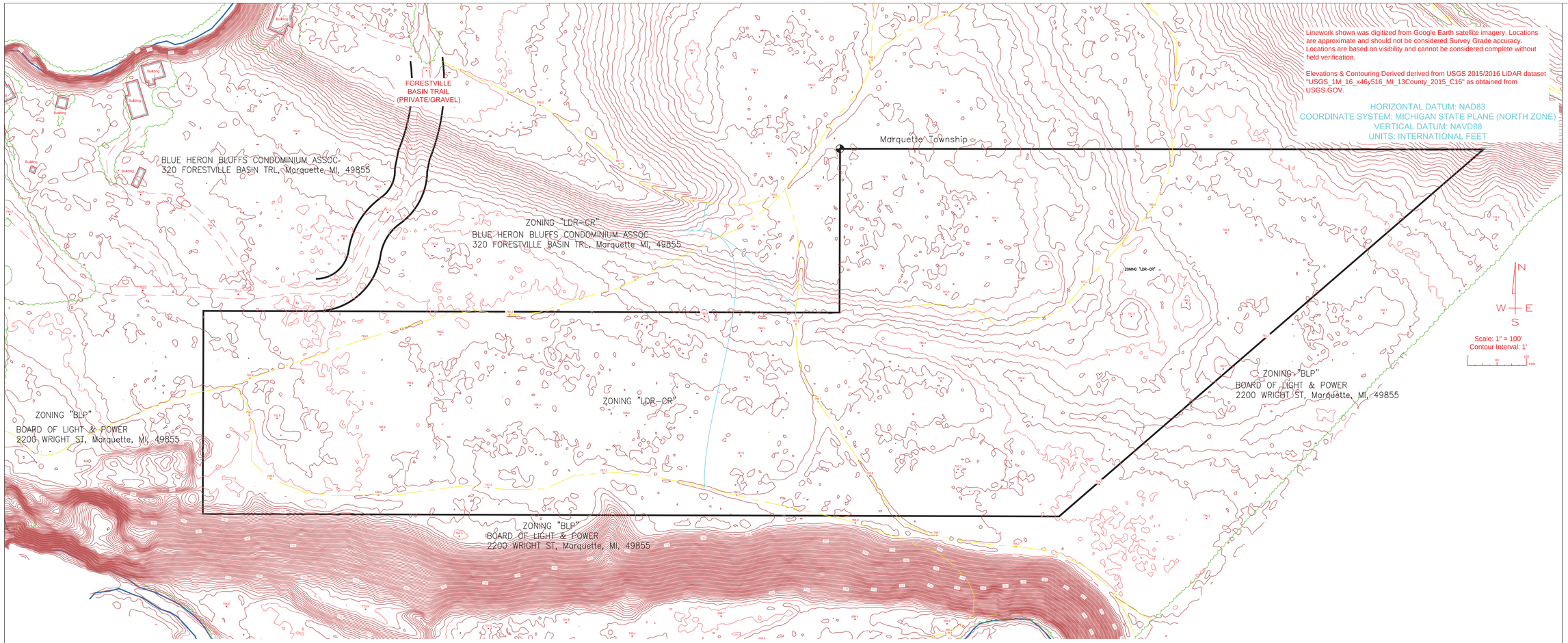
C1.0 Existing Site Conditions & Survey
C2.0 Proposed Lot Layout Site Plan
C3.0 Proposed Roadway Plan and Profile

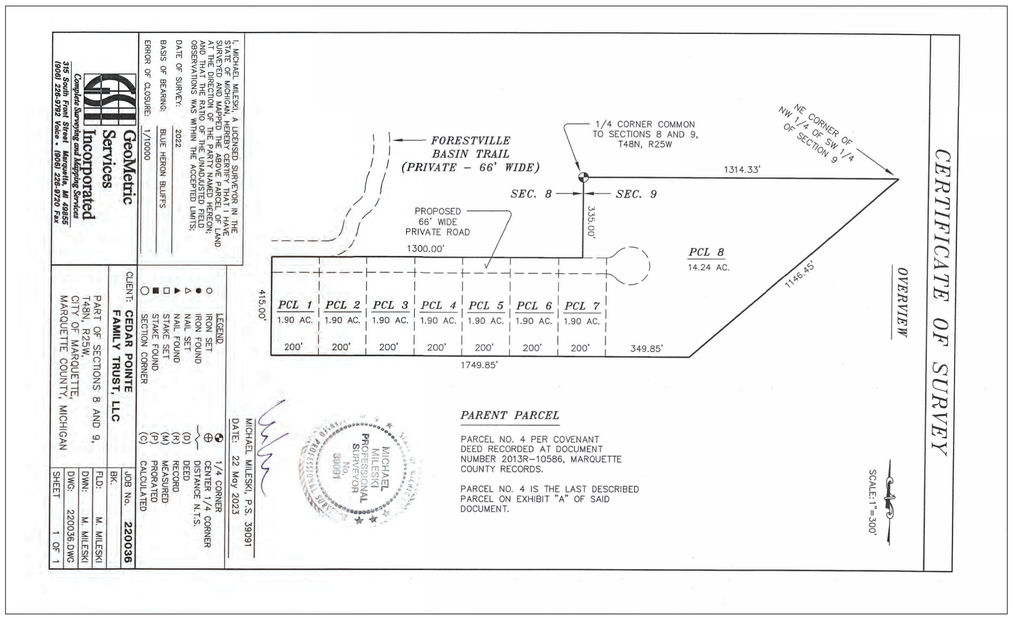
Electronic Submittal 05/23/2023
Hard Copies ON 05/23/2023



Brian M. Savolainen, PE
Civil Design Consultant
3224 US-41W #240
Marquette, MI 49855
bsavo2000@yahoo.com
(906)250-5729

Cover





UNOFFICIAL COPY

6 of 6 2013R-10586

Legal Description

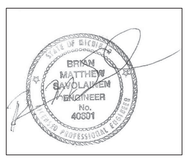
EXHIBIT "A"

That part of the Northwest Quarter (NW1/4) of Section 8, Town 48 North, Range 25 West, Marquette Township, Marquette County, State of Michigan, lying North of the thread of the Dead River and Southerly of the Southerly Right-of-Way Line of the Lake Superior and Ishpeming Railroad and also excluding the east 55 feet of the Northwest Quarter lying South of the centerline of the original Forestville Basin Road location and lying Northeast of the thread of the Dead River;
And
That part of the Northeast Quarter (NE1/4) of Section 7 Town 48 North, Range 25 West, Marquette Township, Marquette County, State of Michigan, lying North of the thread of the Dead River, and Southerly of the Southerly Right-of-Way Line of the Lake Superior and Ishpeming Railroad, and Easterly of the East Right-of-Way Line of County Road HD (Forestville Road);
And
That part of the Northwest Quarter (NW1/4) of Section 9, Town 48 North, Range 25 West, Marquette Township, Marquette County, Michigan, lying Southwesterly of LS & I Railroad ROW;
And
That part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 8, and that part of the Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4) of Section 9, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan described as BEGINNING at the ¼ corner common to said Sections 8 and 9; thence S89°56'00"E, 1314.85' along East-West ¼ line of said Section 9 to a 1/16 corner; thence S49°09'13"W, 1146.45'; thence N89°49'45"W, 1749.91'; thence N00°10'15"E, 415.00'; thence N89°49'45"E, 1300.00' to a line common to said Sections 8 and 9; thence N00°10'59"E, 335' to the POINT OF BEGINNING.

"THE BLUFFS"

NEW PRIVATE DRIVEWAY – EXTENTION FROM FORESTVILLE BASIN TRAIL

OWNER – CEDAR POINTE FAMILY TRUST, LLC



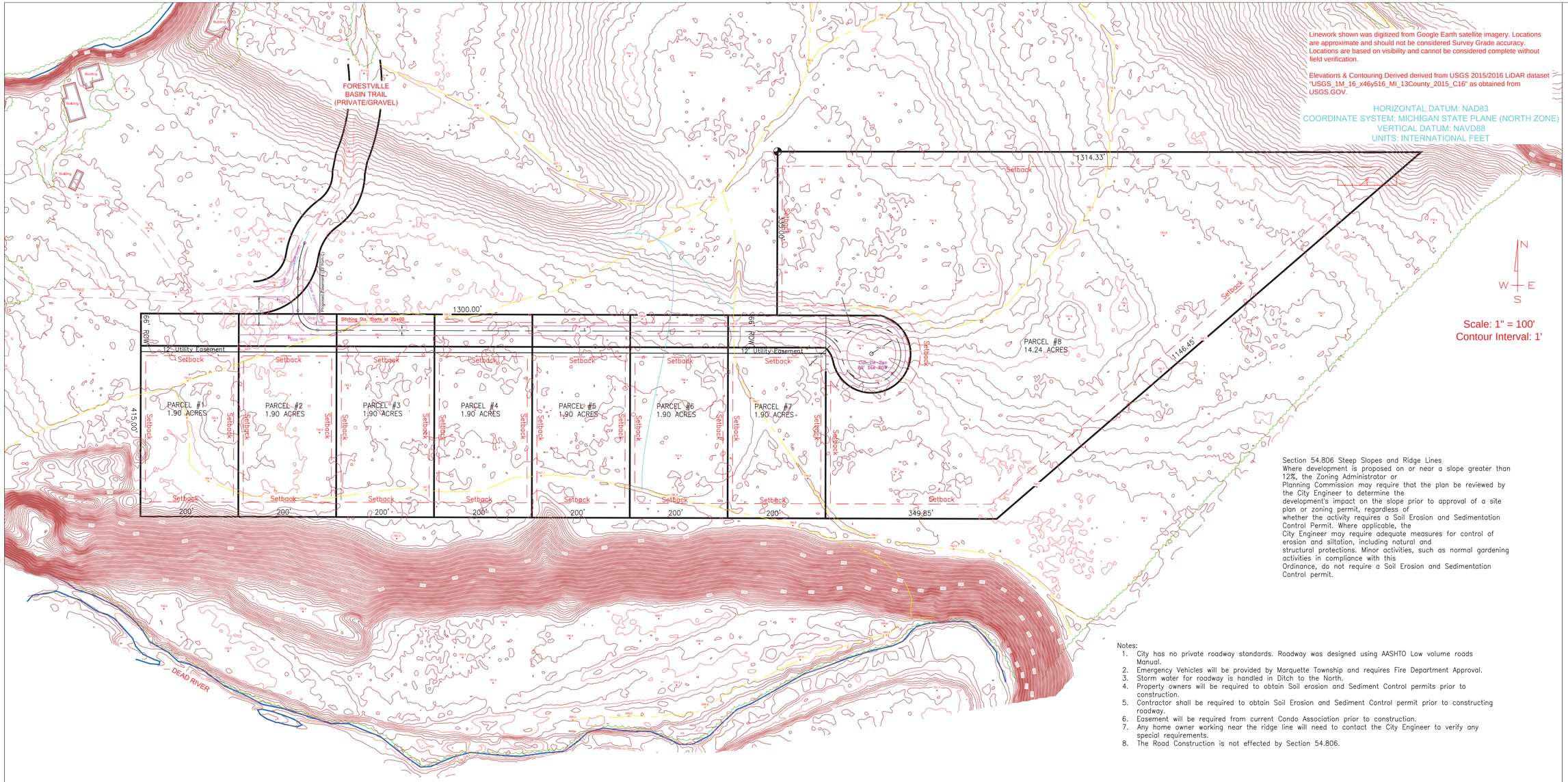
Brian M. Savolainen, PE
Civil Design Consultant
3224 US-41W #240
Marquette, MI 49855
bsavo2000@yahoo.com
(906)250-5729

Sht. C1

Linework shown was digitized from Google Earth satellite imagery. Locations are approximate and should not be considered Survey Grade accuracy. Locations are based on visibility and cannot be considered complete without field verification.

Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS_1M_16_x46y516_MI_13County_2015_C16" as obtained from USGS.GOV.

HORIZONTAL DATUM: NAD83
COORDINATE SYSTEM: MICHIGAN STATE PLANE (NORTH ZONE)
VERTICAL DATUM: NAVD88
UNITS: INTERNATIONAL FEET



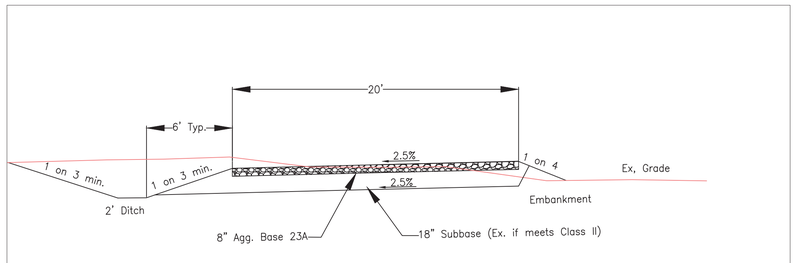
Scale: 1" = 100'
Contour Interval: 1'

Section 54.806 Steep Slopes and Ridge Lines
Where development is proposed on or near a slope greater than 12%, the Zoning Administrator or Planning Commission may require that the plan be reviewed by the City Engineer to determine the development's impact on the slope prior to approval of a site plan or zoning permit, regardless of whether the activity requires a Soil Erosion and Sedimentation Control Permit. Where applicable, the City Engineer may require adequate measures for control of erosion and siltation, including natural and structural protections. Minor activities, such as normal gardening activities in compliance with this Ordinance, do not require a Soil Erosion and Sedimentation Control permit.

Notes:
1. City has no private roadway standards. Roadway was designed using AASHTO Low volume roads Manual.
2. Emergency Vehicles will be provided by Marquette Township and requires Fire Department Approval.
3. Storm water for roadway is handled in Ditch to the North.
4. Property owners will be required to obtain Soil erosion and Sediment Control permits prior to construction.
5. Contractor shall be required to obtain Soil Erosion and Sediment Control permit prior to constructing roadway.
6. Easement will be required from current Condo Association prior to construction.
7. Any home owner working near the ridge line will need to contact the City Engineer to verify any special requirements.
8. The Road Construction is not effected by Section 54.806.

Lot, Coverage, and Building Height Standards
Min. Lot Area (sq. ft.) 8,100
Min. Lot Width (ft.) 60
Max. Impervious Surface Coverage (%) (S)
Max. Building Height of Primary Building (ft.) (Q) 31.5
Max. Building Height of Accessory Building (L)
Max. Building Height (stories) –

Minimum Setbacks
Front Yard (ft.) 20 (B)
Side Yard (one) (ft.) 10 (L)
Side Yard (total of 2) (ft.) 20 (L)
Rear Yard (ft.) 30 (L)

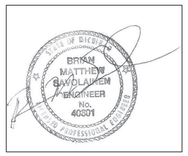


Typical Cut and Fill Section

"THE BLUFFS"

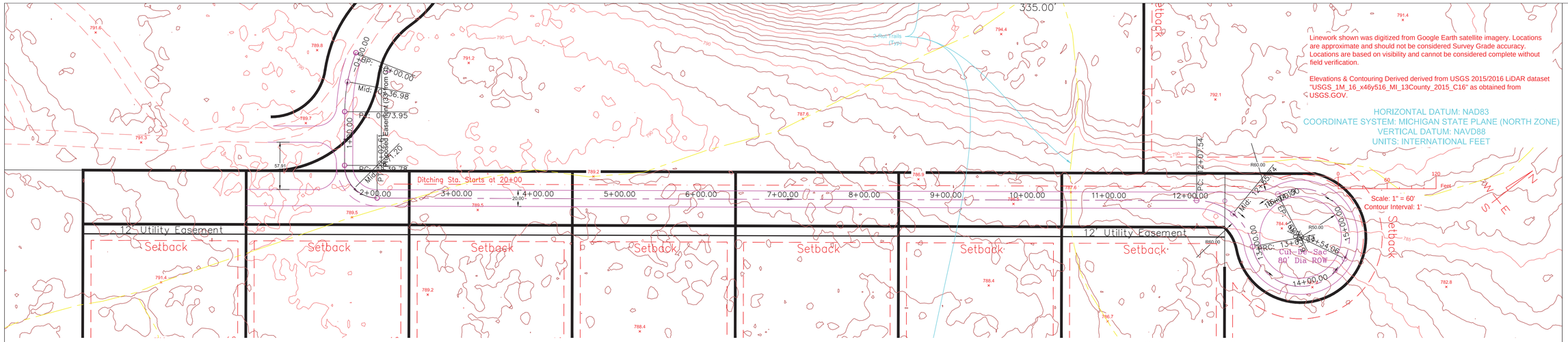
NEW PRIVATE DRIVEWAY – EXTENTION FROM FORRESTVILLE ROAD

OWNER – CEDAR POINTE FAMILY TRUST, LLC

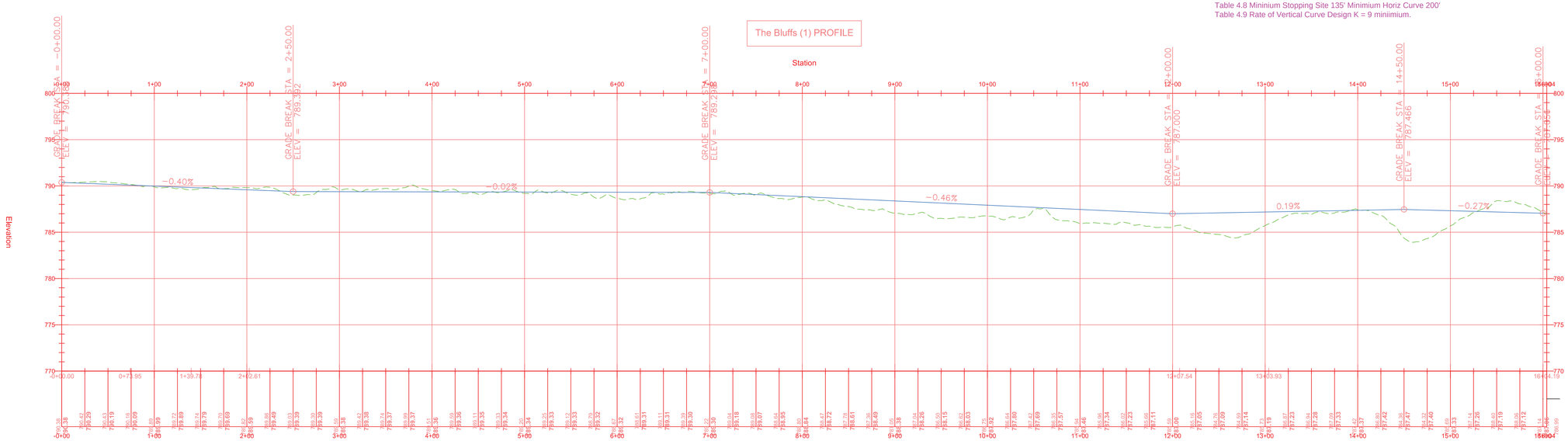


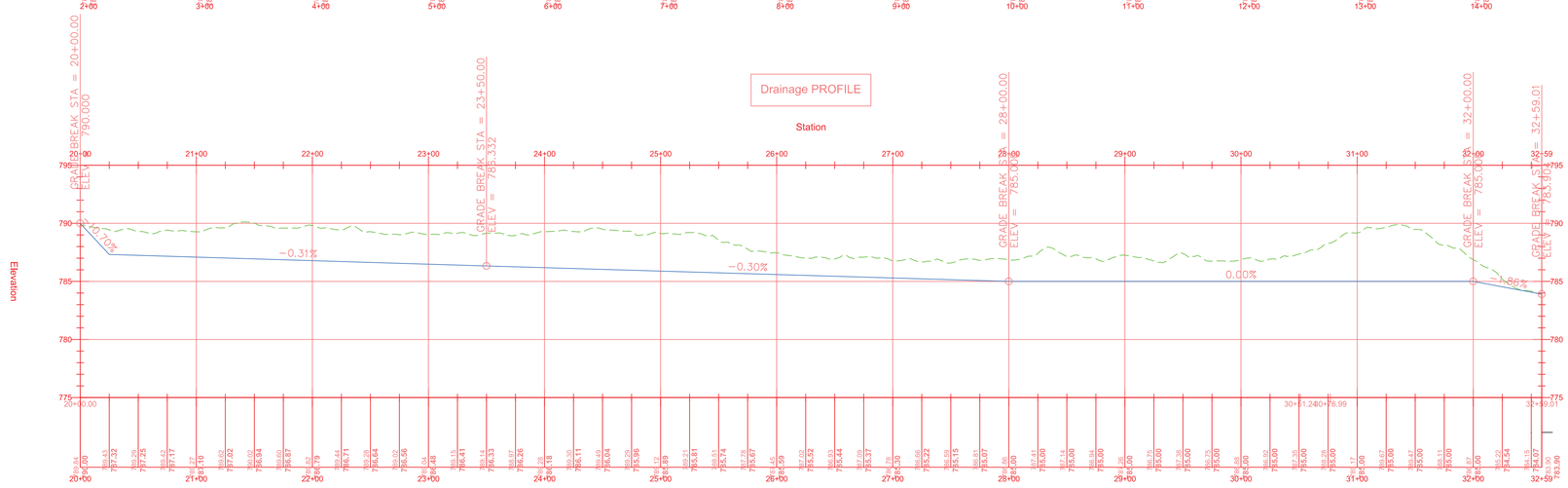
Brian M. Savolainen, PE
Civil Design Consultant
3224 US–41W #240
Marquette, MI 49855
bsavo2000@yahoo.com
(906)250–5729

Sht. C2



Design ADT per City Standars = 9.55x 8 Residences = 76.5 use 80 peak = .75 x 8 = 6
AASHTO - Guidelines for Geometric Design for Low-Volume Roads 2019 Addition. Under 250 ADT
Table 4.1 Roadway Width Design Speed (mph) 30 Minimium Width Minor Access Road 18' - Provided 20'
Table 4.8 Mininium Stopping Site 135' Minimium Horiz Curve 200'
Table 4.9 Rate of Vertical Curve Design K = 9 minimium.

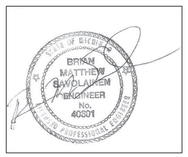




Storm Drainage Notes:
Existing condition is based on a 2.63 acres of natural wooded area that makes up the proposed ROW. The site is very flat with Rubicon and similar soils: 85 percent, which drains well produces 0.0 cfs of runoff in a 10 year storm.

The Proposed Conditions are within the same ROW the only modification being a 20' Gravel Road that will slope North and Drain to a 2' Ditch, the roadway is so flat it drains to the ditch that is also very flat and produces only 0.02 cfs of runoff.

NO DETENTION IS NEEDED IN THIS LOCATION.



"THE BLUFFS"

NEW PRIVATE DRIVEWAY – EXTENTION FROM FORESTVILLE BASIN TRAIL

OWNER – CEDAR POINTE FAMILY TRUST, LLC

Brian M. Savolainen, PE
Civil Design Consultant
3224 US-41W #240
Marquette, MI 49855
bsavo2000@yahoo.com
(906)250-5729

Sht. C1

6
City of. Mqt

DocId:8104827
Tx:4067363
2/1/2023 9:00:00 AM

2023R-00688
AIDAN K MCKINDLES
REGISTER OF DEEDS
MARQUETTE COUNTY, MI
RECEIVED ON
02/01/2023 09:00 AM
RECORDED ON
02/01/2023 09:10 AM
PAGES: 6

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement") is entered into regarding property located in the City of Marquette, Marquette County, Michigan and described on Exhibit A (the "Property") by and between Bruce Pesola, Trustee of the Cedar Pointe Family Trust (the "Owner") and the City of Marquette ("City"), the municipality with zoning authority over the Property (collectively, the Owner and City are referred to herein as the "Parties"). The City Commission approved the conditional rezoning of the Property from "Conservation & Recreation" to "Low Density Residential with Conditions" at its June 27, 2022 meeting.

The Parties hereby agree and understand:

1. The Property is hereby rezoned "Low Density Residential with Conditions", the conditions of which are set forth on the Conditional Rezoning Plan attached hereto as Exhibit B.

2. The rezoning with conditions was proposed by the Owner to induce the City to grant the rezoning, and that the City relied upon such proposal and would not have granted the rezoning but for the terms spelled out in this Agreement; and, further, the Parties agree and acknowledge that the conditions and Agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered into on a voluntary basis, and represents a permissible exercise of authority by the City.

3. The Property shall not be developed or used in a manner inconsistent with this Agreement.

4. This Agreement shall be binding upon and inure to the benefit of the Owner, City, and their respective heirs, successors, assigns, and transferees. This Agreement shall be appurtenant to the Property and run with the land.

5. Unless bona fide development of the Property pursuant to approved building and other permits required by the City has commenced, this Agreement becomes void on Jan. 27, 2025 pursuant to Section 54.1405(H)(3) of the City of Marquette Land Development Code, unless extended in accordance with such Code, in which case a new conditional rezoning

agreement with the new expiration date shall be recorded. If this Agreement becomes void in the manner provided in Section 54.1405(H)(3), no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.

6. Each of the requirements and conditions in this Agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.

7. The development regulations affected by the conditions of rezoning set forth herein are the Intent, Permitted Principal Uses, and Special Land Uses. Unless modified herein, all terms and conditions in the City of Marquette Land Development Code that apply to Low Density Residential districts apply to the Property, including (without limitation) setbacks and lot, coverage, and building height standards.

8. The City's approval of the Property's rezoning is conditioned on the Owner abiding by the terms and conditions of this Agreement. The City may revoke its rezoning approval, returning the Property to its zoning designation as Conservation & Recreation, if the Owner violates the terms of this Agreement.

IT IS HEREBY AGREED:

OWNER
Cedar Pointe Family Trust

By: Bruce Pesola, Trustee

STATE OF FLORIDA)
)ss
COUNTY OF Marion)

On this 20th day of January, 2023 before me a Notary Public, in and for said County, personally appeared Bruce Pesola, Trustee of the Cedar Pointe Family Trust, to me known to be the same person described in and who executed the foregoing instrument, and who acknowledged the same to be the Trust's free act and deed.

Kerin Rivera
Notary Public
State of Florida
My Commission Expires 1/29/2025
Commission No. HH 61498

Kerin Rivera
, Notary Public
Marion County, Florida
My Commission Expires: 01/29/25
Acting in Marion County

CITY

By: Cody O. Mayer
Its: Mayor

By: Kyle Whitney
Its: Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF MARQUETTE)

On this 27 day of Jan., 2023 before me a Notary Public, in and for said County, personally appeared Cody O. Mayer, Mayor, and Kyle Whitney, Clerk, to me known to be the same persons described in and who executed the foregoing instrument, and who acknowledged the same to be the City's free act and deed.

WENDY S. LARSON
Notary public, Marquette County, Michigan
My commission expires February 7, 2024.

, Notary Public
Marquette County, Michigan
My Commission Expires:
Acting in Marquette County

APPROVED AS TO SUBSTANCE:

Karen M. Kovacs, City Manager

APPROVED AS TO FORM:

Suzanne Larsen, City Attorney

Prepared by:

Adrianne N. Wolf
McDonald & Wolf, PLLC
115 S. Lakeshore Blvd., Suite A
Marquette, MI 49855

EXHIBIT A

Legal Description

That part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 8, and that part of the Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4) of Section 9, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan described as BEGINNING at the ¼ corner common to said Sections 8 and 9; thence S89°56'00"E, 1314.85' along East-West ¼ line of said Section 9 to a 1/16 corner; thence S49°09'13"W, 1146.45'; thence N89°49'45"W, 1749.91'; thence N00°10'15"E, 415.00'; thence N89°49'45"E, 1300.00' to a line common to said Sections 8 and 9; thence N00°10'59"E, 335' to the POINT OF BEGINNING.

EXHIBIT B

Conditional Rezoning Plan

A. Intent. The Low Density Residential with Conditions district approved for the Property is intended to establish and preserve quiet, attractive neighborhoods of detached single-family dwellings with a low density and compatible residential land uses. It is also intended that developments in this district will be designed to preserve significant natural features, including woodlands, steep slopes, wetlands, and floodplains.

B. Permitted Principal Uses
   a. Dwelling, Single-Family Detached
   b. Accessory Use, Single-Family Residential Lots
   c. Accessory Building or Structure
   d. Adult Foster Care, Family Home
   e. Child or Day Care, Family Home
   f. Foster Family Home
   g. Home Office
   h. Home Occupation
   i. Food Production, Minor

C. Special Land Uses
   a. Adult Foster Care, Small Group Home
   b. Dwelling, Accessory Unit

01-CSD-0623-The Bluffs Site Condominiums (PIN: 0510156)

Blue Heron Bluffs <[redacted]>

Tue 6/13/2023 3:52 PM

To:Andrea Landers <alanders@marquettemi.gov>

I am writing on behalf of Blue Heron Bluffs Condo Association. Our association voted in support of Cedar Pointe Family Trust and Bruce Pesola for their Bluffs Site Condominiums to the south of our property. We have an agreement for easement off of our road to access their road. We believe this development will enhance our community.

Regards,

John Fegan

President of Blue Heron Bluffs Condo Assoc.

01-CSD-06-23 - The Bluffs Site Condominiums (PIN:0510156)

Donna <[redacted]>

Tue 6/13/2023 4:31 PM

To:Andrea Landers <alanders@marquettemi.gov>

Donna and John Fegan
585 Forestville Basin Trail
Marquette, MI 49855

We support and recommend the proposed Bluffs Condominium development for approval. It will be a true blessing to the city of Marquette and our community.
Thanks for moving this forward.
Regards,
Donna and John Fegan

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

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: June 15, 2023
SUBJECT: 02-SUP-06-23 – 420 N. Third Street (PIN: 0181350)

Staff has reviewed the Special Land Use permit for a Marihuana Retailer located at 420 N. Third Street.

Please see the attached Staff Report/Analysis for more specific information regarding the Special Land Use 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, the Site Plan Review Standards in Section 54.1402, and Section 54.629 for Marihuana Retailer

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 May 22, 2023, with supplemental documentation and the Staff Report/Analysis *for 02-SUP-06-23, the Planning Commission (finds/does not find) that the request (meets/does not meet) the intent and requirements of the Land Development Code Sections 54.1403, 54.1402, and 54.629, and hereby (approves/denies) 02-SUP-06-23 (as presented/with the following conditions).*

- **Staff recommends the following condition of approval that an amended plan is submitted to meet all of staff comments, including the additional comments.**

STAFF FILE REVIEW/ANALYSIS

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

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Case #: 02-SUP-06-23

Date: June 14, 2023

Project/Application: Special Land Use Permit for a Marihuana Retailer. Proposal includes a new structure, parking lot, and site improvements for landscaping and fencing.

Location: 420 N. Third Street

Parcel ID: 0181350

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

Current Zoning: TSC-T5 – Third Street Corridor – Transect 5

Surrounding Zoning:
North: TSC-T5 – Third Street Corridor – Transect 5
South: TSC-T5 – Third Street Corridor – Transect 5
East: TSC-T5 – Third Street Corridor – Transect 5 & MFR-Multifamily Residential
West: TSC-T5 – Third Street Corridor – Transect 5

Year Built: Vacant Parcel.

Sales: The property owner has owned the parcel since January 31, 2020.

Zoning District Standards (Staff Comments in Bold Text):

Section 54.322 Third Street Corridor District Form-Based Code

T5 Urban Center (T5): This district consists of higher intensity *mixed-use* buildings that accommodate retail, offices, institutional, townhouses, and apartments. The thoroughfares have wide sidewalks and buildings are set close to the sidewalks.

Per Figure 24 in the Land Development Code, Marihuana Retailer is an allowable *special land use* in this TSC-T5 Zoning District.

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

Section 54.628 Marihuana Establishments

(A) A marihuana grower, marihuana processor, marihuana retailer, marihuana safety compliance facility, marihuana secure transporter, marihuana microbusiness, and marihuana designated consumption establishment may be permitted through the issuance of a special land use permit in certain districts pursuant to Article 14, Section 54.1403 Special Land Use Review of the Code provide that:

(1) At the time of application for a special use permit the marihuana establishment must have a provisional license by the State of Michigan and then must be at all times in compliance with the laws of the State of Michigan including but not limited to the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq.; and all other applicable rules promulgated by the State of Michigan.

Please see Attachment A.

(2) The use or establishment must be at all times in compliance with Chapter 5 Marihuana and all other applicable laws and ordinances of the City of Marquette.

The proposal must meet this.

(3) A marihuana establishment, or activities associated with the licensed growing, processing, testing, transporting, or sales of marihuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this ordinance.

Their proposal meets this.

(H) Marihuana Retailer**.** Marihuana Retailers shall be subject to the following standards:

(1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.

Per the applicant's narrative, they will meet this.

(2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana retailer.

(a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.

(b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.

(c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
(d) Negative air pressure shall be maintained inside the building.
(e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
(f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.

Per the applicant's narrative, they will meet this.

(3) Patrons/customers/clients: No one under the age of 21 shall be permitted within the establishment/building(s).

Per the applicant's narrative, they will meet this.

(4) No use or consumption of marihuana or marihuana products may be conducted within the establishment/building or on the premises (unless an approved designated consumption establishment is located on the premises).

Per the applicant's narrative, they will meet this.

(5) Marihuana and marihuana products may only be sold within the establishment/building.

Per the applicant's narrative, they will meet this.

(6) All deliveries/transfer of Marihuana and Marihuana products must occur within the establishment/building.

Per the applicant's narrative, they will meet this.

(7) All signs shall be in compliance with the provisions of Article 11 of this Ordinance.

Per the applicant's narrative, they will meet this.

(8) Parking: All off-street parking shall be in compliance with Article 9 of this Ordinance.

Per the applicant's narrative, they will meet this.

(9) Landscaping: Landscaping and Screening shall be provided in accordance with Article 10 of this Ordinance.

Per the applicant's narrative, they will meet this. Please see zoning comments, applicant's response, and zoning additional comments regarding landscaping.

(10) Exterior Lighting: All exterior lighting shall be in accordance with Section 54.802 of this Ordinance.

Per the applicant's narrative, they will meet this. Please see the applicant's response to Zoning comments.

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

Section 54.322(C)(7)(a):

(a) Special land uses shall be administered by the Planning Commission in accordance with *Section 54.1403* of the Land Development Code. Special land use permits shall be granted if the following conditions are met:

(i) The use will not materially endanger the public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted and approved.

To be determined by the Planning Commission.

(ii) The use will not substantially injure the value of adjoining property; or that the use in a public necessity.

To be determined by the Planning Commission.

(iii) The location and character, if developed according to the plans and information approved, will be in harmony with the proximate land uses, and consistent with the purposes of the district.

To be determined by the Planning Commission.

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.*

T5 Urban Center (T5): This district consists of higher intensity *mixed-use* buildings that accommodate retail, offices, institutional, townhouses, and apartments. The thoroughfares have wide sidewalks and buildings are set close to the sidewalks.

(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 single family and multiple family residential units that are both owner-occupied and rentals, retail, office, light manufacturing, and service uses.

(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.*

Vacant parcel.

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

See Sheet C400 for the proposed landscaping, and they need to revise to meet staff comments. Please see Zoning's response to applicant's comments.

(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.*

The property will need to be carefully managed to ensure the request does not become a conflict with surrounding properties and 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.*

Per the application, the hours of operation are proposed to be "Sunday through Saturday, 9am to 9pm.

(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.*

No problems anticipated.

(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.*

Third Street is classified as an *Urban Minor Arterial* in the Community Master Plan; therefore, traffic volumes are considered to be moderate.

(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.*

No problems are anticipated. The site has access from Third Street. They will need to revise the proposed landscaping to meet staff comments.

(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.*

No problems 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.*

This is generally met. Refer to CMP Chapter 3 recommendations for land use and zoning.

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.*

This parcel is currently vacant, and the proposal is for a new structure, parking lot, fencing, and landscaping. They will need to revise the proposed landscaping to meet staff comments.

(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 site plan indicates a driveway from Third Street that directs traffic to the parking lot, then there is a proposed sidewalk along the building.

(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.*

The site plan indicates a driveway from Third Street that directs traffic to the parking lot, then there is a proposed sidewalk along the building.

(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.*

See Sheet C400 for the proposed landscaping, and they need to revise to meet staff comments. Please see Zoning's response to applicant's comments.

(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, and the Engineering response to those.

(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 Police and Fire Departments have reviewed the plans and have no comment regarding emergency 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.*

Sheet C100 indicates the loading zone in the maneuvering lane. Please see zoning response to applicant's response regarding the required sign.

(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 A-112, it will be stored inside the rear of the first floor.

(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 building main entrance faces Third Street, they also show side entrances adjacent to the parking lot.

(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.

Attachments:

- Special Use Permit application with Attachments A-C
- Site Plan Review Application
- Preliminary Review response memo Dated 5-23-23
- Email dated 5-26-23, not intent to build in the ROW
- Staff comments by PD
- Applicant's response to Zoning, Engineering, DPW, and Fire Staff Comments
- Engineering and Zoning staff additional comments
- Area Map
- Block Map
- Photos
- Site Plan

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 #: 0181350 File #: 02-SUP-06-23

Receipt/Inv #: 201339 Check #: 5657 Received by and date: 3-21-23 City Hall

- **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:** 6

Application Deadline (including all support material): 5-23-23 Notice Date: 6-2-23 Hearing Date: 6-20-23

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	$890
☑ Commercial and Multi-family Residential (w/ CDRT review)	$2,745
☐ Commercial and Multi-family Residential (w/out CDRT review)	$1,280

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: BBPP Properties LLC

Address: 105 Meeske Ave

City, State, Zip: Marquette, MI 49855

Phone #: 248-840-4098

Email: emoin@s3svc.com

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

APPLICANT/OWNER'S REPRESENTATIVE

Name: Erik Moin

Address: 287 Merriweather

City, State, Zip: Grosse Pointe Farms, MI 48236

Phone #: 248-840-4098

Email: emoin@s3svc.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: 420 North 3rd Street **Property Identification Number:** 52-52-001-813-50

Size of property (frontage / depth / sq. ft. or acres): front 77' by 112' deep

Zoning District: Third St Corridor FBC T5 **Current Land Use:** sand lot

Surrounding Zoning Districts:

North - Third St Corridor FBC T5
East - Part Third St Corridor FBC T5, Part MFR
South - Third St Corridor FBC T5
West - Third St Corridor FBC T5

Surrounding Land Use:

North - Commercial
East - Part Commercial / Part Residential Backyard
South - Commercial
West - Commercial

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:

Level 1 - Recreational Cannabis Sales, Level 2 - Offices to support recreational cannabis sales and 1 apartment Level 3 - 3 apartments

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

Build from ground up 3 story modular rectangular building with a partially stamped concrete exterior, stained to resemble brick. 29' 5 7/8" wide by 97' 1 1/2" long

Hours of Operation:

Sunday through Saturday, 9am to 9pm

Any other pertinent information:

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: March 20, 2023

ATTACHMENT A

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

VIA ELECTRONIC MAIL

Date: November 21, 2022

Addressee: PFS Group LLC
Address: 41000 Woodward Avenue, Suite 350
Bloomfield Hills, MI 48304

RE: Prequalification status for your pending application

Dear Applicant:

The Cannabis Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Michigan Regulation and Taxation of Marihuana Act (MRTMA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MRTMA and associated rules are completed. A state license for a marihuana establishment cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a marijuana establishment license application (Step 2) for each state license for which you wish to apply. You may submit an application online through the Accela Citizen Access Portal on the Agency website at www.michigan.gov/cra or your application may be submitted by mail.

Mailing Address:
Cannabis Regulatory Agency
Licensing Division
Adult-Use
P.O. Box. 30205
Lansing, MI 48909

Sincerely,

Breanna
Licensing Division
Cannabis Regulatory Agency

ATTACHMENT B

BBPP Properties LLC

41000 Woodward Avenue, Suite 350

Bloomfield Hills, MI 48304

MEMORANDUM

TO: Andrea Landers, Zoning Official

FROM: Erik Moin, Owner's Representative

DATE: May 1, 2003

SUBJECT: **Preliminary Review of 420 N. Third St.**

As a part of our response to your Preliminary Review of 420 N. Third St. I have attached a Prequalification Letter from the State of Michigan's Cannabis Regulatory Agency. For clarification, PFS Group LLC will be a tenant of BBPP Properties LLC and will be the operator of the Moses Roses Marihuana Retail store.

Section 54.628 Marihuana Establishments, H. Marihuana Retailer

1) The PFS Group LLC (Moses Roses Marquette) will comply with all local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like.
2) Moses Roses Marquette, will be the 5th Moses Roses location to open in the State of Michigan, following Lincoln Park, White Lake, Berkley and Gaylord. As a result of this fact PFS Group LLC is very aware of all State of Michigan LARA Marihuana Regulatory requirements regarding odor, and complies with all SoM LARA MRA requirements:
    (a) The building located at 420 North Third Street will have an activated carbon filtration system for order control.
    (b) The air filtration system will be sized for the retail and support spaces of on the 1s and 2nd floors.
    (c) The air filtration system will be maintained and the filters will be changed per the manufacturer's recommendations.
    (d) Negative air pressure will be maintained on the 1st and 2nd floors at the 420 North Third Street location.
    (e) Windows will remained closed on the 1st and 2nd floors, and the ingress and egress doors will have automatic door closers.
    (f) There will be no alternative order control system.

3) No one under the age of 21 shall be permitted within the establishment/building(s).
4) No use or consumption of marihuana or marihuana products may be conducted within the establishment/building or on the premises.
5) Marihuana and marihuana products will only be sold within the establishment/building.
6) All deliveries/transfer of Marihuana and Marihuana products will occur within the establishment/building.
7) All signs will be in compliance with the provisions of Article 11 of this Ordinance.
8) Parking: All off-street parking will be in compliance with Article 9 of this Ordinance.
9) Landscaping: Landscaping and Screening shall be provided in accordance with Article 10 of this Ordinance.
10) Exterior Lighting: All exterior lighting will be in accordance with Section 54.802 of this Ordinance.

ATTACHMENT C

File#: 01-ADMWVR-04-23

Land Development Code – TSC District Administrative Waiver

DATE: April 28, 2022

BY: David Stensaas, City Planner and Zoning Administrator

SUBJECT: Administrative Waiver for parking lot separation requirement for at 420 N. Third Street

BACKGROUND: The applicant/developer's agent for a proposed new retail store and apartment building at 420 N. Third St., is requesting permission deviate from the Land Development Code (LDC) section 54.905(L) requirement for a two-foot wide border to be created and maintained between a parking lot and an adjacent building and/or property line. In this case the proposed parking lot will abut an access driveway (~11 feet wide) along the south side of the Blackrocks Brewing Company building at 424 N. Third St.

COMPLIANCE: The requested waiver is not in conflict with any portion of section 54.322(A)(1) of the LDC and would also comport with the general standards of section 54.322(A)(10), which are requirements for this waiver.

DECISION: The request is not likely to create any conflicts with the neighboring property access driveway for the Blackrocks building that can't be worked out between the neighboring property owners. There may be more issues for the business at 420 due to encroachments of vehicles using the side door (for stage access) at Blackrocks, some or most of which will use the 420 N. Third St. parking lot for turning around or leaving from, or for parking. The management of the business at 420 will need to observe the movement of vehicles between the properties and work with the managers of the 424 property to avoid any serious traffic/use conflicts. The parking lot border can be developed at a later time if the conditions prove to be unsustainable for either business.

The request is approved on the condition that user conflicts in the area of the access driveway on the south side of the business at 424 N. Third St. and the parking lot at 420 N. Third St. can be managed amicably between the two business/property owners. The separation of the 420 N. Third St. parking lot from the 424 N. Third St. property line will be required if user conflicts become unmanageable for either party.

David Stensaas

David Stensaas
City Planner and Zoning Administrator

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 #: 0181350 File #: 08-SPR-06-23

Receipt/Inv #: _____ Check #: _____ Received by and date: inc in 02-SUP-06-23

Site Plan (~~12~~ 6 copies) Submitted: Y/N If applicable - Hearing Date: 6-20-23 Notice Date: 6-2-23

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

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

FEE SCHEDULE FOR SITE CONDOMINIUM/PLATS/SUBDIVISIONS

☐ 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

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Site Plan Review. 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.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: BBPP Properties LLC
Address: 105 Meeske Ave
City, State, Zip: Marquette, MI 49855
Phone #: 248-840-4098
Email: emoin@s3svc.com

APPLICANT/OWNER'S REPRESENTATIVE

Name: Erik Moin
Address: 287 Merriweather
City, State, Zip: Grosse Pointe Farms, MI 48236
Phone #: 248-840-4098
Email: emoin@s3svc.com

ARCHITECT

Name: David Papen
Address: 318 East Spring St.
City, State, Zip: Neosho, MO 64850
Phone #: 417-825-1613
Email: davidpapen@mac.com

ENGINEER

Name: Gary Johnson, PE
Address: Anderson Engineering
City, State, Zip: Plymouth, MN 55441
Phone #: 763-412-4012
Email: gjohnson@ae-mn.com

SURVEYOR

Name: Neil Lynch
Address: 370 North Road
City, State, Zip: Negaunee, MI 49866
Phone #: 906-362-5555
Email: ensign1643@gmail.com

PROPERTY INFORMATION

Property Address: 420 North 3rd Street

Property Identification Number: 52-52-001-813-50

Size of property (frontage / depth / sq. ft. or acres): front 77' by 112' deep

Zoning District: Third St Corridor FBC T5

Current Land Use: sand lot

Surrounding Zoning Districts:

North - Third St Corridor FBC T5
East - Part Third St Corridor FBC T5, Part MFR
South - Third St Corridor FBC T5
West - Third St Corridor FBC T5

Surrounding Land Use:

North - Commercial
East - Part Commercial / Part Residential Backyard
South - Commercial
West - Commercial

DESCRIPTION OF PROJECT

Proposed use(s): Level 1 - Recreational Cannabis Sales, Level 2 - Offices to support recreational cannabis sales and 1 apartment Level 3 - 3 apartments

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

3 story modular rectangular building with a partially stamped concrete exterior, stained to resemble brick. 29' 5 7/8" wide by 97' 1 1/2" long

Proposed site improvements:

Curbed asphalt parking lot

Proposed phases and timelines for work:

Modular building is assembled in 1 week with exterior finishes taking another week

Ultimate ownership: BBPP Properties 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: March 20, 2023

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: March 20, 2022

Project Name: Moses Roses Marquette Build File #: 08-SPR-06-23

Parcel #: 52-52-001-813-50

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.

		APPLICANT	
	Site Plan Information Required (See Figure 50 in LDC)	Location in site plan	N/A attach reason
1	The applicant's name.	X100	
2	Name of the development.	X100	
3	The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.	X100	
4	Small scale location sketch of sufficient size and scale. (**SKETCH PLAN ONLY**)	X100	
5	A survey of the property, sealed by a surveyor licensed in the State of Michigan.	S1.1	
6	Date of preparation and any revisions.	X	
7	North arrow.	Yes	
8	Complete and current legal description and size of property in acres.	S1.1	
9	Property lines and dimensions drawn to scale.	C200	
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.	C100	
11	Lot lines and all structures on the property and within 100 feet of the site's property lines.	C100	
12	Locations of all significant natural features, including Riparian Buffers (see *Section 54.804*), wetlands (see *Section 54.805*), steep slopes (see *Section 54.806*), floodplains, etc.)		N A
13	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.	C200	
14	Locations of existing utilities.	C200	
15	Existing topography at a minimum of two (2) foot contour intervals.	C200	
16	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*.	C100	
17	Floor area and ground coverage ratios. See *Article 3* and *Article 4*.	C100	
18	Proposed locations of utility services (with sizes) and storm water management, including storm drainage, retention or detention ponds, fire hydrants, and any public or private easements. See *Section 54.803*.	C200	
19	Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	C200	
20	Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.		NA
21	Location and dimensions of parking spaces. See *Article 9*.	C200	
22	General landscaping design concept acceptable to the Zoning Administrator. (**SKETCH PLAN ONLY**)	C100	

		APPLICANT	
		Location in site plan	N/A attach reason
23	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*	C400	
24	Locations of exterior light fixtures. (**SKETCH PLAN ONLY**)		NA
25	Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.		NA
26	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*.	C100	
27	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
28	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**)	C200	
29	Indication of street right-of-way and pavement widths and pavement type.	C500	
30	Street horizontal and vertical dimensions, including curve radii.	C200	
31	Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.	C200	
32	Identification of width and material to be used for pedestrian paths. See *Section 54.907*.	C500	
33	Name and location of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian/bicycle paths.	C200	
34	Written verification of access easements or agreements, if applicable.		NA

		APPLICANT		DEPARTMENT
	ENGINEERING DEPT	Location in site plan	N/A attach reason	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			
39	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"	X		

	ENGINEERING DEPT. CONT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
40	Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	Yes C200		
41	Vehicle maneuvering lane size	C100		
42	Pavement width/type	C100		
43	Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	C100		
44	Storm sewer in right-of-way shall be reinforced concrete		NA	
45	Sumps in catch basins?		NA	
46	Plans to be stamped, dated and signed by a professional engineer	Yes		
47	Is the downstream storm sewer capacity adequate?		NA	
48	Verify that storm water runoff volume or velocity is not increased onto adjacent properties	Yes	See General Statements	
49	Does any earthwork disturb adjacent properties?	No		
50	Wetland concerns/proper permits obtained?		NA	
51	Traffic impact minimal to existing conditions (stacking, etc.)?	Yes		
52	Vehicular and non-motorized circulation	C200		
53	Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	C200		
54	Is there a hydrant at the end of any proposed dead end water main?	NO		
55	Size and material type of proposed and existing utilities shown?	C200		
56	Street horizontal and vertical dimensions, radii	C200, C500		
57	Width and materials for non-motorized paths	C500		
58	Dimension of access points including distance from adjacent driveways or intersecting streets	C200		
59	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	C 2		

	PUBLIC WORKS DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
60	Delineate & dimension all public or private easements		NA	
61	Show public utility main locations & sizes within 100 feet of property boundary	C200		
62	Extension or re-routing of public utility systems required		NA	
63	Capacity and condition concerns of existing utility lines to serve the project		NA	
64	Abandonment of existing utility lines associated with the project		NA	
65	Location of existing and proposed utility services (with sizes), including storm water to be shown	C200&C300		
66	Utility metering requirements of the project		NA	
67	Backflow and cross connection requirements applicable to the project including any proposed irrigation systems		NA	
68	Sanitary waste pretreatment requirements		NA	
69	Adequate snow storage provided on the property, without clear vision or utility obstructions	C200	NA	
70	Provisions to collect drainage from snow storage areas collected on property		N A	
71	Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)			
72	Additions or changes to public signing or traffic control required or recommended	C100		
73	Additions to existing public sidewalks, or plowed routes, required or recommended		NA	
74	Impact of project on public snow removal/storage		NA	
75	Effect on plowing or ice control priorities		NA	
76	New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements	C200		
77	Adequate, proper, and accessible on-site waste storage		NA	
78	Adequate clearances and clear vision maintained for maintenance and sanitation equipment		NA	
79	Removal, trimming, or planting of public trees required		NA	
80	Maintenance-friendly design for any portions of the project to become public property	C200&C500		
81	Storage of hazardous materials associated with the project near public utilities		NA	
82	Blasting near public utilities associated with the project		NA	

	FIRE DEPARTMENT DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
83	Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code		NA	
84	Proper water supply for fire suppression including fire hydrants and water mains		NA	
85	Safe outlets for flushing fire hydrants		NA	
86	Easements to test hydrants		NA	
87	Water supply meets NFPA standards		NA	
88	Fire Apparatus Access	C100		
89	Surface Construction	C500		
90	Ability to support fire trucks	C500		
91	Fire truck angle of approach	C100		
92	Outside turning radius	C100		
93	Grade of drive or road ok	C500		
94	Overhead clearance adequate	C100		
95	Driveways and access roads meet NFPA standards	C100 C500		

POLICE DEPARTMENT DEPT.

96	Cross reference with accident data at nearest intersection(s)		NA	

ANY ADDITIONAL INFO

97	Any additional info necessary to establish compliance with City Ordinances, State, or Federal Laws		NA	

Section 54.1402 Site Plan Review

(A) Intent. It is the intent of this section to establish procedures and standards for the review and approval of site plan applications and to ensure proper relationships between the development features as they relate to the standards outlined in this section. This section is further intended to ensure that developments are compatible with adjacent uses of land and promote the use of land in a desirable manner that does not impair the surrounding uses by the erection of structures, additions, alterations, or site improvements that may negatively impact surrounding development, while providing for the orderly development of the City of Marquette.

(B) Uses Subject to Site Plan Review, Minor Site Plan Review, and Exemptions. The required review process for uses and development is described in *Figure 49*. All uses and development, regardless of whether site plan review is required, are subject to the Zoning Compliance review requirements of *Section 54.1401*. The Zoning Administrator may approve or conditionally approve minor site plans as described in *Figure 49* and *Section 54.1402(D)(1)*. All other site plans must be reviewed by the Planning Commission.

Figure 49. Required Review Process Based on Development Activity

Development Activity	Site Plan Review Required	Minor Site Plan Review	Exempt From Site Plan Review
Special land uses	●		
Planned Unit Developments	●		
New construction, additions, or alterations of any non-residential building or buildings, including non-residential accessory buildings or structures, unless the activity is exempt or requires minor site plan review	●		
New construction for multi-family residential units that contain or will contain more than twenty (20) dwelling units.	●		
Filling a parcel of land to an elevation above the established grade of adjacent developed land.	●		
New construction, additions, alterations, or site improvements for multi-family residential units that contain or will contain five (5) to twenty (2) dwelling units, and for multi-family residential additions, alterations, or site improvements that are not otherwise exempt (as stated below).		●	
Conversion of an existing building or part thereof from a residential use to a non-residential use, including site improvements that result from a change in the use of the building or part thereof from residential use to nonresidential use		●	
Additions, alterations, and renovations that are less than 20% of the size of the original commercial or multi-family residential building footprint or less than 2,500 square feet and which, unless otherwise exempt		●	
Any expansion or change in an existing land use if more parking in addition to that already provided is required		●	
Any earthwork greater than 20,000 square feet in size		●	

Development Activity	Site Plan Review Required	Minor Site Plan Review	Exempt From Site Plan Review
Site improvements that include landscaping, site access, and parking lot grading, layout, and new off-street parking, unless the activity is exempt		●	
Commercial and non-residential buildings less than 2,000 square feet, unless the activity requires site plan review		●	
Single-family dwellings and their accessory facilities on individual parcels			●
Two-family dwellings and their accessory facilities on individual parcels			●
Multi-family residential units that contain or will contain three (3) or four (4) dwelling units.			●
Additions, alterations, and renovations that are less than 10% of the size of the original commercial or multi-family residential building footprint or less than 500 square feet.			●
Interior remodeling or interior construction			●
Landscaping that is less than 25% of the parcel size or 5,000 square feet			●
Site improvements that are less than 2,000 square feet, and site lighting, unless the activity requires site plan review or minor site plan review			●
Alterations to exterior walls such as window openings, façade changes, etc., provided there is no change to the building footprint			●
Re-paving of an off-street parking lot, provided there are no grading changes and no changes to the configuration of the parking lot layout			●

(C) Information Required for Site Plans and Sketch Plans. The site plan review application materials shall include all the following information, unless the Zoning Administrator determines that some of the required information is not reasonably necessary for consideration of the plan.

(1) Application and Fee. A completed application form, supplied by the Zoning Administrator, and an application fee.

(2) Proof of Ownership. Current proof of ownership or evidence of a contractual ability to acquire such land, such as an option or purchase agreement or a written statement from the property owner indicating permission for the filing of the application.

(3) Site Plan. Twelve (12) copies of plan sheet(s) providing the information listed below (*Figure 50*). For minor site plans, three (3) copies of plan sheets are required. Sheet size of submitted drawings shall be at least 24-inches by 36-inches, with graphics at an engineer's scale of one (1) inch equals twenty (20) feet for sites of 20 acres or less; and one (1) inch equals fifty (50) feet for sites over 20 acres. The surrounding area drawing may be in a scale of one (1) inch equals one-hundred (100). Digital plans must also be submitted. Upon request of the applicant, the Zoning Administrator may waive individual site plan requirements if the requirements are found to be unnecessary or irrelevant to the intent of providing the information; however, the Planning Commission has the right to require all of the information in *Figure 50*.

(4) Sketch Plan. A sketch plan must include the information listed below (*Figure 50*). The number of plans submitted is determined by the Zoning Administrator, and the Zoning Administrator may accept digital plans. The sheet size of submitted drawings shall be at a scale acceptable to the Zoning Administrator. Upon request of the applicant, the Zoning Administrator may waive individual sketch plan requirements if the requirements are found to be unnecessary or irrelevant to the intent of providing the information; however, the Planning Commission has the right to require all of the in information in *Figure 50*.

Figure 50. Site Plan Information Required in the Site Plan Set

Site Plan Information Required	Sketch Plan	Preliminary Site Plan	Final Site Plan
Identification of Project			
The applicant's name.	●	●	●
Name of the development.	●	●	●
The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.		●	●
Small scale location sketch of sufficient size and scale.	●		
A survey of the property, sealed by a surveyor licensed in the State of Michigan.		●	●
Date of preparation and any revisions.	●	●	●
North arrow.	●	●	●
Complete and current legal description and size of property in acres.	●	●	●
Existing Features			
Property lines and dimensions drawn to scale.	●	●	●
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.	●	●	●
Lot lines and all structures on the property and within 100 feet of the site's property lines.		●	●
Locations of all significant natural features, including Riparian Buffers (see *Section 54.804*), wetlands (see *Section 54.805*), steep slopes (see *Section 54.806*), woodlands and protected trees (see ***Error! Reference source not found.***), floodplains, etc.)	●	●	●
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.	●	●	●
Locations of existing utilities.	●	●	●
Existing topography at a minimum of two (2) foot contour intervals.		●	●
Proposed Construction			
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*.	●	●	●
Floor area and ground coverage ratios. See *Article 3* and *Article 4*.	●	●	●
Proposed locations of utility services (with sizes) and storm water management, including storm drainage, retention or detention ponds, fire hydrants, and any public or private easements. See *Section 54.803*.		●	●

Site Plan Information Required	Sketch Plan	Preliminary Site Plan	Final Site Plan
Proposed topography with a site grading plan with topography at a minimum of two (2) foot contour intervals.		●	●
Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.		●	●
Location and dimensions of parking spaces. See *Article 9*.	●	●	●
General landscaping design concept acceptable to the Zoning Administrator.	●		
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*.		●	●
Locations of exterior light fixtures.	●		
Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.		●	●
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*.	●	●	●
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.	●	●	●
Site Circulation Details and Access Design			
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*.	●		
Indication of street right-of-way and pavement widths and pavement type.		●	●
Street horizontal and vertical dimensions, including curve radii.		●	●
Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.		●	●
Identification of width and material to be used for pedestrian paths. See *Section 54.907*.		●	●
Name and location of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian/bicycle paths.		●	●
Written verification of access easements or agreements, if applicable.		●	●
Additional Information			
Any other information necessary to establish compliance with this and other ordinances.	●	●	●

(D) Site Plan Review Procedures. No Zoning Compliance or Special Land Use Permit shall be issued for any uses subject to site plan review except in accordance with a site plan approved by the Planning Commission, or a Minor Site Plan approved by the Zoning Administrator, in accordance with the following procedures:

(1) Minor Site Plan Review. The Zoning Administrator may approve or conditionally approve

Minor Site Plans as described in *Figure 49*; however, Minor Site Plans may also be subject to review by the Planning Director, Engineering Department, Fire Department, or any other City department deemed necessary by the Zoning Administrator. After approval of a Minor Site Plan, the applicant may apply for a Zoning Permit pursuant to *Section 54.1401*.

(2) **Pre-Application Concept Plan Review.** At the option of the applicant, the applicant may submit a concept plan to the City be reviewed by the Zoning Administrator, City Planner, and Engineering Department prior to submitting an application for site plan review. Depending on the scope of the development proposal, the City staff may require the concept plan to contain as little detail as a Zoning Compliance Review (*Section 54.1401(C)*) or as much detail as a Sketch Plan Review (*Figure 50*). The concept plan must contain enough detail to explain the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; function of open space; and buildings or floor areas contemplated, as applicable. The purpose of concept plan review is for the City staff to review the concept plan and provide the applicant an advisory opinion whether the concept plan appears to meet the standards of this Ordinance with respect to use, location, character, and zoning district requirements. The City's review of a concept plan is advisory only, and the City shall not approve, deny, or take any other action on a concept plan.

(3) **Sketch Plan Review.** At the option of the applicant, preliminary sketches of proposed site plans may be submitted for review to the Planning Commission prior to submission for formal site plan review. Submission of preliminary sketch plans shall be made no later than fourteen (14) days prior to the meeting at which the review is to take place. The Planning Commission shall advise the applicant as to the general acceptability of the proposed plan, but shall not be bound by any statements or indications of acceptance to the plan. The Zoning Administrator shall determine the number of plans to be submitted. Sketch plans must include at a minimum the required information for sketch plans in *Figure 50*.

(4) **Preliminary Site Plan Review.** The purpose of preliminary site plan review is to allow for the review and decision on most aspects of the site without the need for final detailed engineering unless required by the City Engineer. Applications for preliminary site plan review must be submitted to the Zoning Administrator at least twenty (20) business days prior to the meeting at which the review is to take place. The Planning Commission shall review the preliminary site plan, together with any reports and recommendations from staff, consultants and other reviewing agencies and any public comments. The Planning Commission shall then make a determination based on the requirements of this Ordinance and the standards of *Section 54.1402(E)*. The Planning Commission is authorized to postpone, approve, approve subject to conditions or deny the preliminary site plan as follows:

(a) **Postponement.** Upon determination by the Planning Commission that a preliminary site plan is not sufficiently complete for approval or denial or upon a request by the applicant, the Planning Commission may postpone consideration until a later meeting.

(b) **Denial.** Upon determination that a preliminary site plan does not comply with the standards and regulations set forth in this Ordinance, or would require extensive

revisions to comply with said standards and regulations, the site plan shall be denied. If a site plan is denied, a written record shall be provided to the applicant listing the reasons for such denial.

(c) **Approval.** Upon determination that a preliminary site plan is in compliance with the requirements of this Ordinance and other applicable ordinances and laws, including the standards of *Section 54.1402(E)*, the preliminary site plan shall be approved. Upon approval of the preliminary site plan, the applicant may apply for final site plan review.

(d) **Approval Subject to Conditions**. The Planning Commission may approve a preliminary site plan, subject to one (1) or more conditions necessary to address minor modifications to the preliminary site plan, ensure that public services and facilities can accommodate the proposed use, protect significant natural features, ensure compatibility with adjacent land uses, or otherwise meet the intent and purpose of this Ordinance. Such conditions may include the need to obtain variances or approvals from other agencies. Upon approval of the preliminary site plan and the satisfaction of conditions, the applicant may apply for final site plan review.

(5) **Final Site Plan Review.**

(a) **Deadline to Submit Final Site Plan Application.** Applications for final site plan approval shall be submitted to the Zoning Administrator at least twenty (20) business days prior to the meeting at which the review is to take place.

(b) **Staff Review of Site Plan Materials.** The Zoning Administrator, Engineering Department, Fire Department, Planning Staff, and other City departments if required by the Planning Commission to determine compliance with this Ordinance, will review application materials to determine if they are in proper form, all of the required information is present, and the site plan is in compliance with this Ordinance. Each department that reviews an application shall provide a report or relevant comments to the Zoning Administrator. If the site plan is determined to not be complete or in compliance with the ordinances, the Zoning Administrator shall return the reports to the applicant. The Planning Commission shall not review a site plan that is not complete unless the incomplete items are minor.

(c) **Additional Information.** The Planning Commission, prior to granting approval of a site plan, may request from the applicant any additional graphics or written materials, prepared by a qualified person or person(s), to assist in determining the appropriateness of the site plan. Such material may include, but is not limited to, photographs, estimated impact on public schools and utilities, and traffic impacts.

(d) **Planning Commission Action.** Except as noted above, the Planning Commission shall approve, approve with conditions, or deny the site plan based on the compliance of the plan with City Ordinances and the review standards of this Ordinance. If conditional approval is granted, the conditions shall be stated specifically so that the Zoning Administrator or other reviewing departments can determine compliance with the conditions and grant approval following submission of revised plans; said review not to exceed ten business (10) days unless additional time is required by the

Zoning Administrator or other reviewing departments to determine compliance with the conditions of site plan approval. A site plan shall be approved if it contains all of the information required by the ordinance and is in compliance with the standards of the Land Development Code (including *Section 54.1402(E)*), other City planning documents, City ordinances, and state and federal statutes.

(e) **Signed Copies of Final Approved Plans.** The Planning Commission Chair and the applicant shall sign two (2) copies of the approved site plan, one of which is kept by the Zoning Administrator, the other by the applicant. If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City be signed.

(f) **Certificate of Zoning Compliance.** A Zoning Compliance permit shall not be issued until the Planning Commission has approved the plan. The Zoning Compliance permit shall be reviewed and issued in accordance with *Section 54.1401*.

(6) **Single-Step Site Plan Approval.** Nothing in this Ordinance shall prohibit the Planning Commission from granting final site plan approval without first granting a preliminary site plan approval if the plans are in compliance with the requirements of this Ordinance for a final site plan.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

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

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

(F) **Validity of Approved Site Plans and Expiration.**

(1) **Approval, including Conditions, Attached to the Property.** Approval of a site plan, including conditions made as part of the approval, is attached to the property described as part of the application and not to the owner of such property.

(2) **Validity of Approved Site Plans.**

(a) **Expiration.** Site plan approval shall expire one (1) year from the date of approval by the Planning Commission, or by the Zoning Administrator for minor site plans, except for phased projects that are required to follow a project timeline. If the site plan is approved with conditions that require revisions to the site plan, the applicant must make the required revisions and submit the revised plans to the City prior to the expiration date.

(b) **Halt in Construction.** The Planning Commission or Zoning Administrator, according to which entity approved the plan, may revoke the zoning approval if work on a

project is halted for at least two (2) months, except during winter conditions, if the conditions warrant.

(c) **Extension.** The Planning Commission may grant two (2) one-time extensions to the expiration deadline, not to exceed one (1) year each, provided the request for an extension must be submitted at least 45 days prior to the expiration of the site plan approval and must meet the following standards. The Zoning Administrator may similarly grant extensions of administratively approved site plans.

(i) The approved plan conforms to zoning at the time the extension is granted

(ii) Any and all Federal and State approvals and permits are current.

(d) **Resubmission of Expired Plans.** Site plans whose approval has expired shall require resubmission as an initial application.

(G) Amendments to Approved Site Plans.

(1) No changes, erasures, modifications, or revisions shall be allowed for any approved site plan without prior approval by the Zoning Administrator or the Planning Commission, in accordance with *Figure 49* of this Ordinance.

(2) The ability to approve any changes to an approved site plan shall remain consistent with the ability of the Planning Commission or Zoning Administrator to approve or deny a specific development activity stated in *Figure 49*.

(H) **Performance Guarantees.** To ensure compliance with this Ordinance and any condition imposed thereunder, the City may require that a cash deposit, certified check, irrevocable bank letter of credit, or other financial instrument acceptable to the City covering the estimated cost of improvements associated with a project (verified by the City Engineer) for which site plan approval is sought, be deposited with the Treasurer of the City to ensure faithful completion of the improvements and also be subject to the following:

(1) Prior to development activity or the issuance of a permit, the performance guarantee shall be deposited prior to the issuance of the building permit authorizing the activity of the project. The City shall return the performance guarantee on deposit upon verification by the City that all work and improvements have been satisfactorily completed. A return of the performance guarantee does not relieve the applicant from satisfying all applicable maintenance warranties and/or guarantees necessary to ensure the proper functioning of the public improvements.

(2) As used in this Section, “improvements” means those features and actions associated with a project which are considered necessary by the body or official granting approval, to protect natural resources, or the health, safety and welfare of the residents of the City and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, sidewalks, screening, landscaping and surface drainage.

(I) **Development Agreement.** The Planning Commission may require, as a condition of approval, that the owner/developer enter into a Development Agreement with the City of Marquette, incorporating therein the terms and conditions of final site plan approval, and record the same in the Office of the Register of Deeds for Marquette County. The Development Agreement shall be signed by the applicant and/or developer and approved by the City Commission. The Agreement shall include such provisions as the deposit of funds to defray variable costs and expenses and performance guarantees per *Section 54.1402(H)* to ensure that improvements depicted on a site plan meet the provisions of this Ordinance, adopted standards and regulations, and conditions set by the Planning Commission. The cost to prepare, review, and record this Agreement shall be borne by the applicant/developer.

(J) **Compliance Guarantees.** Prior to construction, the Zoning Administrator may require that the property boundaries be staked by a licensed surveyor. At any time during construction, the Zoning Administrator may inspect the site to determine compliance with the approved site plan. If the Zoning Administrator determines that the construction is not in accordance with the approved site plan, the Zoning Administrator shall issue a stop work order and take action to ensure compliance with the approved site plan.

(K) **Appeals of Site Plans.**

(1) Any person aggrieved by the decision of the Planning Commission or Zoning Administrator with respect to an approval or denial of a site plan shall have the right of an appeal to the Board of Zoning Appeals in accordance with *Section 54.1404*. The appeal shall be filed in writing within thirty (30) days of the decision.

(2) The filing of such an appeal shall act to stay or suspend the issuance of any permit.

(3) No new evidence may be submitted to the Board of Zoning Appeals that is in addition to the evidence considered by the Zoning Administrator or Planning Commission during its review.

(L) **Required As-Built Plans.** Upon completion of the development, as-built plans of the final development must be provided to the City in CAD format or other digital format required by the City.

(M) **Revocation.** Approval of a site plan may be revoked by the Planning Commission if the construction or use is not in conformance with the approved site plan. In such case, the site plan shall be placed on the agenda of the Planning Commission for consideration and written notice shall be sent to the applicant at least ten (10) days prior to the meeting. The Zoning Administrator, applicant, and any other interested persons shall be given the opportunity to present information to the Planning Commission and answer questions. If the Planning Commission finds that a violation of the approved site plan exists and has not been remedied prior to the hearing, then it shall revoke the approval of the site plan.

DATE: **MAY 23TH, 2023**

TO: **CITY OF MARQUETTE PLANNING AND ZONING**
ANDREA LANDERS, ZONING OFFICIAL
1100 WRIGHT STREET
MARQUETTE, MI 49855

FROM: **ERIK MOIN**
BBPP PROPERITES, LLC

SUBJECT: **PRELIMINARY REVIEW OF MOSES ROSES 420 N. THIRD STREET RESPONSES**

Below please find responses to comment received from the preliminary plan review for the proposed Moses Roses location in Marquette, MI. Please use these in your review of the drawings and consideration for the final permit approval.

1. On our website, and per our requirements, this application will not be accepted unless it is paired with proof of the applicant's State pre-qualification. This is missing.

   Response: Noted, please see Attachment A to this letter.

2. Missing the required narrative on how you meet Section 54.628 requirements.

   Response: Noted, please see attachment B to this letter.

3. Missing the architect or engineer preparer's seal. Please provide this on the hard copies and the digital copy.

   Response: Noted. Civil Engineering signature included with license number on all sheets. Sealed and Signed Civil Engineering and Architectural sets are included electronically and physically.

4. The Survey is required to be in the site plan set. Please add this to the set.

   Response: Noted. Site Survey has been included into the set as requested, Sheet S-1.1. Site Survey was completed by Neil J. Lynch, Professional Surveying Services.

5. Missing the "Complete and current legal description and size of property in acres".

   Response: Noted. Legal Description has been added to the survey on sheet S-1.1.

6. Missing "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".

   Response: Noted. This is shown on sheet X100 and C100 as requested.

7. Missing "Lot lines and all structures on the property and <u>within 100 feet of the site's property lines</u>".

   Response: Noted. This is shown on sheet X100 and C100 as requested.

8. Missing "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".

   Response: Noted. This is shown on sheet X100 and C100 as requested.

9. Missing "Dimensions of access points including distance from adjacent driveways or intersection streets, including those across a street. See Section <u>54.907</u>".

   Response: Noted. Dimensions have been included accordingly please reference sheet C100 for more information.

10. Missing the required bicycle parking minimum, please see Figures 28 and 29 in Section 54.322.

    Response: Noted. These have been shown on sheet C100, per Figure 29, a total of 4 bicycle stalls are required.

11. Missing the required screening method for parking lot. Please see Section 54.322(C)(9)(d).

    Response: Noted. Please refer to sheet C400 for revised restoration plan that shows the proper screening along the residential lot lines as well as the new fence that will be constructed between Lot 22 and Lot 17 to screen the parking lot accordingly.

12. Missing the required elevation drawings showing the height and façade, and the interior drawings.
    a. Please note, on the elevation drawings please provide how you meet the Façade standards in Secction 54.322(C)(6)(a) and Figure 20. Shopfront Special Requirements.

    Response: Please refer to 22MAY23 Moses_Roses-Permit Set -PER231197 - MI

13. Please provide how you meet the TSC-T5 requirement of the Façade buildout at setback 75% min.

    Response: Please refer to 22MAY23 Moses_Roses-Permit Set -PER231197 - MI

14. The proposal does not meet Article 9, Section 54.905(L), please revise the plan to meet this to the north property line.

    Response: Noted. Please see attachment C which includes the Variance Waiver approval from David Stensaas between this lot and the Existing Black Rock location.

15. On the SPR application you stated N/A, but this required. You stated, "planting area identified, common plan names, numbers and sizes TBD". However, Sheet C400 provides that information. Please revise the application to identify sheet C400 to meet the following requirement:
    a. "A landscaping plan indicating proposed plant locations with common plan name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See Article 10.".

    Response: Noted. Application has been revised and attached accordingly.

16. An old SPR application is being used so the checklist is missing the following required information, and I believe it is also missing from the site plan:

    Response: Noted. Fire Hydrants have been marked on the existing conditions site survey Sheet S-1.1 and Demo Plan sheet X100. See Architectural Cover Sheet, and Page 5.

Sheet C400:

1. Lilac tree does not meet Section 54.322(C)(11)(b)(ii)a. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter.
   a. Please revise the plan to meet this requirement.

   Response: Noted, Not applicable, Tree is centered more than 2 feet from impervious surfaces.

2. Gro-Low Fragrant Sumac does not meet Section 54.332(C)(11)*b)(v) Proposed shrubs shall be of a five (5) gallon container minimum. Shrubs shall be 18"-24" minimum clear from any sidewalk or pavement edge at the Lot line.
   a. Please revise the plan to meet this requirement.

   Response: Noted. Proposed shrubs will be in 5 gallon containers and set a minimum of 2 ft from imperious surfaces.

3. Plantings are shown encroaching onto the neighboring property. This is not allowed please relocate them to only be on this property.

Response: Noted. This has been addressed on the sheet accordingly.

4. The landscape edger cannot be on or over the property line, please relocate this to be on this property only.

   Response: Noted. No proposed plants are on or over property lines.

5. Is the existing fence to remain? If so, what type of construction is this fence.

   Response: A new fence will be replacing the existing. Demo of fence is shown on sheet X100, New fence shown on sheet C100 to be standard wood fence, refer to detail #5 on sheet C501.

6. Please revise the proposal to meet the following requirement from Section 54.322(C)(11)(g)(i).

   Response: This has been addressed accordingly.

Additional Comments:

1. Please provide on the site plan how you plan to meet Section 54.906 Off-Street Loading Zones.

   Response: Noted. This has been addressed on Sheet C100.

2. Please provide the snow storage calculation and location of your snow storage area to verify it meets code. Please see Section 54.905(B).

   Response: Addressed. For the required 2 stalls, 32.4 SF of snow storage is required. The site provides 162 SF. This is shown on sheet C100.

3. Where will you be storing Municipal Waste and Recycling containers?

   Response: See Architectural Set, Sheet A-112

4. You will not be adding any exterior lighting to the site or exterior of the building? Per your SPR checklist you state N/A. I just want to verify this.

   Response: See Architectural Set, Sheets A-200 & A-201 for the placement of 16 Exterior Lights

We would encourage you to share any and all comments with me, but also do not hesitate to contact David Papen at Modern Mod at 417-825-1613. Modern Mod is our Design/Build contractor for the modular building we are proposing.

Please contact me with any questions.

Thank you,

Erik Moin
emoin@s3svc.com
248-840-4098

RE: 420 North 3rd St Package

Lee Koppy <LKoppy@ae-mn.com>
Fri 5/26/2023 10:54 AM
To: Erik Moin <emoin@s3svc.com>;Andrea Landers <alanders@marquettemi.gov>;David Stensaas <dstensaas@marquettemi.gov>
Cc: Mik Kilpela <mkilpela@marquettemi.gov>;david Papen <davidpapen@mac.com>

Andrea,

The intent of the design was to have the building on the right-of-way line with a zero ft setback. However, I just went into our drawings to make sure that our plans meet that intent. I found that the civil plans show the building 0.04' or ½" over the property line at the NW corner of the building. The rest of the building is all within the private property. The easiest solution would be for us to move the building a ½" to the east, or even a full inch to provide a factor of safety. It is our intent to provide a zero setback, therefore, we should not need any permit to construct our building within the right-of-way.

Thank You,

Lee Koppy PE
Senior Project Manager
Licensed in: MN, ND, WI
D: 763-412-4039 **M:** 612-723-5767

ANDERSON

13605 1st Ave N, Suite 100
Plymouth MN 55441
ae-mn.com | send me files

From: Erik Moin <emoin@s3svc.com>
Sent: Friday, May 26, 2023 9:35 AM
To: Andrea Landers <alanders@marquettemi.gov>; David Stensaas <dstensaas@marquettemi.gov>
Cc: Mik Kilpela <mkilpela@marquettemi.gov>; Lee Koppy <LKoppy@ae-mn.com>; david Papen <davidpapen@mac.com>
Subject: RE: 420 North 3rd St Package

[EXTERNAL E-MAIL]

We definitely do not intend to build in the right-of-way.

Thank you,

Erik

Erik Moin
emoin@s3svc.com
248-840-4098

S-3
SECURITY SOLUTIONS SERVICES LLC

From: Andrea Landers <alanders@marquettemi.gov>
Sent: Friday, May 26, 2023 10:27 AM
To: Erik Moin <emoin@s3svc.com>; David Stensaas <dstensaas@marquettemi.gov>
Cc: Mik Kilpela <mkilpela@marquettemi.gov>; Lee Koppy <LKoppy@ae-mn.com>; david Papen <davidpapen@mac.com>
Subject: Re: 420 North 3rd St Package

If it is not your intent to build in the right-of-way, then I need to know that so I can process it.

Thanks!
Andrea

Andrea Landers
Zoning Official
City of Marquette

alanders@marquettemi.gov
906-225-8383
www.marquettemi.gov
Link to Zoning Page: Zoning - City of Marquette (marquettemi.gov)

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: JUNE 1, 2023
SUBJECT: **Review of 08-SPR-06-23 and 02-SUP-06-23**

Parcel ID's # 0181350
420 North Third Street
Marquette, MI. 49855

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

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department

BBPP Properties LLC

41000 Woodward Avenue, Suite 350

Bloomfield Hills, MI 48304

MEMORANDUM

TO: Andrea Landers, Zoning Official

CC: Peter Tangalos, David Papen

FROM: Erik Moin, Owner's Representative

DATE: June 9, 2023

SUBJECT: **02-SUP-06-23 (08-SPR-06-23) – 420 N. Third Street (PIN: 0181350)**

Narrative Response to all Staff Comments

General Comments:

1. ZONING COMMENT: Missing all structures within 100 feet of the site's property lines. Please provide this.
    a. Applicant response: We can add existing structures to the civil drawings by creating an Overall Site Plan at a scale of 1"=20' and tracing structures from aerial photography. We cannot, however, add to the survey sheet (since we did not prepare), or to the rest of the civil drawings because they are at 10'-scale and only provide enough viewing area to show the adjacent parcels within 40' to the north, 90' to the west, 80' to the south, and 50' to the east. We are hoping this solution is acceptable to the City?
2. ZONING COMMENT: Missing the required screening method for parking lot. Please see Section 54.322(C)(9)(d). Please revise the plan to show this requirement, please also provide your narrative response on how you will meet this.
    a. Applicant response: We will modify landscape area west of the parking stalls to extend to the full length of the parking stall in north-south direction and include "other landscape element" (proper plant species) to screen the parking lot and describe how we will meet this Zoning Ordinance requirement in the narrative.
3. ZONING COMMENT: Please note on the elevation drawings the calculations on how you propose to meet the Façade standards in Section 54.322(C)(6)(a) and Figure 20. Shopfront Special requirements. Please also provide your answer in the narrative response.
    a. Applicant response: Civil plans have added screens and required by code and A001 has added narrative that requires further shops and details for

submission for building permit A001 requires that all said codes and requirements be noted as to application.

4. ZONING COMMENT: Please provide the calculation on how you propose to meet the TSC-T5 requirement of the Façade buildout at setback 75% min. Please also provide your answer in the narrative response.
    a. Applicant response: Civil plans have added screens and required by code and A001 has added narrative that requires further shops and details for submission for building permit A001 requires that all said codes and requirements be noted as to application.
5. ZONING COMMENT: Please add a note to the site plan set, your method of shielding for the proposed lights. Please also provide your answer in the narrative response.
    a. Applicant response: Please note that the details have been added accordingly to reflect spec and detail for shielded lighting. Here is a photograph of the proposed light fixtures, which demonstrates the shielding that is included with the fixture:

6. DPW Comment: I don't have any comments on this one other than to make sure plans show the water and sewer service size requirements as verified by their engineer.
    a. Applicant response: Based on the comments from the Fire Suppression design team, we are planning on installing a 6" water line to replace the current ¾" inch water line.

Sheet A001

1. ZONING COMMENT: This has the previous building details. Please add a note stating such, so it does not appear that you are requesting this for this proposal.
    a. Applicant response: Please consider accepting this language regarding Sheet A001: "THIS DRAWING REPRESENTS AN EXISTING CONDITIONS SURVEY THAT WAS PREPARED IN APRIL 2021. THIS DRAWING DOES NOT REPRESENT PROPOSED CONDITIONS. EXISTING CONDITIONS MAY HAVE CHANGED SINCE THE DATE OF THE SURVEY.

Sheet C100

1. ZONING COMMENT: You are proposing to use a paved parking space area for snow storage. This does not meet code. Per Section 54.905(B), the snow storage

area shall be landscaped. Please revise the site plan sheet to show your snow storage area within a landscaped area.

   a. Applicant response: We will move the snow storage to the rear of the building east of the existing sidewalk behind the building over the top of the concrete spillway and landscaping that is proposed in this area.

2. ZONING COMMENT: This shows a temporary loading area, however, there is no note for the required sign stating, “the permitted times of loading/unloading”. Please add this.
   a. Applicant response: A note has been added stating that the Permitted Times of Loading and Unloading are Monday through Sunday 9am to 9pm.
3. City Engineer’s Comment: The sidewalk should extend through the proposed driveway as in other adjacent areas along Third Street. The sidewalk must be 6-inches thick through driveway. The minimum ADA compliant width through the driveway should be 5’-4”. Match adjacent concrete coloring.
   a. Applicant response: We have revised the Civil Plans to reflect the City Engineer’s comment: “The sidewalk should extend through the proposed driveway as in other adjacent areas along Third Street. The sidewalk must be 6-inches thick through driveway. The minimum ADA compliant width through the driveway should be 5’-4”. Match adjacent concrete coloring.”
4. City Engineer’s Comment: The proposed driveway opening is shown as an “MDOT type M” opening. Please revise to use the City of Marquette standard detail for the opening shown in the below link. http://www.marquettemi.gov/wp-content/uploads/2022/05/DRIVE-DETAIL-C2.pdf
   a. Applicant response: We have revised the Civil Plans to reflect the City Engineer’s comment: “use the City of Marquette standard detail for the opening shown in the below link. http://www.marquettemi.gov/wp-content/uploads/2022/05/DRIVE-DETAIL-C2.pdf” .
5. City Engineer’s Comment: The City Land Development Code requires that the post-development 10yr 24 hour peak stormwater runoff from the site must not exceed pre-development conditions. Please include stormwater infrastructure and calculations to achieve this requirement.
   a. Applicant response: We have included our Stormwater Report to address the City Engineer’s comment: “Please include stormwater infrastructure and calculations to achieve this requirement”, see attached Moses Roses Storm Water Report.
6. City Engineer’s Comment: The stormwater outlet at the SE corner of the proposed parking lot may provide concentrated flows on to neighboring properties. Ensure that this is buffered sufficiently so that it does not change existing site conditions.
   a. Applicant response: We will be adding a riprap spillway to dissipate concentrated flows, reduce velocities to minimize erosion. We will also route through a planting bed, that will further reduce velocities below existing conditions. We do not anticipate making any changes to the plans to address this comment.

Sheet C400

1. ZONING COMMENT: Tree canopies are shown encroaching onto the neighboring property. This is not allowed please relocate them to only be on this property.
    a. Applicant response: We will revise the tree near the front of the lot to be within the property line. Trees along the east lot line will be more difficult (See response to Sheet C400, Comment #3 below).
2. ZONING COMMENT: The landscape edger cannot be <u>on</u> the property line, please relocate this to be on this property only.
    a. Applicant response: We will move the landscape edger along the east lot line 0.33' (4") to the west to have the entire edger within the property line.

3. ZONING COMMENT: Please revise the proposal to meet the following requirement from Section 54.322(C)(11)(g)(i):

    (i) A landscape buffer located along common property lines shall be required between Third Street Corridor District properties and the residential properties adjacent. The landscape buffer shall be a minimum of five feet wide.

    a. Minimum of three (3) trees shall be planted within the side and rear setbacks for every 500 square feet of landscape buffer.

    b. Shrubs shall be five (5) gallon container and twenty-four (24) inches height mini- mum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.

    c. Trees shall be four (4) inches caliper minimum, or in the case of evergreen trees, twelve (12) feet minimum height.

    The proposal only provides 2 trees and states only 2-in caliper. Please also provide a narrative response on how you plan to meet this.
    a. Applicant response: The only adjacent residential property is Lot 18, which is to the east of the southern 20 feet of the east property line. The current site design provides a landscape buffer 9.0' wide by 28.4' long (255.6 SF). Therefore, we are required to plant 1.53 trees. The current plans show 2 trees in the setback, which meet the Zoning Code requirements.

        We need to review the shrub species selection with the landscape architect who prepared the design to ensure that the selection meets the Zoning Code requirements listed above.

        We will revise the Landscape plan to increase the tree diameters to 4" to meet Zoning Code requirements. However, we will need to move the trees approx. 3.5' west to eliminate canopy encroachment onto adjacent property. This will require narrowing the sidewalk behind the building from 6.0' wide to 4.0' wide.

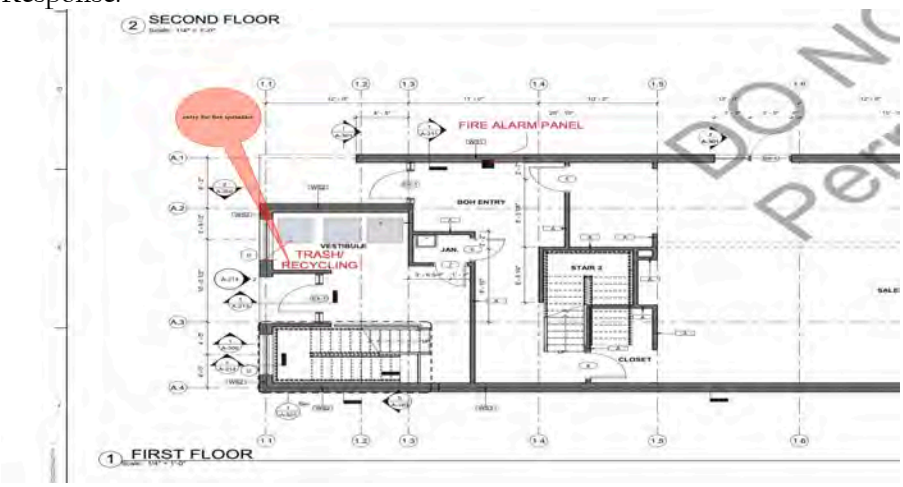
        Considering the state of the northwest corner of Lot 18, is it possible to request a variance to the canopy encroachment requirements of Section 54.323(C)(11)(g)(i)? Due to the neglected state of that space and the garbage and debris that is there, it would be our preference to erect the proposed fence, then have the proposed trees provide as much screening as possible.

Narrative for responses

TO: Erik Moin,
FROM: David Papen
DATE: June 13, 2023
SUBJECT: 02-SUP-06-23 (08-SPR-06-23) – 420 N. Third Street (PIN: 0181350)

Comments and Response

- Title page AOO1 states VFPA 13R (2016) code will be used for the installation of the sprinkler system. Can this be changed to NFPA 13R?
  Response: Yes
- Where is the proposed location for the installation of the (FDC) Fire Department Connection?
  Response:



- Where will the fire alarm control panel be installed?
  Response: See A112
- Will the building be equipped with an exterior Knox Box?
  Response: YES
- The second-floor floor plan indicates a processing room. What types of processing will be done in this room?
  Response: Wrap and Package Marijuana Products for Sales & Distribution

ENGINEERING SITE PLAN REVIEW
CITY OF MARQUETTE
300 W. Baraga
Marquette, MI 49855

Date: June 13, 2023

Location: 420 N. Third Street

Submittal Documents:
Plan Title: Moses Roses Marquette
Submitted by: Erik Moin
Plans Stamped: 6/9/2023

The following are the plan review comments from the Engineering Department based on the responses submitted on 6/13/23 to the City.

- Sheet C100
  - The City Land Development Code requires that the post-development 10yr 24 hour peak stormwater runoff from the site must not exceed pre-development conditions. Please include stormwater infrastructure and calculations to achieve this requirement.
  - **The stormwater "existing conditions" calculations provided indicate that the site functions as a gravel parking lot and a runoff curb number of 96 is used. This does not appear to be an accurate representation of the conditions. As shown in the survey drawing, a portion of the site to the west and between the former structures was grass. Please update the stormwater calculations and add on-site stormwater storage as needed based on these calculations.**

  - The stormwater outlet at the SE corner of the proposed parking lot may provide concentrated flows on to neighboring properties. Ensure that this is buffered sufficiently so that it does not change existing site conditions.
  - **The overflow shown is buffered with plantings and rip-rap which certainly does help. However, almost the entire proposed curbed parking lot is shown to be draining to the SE corner of the lot and then off-site. Without stormwater storage, this will increase concentrated flows onto neighboring properties. In the past the back gravel parking lot sheet flowed to the east along the entire length of the property line. We recommend a combination of ponds/ rain gardens, possible underground retention and tapping into the City's storm sewer system to manage storm water runoff.**
- Sheet C200
  - The proposed service in the City Right of Way is shown as 6" PVC. This material must be Cl52 Ductile Iron per the City standard specifications.

Respectfully Submitted,
Engineering Department

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

MEMORANDUM

TO: Erik Moin
FROM: Andrea Landers, Zoning Official
DATE: June 14, 2023
SUBJECT: 02-SUP-06-23 (08-SPR-06-23) – 420 N. Third Street (PIN: 0181350)

General Comments

1. ZONING COMMENT: Missing all structures within 100 feet of the site's property lines. Please provide this.
    a. Applicant response: We can add existing structures to the civil drawings by creating an Overall Site Plan at a scale of 1"=20' and tracing structures from aerial photography. We cannot, however, add to the survey sheet (since we did not prepare), or to the rest of the civil drawings because they are at 10'-scale and only provide enough viewing area to show the adjacent parcels within 40' to the north, 90' to the west, 80' to the south, and 50' to the east. We are hoping this solution is acceptable to the City?
        i. **ZONING ADDITIONAL COMMENT: Yes, by adding to one of the sheets this meets the required information that is supposed to be located in the site plan set.**

2. ZONING COMMENT: Missing the required screening method for parking lot. Please see Section 54.322(C)(9)(d). Please revise the plan to show this requirement, please also provide your narrative response on how you will meet this.
    a. Applicant response: We will modify landscape area west of the parking stalls to extend to the full length of the parking stall in north-south direction and include "other landscape element" (proper plant species) to screen the parking lot and describe how we will meet this Zoning Ordinance requirement in the narrative.
        i. **ZONING ADDITIONAL COMMENT: This section of code requires more than plants for screening – a masonry wall no less than 4-ft in height or a metal fence with an evergreen hedge or other landscape element to screen the view of parking. This section must be met and shown on the revised site plan**.

3. ZONING COMMENT: Please note on the elevation drawings the calculations on how you propose to meet the Façade standards in Section 54.322(C)(6)(a) and Figure 20. Shopfront Special requirements. Please also provide your answer in the narrative response.

a. Applicant response: Civil plans have added screens and required by code and A001 has added narrative that requires further shops and details for submission for building permit A001 requires that all said codes and requirements be noted as to application.
    i. **ZONING ADDITIONAL COMMENT: A revised site plan submitted to the City must be provided that shows how you meet these requirements. The building permit is with the County of Marquette review.**

4. ZONING COMMENT: Please provide the calculation on how you propose to meet the TSC-T5 requirement of the Façade buildout at setback 75% min. Please also provide your answer in the narrative response.
    a. Applicant response: Civil plans have added screens and required by code and A001 has added narrative that requires further shops and details for submission for building permit A001 requires that all said codes and requirements be noted as to application.
        i. **ZONING ADDITIONAL COMMENT: A revised site plan submitted to the City must be provided that shows how you meet these requirements. The building permit is with the County of Marquette review.**

<u>Sheet C100</u>

1. ZONING COMMENT: This shows a temporary loading area, however, there is no note for the required sign stating, "the permitted times of loading/unloading". Please add this.
    a. Applicant response: A note has been added stating that the Permitted Times of Loading and Unloading are Monday through Sunday 9am to 9pm.
        i. **ZONING ADDITIONAL COMMENT: A sign is required, and the note must state that and a location provided on the revised site plan.**

<u>Sheet C400</u>

1. ZONING COMMENT: Tree canopies are shown encroaching onto the neighboring property. This is not allowed please relocate them to only be on this property.
    a. Applicant response: We will revise the tree near the front of the lot to be within the property line. Trees along the east lot line will be more difficult (See response to Sheet C400, Comment #3 below).
        i. **ZONING ADDITIONAL COMMENT: We cannot approve any encroachment onto another property. This must be fixed on the revised site plan.**

2. ZONING COMMENT: Please revise the proposal to meet the following requirement from Section 54.322(C)(11)(g)(i):

(i) A landscape buffer located along common property lines shall be required between Third Street Corridor District properties and the residential properties adjacent. The landscape buffer shall be a minimum of five feet wide.

a. Minimum of three (3) trees shall be planted within the side and rear setbacks for every 500 square feet of landscape buffer.

b. Shrubs shall be five (5) gallon container and twenty-four (24) inches height mini- mum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.

c. Trees shall be four (4) inches caliper minimum, or in the case of evergreen trees, twelve (12) feet minimum height.

The proposal only provides 2 trees and states only 2-in caliper. Please also provide a narrative response on how you plan to meet this.

a. Applicant response: The only adjacent residential property is Lot 18, which is to the east of the southern 20 feet of the east property line. The current site design provides a landscape buffer 9.0' wide by 28.4' long (255.6 SF). Therefore, we are required to plant 1.53 trees. The current plans show 2 trees in the setback, which meet the Zoning Code requirements.

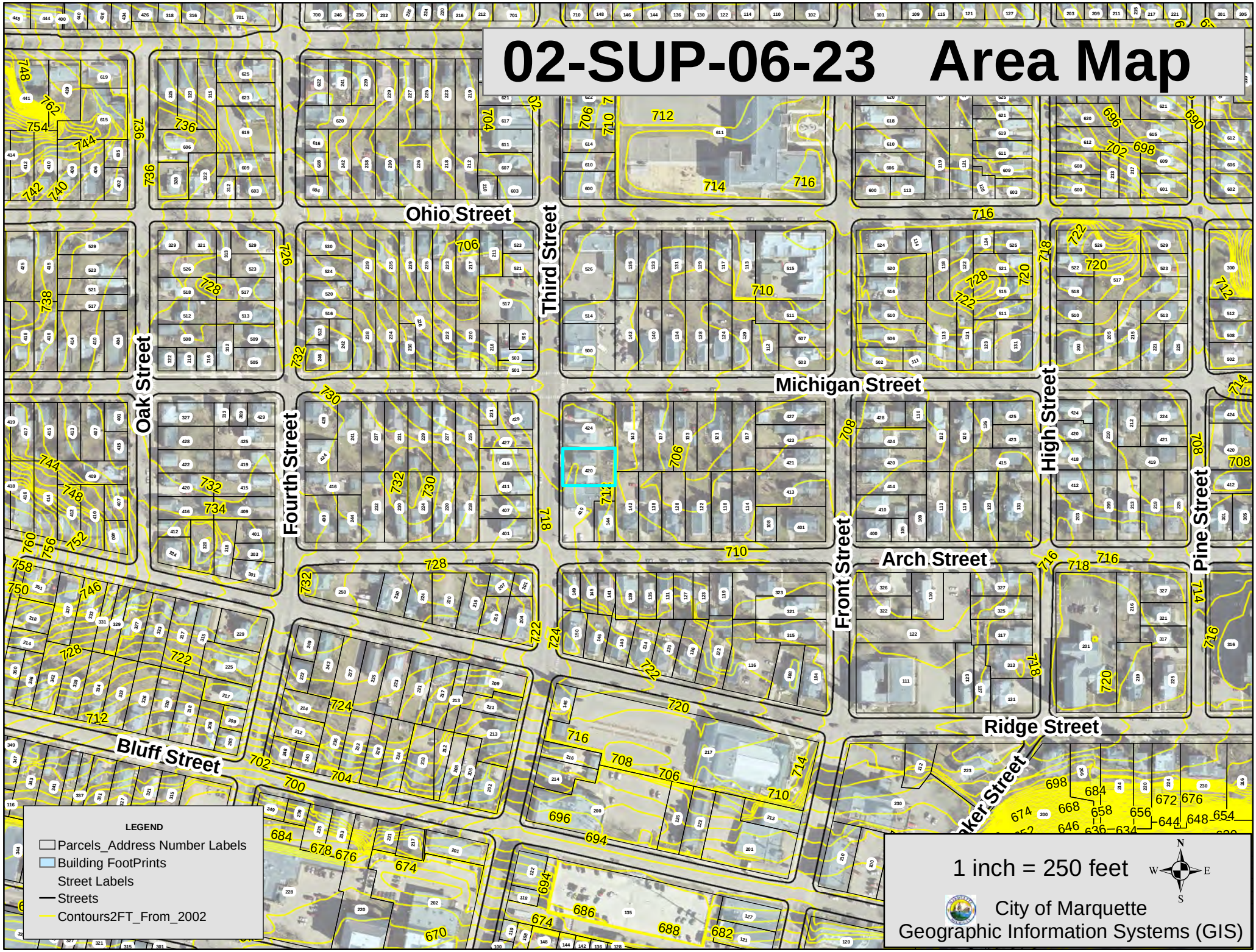
   We need to review the shrub species selection with the landscape architect who prepared the design to ensure that the selection meets the Zoning Code requirements listed above.

   We will revise the Landscape plan to increase the tree diameters to 4" to meet Zoning Code requirements. However, we will need to move the trees approx. 3.5' west to eliminate canopy encroachment onto adjacent property. This will require narrowing the sidewalk behind the building from 6.0' wide to 4.0' wide.

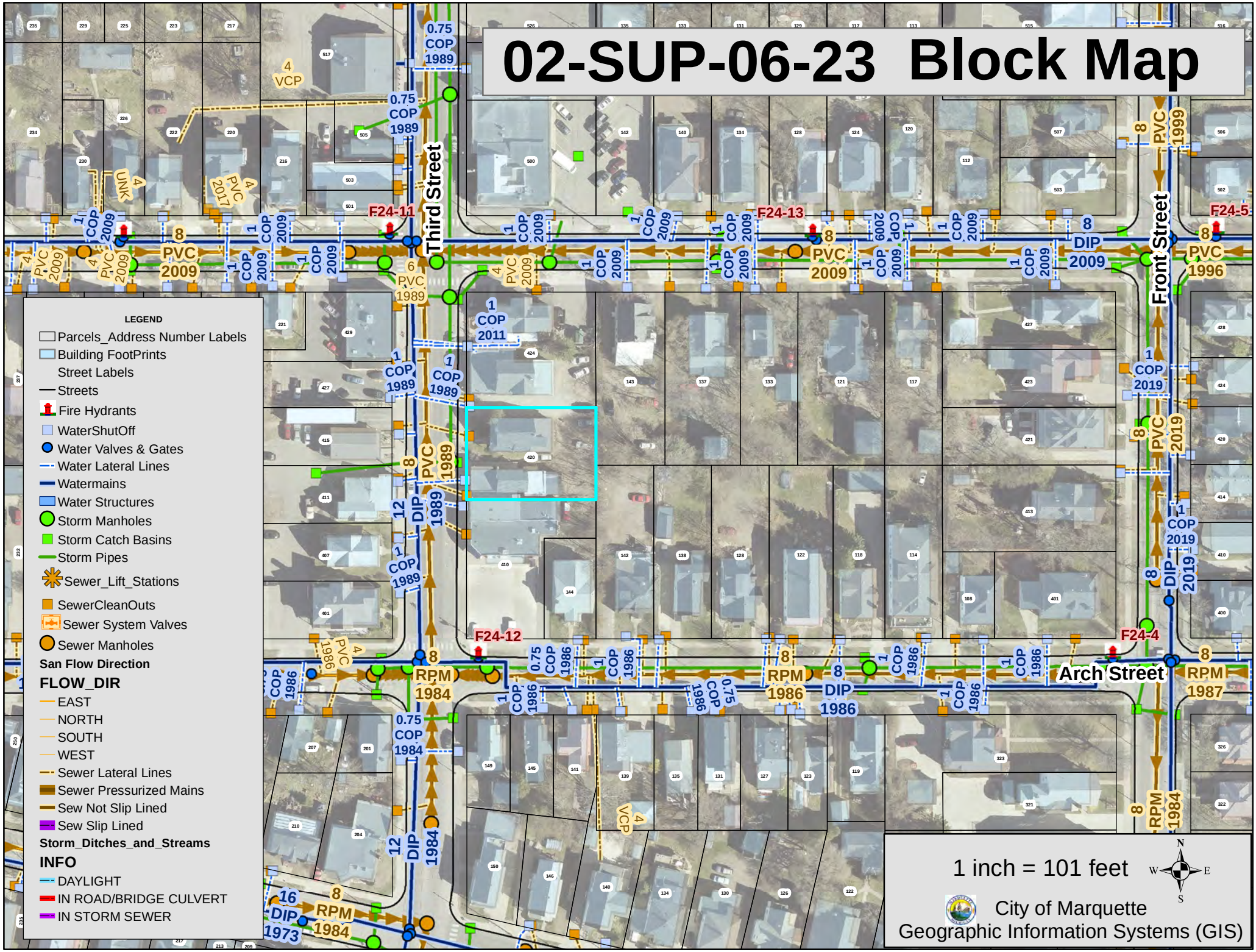
   Considering the state of the northwest corner of Lot 18, is it possible to request a variance to the canopy encroachment requirements of Section 54.323(C)(11)(g)(i)? Due to the neglected state of that space and the garbage and debris that is there, it would be our preference to erect the proposed fence, then have the proposed trees provide as much screening as possible.

   i. **ZONING ADDITIONAL COMMENT: We cannot approve any encroachment onto another property. However, the Zoning Administrator will provide a Waiver for the 3 required trees and only require 2 trees. Please revise your tree type that would not have a canopy that encroaches on another property or relocate them, and show this on a revised site plan.**

02-SUP-06-23 Area Map



02-SUP-06-23 Block Map



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06/06/2023 13:22

MOSES ROSES MARQUETTE

420 N. 3RD STREET MARQUETTE, MICHIGAN 49855

Fire Suppression System Note:

ENTIRE BUILDING AREA TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. PRIOR TO THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT. A MINIMUM OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED BY THE BUILDING DEPARTMENT, AND ALL OTHERS WILL BE RETURNED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13R AND ALL LOCAL ORDINANCES.

MBC Section 107.3.4.1 Deferred Submittals

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND / OR DETROIT CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DEFERRED SUBMITTALS FOR THIS PROJECT ARE, BUT NOT LIMITED TO:

- CONCRETE FOUNDATIONS
- FIRE SPRINKLER SYSTEM (NFPA13R)
- ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL FRAMING
- OPEN-WEB WOOD FLOOR AND ROOF TRUSSES

General Notes

1) THESE CONSTRUCTION DOCUMENTS INDICATE DESIGN INTENT ONLY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE THE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS AND COMPONENTS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS.

2) THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR DEFICIENCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION. SHOULD ANY CONDITION ARISE WHICH WOULD NOT NORMALLY BE ANTICIPATED, OR SHOULD ANY CONDITION ARISE WHICH DOES NOT MATCH THE CONSTRUCTION DOCUMENTS, NOTIFY THE ARCHITECT FOR DIRECTION.

3) THE INFORMATION CONTAINED AND NOTED WITHIN THESE DOCUMENTS REPRESENTS NEW CONSTRUCTION (N) UNLESS OTHERWISE IDENTIFIED AS EXISTING CONSTRUCTION (E).

4) THE GENERAL CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SCHEDULING OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT; SAFETY REQUIREMENTS FOR CONSTRUCTION; OBTAINING AND COMPLIANCE WITH ALL PERMITS.

5) THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THEIR CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS OR DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND GENERALLY ACCEPTED INDUSTRY-WIDE STANDARDS AND PRACTICES. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED OR AUTHORIZED, MAY BE CONSIDERED DEFECTIVE. IF REQUIRED, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND TYPE OF QUALITY OF MATERIALS AND EQUIPMENT. THE OWNER HAS THE AUTHORITY TO REJECT THE WORK, AND THE OWNER MAY REQUIRE THAT THE UNSATISFACTORY OR NON-COMPLIANT WORK BE REMOVED AND REPLACED WITH THAT WHICH IS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

6) ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE, AS A MINIMUM STANDARD, WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES OF ALL AUTHORITIES OF THIS JURISDICTION. CONTRACTORS SHALL GIVE ALL NOTICES, SECURE ALL PERMITS, AND COMPLY WITH ALL LAWS, RULES, ORDINANCES, AND REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK.

7) THIS IS A CUSTOM DESIGN FOR THIS SPECIFIC PROJECT. THESE CONSTRUCTION DOCUMENTS MAY NOT BE USED ON ANY OTHER SITE WITHOUT THE ARCHITECT'S PRIOR, WRITTEN APPROVAL. ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS, WITHOUT THE PRIOR WRITTEN CONSENT, SHALL CONSTITUTE ACCEPTANCE AND RESPONSIBILITY BY THE CONTRACTOR OF THAT CHANGE.

8) SHOULD QUESTIONS ARISE REGARDING THE CONSTRUCTION DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO THE SUBMITTAL OF PROPOSALS AND PROCEEDING WITH THE WORK.

9) THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONSTRUCTION, FIXTURES AND FINISHES THAT ARE NOT INDICATED ON THE CONSTRUCTION DOCUMENTS AS DEMOLITION ITEMS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE OCCURRING TO THE EXISTING ITEMS OR FINISHES TO REMAIN, AT NO ADDITIONAL COST TO THE OWNER.

10) THE CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL INFORMATION CONTAINED N THE CONSTRUCTION DOCUMENTS, COORDINATE THIS INFORMATION WITH ALL THE REQUIREMENTS OF THEIR TRADES AND AGREEMENT WITH THE OWNER, AND FIELD VERIFY ALL EXISTING CONDITIONS AFFECTED BY THEIR WORK.

11) DO NOT SCALE THE DRAWINGS. THE DIMENSIONS GOVERN.

12) LARGE SCALE VIEWS GOVERN SMALLER SCALE DRAWINGS.

13) WRITTEN AND NOTED INFORMATION GOVERN DRAWINGS.

14) ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.

15) ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS NOTED THROUGHOUT THE ARCHITECTURAL PLANS ARE IDENTIFIED FOR COORDINATION PURPOSES AND THE CONVENIENCE OF THE GENERAL CONTRACTOR.

16) THE GENERAL CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" SHALL REQUIRE COORDINATION WITH THE OWNER FOR CONSTRUCTION REQUIREMENTS.

17) THE DRAWINGS INCLUDE FINISH INFORMATION FOR THE GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION. FINISH SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT FOR FINAL APPROVAL PRIOR TO ORDERING MATERIALS AND INSTALLATION.

18) ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING CONSTRUCTION CONDITIONS WHEREVER POSSIBLE. NOTIFY THE ARCHITECT AND OWNER AT ALL CONDITIONS WHERE THIS CRITERIA CANNOT BE MET.

19) THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ALL CONDITIONS THAT VARY FROM THE DESIGN INTENT IDENTIFIED WITH THESE DOCUMENTS.

20) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURE'S RECOMMENDATIONS FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.

21) THE GENERAL CONTRACTOR SHALL REVIEW WITH THE ARCHITECT ALL CHANGES IN SYSTEMS SELECTIONS PRIOR TO CONSTRUCTION.

22) THE GENERAL CONTRACTOR SHALL REVIEW WITH THE ARCHITECT ALL FIELD CONDITIONS WHERE NEW SYSTEMS INTERFACE WITH EXISTING CONSTRUCTION AND DETERMINE WITH THE ARCHITECT THE DETAIL REQUIREMENTS FOR THE CONSTRUCTION.

23) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR, AND SHALL COORDINATE, ALL PLUMBING AND MECHANICAL TRADES TO ENSURE THAT THEY EXECUTE AND INSPECT ALL WORK IN ACCORDANCE WITH ALL UNDERWRITERS, STATE AND LOCAL CODES, RULES, AND REGULATIONS APPLICABLE TO THE TRADE AFFECTED AS A MINIMUM STANDARD. IF THE PLANS CALL FOR REQUIREMENTS THAT EXCEED THESE RULES THE GREATER REQUIREMENT SHALL BE FOLLOWED. FOLLOW THE REQUIREMENTS OF NFPA, SMACNA, EPA, OSHA, AND ASHRAE.

24) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING FIXTURES AND EQUIPMENT THAT COMPLY WITH THE DESIGN INTENT INDICATED WITHIN THE ARCHITECTURAL DOCUMENTS.

25) THE GENERAL CONTRACTOR SHALL COORDINATE THE CONNECTION OF PLUMBING AND MECHANICAL SYSTEMS INDICATED WITHIN THE ARCHITECTURAL DOCUMENTS.

26) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR, AND SHALL COORDINATE, ALL ELECTRICAL TRADES TO ENSURE THAT THEY EXECUTE AND INSPECT ALL WORK IN ACCORDANCE WITH ALL UNDERWRITERS, LOCAL AND STATE CODES, RULES, AND REGULATIONS APPLICABLE TO THE TRADE AFFECTED AS A MINIMUM STANDARD. IF THE PLANS CALL FOR REQUIREMENTS THAT EXCEED THESE RULES AND REGULATIONS, THE GREATER REQUIREMENT SHALL BE FOLLOWED. FOLLOW RECOMMENDATIONS AND TESTING PROCEDURES OF I.B.C., NFPA, IEEE, NEMA, CBM, ANSI, NECA, ICEA, AND NETA.

27) CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S / ARCHITECT'S ATTENTION PRIOR TO BEGINNING WORK. CHANGE ORDER EXTRAS FOR WORK DONE, WHICH IS EITHER NOT SHOWN ON THE DRAWINGS, OR AS DESCRIBED IN THE SPECIFICATIONS, OR AT VARIANCE BECAUSE OF FIELD CONDITIONS, MUST RECEIVE PRIOR APPROVAL.

28) CONTRACTOR SHALL NOT SCALE DRAWINGS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

29) CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED OF THE DRAWINGS OR SPECIFICATIONS.

30) ALL REQUIRED SHOP DRAWINGS SHALL BE SUBMITTED IN FOUR (4) COPIES TO THE ARCHITECT AND ONE (1) COPY SENT DIRECTLY TO THE OWNER.

31) ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS.

32) ALL SURFACES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED, PATCHED OR REFINISHED TO MATCH THEIR ADJACENT MATERIALS, AND/OR REPLACED EQUAL TO ORIGINAL STATE PRIOR TO COMMENCEMENT OF WORK , UNLESS OTHERWISE INDICATED ON DRAWINGS.

33) JOB SITE AREAS SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER AT THE END OF EACH DAY'S WORK.

34) WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OWNER.

35) ALL WORK SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE CODES.

36) NO CONTRACTOR OR SUB-CONTRACTOR ADVERTISING SHALL BE INSTALLED ON THE SITE EXCEPT AS APPROVED BY OWNER.

37) ALL WOOD REQUIRED TO BE FIRE PROTECTED, SHALL BE FIRE-RETARDANT TREATED IN ACCORDANCE WITH AWPA C-20 AND AWPA C-27.

38) CONTRACTOR SHALL PAY FOR ALL FEES REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR THE INSTALLATION OF THE WORK INDICATED. BUILDING PERMIT AND SITE PLAN APPROVALS ARE BY OWNER. GC RESPONSIBLE TO OBTAIN PERMITS AND AUTHORIZATIONS FROM THE STATE AND LOCAL JURISDICTIONS FOR DELIVERIES, REFUSE STORAGE / REMOVAL, TEMPORARY SERVICE DISCONNECT.

39) WHERE THE WORDS "PATCH", "MATCH", "REPLACE", "RELOCATE" AND THE LIKE ARE USED, SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT COLORS, TEXTURES AND FINISHES OF DISTURBED AREAS SHALL MATCH IN ALL RESPECTS. REPLACE DEFINED AS REMOVE EXISTING AND INSTALL NEW INCLUDING ALL APPROPRIATE WITH MATCHING OF COMPATIBLE EQUIPMENT OR MATERIAL AS SHOWN, SPECIFIED OR REQUIRED FOR COMPLETE INSTALLATION. RELOCATE IS DEFINED AS TEMPORARILY REMOVE AND STORE IN THE FIELD AND REINSTALL WITH MATCHING OF COMPATIBLE EQUIPMENT OR MATERIAL AS SHOWN, SPECIFIED OR REQUIRED OF COMPLETE INSTALLATION.

40) ALL FINISH WORK IS TO BE EXECUTED TO BUILDING STANDARD QUALITY, OR GREATER.

41) THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.

42) THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS, WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

43) WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING;
THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.

A) MICHIGAN BUILDING CODE 2015
B) ALL APPLICABLE CITY OF DETROIT CODES ORDINANCES AND REGULATIONS.
C) IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS.

44) IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

45) THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK, AND WILL NOT BE RESPONSIBLE OF THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.

46) DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

47) IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE, BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

48) PROTECT ALL SURFACES DURING CONSTRUCTION.

DO NOT BUILD
Permit Set Only

MARQUETTE, MI 49855

LOCAL AGENCY:

CITY OF MARQUETTE PLANNING & ZONING
ANDREA LANDERS, ZONING OFFICIAL
1100 WRIGHT STREET
MARQUETTE, MI 49855

REFERENCE CODES:

2018 MICHIGAN BUILDING CODE

2018 MICHIGAN PLUMBING CODE

2018 MICHIGAN MECHANICAL CODE

2021 NATIONAL ELECRTICAL CODE WITH PART 8
MICHIGAN AMENDMENTS

ACCESSIBILITY ICC/ANSI A117.1 - 2009

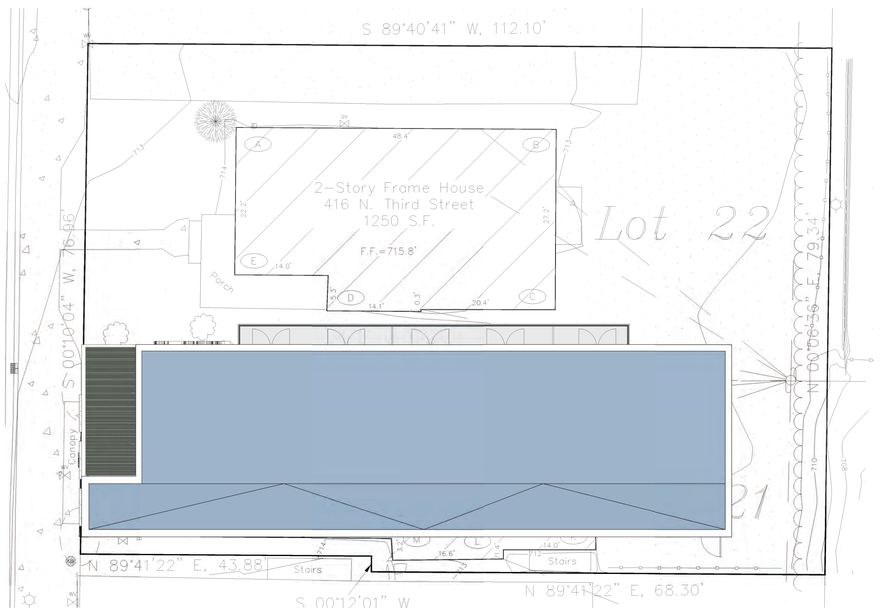
CHAPTER 13 OF 2015 MICHIGAN BUILDING CODE &
CHAPTER 4 OF 2015 MICHIGAN ENERGY CODE &
MICHIGAN ENERGY CODE, PART 10a
RULES (ANSI/AHSHRAE 90.1 - 2013)

2015 INTERNATIONAL FIRE CODE

FIRE ALARM - NFPA 72 (2016)

FIRE SUPPRESSION - VFPA 13R (2016)

2015 INTERNATIONAL FUEL GAS CODE



P.E. Robbins
Victoria, IL 61455
PE.92331
5/22/2022

STATE OF MICHIGAN
PHILLIP E. ROBBINS
ENGINEER
NO. 48046
PROFESSIONAL ENGINEER

Issued/Revision	By	Appd	YYYY/MM/DD

MODERN MOD

MOSES ROSES MARQUETTE

Client

Permit-Seal
Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

Date
APRIL 14, 2022

Scale
As indicated

Drawing No.
A001
TITLE

Local Agency:

CITY OF MARQUETTE PLANNING & ZONING
ANDREA LANDERS, ZONING OFFICIAL
1100 WRIGHT STREET
MARQUETTE, MI 49855

Reference Codes:

2018 MICHIGAN BUILDING CODE

2018 MICHIGAN PLUMBING CODE

2018 MICHIGAN MECHANICAL CODE

2021 NATIONAL ELECRTICAL CODE WITH
PART 8
MICHIGAN AMENDMENTS

ACCESSIBILITY ICC/ANSI A117.1 - 2009

CHAPTER 13 OF 2015 MICHIGAN BUILDING
CODE &
CHAPTER 4 OF 2015 MICHIGAN ENERGY
CODE &
MICHIGAN ENERGY CODE, PART 10a
RULES (ANSI/AHSHRAE 90.1 - 2013)

2015 INTERNATIONAL FIRE CODE

FIRE ALARM - NFPA 72 (2016)

FIRE SUPPRESSION - VFPA 13R (2016)

2015 INTERNATIONAL FUEL GAS CODE

CODE SUMMARY: The building is a three (3) story, Residential Apartment, Type VA building containing approximately 8,514 sq. ft. total area. The Occupancy shall be "R-2". The building shall be Sprinkled & constructed in full compliance with the current building & accessibility requirements.

Fire-Resistance Partitions Rating:
MBC Chapters 4 & 7,
Sections 420.2, 708.1, 708.3

(1) Hour rating between residential dwelling units.
IBC R-2

Fire-Resistance Horizontal Assemblies Rating:
MBC Chapters 4 & 7,
Sections 420.2, 7011.1, 7011.3

(1) Hour rati
36.5 Feet above grade plane
34.5 Feet
sidential dwelling units.
no restriction

Shaft Enclosures:
MBC Chapter 7,
Section 713.4

(1) Hour rating (less than four stories)
Shafts shall be continuous per Section 713.5
Shafts will te
8,514 sq ft
om and top of building.

Penetrations:
MBC Chapter 7,
Section 714

Penetrations shall be installed as tested in an approved fire-resistance-rated assembly.

Interior Wall and Ceiling Finish Requirements by Occupancy:
MBC Chapter 8, Table 803.9

	Finish Requirements	Flame Spread & Smoke Development Index
Vertical Exits and Exit Passageways	Class C	FS: 76-200 & SDI: 0-450
Exit Access Corridors and other Exit Ways	Class C	FS: 76-200 & SDI: 0-450
Rooms and Enclosed Spaces	Class C	FS: 76-200 & SDI: 0-450

Interior Wall & Ceiling Finishes:
Cut sheets/documentation indicating the Flame Spread and the Smoke Developed Indexes for interior walls and ceilings shall be provided to the City's Field Building Inspector.

Sprinkler System:
MBC Chapter 9,
Sections 903.2.8, 903.3.1.2,
903.3.1.2.1 and 903.3.1.2.2

Building to be equipped with NFPA 13 R Automatic Sprinkler System. Balconies, Decks and Open-Ended Corridors shall be protected.

Portable Fire Extinguishers:
MBC Chapter 9,
Section 906.1

Each Dwelling Unit to be provided with a portable fire extinguisher having a minimum rating of 1-A:10-B-C.

Manual Fire Alarm System:
MBC Chapter 9,
Section 97.2.9.1

A manual fire alarm system is **not required** per Exception 3. There are no interior corridors, building is protected by an approved automatic fire system and egress doors open directly to an exterior exit access.

Maximum Floor Area Allowances
Per Occupant:
MBC Chapter 10, Section 1004
and Table 1004.1.2

Occupant Load for @ Level 1: 5,794/200 = 18

Occupant Load for @ Level 2: 5,975/200 = 18

Occupant Load for @ Level 3: 5,975/200 = 16

TOTAL Building Occupant Load: 52

Means of Egress Sizing
MBC Chapter 10, Section 1005

Stairways:
MBC Chapter 10, Section 1005.3.1

0.3" per occupant
0.3" x 30 occupants per stairway from Level 2 = 9"
0.3" x 15 occupants per stairway from Level 3 = 4.5"
44" Provided (See below)

Other Egress Components:
MBC Chapter 10, Section 1005.3.2

0.2" per occupant
0.2" x 30 occupants at Level 2 = 9"
0.2" x 15 occupants at Level 3 = 4.5"
44" provided

Egress Based upon Occupant Load:
MBC Chapter 10, Section 1006.3.1
and Table 1006.3.1

Minimum Number of Exits - 2

Two Exits or Exit Acees Doorways:
MBC Chapter 10, Section 1007.1.1
Exception 2

Maximum overall diagonal dimension: 156'
Separation distance at Level 3: 92' > 1/3 of 156' ok
Separation distance at Level 2: 59' > 1/3 of 156' ok

Size of Doors:
MBC Chapter 10, Section 1010.1.1

32 inches-clear opening minimum except as required within dwelling unit

Stairs:

Minimum Stair Width Allowed:
MBC Chapter 10, Sections 1011.2 & 1005.1

36" (44 inches provided)
Each stair occupant load less than 50

Riser Height & Tread Depth:
MBC Chapter 10, Section 1011.5.2

7-inch riser height (maximum), and 4-inch riser height (minimum)
11-inch tread depth (minimum)

Stairway Landing:
MBC Chapter 10, Section 1011.6

The width of the landing shall not be less than the stairways they serve, such dimension need not exceed 48". 38" width landing required based on width of stair. Provided: 93"

Handrails:
MBC Chapter 10, Section 1011.11

Required on each side. Shall comply with MBC Section 1014.

Handrail Height:
MBC Chapter 10, Section 1014.2

Measured above stair tread nosings, not less than 34 inches and not more than 38 inches.

Handrail Graspability, Type 1:
MBC Chapter 10, Section 1014.3.1

Type I handrails with a circular cross section shall have an outside dimension of at least 1 ¼ inches and not greater than 2 inches.

Handrail Continuity
MBC Chapter 10, Section 1014.4

Handrail gripping surfaces shall be continuous.

Handrail Extensions:
MBC Chapter 10, Section 1014.6

Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous they should extend 12" horizontally beyond the top riser and slope for the depth of one tread beyond the bottom riser.

Handrail Clearance:
MBC Chapter 10, Section 1014.7

Clear space between a handrail and a wall or other surface shall be a minimum of 1-½ inches.

Guards, Where Required:
MBC Chapter 10, Sections 1015.1 &
1015.2

Located on open walking surface tat are located more than 30" AFF.

Guard Height:
MBC Chapter 10, Section 1015.3

Not less than 42" Wide

Opening Limitations:
MBC Chapter 10, Section 1015.4

Required guards shall not have openings that allow passage of a sphere 4" in diameter from the walking surface to the required guard height.

Window Opening:
MBC Chapter 10, Sections 1015.8

Windows where the sill is located less than 36" above finish floor and 72" above finished grade shall be provided with window openings that will not a 4" diameter sphere to pass through the opening.

Exit Access Travel Distance:
MBC Chapter 10, Table 1017.2 &
1017.2.1

250 feet with approved sprinkler system

Minimum Corridor Width:
MBC Chapter 10, Table 1020.2

44" Wide

Dead Ends:
MBC Chapter 10, Section 1020.4

Less than 20 feet as allowed by code.

Egress Balconies:
MBC Chapter 10, Section 1021

Exterior Egress Balcony shall conform to Section 1021.
Separation per corridors section not required.

Exterior Exit Stairways:
MBC Chapter 10, Section 1027

Exterior Exit Stairways shall conform to Section 1027.

Emergency Escape and Rescue
MBC Chapter 10, Section 1030.1

Exempt per Exception 1.

Type A Units:
MBC Chapter 10, Section 1107.6.2.2..1

For buildings containing more than 20 units at leas 2% shall be Type A units. 30 units X 0.02 = .06 or 1 unit required.

Type B Units:
MBC Chapter 10, Section 1107.6.2.2..1

All Level 1 units (except required Type A unit) shall be Type B units. Levels 2 & 3 exempt per Section 1107.7.1

Natural Light:
MBC Chapter 12, Section 1205.2

The minimum net glazed area shall not be less than 8% of the floor area of the room served.

Air-Bourne Sound:
MBC Chapter 12, Section 1207.2

Walls, partitions and floor/ceiling assemblies separating dwelling units from each or or from public or services areas shall have a sound transmission class (STC) of not less than 50 for air-borne noise.

Safety Glazing:
MBC Chapter 24, Section 2406.4

Required only in hazardous locations as required per Section.
All Window bottom edges greater than 18" above the floor.

Height & Area Modifications - Section 506

Section 506.2.1
Average width of open perimeter

	Perimeter width 20' to 30' max	Perimeter length	
North	40'	40'	1,600
South	40'	40'	1,600
East	151'	151'	22,801
West	151'	151'	22,801

Total perimeter= 382'
Total avg.: 127.7539
Perimeter not open= 0'

Open perimeter with at least 20' wide =	382'	
Total length of perimeter=	382'	
Width of open perimeter 20' min	127.75393	
Divided by 30	0.75	3.19% frontage percentage increase

Section 506.3 200% for multstory & 300% for single story (use 0 for no)
Is the building sprinkled ? 200% 14,000 SF Sprinkler increase

Section 506
Tabular area per 503 7,000 SF (Type VB Construction)
Area increase due to frontage 319.38
Area increase due to surpression 14,000 SF

14,000 SF + 22,357 SF + 7,000 SF = 43,357 SF

BUILDING AREA INFORMATION
AREA CALCULATIONS ARE FOR OWNER USE ONLY

FIRST FLOOR
2,840 SQ. FT.

SECOND FLOOR
2,840 SQ. FT.

THIRD FLOOR

SUIT 301	778
BALCONY 301	183
SUITE 302	539
SUITE 303	527
HALL	676

DO NOT BUILD
Permit Set Only

P.E. Robbins
Victoria, IL 61455
PE#23311
5/22/2022
STATE OF MICHIGAN
PHILLIP E. ROBBINS
ENGINEER
NO. 43045
PROFESSIONAL ENGINEER

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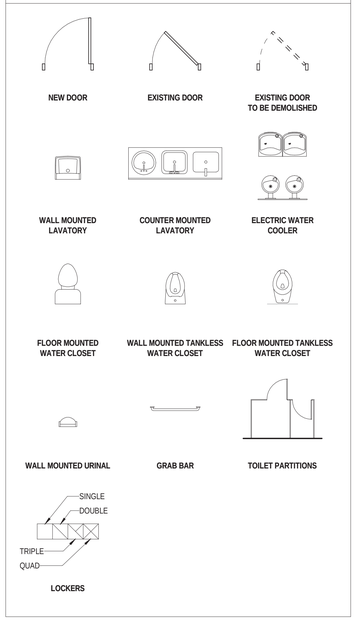
Drawing No.
A002
TITLE

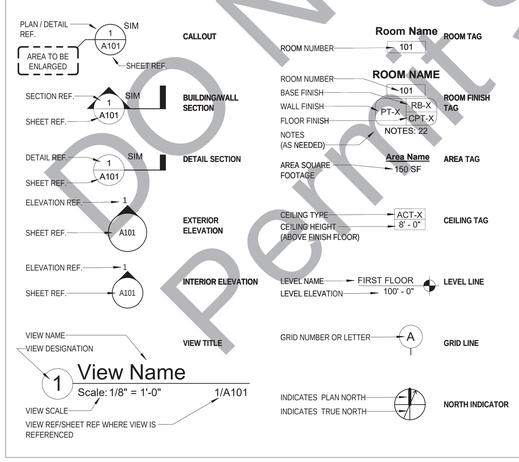
STANDARD ABBREVIATIONS

AB	- ANCHOR BOLT
ACST	- ACOUSTIC(AL)
ADDL	- ADDITIONAL
ADDN	- ADDITION
ADH	- ADHESIVE
ADJ	- ADJACENT, ADJOINING, ADJUSTABLE
AED	- AUTOMATED EXTERNAL DEFIBRILLATOR
AFF	- ABOVE FINISH FLOOR
ALT	- ALTERNATE
ALUM	- ALUMINUM
ANCH	- ANCHOR
ANOD	- ANODIZE(D)
AP	- ACCESS PANEL
APC	- ACOUSTICAL PANEL CEILING
APPROX	- APPROXIMATE
ASPH	- ASPHALT
AUTO	- AUTOMATIC
AVE	- AVERAGE
AWT	- ACOUSTICAL WALL TREATMENT
BAL SHT	- BALANCE SHEET
BC	- BRICK COLOR
BCS	- BABY CHANGING STATION
BD	- BOARD
BG	- BUMPER GUARD
BITUM	- BITUMINOUS
BLDG	- BUILDING
BLKG	- BLOCKING (WOOD)
BOT	- BOTTOM
BRDG	- BRIDGING
BRG	- BEARING
BRK PV	- BRICK PAVERS
BRKT	- BRACKET
BSMT	- BASEMENT
BTWN	- BETWEEN
BUR	- BUILT UP ROOFING
CAB	- CABINET
CB	- CHALKBOARD
CC	- CUBICLE CURTAIN
CCT	- CUBICLE CURTAIN TRACK
CFMF	- COLD-FORMED METAL FRAMING
CG	- CORNER GUARD
CH	- COAT HOOK
CIP CONC	- CAST-IN-PLACE CONCRETE
CJ	- CONTROL JOING, CONSTRUCTION JOINT
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CNTR	- COUNTER
CO	- CLEAN OUT, CASED OPENING
COL	- COLUMN
COMB	- COMBINATION, COMBINED
COMP	- COMPRESSIBLE
COMPT- COMPARTMENT	
CONC	- CONCRETE
CONC CTG	- CONCRETE COATING
COND	- CONDITION
CONT	- CONTINUOUS
CONTR- CONTRACTOR	
CORR	- CORRIDOR
CPRS	- COMPRESSIBLE
CPT	- CARPET
CR	- CLOSET ROD
CRL	- CRASH RAIL
CRS	- COLD-ROLLED STEEL
CTR	- CENTER(S)
CUH	- CABINET UNIT HEATER
CUV	- CABINET UNIT VENTILATOR
CW	- CURTAINWALL
D	- DEEP, DEPTH, PENNY NAIL
DC	- DISPLAY CASE
DET	- DETAIL
DETN	- DETENTION
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DN	- DOWN
DP	- DECORATIVE PANEL
DR	- DOOR
DS	- DOWNSPOUT
DWG	- DRAWING(S)
EHD	- ELECTRIC HAND DRYER
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC, ELECTRICAL
ELEV	- ELEVATOR
EMBED- EMBEDMENT	
EMER	- EMERGENCY
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EQUIP	- EQUIPMENT
ES	- EXPOSED STRUCTURE
EW	- EACH WAY
EWC	- ELECTRIC WATER COOLER
EWH	- ELECTRIC WATER HEATER
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FAB	- FABRIC
FD	- FLOOR DRAIN
FDTN	- FOUNDATION
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FF	- FINISH FLOOR
FHC	- FIRE HOSE CABINET
FIN	- FINISH
FLASH	- FLASHING
FLP	- FLOOR PATTERN
FLR	- FLOOR
FRP	- FIBER REINFORCED PLASTIC
FTG	- FOOTING
FURG C	- FURRING CHANNEL
FURN	- FURNACE
FWC	- FABRIC WALLCOVERING
GA	- GAGE, GAUGE
GALV	- GALVANIZED
GB	- GRAB BAR
GFRC	- GLASS-FIBER REINFORCED CONCRETE
GL	- GLASS
GL BLK	- GLASS BLOCK
GLZ CMU	- GLAZED CONCRETE MASONRY UNIT
GRFG	- GLASS-FIBER REINFORCED GYPSUM
GT	- GROUT
GWH	- GAS FIRED WATER HEATER
GYP BD	- GYPSUM WALL BOARD
H	- HIGH, HATCH (ROOF)
HB	- HOSE BIB
HDNR	- HARDENER
HDW	- HARDWARE
HDWD	- HARDWOOD
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HR	- HANDRAIL
HT	- HEIGHT
HTG	- HEATING
HVAC	- HEATING, VENTILATING, AND AIR CONDITIONING
ID	- INSIDE DIAMETER, INSIDE DIMENSION
IF	- INSIDE FACE
INCL	- INCLUDED
INSUL	- INSULATION
INT	- INTERIOR
INV	- INVERT
JT	- JOINT
KD	- KNOCKED DOWN
KOP	- KNOCK OUT PANEL
L	- LONG, ANGLE
LAM	- LAMINATE(D)
LAV	- LAVATORY
LH	- LEFT HAND
LINO	- LINOLEUM
LKR	- LOCKER
LL	- LIVE LOAD, LOW LEVEL
LLH	- LONG LEG HORIZONTAL
LLV	- LONG LEG VERTICAL
LT	- LIGHT
LVL	- LEVEL
LVR	- LOUVER
MAS	- MASONRY
MATL	- MATERIAL
MAX	- MAXIMUM
MB	- MARKERBOARD
MBH	- MOB/BROOM HOLDER
MECH	- MECHANICAL
MED	- MEDIUM
MEZZ	- MEZZANINE
MFR	- MANUFACTURER
MH	- MANHOLE
MI	- MIRROR
MIN	- MINIMUM, MINUTE
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MOD	- MODEL, MODULE, MODULAR
MSB	- MOP SERVICE BASIN
MT	- MOUNT
MTL	- METAL
NDU	- NEEDLE DISPOSAL UNIT
NIC	- NOT IN CONTRACT, NOISE ISOLATION CLASS
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OA	- OVERALL
OC	- ON CENTER
OD	- OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	- OUTSIDE FACE
OFD	- OVERFLOW DRAIN
OH	- OVERHEAD
OH DR	- OVERHEAD DOOR
OP	- OPERABLE PARTITION
OPH	- OPPOSITE HAND
OPNG	- OPENING
OPP	- OPPOSITE
OS	- OVERFLOW SCUPPER
PC	- PORTLAND CEMENT, POINT OF CURVE, POLYCARBONATE
PCC	- PRECAST CONCRETE
PERIM	- PERIMETER
PJ	- PROJECTOR
PL	- PLATE, PLASTIC LAMINATE
PLAS	- PLASTER
PLBG	- PLUMBING
PLYWD	- PLYWOOD
PS	- PROJECTION SCREEN
PSF	- POUNDS PER SQUARE FOOT
PT	- PAINT
PTD	- PAPER TOWEL DISPENSER
PTDR	- PAPER TOWEL DISPENSER & RECEPTACLE
PTN	- PARTITION
PTR	- PAPER TOWEL RECEPTACLE
PVC	- POLYVINYL CHLORIDE
PVG	- PAVING
R	- RISER, RADIUS, THERMAL RESISTANCE (R-VALUE)
RB	- RESILIENT BASE
RCP	- REFLECTED CEILING PLAN
RD	- ROOF DRAIN, ROAD
REF	- REFERENCE, REFRIGERATOR
REINF	- REINFORCE
REQD	- REQUIRED
RF	- RESILIENT FLOORING
RFG	- ROOFING
RFM	- REMOVABLE FLOOR MAT
RH	- RIGHT HAND
RO	- ROUGH OPENING
RSF	- RESINOUS FLOORING
RST	- REINFORCING STEEL
RTF	- RESILIENT TILE FLOORING
RV	- ROOF VENT, ROOF VENTILATOR
SC	- SEALED CONCRETE
SCHED	- SCHEDULE
SCR	- SHOWER CURTAIN ROD
SCWD	- SOLID CORE WOOD DOOR
SD	- SOAD DISPENSER
SECT	- SECTION
SF	- STOREFRONT
SH	- SHINGLES, SINGLE HUNG (WINDOW)
SHT	- SHEET
SHTHG	- SHEATHING
SHV	- SHELVING
SLNT	- SEALANT
SND	- SANITARY NAPKIN DISPENSER
SNDU	- SANITARY NAPKIN DISPOSAL UNIT
SOG	- SLAB ON GRADE
SPCG	- SPACING
SPEC	- SPECIFICATION
SPKR	- SPEAKER
SQ	- SQUARE
SS	- SERVICE SINK , SOLID SURFACING
SST	- STAINLESS STEEL, SHOWER SEAT
STD	- STANDARD
STL	- STEEL
STL JST	- STEEL JOIST
STL LNTL	- STEEL LINTEL
STL PL	- STEEL PLATE
STL RF DK	- STEEL ROOF DECK
STL TR	- STEEL TRUSS
STN	- STAIN
STRUCT	- STRUCTURAL
SUSP	- SUSPEND
SV	- SHEET VINYL
SWP	- SHEET WALL PROTECTION
SYMM	- SYMMETRICAL
SYNTH	- SYNTHETIC
T	- TILE, TREAD
T&G	- TONGUE AND GROOVE
T/S	- TUB/SHOWER
TB	- TOWEL BAR, TACKBOARD
TC	- TOILET COMPARTMENT
TD	- TRENCH DRAIN
TER	- TERRAZZO
THK	- THICK
TOB	- TOP OF BEAM
TOC	- TOP OF CONCRETE, TOP OF CURB
TOF	- TOP OF FOOTING
TOM	- TOP OF MASONRY
TOS	- TOP OF SLAB, TOP OF STEEL
TOW	- TOP OF WALL
TPH	- TOILET PAPER HOLDER
TR	- TOWEL RACK
TS	- TUBE STEEL, TRANSITION STRIP
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VIF	- VERIFY IN FIELD
VWC	- VINYL WALL COVERING
W	- WIDE, WEST
WC	- WALL COVERING
WD	- WOOD, WOOD DOOR
WDW	- WINDOW
WP	- WALL PATTERN, WATERPROOFING
WT	- WEIGHT, WINDOW TREATMENT
WWF	- WELDED WIRE FABRIC

STANDARD DRAFTING SYMBOLS



STANDARD DETAILING SYMBOLS



ATTENTION LOCAL BUILDING OFFICIAL

THIRD PARTY APPROVAL APPLIES ONLY TO THE FACTORY BUILT PORTION OF THIS BUILDING AND ADDITIONAL WORK IS REQUIRED ON-SITE. ALL WORK TO BE COMPLETED ON-SITE IS TO BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES AND IS SUBJECT TO REVIEW, APPROVAL, AND INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION. THIS BUILDING IS DESIGNED FOR INSTALLATION ON A PERMANENT FOUNDATION AND IS NOT INTENDED TO BE MOVED ONCE INSTALLED. ALL ON-SITE WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR WITH EXPERIENCE IN THE SETUP OF MODULAR BUILDINGS. THE FOLLOWING LIST IS NOT ALL INCLUSIVE, NOR DOES IT LIMIT THE ITEMS OF WORK OR MATERIALS THAT MAY BE REQUIRED FOR COMPLETE INSTALLATION.

1. COMPLETE FOUNDATION SUPPORT AND ANCHORAGE SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S), IF REQUIRED.
4. BUILDING DRAINS, CLEAN OUTS, AND CONNECTION TO PLUMBING SYSTEM COMPLETED AND TESTED ON-SITE.
5. EXTENSION OF VENTS AND/OR CHIMNEYS THROUGH THE ROOF TO THE OUTSIDE.
6. ELECTRICAL SERVICE CONNECTION (INCLUDING FEEDERS) TO THE BUILDING.
7. MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-DWELLING BUILDINGS ONLY).
8. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) (MULTI-UNITS ONLY).
9. ELECTRICAL FIXTURES NOT INSTALLED IN THE FIELD.
10. WHEN EXTERIOR RECEPTACLES ARE PROVIDED AND ARE NOT ACCESSIBLE FROM GRADE DUE TO SIDE CONDITIONS, ADDITIONAL RECEPTS SHALL BE INSTALLED.
11. GABLE ENDWALL FRAMING (IF HINGED ROOF).
12. STRUCTURAL AND AESTHETIC INTERCONNECTION BETWEEN MODULES (MULTI-WIDE UNITS ONLY).
13. EXTERIOR SHINGLES, SIDING, WALL FINISH AND SOFFIT MATERIAL, NOT INSTALLED IN THE FACTORY.
14. UNFINISHED ATTIC SPACES (IF THEY ARE TO BE FINISHED).
15. STORM SHUTTERS, IF APPLICABLE.
16. FIRE STOPPING AT MATELINES.
17. ALL HVAC COMPONENTS DESIGNED AND INSTALLED ON-SITE BY OTHERS.

GOVERNING CODE

CODE SUMMARY: The building is a three (3) story, Residential Apartment, Type VA building containing approximately 8,514 sq. ft. total area. The Occupancy shall be "R-2". The building shall be Sprinkled & constructed in full compliance with the current building & accessibility requirements.

3. ACI 318-02 Building Code Requirements for Reinforcing Concrete.
4. ACI 301-99 Specifications for Structural Concrete for Buildings.
5. AISC 1989 Edition - Design, Fabrication and Erection of Structural Steel.
6. ACI 530-02 Building Code Requirements for Masonry Structures.
7. AISI Specification for the Design of Cold-Formed Steel Structural Members 2002.
8. National Design Specifications for Wood Construction (1997) Recommended by National Forest Products Association.
9. American Institute of Timber Construction, Timber Construction Manual, latest edition.
10. National Design Specifications for Stress-Grade Lumber and its Fastenings.
11. American Wood Preservers Association AITC referenced standards.

NOTE: Latest editions supersede any of the codes and/or specifications noted above.

IN THE EVENT THAT THAT THERE ARE DISCREPANCIES OR AMBIGUITIES FOUND ON THE DRAWINGS OR SPECIFICATIONS OR THERE IS DOUBT AS TO THE MEANING OR INTENT OF THEM, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS:
INTERIOR WALLS: H/180
FLOORS & PLASTERED CEILINGS: L/360
ALL OTHER STRUCTURAL MEMBERS: L/240
EXTERIOR WALLS-WIND LOADS w/BRITTLE FINISHES: H/240
EXTERIOR WALL-WIND LOADS w.FLEXIBLE FINISHES: L/120

NOTE:
BASEBOARDS TO BE: 5" SQUARE STOCK
TRIM TO BE: 3" SQUARE STOCK

DO NOT BUILD
Permit Set Only

PHILLIP E. ROBBINS
ENGINEER
NO. 43045
P.E. Robbins
Victoria, IL 61455
PER23131
5/22/2022

Issued / Revision	By	Appd.	YYYY.MM.DD

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MOSES ROSES MARQUETTE

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Date
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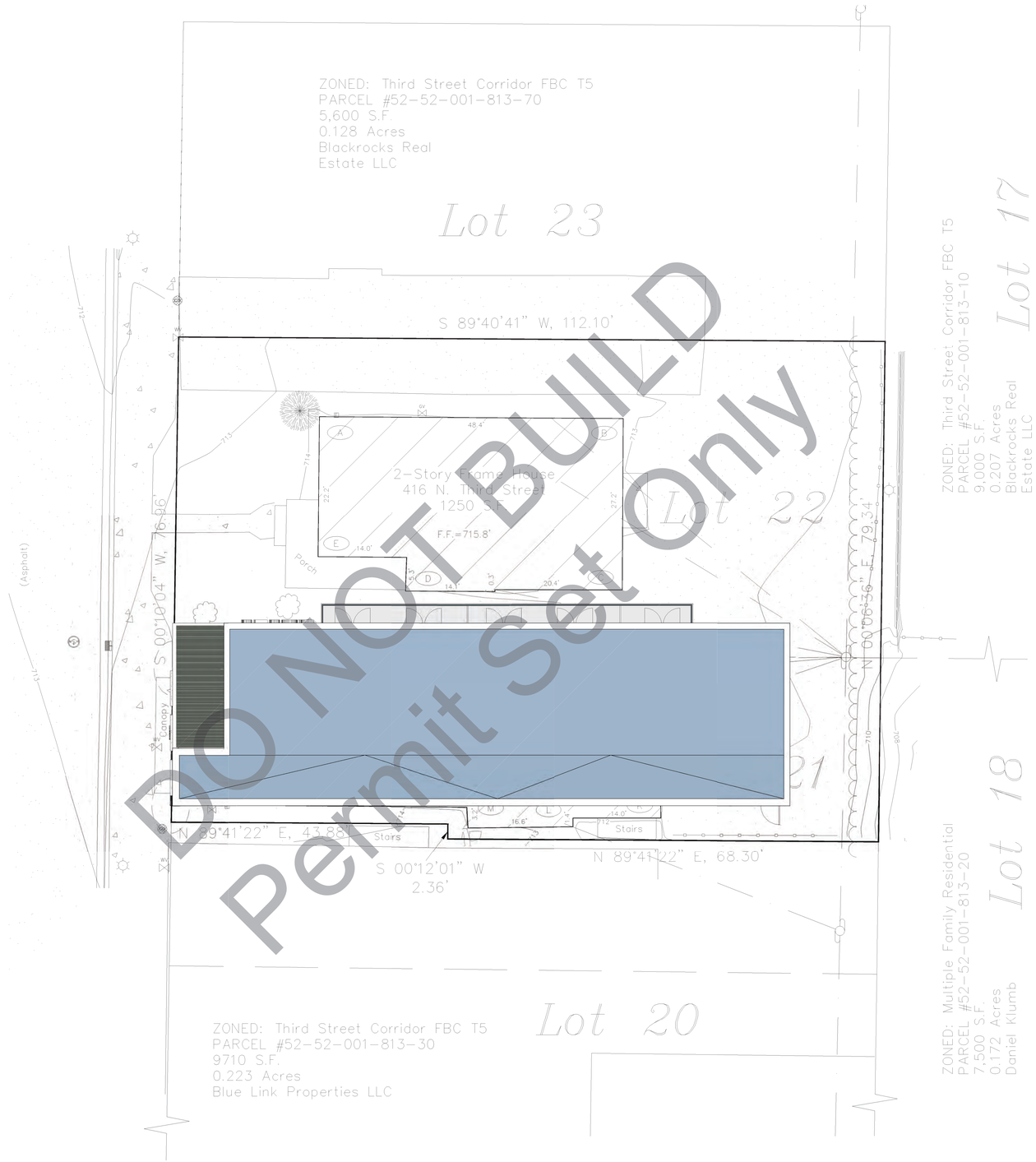
Scale
As indicated

Drawing No.
A003
TITLE



DO NOT BUILD
Permit Set Only

1 SITE PLAN
Scale: 1/8" = 1'-0"

P.E. Robbins
Victoria, IL 61455
PER23[illegible]
5/22/2023

STATE OF MICHIGAN
PHILLIP E. ROBBINS
ENGINEER
NO. [illegible]
PROFESSIONAL ENGINEER

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MOSES ROSES MARQUETTE

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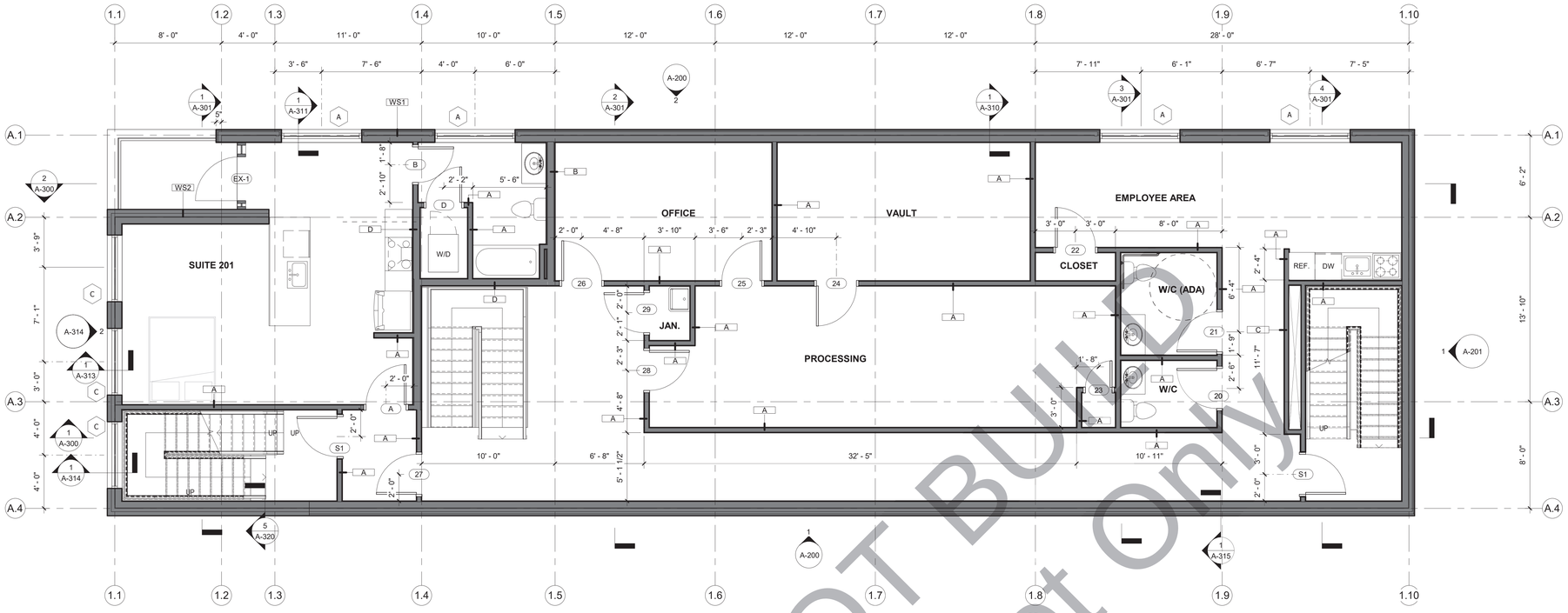
Scale
1/8" = 1'-0"

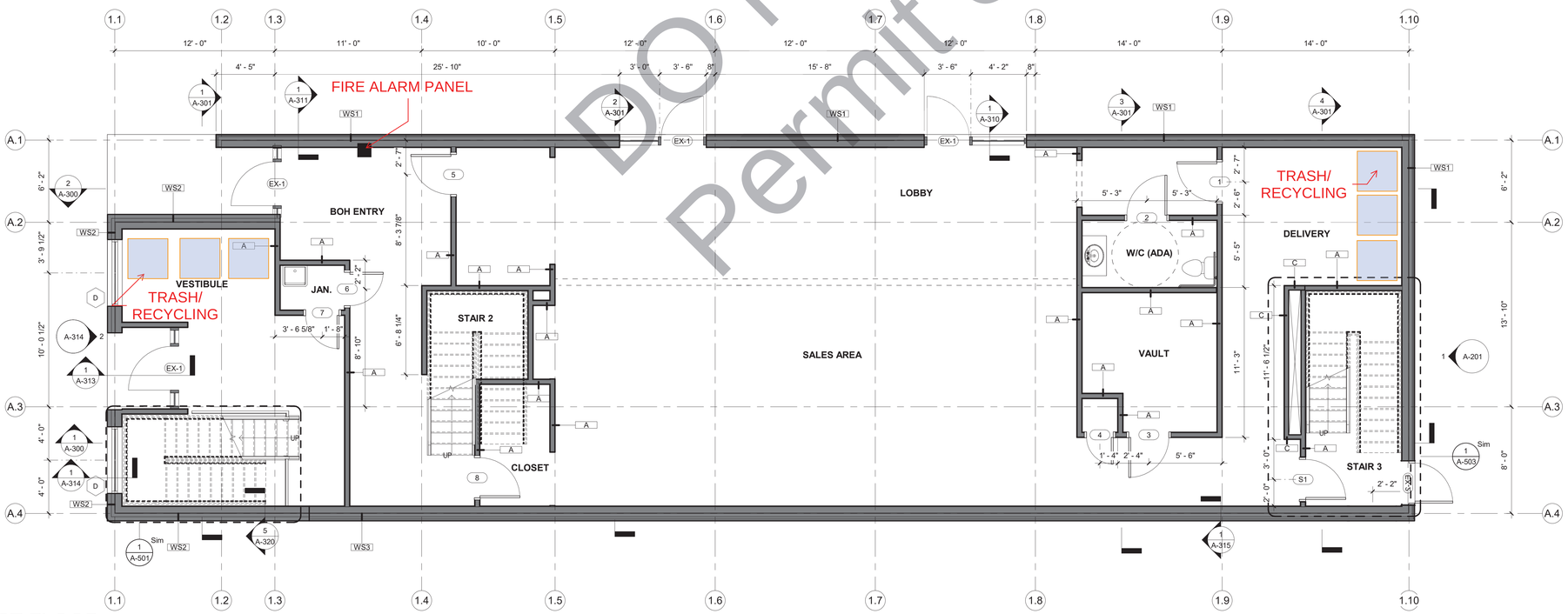
Drawing No.
A004
SITE PLAN

11/2/2022 7:45:35 PM

ORIGINAL SHEET - ARCH E1



2 SECOND FLOOR
Scale: 1/4" = 1'-0"



1 FIRST FLOOR
Scale: 1/4" = 1'-0"

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P.E. Robbins
Victoria, IL 61455
PER23181
5/22/2023

PHILLIP E. ROBBINS
ENGINEER
NO. 19-06-5

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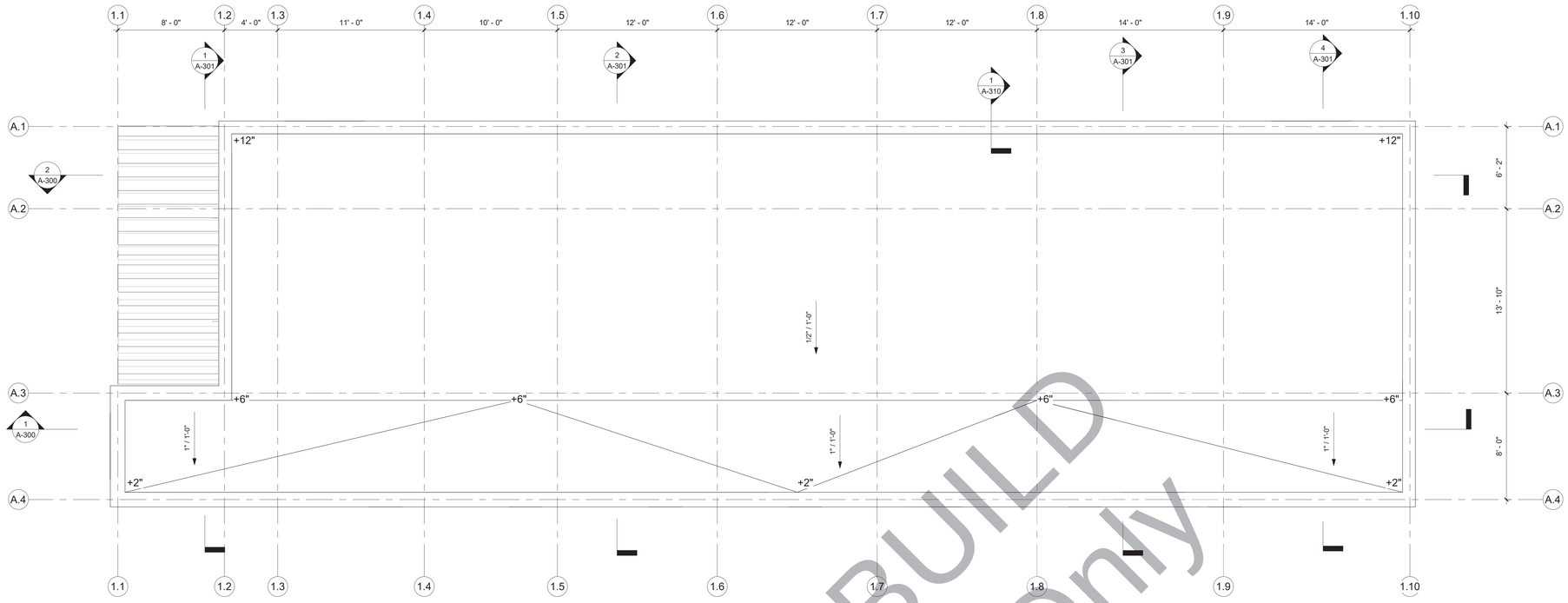
Scale
1/4" = 1'-0"

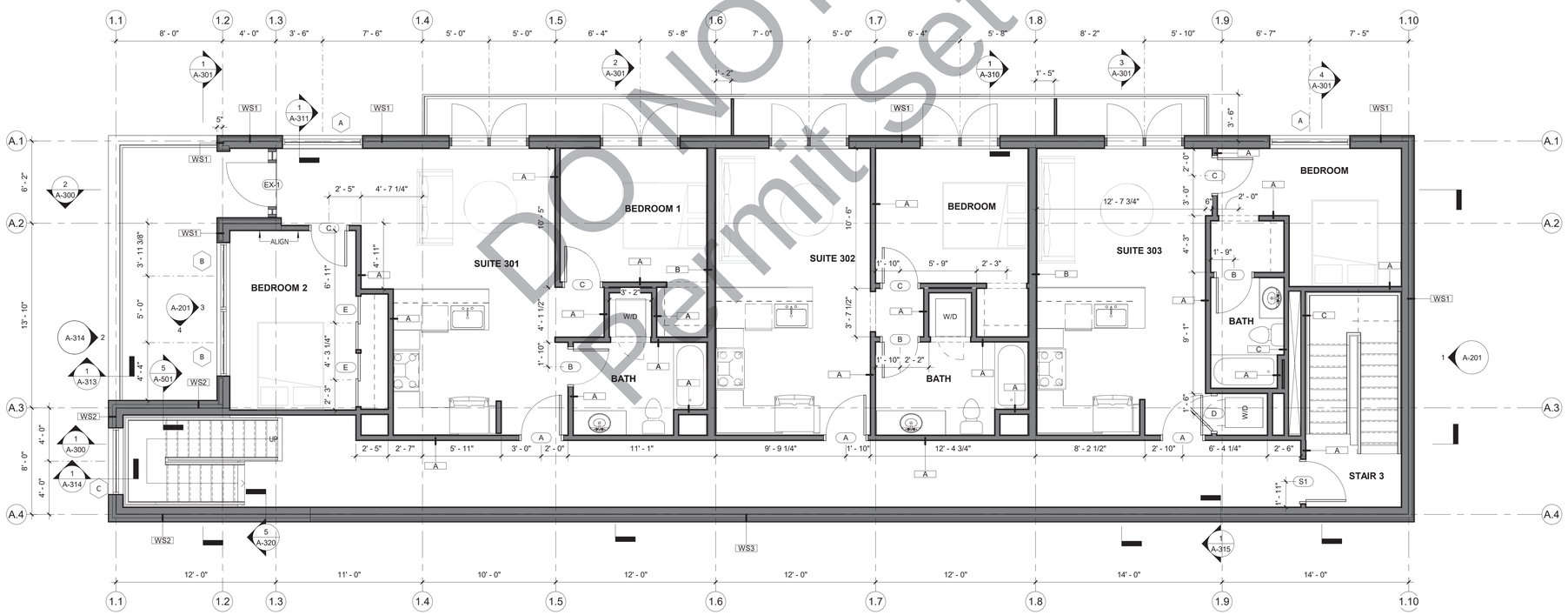
Drawing No.
A-112
FLOOR PLANS

11/2/2022 7:46:37 PM

ORIGINAL SHEET - ARCH E1



2 ROOF PLAN
Scale: 1/4" = 1'-0"



1 THIRD FLOOR
Scale: 1/4" = 1'-0"

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P.E. Robbins
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PE#23
5/22/2022

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ENGINEER
NO. 19046
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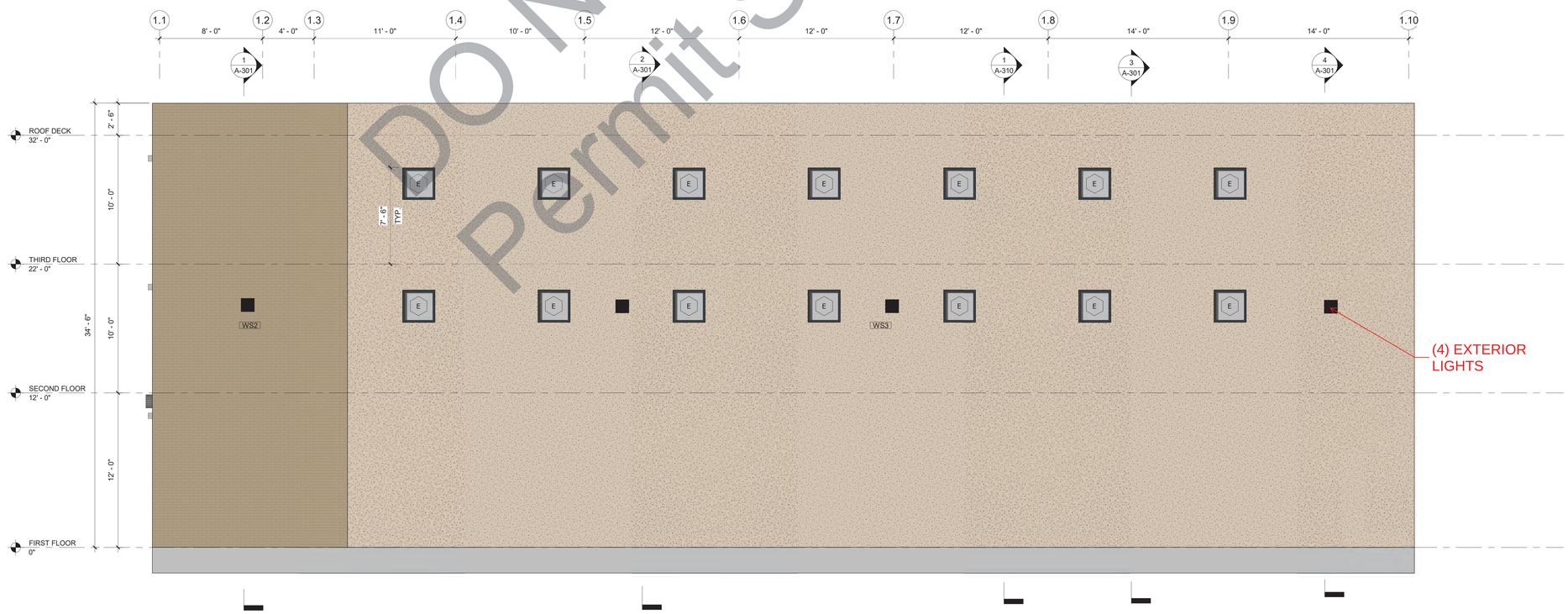
Scale
1/4" = 1'-0"

Drawing No.
A-113
FLOOR PLAN & ROOF PLAN

2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 SIDE ELEVATION
Scale: 1/4" = 1'-0"

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P.E. Robbins
Victoria, IL 62285
PER23144
5/22/2023
STATE OF MICHIGAN
PHILLIP E. ROBBINS
ENGINEER
NO. 71045
PROFESSIONAL ENGINEER

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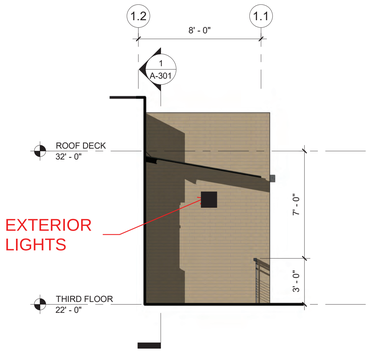
Scale
1/4" = 1'-0"

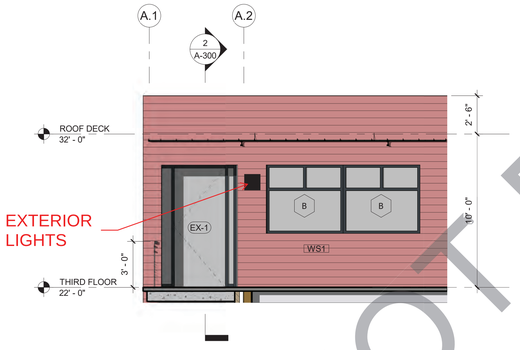
Drawing No.
A-200
BUILDING ELEVATIONS

11/2/2022 7:46:03 PM

ORIGINAL SHEET - ARCH E1

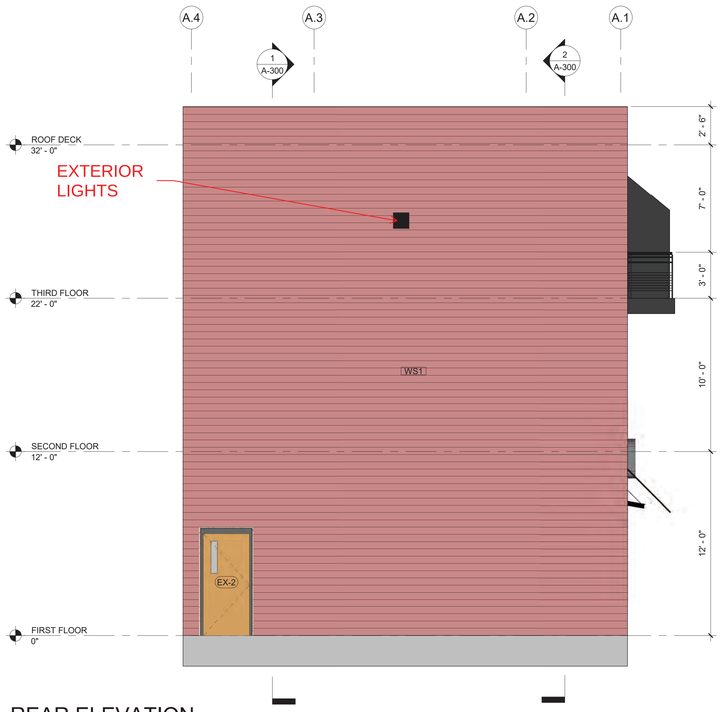


4 THIRD FLOOR TERRACE - SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 THIRD FLOOR TERRACE - WEST ELEVATION
Scale: 1/4" = 1'-0"

2 RESIDENTIAL ENTRY ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"

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Victoria, IL 61455
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ENGINEER
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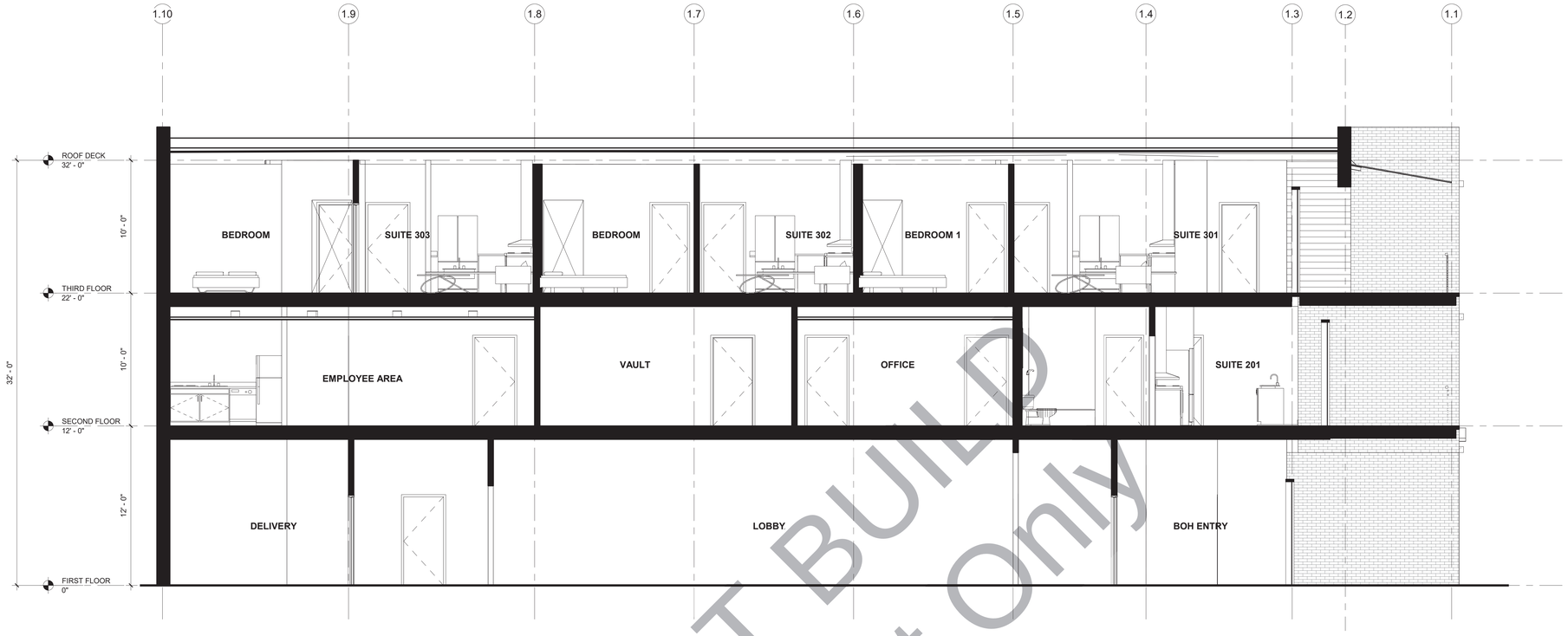
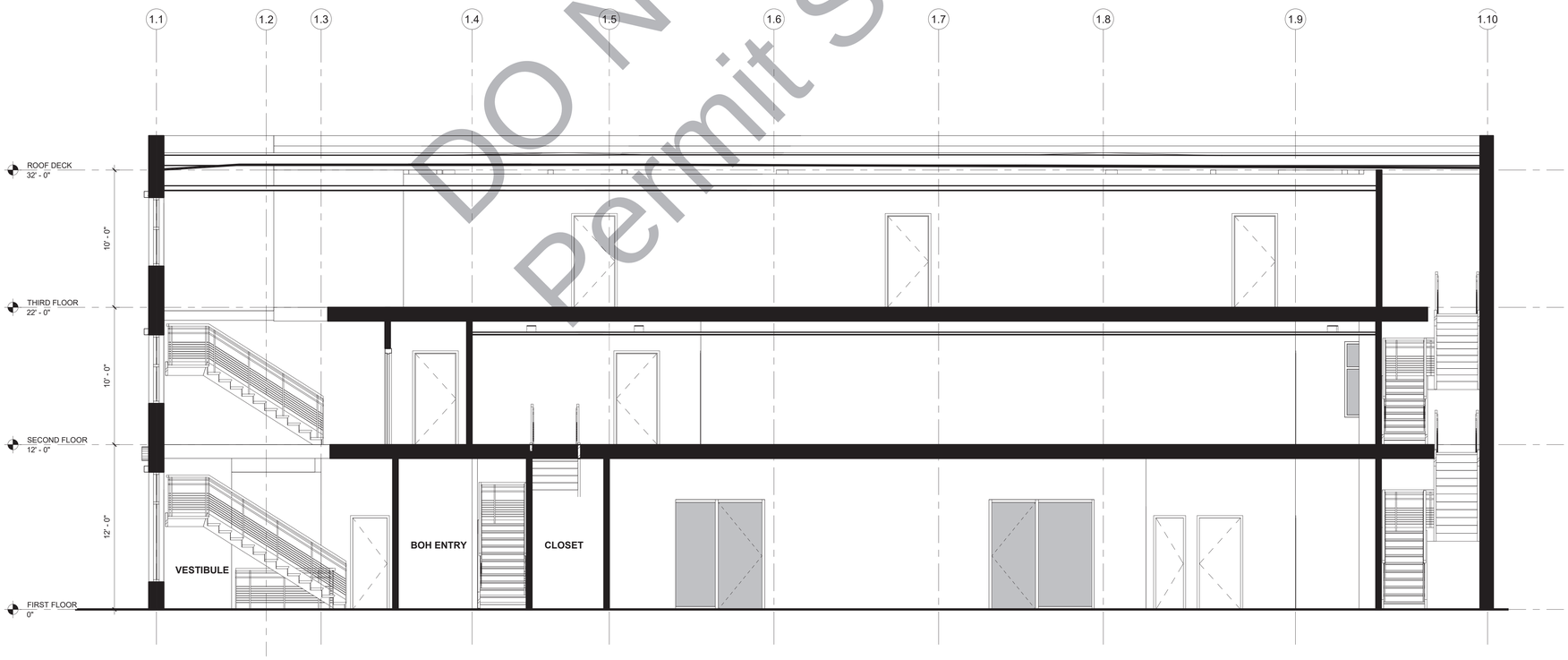
Scale
1/4" = 1'-0"

Drawing No.
A-201
BUILDING ELEVATIONS



2 LONGITUDINAL SECTION 2
Scale: 1/4" = 1'-0"



1 LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"

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Victoria, IL 61455
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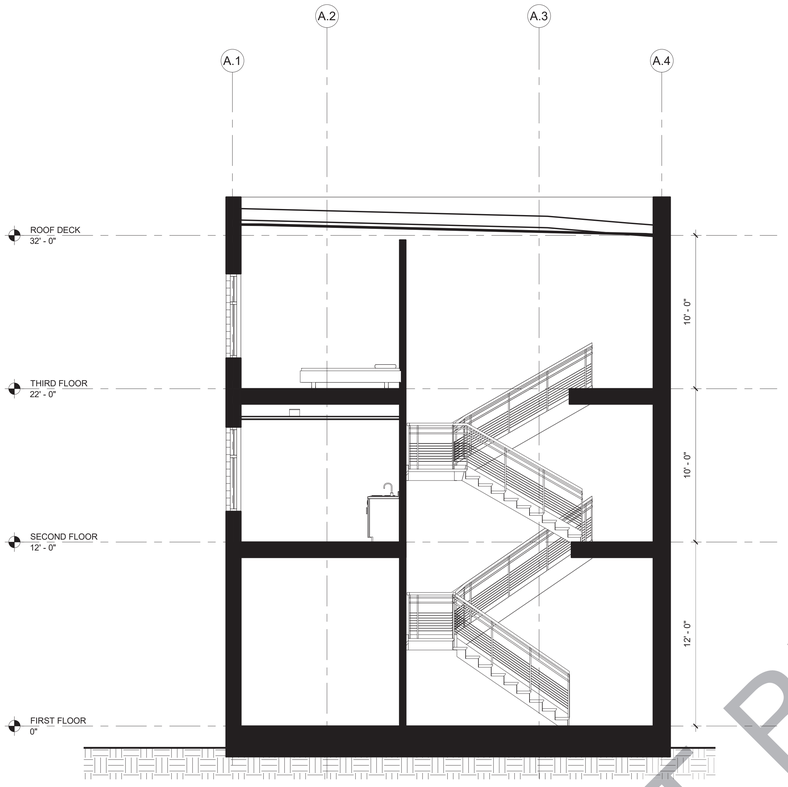
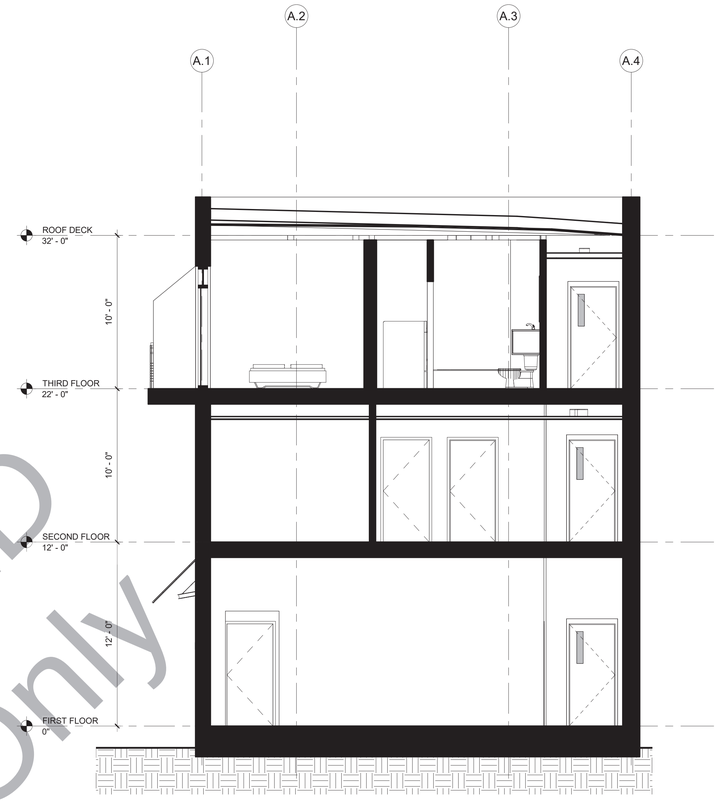
Scale
1/4" = 1'-0"

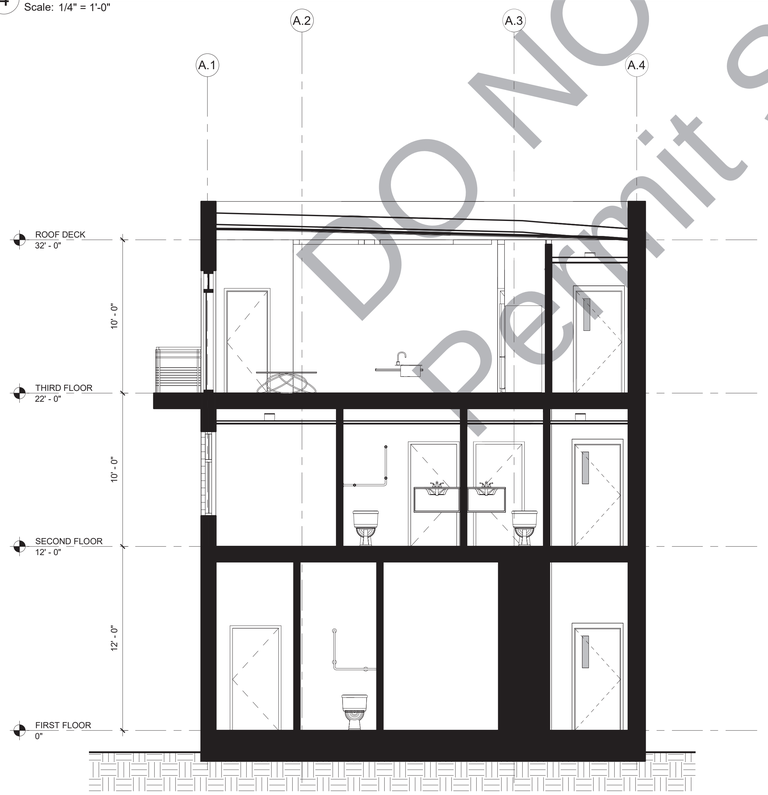
Drawing No.
A-300
BUILDING SECTIONS



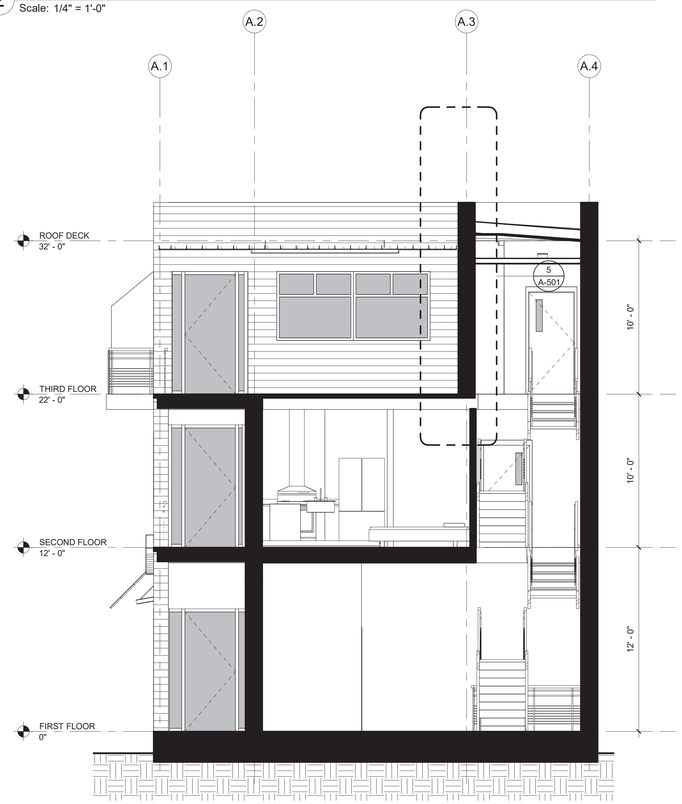
4 Section 10
Scale: 1/4" = 1'-0"



2 SECTION THRU TYP. UNIT
Scale: 1/4" = 1'-0"



3 SECTION THRU TYP. UNIT - BALCONY
Scale: 1/4" = 1'-0"



1 SECTION THRU LOWER ROOF DECK
Scale: 1/4" = 1'-0"

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Victoria, IL 61455
PE#23[illegible]
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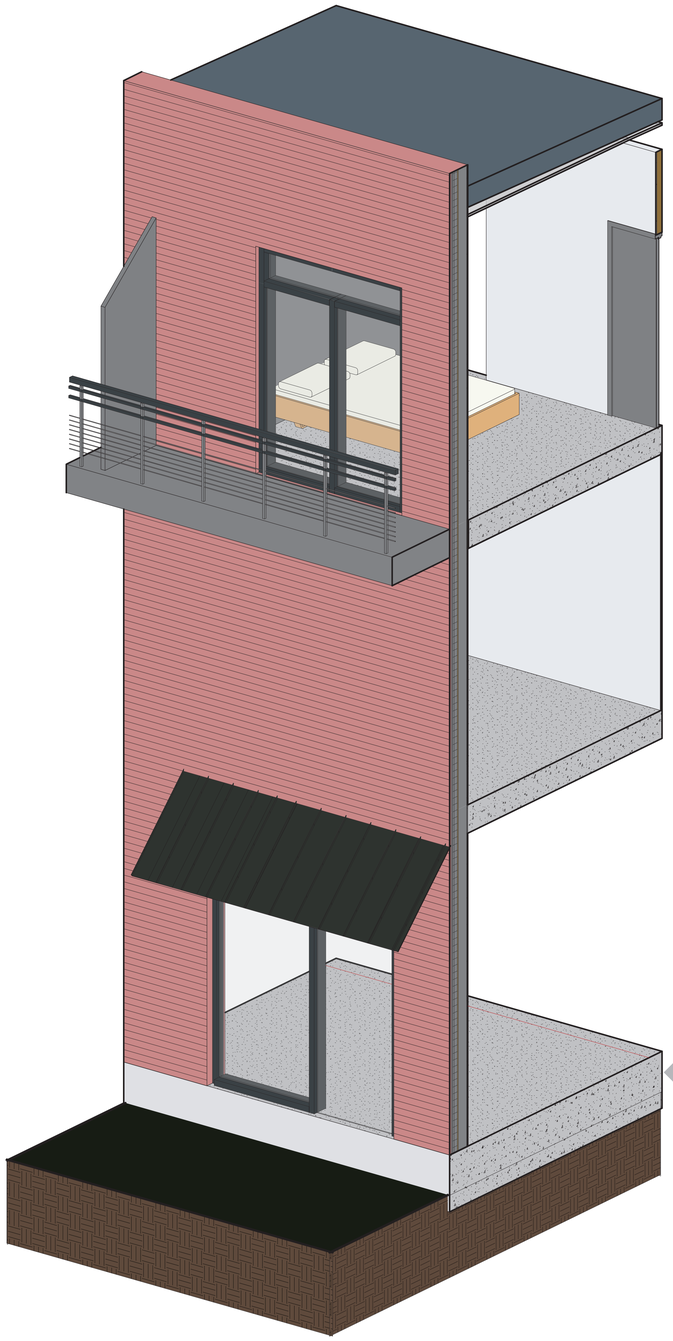
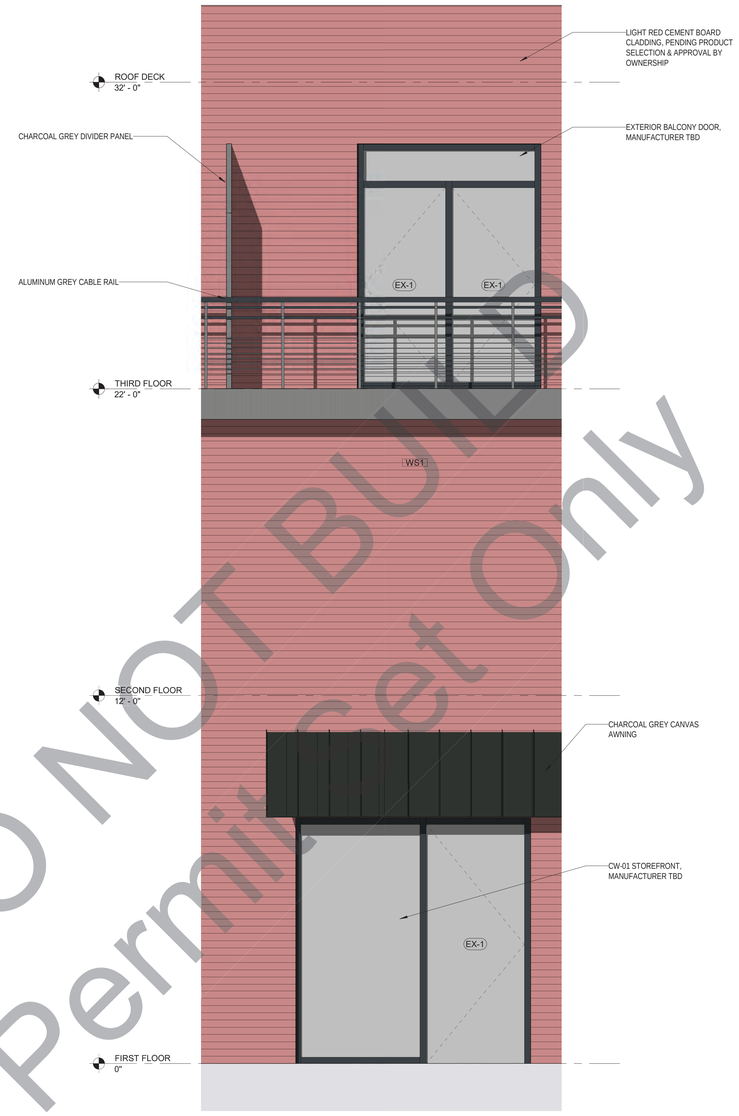
Scale
1/4" = 1'-0"

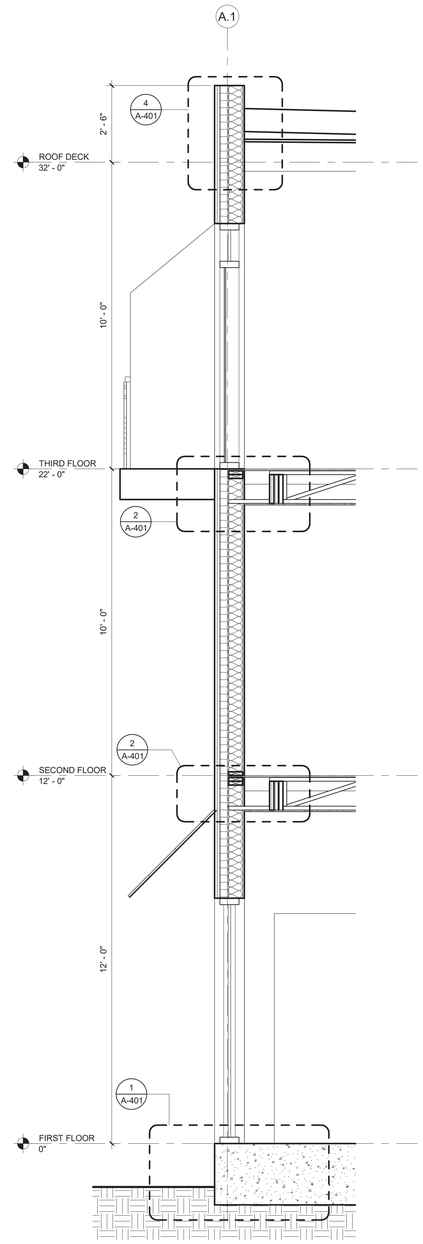
Drawing No.
A-301
BUILDING SECTIONS



6 3D WALL SECTION @ GARAGE FACADE BALCONY
Scale:



7 ENLARGED ELEVATION @ GARAGE FACADE BALCONY
Scale: 1/2" = 1'-0"



1 WALL SECTION THRU BALCONY
Scale: 1/2" = 1'-0"

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Victoria, IL 62285
PER23[illegible]
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ENGINEER
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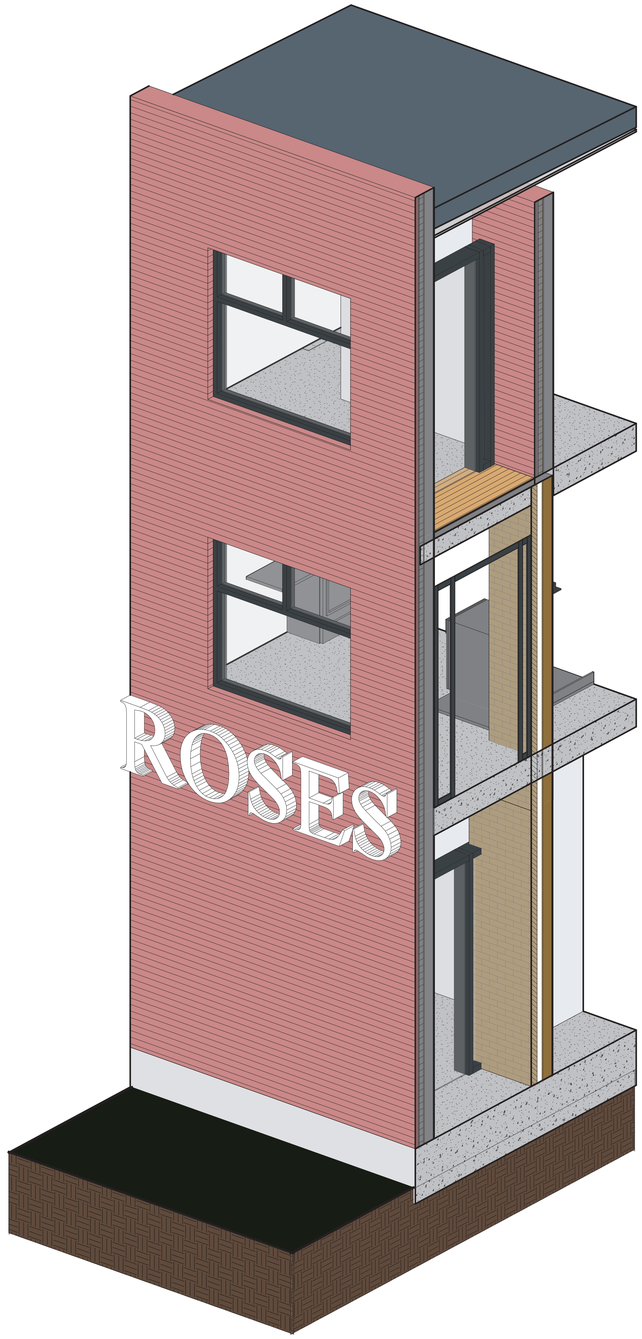
Scale
1/2" = 1'-0"

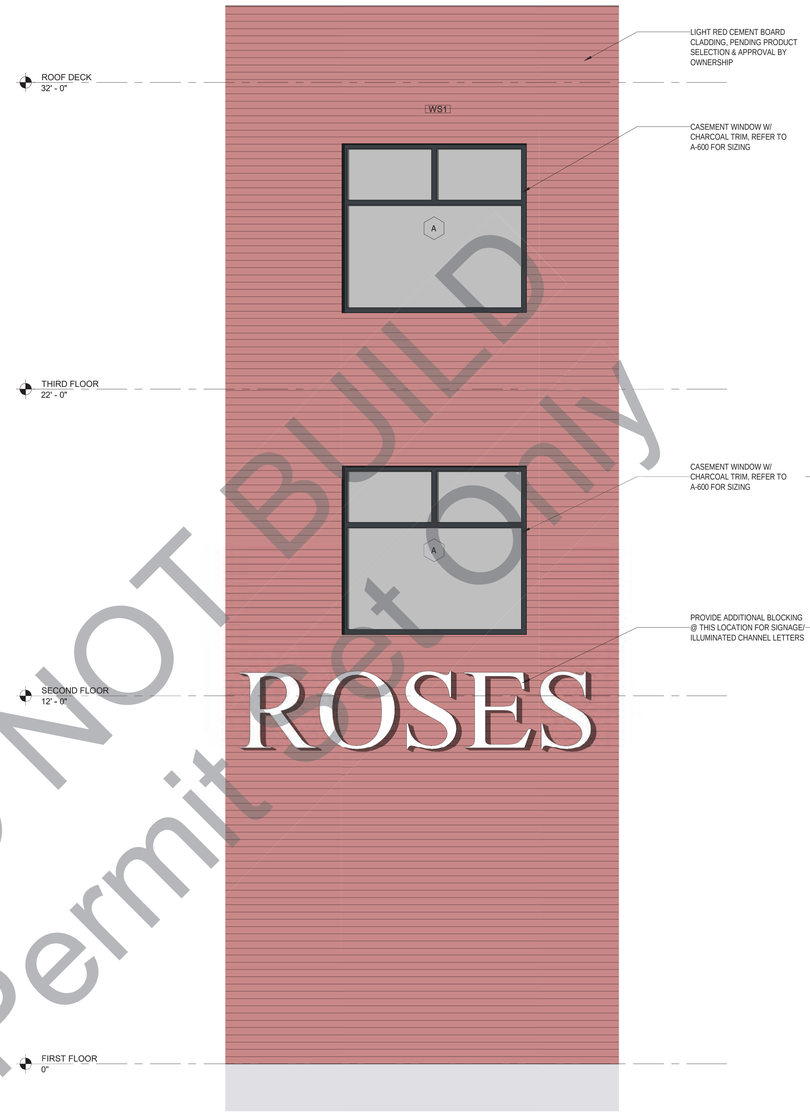
Drawing No.
A-310
WALL SECTIONS - WS1

11/2/2022 7:46:45 PM

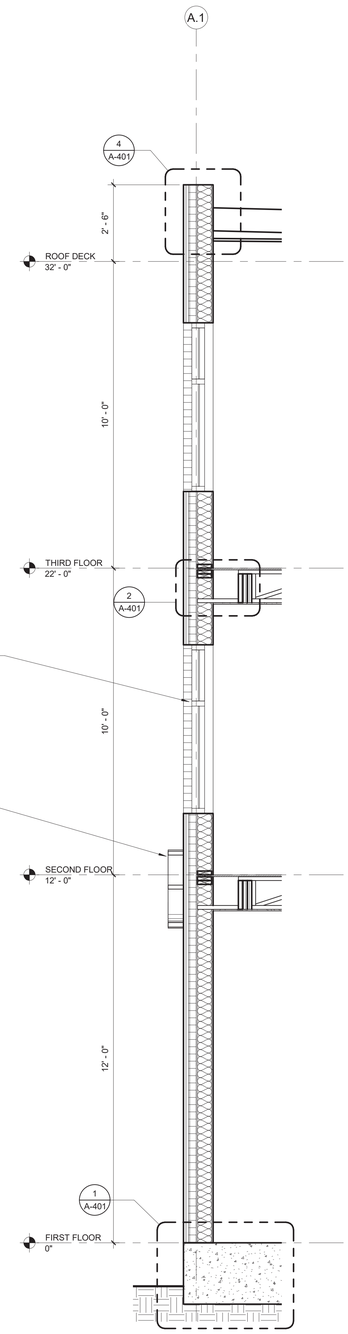
ORIGINAL SHEET - ARCH E1



3 3D WALL SECTION @ GARAGE FACADE WINDOW
Scale:



2 ENLARGED ELEVATION @ GARAGE FACADE
Scale: 1/2" = 1'-0"



1 WALL SECTION @ WS1 - WINDOW
Scale: 1/2" = 1'-0"

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P.E. Robbins
Victoria, IL 62285
PE#23[illegible]
5/22/2022
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ENGINEER
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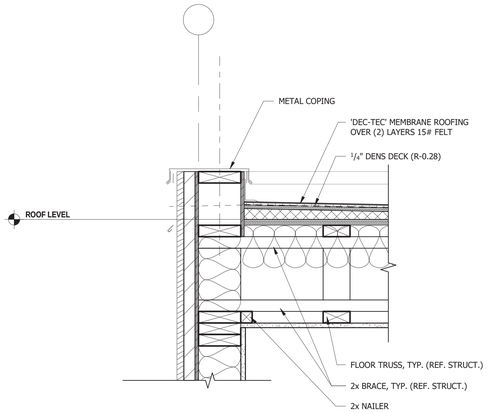
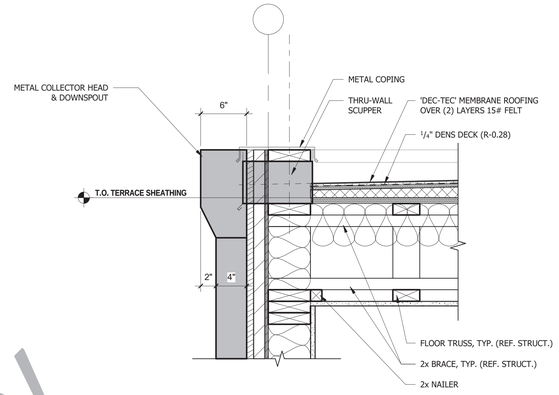
Scale
1/2" = 1'-0"

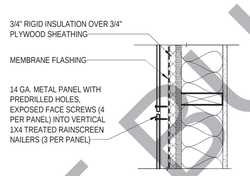
Drawing No.
A-311
WALL SECTIONS - WS1



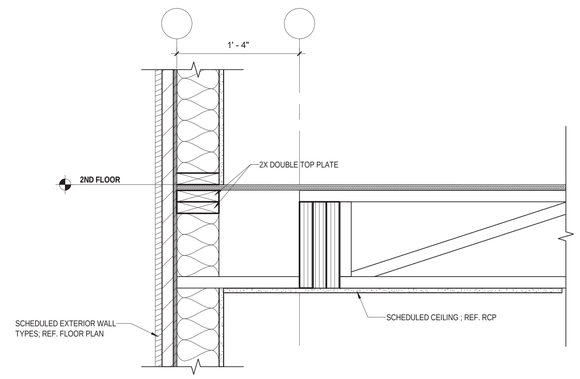
4 SECTION DETAIL @ WS1 PARAPET
Scale: 1 1/2" = 1'-0"



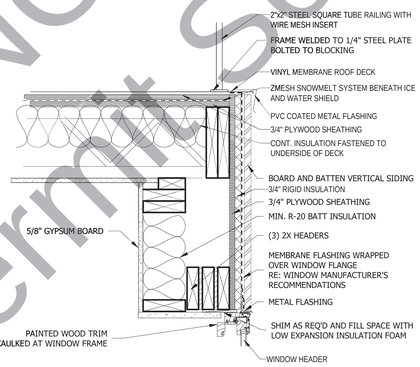
3 SECTION DETAIL @ WS3 PARAPET
Scale: 1 1/2" = 1'-0"



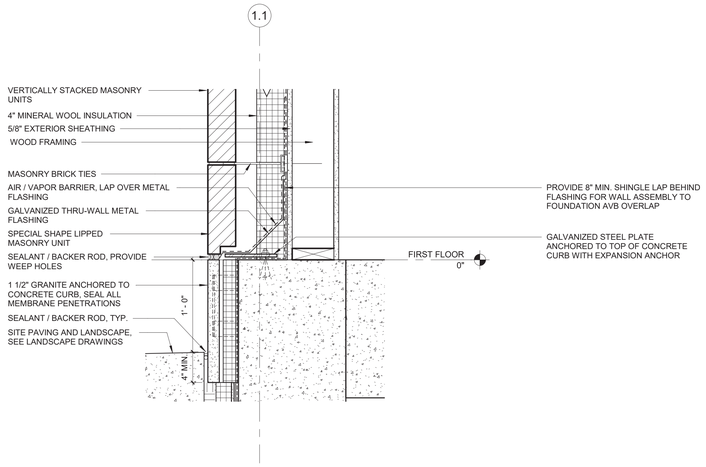
5 METAL PANEL JOINT
Scale: 1 1/2" = 1'-0"



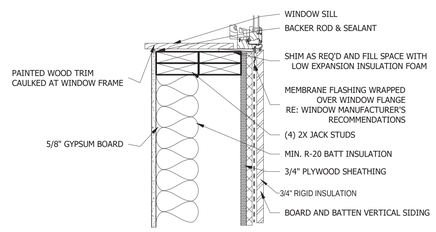
2 SECTION DETAIL @ WS1 FLOOR
Scale: 1 1/2" = 1'-0"



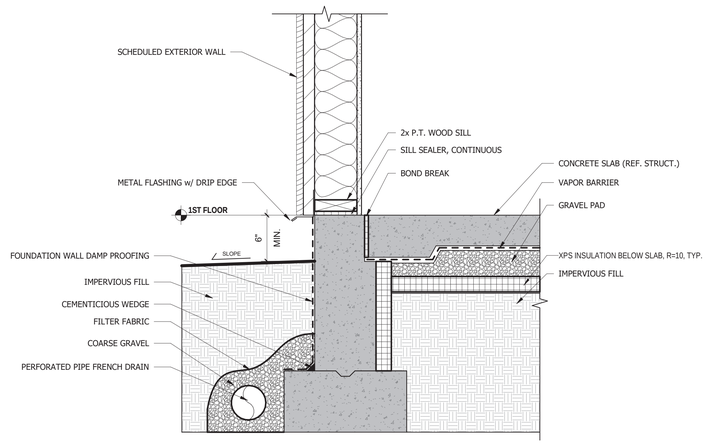
6 WINDOW HEAD
Scale: 1 1/2" = 1'-0"



9 SECTION DETAIL @ WS2 BASE
Scale: 1 1/2" = 1'-0"



7 WINDOW SILL
Scale: 1 1/2" = 1'-0"



1 SECTION DETAIL @ WS1 FOUNDATION
Scale: 1 1/2" = 1'-0"

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P.E. Robbins
Victoria, IL 61455
PER23
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NO. 47046
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Scale
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Drawing No.
A-401
EXTERIOR DETAILS

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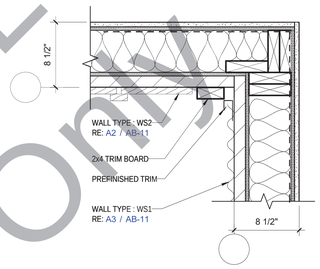
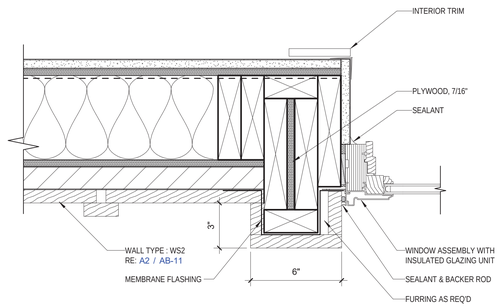
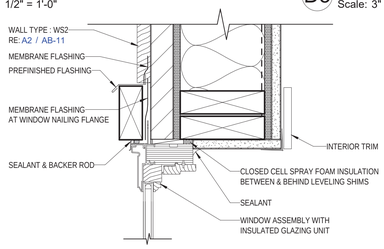


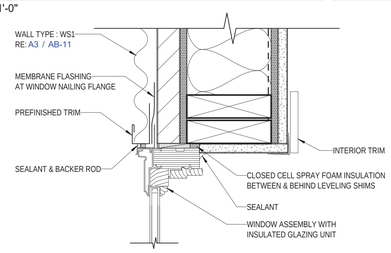
D4 PLAN DETAIL - INSIDE CORNER
Scale: 1 1/2" = 1'-0"



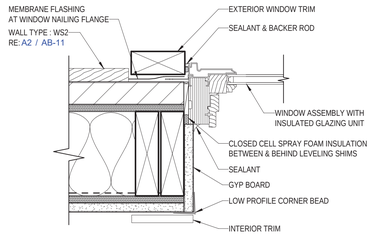
D5 DETAIL - EXTENDED WINDOW JAMB @ WS2
Scale: 3" = 1'-0"



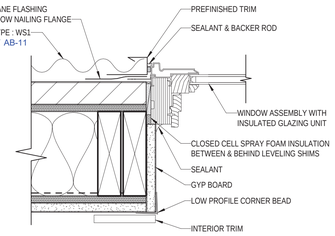
C4 DETAIL - WINDOW HEAD @ WS2
Scale: 3" = 1'-0"



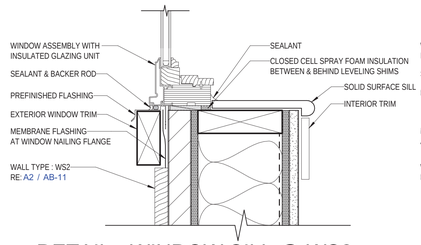
C5 DETAIL - WINDOW HEAD @ WS1
Scale: 3" = 1'-0"



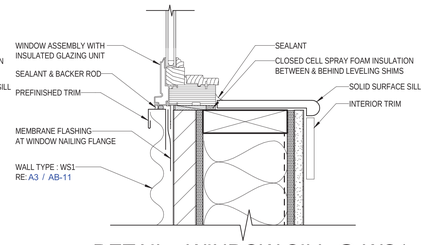
B4 DETAIL - WINDOW JAMB @ WS2
Scale: 3" = 1'-0"



B5 DETAIL - WINDOW JAMB @ WS1
Scale: 3" = 1'-0"



A4 DETAIL - WINDOW SILL @ WS2
Scale: 3" = 1'-0"



A5 DETAIL - WINDOW SILL @ WS1
Scale: 3" = 1'-0"

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NO. 47046
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MOSES ROSES MARQUETTE

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Date
APRIL 14, 2022

Scale
As indicated

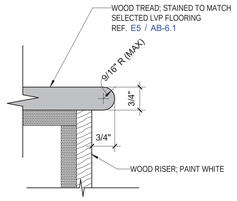
Drawing No.
A-402
ARCHITECTURAL DETAILS

TYPICAL STAIR NOTES:

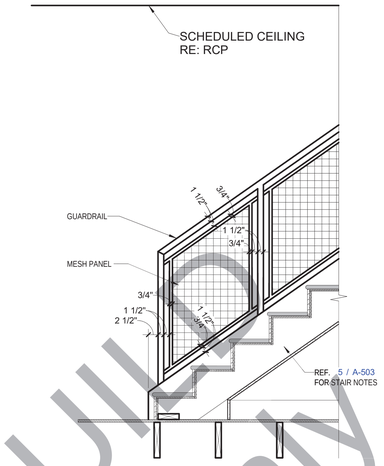
1. MAINTAIN MINIMUM 6'-8" HEAD HEIGHT ABOVE ALL STAIRS.

2. PROVIDE GUARDRAIL AS REQUIRED DESIGNED TO RESIST 200lbf/ft OF LATERAL PRESSURE w/ BALUSTERS SPACED SUCH THAT A 4" DIAMETER OBJECT MAY NOT PASS.

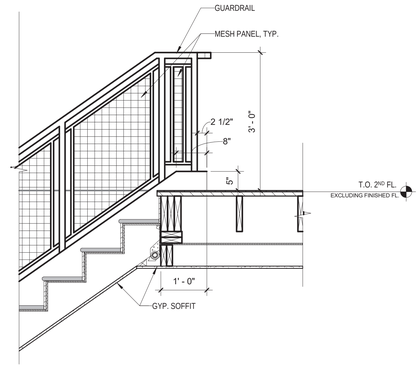
3. PROVIDE HANDRAIL @ 34" ABOVE NOSING. MINIMUM GRIP 2 1/4" DIAMETER, RETURN ENDS TO WALL.



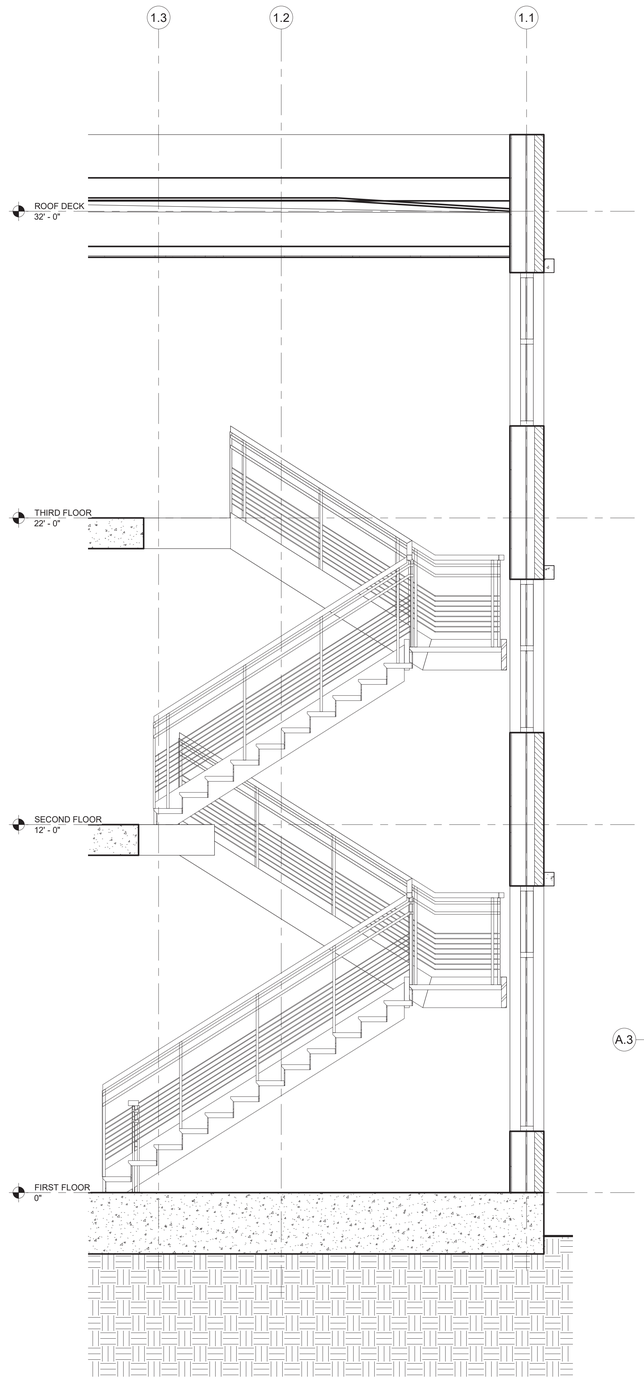
9 TYPICAL NOSING DETAIL
Scale: 6" = 1'-0"



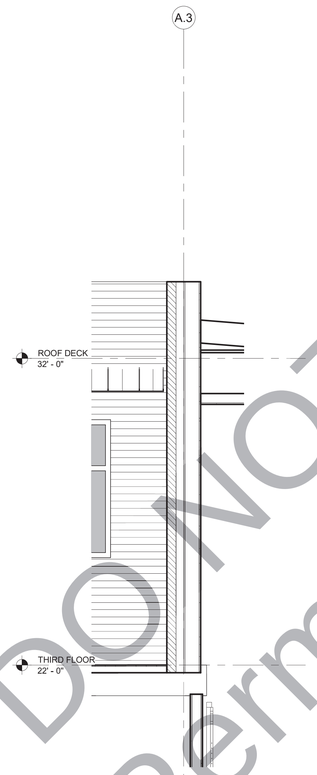
6 STAIR SECTION
Scale: 3/4" = 1'-0"



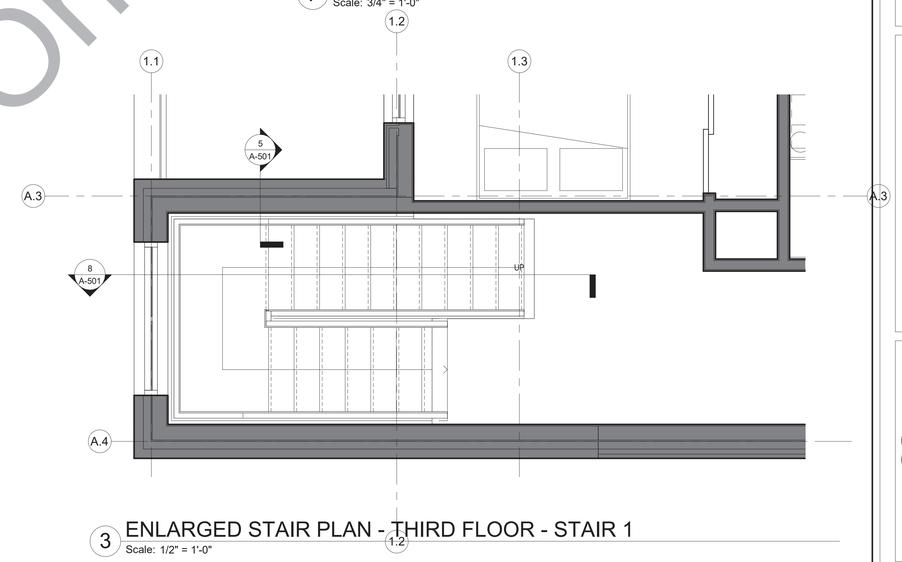
A-201 3
7 STAIR SECTION
Scale: 3/4" = 1'-0"



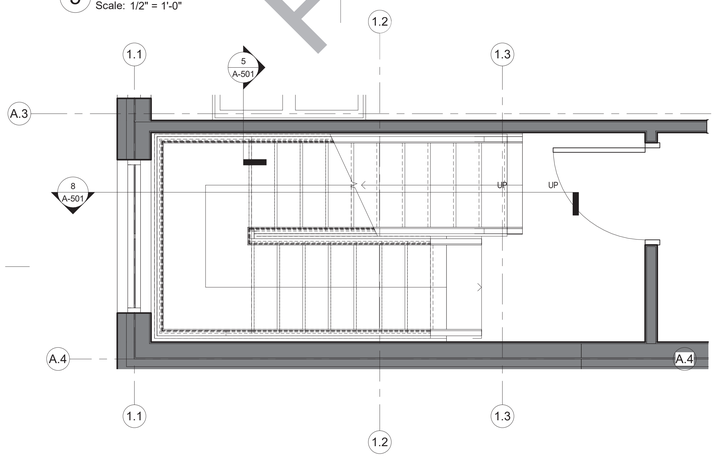
8 SECTION @ STAIR 1
Scale: 1/2" = 1'-0"



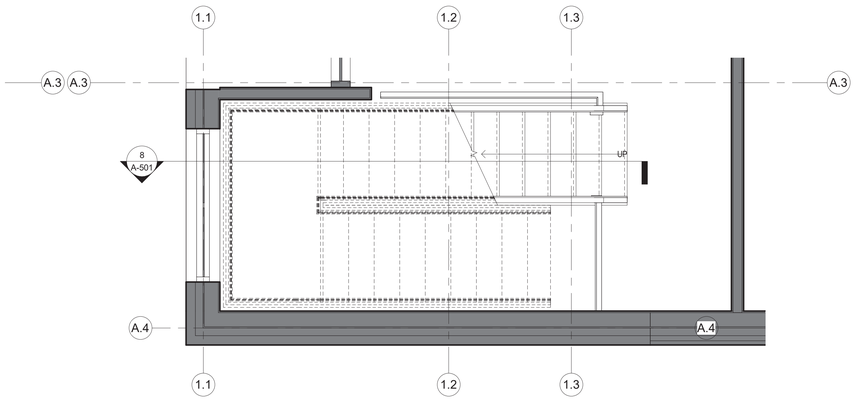
5 WALL SECTION @ STAIR 1 / ROOF
Scale: 1/2" = 1'-0"



3 ENLARGED STAIR PLAN - THIRD FLOOR - STAIR 1
Scale: 1/2" = 1'-0"



2 ENLARGED STAIR PLAN - SECOND FLOOR - STAIR 1
Scale: 1/2" = 1'-0"



1 ENLARGED STAIR PLAN - FIRST FLOOR - STAIR 1
Scale: 1/2" = 1'-0"

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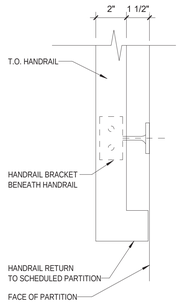
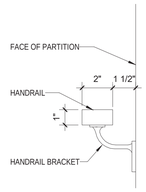
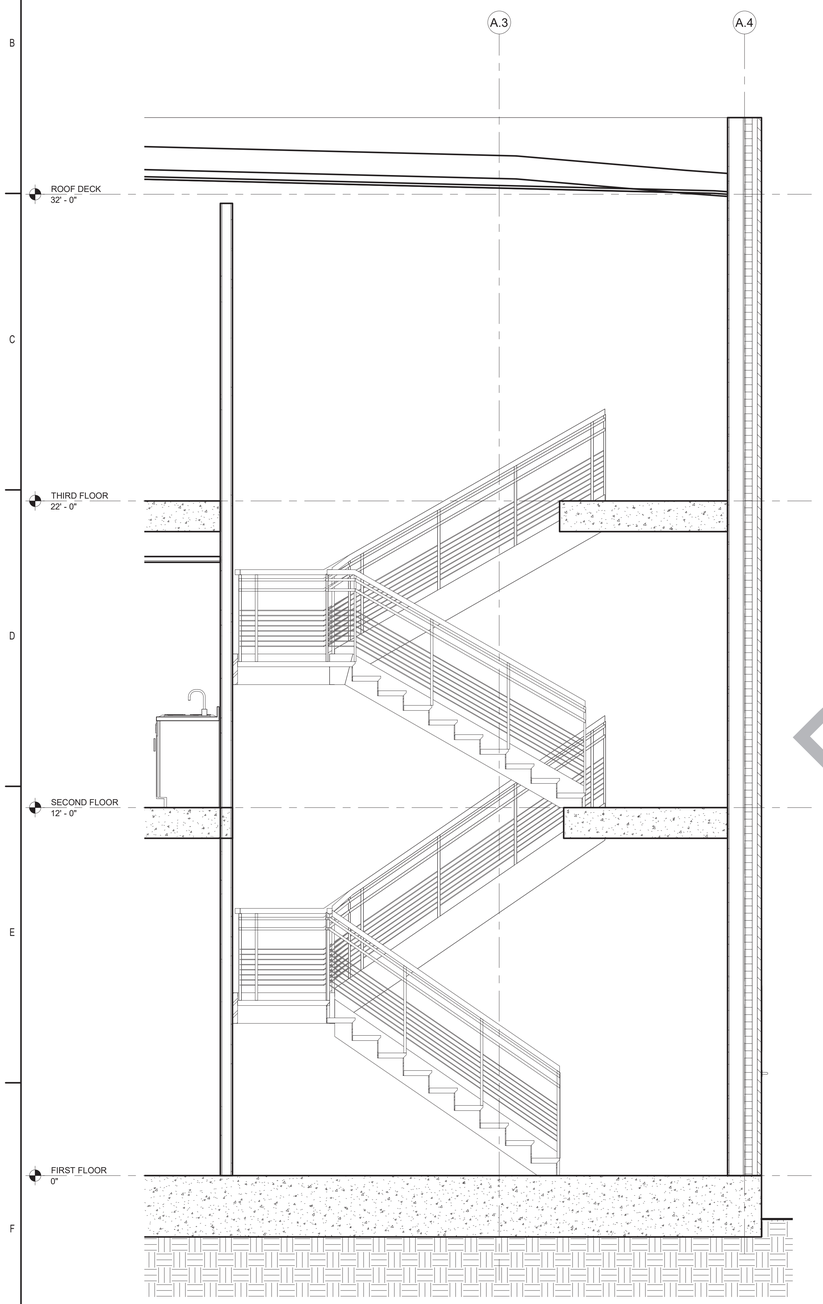
Drawing No.
A-501
STAIR PLANS, SECTIONS & DETAILS - STAIR 1



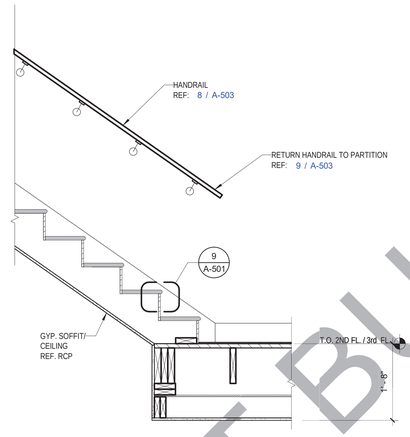
9 HANDRAIL RETURN
Scale: 3" = 1'-0"



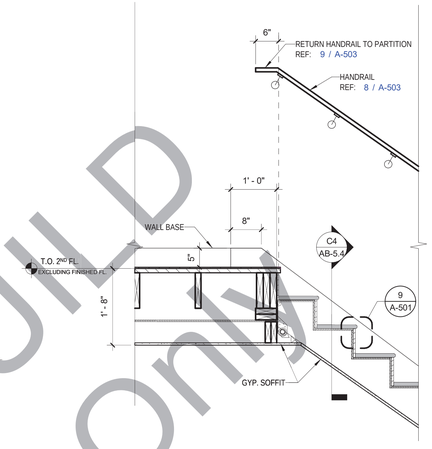
8 HANDRAIL DETAIL
Scale: 3" = 1'-0"



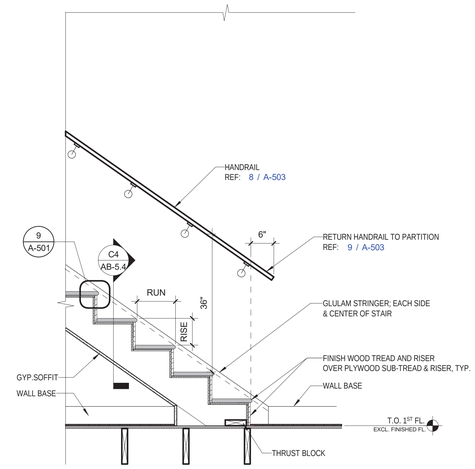
3 Section 11
Scale: 1/2" = 1'-0"



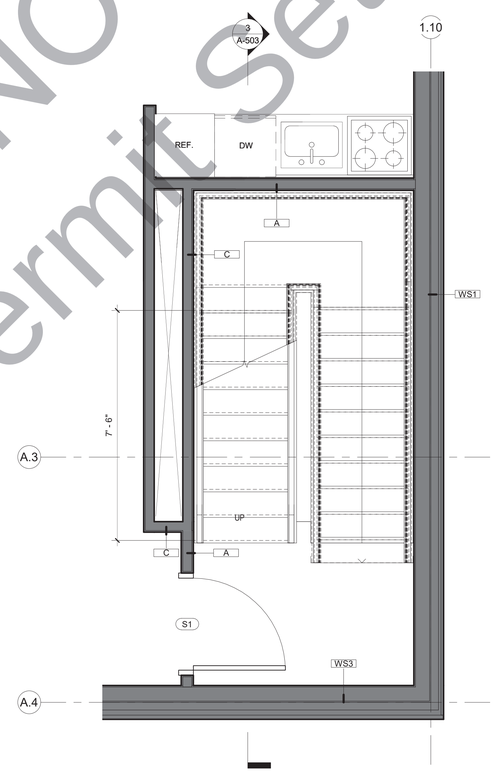
7 STAIR SECTION
Scale: 3/4" = 1'-0"



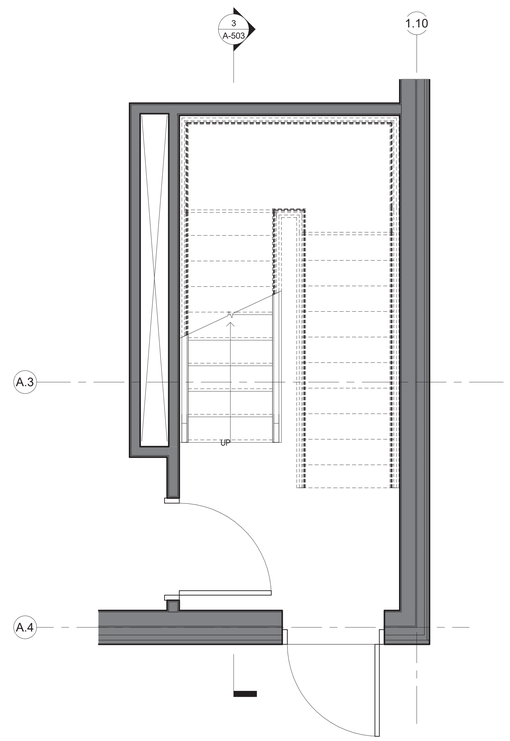
6 STAIR SECTION
Scale: 3/4" = 1'-0"



5 STAIR SECTION
Scale: 3/4" = 1'-0"



2 ENLARGED STAIR PLAN - FLOORS 2 -3 - STAIR 2
Scale: 1/2" = 1'-0"



1 ENLARGED STAIR PLAN - FIRST FLOOR - STAIR 3
Scale: 1/2" = 1'-0"

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PROFESSIONAL ENGINEER

Issued/Revision	By	Update	YYYY.MM.DD

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MOSES ROSES MARQUETTE

Client

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Date
APRIL 14, 2022

Scale
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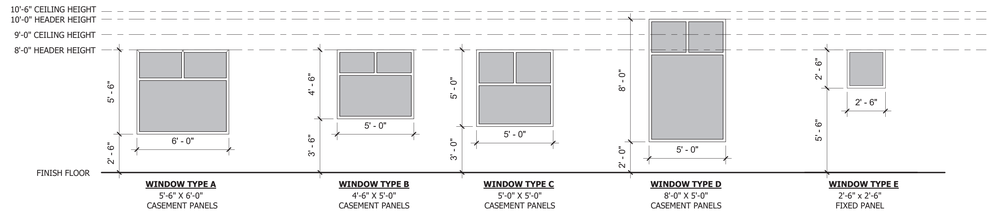
Drawing No.
A-503
STAIR PLANS, SECTIONS, & DETAILS - STAIR 3

WINDOW SCHEDULE - MOSES ROSES		
Level	TYPE	COUNT
FIRST FLOOR	D	2
SECOND FLOOR	A	4
SECOND FLOOR	C	3
SECOND FLOOR	E	7
THIRD FLOOR	A	2
THIRD FLOOR	B	2
THIRD FLOOR	C	1
THIRD FLOOR	E	7
Grand total		28



NOTE:
WINDOWS TO BE ANDERSEN. MANUFACTURER TO VERIFY SIZES, TEMPERING, EGRESS, ETC... BEFORE ORDERING. ARCHITECT TO BE CONTACTED IN CASE OF QUESTIONS ABOUT SIZES, TEMPERING, EGRESS, LOCATION, ETC.

GENERAL WINDOW NOTES:
ALL GLAZING TO BE 1/4" CLEAR INSULATED GLASS UNLESS NOTED OTHERWISE
ALL GLAZING SHALL COMPLY WITH REQUIREMENTS OF IBC: CHAPTER 24, GLASS AND GLAZING FOR TREATMENT AND LOCATION OF TEMPERED AND SAFETY GLASS
ALL GLAZING SHALL COMPLY WITH REQUIREMENTS OF IECC 2018: TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS
CLIMATE ZONE:6
BACK PAINTED GLASS AS NOTED ON DRAWINGS
ALL FRAMES TO BE BLACK FINISH ON EXTERIOR, BLACK ON INTERIOR

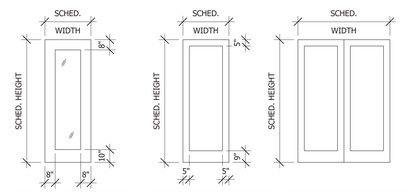
WINDOW TYPES
Scale: 1/4" = 1'-0"

DOOR SCHEDULE - BY NUMBER

LEVEL	DOOR SIZE LEAF QTY	DOOR SIZE WIDTH	Mark	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME GLAZING	FRAME SIDELIGHT WIDTH	FRAME TRANSOM HEIGHT	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE LABEL	HARDWARE	REMARKS
FIRST FLOOR		3' - 0"	1	6' - 8"	1 3/4"		WD												
FIRST FLOOR		3' - 0"	2	6' - 8"	1 3/4"		WD												
FIRST FLOOR		3' - 0"	3	6' - 8"	1 3/4"		WD												
FIRST FLOOR		2' - 0"	4	6' - 8"	1 3/4"		WD												
FIRST FLOOR		3' - 0"	5	6' - 8"	1 3/4"		WD												
FIRST FLOOR		2' - 6"	6	6' - 8"	1 3/4"		WD												
FIRST FLOOR		2' - 6"	7	6' - 8"	1 3/4"		WD												
FIRST FLOOR		3' - 0"	8	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	20	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	21	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	22	6' - 8"	1 3/4"		WD												
SECOND FLOOR		2' - 0"	23	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	24	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	25	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	26	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	27	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	28	6' - 8"	1 3/4"		WD												
SECOND FLOOR		3' - 0"	29	6' - 8"	1 3/4"		WD												

DOOR SCHEDULE - BY TYPE

LEVEL	DOOR SIZE LEAF QTY	DOOR SIZE WIDTH	Type Mark	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME GLAZING	FRAME SIDELIGHT WIDTH	FRAME TRANSOM HEIGHT	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE LABEL	HARDWARE	REMARKS
FIRST FLOOR		3' - 0"	B	7' - 0"	1 3/8"		AL			AL									
FIRST FLOOR		3' - 0"	C5	6' - 8"	1 3/4"		WD												
FIRST FLOOR		2' - 4"	D	7' - 0"	1 3/4"		WD												
FIRST FLOOR			EX-1																
FIRST FLOOR		3' - 0"	EX-2	6' - 8"	1 3/4"														
FIRST FLOOR		3' - 0"	EX-3	8' - 0"	1 3/8"		AL												
SECOND FLOOR		3' - 0"	A	6' - 8"	1 3/4"														
SECOND FLOOR			B																
SECOND FLOOR		0"	C2	0"															
SECOND FLOOR		3' - 0"	C5	6' - 8"	1 3/4"		WD												
SECOND FLOOR		2' - 8"	D	6' - 8"	1 3/4"														
SECOND FLOOR		3' - 3 1/2"	EX-1	7' - 9 1/2"															
SECOND FLOOR		3' - 0"	EX-3	8' - 0"	1 3/8"		AL												
THIRD FLOOR			A		1 3/4"														
THIRD FLOOR		2' - 8"	B	6' - 8"	1 3/4"														
THIRD FLOOR		2' - 8"	C	6' - 8"	1 3/4"														
THIRD FLOOR		0"	C3	0"															
THIRD FLOOR		2' - 8"	D	6' - 8"	1 3/4"														
THIRD FLOOR		4' - 0"	E	7' - 0"	2"		WD			WD									
THIRD FLOOR			EX-1																
ROOF DECK		3' - 0"	B	7' - 0"	1 3/8"		AL												
ROOF DECK		3' - 0"	EX-3	8' - 0"	1 3/8"		AL												



DOOR TYPE FG
EXTERIOR ENTRY
w/ FULL VISION PANEL

DOOR TYPE F
SINGLE PANELED DOOR

DOOR TYPE S
SLIDING PANELED DOORS

DOOR TYPES
Scale: 1/4" = 1'-0"

DO NOT BUILD
Permit Set Only

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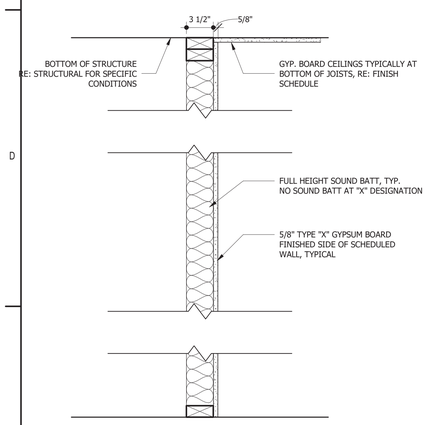
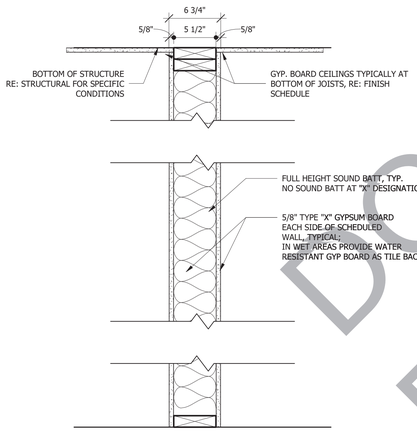
Date
APRIL 14, 2022

Scale
1/4" = 1'-0"

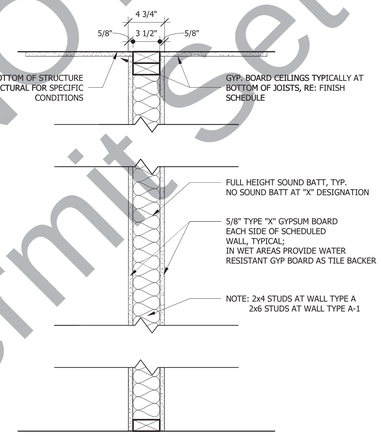
Drawing No.
A-600
DOOR, WINDOW, SCHEDULES & TYPES



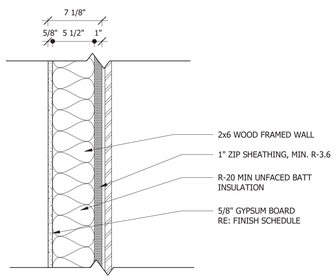
C WALL TYPE - C
Scale: 1 1/2" = 1'-0"



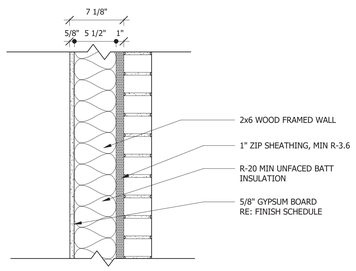
B WALL TYPE - B
Scale: 1 1/2" = 1'-0"



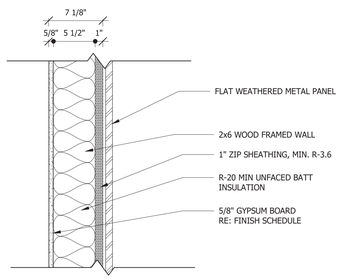
A WALL TYPE - A
Scale: 1 1/2" = 1'-0"



A1 WALL TYPE WS-3
Scale: 1 1/2" = 1'-0"



A2 WALL TYPE WS-2
Scale: 1 1/2" = 1'-0"



A3 WALL TYPE WS-1
Scale: 1 1/2" = 1'-0"

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PER23
5/22/2023

STATE OF MICHIGAN
PHILLIP E. ROBBINS
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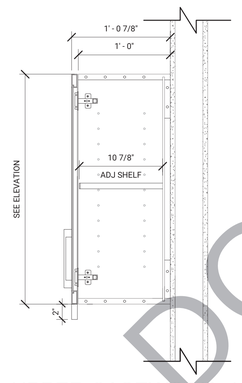
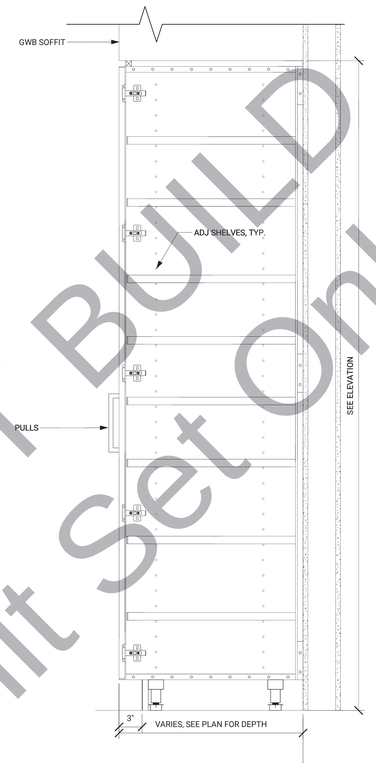
Scale
1 1/2" = 1'-0"

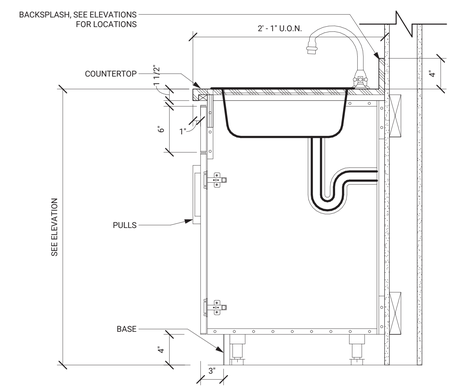
Drawing No.
A-700
WALL PARTITIONS, ASSEMBLIES, AND DETAILS



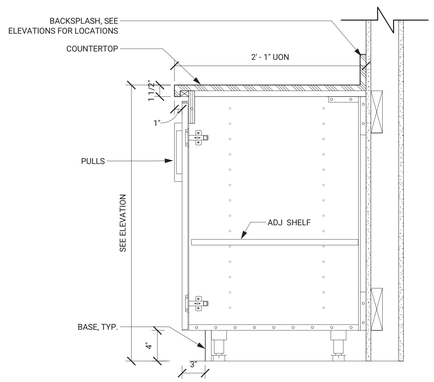
5 TYP. UPPER CASEWORK - VERTICAL PULL
Scale: 1 1/2" = 1'-0"



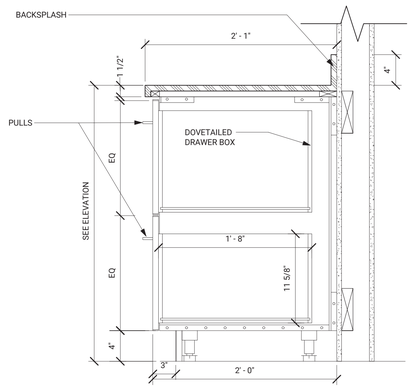
6 TYP. FULL HEIGHT CASEWORK
Scale: 1 1/2" = 1'-0"



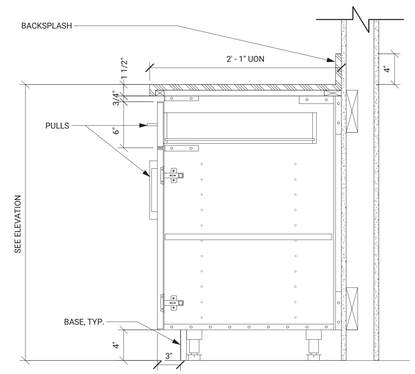
4 TYP. SINK BASE CASEWORK - RECTANGLE
Scale: 1 1/2" = 1'-0"



3 TYP. BASE CASEWORK
Scale: 1 1/2" = 1'-0"



2 TYP. 2-DRAWER CASEWORK
Scale: 1 1/2" = 1'-0"



1 TYP. 1-DRAWER/1-DOOR
Scale: 1 1/2" = 1'-0"

DO NOT BUILD
Permit Set Only

P.E. Robbins
Victoria, IL 61455
PER23[illegible]
5/22/2023
STATE OF MICHIGAN
PHILLIP E. ROBBINS
ENGINEER
NO. [illegible]
PROFESSIONAL ENGINEER

Issued/Revision	By	Appd.	YYYY.MM.DD

MODERN MOD®

MOSES ROSES MARQUETTE

Client

Permit-Seal
Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

Date
APRIL 14, 2022

Scale
1 1/2" = 1'-0"

Drawing No.
A-801
INTERIOR DETAILS - CASEWORK

NOTES:
1. Elevations are City of Marquette Datum.
2. Location Sketch is from the City of Marquette Third Street Corridor FBC document.
3. Setback dimentions are from the City of Marquette Third Street Corridor FBC document.
4. Bearings are baised on the legal description in Document Number 2020R-01164 and ties made to survey marks referenced in said description.

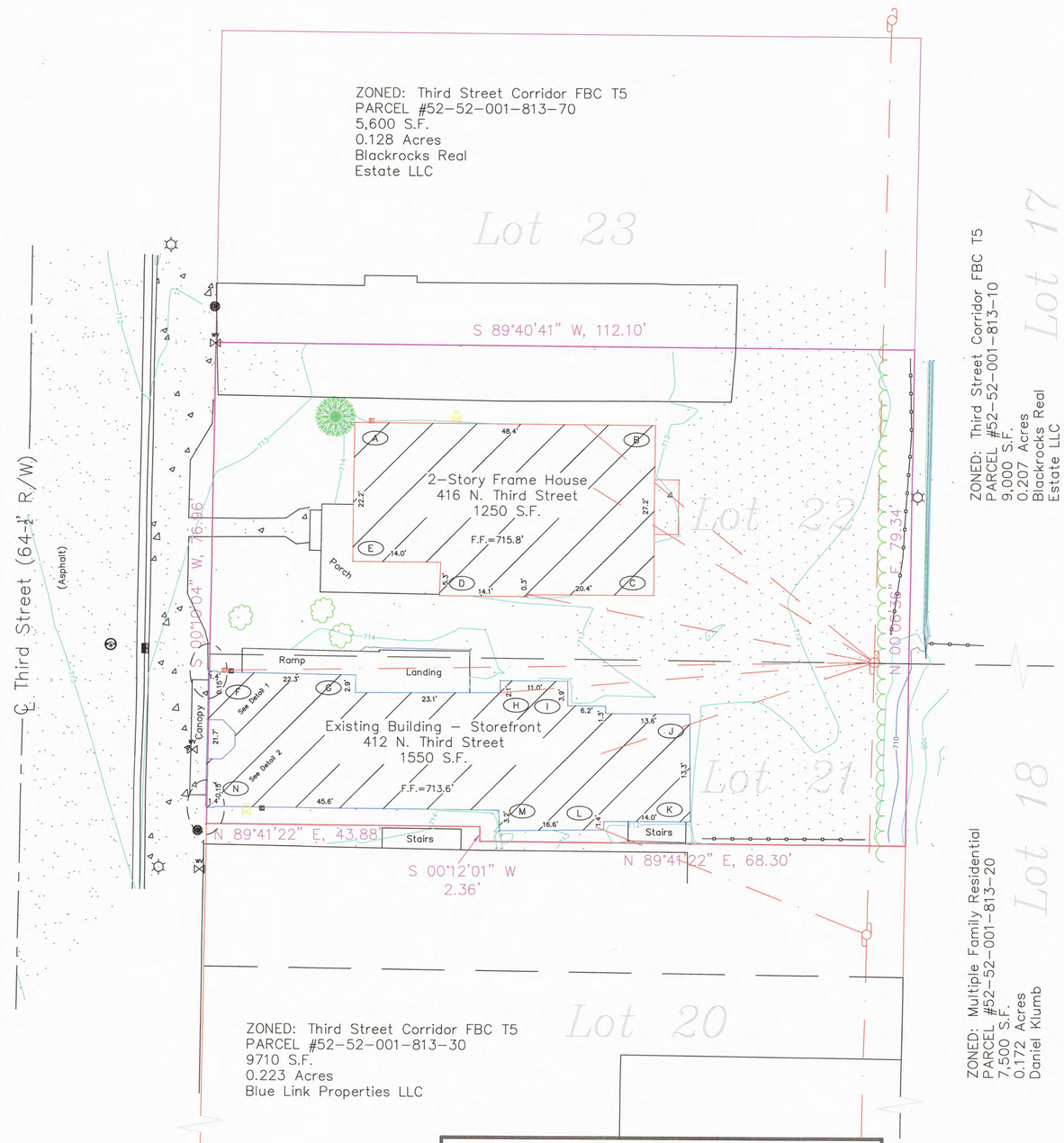
GRAPHIC SCALE

10 0 10 20 40

(IN FEET)
1 inch = 10 ft.

LOCATION SKETCH

1"=200' (Approx.)
access points, property lines and near-by structures



SUBJECT PARCEL

LEGAL DESCRIPTION from Document Number 2020R-01164, Marquette County Records:
Lot number Twenty-two (22), Block Eight (8), John Burt's Addition, according to the recorded plat thereof and all that part of Lot number Twenty-one (21), Block Eight (8), John Burt's Addition, according to the recorded plat thereof EXCEPTING from said Lot 21, the following described parcel: Beginning at the Southwest corner of Lot 19, Block 8, John Burt's Addition; thence North 00°12'01" East, along the west line of said Lot 19 and Lot 20, in said Block 8, John Burt's Addition to the Southwest corner of Lot 21, Block 8, John Burt's Addition, and the Point of Beginning; thence continuing North 00°12'01" East, 22.8 feet; thence North 89°41'22" East, 43.88 feet; thence South 00°12'01" West, 2.36 feet; thence North 89°41'22" East, 68.30 feet to the East line of said Lot 21; thence South along the East line of said Lot 21 to the South line of Lot 21; thence West along the South line of Lot 21 to the Point of Beginning.

ZONED: Third Street Corridor FBC T5
PARCEL #52-52-001-813-50
7892 S.F.
0.181 Acres
BBPP Properties LLC

T5 Standards - Principal Building	
i. Front Setback (Principal)	5 ft. - 18 ft.
ii. Front Setback (Secondary)	12 ft. max.
iii. Side Setback	6 ft. max.
iv. Rear Setback	3 ft. min.

Distance from 2-Story Frame House Corner to Lot Line

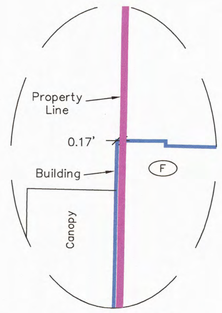
Reference Point	to N Line	to E Line	to S Line	to W Line
A	12.5'	N/A	N/A	22.5'
B	12.5'	41.4'	N/A	N/A
C	N/A	41.2'	39.6'	N/A
D	N/A	N/A	36.9'	36.6'
E	N/A	N/A	42.2'	22.6'

Distance from Existing Building- Storefront Corner to Lot Line

Reference Point	to N Line	to E Line	to S Line	to W Line
F	52.6'	N/A	N/A	-0.17'
G	52.9'	N/A	N/A	N/A
H	53.6'	N/A	N/A	N/A
I	53.6'	N/A	N/A	N/A
J	58.6'	35.0'	N/A	N/A
K	N/A	34.5'	3.5'	N/A
L	N/A	N/A	2.0'	N/A
M	N/A	N/A	1.8'	3.2'
N	N/A	N/A	2.6'	-0.19'

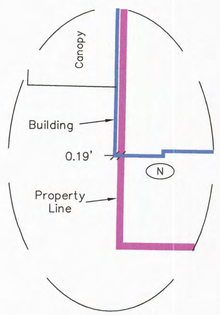
Additional Legend

- Property Line
- Fence Line
- Overhead Power Line
- Plat Lot Line
- (A) Distance to Boundary or Building
- Existing Building
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Catch Basin
- Light Pole
- EJIW Cover
- Power Pole
- Storm Manhole
- Water Valve
- Electric Meter
- Gas Meter
- Cable Box



DETAIL 1

1"=2'
(Approx.)



DETAIL 2

1"=2'
(Approx.)

SURVEYOR'S CERTIFICATE

SITE PLAN: I hereby certify that I have surveyed and mapped the buildings and parcel(s) that fall within the legal descriptions provided to me and this drawing illustrates a faithful representation of the improvements found on the property as of April 06, 2021. This drawing is intended for use as a Site Plan only and should not be relied on for boundary determination.

BY: _____ DATE: 5-10-2023
NEIL J. LYNCH P.S. # 41918

Lynch Surveying L.L.C.

Neil J. Lynch PS
Professional Surveying Services
370 North Road
Negaunee, MI 49866
(906) 362-5555

	INITIALS	DATE
DESIGN		/ /
DRAWN	NJL	04/20/21
CHECKED	NJL	04/30/21
APPROVED		/ /

STATE OF MICHIGAN
NEIL JOHN LYNCH
License No. 4001041918
LICENSED PROFESSIONAL SURVEYOR
SEAL

SITE PLAN

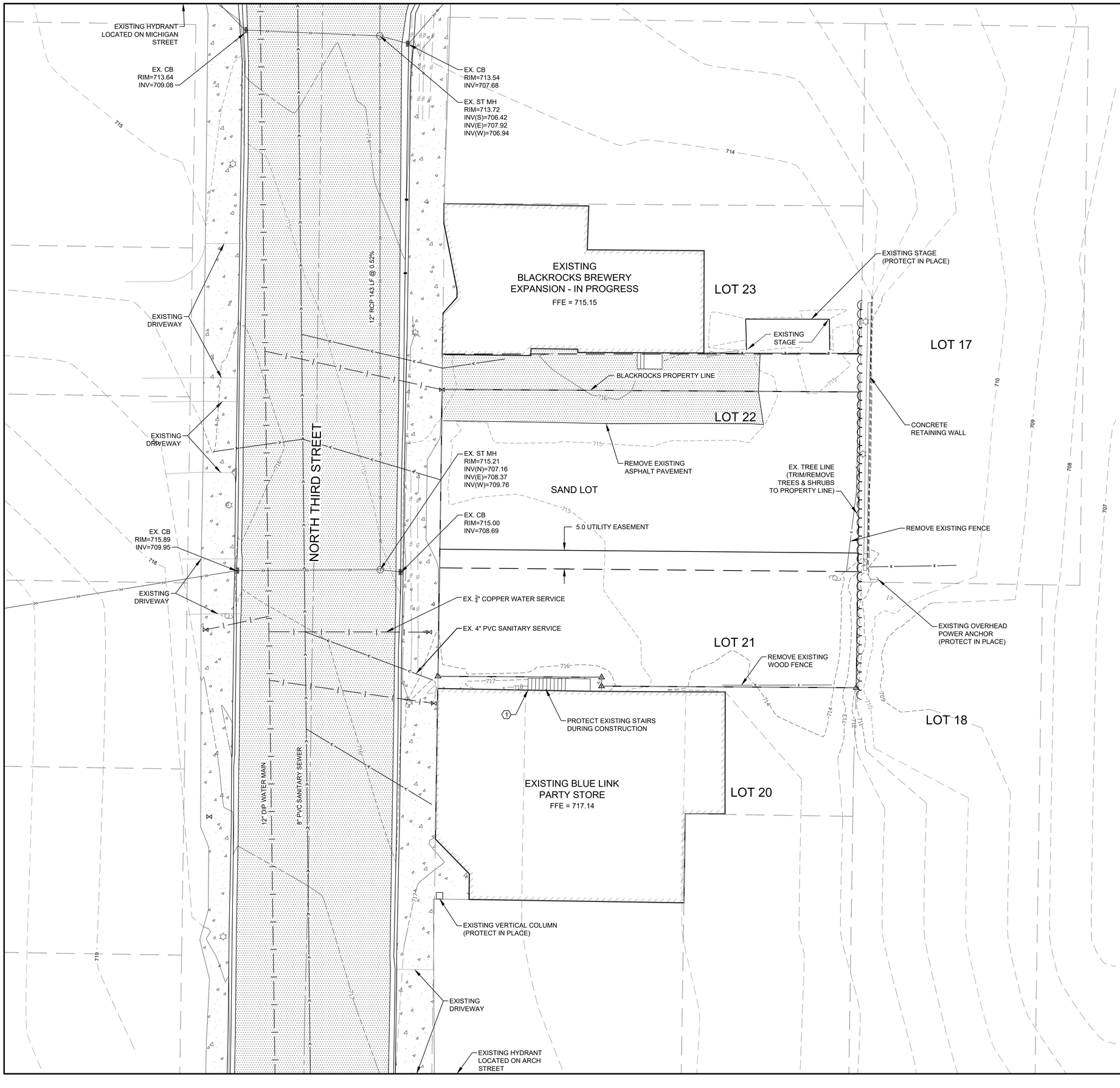
NO.	REVISIONS	BY	DATE

FIELD
CLIENT
DATE TO A B C 0 1 2 3 4 5
CONTROL

BBPP PROPERTIES, LLC
a Michigan Limited Liability Corporation
105 Meeske Avenue
Marquette, MI 49855

Site Plan for Building Renovation
PROJ. NO. 102-2021 REV. NO. 1

S 1.1



EXISTING SURVEY PROVIDED BY LYNCH SURVEYING LLC ON 04/30/2021

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE LINE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE WALKWAY
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING CORNER MONUMENTS

KEYNOTES

1. STAIRWAY IS SOLE INGRESS/EGRESS TO SECOND-STORY APARTMENT ABOVE BLUE LINK PARTY STORE. ACCESS MUST BE MAINTAINED VIA TEMPORARY SHORING OR OTHER MEANS AS A DELEGATED DESIGN ITEM.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

MOSES ROSES

420 N 3RD STREET, MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

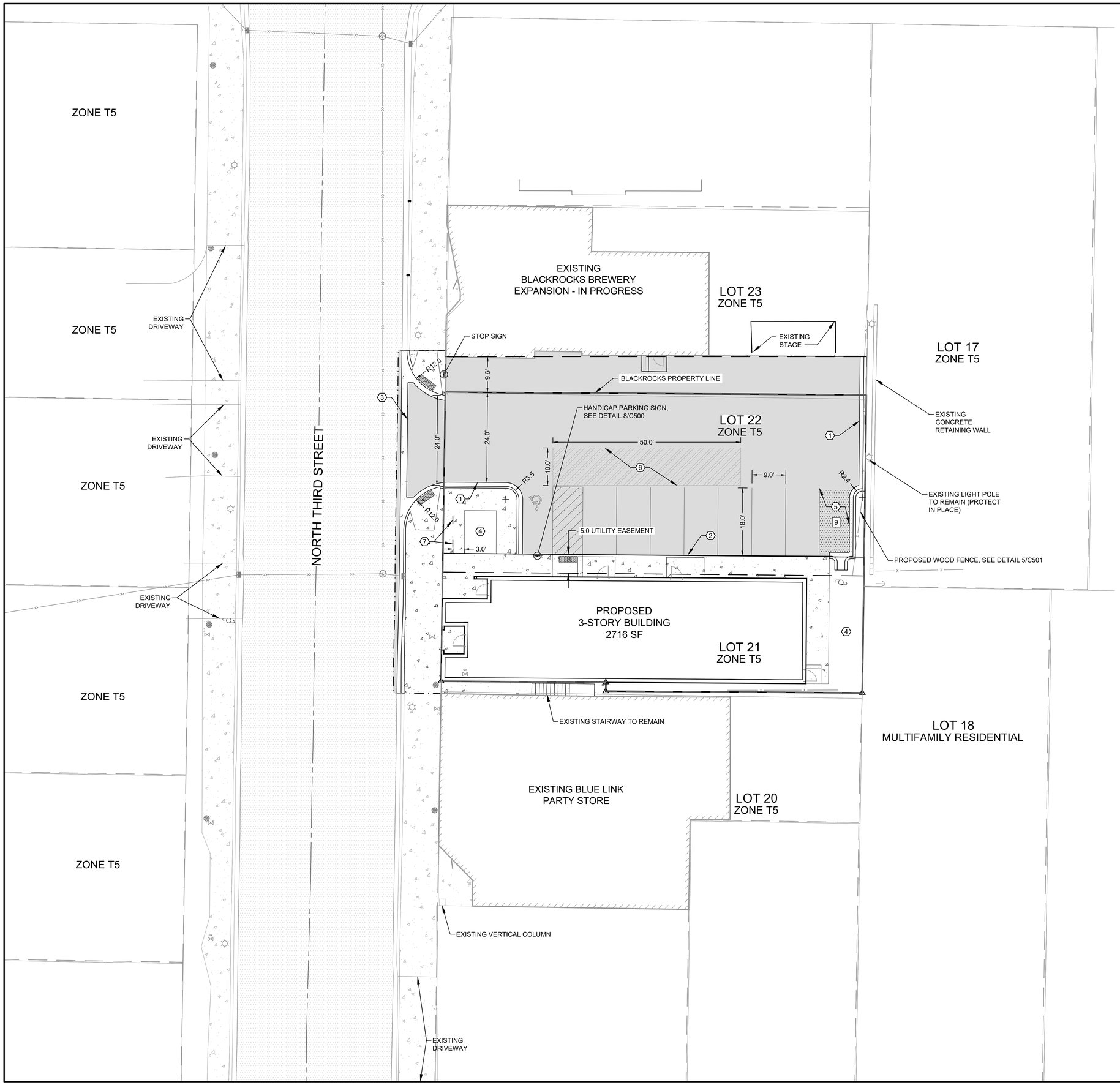
DEMOLITION PLAN

DRAWING NO.

X100

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:13am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_EXIST.dwg
Xref Filename: \ 17089_c_base \ 17089_30X42 AE Commercial Title Block \ 17089_s_base \ 17089_gis_base \ GARY - MICHIGAN STAMP\



LEGEND

- PROPERTY LIMITS
- SAWCUT PAVEMENT
- EXISTING FENCE LINE
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SNOW STORAGE AREA
- PROPOSED OFF-STREET LOADING ZONE
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING LIGHT POLE
- 9 NUMBER OF PARKING STALLS

KEY NOTES

1. B612 CURB, SEE DETAIL 1/C500
2. INTEGRAL CURB, SEE DETAIL 2/C500
3. DRIVEWAY APRON, SEE DETAIL 7/C500
4. PLANTING BED, SEE SHEET C400 FOR PLANTINGS
5. CITY OF MARQUETTE CODE SECTION 54.905(B) REQUIRES 10% AREA OF REQUIRED PARKING STALL AREA. 10% x 2 STALLS x 9' x 18' = 32.4 SF, WHICH IS LESS THAN THE 162 SF PROVIDED.
6. LOADING ZONE
7. CITY OF MARQUETTE CODE SECTION 54.322 REQUIRES A MINIMUM OF 2 SPACES + 1 SPACE PER 2,500 SF OR 2 SPACES + 1 SPACE PER EVERY 10 EMPLOYEES. THE BUILDING IS 2,716 SF, AND WILL HAVE LESS THEN 20 EMPLOYEES, SO 4 SPACES ON TWO RACKS ARE PROVIDED.

TOTAL LOT AREA	8792
FIRST FLOOR AREA	2716
FLOOR AREA RATIO	0.31
TOTAL THREE-FLOOR AREA	8148
GROUND COVERAGE RATIO	0.91

SUBJECT PARCEL

LEGAL DESCRIPTION FROM DOCUMENT NUMBER 2020R-01164, MARQUETTE COUNTY RECORDS:

LOT NUMBER TWENTY-TWO (22), BLOCK EIGHT (8), JOHN BURT'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF AND ALL THAT PART OF LOT NUMBER TWENTY-ONE (21), BLOCK EIGHT (8), JOHN BURT'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF EXCEPTING FROM SAID LOT 21, THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 19, BLOCK 8, JOHN BURT'S ADDITION; THENCE NORTH 00°12'01" EAST, ALONG THE WEST LINE OF SAID LOT 19 AND LOT 20, IN SAID BLOCK 8, JOHN BURT'S ADDITION, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'01" EAST, 22.8 FEET; THENCE NORTH 89°41'22" EAST, 43.88 FEET; THENCE SOUTH 00°12'01" WEST, 2.36 FEET; THENCE NORTH 89°41'22" EAST, 68.30 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 TO THE SOUTH LINE OF LOT 21; THENCE WEST ALONG THE SOUTH LINE OF LOT 21 TO THE POINT OF BEGINNING.

ZONED: THIRD STREET CORRIDOR FBC T5
PARCEL #52-52-001-813-50
7892 S.F.
0.181 ACRES
BBPP PROPERTIES LLC

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

MOSES ROSES

420 N 3RD STREET,
MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

SITE PLAN

DRAWING NO.

C100

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:14am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_SITEPLAN.dwg
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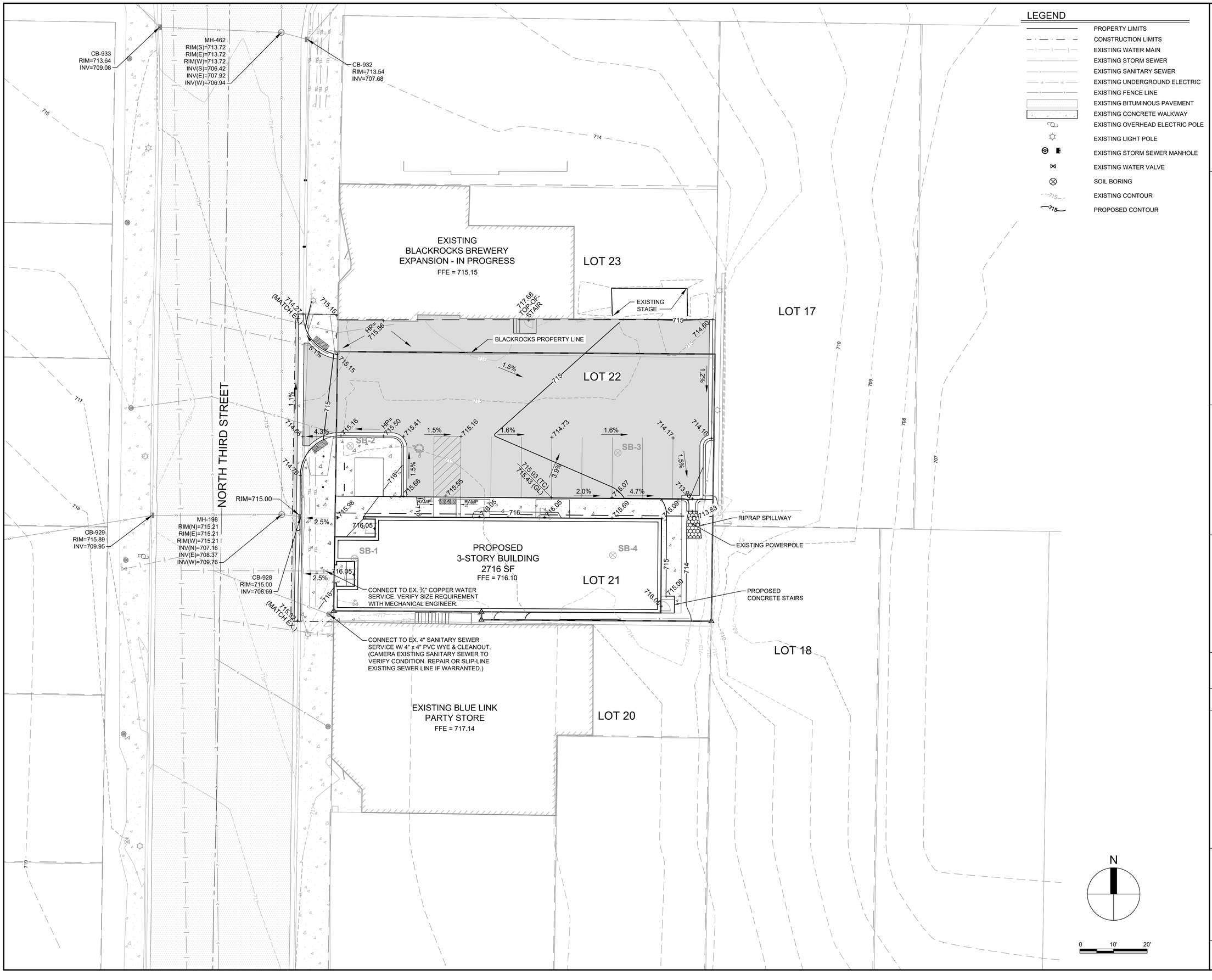

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE LINE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE WALKWAY
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- SOIL BORING
- EXISTING CONTOUR
- PROPOSED CONTOUR

ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
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Anderson Engineering of Minnesota, LLC

MOSES ROSES

420 N 3RD STREET,
MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

GRADING & UTILITY PLAN

DRAWING NO.

C200

PLOTTED:	COMM. NO.
05/05/2023	17089

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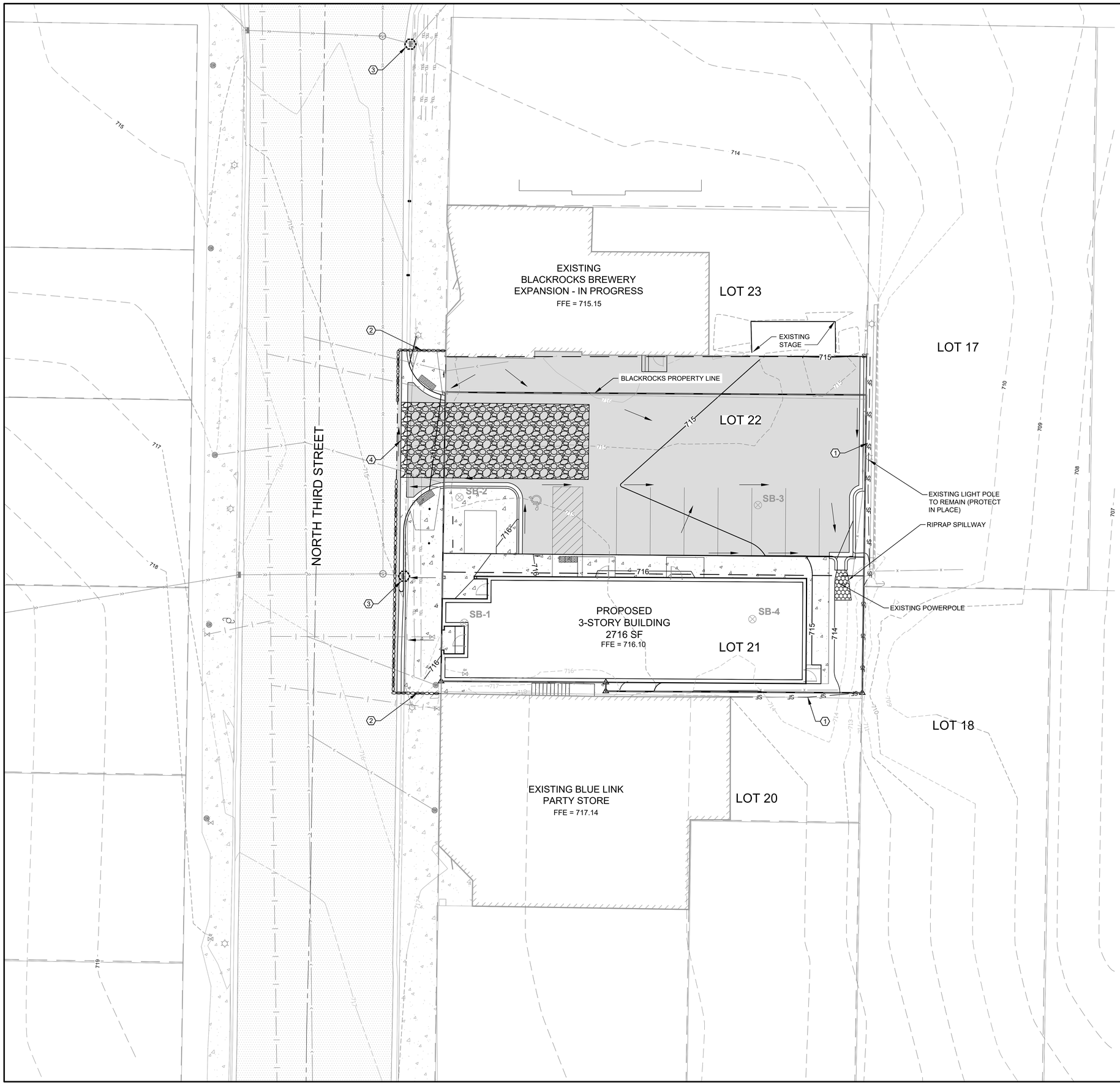

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE LINE
- SILT FENCE
- BIO-ROLL LOCATION
- ROCK CONSTRUCTION ENTRANCE
- SPILLWAY RIPRAP
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE WALKWAY
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE

KEY NOTES

1. SILT FENCE, SEE DETAIL 1/C501
2. BIO-ROLL, SEE DETAIL 2/C501
3. STORM DRAIN INLET PROTECTION, SEE DETAIL 3/C501
4. ROCK CONSTRUCTION ENTRANCE, SEE DETAIL 4/C501

ANDERSON

13605 1st Avenue N. #100
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MOSES ROSES

420 N 3RD STREET,
MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

EROSION CONTROL PLAN

DRAWING NO.

C300

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:14am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_SITEPLAN.dwg
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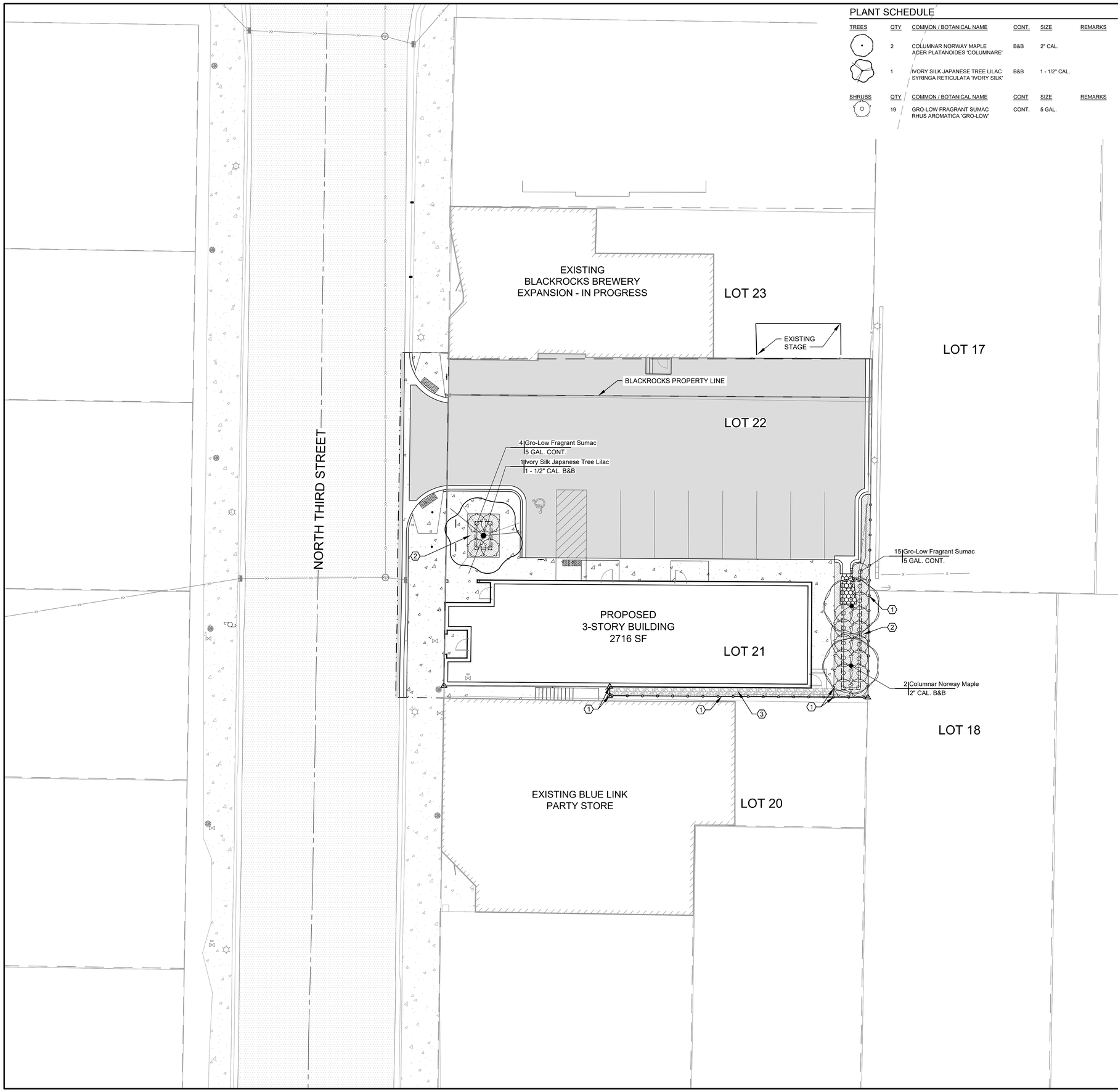

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE	REMARKS
	2	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'	B&B	2" CAL.	
	1	IVORY SILK JAPANESE TREE LILAC SYRINGA RETICULATA 'IVORY SILK'	B&B	1 - 1/2" CAL.	

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	REMARKS
	19	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	CONT.	5 GAL.	

LEGEND

- PROPERTY LIMITS
- EXISTING FENCE LINE
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- LANDSCAPE EDGER
- 2-FT LANDSCAPE OFFSET
- ROCK MULCH
- GRAVEL

KEY NOTES

1. LANDSCAPE EDGER
2. 3" DEPTH SHREDDED HARDWOOD MULCH IN PLANTER BEDS
3. 3" DEPTH GRAVEL ON SOUTH SIDE OF BUILDING

ANDERSON
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Plymouth, MN 55441 | ae-mn.com
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MOSES ROSES

420 N 3RD STREET,
MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

RESTORATION PLAN

DRAWING NO.

C400

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:14am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_SITEPLAN.dwg
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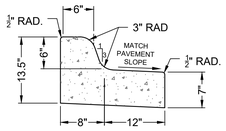
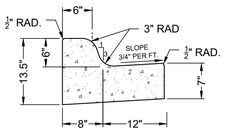
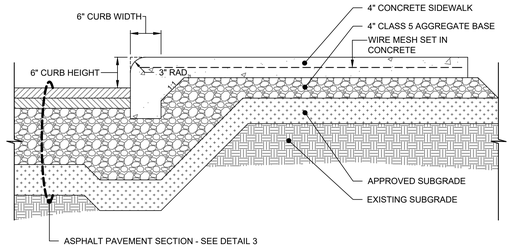


B612 TIP OUT GUTTER

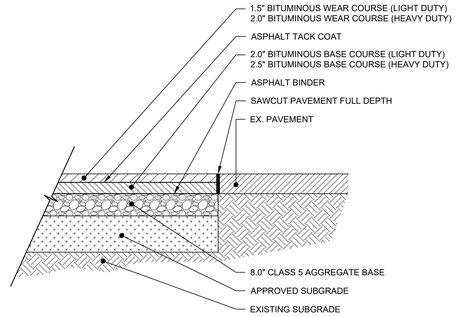


STANDARD B612 CURB & GUTTER

1 CONCRETE CURB
SCALE:N.T.S.



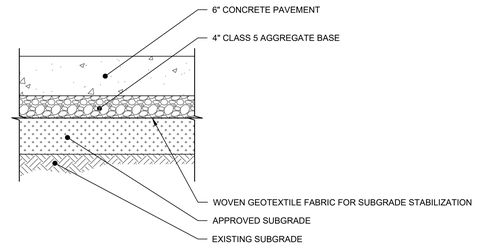
2 INTEGRAL CURB
SCALE:N.T.S.



NOTES:

1. VERIFY ASPHALT AND BASE COURSE WITH NTI GEOTECHNICAL REPORT DATED MARCH 29, 2021.

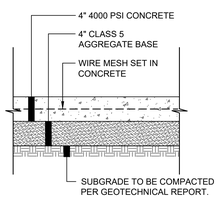
3 BITUMINOUS PAVEMENT
SCALE:N.T.S.



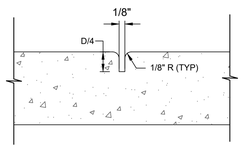
NOTES:

1. EXTEND 4" AGGREGATE BASE 1' MINIMUM PAST CONCRETE EDGE IF CONCRETE IS NOT ABUTTING EXISTING PAVEMENT OR STRUCTURES.
2. CONCRETE JOINTS PER MANUFACTURER RECOMMENDATIONS.
3. VERIFY CONCRETE AND BASE COURSE WITH NTI GEOTECHNICAL REPORT DATED MARCH 29, 2021.

4 CONCRETE PAVEMENT
SCALE:N.T.S.

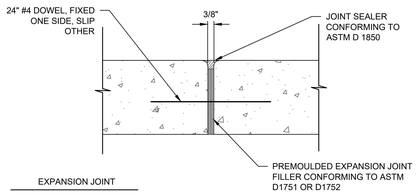


5 CONCRETE SIDEWALK
SCALE:N.T.S.



CONTROL JOINT

PROVIDE CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS.

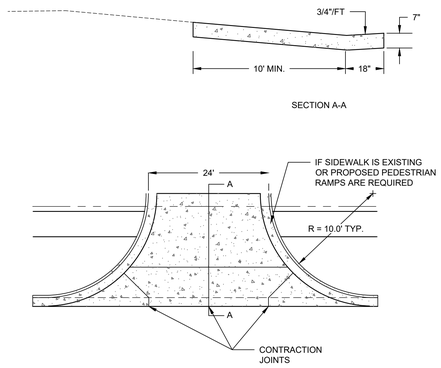


EXPANSION JOINT

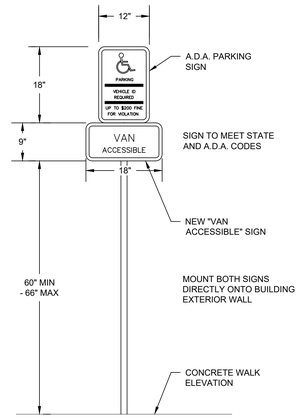
PROVIDE EXPANSION JOINTS AT BUILDING AND CONCRETE STOOP INTERFACE, AS WELL AS EVERY 24 FEET OF CONTINUOUS SIDEWALK AND AT SIDEWALK INTERSECTIONS.

NOTE: JOINTS CAN BE SAW CUT.

6 CONCRETE JOINTS
SCALE:N.T.S.



7 DRIVEWAY APRON
SCALE:N.T.S.



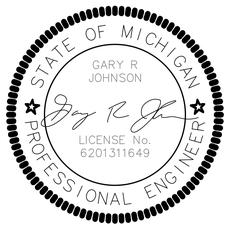
8 HANDICAP PARKING SIGN
SCALE:N.T.S.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

MOSES ROSES

420 N 3RD STREET,
MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.



REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

CIVIL DETAILS 1

DRAWING NO.

C500

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:14am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_EXIST.dwg
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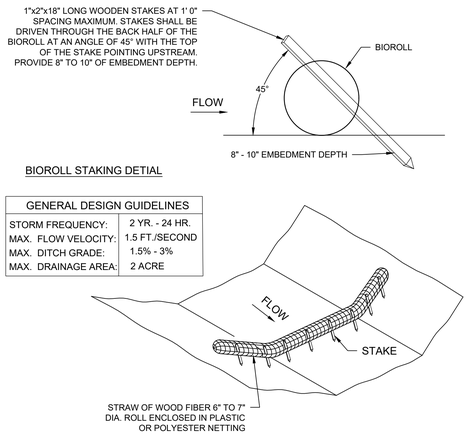
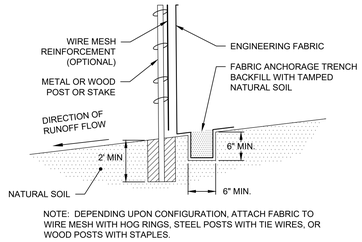


BIOROLL STAKING DETIAL

GENERAL DESIGN GUIDELINES	
STORM FREQUENCY:	2 YR. - 24 HR.
MAX. FLOW VELOCITY:	1.5 FT./SECOND
MAX. DITCH GRADE:	1.5% - 3%
MAX. DRAINAGE AREA:	2 ACRE

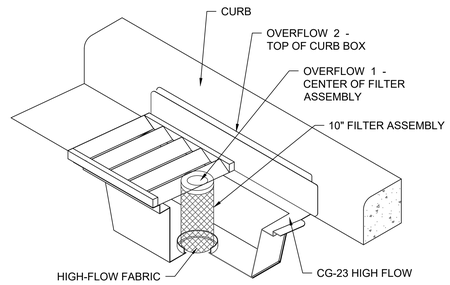
1 BIO-ROLL
SCALE:N.T.S.



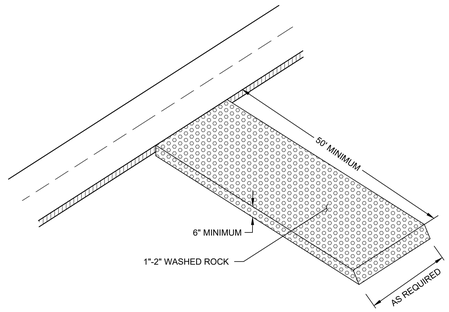
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH TIE WIRES, OR WOOD POSTS WITH STAPLES.

TYPICAL INSTALLATION

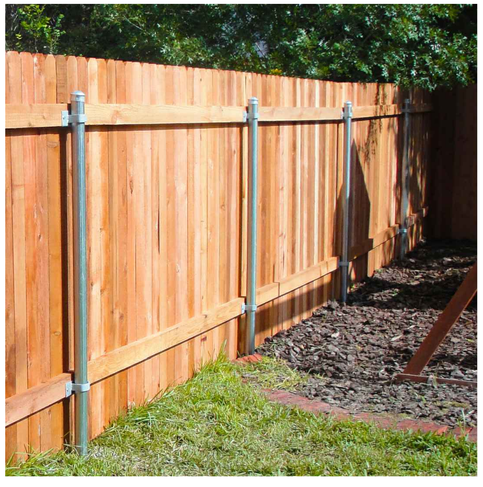
2 SILT FENCE
SCALE:N.T.S.



3 STORM DRAIN INLET PROTECTION
SCALE:N.T.S.



4 ROCK CONSTRUCTION ENTRANCE
SCALE:N.T.S.



5 WOOD PICKET FENCE
SCALE:N.T.S.

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MOSES ROSES

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MARQUETTE, MI 49855

BBPP PROPERTIES, L.L.C.

STATE OF MICHIGAN
GARY R JOHNSON
LICENSE No. 6201311649
PROFESSIONAL ENGINEER

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	DRAWN:	CHECKED BY:
LRK	AJB	LRK

DRAWING TITLE

CIVIL DETAILS 2

DRAWING NO.

C501

PLOTTED:	COMM. NO.
05/05/2023	17089

May 10, 2023 - 10:15am MMiller Y:\17000\17089 BBPP PROPERTIES - MOSES ROSES - MARQUETTE MI_07 Civil_01 CAD files_01 SHEETS\17089_EXIST.dwg
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