SEND COPIES OF MINUTES TO THE FOLLOWING:

1. Huane Beard
2. Richard Combs
3. Robert Clark
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Phone: 228-8500

MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

December 7, 1978

At 7:00 P.M. Chairman Racine noted that a quorum was not present. At 7:37 P.M. the meeting was convened when five members of the Commission were present. Those Commissioners present were Farrell, Peterson, Tuominen, Pekarek, and Racine. Absent were Commissioners Sodergren, Holli, and Smith.

The Chairman explained the procedures of public hearings on rezonings to the public. Public hearing for rezoning petition 72-RZ-WB-6, by Robert Hogg was opened.

Legal add for the petition as publicized in the paper was read by the staff. It is as follows:

- 72-RZ-WB-6 Petitioners Robt. Hogg, Susan Hogg, L. Wallace Bruce, and Jeff Samotis, request rezoning of the following property from RF District to RR-2 District: E½ of the SE¼ and the NW¼ of the SE¼, all in Section 3, T46N-R24W, West Branch Township.

Applicant Mr. Hogg made his statement. Most of the land is located with frontage on County Road 545. It is his feeling that it is the wish of the Township that development occur in the area as well as around Engman Lake. The land is unproductive and he feels it would be viable for building.

Staff gave their presentation. The rezoning request is located along County Road 545, off of US 41. Present land use in the area is scattered residential. Staff presented a map showing the slopes of the area with much of it exceeding 12%. The Comprehensive Plan discourages development where slopes are greater than 12%. There are some flood plain areas along small stream beds. Soils are Tawas Muck with Munising sandy loam. Planning Staff recommends denial of the request because: (1) County Road 545 serves as a connector between K.I. Sawyer and Marquette, and with people travelling these roads it could create an undesirable traffic situation along 545. Physical characteristics of the property are unsuit for Rural Residential 2 uses. Steep slopes and water tables are close to surface. With the Munising soil series with a fragipan could result in well contamination by septic systems.

In a conversation with the Township Supervisor, Otto Hurskaine, it was expressed that the West Branch Township Board was against the rezoning for these reasons:

1. Several petitioners in the vicinity are opposed to the rezoning.
2. Rezoning this parcel would allow the developer to create several small lots without platting. Costs for road improvements, maintenance, services, etc. would have to be paid for by the Township.
3. The petitioner had a parcel rezoned in 1977 near this rezoning, which to the Board's knowledge, had not fully developed yet.

There was also some correspondence from a property owner, Ray December stating his opposition to the rezoning to a five acre minimum lot size, he felt 20 acres would be more suitable.
Mr. Hogg stated that he felt that people like land which is sloping for building homes. In reference to the property previously rezoned, he stated that most of it had been sold. Public hearing was closed.

Chairman Racine stated that West Branch Township wants development to occur in certain areas. A study is being made currently of the Township concerning their plans for development. Since they have indicated they are against the rezoning for several reasons, the Planning Commission should go along with their wishes.

Karel Pekarek stated he leans toward staff and Township opinions in denying the rezoning. Our responsibility is to the greater part of the County as a whole. Commissioner Pekarek made a motion that the petition be denied, supported by Karol Peterson. The motion was passed by a roll call vote with all Commissioners voting in favor of denial of the petition.

Chairman Racine informed the petitioner, Mr. Hogg that he could attend the County Board meeting and state his position on the petition where it would receive final approval or denial.

Commissioner Farrell stated that the Staff did not mean that people could not build on the property in question in their recommendation, but that the intensity of building for the characteristics of the land would be improper, such as physical features such as soils, drainage, etc.

New rezoning petitions for the next meeting were presented to the Commission: A petition by John Baldwin to rezone from RP to RI in West Branch Township, NW¼ of SW¼ and SW¼ of NW¼, Sec. 3, T4N–R24W. A petition by John Winters and others in Skandia Township, E½ of the SE¼ of Sec. 10, T4S–R23W, from RP to RR-2. Petition for rezoning in Turin Township from RP to RR-2. Motion was made by Pat Farrell with support by Ken Tuominen that the proposed rezonings be scheduled for public hearing at the next meeting. Motion was passed unanimously.

Minutes of the previous meeting, November 2 was approved by a motion made by Ken Tuominen and supported by Karol Peterson. Motion passed unanimously.

Communications received for the past month included review of several rezonings from Forsyth Township and Negaaunee Township. Negaaunee Township had two rezonings proposed under Ordinance No. 24. The first is from One Family Residential (R-1C), to Business 2 (B-2). It is located about ½ mile East of the State Police Post between Marquette and Negaaunee. Township Planning Commission recommends that the proposal be rezoned from R-1C to Business, B-2. The County Planning Commission feels that the commercial strip along the arterial US 41 should avoid development of businesses. US 41 was originally designed to carry large volumes of high speed traffic. Efficiency and safety of such highways is decreased with each additional business that develops along such routes. Property in question is about 450 feet from US 41 frontage. Negaaunee Township's zoning ordinance does not contain a minimum frontage or lot size requirement, it is possible that many new businesses and resultant driveways could be located along the highway.

Second rezoning in Negaaunee Township was from Forestry (F) to One-Family Residential (R-1C) and located adjacent to previous request. Staff feels that rezoning would be compatible with existing nearby uses, dominantly single family residential dwellings. Physical characteristics of nearby area are suitable for this type of development. Motion was made by Pat Farrell that staff comments be endorsed and forwarded on to Negaaunee Township. Supported by Karel Peterson and passed unanimously.

Forsyth Township had several rezonings, the first located West of Gwinn on Co. Rd. 553. Rezoning from R-2 to Public Area. The area apparently represents a mapping error re-
garding the original ordinance. Staff feels that land that are publicly owned and serve various public purposes, should be zoned accordingly.

#2 Rezoning from RP to Family-Residential-Two (R-2) - Density of residential development allowable in an R-2 district, lots of less than 1 acre, would not be consistent with existing land use patterns. Essential character of the area is that of extremely low density rural residential development. Also, parts of the area contain some limitations for residential foundation and septic tank disposal systems. Scattered rock outcroppings are also present which cause problems especially with well drilling.

#3 Rezoning from RP to RR-1: The type of residential development allowable would not be consistent with existing land uses. Presently, area does not include improved road access nor are essential services provided. Rock outcroppings are common in some areas while other areas may be subject to frost heave.

#4 Rezoning 4a and 4b from Open Space to Family Residential Two. The rezoning is located in Austin. Physical features conducive to residential development, residential land uses dominate adjacent and nearby lands. Development associated with the rezonings would be part of a clustering effect (near Gwinn) thereby lending itself to more efficient and economic use of utilities and other services.

#5a from Open Space to Rural-Residential 3 (RR-3). (1) Residential limitations such as rock outcrops, hardpan occurrences, and possible frost heave occur in many locations. (2) Much of area has very low density or no residential development. (3) Much of area is without access & essential services. (4) Most of area is corporately owned and may not be available for development. (5) Much of area involves lands of relatively high iron ore content and potential mineral extraction. (6) It is questionable whether a need or demand exists for this amount of RR-3 zoned land. (7) Since primary purpose of request is to allow building improvements for existing properties, it is recommended that Class A Nonconforming designations be sponsored by the Township as possible alternative.

#5b Rezoning from Open Space to Rural Residential 3. Same comments apply as those on previous proposal. Also sewage treatment ponds are situated within the proposed district. Residential land use may conflict with various County Health Dept. & Environmental Protection Agency requirements.

#6a-6b Rezoning from Open Space to Family Residential - Two: The same comments apply as those concerning Proposals #4a and 4b.

Motion was made by Pat Farrell that the comments of the staff be endorsed and sent to Forsyth Township Planning Board. Also the Board should be informed that the Commission does not understand zoning of caving land to residential use. Motion was supported by Karel Pekarek and passed unanimously.

Discussion followed on communications received concerning the construction of additions to a sawmill owned by Mr. Walter Johnson in Skandia Township. Mr. Johnson is in violation of zoning if he constructs these additions, and needs to obtain a Class A Non-conforming Use Designation, or rezoning to Industrial. A letter was received from Mr. Earl Robinson of Skandia Township, asking that the letter be presented to the Commission. The Township Board is in favor of the expansion of the sawmill.
Commissioner Farrell made a motion that the Staff contact Supervisor of Skandia Twp. Earl Robinson, and in the name of the Commission advise him of the present situation, send the communications that have been sent to Mr. Johnson to date, and inquire as to what the Township would like done further. Motion was seconded by Ken Tuominen and passed unanimously.

A communication was received from the Finance Committee concerning Marquette Township's request that Marquette County's DPW sell bonds for their Water Expansion Project. The Finance Committee asks that the Planning Commission look at the effects that compliance with Mr. Weiland's request will have. The communication was received some time ago. Commissioner Peterson, who is familiar with the situation in the Township stated that since there is at present time no Supervisor, and the new Township Planning Board is going to make a review of the project with the Township Attorney, the project is temporarily in limbo. Motion was made by Karel Pekarek with support by Ken Tuominen that the Chairman advise the County Board of receiving the letter, but that no action would be taken until otherwise directed. Motion was passed unanimously.

Monthly reports for September through November were received by the Commission. It was pointed out by the Acting Director, Mr. Kosherek, that this month's receipts includes a $19,000 permit from Marquette City for the Wastewater Treatment Plant. There is some dispute as to the cost of the permit by the City.

Motion was made by Commissioner Farrell to adopt the monthly reports and forward them to the County Board. Motion was seconded by Karol Peterson and passed unanimously. Another motion was made by Commissioner Farrell that the Planning Commission does not feel the permit fee should be waived for the City of Marquette. Motion supported by Karel Pekarek. Motion was passed unanimously.

Mr. Kosherek presented the final draft of the Executive Summary of the Marquette County Comprehensive Plan. He stated that those changes suggested by Commissioners had been made. There was discussion concerning Public Investment Policy on page 26, concerning water and wastewater systems. Motion was made by Karel Pekarek to change the wording to read as follows: P.I. 16 - To put operation of all water and wastewater systems on a sound financial basis while maintaining and upgrading existing water supplies, and to permit concentration of limited resources in areas of greatest need. Motion was supported by Ken Tuominen.

Commissioner Farrell stated he opposed the motion because it would encourage development of too many individual water systems. Motion was defeated by a vote of three to two, Commissioners Farrell, Peterson, and Racine voting against. Commissioners Tuominen and Pekarek for the motion.

Commissioner Farrell made a motion to adopt the Executive Summary and forward it to the County Board, supported by Karel Pekarek. Motion passed unanimously.

Report was given concerning the development of a Countywide Rural Numbering and Street Addressing System. Eight Townships have expressed an interest in the system. The report states the different steps that would have to be followed from mapping to possible financing and funding to having signs erected. Mr. Kosherek indicated that if such a system was initiated by the County, that the Planning Staff assistance would be minimal but that he was in favor of the system. It was also stressed that the system could not operate optimally unless it is county-wide. Such a system would be beneficial to zoning, building code, and tax administrative offices, emergency services, utilities, and the private sector.
The U.S. Postal Service could be interested in an alternative system to replace present rural address schemes. Possibly funding or manpower could be provided by those who stand to benefit by one or more of the phases of the project.

Motion was made by Pat Farrell to forward the report to the County Township Association and County Board. After their review, ask for any suggestions or direction. Support by Karol Peterson, and passed unanimously.

Mr. Koshorek reported on the Solid Waste Meeting held on November 30, with the Townships. The Planning Commission had previously directed him to try and start a cooperative effort similar to the Water Authority. The meeting began with discussion on what regulations were required and problems at individual existing sites. All units present agreed to meet again to seek a cooperative solution to their common problems. Also alternatives to sanitary landfills such as Resource/Recovery Recycling were discussed. The County Controller who was present suggested that possibly funding could be obtained through HUD but that it would have to be part of some kind of housing effort. Another meeting will be scheduled at the end of the month.

Acting Director Koshorek reported on status of 1978 and 1979 budgets for the Departments. In a memo from the County Controller, he was requested to make a presentation for the November meeting of the Finance Committee on the 1978 budgets and any adjustments that would need to be made. Major increases were in salaries for permanent staff, due to overtime. In the past, this was taken out of a miscellaneous account, now it is being charged to each individual department. The net result of all adjustments was an approximate $8,000 reduction of the 1979 appropriation.

1979 Budget - Mr. Koshorek stated that he would like to ask the Finance Committee for a budget amendment of $12,500. This is because of the overtime that will be needed and also for funding of the CETA position of cartographer. At present, it is felt that the position should be funded through the County, so that there is no worry if CETA funding doesn't come through. The amendment would be $10,000 for the cartographer position and $2,500 for overtime. Motion was made by Karol Peterson with support by Pat Farrell to recommend the budget be amended as requested. Motion passed unanimously.

Mr. Koshorek went on to explain some difficulties which have arisen concerning the other CETA employees in the department. The Plumbing Inspector, Building Official, Secretary, and Research Assistant could possibly be laid off at the end of the year if funding is ended. One grievance has already been filed by an employee who was to be picked up by the County since it is a Title II position. There is a conflict as to who is the official head of the Department, and if the Department includes both Planning and Building Depts.

There was discussion whether the position for Planning Director had been advertised yet. It was stated that the first Planner had been hired by the County Board but that under the law it states that the Planning Commission has the right to hire and fire the Planning Commission Director. Motion was made by Pat Farrell that a request by made to the Personnel Committee to advertise and hire a Director for the County Planning Commission. Motion supported by Ken Tuominen and passed unanimously.
There was also discussion as to who should receive applications for the Planner's job. At present it is the policy for the Personnel Director to receive applications and screen them then give acceptable ones to the Dept. head for final decision. A motion was made by Pat Farrell to advise the Personnel Committee that the Planning Commission wishes to have the applications received by the Chairman of the Planning Commission as prescribed by law. Motion seconded by Ken Tuominen and passed unanimously.

CUPPAD Attorney, Jerry Mitchell made some comments on a meeting held in Delta County on Solid Waste.

Mr. Koshorek presented a letter to the Commission from Chocolay Township concerning revocation of a building permit. A building permit was issued to an individual with evidence that he had obtained zoning approval from Chocolay Township. Chocolay Township has revoked zoning approval of the individual's property and now requests that the building permit be revoked. After discussion a motion was made by Pat Farrell that it is not the County's problem the Township will have to handle the problem, but that the Staff should investigate possible methods of handling the situation should a similar one occur again. Supported by Karol Peterson and passed unanimously.

Meeting adjourned at 10:45. Motion was made by Pat Farrell and seconded by Ken Tuominen and passed unanimously.
MARQUETTE COUNTY PLANNING COMMISSION MINUTES

November 13, 1978

The meeting was called to order by Chairman, Joe Racine. Present at the meeting were Commissioners Farrell, Holli, Peterson, Sodergren, and Racine. Absent were Commissioners Pekarek, Tuominen, and Smith.

Chairman Racine explained procedures for a public hearing for rezoning. Public hearing was opened.

Since there was no statement from the petitioner, staff presented their position on the rezoning, 74-RZ-RE-8. Legal add for the petition which was printed two times on Oct. 24 and November 8 was read as follows:

74-RZ-RE-8 Rezoning Request by Republic Non-Profit Housing Corporation, petitioner requests to rezone from R-1 Residential to R-3 Residential the following described property: A parcel of land in Gov. lot 4, Sec. 19, T46N-R29W, Republic Township, Marquette County commencing at the center of said Section 19; thence South a distance of 2,320.03 feet and East a distance of 514.89 feet to a point on the East R/W line of Old Highway M-95 (County Road LLL) and the Point of Beginning of the parcel herein described; thence on a 01*30' (Chord definition) curve to the right along said East R/W line (120-foot R/W) a distance of 564.25 feet (long chord bearing: N 01° 15', 03" E, long chord length: 563.72 feet) to the PC of said curve; thence N 05° 33" E, along said East R/W line a distance of 41.87 feet; thence S 72° 03' 50" E a distance of 396.27 feet; thence S 00° 58' E a distance of 485.93 feet; thence N 89° 37' 50" W parallel to the South line of said Section 19 a distance of 401.78 feet more or less to the Point of Beginning; said parcel containing 4.99 acres more or less. Subject to all exceptions, reservations, restrictions and conditions contained in prior conveyances or record.

The property to be rezoned is approximately 5 acres of land in South Republic. Parcel is zoned R-1 Single Family Residential. The area will receive water and sewer service at the completion of the project. Frontage is on County Road LLL. Soils are well-drained. It is the opinion of the staff that there is adequate drainage and available utilities for multiple family development. There is a need for the 32 unit rental subsidized housing & it is consistent with objectives of the Comprehensive Plan and should be approved.

Public hearing was closed. Commissioner Holli asked who owned land around the project. The Non-profit Corporation owns the lands around it and the township owns the land beyond that. Motion was made by Commissioner Peterson and supported by Dave Holli. A roll call vote was taken and the motion was passed with all
Commissioners voted unanimously to grant the petition. (5-0)

Acting Director Ron Koshterek then presented the Commission with copies of the Executive Summary of the Comprehensive Plan. The Commission will review the draft for further discussion at the next meeting in December, and if anyone has comments or suggestions are encouraged to phone in to the office with them.

Commissioner Sodergren suggested the Natural Features section include a listing of those abandoned mining lands which are subsiding and caving.

Commissioner Holli suggested that the wording in Goal for Natural Features, "Preserve And Enhance....." preserve be deleted.

Commissioner Farrell suggested that Organizational Policy #2 be deleted, and #5 be re-worded to define the County's functional responsibilities with respect to the OEDP Committee.

Discussion followed on the Planning Commission taking a tour of the Power Plant at Presque Isle and possibly the coal unloading facility. The date set for the tour is December 7, 1978 with the Commissioners meeting at the Courthouse no later than 4:00 P.M.

Motion was made by Dave Holli with support by Karol Peterson that the meeting be adjourned. Motion passed unanimously.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner
Phone: 228-8500

MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

November 2, 1978

The meeting was called to order by Chairman Racine. Present at the meeting were Commissioners Farrell, Holli, Peterson, Tuominen, and Racine. Commissioner Pekarek arrived later in the evening. Commissioner Smith was absent, & Sodergren excused.

Chairman Racine enquired if there was any public comment. Mr. Carter made reference to his rezoning which was withdrawn at the last meeting, and if any action was to be taken by the Commission on that property at the present time. It was noted that this would be brought up later in the meeting.

Chairman Racine explained procedures for public hearing of rezonings. Public hearing was opened for rezoning request by Robert Hogg, 72-RZ-WB-6. The staff read the legal add for the request which was published in the Mining Journal on October 13 and the 27th. The request reads as follows:

72-RZ-WB-6 Petitioner Robt. D. Hogg, requests rezoning of the following described property from RP District to RR-2 District: E½ of the SE¼ and the NW¼ of the SE¼, all in Section 3, T46N-R24W, West Branch Township.

The applicant, Mr. Hogg made his statement. He stated that the property is owned by himself and others. They feel the rezoning is warranted for several reasons: the land to the south is already zoned RR-2. There is half a mile of frontage on County Road 545. School bus service and power and other services are available. They are in the process of buying property in the NW¼ and SE¼. The Township objectives are to have development occur in the NE corner of the Township which is in Section 3 and around Engman Lake.

Staff presentation - Staff was represented by Jim Kippola, the staff recommends denial of the request for rezoning for three reasons: (1) County Road 545 serves as a connector between K.I. Sawyer AFB and Marquette. People travel County Road 460 and 545 connecting with Highway 41. It could create an undesirable traffic situation along County Road 545. (2) Possible upgrading pressure on County Road TE approaches the property from the West which is still designated a County Road but it has grown in and is in poor condition. (3) Physical characteristics of the property are unsuited for Rural Residential 2 uses. Steep slopes and water tables are close to surface. There is a Munising soil series with a fragipan which could result in well contamination by septic systems.

The Township Board Supervisor, Otto Hurskaine indicated that the Township was not in favor of the rezoning. Mr. Ray December, a property owner within 300 feet of the rezoning, who made a written statement was not in favor of the request.

Mr. Hogg stated that he is planning on putting a road through the property so people would not need to use County Road TE. It is desirable to have varied terrain in terms of buildable home sites. Services are already being provided to the area.
Public hearing was closed. Commissioner Holli indicated that it would not be practical for the realtor to plat the property which could potentially have 24 lots, as it is it would have 8 or 11 buildable sites.

Commissioner Farrell commented that much of the land in the area is owned by old established farmers that don't want to sub-divide property. At present taxes are not too high, but as land surrounding them is bought up by developers, the next time the property is assessed the value of the old farmsteads is going to go much higher and the old owners will be forced to sell because they will not be able to maintain the land at the high value.

Staff indicated the petition could not be legally acted upon by the Commission without all property owners signatures. Mr. Hogg stated that part of the property in question had been sold, the farm. The new owners permission has not been obtained for the rezoning.

Motion was made by Pat Farrell that Mr. Hogg re-apply without charge with the new property owners signature for the rezoning. Supported by Dave Holli and passed by a roll call vote, 5-0 in favor of the motion.

Legal add for rezoning 70-RZ-RE-6 by Philip Nankervis for Mead Paper Company was read. The petition is as follows: 70-RZ-RE-6, Petitioner Phillip Nankervis, Escanaba Paper Company requests rezoning of the following described property from OS District to 8D District: The W½ of the NE¼ except the South 990' thereof, Sec. 5 T47N-R30W, Republic Township.

Public hearing was opened. Applicant made his statement saying the land is ideal for seasonal cabin sites and not desirable for timber production.

Planning Staff made their presentation. The property is located South of Michigamme on Gibson Lake presently zoned Open Space. Access is by unimproved gravel road. Slopes are moderate in the area around the Lake. Terrain in the area is rolling and high areas are characterized with northern hardwoods while low areas are vegetated with White Cedar, Spruce and Balsam. Soils conditions are: (1) Fine textured surface soil which retains moisture. (2) Subsoils are gravelly with a high percentage of cobbles, stones, and boulders. Planning Staff recommends the request be denied because the lake has about 7200' of shoreline. Allowing recreation structures every 100' would be too intensive use of a lake this size, 61 acres. This could possibly leave each lot owner with less than one acre of water during the peak recreational seasons. Granting this rezoning would precedent any future rezonings by other land owners of the lake because the physical characteristics around the lake are very similar. Public hearing was closed.

Motion was made by Pat Farrell to concur with the Planning Staff's recommendation to deny the rezoning, supported by Karol Peterson. Commissioner Holli stated that he would be abstaining from voting as he was doing some work with the Company involved.

Commissioner Farrell stated that the Company owns the whole Section and that the land could be sold by making 4 or 5 long parcels without rezoning.

Roll call vote was taken, the request was denied 5 with one abstention. Commissioner Holli abstaining because he was under contract with Escanaba Paper Company at the time.
Legal add for rezoning request, 71-RZ-RE-7, by Phillip Nankervis was read as follows: Petitioner Phillip Nankervis, Escanaba Paper Company requests rezoning from OS District to LS/R District: The 5% of the S½ of the SEC, except the West 990' thereof, Sec. 5, T47N-R30W, Republic Township.

Public hearing was opened. The property is located on the Southwest shore of Lake Michigan in Northwest Republic Township. Surrounding land use in the vicinity is made up of sparsely scattered recreational structures. Terrain is rolling. Northern hardwoods cover the higher areas while Spruce, Cedar, and Balsam grow in the low wet areas. The subject property is located in a land type where 38% of the slopes are over 15%. Soils are fine textured. Subsoils are gravelly with a high percentage of stone, cobbles, and boulders. Petitioners property is accessible via a private gravel road.

Staff recommends denial of the petition for two reasons: (1) Access to the property is not of the quality necessary for year-round residential use. There is approximately two miles of unimproved private gravel road between the petitioners property and the nearest County Road. (2) Present land use in the area is scattered recreational structures.

Mr. Nankervis stated the company cannot afford to keep the land because of the taxes. Asked why other land near the property was zoned LS/R. Staff stated that when mapping for the zoning ordinance much was zoned how the townships requested and from public hearings held before the ordinance was adopted. Public hearing was closed.

Commissioner Pekarek stated that the logical progression in that area is to LS/R. Feels staff is correct in opinion on access, but that people who would build in that area don't really care about the access to the property. Commissioner Pekarek made a motion that the request be approved. Supported by Ken Tuominen. A roll call vote was taken, Commissioner Holli abstaining because of his involvement with the Company in question. Commissioners Farrell, Peterson and Racine voting against the motion. Commissioners Pekarek and Tuominen voting in favor of the request. The request was defeated by a vote 3-2 with one abstention.

Legal add for rezoning request sponsored by the County Zoning Administrator was read as follows: 73-RZ-WB-7 Zoning Administrator, County of Marquette requests rezoning of the following described property from SD District to RP District: That part of the NW¼ of Section 27 lying Westerly of Wise Man Creek, and the NE¼ of Sec. 28, T46N-R24W, West Branch Township.

Public hearing was opened. Staff gave their presentation. The property is located in South central West Branch Township, approximately 150 acres. There are 5 year-round residences within the proposed rezoning. Slopes are variable and in much of the area they are steep. Soils are suitable for low density use. The property is services by two blacktopped County Roads. It is the Staff's opinion that:

(1) The area does not meet the criteria for the Seasonal Dwelling District.
(2) The physical characteristics of the property are suitable for low density year-round residential use.
(3) The area is currently being used for year-round residential use.

Therefore, staff recommends approval of this petition.

Mr. Robt. Carter enquired about the parcel he's planned previously to have rezoned, and is the 16 acres to the North belonging to Church & Church. Could that parcel be built on. Staff recommended he contact the zoning administrator. Mr. Carter also
wanted to know if a refund of the fee would be forthcoming. The staff will check with the Zoning Administrator to determine about the refund. Public hearing was closed.

Motion was made by Ken Tuominen with support by Pat Farrell that the request be approved. It was noted that Township Supervisor, Otto Hurskaine had expressed a favorable opinion on the proposed rezoning at the previous meeting.

A roll call vote was taken and the motion was passed unanimously with all Commissioners voting in favor of the motion.

There was one new request for rezoning by the Republic Non-Profit Housing Corporation, which will be heard at a special meeting on Monday, November 13, 1978. Motion was made by Dave Holli with support by Karel Pekarek that the meeting be scheduled. Motion was passed by a vote of 5-1, Commission Farrell voting against.

It was suggested that the Staff check into the scheduling of public hearings to cut down on waiting time. Motion was made by Pat Farrell with support by Ken Tuominen that the Staff check out the time delay and report to the Commission at the next meeting. Motion was passed unanimously.

Minutes of the past meeting were presented. Motion was made by Ken Tuominen, supported by Karol Peterson that they be accepted as presented. Passed unanimously.

Communications for the past month were presented. One was received by Forsyth Township, referred to the Planning Commission by the County Lands & Buildings Committee, concerning a new rifle range. The present one is located in town with residences around it. The Sportsmen's Club would like to build a new one. The Lands & Buildings Committee would like the Planning Commission to check out the land use of the new site and report back to the Lands & Building's Committee.

Two rezonings by Townships were received for review from the Planning Commission, Marquette Township and Forsyth Township. Concerning Marquette Township, the legal description was incorrect, the application submitted by Mr. William Redman. The Staff will meet with the Township Supervisor and discuss the matter.

Forsyth Township Rezoning - The request was by the Bass, Crooked and Pike Lake property owners to rezone all the Seasonal Dwelling District property in Sections 21, 28, 29, 30, and 32 to Lake-Residential. Forsyth Planning Commission denied the request because it doesn't conform to the Township Land Use Plan for these reasons:

(1) Public services cannot be efficiently implemented because of an inadequate road system.

(2) The current land use is still recreational, year-round residency is scarce.

(3) Forsyth Township's community growth patterns does not encourage development in areas where service costs are at a maximum.

The County Planning Staff was in basic agreement with the Township Planning Commission's findings and had these remarks:

(1) Has it been determined that there is a real need or demand for more year-round residentially zoned land in this portion of the township, or would the action create more space than is actually needed?
(2) What environmental impact would high intensity year-round residential development have on the abutting lakes?

Motion was made by Pat Farrell to concur with the Forsyth Township Planning Commission and send a letter to them stating this fact. Supported by Dave Holli. Motion was passed unanimously.

Jerry Mitchell, CUPPAD Attorney, made some comments on an Outline of the Executive Summary of the Marquette County Comprehensive Plan. The summary will be presented to the Planning Commission at their next meeting on Monday, November 13, 1978. In this material will be some new information in re-written chapters of the Comprehensive Plan.

Motion was made by Dave Holli with support by Karol Peterson to approve the Outline of the Executive Summary including the new information. Motion was passed unanimously.

A communication sent to the Mining Journal by Duane Beard regarding advertisements was presented to the Commission. In the letter Mr. Beard stated to the Journal that any incorrect advertisements would not be honored. A memo to Chairman, Joe Racine was also presented referring to the problems with advertisements by the Planning and Building Code Depts.

Another communication was presented which was referred to the Planning Commission from the Environmental Lands and Buildings Committee in regards to Coastal Zone Management Projects by CUPPAD. The Committee is requesting an opinion on the matter for their next meeting.

Gary Bass, Recreational Planner for the County presented to the Commission "Areas of Particular Concern - Priority Criteria and Priority Rankings" for the County's Coastal Zone Management Grant to be applied to those areas of concern identified as High Priority. A motion is needed to authorize expenditure of funds under the Coastal Zone Management Grant which was given the County. The three areas of particular concern are Sugar Loaf, Little Presque Isle, and State Roadside #1. Motion was made by Pat Farrell that the Planning Commission recommends that the three areas listed above be investigated and engineered under the Grant. Motion was supported by Karol Peterson. Motion passed unanimously.

Suggestion was made by Commissioner Farrell that the Staff add an item to the Agenda for the next meeting concerning another grant application for Coastal Zone Management and if the staff could handle it.

Bill Michelin of the Marquette County Township Association stated he had discussed with the Acting Director a numbering system dealing with County Roads, and requested that it be put on the agenda for discussion at the next meeting since Mr. Koshorek was unable to attend the present meeting.

Mr. Mitchel commented on the progress on the Flood Insurance controversy.

Meeting adjourned - motion made by Pat Farrell, supported by Dave Holli, passed unanimously.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Route 2, Box 52A, U.S. 41 West, Marquette, Michigan 49855

Lyn E. Johnson, Planner

Phone: 228-7743

PLANNING COMMISSION
MINUTES

September 28, 1978

The meeting was called to order by Chairman Racine. Present at the meeting were Commissioners Holli, Sodergren, Peterson, Smith, Tuominen, and Racine. Commissioner Farrell was excused, and Commissioner Fekarek arrived later in the meeting.

Chairman Racine explained the procedures of public hearings for rezoning.

The legal add for petition 65-RZ-MU-1 was read by the Staff, which appeared in the Mining Journal twice on the 8th and 21st of September. The petitioner requests rezoning from Open Space to Rural Residential -2, that part of the E 645' of the NW 4
of the NE 4 lying North of Caps Creek, Sec. 6, T45N-R29W, Humboldt Township. Public hearing was opened.

The applicant, Mr. Estes stated that he and his wife want to build a house and keep livestock on the property which is 12 acres. It is located on a blacktopped road, has school bus service and power to the property. They do not feel they will be changing the character of the land by living there year round.

Staff gave their presentation. The property is presently zoned Open Space and lies next to a RR-1 District with Open Space to the South. There are 3 single family residences and two farmsteads in the adjacent area. Currently the area lands are used for agricultural purposes. The Planning Staff recommends the property be rezoned because it is physically suitable for Rural Residential Use on 5 acres. The land has historically been in this type of residential use. The East boundary of the Estes property abuts a Rural Residential -1 District and the Staff feels Rural Residential -2 would act as a buffer between the two distinct zoning districts OS and RR-1.

The Township Board sent a response indicating they were agreeable to the rezoning as long as existing services would be available and no new ones would be required.

Motion was made by Ken Tuominen that the rezoning request be granted, supported by Dave Holli. Motion was passed unanimously by a roll call vote.

Legal add for rezoning 69-RZ-WB-5, Archibald, Teyra, & Arnold was read. The petitioners are requesting a rezoning from RP to RR-2 on the S% of the NW4, Sec. 24, T46N-R24W, in West Branch Township. Public hearing was opened.

Mr. Robt. Archibald, one of the property owners gave his statements. The property consists of three parcels formerly owned by Forest Libby. Town Hall Road runs from East to West on the NW4 of the NW4 and is zoned RR-2. They are not asking for this to be changed but rather the property in the SW4 and SE4 of NW4 both of which are zoned Resource Production, which they are asking to be zoned RR-2. Their plan is to develop 10 acre or more parcels for residential purposes on the S% of the NW4. They believe that the access is adequate and there is sufficient flat terrain in the area to permit building of residences on parcels of +10 acres.
Mr. Arnold, another of the property owners made his statement. Each parcel would have access maintained by the property owners. Present access is fair to good. A contractor has already been contacted to build an adequate road. Most of the building sites would be to the south of the property as the north has rather steep slopes. They plan to divide the property into 7 - 1½ acre building sites.

Mr. Otto Hurskaine, Supervisor of West Branch Township stated that the access road cuts across Mr. Ollila's property.

Staff presentation - The property abuts an RR-1 District on the East and RR-2 on the North, RP on the West and South. Town Hall Road and Town Line Road bisect the property. Residential land use patterns tend to be linear. The property is characterized by steep slopes ranging from 6-25% in places. Areas with extreme slopes are to the East. The Staff opinion is that with the extreme slopes in the area, and sandy nature of the soils combined with steep slopes, the RR-2 development would be too intensive a use for this property. The property also is not presently serviced by any County Road System. Looking at the Township as a whole, a field survey was done of the RR-2 development, which indicated that the district has only developed to 18% of it's capacity, indicating that there is presently no need for additional RR-2 lands. Several "back-40's" have not even begun to develop yet.

Mr. Arnold stated that most people would be building to the North and would use County Road TU and not need to use the road from the South. Commissioner Peterson asked about the water and sewage suitability. Mr. Arnold responded that since the soils are sandy it would probably be favorable. People would have to put in their own wells and septic systems.

Mr. Hurskaine stated that the road going North from County Road 460 to the Base had been improved to County standards for only 400 feet. From there on, the road becomes little more than a trail. Mr. Hurskaine stated that the Township Board is opposed to the rezoning because of the change in nature of the center of that area. He felt that the land owners adjacent to the property also would be opposed to the change if they knew what the petitioners had planned. If the proposed road to be made by the petitioners is placed as indicated it would mean additional traffic hazard to the area.

Mr. Mel Strughold who owns property adjacent to the rezoning stated that the road running from 460 would be better access to the property. He drives it frequently.

Chairman Racine stated he had received a phone call from Mrs. June Eagerton who is an adjacent land owner stating she was in favor of the rezoning. Mr. Racine stated he would vote with the staff recommendation to deny the petition. He stated that the staff works with the local units of government in reviewing these rezonings as well as the guidelines of the comprehensive plan and zoning ordinance.

Commissioner Sodergren asked if the Skandia Board had been contacted on the rezoning petition. Mr. Hurskaine stated that it is the general feeling that the NE Corner of the Township should be residential. Residential construction should be limited to areas near Town Line Road and Town Hall Road along Highway US 41. Public hearing was closed. Commissioner Pekarek arrived, 7:45 P.M.

Motion was made by Dave Holli with support by Karol Peterson that the rezoning request be denied as recommended by the staff findings. A roll call vote was taken, Commissioners Holli, Peterson, Sodergren, Tuominen and Racine voting to deny the petition. Commissioners Pekarek and Smith abstaining. Motion to deny the petition was passed.

Rezoning by Church & Church, 67-RZ-WB-4 legal add was read by the Planning Staff as follows: Petitioners Church & Church request rezoning of the following described prop-
Property from SD District to RR-2 District: The NW² of the NE⁴, Sec. 28, T46N-R24W, in West Branch Township.

Public hearing was opened. The applicants Church & Church were represented by Mr. Bob Carter, realtor who has placed the property on the market. The property is split by County Road 460 and is zoned Seasonal Dwelling. They wish to sell the northern piece in a 13 acre parcel and the southern in 3 - 12 acre parcels. Access to the property is by County Road 460. The land has good drainage and is well-wooded.

Staff presentation - The property is located on County Road 460. Property is surrounded by large blocks of Resource Production. The residential growth of the township is predominantly to the Northeast and development in the Corridor area of Skandia. There is intensive development of recreational structures around lakes. Staff feels the property has slopes which are too severe for RR-2 development, the area should not have been zoned SD in the first place as there are no lakes in the area. Development such as this would mean spot zoning. The staff feels that County Road 460 which connects US 41 and the Air Force Base is a high speed highway and could cause traffic problems. Staff also feels as a result of an analysis of RR-2 zoning in the Township that there is no need for additional zoning of this type. Soils in the area are sandy, combined with steep slopes make drainage unfavorable for septic systems and construction.

Mr. W. Post asked the Staff what the problem was with sandy soils. Staff responded that soil surveys are done by the US Soil Conservation Service which evaluates each soil type for its suitability for different kinds of uses. The combination of sandy soils and steep slopes on this property makes erosion a concern. This could occur around any road or driveway cuts, basements, or foundations.

Mr. Otto Huruskaine made some comments. In 1975, prior to the adoption of the County Zoning Ordinance, the South part of the property in question was chopped into 10 acre parcels. Two of those parcels were sold so that there were 8 acre parcels and 3 acre parcels South of the area. Engman Lake Road runs through South of County Road 460, South-Southwesterly. The road was blacktopped this year and improved by the Township and County Road Commission up to the County line so that there is a definite tendency in that area for additional building. There is a steep grade facing the Engman Lake Road, and as a result of sandy soils combined with heavy rains, there is a problem with erosion. Sporley Lake Road has been blacktopped to the gate of the Base. Engman Lake area was developed by Arnie Heikkila in a plat. He blacktopped the private roadway and brought it up to County standards. The Township expects this of any development in the future because the Township does not have the funds to build roads in the Township. From the viewpoint of the terrain of the area, the Township agrees with the Planning Staff that the rezoning request should be denied. However, the township does expect intensive development to occur in that area in the future.

Mr. Carter stated that the property does receive school bus service, the road is blacktopped. Mr. Carter feels that the property should be rezoned to something other than SD even if it is not rezoned to RR-2, perhaps RP would be more appropriate.

Commissioner Sodergren asked Mr. Carter how many lots his client intended to divide the property into. Mr. Carter stated the property would be divided into 3 parcels equal in size not less than 10 acres because of the Plat Act. Mr. Sodergren stated that many people try to avoid the Plat Act and Subdivision Controls but there are valid reasons for these restrictions. People who purchase property are assured of clear title, boundary lines, proper drainage, soils and access. Many problems for the community and future property owners can be avoided conforming to the Plat Act and Land Subdivision Controls.
Public hearing was closed. Motion was made by Ken Smith supported by Karol Peterson that the Planning Commission sponsor a rezoning of the property to RP from SD.

Mr. Hurskaine stated the Township would have no objections as it would increase lot sizes, and if the property was platted it possibly could be to the township's advantage.

A roll call vote was taken and the motion to sponsor a zoning change from SD to RP by the County Planning Commission was passed unanimously.

Mr. Carter withdrew the petition for rezoning by Church & Church. Motion was made by Ken Tuominen and supported by Ken Smith to accept withdraw of petition by Church & Church to rezone from SD to RR-2. A roll call vote was taken and it passed unanimously.

Legal add for rezoning petition by Richard A. Nyman was read by the Staff. It is as follows: 68-RZ-HU-5, petitioner Richard A. Nyman requests rezoning of the following property from OS District to RP District: The SW¼ of the NE¼ and Gov. lot 1, all in Sec. 7, T45N-R29W Humboldt Township.

Public hearing was opened. Mrs. Nyman was present at the meeting but was being represented by Mr. Henry Adams. The property is on M-95 in Humboldt Township. It was an old farmstead. The building which is there now could be used as a storage building but nothing more. The petitioners want to place a trailer on the site and live there year-round. Both are retired and would like to live on the highway because of its access.

Staff made their presentation. The area is presently zoned Open Space. The area in question is actually smaller than originally requested 21 acres. Land uses in the area are RR-2 and RR-1. Staff recommends approval for two reasons:

1. Physical characteristics of the property are suitable for the uses outlined for the Resource Production Zoning District and development as suggested by the petitioner would be compatible with adjacent land uses.

2. If the property was rezoned it would be compatible with the policy to maintain non-intensive uses along major roadways. In essence it may protect M-95 from future intensive use if the RR-1 District across the roadway begins to expand.

Township recommendation - As long as there is no need for new services, the Board approves the change.

Mr. T. Matta, who owns property East of the area approves of the request to rezone.

Public hearing was closed.

Motion was made by Ken Tuominen with support by Karol Peterson that the petition for rezoning be approved. A roll call vote was taken and the request was granted unanimously.

New rezoning petitions were presented. Mr. Robt. Hogg requests rezoning from RP to RR-2 in West Branch Township. The Planning Commission will sponsor a zoning change from SD to RP on the property in West Branch Township heard earlier in the evening. Motion was made by Dave Holli supported by Ken Tuominen that the two petitions be scheduled for public hearing at the next meeting. Motion was passed unanimously.
Minutes of the September 7 meeting were presented. Motion was made by Dave Holli, and seconded by Ken Tuominen that the minutes be accepted as submitted. Motion was passed unanimously.

There was discussion on a communication received from the Dept. of Natural Resources, Mr. Earle H. Olson. He is requesting that the Planning Commission sponsor a meeting of governmental units in Marquette County concerning solid waste management problems in eastern and southeastern areas of the County.

Commissioner Holli stated that the meeting could serve as a catalyst and get things moving for the Townships. Acting Director Koshorek stated that the staff would be willing to work with the units of government on the problem, but that the Dept. of Natural Resources should be leader of discussion in the meeting. Motion was made by Dave Holli and supported by Ken Smith that the Planning Commission Staff set up a meeting and invite the various units of government and the DNR and get together for discussion. Motion was passed with all in favor, Commission Tuominen abstaining because he felt it might be a conflict of interest.

Chairman Racine stated that a motion was needed in order for advertisements to be placed for hiring of Planning Director. Motion was made by Dave Holli supported by Ken Smith. A roll call vote was taken with all Commissioners voting unanimously in favor of the motion.

Commissioner Holli made reference to the previous meeting the Commission attended with the Environment, Lands, & Buildings Committee, and that they had requested action from the Planning Commission in regards to the Capital Improvements Plan. Commissioner Holli made a motion that as of this time the Planning Commission is in favor of the Capital Improvement Plan and the steps and responsibilities as presented at the meeting. Supported by Karol Peterson and passed unanimously by a roll call vote. Mr. Pekarek abstaining because he was absent from the meeting.

The Acting Director, Ron Koshorek, presented the Commission with an update on the Budget for the two Departments, Planning and Building Code for Fiscal Year 1978. He stated he had just had word of an extension for the CETA workers in which they will be kept on until October 13, 1978. Half of the staff is under CETA funding and should this not be continued through the first of the year, there will be shortage of funds in the budget. He stated he would like to have authorization from the Planning Commission to request line item transfers in the budget should CETA funding not be continued. Motion was made by Jim Sodergren and supported by Ken Tuominen that the Acting Director be authorized to recommend line item transfers of the budget pending the outcome of the CETA Program. Motion was passed by a unanimous vote.

Commissioner Sodergren reported on a meeting held with Robt. Hartwell of Cleveland Cliff's Iron Company and Mr. Reno Norrell in reference to power plants and energy. He stated that in Escanaba they are building a 480 megawatt power plant, and the Planning Commission should give their support. This plant could be a needed tie-in for energy source. Mr. Racine suggested that copies of the material obtained from U.P. Power on the project be distributed to the Board of Commissioners so that they are aware of the proposed plant. Also more information should be obtained from CUPFAA.

Acting Director, Ron Koshorek stated that several rezoning requests had been received from Chocolay Township asking for review from the Planning Commission. As they had just received them, no review had been made on them by the Staff. Motion was made that Acting Director review the changes and comment on them to the Township. Supported by Karol Peterson and passed unanimously.

Commissioner Sodergren stated that a public hearing had been held by the Corp. of Engineers concerning the Lower Harbor and its development. Mr. Sodergren made a
motion that a letter be sent by the Acting Director to the Corp. of Engineers stating the Planning Commission feels that the Lower Harbor should be kept as a deep water harbor. Reference should be made to previous testimony made by Commissioner Farrell at a previous hearing. Motion was seconded by Ken Smith and passed unanimously.

Motion was made by Ken Tuominen that the meeting be adjourned, seconded by Karel Pekarek, and passed unanimously.
MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

September 7, 1978

The meeting was called to order by Chairman Racine. Roll call was taken, those present were Pat Farrell, Karol Peterson, Ken Tuominen and Chairman Racine. Since there was not a quorum present, the Chairman postponed the public hearings on rezonings until another member arrived.

The Commission discussed agenda item #10, a request for a joint meeting with the Environment Lands & Buildings Committee to be held on October 26, 1978. The meeting will be to discuss a proposed capital improvements program for the County. Commissioner Farrell made a motion that the Planning Commission Meeting of September 28th be postponed until 7:30 so that the Commission members could meet with the Environmental Lands & Buildings Committee at 6:30. Motion was supported by Ken Tuominen. Ron Koshorek stated that there would be a problem postponing the meeting of the Planning Commission because the publication for rezonings to be heard at that meeting states that the meeting time will be at 7:00. Commissioner Farrell retracted his motion and Commissioner Tuominen also his support. Commissioner Farrell then made a motion that the Commission meet with the Environmental Lands & Buildings Committee at 6:30 and have the regular Planning Meeting at 7:00 as scheduled. Motion was supported by Ken Tuominen and passed unanimously.

A quorum was present with Commissioner Pekarek’s arrival at 7:15 P.M. Chairman Racine then explained the procedures for public hearing for rezonings. He asked if there was anyone wishing to make a statement or public comment. There was no public comment.

Public hearing was opened for rezoning petition by Jack Matchett, 52-RZ-EL-15. Legal add was read by Les Ross, which was published two times in the Mining Journal, on the 19th of August and September 1, 1978. The add read as follows: Petitioner Jack Matchett d/b/a/ Evergreen Drive In Theatre, Ishpeming, Michigan requests rezoning of the following described property from R-2 to C-1 classification: The South 660' of the North 1120' of the W1/4 of the SW1/4 of the SW1/4, Sec. 3, T47N-R28W.

Commissioner Tuominen stated that he had been contacted by Mr. Matchett who stated that he could not attend the meeting. Staff made their presentation. Due to a defect in publication for notice of public hearing, the request is being heard for the second time. Mr. Matchett wishes the property to be rezoned from R-2 to C-1. Staff recommends approval of the request because the proposed zoning would act as a less intensive buffer between the residential classification and the C-3 heavy commercial district. Previously, favorable recommendations were made by the Township Board, Planning Commission Staff, as well as the Planning Commission and County Board. Chairman Racine asked if there was anyone wishing to speak on the proposed rezoning. There was no additional comment.
Public hearing was closed by Chairman Racine.

Motion was made by Karol Peterson with support by Ken Tuominen that the rezoning request be approved. A roll call vote was taken, and the motion was passed unanimously.

Legal add was read for rezoning #64-RZ-SK-3, initiated by the Zoning Administrator, Ron Koshorek. The add reads as follows: Zoning Administrator requests rezoning from RR-1 to C-1 the following property: That part of the SW¼ of the SW¼ Sec. 18, lying West of Nelson Creek and also the NW¼ of the NW¼ Sec. 19, all in T46N-R23W, Skandia Twp.

Public hearing was opened. Chairman Racine asked the public if there was any comment. Skandia Township Supervisor, Earl Robinson suggested that it would be beneficial if the notices to land owners involved in the rezonings included an explanation of the differences in the two districts when notified of the changes.

Planning Staff made their presentation. Acting Director Koshorek stated that the Zoning Administrator sponsored this rezoning in order to bring the issue of commercial zoning in Skandia Township to the public hearing stage. This was in response to a request by the Skandia Township Supervisor and with the approval of the Skandia Township Board. In the past there have been rezoning requests in Skandia Township for additional commercial zoning. These requests would have lead to spot zoning in most cases. A study was conducted by the Planning Commission Staff in portions of Skandia Township to try to determine the best locations for multiple family development, more intensive residential and commercial development. Mr. Koshorek indicated that if commercial development were to take place in Skandia Township it should be as indicated on the proposal. Specifically, approximately 70 acres of property on the old Highway US 41 was indicated. The reasons this area was selected were that this location is off the major high speed Highway US 41. It already has a mixture of residential and commercial uses, there is good access at three points to US 41 and good access at one location to County Road 460. A portion of the area is physically suited for intensive development. The reason that 70 acres was included in the proposal was because land ownership patterns are that relatively few property owners are involved. Also the County Road Commission, Skandia Township, and the local Lions Club own property in the area which it is presumed would not be available for commercial development. The Planning Staff would also recommend if the area is zoned commercial that the existing residences in the district should be granted Class A Non-conforming Uses.

Mr. Otto Hurskaine, Supervisor of West Branch Township indicated that he feels commercial development should occur along the US 41 Corridor in Skandia Township. He stated that the area proposed for rezoning is primarily residential and should stay that way. He is concerned for the quality of Nelson Creek which flows through the land proposed for rezoning. Commercial development along the Creek could be difficult to accomplish with DNR restrictions on the resource.

Mr. R. Linquist - Stated that he owns property on Nelson Creek and that the area should remain zoned residential as it is now.

Mrs. C. Crowley - owns property on Nelson Creek. Several others use their disposal system and felt that the area should not be zoned commercial because the land cannot support that type of development.

Mrs. L. Salo - owns property on Old 41 and plans to build in the future. Wanted to know if property would have as much value if zoned commercial.

Mr. T. Sherbinow - Owns property on Nelson Creek and County Road OC. Felt rezoning to commercial would cause problems with traffic around playground and community building. Thinks the commercial development should be on US 41 an all weather road.
Mrs. Hedmark - Wanted to know if church would require a Class A Non-conforming Use and their business also. Mr. Koshorek stated that the church would not require it as zoned now residential, but if changed to commercial it would.

Mr. T. Devilbiss - Asked if anyone wanting to open a small business could apply for a C-1 rezoning. Mr. Koshorek stated they could, but it would be spot zoning which isn't good policy according to the Comprehensive Plan.

Commissioner Farrell made comments on why the rezoning was being proposed. About 1½ years ago there was a request for rezoning on Yalmar Road, which was denied. There was a question over whether Skandia Township should have the Planning Commission look at the possibility of rezoning areas for multiple family zoning and commercial. A survey was made by the Planning Commission and maps and a document were delivered to the Township Board. The Planning Commission was not trying to force anything on the Township Board or residents. Some Townships, like Chocolay don't want commercial and have businesses get Class A Non-conforming Uses. The people should get together with the Township Board and decide just what they want and then come back to the Planning Commission.

Chairman Racine stated that the Planning Commission is not trying to inject their views on the Skandia Township residents. The people should get together and decide what they want and then come back to the Commission. Public hearing was closed.

Commissioner Farrell made a motion that the rezoning request be denied, supported by Karol Peterson.

Commissioner Pekarek asked if this rezoning was discussed with the township. Mr. Koshorek stated that the entire study had been presented to the Township Board at a meeting held earlier this year. The Township was sent a letter explaining that the County would sponsor this commercial rezoning petition unless they objected. Mr. Earl Robinson, Skandia Township Supervisor, stated that few people attended any of the Skandia Township Board meetings.

A roll call vote was taken and the rezoning request was denied by a unanimous vote.

Legal add for rezoning request by Steven Winters, etc. was read by Les Ross. Rezoning request from RP to R-2 on the following described property: The E¼ of the S½ of Sec. 10, T45N-R23W, subject to the ROW of US 41 in Skandia Township.

Public hearing was opened by the Chairman. The applicant made his statement saying he would appreciate it if the Board would grant his rezoning request.

Planning Staff made their presentation. The property in question is located in the South of Skandia in the Maple Grove area. There is an RR-2 zoning district which allows building on 5 acres next to the property. The Planning Staff recommends denial of the request because the rezoning would allow intensive development County Road 533 and US 41 which is inconsistent with existing land use lot size patterns. Relatively large acreage and low density residential development characterizes the area. Also the area is characterized by mixed hardwoods and lowland conifers, with relatively level topography and fair to poorly drained soils. The cemented character of the underlying horizons impedes the downward movement of water. The remainder of the subject property is characterized by Angelica-Oregam Association soils which are poorly drained with shallow water table depths. It is questionable whether such soils could support high intensity development. A rezoning such as this would allow for the creation of over 30 additional lots with frontage on major roads. This would significant-
ly increase the potential for traffic hazards, especially along US 41.

Mr. Winters stated he thought it would be limited to 1 acre lots not ½ acre. Wants to divide the land among his children.

Mrs. Eunice Casey - Is opposed to the rezoning because of the drainage problems in the area. The area is predominantly swamp.

Mrs. D. Wells - Is opposed to the ½ acre rezoning.

Earl Robinson - Stated that there should be a break down from 1 acre zoning to 10 acre zoning districts.

Public hearing was closed. Motion was made by Karol Peterson with support by Karel Pekarek that the rezoning be denied. A roll call vote was taken and the rezoning request was recommended for denial by a unanimous vote.

Legal add for conditional use request by Mary Bennon and Ken Drier was read. They requested a conditional use permit in a Mineral Resource Zoning District for the purpose of building a year-round residence on the following described property: The NE 1/4 of the NE 1/4 of the SE 1/4, Sec. 36, T48N-R30W, Michigamme Township.

Public hearing was opened. The applicant made no statement. The Planning Staff made their presentation. The property is located in a Mineral Resource District, abutting this district is an R-2 District to the East in Champion Township, while an RP District abuts the north property line. The Planning Staff recommends the request be approved. The area is characterized by well-drained soils, level to gently sloping topography, and mixed tree cover. Access is provided by County Road IJA, a gravel road. In a letter from Michigamme Township, the Board stated that it voted at its regular meeting to allow Mr. Drier to construct his home on the property.

The public hearing was closed. Motion was made by Pat Farrell that the Conditional Use Permit on the 20 acre lot be approved, supported by Ken Tuominen. A roll call vote was taken and it was passed unanimously.

A rezoning request by Randall and Charlene Estes had been scheduled for hearing but due to a mix-up with their request of districts needed to be post-poned. They had requested an RP District but 20 acres is required to build and they only had 12. The petition will be re-scheduled for an RR-2 District which requires 10. Motion was made by Karel Pekarek that the Board take no action on the request because of non-payment of fee. Supported by Karol Peterson and passed unanimously.

New petitions for rezoning were scheduled. There is a petition by Church & Church in West Branch Township from SD to RR-2. A petition by Archibald, Toyra, and Arnold in West Branch from RP to RR-2. A petition in Humboldt Township from OS to RP by Mr. Nyman. Petition by Robt. Hogg from RP to Rural Residential was received also, but cannot be scheduled because it was received too late for publication. Motion was made by Ken Tuominen and supported by Karol Peterson and passed unanimously.

Minutes of the previous meeting were presented. Motion was made by Karol Peterson with support by Ken Tuominen that the August 3rd and August 22nd minutes be accepted as presented. Passed unanimously.

Les Ross presented the staff opinion on two Negaunee Township Zoning Amendments which had been submitted to the County Planning Commission for comment. The first is a rezoning from Industrial Zoning and Forestry to One-Family Residential Zoning: T47N-R26W,
Sec. 1, that part of the SE\% of the NW\% lying South of the Carp River, parcel NE 9. The rezoning was requested by Mr. & Mrs. Edward Grimes. The second amendment adds steel and similar metal fabricating operations to uses permitted under special conditions in the B-2 General Business District.

On the rezoning from Industrial and Forestry to One-Family Residential, the Staff had these comments:

- High intensity residential development is not consistent with land size or ownership patterns of adjacent and nearby properties, (relatively large corporate - owned acreages.)

- High intensity residential development may not be compatible or consistent with the present dominant land uses. The essential character of the area is that of low density rural residential and industrial uses.

- The access point on M-35 is located in close proximity to a section of poor site distance and heavy industrial related traffic. This could hamper the efficiency and safety of M-35.

- The rezoning of a relatively small isolated parcel that benefits the owner is incompatible with surrounding land uses and may constitute a case of spot zoning.

Motion was made by Pat Farrell that the Planning Commission is not in favor of the rezoning request to One-Family Residential. Supported by Karel Pekarek, passed unanimously.

Regarding Amendment #2 - The staff feels the amendment would act uniformly within the commercial district, but with the special approval requirement coupled with the fact it would ban all industry, except one by use or type gives rise to questions on uniformity and non-discrimination. The letter accompanying the legal notice suggests that the intent of the amendment is to allow a certain special use with limitations on a certain piece of land in a certain district for the benefit of a certain individual. With each additional limitation there is a risk that litigation may arise. The inclusion of performance standards to "industrial" related amendments is often an effective method to help insure safe and acceptable limits of visual impact, dust, odors, fumes, noise, and other levels of environmental impact. This is more important when the industrial use is anomalous to a district.

Motion was made by Pat Farrell that although the addition of conditional uses to a zone is legal, if the essential purpose of the amendment was for the benefit of an individual, such action would be immoral and could serve to destroy the intent of the commercial zone. Motion was supported by Karol Peterson and passed unanimously.

Acting Director, Ron Koshorek made a report on the proposed split and re-organization of the Planning Commission and Building Code Departments. He pointed out that the basis for the division of the two departments was the separate budgets, and the appointment of a Building Official whose responsibilities would overlap those of the Planning Director. Organizational charts and budgets for the two departments were presented. As the Planning Dept. will be without several CETA workers efficiency of services will be reduced. He stated that there would be less opportunity for sharing in the increased work load of the separate departments, such as during vacation time.
Commissioner Pekarek stated he was concerned with the staffing level of the Planning Commission as presented by the Acting Director because the staff of that part of the department was already being significantly reduced through the loss of CETA personnel. Commissioner Farrell indicated that the Planning Commission had directed Mr. Koshorek to investigate dividing the departments in view of the opinion of the Asst. Prosecuting Attorney, and should make a recommendation to the County Board.

Commissioner Racine expressed concern that both departments will experience a severe staff reduction if CETA is discontinued and the Finance Committee should be made aware of this situation. Commissioner Pekarek stated that he felt we should not recommend reorganization until we know if the County Board approves our budget as presented.

Motion was made by Karel Pekarek that the budget should be presented as it is without splitting the departments and postpone the separation until we resolve the problem of the budget. Motion was supported by Pat Farrell. Motion was passed unanimously.

Mr. Koshorek suggested that the Finance Committee should be informed of the proposed separation of the departments when the budget proposal is presented.

Monthly report for the Building Code & Planning Commission were presented. Motion was made by Pat Farrell with support by Karel Pekarek that the report be accepted. Passed unanimously.

Recreational Planner, Gary Bass presented Phase 1 of the Marquette County Coastal Recreational Plan which will be incorporated into the County Recreational Plan. Motion was made by Commissioner Farrell with support by Ken Tuominen that the Planning Commission adopt the Marquette County Coastal Recreational Plan as presented to include in the Marquette County Recreation Plan. Motion passed unanimously.

Mr. Bass also distributed a sheet of corrections dealing with Marquette Township - District B Areas of Major Residential Development, '75-'77. Commissioner Peterson suggested a meeting to further discuss these corrections.

Acting Director, Ron Koshorek, then read to the Commission several A-95 reviews received during the past month.

Motion was made by Pat Farrell supported by Ken Tuominen that the meeting be adjourned. Motion was passed unanimously.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner

Phone: 228-8500

MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

August 3, 1978

The meeting was called to order by Chairman Joe Racine. Roll call was taken, those present were Pat Farrell, Dave Holli, Karel Pekarek, Karol Peterson, Jim Sodergren, Ken Tuominen, and Joe Racine. Absent was Commissioner Ken Smith.

Chairman Racine explained the procedures used for public hearings on rezonings.

Public hearing was opened for petition for Donald LeBoeuf, 47-RZ-WB-3. Legal add was read which appeared in the paper as follows: Rezoning request from RP to RR-2, the NW of the NE/4 lying West of Chocolay River. The N/2 of the NE/4 of the SW¼. The South ½ of the S/2 of the N/2 of the SE/4 lying West of Chocolay River. The SW ¼ of the S/2 of the NE/4 of the SW¼, Sec. 23, in West Branch Township. The applicant was not present to make any statements.

Staff presentation was made by Ron Koshorek. The rezoning had been referred back to the Planning Commission by the County Board. There was discussion on the quality of access to the property and the possibility that the rezoning would constitute spot zoning. The public hearing was closed.

Motion was made by Karel Pekarek that the request be approved, supported by Ken Tuominen. A roll call vote was taken. Commissioners Farrell, Peterson, Sodergren, and Racine voting against the motion. Commissioners Holli, Pekarek and Tuominen voting in favor. The motion was defeated by a vote of 4 to 3 and the rezoning was denied.

Jim Sodergren made a motion that the rezoning be denied, supported by Karol Peterson. A roll call vote was taken. Commissioners Farrell, Peterson, Sodergren and Racine voted in favor of the motion. Commissioners Holli, Pekarek, and Tuominen against. The motion passed 4-3.

Legal add for rezoning request by Ed Locke, 54-R2-HU-4, was read by Ron Koshorek. It reads as follows: Rezoning request from Resource Production to Rural Residential 2 on the following property. That part of the NE/4 of the SW¼, Sec. 1, T47N-R29W, lying northerly of the Middle Branch of the Escanaba River.

Public hearing was opened. Petitioner Ed Locke presented slides of the property in question. Staff made their presentation. Soils north of the river are sandy and suitable for development. Staff is of the opinion that the property North of the River should be rezoned.

In a communication from Humboldt Township the Supervisor expressed that the Township has no objection to the rezoning of this property. Public hearing was closed.

Dave Holli made the motion that the rezoning request be granted, supported by Ken Tuominen. A roll call vote was taken with all Commissioners voting in favor of the request.
Legal add was read for Byron Lindholm, 57-RZ-EL-14. Petitioner requests rezoning from Resource Production to Rural Residential 2 on the following property: Sec. 34, T46N-R29W, S½ of SE¼ of SE¼. Public hearing was opened.

Applicant stated he wants the property split into 4 parcels for building.

Staff made their presentation. The property fronts County Road 581 in Ely Township. The property has suitable physical characteristics for this type of development. No site distance problems. Adjoins LS/R District and the adjacent 40 was recently rezoned to RR-2. Mr. Tuominen stated that Ely Township was in favor of the request.

Public hearing was closed.

Motion was made by Ken Tuominen that the rezoning request be granted, supported by Karel Pekarek. A roll call vote was taken, and the motion was passed unanimously.

Legal add was read for Glenn Kallio - 53-RZ-SK-7. The legal add is as follows: request from Resource Production to C-2 Commercial District on the following: a parcel of land situated in the SE¼ of the SE¼ of Sec. 29, T46N-R23W, described as commencing at a point 985 sq. feet East and 60 feet North of the SW¼ corner of said SE¼ of SE¼, thence North 148 feet. Thence East 115 feet; thence South 148 feet; thence West 115 feet to POB.

Public hearing was opened. Marilyn Todd, representing the applicant made a statement. Her father had previously owned the building and land and it was developed as commercial usage. They split the grocery store and sold the building in question. They bought the building back at a later date and would like to convert it to a furniture store.

Staff presentation – the property is located East of US 41 and M-94 in Skandia Township. Present zoning in the area is RP and OS. Development of the type suggested by the rezoning would be contrary to the intent of the land use policies stated in the Marquette County Comprehensive Plan. "Access to primary roads should be more tightly controlled in recognition of the high speed traffic carrying function of these roadways." "The trend toward ribbon development along highways and county roads should be discouraged." It would also constitute spot zoning. The Planning Commission Staff recommends denial of the petition.

Mrs. Todd stated that though the parcel in question is small, her father owns the surrounding 39½ acres ½ acre which is residential. A letter was received from the Supervisor of the Township regarding the rezoning and the Township is in favor of it.

Public hearing was closed. Motion was made by Karel Pekarek that the rezoning be approved. Supported by Ken Tuominen. A roll call vote was taken, Commissioners Holli, Pekarek, Peterson, Sodergren, Tuominen, and Racine voting in favor of the motion. Commissioner Farrell voting against. The motion was passed 6-1.

Legal add was read for rezoning petition 58-RZ-TI-2, Robt. Homeier. The petitioner requests rezoning from Resource Production to Rural Residential 1 on the following property: Sec. 3, T46N-R27W, that part of NE¼ of NW¼ lying North of Schweitzer Creek and above an elevation of 134½ above sea level exc. W180' of N170' thereof and exc. a part beg. 3238.96' and 504.93' of NE corner of Sec. thence N84°34' E 195.83' thence along shoreline of Schweitzer Reservoir 776.74' thence N16°14'E 229.59' to POB.
Public hearing was opened. The petitioner made his statement. He owns 12 acres of land on County Road PRC. Under the future Tilden Zoning Ordinance it will be zoned residential. The Township has no objections to the rezoning. Mr. Homeier has drilled two wells on the property. He would like to give his children some of the land. The County Road is snowplowed, has school bus service. CCI has no objections to the rezoning.

Staff opinion - The property is located South of National Mine on County Road PRC. There are tailings basins in the vicinity. Because of the steep slopes on the petitioners land, some exceeding 50% Staff feels RR-1 would allow too intensive use of the property. It is also felt that since there are no adjacent RR-2 or RR-1 Districts, the petition if granted would be a case of spot zoning.

Mr. Homeier gave a few more statements on the petition. One well produces 20+ gallons a minute, the other 5+. He has done a great deal of work to clear the land. There is land to build on in front of the bluffs, four hundred feet or so.

Public hearing was closed. Motion was made by Ken Tuominen and supported by Dave Holli that the rezoning request be granted. A roll call vote was taken, Commissioners Farrer, and Peterson voting against. Commissioners Holli, Pekarek, Sodergren, Tuominen and Racine voting in favor. Motion was passed by a 5-2 vote.

Rezoning request by Hillman, Millimaki, Antila, and Bertocchi was read. The property is located beginning at a point on the East Boundary Line of the NE 1/4 of NE 1/4 of Sec. 11, T46N-R28W, 268 feet in a northerly direction from the SE corner of said NE 1/4 of NE 1/4 of Sec. 11, thence West 29.1 feet, thence N46°W to East ROW line of County Road 581. The request is from R-2 to C-1, 60-RZ-EL-19.

Public hearing was opened. Mr. Hillman stated that they wish to construct a grocery store on the proposed site to serve the needs of the people in the area.

Staff position - The property is approximately .7 acres located just West of the Kielinen Flat and East of County Road 581. The Staff feels that development of a grocery store on the proposed site would create a dangerous traffic situation in that the applicant's property fronts County Road 581 just south of a sharp curve and near the intersection of several other roads. The staff also feels that rezoning this parcel would constitute a case of spot zoning and therefore recommends that it be denied. Several property owners wrote letters stating they are opposed to the proposed rezoning. Ron Koshorek read them to the Commissioners. They all stated there are many accidents because of the curve.

The public hearing was closed. Ken Tuominen moved that the rezoning request be denied. Support was given by Karol Peterson and passed unanimously by a roll call vote. The request was denied.

Legal add was read for rezoning request by Charles Saari, 59-RZ-MI-7. Petitioner requests rezoning from Residential District to C-3 Commercial District: Sec. 19, T46N-R30W, part of gov't lot 1. beg. on South R/W of County Road produced Easterly 515' of G/L of Mill St. thence S200' thence E150' thence N200' thence W150' to POF.

Public hearing was opened. Applicant made a few statements. He would like to build a loading dock in his back yard for storing propane gas cylinders.

The Staff made their presentation. The Staff feels that this type of use would be incompatible with adjacent residential and recreational uses. Rezoning this property would be a case of spot zoning, the staff recommends the petition be denied.
The Township Board voted to allow Mr. Saari the permission to build the loading dock in his yard. Mr. Olson, Township Supervisor stated that any type of business in Michigamme is welcome. Mr. Saari would have to follow the rules and requirements of the Fire Marshal in constructing the loading dock. There is a private drive that goes into the back yard. The land owners within 300 feet understand that Mr. Saari wants to sell and deliver the gas cylinders and are in favor of the request. It would mean a great convenience for the people in the area.

The public hearing was closed. Motion was made by Ken Tuominen and supported by Dave Holli that the rezoning be granted. A roll call vote was taken. Commissioners Farrell, Peterson and Sodergren voted against the motion. Commissioners Holli, Pekarek, Tuominen, and Racine voting for the motion. It was passed by a vote of four to three.

Legal add for rezoning request 55-RZ-EL-16 by Joe Sieczka was read. The petitioner requests rezoning from Open Space to Resource Production on the following property: 40N-R28W, Sec. 27, NE4 of the NE4.

Public hearing was opened. Mr. Sieczka gave his statement. He has a 40 acre piece of property within 1,000 feet of County Road CI, 3 miles North of US 41. He would like to build a year-round home on the property.

Staff presentation was given by Jim Kippola. The parcel is approximately 40 acres in an Open Space District. The Staff’s opinion is that soils and topography of the property in question would support the uses outlined in the RP District. The subject property is also a logical extension of an existing adjacent RP District. However, Mr. Sieczka’s property is served by a private unimproved gravel road which crosses other land ownership. The Staff recommends neither approval or denial until policy can be established regarding the role of legal access in the rezoning process.

Public hearing was closed. Motion was made by Pat Farrell with support by Karol Peterson that the rezoning be approved. A roll call vote was taken and the motion was passed unanimously with the request approved.

Legal add for rezonings in Michigamme Township was read. The petition is being made by the Zoning Administrator due to a mapping error. The add reads as follows: 61-RZ-MI-8 Zoning Administrator requests rezoning from C-2 to R-2 on all platted lots fronting 2nd Street from Max Street to Barnum. 62-RZ-MI-9 Zoning Administrator requests rezoning from R-2 to C-2 on all platted lots fronting 1st Street from Max Street to Barnum.

Public hearing was opened. John Olson, Township Supervisor stated that the Township has been working with the Planning Commission on this matter and agrees there was an oversight when the maps were drawn up. The township is in agreement with the change.

Public hearing was closed. Motion was made by Dave Holli and supported by Karol Peterson that the rezoning be approved. A roll call vote was taken and the motion was passed unanimously.

For the change from R-2 to C-2, motion was made to concur with the Staff recommendation and approve the request. Motion was made by Ken Tuominen and supported by Karol Peterson. A roll call vote was taken and the motion was passed unanimously.
Legal add for rezoning 65-RZ-TX-1 was read. Amendment to Sec. 6, of the County Zoning Ordinance requested by the Zoning Administrator, requests that Sec. 6.2.2 be amended as follows:

6.2.2 - Notify by personal service or by mail all owners of record of property adjacent to or within 300 feet of the property to be directly effected by a zoning decision. The current year's assessment roll shall be used as prima facia evidence of record ownership.

The public hearing was opened. Mr. Solka made a few statements on the zoning amendment. He said the amendment should stand up to any standards for adequate notice.

Public hearing was closed. Motion was made by Jim Sodergren with support by Karol Peterson that we adopt the amendment as presented. A roll call vote was taken and it was passed unanimously.

New rezonings for the next meeting were presented by Ron Koshorek. There is a request for rezoning in Humboldt Township from RR-2 District to RP District. A conditional use permit request by Ken Drier and Mary Bennin in Michigamme Township. A rezoning request by Steven Winter from Resource Production to R-2 in Skandia Township. A rezoning proposal by the Zoning Administrator for Skandia Township involving parts of two forties in Sec. 18 and 19, from RR-1 to Commercial -1. Ken Tuominen moved that the requests be placed on the agenda for the next month's meeting, supported by Karol Peterson. Passed unanimously.

Ron Koshorek explained that the County has received an application from a land owner in Ely Township to enter into a Local Open Space Easement Agreement with the County. The land owner is John Linderman who owns 120 acres of property. This is being done pursuant to Act 116 of the Public Acts of 1974 known as the Farmland and Open Space Preservation Act. Part of the provision requires that the County Board ask for comments from the Planning Commission, Soil Conservation District, and the Regional Planning Agency before considering such an agreement. He stated that the staff recommendation would be to recommend that the County Board enter into such an agreement since the land in question is already zoned Open Space. He explained that this kind of development rights agreement is another method of enforcing policies in the Comprehensive Plan. Mr. Koshorek outlined the provisions of the act which grant property tax relief to land owners who obtain these kinds of agreements. Discussion followed and questions were raised regarding the cumulative effect of such agreements on the tax base of the County. Commissioner Farrell said that the County has already zoned the property Open Space and thereby expressed an intent to preserve the land in its existing condition so the Commission should recommend approving the execution of the agreement. Motion was made by Pat Farrell to report to the County Board that the request for Local Open Space Development Rights Easement for land use is consistent with the Comprehensive Plan and County Zoning Ordinance, but the request for use of five acres for camp purposes is not consistent with the County Zoning Ordinance. Motion was supported by Jim Sodergren and passed 5-0, with Commissioner Tuominen abstaining.

Mr. Solka gave several comments on the Local Open Space Agreement. He will report back to the Commission on his findings and the County Board action.

Minutes of the past meeting were voted upon. Motion was made by Ken Tuominen and supported by Jim Sodergren that they be accepted as presented. Passed unanimously.
Mr. Koshorek read a communication from the Prosecutor's Office concerning membership requirements for the Zoning and Planning Commissions. It will be placed on file.

There was discussion concerning State owned property in Sands Township which had previously been prison property. Slides of the property were shown to the Commissioners. Staff feels it could be used as a regional recreational site perhaps as a golf course, hiking trails, cross country ski trails, etc. Ken Tuominen made a motion that the Commission recommend to the State that it be kept as a public facility to be developed at a later date. Supported by Pat Farrell, and passed unanimously.

Two rezonings by Forsyth Township were discussed. A rezoning from R-1 to C-1 for construction of a Fraternal Hall, lots 51 and 70 in the Town of New Swanzy. A motion was made by Ken Tuominen and supported by Karol Peterson that the rezoning be commented on favorably. Motion was passed unanimously. The other was an amendment - Sec. 314.3 on Conditional Uses for a C-3 Commercial District which would add manufacturing. Motion was made by Ken Tuominen and supported by Jim Sodergren to comment favorably on the amendment. Motion was passed unanimously.

A rezoning for Marquette Township was discussed. The rezoning concerns an area on US 41 Highway West from Residential Transitional to General Business. The Township Planning Commission recommended denial because of ribbon development and the haphazard way the commercial strip is developing with driveways creating a dangerous situation, and problems that may result from movement of US 41 over 30 feet, drive ways and lot sizes. Motion was made by Pat Farrell with support by Ken Tuominen that the Planning Commission is opposed to the rezoning for reasons given by the Township Planning Commission. Motion was passed unanimously.

An amendment to the Negamoe Township Zoning Ordinance was discussed. The amendment deals with zoning districts and their maps. There was also a rezoning to industrial classification in T48N-R26W, Sec. 28. The Planning Commission recommended favorably on the zoning amendment but gave negative comment on the rezoning. Motion was made by Karel Pekarek, supported by Pat Farrell. Motion was passed unanimously.

There was discussion on a study by K.I. Sawyer AFB, on accident potential areas and high noise zones near the airfield. It was suggested that more information be obtained in reference to see if any changes should be made concerning possible incorporation into the Comprehensive Plan and Zoning Ordinance.

Staff submitted a summary of what has been done on the Comprehensive Plan Update. Commissioner Peterson indicated that the report would be a help in the update process.

There was discussion on re-organization of the Planning Commission as a temporary solution to the budgetary problems facing the County government. It was recommended by the staff that the proposal be tried on a temporary basis for 1978 and 1979. The staff pointed out the problems this re-organization will cause involving the issuance of building permits, services to local governments, etc. Motion was made by Ken Tuominen that if personnel cuts are made that it be done in the manner recommended by the Planning Staff in the report. Motion was supported by Karol Peterson and passed unanimously.

Monthly report was presented. Motion was made by Jim Sodergren with support by Karol Peterson that it be accepted as presented. Passed unanimously.
Mrs. Evelyn Heikkila from Forsyth Township was supposed to address the Commission concerning the bus transportation for the township but had to attend another meeting and could not stay for the Commission meeting. Chairman Racine pointed out that if the Commission received a letter from the Township Board on their position on the transportation matter it would be sufficient.

Mr. Sodergren pointed out that there will be a conference the 17th and 18th of August concerning growth problems in the state put on by the Governor. Motion was made by Jim Sodergren with support by Pat Farrell that it be recommended to the County that a representative be sent to the conference. Motion was passed. Director Lyn Johnson stated that someone from the Planning Commission would attend.

Mr. Tuominen pointed out that he would like to see discussion of a 10 acre zoning district placed on the agenda for the next meeting.

It was suggested that a special meeting be held the following Thursday to discuss planning matters. Motion was made by Jim Sodergren with support by Pat Farrell and passed unanimously.

Meeting was adjourned at 11:30 P.M.
July 6, 1978

The meeting was called to order by Chairman, Joe Racine. Roll was taken with Commissioners Holli, Pekarek, Peterson, Tuominen, and Racine present. Commissioners Farrell, Smith, and Sodergren were absent.

Chairman Racine explained the procedures to be followed for the public hearing on the rezonings.

Public comment section was opened. Mrs. Sherwood Morcum stated that she wanted to see the rezoning for Byron Lindholm granted.

Legal add was read for rezoning petition by Byron Lindholm - 51-RZ-EL-14. He wishes to rezone from RP to RR-1, in Sec. 34, T46N-R28W, the S1/2 of SE1/4 of SE1/4. The East 264 feet thereof lying West of County Road 581. The add appeared in the paper twice, on the 16th and 29th of June.

The public hearing was opened. The petitioner made her statement. She said that she and her husband wish to divide the property into four lots in the front on the highway so that their children could build on it. The rest of the land in the back would be left for trees and hunting purposes.

Mr. Koshorek made the Staff presentation. The land use around Little Perch Lake is residential use on relatively small lots as well as seasonal dwelling classification. Staff feels even though some residential development on small lots has occurred in the area, this rezoning would contribute toward undesirable ribbon development on County Road 581. Staff recommends against the rezoning.

In a communication from Ely Township it stated that they were against the rezoning to RR-1, and in favor of rezoning to RR-2. Public hearing was closed.

A motion was made by Karel Pekarek that the petition as presented be denied. Supported by Dave Holli. Roll call vote was taken with Commissioners Holli, Pekarek, Peterson, and Racine voting to deny the petition. Commissioner Tuominen abstained. Motion was passed. It was suggested that the applicant be encouraged to reapply for RR-2 zoning based on previous rezonings and information, also no extra fee would be charged.

Legal add for rezoning petition for Jack Matchett, Evergreen Drive-In Theatre, 52-RZ-EL-15 was read by Ron Koshorek. Rezoning is from R-2 to C-1 on property located the S660' of the N120' of the W1/2 of the SW1/4, Sec. 3, T47N-R28W, Ely Township.

Public hearing was opened. Commissioner Tuominen made a brief presentation of the rezoning request. The property is adjacent to C-3 commercial zoning, and the C-1 rezoning request would act as a less intensive buffer between the residential classification and the C-3 heavy commercial district. The Evergreen Drive-In Theatre is located on the property. The property fronts US 41 - M-28 in Ely Township. The petitioner
has stated that "any fire or other destruction of said property would not allow the rebuilding of said structure."

A communication was received from the Township saying that they are in favor of the change to C-1 zoning. Public hearing was closed.

Motion was made by Dave Holli and seconded by Karol Peterson that the Planning Commission recommend to the County Board that the rezoning be granted. Commissioners Holli, Pekarek, Peterson, and Racine voted to grant the petition. Commissioner Tuominen abstained from voting; the motion was passed.

New petitions for rezoning were presented by Ron Koshorek. (1) Robt. Homeier, rezoning from RP to RR-1 in Tilden Township. Motion was made by Ken Tuominen and supported by Karol Peterson, that a public hearing be held at the next regular meeting. Motion was passed unanimously.

(2) Charles Saari requests rezoning from Residential District to C-3 District in Michigamme Township. Motion was made by Dave Holli with support by Karol Peterson that a public hearing be held at the next regular meeting. Motion was passed unanimously.

(3) Zoning Administrator requests rezoning from C-2 to R-2 on the following property: all platted lots fronting 2nd St. from Max St. to Barnum in Michigamme Township. Also all platted lots fronting 1st St. from Max St. to Barnum in Michigamme. Motion was made by Ken Tuominen with support by Karol Pekarek that a public hearing be held at the next regular meeting, and passed unanimously.

(4) Ed Locke requests rezoning in Humboldt Township from RP to RR-2 District. Planning Staff recommends that §40 filing fee be waived. Motion was made by Karol Peterson with support by Karel Pekarek that a public hearing be held at the next regular meeting, passed unanimously.

(5) Rezoning request by Hillman, Millimaki, Anttila, and Bertocchi to rezone from R-2 to C-1 District in Ely Township. Motion was made by Karol Peterson with support by Karel Pekarek that a public hearing be held at the next regular meeting, passed unanimously.

(6) Rezoning request by Glenn Kallio, to rezone from RP to C-2 in Skandia Township. Motion was made by Dave Holli with support by Ken Tuominen that a public hearing be held at the next regular meeting, passed unanimously.

(7) Rezoning request by Joseph Sieczka to rezone from Open Space to Resource Production in Ely Township. Motion was made by Dave Holli with support by Ken Tuominen that a public hearing be held at the next regular meeting, passed unanimously.

Text amendment to the zoning ordinance was distributed by Ron Koshorek concerning the requirements of notifying property owners of rezonings. Ken Tuominen made a motion that it be added to the agenda for the next meeting, supported by Karol Peterson and passed unanimously.

Motion was made that the Lindholm's rezoning be added to the agenda if it was brought in by the next publication date, by Ken Tuominen and supported by Karol Peterson and passed.
A rezoning by Forsyth Township was reviewed by the Commission. The request by Forsyth Township was on behalf of the property owner to rezone from C-2 to R-1, lot 1, 2, 3, and 4; Townshof Swanzy, T45N-R25W. The area was zoned erroneously when the maps were designed. Motion was made by Ken Tuominen that the Planning Commission has no objections to the rezoning, supported by Karol Peterson and passed unanimously.

Two amendments to the Chocolay Township Zoning Ordinance - Sec. 500 Off-Street Parking Requirements for furniture, appliance, and carpet shops. The parking space will be changed from 1.2 per 100 to 1 per 200 square feet of floor space. Staff recommends in favor of the change. Motion was made by Ken Tuominen to concur with staff opinion, supported by Dave Holli, and passed unanimously.

Another amendment to Sec. 803 on Signs Permitted in the R-3 District was discussed. The Commission felt that when increased to 50 sq. ft. signs should not be exempt from the setback requirements of Sec. 300 of the ordinance. It could restrict vision at intersections of some streets and roads.

There was discussion on rezoning request which was referred back to the Commission by the County Board, 47-RZ-WB-3. The request was to rezone from RP to RR-2, in West Branch Township. Motion was made by Ken Tuominen that the rezoning be denied and supported by Karol Peterson. There was discussion on access to the property and its legality. After discussion the Commission decided that another public hearing should be held at the next meeting. Mr. Tuominen and Mrs. Peterson withdrew the motion and its support.

Correspondence - A communication was received from attorney George Kendrick stating his concern for the procedures used in hearing a zoning matter initiated by his client, Mr. Donald LeBoeuf. Mr. Kendrick complained that the composition of the Zoning Commission was illegal and the procedure of public hearing by the Planning Commission in submission to the County Board of Mr. LeBoeuf's rezoning request was inappropriate. Mr. Kendrick pointed out that apparently Mr. Kendrick was confused about his client's request being a variance rather than a rezoning since he insisted that the matter should be heard by the Zoning Board of Appeals. Mr. Kendrick indicated that the procedures were being reviewed as well as the composition of the Planning Commission and the appropriateness of that body meeting as a Zoning Commission. Mr. Jerry Mitchell from CUPPAD explained that he had researched the matter of the Planning Commission duly constituted meeting as a Zoning Commission on zoning matters. He indicated that the statute allows the County Board to assign zoning responsibilities to the Planning Commission. Assuming the Planning Commission is duly constituted, requirements for representation on the Zoning Commission need not be met in his opinion. Mr. Kendrick indicated that there would be a written response from the prosecutor's office for the next meeting.

Another communication was received from Mr. Corcoran of the Dept. of State Highways and Transportation concerning the bus in Forsyth Township. The Dept. wants the County to assume responsibility for the bus but the Township will assume all expenses. Mr. S.oddard of the Commission on Aging stated that the Township is willing to pick up expenses if there is a bus newer than 1973. A motion was made by Dave Holli and supported by Ken Tuominen that the Township should be directly contacted to find out if they are interested in the bus and if they would be willing to make a commitment concerning it. Motion was passed unanimously.

Lyn Johnson reported on the A-95's received during the past month. (1) Michigan Dept. of State Police - for a second year continuation application for the Rural Law Enforcement Program in supporting a trooper to Ishpeming, Tilden, Negaunee, Republic, and
Richmond Townships. Motion was made by Dave Holli and supported by Karol Peterson that the Planning Commission comment favorably on the A-95. Motion was passed unanimously. (2) A-95 from City of Marquette - Lower Harbor Marina Project to develop preliminary site plans and specifications for construction of a public marina on land formerly occupied as coal unloading facility for U.P. Generating Company. (3) A-95 from K.I. Sawyer AFB, for temporary lodging facility of 20 units, for incoming and outgoing families. (4) CUPPAD - comprehensive planning for housing, recreation, capital improvements programs, and overall program design.

Minutes of the Committee of the Whole meeting held on June 1, 1978 were discussed. Motion was made by Ken Tuominen and supported by Karol Peterson that they be accepted as presented.

There was discussion concerning future access routes to the Tilden Mine which had been discussed at the meeting. It was suggested that the Planning Staff contact the County Road Commission and find out the status of the project.

Copies of the Inventory Supplement A- County Districts Inventory - Historic Inventory for the Marquette County Recreation Plan was distributed to the Commission for their review for the next meeting.

Mr. Tuominen suggested that the Commission should keep in mind establishment of a new district for 10-acre minimum lot size.

Commissioner Peterson asked about what is happening to the committee that had been formed to update the comprehensive plan. Chairman Racine said it was up to the committee to meet, that enough time was not available at regular meetings. The Staff is to prepare a report for the next meeting on what has happened to date at the previous meetings.

Chairman Racine then informed the Commission that Director Lyn Johnson had submitted his resignation. It was suggested that Ron Koshorek be appointed acting director until a new director is hired. Motion was made by Ken Tuominen and supported by Karol Peterson to concur with the suggestion. Motion was passed unanimously.

Motion was made by Ken Tuominen and supported by Dave Holli to adjourn the meeting, Passed unanimously.
AGENDA

MARQUETTE COUNTY PLANNING COMMISSION

July 6, 1978

1. Call meeting to order.
2. Roll Call.
4. Public comment.
5. Petition for rezoning:
   a. 51-RZ-EL-14 Byrom Lindholm - Ely Township
   b. 52-RZ-EL-15 Evergreen Drive-In - Ely Township
6. Schedule New Petitions:
   a. Robert E. Homeier - Rezoning - Tilden Township
   b. Charles S. Saari - Rezoning - Michigamme Township
   c. Zoning Administrator - Rezoning - Michigamme Township
   d. Edward Locke - Rezoning - Humboldt Township
7. Request for Comments on Rezonings:
   a. Forsyth Township - Map correction
   b. Chocolay Township - Parking requirements, Sign requirements
8. LeBoeuf Rezoning - Referred back by County Board
9. Correspondence from Joseph Corcoran, Michigan Department of State Highways and Transportation
10. Regional Transportation Priorities List - CUPPAD
12. Review Committee of Whole Meeting.
15. Public comment.
June 8, 1978

Since Chairman and Vice Chairman of the Planning Commission were not present at the meeting, a motion was made that Jim Sodergren act as chairman of the meeting. Motion was made by Ken Tuominen and supported by Dave Holli and passed unanimously. Roll call was taken. Present at the meeting were Dave Holli, Karol Peterson, Ken Tuominen, and Jim Sodergren. Absent were Karel Pekarek, Pat Farrell, Ken Smith, and Joe Racine. A quorum was not present. The meeting was adjourned by Chairman Sodergren. Those members present wished to meet as a committee of the whole. Chairman Sodergren convened the group. Discussion of the Agenda items followed. The Committee was advised that any action would be advisory and subject to ratification of the Planning Commission.

Discussion was made on the NICE and Negaunee School District Proposals. Mr. Koshorek read comments made by the Director on the two proposals to the Planning Commission.

Mr. Sodergren commented on the availability of public sewers. Ishpeming Township does not have the capacity for a building if it is put west of the current high school. Mr. Sodergren read material that was submitted by the Marquette-Alger-Intermediate School District when an update was being made for the County Comprehensive Plan. There is also a plan being done by NMU funded by CCI dealing with the school districts and cooperative programs which has as yet not been finalized. Mr. Sodergren suggested that NMU should be encouraged to complete their report so that when people go to the polls they would have more information and can vote intelligently. Motion was made by Dave Holli and supported by Ken Tuominen that the report from the Director be placed on file. Motion was passed unanimously.

The priority list for future soil survey work was presented on a map by Mr. Koshorek. The areas identified totaled 37,000 acres and are in the potential growth areas in Sands, Skandia, West Branch, Ely, Republic, Michigamme, Negaunee, and Ishpeming Townships. After discussion on the areas, a motion was made by Ken Tuominen with support by Karol Peterson that the staff be directed to ask for the entire County to be surveyed and secondly to go with priorities as submitted. Motion passed unanimously.

The monthly report was summarized by Ron Koshorek. Motion was made by Ken Tuominen that the report be accepted as presented, seconded by Karol Peterson. All were in favor of the motion and it was passed.
Commissioner Tuominen requested a hearing at the next Planning Commission meeting to hear a petition for rezoning by Jack Matchett of the Evergreen Drive-In Theatre. He wants to rezone the 660' of N120' of W1/4 of SW4 of SW4, Sec. 3, T47N-R28W in Ely Township. Motion was made by Ken Tuominen and supported by Dave Holli that a public hearing be held at the next regular meeting to hear the rezoning request. Motion was passed unanimously.

Old business - Commissioner Sodergren opened discussion on the issue of a new or improved road connecting County Road 581 with US 41. Discussion centered around constructing a new road versus upgrading an existing road possibly Washington St. in the City of Ishpeming. The location of the ore body will likely cause problems in choosing a route for any new road. Commissioner Holli suggested that an access road for Tilden Mine would alleviate traffic problems on County Road 581. Motion was made by Dave Holli and supported by Ken Tuominen that the Planning Staff review proposals that the County Road Commission and the Tilden Mine Access Road Commission may have for upgrading the road system in the area. Motion was passed unanimously.

Commissioner Peterson suggested that the Planning Commission should continue with the update of the County Comprehensive Plan and asked that the subject be placed on the agenda for next month's meeting.

Motion was made that the meeting be adjourned by Ken Tuominen and supported by Dave Holli and passed unanimously.
MINUTES

June 1, 1978

The meeting was called to order by Chairman Joe Racine. Roll was taken, present were Commissioners Peterson, Pekarek, Tuominen, Smith and Racine. Excused from the meeting were Commissioners Farrell and Holli.

Minutes of the April 27 meeting were distributed. Commissioner Sodergren asked that one addition to the minutes be made on page 4 of the 3rd paragraph in reference to a statement made by Mr. Sodergren concerning power plants. The sentence will read, "Mr. Sodergren requested that a communication from CUPPAD attorney Jerry Mitchell be read to the Commission concerning the purchasing, operating, and construction of power plants by a County." A motion was made by Ken Tuominen with support by Karol Peterson that the minutes be accepted as presented with the above addition. Motion passed unanimously.

Chairman Racine then opened the public hearing on the proposed amendment to the Open Space Zoning District. Mr. Racine asked if anyone in the audience wished to make comments. Jim Thomas asked if there was some new provision concerning camps in the OS District. Lyn Johnson responded saying that camps would be allowed as principal permitted uses in the District.

Bill Robinson of the Citizens To Save Superior Shoreline made several comments. He said the organization is concerned with the rights of the individual property owners and long term plan of the County. People must also respect rights of their neighboring land owners and future land owners. If the people are not allowed to build their camps it will have an effect on property values. He said he feels the Planning Commission should not yield to the "loudest voices", and that there is a great need to retain Open Space in the County. Compromises need to be made.

Randy Osstyn - Feels that the document before the Commission is a good compromise. Feels that the definition of "recreational structure" is reasonable.

Jim Thomas - Wanted to know if it had been noted about his mention concerning building on "short 40 acre parcels" of land. What kind of provision could be made concerning them.

Richard Heikkila - Supports the Open Space Amendment as proposed. Questioned the 20 acre size limitations along County Roads - could make camps too close. Suggested having the Open Space District divided into two categories.

Richard Monroe - He thought it was unfair to deny someone the right to build on a' 40 acre parcel, or to deny them services when power lines run through their property.

Since no other citizens wished to be heard, Chairman Racine closed the public hearing. Mr. Racine gave a few comments saying he is in favor of land management. Zoning is a big responsibility and does not feel it denies anyone anything, but does make stip-
ulations. He is in favor of the change in the Open Space District.

Ken Tuominen stated that someone had asked why townships are not responsible for zoning. It is mostly because of the great expense. The Commission has worked on the zoning amendment for two years, and this shows that the Commission is receptive to the needs of the people.

Karel Pekarek - The amendment before the Commission will not be the end result. It is encouraging to have public input, and is in favor of the amendment, although it is not exactly how he would have liked it.

Jim Sodergren - Feels the input from the public has been very good recently. Mr. Sodergren made a motion to recommend adoption of the amendment on Open Space to the County Board, supported by Ken Smith and unanimously passed by a roll call vote.

Mr. Racine opened the public hearing on the proposed amendment to the zoning ordinance on the recreational structure definition addition. The legal add was read by Les Ross which appeared in the Mining Journal on the 26th of May and 11th. There were no comments from the public. The Public hearing was closed.

Lyn Johnson stated that the amendment had been previously passed by the Board but due to the deletion of a few words from the legal add published in the paper, the amendment had to be passed again.

Karol Peterson made the motion that the amendment be approved as published. Support was given by Ken Tuominen, and passed by an unanimous roll call vote.

Legal add was read by Les Ross for conditional use permit request by Robt. Berglund, 13-CU-CA-9. The add was published May 11th and 26th. It is located in the N\W\ of the S\W\ of Sec. 16, T48N-R29W, in Champion Township and is leased from CCI.

Public hearing opened. Mr. Berglund stated that he hopes to build a deer camp on the 40.

The Planning Commission Staff made their presentation. The petitioner wishes to construct a vertical log hunting camp on the parcel. It fronts Round Lake on two sides. Access is by a dirt road under construction. Vegetation is primarily mixed hardwoods and conifers along with swamp conifers in low areas. Soils are moderate to steep. Since the proposed use will not change the essential character of the area, or place demands on public services the Staff recommends that the conditional use permit be granted.

The camp will be built 75 feet from the shore, the land is leased from CCI. The Public hearing was closed.

Motion was made by Ken Smith and supported by Ken Tuominen that the Commission concur with the Staff recommendation to grant the conditional use permit. Motion was passed unanimously.

Jim Thomas pointed out that some people would not be able to build because they may not have a full 40 acres and it should be taken into consideration by the Commission.

Legal add for conditional use permit request by Richard Cisek, 14-CU-EL-2, was read by Les Ross. It is located in the S\W\ of the S\W\ of the S\W\ of Sec. 19, T48N-R28W,
on a 20 acre parcel in Ely Township. Public hearing opened by the Chairman.
Mr. Cisek was not in attendance.

The Planning Staff made their presentation. Vegetation is coniferous forest and
swamp conifers. Soils are well-drained East of County Road CV and suitable for con-
struction. Property west of County Road CV is low and swampy near road and rock
cropping behind swamp. Access is by County Road CV, a gravel road in good condi-
tion. The Planning Staff recommends the permit be granted as it will not damage
the character of the area or interfere with fragile environments.

Public hearing was closed. It was suggested that the Staff send a letter to the pe-
titioner since he was not present, and define the terms of a recreational structure.

Motion was made by Karel Pekarek that the Commission concur with the Planning Staff's
recommendation to approve the request for a conditional use permit. Supported by
Karol Peterson and passed unanimously by a roll call vote.

Legal add for conditional use permit request by William Magnuson, 15-CU-CA-10, was
read. The property is located on a parcel of land of 40 acres in an Open Space Dis-
trict. It is leased from Longyear Realty Corp. and Dead River Inc. and is located in
the NW\(\frac{1}{4}\) of the SE\(\frac{1}{4}\) of Sec. 25, T49N-R28W, in Champion Township. The public hear-
ing was opened.

The Planning Staff gave their presentation. Vegetation is primarily spruce, jackpine,
and conifers. Soils are primarily well-drained with level topography. Access is by
a seasonal unimproved dirt road off of County Road AAT. The shoreline in the area is
relatively suitable for casual recreational use. The Staff recommends that the per-
mit be approved because it is consistent with present land use and the property in
question is leased which should insure that the structure will not become a year-
round residence.

Concern was expressed by Commissioner Tuominen that separate legal descriptions were
not provided by lesor. Motion was made by Karel Pekarek to grant the conditional
use permit, supported by Karol Peterson. Motion was passed by a vote of 4 to 2.
Commissioners voting in favor of the motion were Pekarek, Peterson, Sodergren, and
Racine. Those against the motion were Tuominen and Smith.

Legal add for the conditional use permit request by Alan Blewett was read. It is lo-
cated on a 40 acre parcel of land currently zoned Mineral Resource, in the NE\(\frac{1}{4}\) of
Sec. 19, T46N-R30W, in Republic Township. The public hearing was opened.

Mr. Blewett stated he wants to construct a deer camp on the 40 acres.

Mr. Thomas stated that part of the acreage is under water and the commission should
consider whether this should be counted; it could make a difference in the future
should a major part of land be under water.

Vegetation is mainly coniferous and mixed hardwoods. Soil drainage range from very
poor to free to excessive. There are some swampy areas along stream beds but there
are good building sites on higher land. Access is by County Road LB, a dirt road in
good condition. Ownership patterns are mainly corporate. The Planning Staff recommends
the approval of the permit because it will not change the essential character of the
surrounding area or place demands on public services.

Motion made by Ken Smith with support by Ken Tuominen that the permit be granted.
Passed unanimously by a roll call vote.
Legal add for conditional use permit request by Francis Nemetz was read, 17-CU-CA-11. It is a 9.8 acre parcel located in the SW¼ of the SE¼ of Sec. 26, T49N-R23W, in Champion Township. The public hearing was opened.

The Planning Staff made their presentation. The petitioner wishes to construct a seasonal dwelling in an Open Space Dist. The area is characterized by primarily conifers and jackpine. Drainage is good to excessive in most areas. Some rock outcroppings near shoreline. Crystalline bedrock commonly occurs at moderate to shallow depths. Slopes on the south 100 feet of the property up from the shoreline are rather steep, while remainder of the property appears relatively level. Access is by a seasonal unimproved dirt road off of County Road AAT. The Staff recommends approval of the permit as it will not change the essential character of the surrounding area.

The area to the north of the parcel in question was owned by Karen Ogle and then sold to Buck Gotschal, then sold to the present owner. It became a lot of record on Jan. 4, 1977. Motion was made by Ken Tuominen to concur with the Planning Staff recommendation and approve the permit. Supported by Ken Smith and passed unanimously by a roll call vote.

Legal add for rezoning 46-RZ-EL-12 by George Clark was read. The property is located in the NW¼ of the NW¼, Sec. 2, T45N-R23W in Ely Township and is from RP to RR-2. Public hearing was opened. Mr. Clark wants to rezone in order to have enough acreage to split it with his children so that they can build on the property.

Mr. Tuominen stated that the Township is in favor of the rezoning. The Planning Staff made their presentation. The parcel of property is consistent with present land use patterns in the area of County Road 581 without lake or river frontage. Very low density development characterizes the area. The area is in close proximity to Little Perch Lake and Lake Francoeur which are zoned LSR and SD respectively, and lends itself to higher intensity development than allowed under an RP District. The Planning Staff is in favor of the rezoning. The N½ of the property had been sold to a Mr. Bertucci but he stated he was in favor of the proposed rezoning taking place.

Public hearing closed. Motion was made by Ken Smith with support by Karol Peterson that the rezoning be approved and to concur with the Planning Staff recommendation. Commissioners voted unanimously to approve with Ken Tuominen abstaining. Motion passed.

Rezoning request by Donald LeBoeuf, 47-RZ-WB-3, from RP to RR-2 for the N½ of the NW¼ of the SE¼ lying West of Chocolay River. The N½ of the NE¼ of the SW¼. The S½ of the SW¼ of the SE¼ lying West of Chocolay River. The S½ of the S½ of the NE¼ of the SW¼ of the Sec. 23, T46N-R24W. Petitioner is requesting to rezone 65 acres.

Public Hearing opened. The land was purchased for seasonal dwellings and recreational sites. He has friends, relatives, etc. who would like to purchase the land but cannot afford 20 acres to build a summer home.

The Planning Staff presented their recommendations. The property is bounded on the East by the East Branch of the Chocolay River. The remainder of the parcel is adjacent to privately owned and some state owned property. Soil conditions are good for drainage while rolling topography and northern hardwoods, primarily characterize the terrain. The Planning Staff recommends the rezoning be denied for the following reasons:
1. Residential development in this interior property would be inconsistent with existing land use patterns. The area is presently characterized by low density residential development in lineal fashion along county roads.

2. It cannot be seen where a need or demand exists for more residentially zoned land in West Branch Township. Building permit activity for new residences decreased by 5% between 1976 and 1977.

3. Rezoning would constitute a case of "spot zoning" in that a relatively small area under single ownership is concerned.

4. The only means of access is by an unimproved dirt road owned by the DNR. It is questionable whether the petitioner has a legal right to utilize the road.

A letter from the DNR concerning access to the property was read. The DNR is opposed to the rezoning, all efforts will be made to control development where intensive development will do damage to the resources of the area. There is no legal access to the property on County Road 460.

It was noted that at the last meeting West Branch Township had stated that they would be in favor of the rezoning to 10 acre parcels.

Commissioner Racine stated that the problem of access to the property concerned him. It is very hard getting rights of access across other peoples' land legally.

Commissioner Smith did not agree with the Staff recommendation concerning access and lineal development of the area.

A motion was made by Karel Pekarek, the rezoning be approved, supported by Ken Smith.

Mr. Sodergren stated he would vote against it because it was spot zoning. A roll call vote was taken, Commissioners Pekarek, Smith, and Tuominen voting in favor. Commissioners Peterson, Sodergren, and Racine voting against.

Another motion was made by Karol Peterson to concur with Planning Staff recommendation to deny the rezoning, supported by Jim Sodergren. A roll call vote was taken, those in favor of the motion were Commissioners Peterson, Sodergren, and Racine. Against were Commissioners Smith and Pekarek, with one abstaining vote by Ken Tuominen. Motion was passed.

Rezoning request by Ed Locke, 48-RZ-HU-3, from RP to RR-2 was read by Les Ross. The property involved is the NE1/4 of the SW1/4, Sec. 1, T47N-R29W. The public hearing was opened.

Mr. Locke stated that he wants to subdivide the property into 5 or 6 lots and sell them as surveyed lots. The lots would range in size from 6 - 13 acres and 400' to 800' in frontage along the north side of the Middle Branch of the Escanaba River. The remaining property south of the river could be sold off as a 10 acre parcel and another less than 10 acres.

Mr. Wayne Worth spoke. He owns a 40 on the northern side. He is against the rezoning. He bought his land in 1973 and wants to keep it for hunting and shooting. If it is rezoned it will mean a large tax jump and he would have to sell some of his property, which he doesn't want to do.
Staff presentation - Property is divided into two relatively different physical areas. Escanaba River dividing line. South of River soils have severe limitations for residential development. Soils are Tawas muck and Pence variant, sandy mucky loam. North of river soils are fine sandy loam with slight slopes. The Staff recommends that property south of river in this 40 not be rezoned but remain in RP classification. The Staff recommends that the part of the 40 north of the Escanaba River be rezoned to RR-2 classification.

Public Hearing closed. There was no input from the township. Motion was made by Ken Tuominen with support by Joe Racine that the rezoning be denied. Those in favor of the motion to deny were Commissioners Peterson, Pekarek, Sodergren, Tuominen, and Racine. Commissioner Smith abstained. The motion was denied.

Motion was made by Karol Peterson that that part of the NE\4 of the SW\4 of Sec. 1, T47N-R29W lying northerly of the Middle Branch of the Escanaba River be approved. Motion was seconded by Ken Smith. Those Commissioners in favor of the motion were Peterson, Smith, Sodergren, and Racine. Against were Commissioners Pekarek, and Tuominen. Motion was passed.

Rezoning request by Hannah Elie and Anita Spencer, 49-RZ-WE-1, from RP to RR-2 was read: the property is located in the NW\4 of the SW\4, Sec. 7, T42N-R25W. The public hearing was opened.

Applicant's statements were read since they could not attend the meeting.

Mrs. Spencer - "I feel selling this property in 20 acre tracts is not necessary for this area being that we are next to business and residential areas."

Mrs. Elie - "I feel as though 20 acres to sell is too large a parcel being that we plan on building a small camp in the near future. We would like to sell the big camp and we think the land is suitable for residential 5 acre parcels."

Staff made their presentation - The area is characterized by fair to poorly drained soils with a water table ranging from a few inches to approximately 4 feet below the ground surface. Spruce, cedar, poplar, and birch are dominant tree types. Access to the area is provided by County Road 426 along the north and a private unmapped dirt road through the property. Staff feels the property would be suited as an RR-2 Dist., and recommends approval for the following reasons:

a. Although drainage is fair to poor, many good building sites exist, mainly south of the property. It is felt that 5 acre lots would be sufficient for septic system functioning.

b. The area is in close proximity to considerable RR-1 lands which are physically similar to the subject property.

c. Though the Township Hall, gas station-store, and School are situated nearby, present land use patterns include very low density year-round residential dwellings. The intent of an RR-2 District is to establish and maintain an alternative residential environment in accessible rural areas at very low densities.

d. A transition from RR-1 (1 acre) to RR-2 (5 acres) to RP (20 acres) seems to be a more logical progression than an abrupt 1 to 20 acre increment.
Motion was made by Ken Tuominen with support by Ken Smith that the rezoning request be granted. A roll call vote was taken and it was passed unanimously.

New rezonings were scheduled, Mr. Byron Lindholm 5l-RZ-EL-14. Request to rezone from RP to RR-1 in Ely Township. Sec. 34, T46N-R28W, S1/2 of SE1/4 of SE1/4, the East 26' feet thereof lying West of County Road 58L. Motion was made by Karol Peterson and supported by Jim Sodergren that a public hearing be held at the next regular meeting to hear the petition. Motion passed unanimously.

Tilden Township - Mr. Johnson reported that the Tilden Township Zoning Ordinance is nearing completion and that the County Planning Commission is obligated to review the ordinance. Upon review of the lot sizes and districts, the ordinance will have a limited impact on many factors affecting development within the township. Tilden Township appears to have little concern over controlling development within the township, and the ordinance will have little positive effect on land use problems the township is now facing. The Resource Production Dist. as outlined in the Tilden Township Ordinance establishes a 5 acre minimum lot size which will not preserve agricultural lands and residential structures are allowed only as a conditional use.

Concern was expressed over the mineral lands in Tilden Township. Mr. Sodergren felt that iron ore reserves in Tilden Township should be preserved from residential development at least until a clear indication is given whether these lands will be utilized for their mineral value.

A motion was made by Jim Sodergren with support by Ken Smith that a letter be sent to Tilden Township and make comments that the director had mentioned above and express concern over areas zoned RR-1 and the Mineral Resource District. Motion passed unanimously.

Mr. Carl Firley made a report on the Citizen's Zoning Advisory Association of which he is the Chairman. Wishes to be contacted concerning zoning matters, etc.

Meeting adjourned at 10:45 P.M.
COUNTY OF MARQUETT
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner

COUNTY PLANNING COMMISSION
MINUTES

May 4, 1978

The May 4th meeting of the Marquette County Planning Commission was called to order by Chairman Racine. Roll call was taken by the secretary, all members of the Commission were present except Ken Smith who arrived later in the meeting.

Minutes of the March 30 meeting were presented. Motion was made by Karol Peterson and supported by Ken Tuominen that they be accepted as presented. Motion was passed unanimously. Minutes of the April 5th special meeting were presented. Motion was made by Ken Tuominen and supported by Dave Holli that they be accepted as presented. Motion was passed unanimously.

Chairman Racine then explained the procedures for public hearings for rezoning requests and conditional use permits.

The legal add was read for the rezoning request by Roy Tippett which appeared in the paper twice on the 10th and the 27th of April. The legal description is as follows:
Parcel 1 - all that part of the NW¼ of the SE¼ of Sec. 7 T45N-R29W, bounded on the West by Highway M-95 and the North and South ¼ line of said section and on the North by Silver Creek and on the East by the Michigamme River being a part of government lot two. Parcel #2 - the South ᵃ⁄₄ of the SE¼ of Sec. 7, T45N-R29W, lying West of the Michigamme River. From OS to RR-2.

The Public Hearing was then opened. The petitioner made a statement. He said he wants it rezoned because he wants to build on the land as well as the rest of the family in later years. The way it is presently zoned, they cannot build. Across the river 40 acres is zoned RR-1; he wants this side zoned RR-2.

Ron Koshorek gave the Staff Opinion. The property is located between Witch Lake and Republic in Humboldt Township. It has rolling topography with hardwood vegetation. Soils are generally adequate for residential development. There are two structures already on the property. The Staff recommends that the rezoning request be granted.

There is a private road into the camp. Since only part of the property fronts M-95, residential use would require an internal road system with one principal access to the highway. This is more desirable than having many driveway exits on M-95. The RR-2 zoning would create a smoother transition from the adjacent RR-1 to the surrounding OS District. The Supervisor of the Township responded saying it is o.k. by the township to build there.

The Public Hearing was closed. A motion was made by Dave Holli and supported by Karol Peterson that the rezoning request be granted. A roll call vote was taken with all commissioners voting in favor of the rezoning.

Rezoning request by Donald LeBoeuf was read. The legal description is as follows:
the North ¼ of the North ¼ of the SE ¼ lying West of Chocolay River. The North ½ of the SE ¼ of the SW ¼. The South ¼ of the South ¼ of the North ½ of the SE ¼ lying West of Chocolay River. The South ¼ of the South ¼ of the NE ¼ of the SW ¼, Sec. 23, T46N-R24W, West Branch Township, from RP to SD.

The public hearing was opened. The petitioner stated that the family was planning on building and dividing the property for recreational purposes. Les Ross presented the Staff Opinion on the rezoning. The property is located in West Branch off of County Road 460. Vegetation is basically mixed hardwoods. Topography is rolling, and soils are good for drainage. The Planning Staff recommended that it be denied because of existing land use patterns. Area is characterized by low density residential development. Rezoning would constitute spot zoning. Much of the area involved is without any access. There is no County Road access. Also the road used for access was found to be by permit for right-of-way from the DNR for a Mr. Pitt, not Mr. LeBoeuf.

The Township Board advises against the rezoning. They would not be against a rezoning for 10 acre lots. The road which provides access is a good dirt road.

Mr. Jerry Divine made a statement concerning road right-of-ways provided by the DNR to Mr. Pitt.

Mr. LeBoeuf stated that he does not wish to have the property divided into 1/2 acre lots, but it was recommended that he ask for it to be rezoned to Seasonal Dwelling. He thought it was 10 acres or more.

Guy Nakarado stated he was with Mr. LeBoeuf when he was asking for the rezoning. The property is conducive to camps. There is no district for 10 acre parcels which was how they wanted it rezoned, so they asked for SD. Les Ross said he talked with Mr. Nakarado and Mr. LeBoeuf and went through the classifications with them, but did not advise them as to which would be best.

Mr. Swanson - Owns 11 acres across the river and would like to build on it someday. He is against the rezoning as proposed. But he would agree with a rezoning to 5 or 10 acres.

Chairman Racine closed the public hearing. Motion was made by Pat Farrell and supported by Karol Peterson that the rezoning be denied. There was discussion as to whether or not Mr. LeBoeuf could withdraw his petition and resubmit it for a lower classification.

Pat Farrell withdrew his previous motion and the support was also withdrawn. Mr. LeBoeuf wishes to resubmit his petition. A motion was made by Karel Pekarek to accept Mr. LeBoeuf's request to withdraw his rezoning and that the new petition be made without any further fee. Supported by Ken Tuominen. A roll call vote was taken with all Commissioners voting in favor of the motion.

The next rezoning request by George Clark, 46-RZ-EL-12 was read by Les Ross. The legal description is as follows: from RP to ISR, for the NW ¼ of the NW ¼, Sec. 2 T45N-R28W, Ely Township. Chairman Racine opened the public hearing. Mr. Clark stated that he wishes to build a home on the property. It is divided into two twenty acre parcels and he would like to divide it into four.

The Planning Staff presented their opinions. The property is located along County Road 581. The area is characterized by well-drained soils, relatively level topography and jackpine and birch tree cover. The staff recommends that it be denied
because of existing land use patterns. The present RP zoning is consistent with land use patterns without lake or river frontage. Rezoning would allow intensive development along County Road 581, and the high density would create traffic hazards. There is sufficient land in Ely Township already zoned for intensive residential use.

Mr. Holli asked why Mr. Clark was asking for ½ acre rezoning when he only wanted four parcels. Mr. Clark stated he was not informed there was another way he could do it. The Township Board advises against the rezoning.

There was discussion on whether Mr. Clark should re-submit his petition for RR-2 zoning. The Public Hearing was closed.

Motion was made by Dave Holli that the Board accept the request of Mr. Clark to withdraw his rezoning and resubmit it for RR-2 zoning. Motion was seconded by Pat Farrell. It was also requested that the fee be waived for the petition. A roll call vote was taken and the motion was passed with all commissioners voting unanimously in favor.

The conditional use permit request by Rodney Carlson was then read to allow construction of a cabin in an Open Space District on the following property: SE¼ of SW¼, Sec. 5, T49N-R28W. Chairman Racine then opened the public hearing.

Mr. Carlson stated that he wishes to construct a cabin in an Open Space District.

Staff opinions - the property is located in Champion Township north of the Silver Lake Basin, the terrain is hilly and inaccessible. Surrounding area is essentially owned by corporations with large acreage properties. The lands are undeveloped with dense hardwood tree cover and bedrock formations. The comprehensive plan stated development should be discouraged in areas designated because of steep slopes, as well as scenic sites and shorelines should be preserved. Productive forests and mineral resource areas should be protected from unnecessary recreational, or residential development.

There was some correspondence concerning the permit request - Wm. Ralph who owns property adjacent to that in question was agreeable to Mr. Carlson's request. Correspondence from Mr. Peterson felt that the property owner should have the right to build as long as it was not harmful to the environment. The Public Hearing portion was closed.

Motion was made by Pat Farrell with support by Dave Holli that the conditional use permit be granted. Discussion followed. Mr. Tatrault, who has an interest in the property across the lake, stated he was opposed to the granting of the permit. The area is natural wilderness and development should be considered very carefully.

A roll call vote was taken. Commissioners Farrell, Holli, Pekarek, Peterson, Sodergren, Tuominen, and Racine voted to grant the permit. Commissioner Smith abstained, and the motion was passed.

New petitions were then scheduled. A request for rezoning in Humboldt Township by Ed Locke from RP to RR-2. A motion was made by Pat Farrell with support by Ken Tuominen to hold a public hearing at the next regular meeting. Motion was passed unanimously.

(2) A request to rezone in Wells Township by Hanna Ely from RP to RR-2. Motion was made by Pat Farrell supported by Karol Peterson that a public hearing be held at the next regular meeting and passed unanimously.

(3) Rezoning request by Anita Spencer from RP to RR-2, in Wells Township. A motion was made by Karol Peterson with support by Ken Tuominen that a public hearing be held at the next regular meeting, and passed unanimously.

(4) Rezoning request by Al Gustafson in Champion Township from R-2 to C-2. There was discussion concerning this property, which is leased by US Steel.
US Steel will not endorse the rezoning because they had requested that this property be zoned MR but was zoned residential. The lease is for mobile homes and farming. Pat Farrell made a motion that the Planning Staff inform Mr. Gustafson of the position taken by US Steel, supported by Jim Sodergren and passed unanimously. (5) Conditional Use Permit request by Robt. Berglund in Champion Township, motion made by Ken Tuominen and supported by Karol Peterson that a public hearing be held at the next regular meeting. Passed unanimously. (6) Conditional Use Request by Richard Cisek in Ely Township. Motion was made by Karol Peterson and supported by Jim Sodergren that a public hearing be held at the next regular meeting, passed unanimously. (7) Conditional Use request by Alan Blewett in Republic Township, motion was made by Jim Sodergren and supported by Karol Peterson that the public hearing be held at the next regular meeting. (8) Conditional Use Permit request by Francis Nemetz for Champion Township, motion was made Karol Peterson and supported by Dave Holli that a public hearing be held at the next regular planning meeting, passed unanimously. The rezoning requests by Mr. George Clark and Mr. LeBoeuf will also be heard at the next meeting.

Communications received by the Planning Staff during the past month were then reported on by Mr. Koshorek. One was received from the Environmental Lands & Buildings Committee concerning a Soil Survey Program for the County. They are requesting the Planning Commission to make up a priority list of those lands to be surveyed in the County. Motion was made by Pat Farrell that the Planning Staff be instructed to prioritize those lands to be surveyed in the County and report back to the Commission. Supported by Karol Peterson and passed unanimously. Another communication from the County Board of Commissioners to select an individual to serve on a committee to set up a Policy Makers Conference in May. A motion was made by Pat Farrell and supported by Ken Smith that Chairman Racine serve on the Committee. Motion was passed unanimously.

Mr. Sodergren requested that a communication from CUPPAD attorney Jerry Mitchell be read to the Commission concerning the purchasing, operating, and construction of power plants by a County. A motion was made by Jim Sodergren and supported by Ken Smith that the context of the letter be incorporated into the energy section of the comprehensive plan. Motion was passed with Commissioners Farrell, Holli, Peterson, Smith Sodergren, and Racine in favor, Commissioner Pekarek abstaining, and Commission Tuominen opposed.

Discussion followed on the Open Space Amendments. Karel Pekarek, Chairman of the Subcommittee studying the amendment gave a review of the amendment and what the committee had covered. The committee came up with two proposals. All were in favor of eliminating the $40 fee to apply for a conditional use permit for a recreational structure. There were several points of discussion in the committee. (1) Increasing concern of townships being pressured for services. (2) The need to make applicant for conditional use aware of our concern for environment and why Open Space is needed. Two of the committee were in favor of eliminating the conditional use permit for recreational structures as well as increasing awareness to relieve townships of possible increase in services. The other felt the nature of Open Space was such that applicants should still appear before the Commission. Two proposals for the Open Space District were submitted. They read as follows:

Proposal #1 That Section 27 Be Amended to Read as Follows:

Section 27 OPEN SPACE DISTRICT. OS.

27.1 Intent. To preserve certain lands in the County in as near as practical their existing state which, because of their soil, drainage, or topographic characteristics, their accessibility or available service, or because they
are important wildlife habitats, are not suitable for development.

27.2 Permitted Principal Uses. The growing and harvesting of timber, bush fruit, agricultural produce. Wildlife management, Recreational Structures on lots of 20 acres or more.

27.3 Conditional Uses. Public utility substations, resorts, lodges, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact. Mineral extraction may be permitted subject to the same conditions outlined in Section 28, Mineral Resource District.

#2. That Section 27 Be Amended to Read as Follows:

Section 27 OPEN SPACE DISTRICT. OS.

27.1 Intent. To preserve certain lands in the County in as near as practical their existing state which, because of their soil, drainage, or topographic characteristics, their accessibility or available service, or because they are important wildlife habitats, are not suitable for development.

27.2 Permitted Principal Uses. Growing and harvesting of timber and bush fruit, agricultural produce and wildlife management.

27.3 Permitted Secondary Uses. Recreational structures on lots of 20 acres or more. Consideration of the secondary use will be by the Planning Commission, without fee at its next regular meeting following receipt of a request for said use. The Planning Commission will approve or disapprove the secondary use on the basis that the intent expressed above will not be violated nor the spirit of the ordinance compromised.

27.4 Conditional Uses. Public utility substations, resorts, lodges on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact. Mineral extraction may be permitted subject to the same conditions outlined in Section 28, Mineral Resource District.

Members of the Committee then gave their views on the proposals. Mr. Farrell made a motion that a public hearing be held on zoning committee proposal #2. Supported by Jim Sodergren. Discussion followed.

Mr. Pekarek stated he was not in favor of the proposal #2. There would be too much time involved, and anyone wishing to purchase property will be in an awkward position not knowing if they can use it in the way they wish.

Mr. Smith objects to the proposal because it is "capricious." The intent of Open Space is to preserve certain lands in their natural state.

Mr. Farrell - Wants to be sure people understand what they can do with Open Space land when they buy it, what services they will get etc.

Mr. Pekarek wanted it noted that the Planning Staff supported the 1st proposal for the amendment of the Open Space District.
CUPPAD attorney, Jerry Mitchell made comments on the proposal concerning references to protection by other agencies like the Health Dept., as to people building in areas. He suggested that the Planning Commission have someone from the Health Dept. come in and explain just what is done on a site inspection. He also made comments on "preserving certain lands in their natural state" and how it may sound confiscatory.

Randy Osmyn made comments on the amendment—He is in favor of proposal #1, and having a public hearing. Agrees that people buying land should understand how land is zoned before purchasing it. He thinks it should be added to proposal #1; something to the effect that no additional governmental services would be provided.

Mr. Sodergren stated that land developers that are opposed to the zoning of Open Space are concerned that land has no value. However, if someone has a camp in an area zoned Open Space with few sales they would enjoy a low tax.

A roll call vote was taken on the motion to concur with proposal #2 and hold a public hearing on the proposed amendment. Those Commissioners in favor were Farrell, Petersen, Sodergren, and those against were Commissioners Holli, Pekarek, Smith, Twominen, and Racine. Motion was defeated by a vote of 5 to 3.

Motion was made by Jim Sodergren with support by Pat Farrell that a public hearing be held for adoption of proposal #1. After brief discussion, a roll call vote was taken and it was unanimously passed.

An amendment to the Forsyth Township Zoning Ordinance was received changing the term "seasonal dwelling" to "recreational structure," and providing a definition for the term. The Planning Staff reviewed this change and recommends adoption of the amendment. Pat Farrell made a motion that the Planning Commission comment favorably on the change. Seconded by Ken Tuominen and passed unanimously.

County Recreation Plan—A report was made by Gary Bass, the County Recreation Planner on the first draft of the Plan. Discussion centered around the arrangement of the inventory chapters. Commissioner Holli stated he felt ski hills and cross-country ski trails should be included in winter sports facilities other than pathways and trails. He also indicated that our inventory should include all of these facilities. Commissioner Peterson said she felt historical buildings, particularly those on state and federal registers need a closer look. It was suggested that the contents of the plan should be re-arranged to have the goals and objectives section come first and the back-ground data last. There were general comments on the bulk of the plan and suggestions for shortening it were made. Mr. Pekarek stated that he was not in favor of the Lake Superior scenic highway. It was also suggested that Chapter 7 be deleted. Mr. Koshorek stated that the staff would review the inventory section of the plan and present a 1st draft which included all chapters at a future meeting.

Monthly reports for the months of March and April were presented to the Commission. A motion was made by Dave Holli and supported by Karol Peterson that they be accepted. Motion was passed unanimously.

The Planning Staff then made a report on the Mineral Rights ownership in Michigamme Township, in the 5% of Sec. 36, T48N-R30W. After discussion, Commissioner Farrell made a motion that the Commission re-affirm that the property should be zoned MR, seconded by Ken Smith. A letter should also be sent to Mr. Saari informing him of the Commission's action. A roll call vote was taken with Commissioners Farrell,
Pekarek, Peterson, Smith, Sodergren and Racine in favor. Commissioners Holli and Tuominen voting against. Motion was passed by a vote of 6 to 2.

Mr. Koshorek stated that the Planning Staff had been informed by the Dept. of Natural Resources that the add concerning the publication of the amendment of the zoning ordinance on recreational structures was printed improperly. Because of this publication must be made again, and a public hearing held.

Motion was made by Jim Sodergren that the Planning Staff proof-read every publication that is made after the last publication. Supported by Ken Tuominen and passed with all in favor except Commissioner Farrell, who opposed.

Mr. Sodergren commented on the time being spent on zoning and that enough time is not spent on planning. He stated that there are two schools being built and that there should be input from the Commission on them. One is in the NICE District and one is in the City of Negawnee. Also input should be given on the wastewater treatment plant being built. There was discussion of splitting the Planning Commission into two bodies and having one serve as a zoning commission and have separate meetings. Commissioner Farrell stated that he agrees that not enough attention is given to planning, but disagreed with having two separate commissions. Thinks zoning is a method of making the county plan work. The persons developing the Plan should remain close to the implementation tools, such as the zoning ordinance. Commissioner Peterson is in favor of having the Commission stay as is. Commissioner Smith is in favor of the division of planning & zoning. Chairman Racine was undecided. Dave Holli would like to see it divided. Ken Tuominen was in favor of keeping the Commission as is. Karel Pekarek was not in favor of the division. Chairman Racine suggested that the Commissioners post-pone any action until a later date.

Jim Sodergren made a motion that the Planning Commission authorize the Staff to review the wastewater treatment plant and make comments to the Commission at the next meeting. Motion supported by Dave Holli, also Mr. Sodergren will work with the Staff on the review. Motion was passed unanimously.

Motion was made by Jim Sodergren that the Planning Staff review the NICE School proposal and make recommendations to the Commission at the next meeting. Supported by Pat Farrell passed with Commissioners Farrell, Holli, Peterson, Smith, Sodergren, and Racine in favor. Commissioner Tuominen abstained and Pekarek voted against.

Mr. Koshorek presented a draft of the amendment to the By-Laws proposed by Commissioner Farrell at the last meeting which is as follows:

Amendment to Section 4, Officers.

B. Duties of the Chairman. (add)

After a hearing on rezoning or other amendment to the County Zoning Ordinance, the Chairman shall prepare and present a written report to the County Board of Commissioners. The report shall describe the recommendation of the Planning Commission and the reasons for the action taken. The Chairman will present the report at the County Board meeting where action on the matter is scheduled to be taken.
Commissioner Pekarek suggested that the word **describe** as underlined in the above be changed to **include**. Motion was made by Pat Farrell that the amendment be approved as altered and supported by Dave Holli. Passed unanimously.

Commissioner Farrell made a motion that the Chairman and the Planning Staff set up separate meetings for planning and zoning for next month. Supported by Jim Sodergren and passed unanimously.

Mr. Sodergren also said the terms of planning should be used in looking at construction of a road south of US 41 on the boundary line between Ely Township and Ishpeming. There is considerable development taking place in that area. Mr. Koshorek said the staff would look into the matter.

A motion was made by Ken Tuominen to adjourn the meeting at 11:30 P.M. and seconded by Karel Pekarek. Passed unanimously.
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**5 - 3**
ZONING SUB-COMMITTEE
MINUTES

April 19, 1978

The meeting of the Zoning Sub-Committee was called to order by Chairman Karel Pekarek. All members of the committee were present.

Chairman Pekarek presented a proposed agenda which was briefly discussed and accepted by the Board. Chairman Pekarek presented a proposed outline for the Open Space District of the County Zoning Ordinance. This proposal and proposed changes, and amendments, additions and deletions were discussed at quite some length.

The problem of a recreation structure in the Open Space District being added as a permitted principal use or a conditional use was reviewed. The staff opinion is that they feel that they could perform all reviews necessary to have this be a permitted principal use, however, from a staff viewpoint it makes no difference whether it be a principal permitted use or a conditional use. A motion made by Ken Tuominen and supported by Karel Pekarek to expand the intent of the Open Space District to broaden awareness and to stress the development which would place excessive demands on the current capacity of related services must be avoided and the Planning Staff is to add any appropriate language or changes they deem necessary, and have a draft copy of this available at the next Planning Commission meeting. On a roll call vote, those in favor were Ken Tuominen and Karel Pekarek. Those opposed were Jim Sodergren and Pat Farrell. Motion failed.

It was then proposed that two proposals be presented to the entire Planning Board. The first proposal would be the same as outlined above, the second proposal would be to leave recreation structures as a form of conditional use dropping the conditional use fee and reducing the time delay. The staff was instructed to prepare these two drafts and have them ready for review by the Zoning Committee before the next Planning Commission meeting, if accepted they will be presented to the entire board for their decision.

Meeting was adjourned at 5:35 P.M.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner
Phone: 228-8500

COUNTY PLANNING COMMISSION
MINUTES

April 5, 1978

The special meeting of the Marquette County Planning Commission was called to order by the Chairman Joe Racine. Roll was taken with Commissioners Holli, Pekarek, Peterson, Sodergren, Tuominen, Racine, and Farrell present. Commissioner Smith was excused.

Chairman Racine then appointed Commissioners Pat Farrell, Jim Sodergren, Ken Tuominen, and Karek Pekarek to a sub committee to study the Open Space District proposal and zoning. A sub committee to study and update the Comprehensive Plan was appointed with Commissioners Dave Holli, Karol Peterson, Ken Smith, and Chairman Racine named.

Chairman Racine then turned the meeting over to the Director for his comments and suggestions. He stated at the last meeting the motion had been made to set up a special committee primarily to look into the Open Space Zoning District and make some recommendation back to the Planning Commission. The Board also said that it would receive written comment on the Open Space District and another public hearing would be held. The staff was interested in having this meeting for another reason, to study and update the zoning ordinance, additions or corrections of the test. The area of primary concern is the goals and Objectives section through which the activities of the Board is centered.

The Comprehensive Plan is the foundation by which the Planning Staff makes decisions and opinions on rezonings and appeals. In some cases in the past the Staff has been in the position of defending their recommendations rather than the applicant proving why it should be changed. It is also difficult for the Planning Staff to go to the County Board with a rezoning when the Planning Board has recommended against a Staff opinion without reasons to back it up.

Regarding the Earl Roberts rezoning in Ely Township from the last meeting, Jim Sodergren again stated his reasons for granting the rezoning against the recommendation of the Staff. He said that the first phase of the West Marquette County Water Study has extended the service area out and beyond the area that was asked to be rezoned. Recent development in that area is extensive and there has been two recorded plats and more are pending in the area. The soils are sand and gravel and it is away from ore bodies.

Mr. Pekarek stated he had voted against it because the petitioners wanted the changed to build three or four homes, but once changed the density could be many times greater.

Commissioner Farrell stated that it would be a good idea to add to the By-Laws a sentence stating that the Chairman will produce a statement giving the reasons for or against a rezoning or appeal.
Mr. Pekarek stated that it might be a good idea to separate the pros and cons in
granting a rezoning when making a staff opinion.

Motion was made by Pat Farrell with support by Karel Pekarek that an amendment be
made to the By-Laws, added to the duties of the Chairman that after a hearing on
rezonings or appeals the Chairman will write a report stating the Commission's
reasons for their action and will make a report to the County Board at that time
when they are taking action on the rezoning. A roll call vote was taken with all
Commissioners voting in favor.

The wording of the amendment will be sent to the Commissioners for their approval
at the next meeting.

Concerning the committee on the Open Space District it was suggested that the commit-
tee meet before the next meeting in order to present a recommendation to the Commiss-
sion at that time. The committee on reviewing the Comprehensive Plan should meet
also before the next meeting and have input for the Commission as a whole.

Motion was made by Ken Tuominen and supported by Dave Holli that the meeting be
adjourned. Motion was passed unanimously.
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COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner Phone: 228-8500

COUNTY PLANNING COMMISSION
MINUTES

March 30, 1978

The meeting was called to order by Chairman Racine in the Courthouse Annex. Roll was taken and a quorum was not present. The meeting was adjourned and moved to the circuit courtroom in the old courthouse due to the large number of people attending the meeting.

The meeting was reconvened at 7:30 P.M. by the Chairman. Roll was again taken. Present were Commissioners Farrell, Pekarek, Smith, Sodergren, Tuominen, and Racine. Karol Peterson arrived later in the evening. Commissioner Holli was absent.

Minutes of the last meeting were presented. Motion was made by Ken Tuominen and supported by Karel Pekarek that they be accepted as presented. Motion passed unanimously.

Chairman Racine then opened the public hearing for two rezoning requests and a conditional use permit. He explained the procedures to be followed for the public hearing.

The legal add was read by the Planning Commission Staff for the first rezoning request by Earl Roberts, 45-RZ-EL-11. The add was published twice in the paper, on the 3rd of March and the 23rd. The request is to rezone the SW 1/4 of the NE 1/4 of Section 11 - T46N-R28W. NW 1/4 of the SE 1/4 of Section 11, T46N-R28W. NE 1/4 of the SE 1/4 of Section 11, T46N-R28W. from SD to R-2. The applicants made their statements - Mr. Rundman stated that he was planning to build on the land. It was purchased before the zoning ordinance was put in force, but they didn't begin construction before the ordinance. They own a parcel of 40 acres. He stated he had received the staff opinion on the rezoning and didn't understand why it recommended against the rezoning before the meeting. Mr. Johnson stated that material and information surrounding the rezoning is studied by the Staff and a recommendation is then made to the Commission who makes the decision on the rezoning. Mr. Roberts stated that his father died in 1976 and his family paid a lot of money to have their land surveyed. They sold one lot, then went through a realtor and sold another lot. The people were told they could not build permanent homes because of the zoning. Kevin Roberts stated that their land is located right next to several residential homes. It is not a secluded area, and they have all the services such as bus pickup, snow plowing, etc.

The Staff Opinion was then presented by Mr. Koshorek. Slides and pictures of the area and related zoning were shown. He stated that existing land use in the area is justified with the zoning as is. Land use policies discourage ribbon development along County Roads. There is no established need for additional R-2 zoned land.
in the area. In the Comprehensive Plan it is suggested that intensive residential development be located in or near the Marquette-Ishpeming-Negaunee Urban Center where needed utilities can be provided economically.

Commissioner Smith stated that there are approximately a dozen homes in that area. Having it rezoned would not be a burden on the area. He made a motion that the rezoning be granted.

Chairman Racine said that a motion would not be accepted at that time because input was still being accepted by the Commission.

Mr. Robert Tapolo asked if the rezoning would be just those homes in the area outlined on the map as requested for rezoning. It was pointed out that the whole area would be affected.

Chet Arnold stated if the property was bought before the ordinance went into effect, and was his property he would feel very strongly about it if he was told he could not build on his own property.

Commissioner Farrell stated that the people are not denied the right to build. A seasonal dwelling can be built, these people are asking to build permanent homes on ½ acre lots. If the rezoning went through, up to 240 homes could be built on the 120 acres.

Motion was made by Ken Tuominen and supported by Ken Smith that the rezoning be granted. Discussion followed.

Mr. Sodergren stated that the area to be rezoned was included in the first phase of the West Marquette County Water Study. Recent development in that area is extensive and there have been two recorded plats and more pending. The soils are sand and gravel and it is away from ore bodies.

The motion to grant the rezoning request was voted on. Those in favor were Commissioners Farrell, Smith, Sodergren, Tuominen, and Racine. Karol Peterson abstained, and Karel Pekarek voted against. The motion was passed by a vote of 5 to 1.

The next rezoning request by Roy Tippett was withdrawn due to an incomplete legal description of the property submitted by the petitioner. Motion was made by Ken Tuominen supported by Ken Smith that the rezoning be tabled. Motion passed unanimously.

The conditional use permit request by Joe Host, 11-CU-CA-7 was then read by Ron Koshorek. The property is located in the SW ¼ of SW ¼ of Sec. 1, T50N-R28W, for the purpose of constructing a seasonal dwelling.

Mr. Johnson stated that Mr. Host is from Comstock, MI, so he was not in attendance at the meeting. He wants to build a log cabin which will blend with the surrounding area. Traffic will be minimal. There are mixed hardwoods on the property and topography is such that slopes are moderate.

Pat Farrell made a motion that the Commission concur with the Staff opinion which was to grant the permit for a seasonal dwelling in Champion Township. Supported by Karol Peterson and a roll call vote was taken. All voted unanimously in favor.
New petitions were then presented for scheduling of public hearing. Petition by George Clark of Ishpeming to rezone from RP to LSR in Ely Township a parcel of property. Motion was made by Ken Tuominen supported by Jim Sodergren and passed unanimously that a public hearing be held at the next regular meeting.

A rezoning request by Don LeBoeuf from RP to SD on a parcel of property in West Branch Township. Motion was made by Ken Smith that a public hearing be held at the next regular meeting and supported by Ken Tuominen. Passed unanimously.

A petition by Roy Tippett which was tabled earlier in the night because the legal description was incomplete. The request is to rezone from OS to RE-2 in Humboldt Township. Motion was made by Karel Fekarek with support by Ken Tuominen that a public hearing be held at the next regular meeting, passed unanimously.

The Public Hearing for rezonings and conditional use permit was closed.

Public Hearing for the Open Space Amendment to the Marquette County Zoning Ordinance was opened by Chairman Racine. Director Lyn Johnson gave a brief summary of what had brought about the proposed changes. The amendment is a result of a process that was begun last summer as a result of individuals and Townships expressing a concern in changing the section of the zoning ordinance dealing with Open Space in which seasonal dwellings could be built as conditional uses. Within the guidelines set for by the Planning Commission, the staff was instructed to review the requirements of the OS District and propose to the Commission any changes that were necessary. The legal add was prepared and published in the paper on March 23, and the 8th. Mr. Johnson then read the legal add for the Open Space Amendment.

Public comment section of the meeting was opened. Mr. Howard Aalto made a few statements. He said it was hard to define a seasonal dwelling because there are so many seasons in the Upper Peninsula.

Karl Firley representing the Home Builders Association recommended that the proposal to permit seasonal dwellings in Open Space be accepted. He said the Association feels that there is a limited amount of land available for construction of homes. If camps could be built in the Open Space District it would reduce the pressure of space used for residential building. Many people who want to build are being priced out of the market. Zoning land OS results in a reduction of value, making people owners of a "park", if you are unable to do anything with it. Therefore, the Builders Association urges the Planning Commission to permit Seasonal Dwellings in the OS District.

Elizabeth Shaw - She has bought 40 acres in Champion Township and planned on putting up a seasonal dwelling on the property. If she cannot build then she will not be able to move to the area. She hopes there will be serious consideration on seasonal dwellings as permitted uses in the Open Space District.

Brendan Biolo - Supports amendment and hopes that it is approved.

Jerry Junak - Represents Michigamme Township Planning & Zoning Commission. He said in Michigamme Township there are approximately 55 sq. miles of Open Space, plus in excess of 14 square miles of Timber Production and 20 square miles of public lands. None of this land can have seasonal dwellings built on them. The Michigamme Township Planning & Zoning Commission feels that the definition of seasonal dwellings should be changed to allow construction of seasonal dwellings as principal permitted uses.
Fred Rydholm - Does not feel private land should be zoned OS. This was done without notifying the owners. He feels that land belonging to State and County should be restricted as far as building, but not private property. His taxes have gone up 300% since being zoned OS.

D. Anderson - A person owns property for his own use not anyone else.

Lew Kidder - He wanted to know why seasonal dwellings are permitted principal uses in Resource Production Districts and Seasonal Dwelling Districts, but not in Open Space Districts. Mr. Koshorek stated that the characteristics of the land in some cases in Open Space doesn't lend itself to certain kinds of dwellings.

Director Johnson stated that the Commission and Planning Staff could not state why parcels were zoned as they were. This was done through the use of many factors which were gathered during the 2% years of preparation when drawing up the ordinance.

John Olson - Supervisor of Michigamme Township stated that he was in favor of the change in permitting seasonal dwellings in the OS District as principal permitted use with no connective services provided by the townships.

D. Manning - Does not agree with 20 acre parcel to permit building on. If a person has 10 acres he doesn't see why he can't build on it.

Mr. Thomas - He thinks the board should answer all questions asked, and if they can't the amendment should not be voted on.

Seth Johnson - As an owner of a parcel of land in an Open Space District he feels that a camp should be permitted to be built. He has a parcel of land in Ely and the land is no different. He thinks there are too many boards, regulations, and too much money to apply for a permit. It should be allowed as a principal permitted use.

Gene Arntzen - He says many parcels listed as 40's are actually 39.9 acres. Should go back to enforcing the Platt Act. The Zoning Ordinance took a lot of value from the property of a lot of people.

George Black - Purchased 160 acres zoned Open Space. He was going to turn over some of the land to his children to build homes on it. He does not agree with restricting people to seasonal dwellings on this size piece of land. With this much land you would not be annoying the people next to you.

Ed Locke - Read the definitions of Open Space and Resource Production. In reference to Champion Township there are many larger areas zoned Open Space. He thinks there is no need for an amendment to the definition of Open Space; instead suggested that the Planning Commission should address itself to finishing zoning in the Township. It should be zoned Resource Production.

Terry Katajamaki - He also owns land that is zoned Open Space but feels it is suitable for neither agricultural or wildlife purposes. He is in favor of the amendment to have Seasonal Dwellings as principal permitted uses.

Vince Edwards - Asked how his property could be zoned Mineral Resources.

Randy Osstyn - Has been involved with the Open Space District since last August. He contacted 11 supervisors of townships and most were in favor of the proposed amendment on having seasonal dwellings as principal permitted uses. He commented on
services provided by townships - they do not want to provide them to people living 30 miles away. He thinks most Open Space land is suitable for recreational use.

Henry Adams - Stated that the townships have the right to ask for changes in the Zoning Ordinance. Thinks people have been mislead. He thought land purchased before the zoning ordinance went into effect would still retain building rights. He would like to see a review of the zoning in Republic Township.

Mr. Patterson - He owns 800 acres, asked just what the purpose of the amendment is.

Karl Firley - Stated that public hearings are for the purpose of finding out what individuals have on their minds and their concerns. During the evening two members of the board were reportedly to have voted against the public hearing and the amendment. 100% of the people at the hearing are in favor of the amendment, and those board members should take another look at the proposal before they vote against it.

Jerry Mitchell - Has worked as consultant for the Planning Commission, as well as on the proposed amendment. The words used in the amendment are defined in the ordinance. He said in any township or county there is a certain percentage of people that are interested in the public's interests. Most don't take the time to find out about things until they are directly affected. Public hearings are held every month about public interests. If you want something done you have to show an interest.

Mr. Kidder made more statements - The Planning Commission has three alternatives as he could see it - vote to have the ordinance stay as it is, order the amendment as published be approved, and apply separate standards to Open Space Districts, or order that seasonal dwellings be permitted in Open Space Districts as in Seasonal Dwelling and Resource Production Districts.

Public comment section was then closed.

Several of the Commissioners then gave their views on the proposed amendment.

Jim Sodergren - Stated his satisfaction in building camps and hopes that opportunity is never destroyed for anyone in Marquette County. He is in favor of having the public hearing because he wanted to hear what the public had to say about it. The Zoning Ordinance was structured on input from many people, Public hearings were held in every township of the County. A definition for recreational structure was drawn up with the help of Mr. Oostyn, Jerry Mitchell, and Tom Solka asst. prosecuting attorney. Concerning the Mineral Resource District Mr. Sodergren stated he owns a 50 on which he does not own mineral rights. The intent of the Planning Commission was to protect the ore bodies. People should review laws, zoning ordinance, and definitions and return written comments to the Commission at a later date.

Ken Tuominen - When Open Space was first considered there was nothing concerning camps at that time. He lives in an area that is zoned under the ordinance. It is a new section and all the answers are not available, but the Commission has tried to do the best they can. Many accusations were made that were unjustified due to mis-information. Public hearings were held and one person showed up in his township. Local units had input. Much zoning has been changed by people who care enough to show an interest.

Ken Smith - Has strong feelings about a person's individual rights and obligations. He lives out of the city in Ely Township. It costs a lot of money to plow roads and have school bus pick-up, people should not become a burden on the rest of the people
around. He is in favor of the amendment as is, and would like to vote on it and hopes it will pass because the Open Space District as it is, is a deprivation to people.

Pat Farrell - Has been a Planning Commission member since its beginning. He was chairman of the Commission when it first began the process of zoning the County. He insisted that through the townships as many people be contacted as possible. Public meetings were held at least 2 or 3 times in every township throughout 1976. Notices were put in the paper and the township officials tried to notify people. A map was made up by CUPPAD as a start and taken to the townships. Through work sessions the map was changed until it was acceptable. The zoning ordinance was published in the Action Shopper because it had a wider circulation than the Mining Journal. When the public hearing for the County Zoning Ordinance was held there were approximately half of the people as attended the meeting that night. Mr. Farrell wanted a vote taken at the last meeting, that is why he voted against having the public hearing. There is enough information from the public hearing that what is there as a change in the ordinance doesn't make sense. He would like to see written comments from people and another public hearing held. If the ordinance was amended as is tonight, all that would be changed would be the amount of the fee. He would vote no, not because he doesn't want to see it changed, but that he thinks more information is needed.

Karol Peterson - Feels that public should be informed and aware of what is going on. She has been a member of the Commission for 4 years. She would not vote on the amendment tonight because of all the input.

Jim Sodergren - It has been implied that you can't build a camp in an OS District. This is untrue. He does not like the $40 fee, perhaps it should be reduced to $1.

Chairman Racine - Believes in public input and hearings. Wants to thank people for their input.

Ken Tuominen made a motion to return the proposal to the Planning Staff and any changes be publicized before a public hearing is held. Supported by Karel Pekarek. Motion passed with Commissioners Farrell, Racine, Tuominen, Peterson, Pekarek, and Sodergren voting in favor, and Smith abstaining. Motion was passed.

Pat Farrell made a motion that a work session or subcommittee be held with the Planning Staff during the month before the next meeting to iron out differences on the proposal. Supported by Karel Pekarek. All commissioners voted in favor and the motion was passed.

Motion was made by Jim Sodergren and supported by Ken Tuominen that the meeting be adjourned. Motion passed unanimously.
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MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

March 2, 1978

The meeting was called to order by Chairman Racine. Roll call was taken. Present were Commissioners Farrell, Dave Holli, Karl Pekarek, Ken Smith, Jim Sodergren, Ken Tuominen, and Joe Racine. Karol Peterson was absent.

Minutes of the past meeting were discussed. Mr. Pekarek and Chairman Racine requested that an addition be made thanking Pat Farrell for his excellent job acting as Chairman of the Planning Commission. Motion was made by Karel Pekarek and supported by Ken Tuominen and passed unanimously.

Ron Koshorek then presented a communication received from the City Planner, Norman Gruber concerning a training and development program to be held on March 21, 1978 for Planning Commissioners. Commissioners Pekarek and Smith said they would attend the program. Motion was made by Ken Smith supported by Ken Tuominen that those Commissioners who wished to attend the seminar would do so and assume the registration expense themselves. Motion passed unanimously.

Transportation - Mr. Koshorek reported on the meetings held with the State Dept. of Transportation. No new grant programs are available at the time, and existing funding levels for Dial-A-Ride and Small Bus Programs are low. The Planning Staff will however keep informed of any new developments.

Mr. Koshorek then reported on the Hamari Permit Issue. Research had been done to determine if electrical or plumbing permits had been brought into the office, but they were not found in the files. The problem has arisen because of a policy decision of the Board of Light & Power not because of office procedures. Mr. Holli asked what was happening on the permit at present. Mr. Koshorek stated that it had already been issued. A letter was written to the Board of Light and Power explaining the situation to them, and that the permit had been applied for before the 1st of the year. At the present time, the City is issuing temporary hook-ups, possibly in the spring the policy of the board will change.

Motion was made by Joe Racine and supported by Karel Pekarek that the Planning Commission is satisfied with the Staff action on the Hamari Permit Issue. Motion was passed with one abstention by Ken Smith. Voting in favor were Commissioners Farrell, Holli, Pekarek, Sodergren, Tuominen, and Racine.

Open Space District - There was much discussion on the Open Space District, whether permits for recreational structures should be granted as permitted principal uses or as conditional uses. The proposed amendment had been sent to Jerry Mitchell, CUPPAD
Attorney, and Tom Solka, Asst. Prosecutor for review. Mr. Mitchell responded with a proposal which condensed the various points of planning staff's original draft into a shorter form. Correspondance from Mr. Solka stated that the language was reasonable but that the issue has not been litigated. Mr. Solka further communicated that both proposals meet the test of clarity and can be applied equally and objectively. Mr. Mitchell went on to answer questions of the commissioners concerning the issuance of conditional use permits.

Commissioner Farrell stated that he would vote against having recreational structures in the OS District as a permitted principal use. He said that the existing procedure impresses the applicant with the importance of the issue by coming to the Commission to have the permit granted. If it goes to court it would also have a better chance having gone through Planning Commission and County Board approvals. He also thought the changes had been brought up because of real estate dealers who don't want to go through the procedures.

Commissioner Sodergren then gave his views saying he would vote against it also because of the rising taxes which might result from providing services to so few people in an Open Space District.

Ken Tuominen made a motion that the public hearing be held to determine if recreational structures in an Open Space District should be permitted principal use, and the text of the proposal drafted by Mr. Mitchell will be the proposed amendment. Supported by Ken Smith. Discussion followed.

Mr. Holli stated he was opposed to the change to principal permitted uses. He felt it was being pushed for by the realtors and developers.

Mr. Smith said that people are tired of all the government regulations and interference. They are buying property in the Open Space District because they want somewhere to get away to out in the woods.

A roll call vote was taken on the motion with Commissioners Farrell, Pekarek, and Racine voting against having the public hearing on the change to principal permitted use for recreational structures in an Open Space District. Commissioners Holli, Smith, Sodergren, and Tuominen voted in favor of the motion and it was passed.

It was noted that the Supervisor from Turin Township was at the meeting. A meeting will be set up for the Planning Staff to meet with the Township to discuss any problems they might have in zoning.

Mr. Koshorek made a report on the progress of the Skandia Township Land Use Survey and handed out a copy to each Commissioner. He explained that the task had been to inspect four areas of the Township to determine suitability for Multiple Family and/or Commercial Development. The only recommendation for change was to rezone a portion of the Village of Skandia including a property on Old US in the vicinity of existing businesses. A meeting was held with the Skandia Board last night and the Skandia Board directed their supervisor to work on the final boundaries with the Planning Commission Staff. Also recommended, both by the Staff and the Board, were several nonconforming uses, class A designation for most existing businesses. The Skandia Board requested that the Yalmer study area be expanded to include Dalton Road to assess the suitability for more intensive residential development in the area. The Township Board requests that the Planning Commission hold any hearings
regarding zoning changes in their township at a location in the township.

Identification - Building Inspectors - It was felt that the Building Inspectors should have some kind of identification when going on job sites. It was suggested that if the building inspectors got identification, so should health inspectors. A motion was made by Pat Farrell that the question of identification for County Inspectors should be referred to the County Board, supported by Ken Smith. Passed unanimously.

There was then discussion of an amendment to the budget for travel expense for building inspectors. This comes as a result of tests that will be required for licensing and registration of building inspectors. The inspectors will be required to attend seminars during the fiscal year, and it is estimated that the additional expense of travel will be $1,000. Motion was made by Dave Holli supported by Ken Tuominen that the budget for 1978 be amended by $1,000 and recommended to County Board. Discussion followed. Commissioner Farrell suggested also adding to the motion the following: Since there is such a large number of building inspectors in the area as well as the U.P., sessions should be held in Marquette so that they wouldn't be traveling such a distance. A letter should be sent to the State Construction Code requesting that this be done. If the meetings cannot be held in Marquette, at that time a budget amendment would be needed for travel. Also a letter should be sent to the County Board informing them of the problem and the need for the budget amendment if the sessions could not be held in Marquette. The County Board should also send a letter to the Construction Code backing up the Planning Commission. Letters should also be sent to State Representatives concerning the matter. The amended motion was voted on with all Commissioners voting in favor except Jim Sodergren, who voted against. Motion was passed.

A-95 Reviews - The Planning Staff met with the Forestry Division in Lansing to discuss the A-95s on Anderson Lake and Witback Rapids. Mr. Koshorek reported on the meetings. The Forestry Division has said that they would work closely with the Planning Commission in the future concerning recreational development in the County. It was suggested that a letter be sent to the Forestry Division requesting that they contact the Planning Commission when planning for new recreational sites in the County, and in general keep in contact with the Division.

There was discussion on the Energy Chapter for the Comprehensive Plan. Mr. Holli suggested that more attention be given to fiber as fuel. Mr. Mitchell said he would check on an energy law of 1976 and report back to the Commission at the next meeting.

New rezonings were then scheduled for the next meeting: A petition by Roy Tippett, (44-RZ-HU-3) to rezone from OS to RR-2. Parcel 1, all that part of the NW¼ of the SE¼ of Sec. 7, T45N-R29W, bounded on the West by Highway M-95, and the North and South line of said section and on the North by Silver Creek and on the East by the Michigan River, being part of government lot 2. Motion was made by Pat Farrell with support by Dave Holli that a public hearing be held March 30 on the rezoning request. Motion passed unanimously.

Rezoning request by Earl Roberts, (45-RZ-EL-11), to rezone from SD to R-2. SW¼ of the NE¼ of Sec. 11, T46N-R28W. NW¼ of the SE¼ of Sec. 11, T46N-R28W. NE¼ of the SE¼ of Sec. 11, T46N-R28W. Motion was made by Pat Farrell, seconded by Ken Tuominen that a public hearing be held on the 30th of March on the rezoning request. Motion passed unanimously.
Request for a Conditional Use Permit by Joe Host in Champion Township. Motion was made by Dave Holli with support by Ken Tuominen that a public hearing be held on March 30, 1978 and passed unanimously.

There was also a request for the Planning Commission to sponsor a rezoning in Michigamme Township in the S½ of Section 36, in an MR District. The Commission suggested that the Staff review the area and determine if the mineral rights were owned by the petitioner, and if the rezoning should be sponsored by the Planning Commission. Motion was made by Karel Pekarek supported by Pat Farrell and passed unanimously.

Water Quality - Mr. Mitchell from CUPPAD stated that a public hearing will be held in Marquette on March 16th at the Courthouse on the Water Quality Project. The time table calls for adoption in late March, but comments are encouraged. Mr. Koshorek suggested that before the final draft is adopted that study information should be updated, in particular the status of EPA projects.

The monthly report was adopted as presented. Motion was made by Ken Smith with support by Karel Pekarek and passed unanimously.

Several A-95s were received during the past month. The first was by the US Air Force to apply for federal assistance to undertake relocatable housing projects. This project would be relocating housing units from Kincheloe AFB, to KI Sawyer AFB. There would be 195 additional housing units for enlisted personnel. The staff recommended that the Planning Commission ask the Air Force for their projection as to the number of persons who will be living there, and whether they are to be permanent or temporary. Also to ask for a description of the project and the Environmental Impact Statement. Motion was made by Pat Farrell, supported by Dave Holli that the Planning Commission concurs with the Staff recommendation. Motion passed unanimously.

Another A-95 by Ishpeming Township to apply for assistance from the Dept. of Interior, Bureau of Outdoor Recreation to undertake restroom facilities in Ishpeming Township Recreation Area. The motion was made by Pat Farrell supported by Dave Holli to comment favorably on this A-95. Motion passed unanimously.

The next A-95 was by the Resource Conservation and Development Project - They are adding a forester to the region. The Staff could see nothing unfavorable about the request. Dave Holli made a motion that the Commission comment favorably on the A-95, supported by Pat Farrell. All were in favor, but Karel Pekarek who voted against. The motion passed.

Forsyth Township Rezoning - Property owners requested that 80 acres currently zoned OS be rezoned to R-2. There is currently some R-2 zoning in the area. The area is capable of sustaining additional residential development. The staff recommended that the Commission comment concerning the proximity to the sewage lagoons and the location to the Township well. Also it should be indicated that there should be established need of residential zoning on small tracts before they consider other areas. Motion was made by Pat Farrell supported by Jim Sodergren to concur with the Staff position. Passed unanimously.

The Director, Lyn Johnson then returned to the meeting and inquired what action was taken on budget amendment to the Building Code Dept. He stated that it was meant to be an addition to the 1979 budget not 1978. Since there was a misunder-
standing about the request for a budget amendment, Dave Holli made a motion to rescind the previous motion, and Ken Tuominen withdrew his support. Motion was passed unanimously to rescind the motion made previously.

A motion was then made by Jim Sodergren to amend the 1979 budget for the Building Code Dept. Travel expense by $1,000, and supported by Dave Holli. Motion was passed unanimously.

The County Recreation Plan was presented to the Planning Commission for review. The Planning Staff invites comments at the next meeting.

Jerry Mitchell mentioned that there will be a meeting of the Interstate Commerce Commission on the 13th of March concerning abandoned railroad lines.

Motion was made to adjourn the meeting by Dave Holli supported by Jim Sodergren and passed unanimously.
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COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner
Phone: 228-8500

COUNTY PLANNING COMMISSION
MINUTES

Feb. 2, 1978

The meeting was called to order by Chairman Farrell. Roll call was taken, those present were: Joe Racine, Ken Smith, Karel Pekarek, Karol Peterson, Dave Holli, Ken Tuominen, and Pat Farrell. Jim Sodergren was detained at a meeting. Also present were Planning Staff members, Lyn Johnson - Director, Ron Koshorek - Assoc. Planner, Jim Kippola - Cartographer, and Ann Summerlee - Secretary. Representing CUPPAD was Jerry Mitchell.

The election of officers for the Planning Commission was then conducted by the Planning Director. Karel Pekarek nominated Joe Racine for Chairman, Karol Peterson nominated Pat Farrell. Ken Tuominen made a motion that the nominations for chairman be closed. Seconded by Dave Holli. A secret vote was taken with Mr. Racine elected as Chairman. For the office of Vice Chairman Pat Farrell nominated Karel Pekarek. Ken Tuominen made a motion nominations be closed, seconded by Ken Smith. Mr. Pekarek was unanimously voted in as Vice Chairman.

Minutes of the past meeting were presented. Dave Holli made a motion that they be accepted as presented, seconded by Karol Peterson and passed unanimously.

Public comment section of the meeting was opened. Mr. Don Hamari presented a communication he had sent to Chairman Farrell concerning the building permit he had applied for on December 12, 1977, but was not issued until Jan. 31, 1978. Because of a policy decision of the Board of Light and Power, Mr. Hamari will be unable to secure electrical hook-up. He wishes the Board to back-date this building permit. Mr. Johnson, the County Building Official stated he has refused to back-date this building permit or any other permit for there have been numerous requests. A committee was set up to review the situation, by a motion made by Karol Peterson and seconded by Karel Pekarek. Motion passed unanimously with Pat Farrell abstaining.

Chairman Racine then opened the public hearing for the rezonings and conditional use permits to be heard. Ron Koshorek, Associate Planner read the legal add which appeared in the paper on the 13th and 27 of January. The first was an application for rezoning by Leroy Blondeau, 42-RZ-SK-9 to rezone from RR-2 to R-3, Sec. 7, T46N-R23W, Skandia Township, part of the SW4 of NW4, beginning at the SW corner thereof, thence East 315', thence North 400', thence West 30', thence North 408', thence West 285', thence South to P.O.B. exc. US 41 R.O.W. Mr. Blondeau stated that he wants to have the property rezoned so that he can sell his two trailers apart from the structure on the property.
The Planning Staff recommended that the rezoning be denied because the area could not support intensive sewage disposal for an intensive residential area, there is a mixture of land use types in the area, and the parcel is relatively small and would constitute spot zoning. The Supervisor of Skandia Township had sent a communication stating that the Township Board wishes to leave the zoning as it is. They are presently working on some zoning changes that should be ready by April. Several communications from nearby land owners were received. All stated that they were opposed to the zoning change. Mr. Bergdahl who owns land on the East side of the parcel in question, stated that there is drainage problems already. His farm has been there for at least 100 years. He said that if the area was rezoned more and more residential homes would be there. The people would probably complain about the farms and their smells and eventually try to get rid of them.

Ken Tuominen made a motion that the rezoning be denied, seconded by Karel Pekarek, and passed unanimously by a roll call vote.

43-RZ-EL-11 Rezoning application made by the Planning Commission - Ely Township. To rezone from OS to R-2, the NW¼ of the NW¼, Sec. 3, T46N-R28W, West of County Road CH. The Planning Staff recommended against the rezoning. The County Road could constitute a danger if intensive development is allowed.

Mr. Petisto, who owns the property in question said he asked for the rezoning because he has a large family and members of his family would like to build on the land. They would be willing to build off the County Road, as he has 222 acres. There is good sandy soil for septic systems.

The Township is in favor of the rezoning. The surrounding property is owned by Kimberly Clark Company and the State of Michigan. Mr. Farrell stated that if this was rezoned, people who owned land in the adjacent area would probably want theirs rezoned. Ken Tuominen moved that the rezoning be granted, supported by Dave Holli. A roll call vote was taken with Commissioners Farrell, and Peterson voting against, Commissioners Holli, Pekarek, Smith, Sodergren, Tuominen, and Racine in favor. The motion passed and the rezoning was granted.

10-CU-CA-6 Request for a conditional use permit by Mr. Donald LaFreniere for the purpose of placing a seasonal dwelling on the NW¼ of SE¼ of Sec. 25, T49N-R28W.

Staff recommendation - The property is located on the Dead River Basin, and the shoreline is suitable for recreational use. Soils are well-drained. The Staff recommends that the permit be granted. Erection of a camp is covered by a license by the Longyear Reality Inc. with the stipulation that it be used only as a seasonal camp. The Champion Township Supervisor talked with the Planning Staff and said they had no objections to the permit so long as it was understood it was seasonal dwelling. Motion was made by Ken Tuominen that the permit be granted, seconded by Karol Peterson. Motion was passed by a roll call vote with all voting in favor.

Communications - A letter was received from the County Health Dept. from Mike Kirkwood outlining a 10 year improvement program to be used in the 1978 work program, also a County capital improvement program.

Planning Director brought up the change of April 6 meeting date since he and his assistant have a previous meeting on that date. Pat Farrell made a motion that March 30 be the new meeting date, seconded by Karol Peterson. Passed unanimously.
A report was made by CUPPAD representative Jerry Mitchell, on the Water Quality Program. A draft of the report will be submitted to the Planning Commission within the next two weeks for their review and comment.

Carp River Forge - The Planning Director made a report on the current state of the Carp River Forge Project. A report addressed to the Chairman of the Planning Commission was presented to the Commissioners listing the problems which have arisen concerning the project. A motion was made by Pat Farrell that the Co. Planner present to the County Board a report on the condition of the Carp River Forge Project at the next meeting. Motion was seconded by Ken Tuominen and passed unanimously.

The public hearing for the Changes in the Zoning Text was then opened by the Chairman. Copies of the proposed changes were distributed to the Commissioners as follows:

**AMENDATORY ORDINANCE**

Amendment to the Marquette County Zoning Ordinance, Ordinance #75-4. The Marquette County Board of Commissioners ordains that the Marquette County Zoning Ordinance, 75-4 adopted 12/22/76 and effective 1/6/77 be amended as follows:

Sec. 2 DEFINITIONS. As used in this Ordinance:

(Add) **RECREATIONAL STRUCTURE:** A cabin, cottage, camp, hunting camp, mobile home, or other similar structure used intermittently for recreational or vacation purposes and which is not a permanent place of domicile or residency of the owner, his or her agents, lessees, heirs or assigns.

Sec. 17.2 Permitted Principal Uses. Single family dwellings, mobile homes, and recreational structures.

Sec. 18.2 Permitted Principal Uses. Recreational structures.

Sec. 24.2 Permitted Principal Uses. All principal uses permitted in the Agricultural Production and Timber Production Districts and in addition campgrounds, day camps, parks, stables, winter sports facilities, trails, and recreational structures.

Sec. 27.3 Conditional Uses. Public utility substations, resorts, lodges, recreational structures, and other recreational uses, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact. Mineral extraction may be permitted subject to the same conditions as outlined in Section 28, Mineral Resource District.

A motion was made by Ken Tuominen that the amendment on recreational structures be approved and sent on to the County Board for their adoption into the County Zoning Ordinance. Motion was seconded by Pat Farrell. A roll call vote was taken with Dave Holli voting against the motion, and Commissioners Farrell, Pekarek, Peterson, Smith, Sodergren, Tuominen, and Racine voting in favor. The motion was passed.

Chairman Racine then closed the public hearing.
There was discussion on the Open Space District. Mr. Oostyn stated that several of the items were vague and unclear. Mr. Johnson stated that the document would be submitted to the CUPPAD Attorney and Mr. Solka of the Prosecutor’s Office for their review before the public hearing. Motion was made by Karel Pekarek that it be submitted to the prosecutor’s office for their review, and a public hearing be held at the March 30 meeting. Motion was seconded by Ken Tuominen, and passed unanimously.

Skandia Township - Mr. Johnson stated that a meeting had been held with Mr. Earl Robinson to discuss zoning changes in Skandia Township, and another meeting will be held on Feb. 27 with Mr. Robinson to discuss changes. A possible meeting with the Skandia Board may be held on March 1, 1978.

Rezoning procedures - Planning Director submitted a proposed procedure to the board for their approval on the termination date of receiving applications for rezonings, conditional uses, and variances. A motion was made by Karol Peterson and supported by Ken Smith that the procedures be adopted as presented by the Planning Commission with the words 'previously scheduled' added. It will read as follows: "The application for rezoning, variance, or conditional use must be received on or before the date of the previously scheduled Planning Commission meeting before the application is to be heard." Motion was passed unanimously.

Budget for 1979 was presented to the Planning Commission for the Building Code Dept. and Planning Commission. Motion was made by Jim Sodergren, supported by Pat Farrell that the proposed budget be adopted. Motion was passed unanimously.

Annual Report - The Annual Report was submitted to the Commission for their adoption. Jim Sodergren made a motion that the Annual Report be adopted and sent to the County Board, seconded by Karol Peterson. Motion was passed unanimously.

Water Ways Division - There was discussion on a funding program available for coast-line studies, inventories, launching sites, purchase of land along shoreline, etc. If application for this grant is to be made a letter of intent must be submitted before March 1, 1978. The County Board voted favorably on the grant, but a match must be made from the Planning budget which has already been accounted for in the work program. A motion was made by Pat Farrell that the Chairman of the Planning Commission write to the County Board and explain the problem there is in terms of the work program and budget and explain that the Planning Commission would be glad to be involved in shoreline study and engineering, but we would like them to know that it is not budgeted within the 1978 work program. The motion was seconded by Ken Tuominen, and passed unanimously.

The monthly report was presented. Motion was made by Jim Sodergren, supported by Pat Farrell that it be accepted as presented. Motion passed unanimously.

Old business - Mr. Sodergren asked the Director if he had heard anything from the Dept. of Transportation. Mr. Johnson replied that he would be meeting with them on Wednesday of the next week. There is some current legislation which would enable the State to propose a two year program of some form of transportation.

Mr. Sodergren also inquired about the A-95’s dealing with the Recreation Plan - Mr. Johnson said that they had contacted the State Forestry Management Division, and had meetings set up with them to discuss the difficulties with the A-95’s.
Mr. Sodergren also asked that a review of the past month's discussion on energy be made. His intent was to have a Section in the Comprehensive Plan devoted to energy and possibly from that the Commission could look at the alternatives which might deal with establishment of a power plant. In the past minutes, Mr. Sodergren also suggested that the study of the energy problem be worked into the 1978 work program for the Planning Commission. CUPPAD should also be contacted concerning grants, and acquiring further information. Mr. Racine suggested a check on Co. Board minutes when a presentation was made by the Board of Light & Power, which would provide information. It was also suggested that the County Board should be contacted to see how they felt, and if the Planning Commission should get involved with the energy problem. The Co. Planner said that an outline on a chapter dealing with energy could be ready for the next month's meeting if the Commission desired. A motion was made by Pat Farrell that the Co. Planner apply for a Title VI CETA position in order to collect information about energy. Motion was seconded by Karol Peterson. A roll call vote was taken with Commissioners Holli, Pekarek, and Tuominen voting against the motion. Commissioners Farrell, Peterson, Sodergren, and Racine voted in favor and the motion was passed.

Motion to adjourn was made by Pat Farrell, supported by Dave Holli and passed.
Please be advised that the Marquette County Planning Commission at their February 2, 1978 meeting unanimously voted to adopt the following meeting dates for the calendar year 1978:

January 5th  
February 2nd  
March 2nd  
March 30th  
May 4th  
June 1st  
July 6th  
August 3rd  
September 7th  
September 28th  
November 2nd  
December 7th  

All meetings will be held in the Commission Chambers of the Marquette County Courthouse Annex at 7:00 P.M.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner

Phone: 228-8500

COUNTY PLANNING COMMISSION
MINUTES

January 5, 1978

The meeting was called to order by Chairman Farrell. All Commissioners were present at the meeting as well as staff members Lyn Johnson, Ron Koshorek, Ann Summerlee, and CUPPAD representative — Jerry Mitchell.

Minutes of the previous meeting were presented. Motion was made by Joe Racine with support by Karol Peterson that the minutes be accepted as presented. Motion was passed unanimously.

Chairman Farrell then explained the procedure for public hearings for rezonings and conditional use permits to those attending the meeting. The public hearing was then opened.

Ron Koshorek, Asst. Planner read the legal add for the conditional use permit request by Jeffrey Havlena, which was published twice during December on the 15th and the 29th. Legal description for the property is as follows: The North 2/3 of the Southeast ¼ of Sec. 23, T48N-R29W, excepting that portion lying North and East of Trembath Lake Outlet Creek, of approximately 3 acres. 9-CU-CA-5.

Mr. Havlena stated that he wanted to put up a camp.

The staff opinion was that the permit be approved for 1 seasonal dwelling on the property, but recommended that no construction take place in the vicinity of Koop's Creek, which is located on the western portion of the property. There is some low land in the west. A communication was received from Ms. Eileen Quackenbush stating as long as the natural surroundings of the land were not disturbed or devalued, it was her opinion the the owner should use the land in the manner most beneficial to his interests compatible with the present laws and regulations now in force.

Township Supervisor for Champion had called the Planning Office and stated that he was in favor of the permit being granted. Motion was made by Ken Tuominen with support by Karel Pekerek that the conditional use permit be granted. A roll call vote was taken with all Commissioners voting unanimously in favor.

New petitions for rezonings & conditional use permits were then presented. There is a petition for rezoning in Skandia Township by Leroy Blondeau from RR-2 to R-3. Motion was made by Ken Tuominen with support by Karol Peterson that a public hearing be held on Feb. 2, 1978 to hear the petition. Motion passed unanimously.

Petition for a conditional use permit in Champion Township by Don LaPreniere. Motion made by Dave Holli with support by Ken Tuominen that the public hearing be held to hear the petition. Passed unanimously.
A rezoning request by Ely Township which will be initiated by the Planning Commission, from OS to A1. Motion was made by Ken Tuominen with support by Karel Pekarek that the rezoning be initiated by the Planning Comm. Motion passed unanimously. This petition will also be heard on the second of February.

Mr. Johnson then presented those communications that had been received by the Staff during the past month. One received was from Ishpeming City from Robt. Noe, concerning the bus service between Marquette and the City of Ishpeming. Mr. Noe stated that the Mqt. Bus Service has cut their runs down to the City of Ishpeming to two a day which leaves people without adequate service. The City Council referred the matter to the Co. Planning Commission to consider the feasibility of the County sponsoring bus service in the County. There was much discussion, it was suggested that the Planning Staff again contact the State of Michigan Transportation Dept. to see if they have drawn up any new proposals on bus service that would be of use to the County, specifically for Forsyth, Ishpeming and Marquette.

A-95's were received from the DNR, Forestry Division. One - Witbeck Rapids is to construct a rustic campground, it also is consistent with statewide recreation plans, the forest management plan for Michigan State Forest and the growing recreation needs of Marquette County and the general public. The other - Anderson Lake (E) State Forest Campground is to provide recreational facilities and repair erosion damage at Anderson Lake East in Marquette County. This project fits into the overall state plan, the Escanaba River State Forest Recreation Plan and Marquette County recreational needs. Suggestion was made that more information be requested about the recreational plans stated. Motion was made by Jim Sodergren with support by Karol Peterson and passed unanimously that this information be obtained from CUFPAD, and the State.

Building Code Dept. - At the previous meeting it was suggested that the Planning Staff look into the penalties for building without a permit. Director Lyn Johnson met with Prosecuting Attorney Tom Solka on the matter. In the State Fee Schedule it states that a double fee could be assessed the offender but this is not covered in the State statutes. What it does provide is a maximum fine of $5,000 and 1 day in jail for each day the offense continues. Mr. Solka says the Dept. cannot assess the double fee, but we are able to prosecute the people. In the past three years, it has been the policy of the Building Code Dept. to work more on compliance with the Code. The State of Michigan averages about 80% compliance with the Code, and the Townships in the County under our jurisdiction average 90-95% compliance. It is also legal to have the structure removed at the owner's expense.

Mr. Sodergren stated that in cases where people have asked for a Conditional Use Permit where a structure is already built or partially built, it was forcing the Commissioners to give a favorable recommendation on granting the permit. Mr. Johnson stated that they should not feel this way because there are certain requirements which should be met when granting a conditional use permit, and if a structure is already constructed it should not affect the decision.

There was also some discussion on submitting rezoning petitions. The Director stated that the petitions are received and presented to the Commission at the regular meeting. If an application is received after the meeting date but there is enough time to get it published in the paper then it will be accepted. It was suggested that the Director put in writing the number of days after a meeting that a petition will be accepted.
Seasonal Dwelling Dist. — A proposed definition for Recreational Structure was submitted to the Planning Commission by the Planning Staff. Mr. Randy Osstyn suggested that in addition to the definition it be added that people would be in violation of "seasonal dwelling or recreation structure" if they asked the township for services.

There was also discussion on whether to have recreational structures allowed as principal permitted uses in the Open Space District. Some standards and conditions should also be added to the ordinance. If the recreation structure was considered as a principal permitted use, this would mean that it would not have to go before the Commission for approval, but rather the Zoning Administrator would have the authority to grant or deny it. A motion was made by Ken Tuominen with support by Joe Racine to have a public hearing on the definition at the next meeting. Motion passed unanimously. It was suggested that the words "intended to be" be removed from the definition "recreational structure."

Negaunee Township Rezonings — 1) Dennis Mapes – T48N-R26W, NW¼ of the SE¼. The Negaunee Township Board approved all the rezoning requests that were presented. The County Planning Commission, however, recommended disapproval of this rezoning request. It would constitute spot zoning, and the parcel is surrounded by vacant parcels of property. The middle area is owned by CC1, which does not care if the property is rezoned or not. Motion was made by Jim Sodergren supported by Karol Peterson to inform the Negaunee Township Board that the County Planning Commission disagrees with rezoning to R-1C. Motion passed unanimously.

2) Gordon Kyutta – T48N-R26W, Sec. 18, NW¼ of the NW¼. The Planning Staff recommends approval of the rezoning to R-1C. There is already platted land in the area. Motion was made by Ken Tuominen with support by Karel Pekarek that the Commission concur with the Planning Staff’s recommendation for approval. Motion passed unanimously.

3) James Thomas – T48N-R26W, Sec. 21, West ½ of the NW¼ of the SE¼ and the NE¼ of the SW¼ except the West 250 feet of the East 550 feet of the North 250 feet thereof. The Planning Staff and Negaunee Board recommended denial of this zoning request, as well as zoning request by Wayne Tullila which is in the same area, T48N-R26W, Sec. 21. Recommendation for denial was based on poor access to the property, and a confusing pattern of residential streets. Primary access road essentially dead ends at the parcel discouraging alternate routes for business oriented traffic. Motion was made by Jim Sodergren and supported by Karel Pekarek that the Commission concur with the staff recommendation to deny the rezoning. All commissioners voted in agreement of the motion to deny rezoning to B-2 general business. Concerning rezoning #6, motion was made by Jim Sodergren with support by Ken Smith that the Commission concur with the staff recommendation to deny the rezoning. Motion passed with a unanimous vote, except Dave Holli who abstained.

4) Ed Scott – T48N-R26W, Sec. 24. The SE¼ of the SW¼ lying South of US 41. The Planning Staff recommended that this rezoning to B-2 be approved. It was essentially a clerical error, a business has already been constructed on the property. A motion was made by Jim Sodergren with support by Ken Tuominen to concur with the staff recommendation. Motion passed unanimously.

5) O’Dovero – T48N-R26W, Sec. 24, the NW¼ of the SE¼, lying North of US 41 and South of LS&I RR, right of way. The Planning Staff recommended approval of the request for rezoning to I-industrial. It is the current site of an industrial park and corrects procedural error. Motion was made by Ken Tuominen and supported by Dave Holli that the rezoning be approved. It was passed with a unanimous vote.
7) CCI- T48 N-R26 W, Sec. 23. Staff opinion was that the rezoning to MH-1 be approved. A mobile home park exists nearby and most of County Road 502 is currently residential on small lots. There is some outcropping rock. The ground water is not good in the area. Motion was made by Karel Pekarek with support by Ken Smith that the proposal be denied. Ken Tuominen abstained, the rest voted unanimously to deny the recommendation.

Chocolay Township Rezoning - Sec. 28, T47 N-R24 W. SW1/4 of NE1/4 except that part lying East of Little Lake Road. Staff recommends that the rezoning from RP to RR-1 be approved. The parcel abuts RR-1 zoned land. Utilities and access are as readily available to this parcel as existing RR-1 land.

Property owner Mr. Rene DeVoocht stated he was against the rezoning because he owns land on the east of the road. He stated that he owns 700 acres and wants to farm it. In Lower Michigan in a case where building was started near farm land, it eventually was condemned because the people didn't like the animals and their smell. He stated the land had previously gone through rezoning procedure and that the surrounding land owners had signed a petition against it. Motion was made by Dave Holli and supported by Ken Tuominen that the property not be rezoned. All commissioners voted in favor of the motion except Ken Smith and Pat Farrell, who voted against. Motion passed.

Ishpeming Township Rezoning - Two rezonings - Ishpeming Township requested to rezone the S1/2 of Sec. 8 to R-1 excluding the sewer plant to be approved. There is single family residential adjacent to the parcel, and through streets paralleling County Roads GK and PO should be encouraged. The Planning Staff recommends that it be approved. A motion was made that the Commission concur with the planning staff recommendation by Ken Smith with support by Karel Pekarek. There was discussion by Jim Sodergren about the need for commercial zoning in Ishpeming Township. It was also noted that Ishpeming Township has contracted with the County Planning Commission to update their Zoning Ordinance and zoning maps. The Motion passed unanimously.

The second rezoning in the township is the rezoning of the NE1/4 of the SE1/4 of Sec. 23, T48 N - R27 W, to a Commercial Dist. Motion was made by Karel Pekarek that the Board act against the rezoning, supported by Jim Sodergren. Motion passed unanimously.

Monthly report was presented to the Commission, as well as the report on building permit data. Motion was made by Ken Tuominen and supported by Karol Peterson that the report be adopted. Motion passed unanimously.

Dates for the 1978 meetings of the County Planning Commission were voted on. Motion was made by Karol Peterson with support by Ken Tuominen that they be adopted and was passed unanimously.

New business - old business - Mr. Sodergren discussed the possibility of establishing a new power plant. Discussion centered on acquiring information on the possibilities and means of funding. Mr. Racine suggested that past minutes of the Co. Board could be checked for information. Perhaps a task force could be established. Cuppad should also be contacted for possible funding and information.

There was also discussion about the Central Dispatch System and if it would be possible for ambulance calls to come through it.

Dave Holli moved that the meeting be adjourned, supported by Karol Peterson. Passed unanimously.
Please be advised that the Marquette County Planning Commission at their January 5, 1978 meeting unanimously voted to adopt the following meeting dates for the calendar year 1978.

- January 5th
- February 2nd
- March 2nd
- April 6th
- May 4th
- June 1st
- July 6th
- August 3rd
- September 7th
- September 28th
- November 2nd
- December 7th

All meetings will be held in the Commission Chambers of the Marquette County Courthouse Annex at 7:00 P.M.
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<th>Name</th>
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<td>Dave Holli</td>
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November 3, 1977

The meeting was called to order by Chairman Farrell. Members of the Commission present were Karol Peterson, Karel Pekarek, Mel Nyquist, Joe Racine, Jim Sodergren, Ken Tuominen, and Pat Farrell. Dave Holli was absent.

Chairman Farrell explained the procedures of the public hearing to the audience.

First rezoning request to be heard was 30-RZ-EL-9, by Ely Township to rezone the NE 1/4 and the SE 1/4 of the NW 1/4, Sec. 8, T46N-R28W, from Open Space to Resource Production. Les Ross of the Planning Staff read the legal add which appeared in the paper on October 5, and the 31st. There were no statements from the applicants as they had presented their case at two previous meetings. The Staff then presented their case on the rezoning. Soil conditions are not good for drainage in some parts of the area, but are basically suitable for RP Dist. Area is serviced by electricity and a plowed road. Basic difference between an Open Space Dist. and Resource Production Dist. is an OS Dist. allows seasonal dwellings on 20 acres as a conditional use, a RP Dist. allows year-round residential units also on 20 acres or more.

Motion was made by Ken Tuominen that the rezoning request be approved. Seconded by Karol Peterson, and passed unanimously.

Rezoning request by Gary Haglund, 37-RZ-SK-7 then was heard. To rezone the W 1/2 of the NE 1/4 of the NW 1/4, Sec. 8, T46N-R23W, from RP to R-3. Mr. Haglund stated he thought that services could be brought to the area economically. He said it was a person’s right to live outside of large established areas. He is not trying to develop a lot of building sites, but just a couple of duplexes. Mr. Racine asked how close was the nearest utility. Mr. Haglund said it fronts his property.

County Planner stated this case could constitute spot zoning and some problems in the future. It also could be called ribbon zoning. Mr. Racine asked if a variance could be applied for. Mr. Johnson stated that most variances were applied for in cases of harshness or practical difficulty.

A motion was made by Joe Racine that the rezoning be tabled until the members could inspect the property in question and hear from the Township Board which had been contacted but had not replied on the rezoning. Motion was seconded by Ken Tuominen. A roll call vote was taken with the motion defeated by a vote of 4 to 3.

Motion was made by Mel Nyquist to concur with the Planning Staff recommendation to deny the rezoning, supported by Karol Peterson.

Staff opinion was that the area is characterized by scattered single family residences and mobile homes with a few agriculturally related uses. A rezoning to
R-3 would be in conflict with the Comprehensive Plan because the area is not located near utilities, ribbon development should be discouraged, and areas which are unsuitable due to the shallowness of soils or high water tables should be preserved.

Mr. Haglund stated that marked growth was on the road toward Sec. 10.

A roll call vote was taken on the motion to deny the rezoning. It was denied by a vote of 4 to 3.

38-RZ-SK-8 Rezoning proposal by Rodney Dionne of Skandia Township, to rezone the S225' of the N595' of the W1/23' of the NW1/4 of the NW1/4, Sec. 7, T46N-R23W, from Rural Residential 2, to Residential 3. Approximately 1 acre. Mr. Dionne stated that he owned a store in Skandia and he wanted to construct a duplex next to it.

Staff Position: Land use in the area consists of scattered single family dwellings with some commercial and agriculturally related uses. The Planning Staff feels that it would be a case of spot zoning and ribbon development.

A petition was signed by the neighbors of Mr. Dionne in favor of the new development. Mr. Tuominen asked if a variance could be applied. Mr. Johnson said that variances are usually granted only in cases of hardships and unusual difficulties.

Mr. Johnson said that perhaps some policies should be revised and the comprehensive plan should be studied once again if present policies were not going to utilized when making decisions on rezonings. Skandia Township should be asked if they want an area to be zoned commercial, if the Commission is to zone this area R-3.

Motion was made by Karel Pekarek with support by Joe Racine that the rezoning be approved. Mr. Pekarek stated that the area was not on US 41 and would not effect traffic. It is already a business place and established and has the support of the people in the area.

A roll call vote was taken with the motion to approve the rezoning denied by a vote of 5 to 2. A motion was made by Ken Tuominen with support by Karol Peterson that the Township be contacted on the two zoning requests and matters be discussed in terms of proposed changes in Skandia Township. Motion passed unanimously.

New rezonings were scheduled for next month's meeting on December 2, 1977.

A petition for rezoning by Maurice Schriebe from RP to C-3 in Republic Township. Motion made by Karol Peterson with support by Mel Nyquist that a public hearing be held at the next meeting, passed unanimously.

Conditional use request by Jack Deo for a Seasonal Dwelling in an Open Space District in Ely Township. Motion made by Joe Racine and Karel Pekarek seconded it, that a public hearing be held. Passed unanimously.

Conditional Use request by Gerald Miller to build a seasonal dwelling in an Open Space Dist. in Champion Township. Motion made by Ken Tuominen with support by Karol Peterson that the public hearing be held. Passed unanimously.

It was suggested that plat book maps be sent out before the work-up in the staff recommendations so that if the commissioners are in the areas of proposed action they could check out the property.
Minutes of the last Planning Commission meeting were approved unanimously as presented.

Lyn Johnson reported on the communications for the last month. A letter from Karen Chubb was received stating CETA Committee took action to transfer the coordination of the Carp River Forge Park from Negaunee City to the County of Marquette with Lyn Johnson being the contact person for the project.

Mr. Farrell stated that the CETA Committee should have gone through the Planning Commission before taking such action to see if it was appropriate. Motion was made by Karol Peterson with support by Joe Racine that all were in favor of action making Lyn Johnson contact person for Carp River Forge project. Motion passed unanimously.

Mr. Tuominen stated he had received a communication from Mr. Buck Gotschal concerning seasonal dwellings. He stated he was opposed to the County Zoning Ordinance dealing with Seasonal Dwelling in Open Space Dist. In the past 4 years he has sold about 350 parcels of land for seasonal dwellings and those people have not asked for services. He thinks the County Zoning is taking power away from the townships and the townships are more knowledgeable about township matters. Mr. Sodergren asked for a report from Mr. Tuominen on how the townships felt when informed about the communication at next month's meeting.

Seasonal Dwelling District - Mr. Johnson then reported on a communication received by Thomas Solka, Asst. Prosecuting Attorney. He said he had had a conference with Mr. Randy Osstyn concerning seasonal dwellings in open space districts. Two proposals were discussed. A seasonal dwelling should be defined, and if seasonal dwellings should be permitted uses within OS Dist. rather than conditional uses.

Mr. Solka agreed that a definition of a seasonal dwelling should be defined, that it may be possible to propose a definition based on a party's domicile or residence. It may also be such that it would exclude common municipal services to the dwelling. Regarding the issue of whether a SD should be a permitted use or a conditional use in open space dists, he said that would be a policy decision for the Commission to make.

Duane Beard also commented on a previous opinion made by Jerry Mitchell, CUPPADD Attorney on Seasonal Dwellings. Motion was made by Ken Tuominen with support by Joe Racine that Mr Solka be contacted and write up a definition of a Seasonal Dwelling District, also whether to have Seasonal Dwellings as conditional uses or permitted uses in Open Space Districts. Motion passed unanimously.
Chocolay Township - There were two rezonings by Chocolay Township. The first was by Barry Torreano from R-3 to C-1. Sec. 7, T47N-R23W, the Soo Line R/W except North 130' W of Co. Road BI and except the N 200' of W 350' E of C/L of said County Road BI and except everything lying E of W 350. The rezoning was approved by the Township Planning Commission. The property lies near the corner of M-28 and Kawbawqam road. The corner is zoned commercial but the surrounding property is zoned multiple family residential. A property owner that owns lots across from that to be rezoned stated that he is opposed to the rezoning because most of the area is residential. Rezoning to commercial would cause traffic congestion because the road is too narrow.

Motion was made that Chocolay Township Planning Board be informed that zoning to commercial would not be consistent with type of building taking place in the area. Marq. Co. Planning Comm. sees no need for more commercial property in the area. Motion made by Pat Farrell with support by Joe Racine, passed unanimously.

The other rezoning request in Chocolay Twp. was by George Deszo from R-3 to C-2. This request was denied by the Twp. Board. The Choc. Twp. Board was concerned with traffic congestion at the corner of M-28 & US 41. Mr. Deszo was concerned about sign regulations being more restrictive in R-3 zoning Dist. and the ability to accommodate the motel with a restaurant. A letter was read by Donald Bays, attorney representing Mr. Deszo because the attorney could not attend the meeting. He stated that the corner in question is some of the most obvious business property in Choc. Township and the other three corners are zoned Commercial 2. Also a shopping center complex is being built on the South side of US 41 behind the A&W Restaurant. With all this business development on all three corners of the intersection it seems unfair that Mr. Deszo's property should remain residential. Concerning the traffic situation he stated that the shopping center would have a far greater influence on traffic than Mr. Deszo's business. Any traffic problems would be a direct result of the shopping center. The Michigan Highway Dept. is already making adjustments at the intersection in preparation for the increased traffic flow. There was no opposition at the public hearing to Mr. Deszo's request for rezoning.

Mr. Sodergren stated that there is single family homes next to this property in question and the property to the east is also zoned residential. Having is zoned R-3 could be a softening blow.

A motion was made by Joe Racine with support by Ken Tuominen that the Planning Commission does not agree with Choc. Twp. ruling on the rezoning. The Commission agrees that it should be C-2. Motion passed with a voted of five to two.

Negawnee Township Rezonings - The planning commission made a review of the rezonings and they are in basic agreement with them. Two additional items were recommended for their consideration in mobile home parks. Motion was made by Joe Racine with support by Ken Tuominen that approval be given on the changes. Motion passed unanimously.

Forsyth Township Rezonings - Two rezoning requests were submitted for review by the Planning Commission. The first request by Forsyth Twp. was submitted on behalf of the property owner. The maps when drawn up had been incorrectly zoned RP when they should have been RR-1. The Township approved this rezoning request. The property in question is located in Little Lake. Motion was made by Joe Racine with support by Ken Tuominen that the rezoning be approved. Motion passed unanimously.
The second rezoning request was by Gerald Mottes of Gwinn to rezone from RR-1 to R-3. It is located in two zones, one Multiple Family to the west, and to the east RR-1. Mr. Mottes wants to construct (4) eight unit apartment buildings parallel to M-35. The land to the rear is zoned R-3 and current land owner has placed an unreasonable price on that land. The Twp. had voted to approve this rezoning. Motion was made by Jim Sodergren with support by Karol Peterson to concur with Forsyth Twp. recommendation. Motion passed unanimously.

The proposed Zoning Administrator Rules were discussed. Motion was made by Karol Peterson with support by Jim Sodergren that they be approved. Motion passed with unanimous support except Mr. Tuominen who abstained.

Carp River Forge - Mr. Johnson stated that he will be making a trip to Lansing to discuss the Carp River Forge with the Dept. of Natural Resources, State Historical Dept. and to work on a work program.

Mr. Jim Dooley of CUPPAD made a brief report on the Coastal Zone Management update. The program has been developed by Cuppad 3 years. Three parts which Congress recognizes: (1) define boundaries - Michigan defines it as first 1,000 feet of high water mark for Great Lakes. (2) Congress requires state to demonstrate that they have the authority to control land and water uses that could have a direct effect on Coastal Zone Management. (3) Geographical areas of particular concern. 700 areas of particular concern have been nominated and accepted by the Dept. of Natural Resources, some because of recreational value, high risk areas, historic, and river.

Monthly report was presented. Mr. Johnson stated that the Building Code Dept. will be getting cars in the next year.

On November 11, the County Building Code Department will be taking over electrical inspections for all one and two family residential building under County jurisdiction, as well as the Cities of Negaunee and Ishpeming. Motion was made by Ken Tuominen with support by Mel Nyquist that the County take over the residential electrical inspections. Motion passed unanimously.

Old business, the County Board has decided not to participate in any current programs by the Dept. of Transportation but would like the Planning Commission to review any new and proposed programs.

It was noted that three of the members of the Planning Commission staff are up for re-appointment. Motion was made by Ken Tuominen with support by Mel Nyquist that letters be sent to the County Board stating the Commission has been very satisfied with their work and supports their letters of renomination. Motion passed unanimously.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Marquette County Courthouse, Marquette, MI 49855

Lyn E. Johnson, Planner

Phone: 228-8500

COUNTY PLANNING COMMISSION
MINUTES

Sept. 29, 1977

The meeting was called to order by Chairman, Pat Farrell. All Commissioners
were present at the meeting except Joe Racine who had been excused.

Minutes for the last months' meetings were presented and Ken Tuominen made a
motion that they be accepted. Motion was supported by Mel Nyquist and passed
unanimously.

Communications for the last month were presented by John Hess, Asst. Planner.
Two letters from the DNR stating approval of zoning amendments to the County
Zoning Ordinance. Several A-95's were received for the past month they were:
CUPPAD - To apply for federal assistance to undertake Criminal Justice Planning.
Motion made by Ken Tuominen with support by Jim Sodergren that the Commission
comment favorably. A-95 by Central Marquette County Water & Sewer Authority
to apply for assistance to undertake Negaunee City Drought Relief Project to
install new water pumps and motors, etc. Motion made by Ken Tuominen with support
by Dave Holli that the Commission comment favorably on the A-95, passed unanimously.
A-95 by City of Marquette to apply for federal assistance to undertake Marquette
Shoreline Bike Path, Phase III. The bike path would go from Chocolay Township
out to Presque Isle Park. Motion made by Jim Sodergren with support by Karol
Peterson that the Commission comment favorably on it. A-95 by NMU to apply for
federal assistance from HEW to undertake diagnostic prescription assessment pro-
gram. Motion was made by Pat Farrell with support by Ken Tuominen that no comment
be made. A-95 by Dickinson-Iron Community Action Agency to apply for federal assis-
tance to undertake to provide assistance to UP CAP Agencies, funds to go to UFPCAP
Services. No comment. A-95 by Marquette-Alger Community Action Board to apply
for assistance to undertake Administration and Community Organization. Motion made
by Ken Tuominen with support by Dave Holli that Commission comment favorably.

Motion was made by Jim Sodergren with support by Mel Nyquist that the Planning Staff
make a recommendation on the A-95's and research to see if they meet with the Com-
prehensive Plan. Motion passed unanimously.

Public hearing for the Marquette County Housing Study was opened up to public
comment. John Hess gave a brief summary of what its purpose was. He said a federal
grant was awarded to Marquette County through HUD 701 Planning Grant. The purpose
was to look at present housing in Marquette County, what was needed and where it
would go in the future to keep up with present demands. There were three main parts.
Location, geographic conditions, water, drainage patterns, which areas are best for
intensive development. Each township was surveyed as to land uses and housing an-
alysis, how many homes were deteriorating, dilapidated, and the number of homes in
the area. Population projections were made, linear regressions, as to how many
houses would be needed to keep up with present demands.
Motion was made by Mel Nyquist with support by Ken Tuominen that the housing study be adopted by the Board as a working document of the Planning Commission and be utilized in the Housing Section of the Comprehensive Plan. Motion passed unanimously.

There was some discussion on the Seasonal Dwelling District. Planner, Lyn Johnson stated that several questionnaires had been received back from the Townships and Planning Commissions. Mr. Solka the asst. prosecuting attorney had been contacted but had as yet not gotten back with his opinion on the Seasonal Dwelling District. Some of the Townships would like to have seasonal dwellings on TP and AP Dist. Mr. Randy Oastyn gave a few comments. He said that it would be hard for people to get utilities in an OS Dist. because it would be hard to get easements. It would also be very costly for a realtor to have a conditional use after the sale because of all that is involved with a sale such as land contract, title, etc. He also offered alternatives for septic systems in OS District for land that does not perk. Mr. Farrell said that if there are roads in to property it would not be too hard to get easements for utilities.

At the last meeting the Planner was instructed to obtain a copy of the Spur Twp. Zoning Ordinance which is the Baraga Co. Ordinance. It was obtained and copies were distributed to the Commissioners although there was not really anything that applied to Seasonal Dwelling Districts and their problems.

Forsyth Township Rezonings - Textural changes were on setbacks and height requirements, also deletion of 'certification by a registered land surveyor or professional engineer on Site Plan,' and raising fees for appeals and rezonings to $75 and $250.

Motion was made by Dave Holli and Ken Tuominen that Planning Commission concur with the setbacks recommended, passed unanimously. Concerning the deletion of land surveyor from site plans, motion was made by Karol Peterson with support by Dave Holli that it should not be deleted but left in. On the change in fees, the motion was made by Jim Sodergren with support by Dave Holli that the Planning Commission felt that they were excessive in the fact that they would limit a persons right to appeal rezonings. Motion passed unanimously.

There was a rezoning petition near New Swanzy south of Gwinn, near Johnson Lake to rezone from OS to RR-1. Staff recommended that the Planning Commission concur with Forsyth Twp. rezoning. Motion made by Dave Holli with support by Ken Tuominen that the Commission concur with the recommendation. Passed unanimously.

Chocolay Twp. Rezonings - Rezoning by John DeVooght from RR-1 to R-1. The area to the South and East is zoned R-1 and he wants to develop this parcel. In 4 years there will be sewer and water. Twp. approves. Motion made by Ken Tuominen with support by Jim Sodergren to concur with the Twp. Motion passes unanimously.

Rezoning by Graham/Townsend from RP to RR-2. The area is on Karen Road in Chocolay Township. The Township recommended against the rezoning because they felt it would be spot zoning, but it was also noted that the area is slightly hilly. Motion was made by Mel Nyquist with support by Pat Farrell that the Commission concur with the recommendation to deny the rezoning.
Another rezoning which is in Harvey along US 41 which was a map mistake originally was zoned Commercial but when the maps came back from CUPPAB they were drawn as R-1. Motion made by Ken Tuominen with support by Pat Farrell that the Planning Commission concur with recommendation to grant rezoning.

Mr. Holli suggested that zoning maps should be made with political lines on them so it would be easier to understand where areas are located. Chairman Farrell suggested that they be done this way for the next meeting and see how they work out. Sometimes when this is done it causes confusion.

It was noted that some Negomuce Twp. rezonings were received in the mail just today, the Planning Staff will review them and send a recommendation to the Township since the Planning Commission will not meet the next month.

There was some discussion on the Zoning Administrator Rules. It was suggested that a letter be sent to the Townships explaining the alternatives on presenting petitions on rezonings. Motion was made by Jim Sodergren with support by Karol Peterson that the rules be tabled until the next meeting. Motion was passed unanimously.

The monthly report was distributed along with two reports on the building permits that have been issued since the department came into being.

Mr. Johnson stated that the Planning Commission Staff had been contacted by the Dodge Company on obtaining reports on building permits issued. They would pay for this information. Motion was made by Ken Tuominen with support by Mel Nyquist that the money be credited to Planning Commission budget obtained from this report. Motion passed.

New business - it was pointed out that there had been a problem with people getting their well and septic permits before they get their building permit. The people were then digging their septic systems and putting in wells and then going for permits and finding they could not build because of zoning. Once they had their well they could say they had a vested interest and wanted a variance. It was suggested that the Planning Staff get together with the Health Dept. and work something out to clear up this problem.

On the Sedimentation & Soil Erosion Control Act Mr. Farrell pointed out that the recommendation of the Planning Commission had been sent to the Environmental Quality Commission and they had sent it on to the Budget and Executive Committee. The recommendation on the Parks and Recreation Commission had also been sent on to the B & E Committee.

On Oct. 18 there is to be a public hearing in Ishpeming and it was requested that someone from the Planning Commission be sent to attend.

Meeting was adjourned at 9:00 P.M.
MINUTES
MARQUETTE COUNTY ZONING COMMISSION

Sept. 13, 1977

The meeting was called to order by Vice Chairman, Jim Sodergren. Chairman Pat Farrell was detained at another meeting, as well as Karel Pekarek. Mr. Racine was absent, all other members of the Commission were present.

Mr. Sodergren then explained the procedures followed for the Zoning Meeting.

Les Ross then read the legal add which appeared in the paper two times on Aug. 25 and Sept. 9th. Rezoning proposal by Ewing Township to rezone the following from RR-2 to RR-1; the S½ of the SE¼ and SE¼ of the SW¼ of Sec. 32, T43N-R24W; the N½ of the NE¼ and the NE¼ of the NW¼, of Sec. 5 T42N-R24W.

As a result of previous meetings with Ewing Township the Planning Commission made application for these rezonings. There is a mixture of lowland brush, swamp conifers, and some hardwoods in the land under consideration. There are two fields one is idle, and one has a vacant frame dwelling. Electric service ends along the Co. Road at East line of the parcel. The Map for the Co. Comprehensive Plan shows the area soils as nearly level with gently sloping and very poorly to somewhat poorly drained. Rezoning to RR-1 could result in creation of over 50 150 ft. wide lots along the Co. Road alone. Staff recommendation is that the area's characteristics could not support the intensity of development permitted in RR-1 Dist. The staff does not recognize the need for increased residentially zoned lands in the remote area of the County.

A letter was received from Mr. Osma Aalto who owns part of the lands to be rezoned. Mr. Aalto stated he would like his lands put in AP District.

Mr. Sulo Harkinen wanted to know if there would be any recourse for those affected by the rezoning. It was stated that they could appear before the County Board as they have the final judgement on the rezonings.

Motion was made by Dave Holli with support by Karol Peterson that the request for rezoning be denied. Roll call vote was taken with all voting unanimously against the rezoning.

Legal add was read for #35-R2-EM-2. Rezoning proposal by Ewing Township to rezone the following from OS to AP; SE¼ of Sec. 23, lying East of the Escanaba River; all of the Sec. 25; all of Sec. 36; and that part of Sec. 35 lying East of Escanaba River, T42N-R24W.
Mr. Harkinien, representing Ewing Township stated that he had no idea of how the area came to be zoned OS. They had no records of it at their township. Mr. Johnson said that at the workshops with the townships there were maps with different options for the areas to be zoned and their must have been some mistake. At the time the Planning Staff did recommend that these areas be zoned AP. An AP Dist. abuts the area on the north side. Soils are sandy loam and topography is essentially level. Almost 50% of the total area is utilized for agricultural purposes. Of the existing year round dwellings, all are used for agricultural production. The Planning Staff recommends that the rezoning request be approved.

Land owner Mr. Aper stated he was against the rezoning. He would like to have it left as it is presently zoned. Motion was made by Dave Holli with support by Ken Tuominen that the rezoning request be granted. Roll call vote was taken with a unanimous vote in favor of the rezoning.

Legal add was read for 36-RZ-EW-3. Rezoning proposal by Ewing Township to rezone the following from OS to RP: The SE sq. of the NE sq. and 1/4 sq. of the SE sq. of Sec. 5; the 1/4 sq. of the NE sq. and the SE sq. of Sec. 2. The SW sq. of the NW sq. and the NW sq. of the SW sq. of Sec. 1; the NE sq. of the NW sq. of Sec. 8; all of Sec. 9, all of Sec. 10; the 1/4 sq. of the NE sq. and the NE sq. of the SE sq. of Sec. 17; the NW sq. and the NW sq. of the SW sq. in Sec. 16; all of Sec. 15; and that part of Sec. 22 lying northerly of the Escanaba River, T42N-R2W.

As with the previous request this petition involves a misunderstanding in zoning district classification. The Planning Staff and Ewing Township were in agreement that the area be zoned RP prior to the adoption of the ordinance. The physical characteristics of the area are suitable for an RP Dist. Soils are primarily sandy loam and are well to poorly drained. Relatively level with some rolling topography and mixed tree cover. Most parcels have access to County Road. Many have electric service.

Mr. Harkinien asked what the difference was between OS and RP. Intent of OS is to preserve lands which are not suitable for development. Intent of RP is to establish and maintain for low intensity those areas which are suitable for a wide range of agricultural, forestry and recreational uses.

Motion made by Ken Tuominen with support by Mel Nyquist that the rezoning request be granted. A roll call vote was taken with the rezoning passing unanimously.

Legal add was read for 32-RZ-RE-3. Rezoning proposal by Republic Township to rezone that part of the West side of County Road L.E. from Maple Street to County Road L.E.B. in plat of Republic from R-1 to R-2.

Mr. Leslie Mattila, Supervisor of Republic Township stated that the terrain in the area is only suitable for mobile homes because of ledge outcropping, basements could not be dug.

Planning Staff Statements: The Staff is in agreement with the change. The area indicates the present land use at the time. Both of the existing dwellings are mobile homes. A high bluff runs through the area and could hamper construction of traditional types of single family dwellings. The Planning Staff recommends that the rezoning be approved.
Motion made by Ken Tuominen with support by Dave Holli that the rezoning request be approved. Roll call vote was taken with a unanimous vote in favor of the rezoning.

Legal add was read for 33-RZ-RE-4. Rezoning proposal by Republic Township to rezone lots 3 through 11 on Cedar Street, Plat of Republic, and lots 62 through 72 and lots 113 through 123 on Cedar Street. First Addition to the Plat of Republic from R-1 to R-2.

Mr. Mattila stated that when the Mining Company started selling the lots an agreement was reached between the Company and the Township to allow mobile homes only on Cedar St. which already has 6 mobile homes now.

Planning Statements: There are some existing dwellings that are wood frame and an equal number of mobile homes. The area is serviced by electricity, water and sewer systems. The Staff feels the proposed rezoning would be compatible with existing land use patterns and recommends that the request be approved.

Motion made by Ken Tuominen with support by Mel Nyquist that the rezoning request be passed. A roll call vote was taken with the request passing unanimously.

Legal Add was read for 30-RZ-EL-9. Rezoning proposal by Ely Township to rezone the NE ¼ and the SE ¼ of the NW ¼, Sec. 8 T46N-R28W, from OS to RR-2.

Applicants statements: He would like to sell some of the land in case his wife became an invalid. Some of the land is like beach sand. Mr. Maki said his land is high ground with some low. He would like to see it rezoned from OS because you can’t do anything with it.

Planning Staff Statements: Access is by gravel County Road with pavement terminating about ½ mile from the area. The designation of an RR-2 Dis. in this particular enclave would be inconsistent with the present land use patterns. The Planning Staff recommends against the rezoning.

Mr. Lehman from the DNR made a few statements: He is in support of the present zoning. If the zoning was changed allowing intensive development it could interfere with any management that the DNR may wish to have.

Motion was made by Mel Nyquist, with support by Karel Pekarek that the rezoning be denied. A roll call vote was taken with the rezoning being denied by a vote of 6 to 1.

Legal add was read for 31-RZ-EL-10. Rezoning proposal by Kramer Machinery, from Rural Residential 2, to Commercial 3, to rezone the SE ¼ of Sec. 4, T47N-R28W, excepting US 41 EMY. Applicant stated that they felt the land would be improved by development of services i.e. electrical, water, clean up & drainage and the construction of a large modern Caterpillar dealership. They expect to begin building in the spring. It is an ideal location between the two mines.

Planning Staff Statements: The area was at one time an airstrip then a drag strip. Physical characteristics are suited for commercial development. Access to the area is provided by US 41, a main arterial highway. Residential development in the area is sparse and trees could provide a buffer to adjoining properties. The Planning Staff recommends the zoning be changed to C-3. Ely Township is in favor of the rezoning. Burt Boyum of the CCI Mining Company stated he was in favor. Motion was made by Mel Nyquist with support by Karel Pekarek. A Roll call vote was taken with the rezoning unanimously passed.
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MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

Sept. 1, 1977

The meeting was called to order by Chairman, Pat Farrell. All members of the Planning Commission were present except Karel Pekarek.

Minutes of the last Planning Commission meeting were approved as submitted, dated August 4, 1977. The minutes for the rezoning meeting of August 16, 1977 were approved with one correction. In the third paragraph the second to the last line should read, "A citizen from the town of Rock stated that most of the area there is clay soil and they are able to have septic systems."

Communications for the past month were then reported on. Mr. Johnson stated a letter had been received from Mr. Wilbert Wiitala, Director of the Board of Light and Power for the City of Marquette. The Board, in order to protect service to existing customers has decided not to accept any new commercial or industrial customers. They are requesting that the Building Code Dept. issue only single family home building permits. Mr. Johnson said he does not see how we can refuse a building permit, that it should be pointed out to the Board that it is a policy of the City and not the County. He recommended that we inform the people that there is a possibility that they will not have power. Also a final occupancy permit cannot be issued unless they have some type of power. Mr. Sodergren made the motion that a form letter be attached to all building permits issued in this area indicating that the builder should contact the Board of Light & Power for information on sources of power, supported by Mel Nyquist. Motion was passed unanimously.

John Hess then reported on the A-95's received for the month. The first was by Forsyth Township to apply for federal assistance to undertake Water Systems Improvements for a Booster Pump Station and River Crossing, a portion of Austin Princeton Systems improvements. Jim Sodergren made the motion that the Commission comment favorably on the application, supported by Karol Peterson and passed. Second A-95 was from Central Mqt. County Water & Sewer Authority to undertake Community Emergency Drought Relief. Motion was made by Jim Sodergren with support by Dave Holli that the Commission comment favorably, passed unanimously. Third A-95 by the Mich. State Dept. Highways & Transportation to undertake Region 12 Planning Studies, to identify state & local transportation needs. Motion was made by Mel Nyquist with support by Dave Holli that it be commented favorably. Passed unanimously. It was also requested that the Planning Commission receive any raw data that might be available. 4th A-95 also be the State Highways & Transportation to undertake traffic volumes & estimates & analysis. This one's purpose is to estimate daily traffic from statewide & permanent county system etc.
Ken Tuominen made the motion that the Commission comment favorably, supported by Karol Peterson and passed unanimously. Fifth A-95 also from the State Dept. of Highways & Transportation was to undertake Urban Transportation Planning -- for Marquette, Negauenee, and Ishpeming. This was to determine existing and future travel patterns and develop information on number & type of trips to and from study area. Motion was made by Karol Peterson supported by Ken Tuominen and passed unanimously.

Also for the month a communication was received from Michigamme Township recommending that their TP and OS Districts be changed to permitted use of 20 acres or more, to allow for camp buildings and seasonal dwellings. Much of the TP district is owned privately. Another letter was received from Republic Township which would be reported on later in the meeting since it concerned Seasonal Dwellings.

By-Law Amendment - The proposed amendment written by Jerry Mitchell concerning discussion of rezonings by the Commission was distributed and read. The amendment was adopted with the following addition to the last sentence: "Once the Commission has been informed that a petition has been submitted members of the Marquette County Planning Commission shall not discuss rezoning requests with the petitioner or others, except at the designated public hearing." The motion for adoption was made by Joe Racine with support by Karol Peterson and passed unanimously.

Housing Study - The public hearing for the Housing Study will be held at the next Planning Commission meeting which will be September 29, 1977. Cost to the public will be $5.50 which would cover any printing and binding, copies of the report should also be distributed to all Township Boards and Planning Commissions, City Councils and Planning Commissions, and libraries. Motion was made by Ken Tuominen with support by Karol Peterson that the recommendation for price of housing study and distribution be adopted, passed unanimously.

Seasonal Dwelling District - Mr. Johnson stated that he and Mr. Tuominen had met concerning the SD District. Verbal contact with the townships had been attempted but it had been hard to contact all. A questionnaire has been sent out to all townships asking their opinion of the District, if they have been having problems, and what revisions they would like to see. The letter by Republic Township was then brought up. Republic Twp. is in favor of changing the Zoning Ordinance in respect to OS Districts to allow building of Seasonal Dwellings on 20 acres of more. They felt there would not be a threat of urbanization, or specific expense to the Township for roads, sewers, water, and lighting. Several of the Township Supervisors then expressed their ideas on the SD District.

John Olson - Michigamme Twp. stated that he was opposed to changing the SD District. He felt that it was too hard to define the "season". If it was changed it should be noted that the Townships would not provide services to the district. Spur Township has a definition whereby if the people choose to live or build camps in "SD District" it is understood that no services are provided.

Randy Ostyn - Attorney representing Buck Gotschall gave his views on the District. His client has the problem of trying to sell land to people who want to build camps. He agreed with Jerry Mitchel in his legal opinion that it is nearly impossible to define "seasonal dwelling." Mr. Ostyn suggested that perhaps different wording should be used. He suggested the word "domicile" which means a permanent residence. His definition was: That which is used by a person as a temporary dwelling for recreational uses, and not that place used as a permanent place of domicile.
Concerning services Mr. Osstyn suggested handling it by those roads which are or aren't classified. Provide services to those roads which are classified. Also special assessment could be made by Townships. Mr. Farrell suggested that if a person was interested in buying land that an agreement be made if a Conditional Use permit was not granted then the seller would have to buy back the land. Concerning buses and services, if a road is a County Road then they must be maintained and bus service must be provided.

Howard Aalto, Supervisor of Ewing Township - Expressed his ideas on the SD Dist. He stated he would like to see it possible for the people to get permits for Seasonal Dwellings more easily. But he would like to be sure that in the future they would not become permanent dwellings. The system should have tight control.

Berle LaPin-Champion Township Supervisor stated that he thought the zoning ordinance was good the way it is at present but possibly amendments would have to be made in the future. There are pollution problems, roads will be requested if control is not taken of development. He had no objection to someone building a camp. He said special assessments were possible but he would not like to go into it. He would like to be sure the controls are tight about whether the building would be a camp.

Mr. Holli stated that he could see nothing very bad about the present system of obtaining conditional use permits the way it is now. Duane Beard stated that the County took over maintenance of many township roads in 1939 under a Public Act. The County received reimbursement from the State based on the number of miles. Dave Holli stated that County Roads are maintained for the right-of-way for the public.

A draft was received from Jerry Mitchell, Cuppad Staff Attorney concerning the Seasonal Dwelling District. He said as far as SD District the issue has not been litigated in Michigan. Seasonal dwelling is almost impossible to define, and it would be hard to tell a person when he could or couldn't use the structure and it could easily become a permanent dwelling.

Motion was made by Ken Tuominen with support by Karol Peterson that item #9 the Work Program be discussed after item #10 rezonings for Mrs. St. Amour, Ewing Township, Republic Township, and Ely Township. Motion was passed unanimously. Mrs. St. Amour's rezoning petition had been recommended favorably at the rezoning meeting, but when brought before the Environmental Quality Committee it had been denied and sent back to the Planning Commission for review. The petition was to rezone from RP to RR-2. The Environmental Quality Committee had been concerned that this rezoning would lead to strip development. Mrs. St. Amour who was at the meeting agreed that it would be better to get a zoning variance and withdrew her rezoning request.

Ewing Township proposed rezoning request was then brought before the Commission to decide if the Planning Commission should present the rezoning. Ken Tuominen moved that the Planning Commission sponsor the request, supported by Mel Nyquist and passed unanimously. The Republic Township proposed rezoning request was then discussed to see if the Commission should sponsor it. Motion was made by Dave Holli with support by Ken Tuominen that the Commission sponsor the request. Motion passed unanimously. Ely Township rezoning was then presented for discussion to see if a public hearing should be heard. Motion was made by Ken Tuominen with support by Dave Holli that the petition be heard. Motion passed unanimously.
Work Program for the coming year was then presented by Director Johnson. Under Public Information it was suggested that a bi-monthly add be run in the paper concerning the building code department and current problems with obtaining permits. There was discussion on the enforcement of the Health Dept. with the Sedimentation and Erosion Control Act. Mr. Johnson pointed out that it would be feasible for the Building Code Dept. to assume this responsibility without any additional cost to the County. Since the inspectors are at the building sites at all stages of construction it would be very easy for them to check on this. Motion was made by Dave Holli with support by Karol Peterson that a recommendation be sent to the County Board of Commissioners to study the possibility of having the Building Code Dept. staff take over the duties of the Erosion and Sedimentation Control Act. Motion was passed unanimously. Reasons should also be given why the Building Code should take over the duties.

Motion was made by Joe Racine that the Work Program be adopted and sent on to the County Board for their information. Supported by Mel Nyquist, and passed unanimously.

Monthly report was presented by the Planning Director. Motion was made by Ken Tuominen with support by Joe Racine that the report be accepted and sent on to the County Board. Motion passed unanimously.

There was some discussion about the Carp River Forge. Mr. Farrell and Mr. Johnson had met with Mr. Don Moran and a report on the meeting will be ready by the next meeting.

Mr. Sodergren stated he had attended a meeting with the Wisconsin Mineral Resource Commission and they were interested in the County Zoning Ordinance and the Mineral Resource District. Copies have been sent to them of the ordinance.

Mr. Holli asked if anything had ever been decided concerning Township petitions for rezonings, and the inland lake and control act. The Township Zoning Petitions will be brought up at the next meeting.

County Planner also requested that the rules for Zoning Administrator be put on the agenda for the next meeting.
MARQUETTE COUNTY ZONING COMMISSION
MINUTES

Aug. 16, 1977

The meeting was called to order by the Chairman, Pat Farrell. Roll call was taken. Present at the meeting were Dave Holli, Hel Nyquist, Karel Pekarek, Karol Peterson, Ken Tuominen, Joe Racine, and Pat Farrell. Mr. Sodergren was absent.

Chairman Farrell then explained the procedures of the rezoning meeting to those present, and asked for any public comment at that time.

First rezoning request was 22-RZ-SK-6 by Mr. Munro. The legal add was read by Les Ross of the Planning Commission Staff, which appeared in the paper on the 27th of July and the 13th of August. The request was to rezone the NE4; NW4; North of County Road OA; SW4 North of County Road OA; of Sec. 10, T45N-R23W, from Open Space to Resource Production. Mr. Richard Munro was representing Mr. Mike O'Connell & made a few statements. The area surrounding the property is mostly resource production. He would like to have the rest rezoned to sell 20 acre parcels for residential use. The Staff Recommendation: The area does not have electrical service nor is the existing road as improved or as wide as in the adjoining land that is RP. There are seasonal drainage problems and the comprehensive plan states that development should be discouraged in those areas designated as flood plains, wetlands, shallow soils or high water tables. Natural areas should be preserved. The Staff recommended that the rezoning be denied. There is a soils type of fragipan which is bad for septic systems has poor drainage. Mr. Munro stated that he had already contracted with the Board of Light & Power for electricity to the area, and he has already had the land surveyed. The Health Dept. said septic permits for tanks could be obtained as long as they were not in the #5, wet lands area. Citizens from the town of Rock stated that most of the area there is clay soil and they are able to have septic systems.

Motion was made by Dave Holli with support by Karel Pekarek that said rezoning request be granted. Motion passed with a vote of four to three against. Those opposing the recommendation were Mr. Nyquist, Karol Peterson, and Mr. Farrell.

The legal add was then read for the Conditional Use request by Mr. Ken Larson to build a Seasonal Dwelling in an Open Space District, SE4 of the SW4, Sec. 33, T50N-R28W. Mr. Larson said he wants to build camp for Seasonal Use, for hunting and fishing and recreational uses. The area around the land is for this purpose. Staff Position: The physical characteristics of the parcel are suited for seasonal dwellings. Access is provided by a good road and the dwelling is consistent with the appropriate section of the zoning ordinance dealing with conditional uses. The Staff recommended that the permit be granted. Motion made by Ken Tuominen with support by Karol Peterson that the conditional use permit be granted. Passed unanimously.
The legal add was read for the rezoning proposal by Arthur Hamel. The request is to rezone the East 660' of the SE1/4 of the SE1/4 lying North of D.S.S.&A Rwy, Sec. 22, T46N-R30W, from a Commercial 2 to a Rural Residential District.

Mr. Hamel stated that he would like to split the parcel into 4 equal parts to give to his family. Some of the land is low and he would build the land up in order to build. There is access and power to the land. There is a sawmill on one end of the land and a wood yard on the other. Staff Position: To change the zoning district would be spot zoning and the rezoning would be adjacent to a commercial district which could result in some conflicts. Much of the area has drainage problems and result in septic system failure, ground water pollution, and foundation failure due to high frost line. The Staff feels the proposed rezoning would allow more intensive development than the physical characteristics could support and recommends that it be denied. Mr. John Olson, Supervisor of the Township Planning Commission stated that it was in opposition to the rezoning change. He said the township does provide services but does not think the rezoning should be approved. Motion was made by Karol Peterson with support by Nel Nyquist that the rezoning request be denied. The motion was passed that the rezoning request be denied. The vote was 4 to 2, with Dave Holli and Karel Pekarek voting against the denial.

The legal add for rezoning #24-RZ-EL-8 was read. Rezoning proposal by Harold and Cecilia Peppin, etc. to rezone parcels of land from Resource Production to Residential 2; the NE1/4 of SE1/4, the NE1/4 of the SE1/4 of the SE1/4; and the North 33'-0 of the South 660' of the SE1/4 of the SE1/4 lying East of the County Road 581, Sec. 15 and the North 330'-0 of the West 330'-0 of the West 330 feet, of the SW1/4 of the SW1/4, Sec. 14 T46N-R28W.

Mr. Harold Peppin made a few statements. He had bought his land from Mrs. Gordon and wanted to build a house. The property along 581 is not good for production. He would like to sell some of the lots in the future. There is a good black top road, power, bus service, mail route. It is good land and septic tanks could be supported. Mr. Peppin also spoke for Mrs. Gordon and Mr. Treloar, they would also like to sell some of their land.

Staff recommendation: The area surrounding the rezoning is primarily RP. The access road is good but according to the Comprehensive Plan it would be strip development. It could lead to the back areas of land not being developed. The proposed rezoning is not consistent with adjacent land uses in that the lot size requirement of the the R-2 district is extremely small compared to the RP district. The Planning Staff therefore recommends against the rezoning. Mr. Holli pointed out that the way areas of land are zoned creates problems with wedge sized shapes of land. Mr. Nyquist made a motion that the Planning Commission concur with the staff recommendation that the request be denied. Motion was supported by Karol Peterson and passed with a vote of five to one, Mr. Tuominen voting against the motion.

The next legal add was read for rezoning request by Ely Township, #30-RZ-EL-9, to rezone the NE1/4 and the SE1/4 of the NW1/4, Sec. 8 T46N-R28W, from Open Space to Rural Residential 1-1. Mr. Tuominen stated that there had been a mistake in the rezoning request, it should have been rezoned to RS-2. Mr. Racine made a motion that the request be tabled until the next meeting, supported by Dave Holli and passed unanimously.
There was some discussion on the rezoning request which had been heard by Mrs. St. Amour. It had been returned by the Environmental Quality Committee for the Planning Commission's review. Motion was made by Ken Tuominen with support by Dave Holli that it be tabled until the next Planning Commission meeting. It was passed.

Ken Tuominen stated that he has been working on the questionnaire for the Seasonal Dwelling Districts and should have it for the next meeting.

There was some discussion with Mr. Gotschal on Seasonal Dwelling Districts and Conditional Use permits.

New rezonings will be heard on September 13, at a Public Hearing.

The meeting was adjourned at 9:30 P.M.
MINUTES

August 4, 1977

Minutes of the last two meetings on July 14 and the 19 were approved as distributed. Motion was made by Ken Tuominen with support by Mel Nyquist. Unanimously approved.

Communications for the past month were reported on by Director Lyn Johnson. A communication from the Environmental Protection Agency on review of the construction of sanitary sewers in North and South Republic. Estimated project cost is $1,452,900 for design and construction. Motion was made by Karel Pekarek with support by Dave Holli to comment favorably on the project. Motion passed unanimously. An A-95 review was received for funding for Marquette-Alger Intermediate Schools for special Education Classrooms to be built at Sandy Knoll School for handicapped Students in Marquette and Alger Counties. Motion was made by Ken Tuominen support by Dave Holli. Motion passed with one dissenting vote. Another A-95 was received by Dept. of Labor to provide training for economically disadvantaged employees and under employed persons that will lead to community development. Motion was made by Ken Tuominen with support by Karol Peterson and passed with all in favor.

Discussion followed on the Housing Study. Motion was made by Karol Peterson with support by Mel Nyquist that a public hearing be held at the next meeting in order to add the Housing Study to the County Comprehensive Plan. Motion passed unanimously. It was suggested that the Director consider for the next meeting a reasonable fee for the Housing Study.

There was discussion on the proposed rules for the Zoning Administrator. Mr. Tuominen stated he was against the idea of Township's not being able to initiate rezonings. It would be very difficult to get all the property owners consent for rezoning if there would be a massive rezoning at some time.

Berle Lapin, Supervisor of Champion Township state he thought that it would take away power from the townships. He feels if this was required the appointed officials would be at the mercy of the people. If this power was taken away the officials would probably become indifferent to enforcing zoning. Mr. John Olson, Supervisor of Michigamme Township stated he also felt the way Mr. Lapin did and that it would have been a good idea to inform the Townships of these proposed rules. It was suggested that the proposed rules be tabled until the next meeting, and that the Director rewrite them and submit them to the Townships for their comments. Motion to table the Proposed Rules for Zoning Administrator was made by Jim Sodergren, supported by Mel Nyquist, passed unanimously.

Treasurer, Turin Township stated that they have been having trouble on zoning concerning those people who want camps back in the woods. Mr. Olson said eventually these people want to make the camps homes and then they need and want facilities provided by the townships, that is why they are zoned as such.
Mrs. Alice Simandl stated she had bought 80 acres in Champion Township and was told she could not build on it. It is Open Space District - a camp could built on it if a conditional use permit was obtained from the Planning Commission.

Discussion followed on the Recreational Plan. The Director and Chairman Farrell had studied the various laws related to establishing Recreation Plans and it was decided that Act 261 of 1965 as amended in 1969 was best for establishing a Recreation Plan in Mqt. County. At the last Personnel Committee Meeting a Recreational Planner was approved under Title VI of CETA, which is for special projects. Motion was made by Karol Peterson with support by Karel Pekarek that a recommendation be made to the County Board to establish a Parks and Recreation Commission under Act 261 of 1965 as amended in 1969. Motion was passed unanimously.

Discussion then followed on a Work Program for the coming year as outlined by the Director and Duane Beard of CUPPAD. There was discussion about increasing awareness of functions of the Building Code Dept. It was suggested that the old sign for the Dept. be taken down as it was causing some confusion. Signs should also be posted in the courthouse to make it easier to find the dept. Motion was made by Jim Sodergren supported by Ken Tuominen that an add be placed in the newspaper explaining where the Building Code Dept. could be located in the courthouse. Motion passed unanimously.

Another item was increasing technical assistance to local governments. It was noted that there should be more involvement with the Cities in the County as well as the townships. It was suggested that the Director meet weekly with Twp. Association Director Bill Michelin.

It was also suggested that an update be made on the comprehensive plan concerning land use, base maps, etc.

Monthly Report was presented. John Hess said he had met with Tilden Township on their zoning ordinance. They are doing work on the zoning map and noting similarities between the County Ordinance and their's and what can be used in their ordinance.

Mr. Bill Michelin stated that the Township Association would be a good vehicle to make information known to the townships as usually 14 or so townships attend their meetings.

Old business - Mr. Tuominen distributed a sheet with a proposed Seasonal Dwelling District on it. Discussion followed on it. It was suggested that Jerry Mitchell look it over for its legality.

Marquette Township Planning Commission had a rezoning in the township. It is on lots 81-83 owned by Mr. John Racine to rezone from Single Family Residential to Multiple Family Residential. The Planning Commission denied the rezoning because it is spot zoning, traffic problems, swamp land, not any central sewer, and there was petition against it. Motion was made by Ken Tuominen with support by Jim Sodergren to concur with the Planning Commission's decision.
Mr. Farrell pointed out that he had distributed a new write-up of the By-Law amendment which was presented at a previous meeting, and a letter by Jerry Mitchell, Cuppad's attorney, which will be put on the next month agenda for possible action.

Assistant Planner, John Hess then introduced the new cartographer hired by the Planning Commission, Jim Kippola. Hen then presented a rezoning in Forsyth Township from Resource Production to Rural Residential. The motion was made by Jim Sodergren with support by Dave Holli to concur with the Forsyth Township Planner's recommendation except that part of the W% of the SW% of Sec. 19. Motion was passed.

Mr. Farrell pointed out at the last Environmental Quality meeting the Committee had recommended against the rezoning by Mrs. St. Amour. So now the rezoning will be returned to the Zoning Commission again for another review.
July 14, 1977

The meeting was called to order by Chairman, Pat Farrell at 7:00 P.M. Present at the meeting were Commissioners, Karol Peterson, Jim Sodergren, Karel Pekarek, Ken Tuominen, Mel Nyquist, Dave Holli, and Pat Farrell. Also present was Director Lyn Johnson and Ann Summerlee of the Planning Staff, and Duane Beard from CUPPAD.

Public Hearing on the Recreational Section for the Comprehensive Plan was begun. Director - Lyn Johnson gave his comments on the plan which is complete except for the maps. The Planning Commission was instructed by the County Lands & Buildings Committee 1½ years ago to begin work on a Recreation Plan. Marquette County is deficient in recreational areas to serve the large population which could hit 35,000 by the next census period. He said the plan tried to present what was needed for the residents recreational needs such as camping and picnic areas, as well as what was needed by tourists to the area. Winter sports and indoor sports facilities should be developed. Listings of the individual township and cities existing facilities were stated in the plan. Discussion followed with some discrepancies noted in Ishpeming City and other areas. There were questions discussed as to what type of Recreation Commission should be established; should it handle the maintenance on park sites and be separate from the Road Commission or be a coordinating commission, or possibly have it come under the Forestry Commission. It was decided that Chairman Farrell and Director Johnson would write up a proposal and have it ready for the next meeting for action.

Minutes of the last meeting were accepted as distributed.

Communications for the last month were presented. A map showing the relocation of Highway M-35 sent by the State was presented for the Commissioner's approval. Motion was made by Dave Holli and supported by Karol Peterson that the Planning Commission comment favorably on the relocation. Motion passed unanimously. An A-95 from the County Comm. on Aging to undertake a retired Senior Volunteer Program which basically is to help the senior citizens who wish to be active and help provide financial assistance for them. Motion made by Ken Tuominen and supported by Karol Peterson that the Commission comment favorably on the A-95, motion was passed. Also a letter was received from Marquette Township on rezonings in the township which will be reported on at the August meeting.
Discussion followed on a proposed amendment to the By-Laws of the County Planning Commission concerning discussion of a legal petition for a rezoning. Motion was made by Karol Peterson with support by Mel Nyquist that the amendment be adopted. After further discussion it was moved by Jim Sodergren and supported by Mel Nyquist that the motion be tabled.

Director Lyn Johnson then presented three staff positions to be approved by the Commission, one recreational planner, an associate planner, and a part time secretary. Motion was made by Karol Peterson and supported by Mel Nyquist to endorse the addition of the positions requested. Motion passed unanimously.

There was discussion that a work program for the coming year be drawn up for those plans and programs the Commission would like to work on. Chairman Farrell suggested that the Commissioners send in suggestions before the next meeting.

There was discussion on those applications presented for rezoning by the townships. It was pointed out that when the townships proposed rezonings no fee is charged. The planner will write up the new rules for rezonings by the next meeting.

Discussion followed on the appointment of a Zoning Administrator. Motion was made by Dave Holli with support by Karol Peterson to appoint Lyn Johnson as Zoning Administrator. Motion passed.

A report on the transportation plan proposed at the April meeting by the State was discussed. The report was on the State Elderly and Handicapped System and small bus system proposed. Director Lyn Johnson outlined the report for the Commissioners. Motion was made by Ken Tuominen with support by Karel Pekarek to pass the report on to the County Board of Commissioners as a report without approval or disapproval of the Commission. Motion was passed unanimously.

Director Johnson stated that the Housing Study for Marquette County had been completed and would be printed sometime next week. Copies will be sent to the Commissioners as soon as possible.

Monthly report was presented and will be passed on to the County Board.

For new business Mr. Tuominen suggested that seasonal dwelling district be discussed at the zoning meeting. Mr. Sodergren suggested that maybe it would be a good idea if the Planning Commission and Zoning Commission be two separate agencies as there is so much work with the two as one. Mr. Farrell suggested that if the Building Code was separated that would help relieve some of the work load also. Discussion followed.

Meeting was adjourned at 10:30.
December 1, 1977

The Meeting was called to order by Chairman Farrell. Those present at the meeting were Mel Nyquist, Karel Pekarek, Karol Peterson, Joe Racine, Jim Sodergren, Ken Tuominen, and Pat Farrell; Dave Holli was excused. Also present were Planning Staff members Ron Koshorek - Associate Planner, Les Ross - Local Development Coordinator, Jim Kippola - Cartographer, and Ann Summerlee - Secretary.

Minutes of the previous meeting were presented with a motion made by Ken Tuominen and support by Karol Peterson that they be accepted as presented. Motion passed unanimously.

Chairman Farrell then explained the procedure of the public hearing for rezonings to the public. The legal add was then read for the rezoning, 41-RZ-RE-5. Petition to rezone from RP to Commercial 3. The rezoning was proposed by Marurice & Elvina Schriebs, but they were represented by Mrs. Dorothy Geise of State Wide Real Estate. Mrs. Geise stated that the Schriebs want to build a machinery shop. It will be a completely enclosed building with a store front. They will fill the area before it is built on. The Schriebs have been members of the Republic area for many years, and it has been their ambition to build this business for a long time. They feel it would be in keeping with the other commercial uses on the corners near them. This type of business is needed in the area because of the mining operations.

There was also a letter of recommendation from Elaine Neimi of Republic. She said she has known the couple for many years; Mrs. Schreib since she was a child and her husband for about 7 years. Both people are very reliable and honest. She feels that their business would be a great benefit to Marquette County.

The Planning Staff recommended that the request be denied. It is located west of South Republic on the corner of M-95 and County Road LC. There is no commercial zoning in South Republic. The area has a high water table; prior to fill operation water appear on the surface. The Comprehensive Plan states that development should be discouraged in those areas due to shallowness of soils and high water tables. Commercial development could possibly be more intensive than the physical characteristics could support. Also, M-95 is a main arterial highway and the Comprehensive Plan states that intensive development should be discouraged along main arterials. Due to the relative small size of the parcel, it could constitute spot zoning.

Mrs. Geise pointed out that because there is no commercial zoning in Republic, it would be impossible for any new commercial establishments to be created because of spot zoning. Chairman Farrell said no, not necessarily, the Township could get together with the Planning Commission and local land owners and decide on an area and have it zoned commercial.
It was pointed out that City water was located across the highway but not on the subject parcel. There was a culvert on the property.

Motion was made by Karol Peterson that the request for rezoning in Republic Township be denied on the recommendation of the Planning Commission staff due to the high water table and spot zoning. Support by Pat Farrell. The motion passed with the rezoning request being denied by a vote of 4 to 3. Those Commissioners voting yes were as follows: Karol Peterson, Joe Racine, Ken Tuominen, and Pat Farrell. Voting no were: Mel Nyquist, Karel Pekarek, and Jim Sodergren.

Legal add was then read for request for a conditional use by Jack Deo., for the purpose of constructing a seasonal dwelling in an Open Space District. That part of the NW ¼ of the NW ¼ lyn. northernly of County Road 478, Sec. 5, T49N-R28W.

The applicant stated that he plans on building a log cabin on the parcel. Planning Staff recommendation: The road is plowed, County Road 478. The Staff feels it would be compatible and would comply with standards for conditional uses. The Planning Staff recommends that the conditional use permit be granted. No correspondence was received from the Township in favor or against, but Township Supervisor Mr. Tuominen present at the meeting stated that the township was in favor of the permit.

Motion was made by Ken Tuominen with support by Mel Nyquist that the conditional use permit be granted. The motion passed with a unanimous vote of all commissioners.

Legal add was read for conditional use permit #6-CU-CA-3. Request by Gerald L. Miller, Marquette, MI, for the purpose of constructing a seasonal dwelling in an Open Space District, SE ¼ of SE ¼, Sec. 26, T49N-R28W. Staff Recommendation: The staff had talked with Mr. LaFon, Supervisor of Champion Township and he stated that the Township was agreeable to the issuance of the permit. The parcel of land is located in the Dead River Basin and is a lot of record. There are rock outcrops, with hilly to level topography and mixed tree types in the area. There is access by a good dirt road. The Staff feels construction of a Seasonal Dwelling on this parcel would be compatible with the character of the surrounding area as well as the conditions for conditional use permits. It was pointed out that construction has already been begun. A permit was not obtained and a stop work order was issued. Mr. Sodergren pointed out that steps should be taken to penalize those persons who begin construction without permits. Motion was made by Joe Racine with support by Karol Peterson that the request be tabled until later in the meeting when discussion could take place on the building permit issue. Motion was passed with all commissioners voting in favor of tabling the request except Mr. Sodergren who voted against.

Legal add was then read for conditional use permit request by Jerome Ash, K.I. Sawyer, AFB, MI, for the purpose of constructing a seasonal dwelling in an Open Space Dist. The NW ¼ of SE ¼, Sec. 1, T50N-R28W. Although Mr. Ash does not own the property, Mrs. Alice Simandl, owner of the property, stated that he will purchase the property if a conditional use permit is granted.

The Planning Staff stated that the physical characteristics of the parcel are well suited for constructing a seasonal dwelling. Terrain is characterized by rolling topography and mixed hardwoods. Access is provided by a dirt road and meets the conditions for a conditional use permit. Motion was made by Ken Tuominen supported by Jim Sodergren and passed with a unanimous vote of all commissioners.

Legal add was read for 8-CU-MI-1, conditional use permit by Stanley A. Peterson, Marquette, MI for the purpose of constructing a seasonal dwelling in an Open Space District. SE ¼ of NW ¼ of SW ¼, Sec. 32, T49N-R29W.
Mr. Peterson states that the land in question had been purchased by four people and that there was a 40-acre piece of land; he could just as easily have the title for 20 acres and thus satisfy the conditions for a conditional use permit. The Planning Staff recommends that if Mr. Peterson is able to comply with the 20-acre lot size minimum requirements, the permit should be granted. The land is suitable for densities of 1 building per 20 acres, and quality of access would not deteriorate. The land is located off the Dishno Creek Road.

Motion was made by Karol Peterson and supported by Joe Racine that the conditional use permit be granted if the 20-acre requirement was satisfied. Motion was passed unanimously.

A review of rezoning request by Gary Haglund was then discussed. This request was to rezone the W1/495' of the NE1/4 of the NW1/4, Sec. 8, T46N-R25W, from Resource Production to Residential 3.

The rezoning request had been referred back to the Planning Commission by the County Board of Commissioners for input from the Skandy Township Board. Mr. Earl Robinson, the Supervisor of the Skandy Board had given the Commission a letter stating the Board's feelings. The letter stated: "The Board realizes changes may be necessary but we would like to study all areas not just Mr. Haglund's. Also the Board of Light and Power doesn't feel it can give service to anything but single family dwellings, and they don't know how long it will be available. Until we can be sure of all aspects we oppose any changes now." Mr. Farrell stated that since the Township did not want this development to occur, the Township should look at some other area where such development could take place. Motion was made by Ken Tuominen with support by Jim Soderbergren that it be returned to the County Board as denied. Motion was passed with an unanimous vote.

New rezonings were then presented. A conditional use permit by Jeffrey Havlena of Negamae. Motion was made that a public hearing be held at the next regular Planning Commission meeting, which is January 5, 1978, by Ken Tuominen with support by Karol Peterson, passed unanimously.

Rezoning request by Bill Kasben from RP to RR-2 for a parcel of land in Sec. 14, T45N-R25W in Skandy Township. Motion was made that a public hearing be held by Ken Tuominen, supported by Joe Racine and passed unanimously.

Rezoning request by Ely Township, NW1/4 NW1/4, West of County Road CH, Sec. 3, from Open Space to Residential 2. Motion was made by Karol Peterson, with support by Karel Pekarek and passed unanimously.

Soil Erosion Control Act - Motion was made that the Planning Commission Chairman and Planning Director get together and discuss enforcement of the Soil Erosion Control Act, with the appropriate committee of the County Board by Karol Peterson with support by Mel Nyquist passed unanimously.

Carp River Forge - Mr. Koshorek stated that a grant offer should be received by the County in a month, and additional phases of development should be brought up before February. An appraiser must be selected to establish the value of match grants. The County must decide if the Land Planning & Design Assoc. will handle the work on site plans which they have been handling up to now. Plans must be developed by certified architects.

Seasonal Dwelling Dist. - At the previous meeting the Planning Director was instructed to consult with prosecuting attorney, Tom Solka on a definition of SD Dist., and a possible amendment to the zoning ordinance. Mr. Solka then presented to members of
the Commission a definition he had written up for Seasonal Dwelling District, along with a letter by Mr. Randy Osetyn. He said that the definition was not based on any case law or statutes. Several questions came up while he was working on the definition. One was whether the zoning ordinance would help control having services to those with Seasonal Dwellings by the townships. It was suggested that the words seasonal dwelling should be changed to possibly recreational structure.

There was discussion on the meaning of domicile. Mr. Solka stated that it meant a permanent place or home, a place that one intends to return. Residency just means temporary place where one lives.

Motion was made by Jim Sodergren that the definition and the recommendation by Randy Osetyn be referred to the Planning Commission Staff for their study and review and have them make a recommendation for next month's meeting. Supported by Ken Tuominen, passed unanimously.

Mr. Tuominen stated that he would also discuss the matter with the Townships Association at their next meeting.

Negaunee Twp. Rezonings - A letter from Bridges & Collins concerning some Negaunee Twp. Rezonings had been recently received by the Planning Staff. Since there was not enough time for any kind of review and recommendation by the Staff, a motion was made by Joe Racine with support by Jim Sodergren that it be brought before the Commission by next month's meeting. Motion passed unanimously.

Duane: Beard of CUPPAD then briefly presented the Short Range Comprehensive Plan for Central Upper Peninsula.

The monthly report for the building code department was accepted with a motion by Jim Sodergren and supported by Mel Nyquist, passed unanimously.

New business - Discussion then followed on penalties for those persons who begin construction without building permits. A motion was made by Jim Sodergren that the Planning Staff review penalties for not getting permits and made a recommendation at the next meeting, also consult with Tom Solka on the matter. Supported by Karol Peterson.

Mr. Sodergren stated that it is not proper for someone to go ahead and build and not get a permit, and for no action to be taken. It is not fair to people who comply with the law. It was noted that some supervisors have come into the office any wanted to see action taken on those individuals who do not get permits.

Mr. Racine stated he wanted this tabled because he thought there should be discussion. The Building Code Dept. was initiated for the purpose of issuing permits. Some decisive action should be taken on those individuals that do not purchase permits. If something is not done we are neglecting our duty.

Mr. Farrell stated that the Building Code Department should be more publicized. It is the tentative work program it suggests news releases. Mr. Tuominen suggested possibly TV coverage.

Vote on the motion to review penalties for neglecting to get a permit was passed unanimously.

Motion was made by Jim Sodergren with support by Joe Racine that Conditional Use Permit request by Gerald Miller be granted. The Motion was passed unanimously.
It was suggested that the commissioners names be listed for roll call votes when the vote was split.

It was also suggested that the township boards be sent copies of the Tentative Work Program for the Planning Comm. which lists suggestions about publicizing the building code programs.

Motion was made by Karol Peterson that some provision be made for the public to find their way to the meetings in the Courthouse Annex. A map or something should be made up or signs by the County Grounds and Buildings Dept. Motion was supported by Ken Tuominen and passed unanimously.

Mr. Racine noted that it was Mr. Nyquist's last meeting with the Planning Commission, Mr. Nyquist was one of the founders of the Planning Commission and has contributed invaluably to the Commission over the past years.

A motion was made that the Planning Staff should come up with a policy on receiving requests for rezoning & conditional uses, what kind of a deadline should be set for when they could be received. Motion was made by Karol Peterson with support by Ken Tuominen and passed unanimously.
May 5, 1977

The meeting was called to order by the Chairman, Pat Farrell at 7:00 P.M. Roll was taken, those present at the meeting were Jim Sodergren, Dave Holli, Karol Peterson, Karel Pekarek, Ken Tuominen, Mel Nyquist, and Chairman Pat Farrell. Joe Racine was absent. Also present at the meeting were Planning Commission Staff members John Hess, Lyn Johnson, and Ann Summerlee, from the Marquette County Township Assoc. Bill Michelin, Duane Beard from CUPPAD, Bill Taipale from Marquette Township Planning Commission, and representatives from the State Dept. of Highways and Transportation, Mr. Les Sinclair, Bob Kuehne, Ed Fontinev, and Ken Dorman from Representative Jacobetti's Office.

Minutes of the previous meetings were discussed with changes as follows: Sentence dealing with the education section changed to read: "There would be a good tax base for each student, the Marquette Area would enjoy revenues from the Power Plant, Gwinn Area federal assistance from the Air Force Base, and West Marquette County from the Mineral Industry. Also the wording in the motion by Mr. Sodergren was changed to read: "Section dealing with consolidation of schools in the County consisting of the three districts: Gwinn area, Marquette area, and West Marquette County area with back up statements to support the Education Section be added." On the last page concerning the proposed bank building on the North Lake Road, the sentence was changed to read: "After discussion it was decided that the letter should be sent to the Ishpeming Township Board with copies to Brandon M. Rogers, Gene Ullrick, and Billy Wood, Comptroller of Currency." In the minutes of the April 20 meeting on the Chocolay Township Zoning Ordinance, the last word in the 4th paragraph plans changed to Planner. Mr. Sodergren made a motion that the minutes be accepted as corrected, supported by Ken Tuominen and passed unanimously.

John Hess, Asst. Planner reported on the Communications received during the past month. A letter had been received from the Budget & Executive Committee by Karen Chub, Secretary concerning resolutions to be submitted for the UP Association of County Commissioners Spring Workshop. Mr. Sodergren suggested that if there were any concerns they should be directed to the Co. Planner and he could contact the Commissioners to see what their feelings would be on them, and then submit them to the Budget & Executive Committee. An A-95 was received from Ishpeming Township to undertake development of an Ishpeming Township Recreation Area. Mr. Holli made a motion that the Planning Commission comment favorably supported by Mr. Pekarek, passed with 6 yes votes 1 no vote.

The topic of the Carp River Forge was postponed until the next meeting since their representative did not attend the meeting.
will be added. Motion was made by Ken Tuominen that the public hearing for the Recreational Plan be held in July, supported by Jim Sodergren and passed.

Zoning Procedures - Chairman Farrell stated that he plans to draw up an amendment to the Planning Commission By-Laws concerning discussion of rezonings. The Commissioners would not discuss rezonings after formal procedures have been started. It would protect them from making incorrect interpretations of the zoning ordinance, since the Planner is the only one who has real authority of interpreting the ordinance. Mr. Farrell will draw up the amendment and send it to the other Commissioners and have it placed on the Agenda for the next meeting.

Forsyth Township Zoning Ordinance - The Director reported on the new Forsyth Township Zoning Ordinance, which is basically the same as the County Zoning Ordinance. He expressed concern over the residential districts saying that they could provide problems in the future. He also was concerned over the preliminary plats which have been approved by the Township and not yet been finalized, and their not being accepted as lots of record. Motion was made by Mel Nyquist supported by Dave Holli that a letter be sent to Forsyth Township stating that the Planning Commission is in basic agreement with the intent of the Zoning Ordinance but that there was concern about the residential zoning districts and their definition of lot of record. Motion was passed.

Mr. Hess then presented the applications for rezonings for the next public hearing to be held on June 14th at the Marquette County Court House. First was by Carl Malmgren who is interested in starting a PUD. The Commission suggested that the Staff meet with Mr. Malmgren and explain the process involved in developing a PUD.

#2, Ken Tuominen presented a rezoning proposal on behalf of Humboldt Township. From R-2 residential 2, to C-1, commercial. Legal description, 3½ of Sec. 3, 3½ of Sec. 4. SE½ of Sec. 5, NW½ of NE¼ of NE¼ of Sec. 4; NW½ of NW¼ of Sec. 4; NE¼ of NE¼ of Sec. 5, all within T47N-R29W.

#3, Mr. Robt. Hogg to rezone property on County Road 545 in West Branch Township from R-2 to RR-2. Legal description, NW¼ of the NE¼ and the NW¼ of the NE¼ of Sec. 2, T46N-R24W, except the South 200' of the West 300' of the NW¼ of the NW¼.

#4, Mr. Richard Heribacka to rezone from agricultural production to commercial in Skandia Township, legal description: South 300' of the North 600' of the NW¼ of Sec. 32, T46N-R23W, lying east of US 41 and South of M-94.

#5, David Vernier to reopen a gas station in Republic, residential 1 to commercial. Legal description: that area known as the Village of Republic, on Klamon Ave. from Front St. westerly to Fourth St. 1 lot deep on either side, on Front St. in a northerly direction from Klamon Ave. approximately 600' 1 lot deep on either side.

#6, David Drury in Humboldt Township on Higgins Lake from Resource Production to Rural Residential 2. Legal description: SW¼ and the W½ of SE¼ of Sec. 14, T45N-R29W.

#7, Merrill Prin to rezone in Ely Township a parcel of land from Resource Production to Seasonal Dwelling, legal description: West 170' feet of the SW¼ of NE¼, Sec. 15, T45N-R28W.
Discussion followed on the Building Code Department. Since the City of Marquette passed an ordinance to rescind the Building Code Department, they will now be under County jurisdiction. The County Board has allotted two job slots to help cover the additional area generated by the City of Marquette. The director said that the building permit fees from the City should cover the cost of the two positions. The City of Marquette has agreed to handle the permits they have already issued. Builders in the area are to be given notice about the change in enforcement when they are notified of the Energy Code Seminar on May 25.

Transportation Programs for the County were then presented by representatives of the State Highways and Transportation Department, Mr. Les Sinclair, Bob Kuehne, and Ed Fontinev. Mr. Sinclair said that they had met with Mr. Racine and others from Forsyth Township concerning the vehicle in Forsyth Township which had been placed there for senior citizens. Before they decide to bring operating money to it they must know the County's position on it. Mr. Farrell said that the County had not asked for the vehicle. The Planning Commission's position was that any transportation developed in Marquette County would have to benefit all the people in the County not just a small segment. Mr. Kuehne then made a presentation on the options open to the County concerning a Small Bus System, and an Elderly-Handicapped System. On the County Map of Marquette he outlined the various areas that would be served by each system. He gave out a report listing projected costs for the two systems. Mr. Kuehne said that the Dept. of Transportation would need to have some kind of response or commitment from the County on how they felt about the Transportation Systems.

A motion was made that the Planning Commission write a letter to the County Board and tell them of the past instructions of the Board to the Commission, and tell them of the new proposals concerning County Transportation, and if they want the Planning Commission to go ahead and discuss the possible needs of the County in terms of transportation, what programs and possibly made a recommendation to the County Board. After the Planning Commission gets a reply from the Board they have the director work in terms of looking at the different proposals and what would be best for the County, also meetings with Peggy Braamse and Elie Potter. Motion was made by Ken Tuominen, support by Mel Nyquist, passed unanimously.

After the Planning Commission gets a response back from the County Board, the Staff will send a response to the Dept. of Transportation.

There was discussion on the revised Educational Section of the Comprehensive Plan. The only response received from the those contacted about the Education Section was from Mr. Olds, Superintendent of Ishpeming Schools. He suggested that some revisions be made on page 2, changing the enrollment figure from 951 to 554, and eliminating necessitating the spillover into the Central Elementary School, from the sentence, it is now elementary only. In relationship to the Birchview School, the additional four rooms were added 6 years ago, not two. A motion was made by Dave Holli that a public hearing be held at the next meeting of the Planning Commission on June 2, on the Education Section, supported by Jim Sodergren, and passed unanimously.

The County Planner then presented the rough draft of the County Recreational Plan. It also includes information to update the other parts of the Comprehensive Plan. He said some revisions would be needed on the population section of the plan. The plan includes a complete inventory of recreational facilities in the County. The mapping should be completed as soon as a cartographer can be hired. An appendix
#8, James Mathews, to rezone a parcel of land in Republic Township from Resource Production, to Seasonal dwelling, legal description: NE\(\frac{3}{4}\) of SW\(\frac{3}{4}\), NW\(\frac{3}{4}\) of SE\(\frac{3}{4}\), and SE\(\frac{1}{4}\) of SE\(\frac{3}{4}\) Sec. 13, T47N-R30W.

#9, Tilden Township rezoning parcel of land from Resource Production to rural residential, Legal Description: S\(\frac{1}{4}\) of Sec. 24, N\(\frac{1}{4}\) of the NW\(\frac{1}{4}\) and the NW\(\frac{3}{4}\) of the SW\(\frac{3}{4}\) of Sec. 25, NW\(\frac{3}{4}\) of the SW\(\frac{1}{4}\) of Sec. 25, and NW\(\frac{3}{4}\) of NW\(\frac{3}{4}\) of Sec. 36 all within T47N-R28W. S\(\frac{1}{4}\) of the SE\(\frac{3}{4}\) of Sec. 19, S\(\frac{1}{4}\) of SW\(\frac{3}{4}\) of Sec. 20, S\(\frac{1}{4}\) of the SE\(\frac{3}{4}\) of Sec. 20, NE\(\frac{3}{4}\) of Sec. 30, SE\(\frac{3}{4}\) of Sec. 30, S\(\frac{1}{4}\) of SE\(\frac{3}{4}\) of Sec. 30, NE\(\frac{3}{4}\) of SW\(\frac{3}{4}\) of Sec. 30 E\(\frac{3}{4}\) of NW\(\frac{3}{4}\) of Sec. 30 Sec. 29, and that area of the SW\(\frac{1}{4}\) of Sec. 28 lying east of County road 476 all within T47N-R27W. NW\(\frac{1}{4}\) W\(\frac{1}{4}\) of NE\(\frac{3}{4}\), NW\(\frac{1}{4}\) of the SE\(\frac{3}{4}\), N\(\frac{1}{4}\) of the SW\(\frac{1}{4}\), all within S2 Sec. 3, T46N-R27W. E\(\frac{3}{4}\), SW\(\frac{1}{4}\), and that area of the NW\(\frac{3}{4}\) lying South of County Road 476 all within S2 Sec. 1, T46N-R27W, except that area of the SW\(\frac{1}{4}\) lying North of County Road 476.

#10, Bruce Heikkila, due to a misprint of the add placed in the paper this rezoning will be heard at the next public hearing. He wishes to rezone from Open Space to Resource Production. Legal description: SE\(\frac{1}{4}\) and SE\(\frac{1}{4}\) of SW\(\frac{3}{4}\), Sec. 26, T48N-R28W.

Motion was made that the hearings be held on June 14, 1977 at the Marquette County Court House, Mel Nyquist, supported by Ken Tuominen, passed unanimously.

Monthly report - the County Planner discussed the Building Code Department, it has taken in more for the month than for the first 4 months last year, also more inspections have been made. Last years figures were added to the report. A motion was made by Ken Tuominen supported by Karel Pekarek and passed that the report be accepted as submitted.

There was discussion concerning the Marquette County Water Authority. Mr. Dave Holli made a motion that the Planning Commission send a letter to the County Board recommending that they support local share funding for the engineering study for the Water Authority, motion supported by Mel Nyquist. Motion passed unanimously.

A letter from the Marquette Township Planning Commission was received with two rezonings in the Township, the director will present his recommendations for the next meeting.

The meeting was adjourned.
April 7, 1977

The meeting was called to order by Chairman, Pat Farrell. All members of the Commission were present except Dave Holi.

Mr. Sodergren made a motion that the minutes of the last meeting be accepted as distributed. Motion was supported by Karol Peterson and passed unanimously.

The County Planner then made a report on the communications received during the past month. A communication was received from the Department of State Highways and Transportation, Mr. Les Sinclair of the Special Groups Section. This was dealing with a proposed County Transportation System of 5 buses to provide a service of 1,150 hours a month. Cost would be $217,700 for the 1st year, 2nd year the State would provide 1/3 of cost which would be $37,000, County $45,140, with fares $40,360. EH system would provide 2 vehicles 1st year and would be $46,000, 2nd year, $5,000 per vehicle. The Department stated that they would like to meet with the Commission before it makes a decision on the systems. Mel Nyquist made a motion that they be invited to the next meeting, supported by Karel Pekarek, and passed with all in favor. Another letter was received from Robert Hilprecht of the Construction Code Commission saying the Building Code Department has passed requirements to become a Third Party Inspector for Modular Homes. The Building Code Department will be able to provide inspections for about $30, whereas the State's cost had been approximately $180 to $240 per unit. Three A-95's were received, one by the Michigan Department of State Police asking for assistance to provide a rural law enforcement program which will assist in supporting a resident trooper to the Townships of Ishpeming, Tilden, Negaunee, Republic, and Richmond. Ken Tuominen made a motion that the Commission endorse the A-95, supported by Mel Nyquist, passed unanimously. Another A-95 by the DNR requesting assistance to purchase 7.99 miles of abandoned Railroad right-of-way between Champion and Republic in Marquette County from Chicago, Milwaukee, St. Paul and Pacific Railroad Company for use as a recreational snowmobile trail. Jim Sodergren made a motion that comment be sent in favorably, supported by Joe Racine, and passed unanimously.

County Planner distributed the new section of the Recreation Plan. He asked that comments be sent before the next meeting. There was discussion about separating the County Parks from the Road Commission. Since the representative from the Carp River Forge could not attend tonight's meeting, he requested that he be invited to the next meeting. Karel Pekarek made a motion that he be invited, seconded by Karol Peterson, passed unanimously.

Discussion followed on the educational section of the comprehensive plan. Mr. Sodergren commented that he thought it would be better if the schools in Gwinn area, West Marquette, and Marquette area would be consolidated. It would reduce taxes, energy costs, duplication of services. There would be a good tax base for each student, and the County would enjoy revenues from the mineral industry in the western end, and federal assistance from K.I. Sawyer.
He suggested that this idea be incorporated into the County Plan. Mr. Sodergren made a motion that a section dealing with consolidation of schools in the County consisting of the three districts of Gwinn area, Marquette Area, and West Marquette Area with backup statements be added to the Education Section. Motion was supported by Joe Racine, discussion followed. Mel Nyquist stated busing would be very high. Ken Tuominen said that the schools in Ely are in good repair and doing well, with increase personnel. He thought it would increase costs. Mr. Sodergren said curriculum could be greatly increased by consolidation. A vote was taken with five yes votes, one abstaining, and one no vote. Motion was passed. Mr. Tuominen made a motion that changes be made and copies be sent to the School Board in the area for their comments. Motion was supported by Joe Racine, and passed.

Ishpeming Township Plan – The County Planning Commission Staff will be entering into a contract to write the Ishpeming Township Comprehensive Plan and Zoning Ordinance for $3,750 which will cover staff time, mileage, and materials. Motion was made by Mel Nyquist to authorize the County Planner to enter into an agreement with Ishpeming Township for their Township Comprehensive Plan and Zoning Ordinance, supported by Ken Tuominen, passed unanimously.

Plumbing Advisory Board – The board will help with interpretation of the Plumbing Code, they will be entirely voluntary and unpaid. Ken Tuominen made a motion that the Plumbing Advisory Board be adopted, supported by Jim Sodergren, and passed.

The County Planner then listed the rezonings to be heard at the next Planning Commission Meeting. Three are in Ely Township, two by Mr. Heikkila of Northland Realty, Sec. 26 Gold Mine Lake, from Open Space to Rural Residential. Mr. Tuominen stated that the Township will be holding a Public Session concerning this problem on Monday Night to inform those involved what will be taking place on the rezoning. A motion was made that a Public Hearing be held separately from the Planning Commission Meeting on May 3, 1977 at 7:00 at the County Court House by Jim Sodergren, seconded by Karol Peterson, and passed.

Another petition by Mr. Heikkila in North Gold Mine Lake area, SE1/4 Sec. 26, from Open Space to Resource Production. Mr. Sodergren made the motion that the Public Hearing be on May 3, at 7:00 in the County Court House, support by Karel Pekarek. Motion passed.

A petition by the owners of the Tiroler Hof Motel in Chocolay Township from Single Family Residential to Multiple Family. Joe Racine made the motion supported by Jim Sodergren, passed that the hearing be held on May 3.

Another petition which will be received before Monday Night for rezoning in Ely Township, Sec. 23 to rezone from Open Space to Resource Production. Motion by Mel Nyquist support by Ken Tuominen that the hearing be held May 3. Motion passed.

It was noted that Mr. Scott should resubmit his application if he wishes for a rezoning by Monday also. Motion made by Karol Peterson support by Joe Racine, passed.

Monthly Report - motion was made by Joe Racine support by Karel Pekarek that last years figures be put on the monthly report. Motion passed unanimously.
SPECIAL MEETING
of the
MARQUETTE COUNTY PLANNING COMMISSION

The special meeting of the Marquette County Planning Commission was called to order by the chairman, Pat Farrell, at 3:30 p.m. All members of the counties Planning Commission were present, and Ivan Fende, Chocolay Township Board member, Lyn Johnson, County Planning Commission Director, and Eva Maraccini, secretary.

The only item of business on the agenda was the discussion of the proposed Chocolay Township Zoning Ordinance (April 1977). Lyn Johnson made a brief presentation of the Chocolay Zoning Ordinance.

Three areas of concern were discussed: (1) The proposed zoning for the areas surrounding Lake LaVasser and Lake Kawbawgam. (2) The problem and interpretation of the zoning may be concerned with the district boundary lines at the intersection of US-41 and M-28. (3) It was felt that there could possibly be problems with the definition of the lot area, as contained in the current zoning ordinance.

After a brief discussion, Ken Tuominen made the motion that the Marquette County Planning Commission give a favorable review of the Chocolay Township Ordinance, with those suggestions listed by the County Planner.

The motion was seconded by Carol Peterson, and was passed unanimously. Being no further business on the agenda, the meeting was adjourned at 4:00 p.m.
April 7, 1977

The meeting was called to order by Chairman, Pat Farrell. All members of the Commission were present except Dave Holli.

Mr. Sodergren made a motion that the minutes of the last meeting be accepted as distributed. Motion was supported by Karel Peterson and passed unanimously.

The County Planner then made a report on the communications received during the past month. A communication was received from the Department of State Highways and Transportation, Mr. Les Sinclair of the Special Groups Section. This was dealing with a proposed County Transportation System of 5 buses to provide a service of 3,150 hours a month. Cost would be $317,000 for the 1st year, 2nd year the State would provide 1/3 of cost which would be $37,000, County $115,040, with fares $130,960. EL system would provide 2 vehicles 1st year and would be $196,000, 2nd year, $35,000 per vehicle. The Department stated that they would like to meet with the Commission before it makes a decision on the systems. Mel Nyquist made a motion that they be invited to the next meeting, supported by Karel Pekarek, and passed with all in favor. Another letter was received from Robert Hilgart of the Construction Code Commission saying the Building Code Department had passed requirements to become a Third Party Inspector for Modular Homes. The Building Code Department will be able to provide inspections for about $30, whereas the State's cost had been approximately $150 to $200 per unit. Three A-95's were received, one by the Michigan Department of State Police asking for assistance to provide a rural law enforcement program which will assist in supporting a resident trooper to the Townships of Ishpeming, Tilden, Neguane, Republic, and Richmond. Ken Tuominen made a motion that the Commission endorse the A-95, supported by Mel Nyquist, passed unanimously. Another A-95 by the DNR requesting assistance to purchase 7,000 miles of abandoned Railroad right-of-way between Champion and Republic in Marquette County from Chicago, Milwaukee, St. Paul and Pacific Railroad Company for use as a recreational snowmobile trail. Jim Sodergren made a motion that comment be sent in favorably, supported by Joe Racine, and passed unanimously.

County Planner distributed the new section of the Recreation Plan. He asked that comments be sent before the next meeting. There was discussion about separating the County Parks from the Road Commission. Since the representative from the Carp River Forge could not attend tonight's meeting, he requested that he be invited to the next meeting. Karel Pekarek made a motion that he be invited, seconded by Karel Peterson, passed unanimously.

Discussion followed on the educational section of the comprehensive plan. Mr. Sodergren commented that he thought it would be better if the schools in the Gwinn area, West Marquette County, and Marquette area would be consolidated. It would reduce taxes, energy costs, duplication of services. There would be a good tax base for each student, and the Marquette Area would enjoy revenues from the Power Plant, Gwinn area federal assistance from the Air Force Base, and West Marquette County from the Mineral Industry.
He suggested that his idea be incorporated into the County Plan. Mr. Sodergren made a motion that a Section dealing with consolidation of schools in the County consisting of the three districts, Gwinn area, Marquette area, and West Marquette County area with back up statements to support the Education Section be added. Motion was supported by Joe Racine, discussion followed. Mel Nyquist stated busing would be very high. Ken Tuominen said that the schools in Ely are in good repair and doing very well, with increase personnel. He thought it would increase costs. Mr. Sodergren said curriculum could be greatly increased by consolidation. A vote was taken with five yes votes, one abstaining, and one no vote. Motion was passed. Mr. Tuominen made a motion that changes be made and copies be sent to the school boards in the area for their comments. Motion was supported by Joe Racine, and passed.

Ishpeming Township Plan - The County Planning Commission Staff will be entering a contract to write the Ishpeming Township Comprehensive Plan and Zoning Ordinance for $3,720 which will cover staff time, mileage, and materials. Motion was made by Mel Nyquist to authorize the County Planner to enter into an agreement with Ishpeming Township for their Township Comprehensive Plan and Zoning Ordinance, supported by Ken Tuominen, passed unanimously.

Plumbing Advisory Board - The board will help with interpretation of the Plumbing Code, they will be entirely voluntary and unpaid. Ken Tuominen made a motion that the Plumbing Advisory Board be adopted, supported by Jim Sodergren, and passed.

The County Planner then listed the rezonings to be heard at the next Planning Commission Meeting. Three are in Ely Township, two by Mr. Heikkila of Northland Realty, Sec. 26 Gold Mine Lake, from Open Space to Rural Residential. Mr. Tuominen stated that the Township will be holding a Public Session concerning this problem on Monday Night to inform those involved what will be taking place on the rezoning. A motion was made that a Public Hearing be held separately from the Planning Commission Meeting on May 3, 1977 at 7:00 at the County Court House by Jim Sodergren, seconded by Karel Peterson, and passed.

Another petition by Mr. Heikkila in North Gold Mine Lake area, SE1/4 Sec. 26, from Open Space to Resource Production. Mr. Sodergren made the motion that the Public Hearing be on May 3, at 7:00 in the County Court House, supported by Karel Pekarek. Motion passed.

A petition by the owners of the Tiroler Hof Motel in Chocolay Township from Single Family Residential to Multiple Family. Joe Racine made the motion supported by Jim Sodergren, passed that the hearing be held on May 3.

Another petition which will be received before Monday Night for rezoning in Ely Township, Sec. 23 to rezone from Open Space to Resource Production. Motion by Mel Nyquist supported by Ken Tuominen that the hearing be held May 3. Motion passed.

It was noted that Mr. Scott should resubmit his application if he wishes for a rezoning by Monday also. Motion made by Karel Peterson support by Joe Racine, passed.

Monthly Report - motion was made by Joe Racine support by Karel Pekarek that last years figures be put on the monthly report. Motion passed unanimously.
Mr. William Gravey who has submitted a request for a zoning variance to the Zoning Ordinance which will be heard by the Board of Appeals on April 27 inquired what legal action could be taken if the request was refused by the Board of Appeals. It was noted that if the Board refused the variance the Board of Licensing and Regulation could be appealed to, and also it could be taken to the Circuit Court.

Mr. Sodergren commented on a public hearing which he had attended in Chicago concerning the building of a branch bank on the North Lake Road and US 41. This land is zoned Mineral Resource District under the County Zoning Ordinance, although the Ishpeming Township has their own ordinance, and it is zoned commercially. Mr. Sodergren suggested that action be taken and concern should be expressed as planners. He made a motion that the Chairman direct a letter to Mr. Brandon M. Rogers expressing the feeling of the Commission, and the importance of our ore bodies and the manner in which they were established. Copies should also be sent to Gene Ullrick, and Mr. Bonnie Yates. Supported by Joe Racine. After discussion, it was decided that the letter should be sent to the Ishpeming Township Brd. of Commission with copies to Brandon M. Rogers, Gene Ullrick, and Billy Wood, Comptroller of Currency, with a request that they rezone that area of the ordinance. The Motion was passed with all in favor.

There is to be a workshop with the Department of Labor on Single Family Residential Building and the Energy Code Section on May 25, 1977, from 10-12 and 1-3 in the afternoon. A letter is to be sent to the County Board informing them of the workshop.

County Planners stated that there is a good possibility that the City of Marquette will vote Monday to abolish the BOCA Code, thus they would fall under the County jurisdiction. Discussion followed on the personnel that would be needed if the County were to enforce the Building Code in Marquette City.

The meeting was adjourned at 10:15 P.M.
MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

March 3, 1977

The meeting was called to order by the Chairman, Pat Farrell after the public hearing part of the meeting was adjourned. All members of the Commission were present except Karel Pekarek. Also present were Planning Staff members Lyn Johnson, John Hess, and Ann Summerlee.

Minutes of the previous meeting were adopted. Ken Tuominen made the motion, Karol Peterson seconded it, and it passed unanimously.

John Hess, assistant planner reported on the communications received during the past month. A letter was received from the State Construction Code Commission lifting the probation on the Marquette Township Building Code Department, and supporting them in their upcoming court cases related to code enforcement. Several A-95’s were received, one from Michigan State Dept. of Highways & Transportation to reconstruct at US 41/M28 from North Lake Road northeasterly to M-28 Branch, Ishpeming, 5 lanes with curb and gutter and enclosed drainage. Motion was made by Joe Racine supported by Karol Peterson that the Commission should get more input and information on this A-95. All were in agreement. Mr. Holli stated that Ishpeming Township has been opposed to the project. Another A-95 from Mich. Dept. State Highways & Transportation to resurface the median, make improvements, install impact attenuators, and construct curbs at US 41 from 1.0 mile east to 5.0 miles east of M-35. The concensus of the Commission was to approve the A-95. An A-95 from U.P. Health Systems Agency to undertake permanent designation as a health system agency. The Commission approved this also. Another A-95 from Mich. Dept. State Highways & Transportation for preliminary engineering for reconstruction and relocation of M-35 west of Gwinn to Palmer, the Commission suggested a meeting be set up with the Dept. of Transportation with representatives from Cuppad and the mining industry. Another A-95 from U.P. Emergency Medical Services of the U.P. to initiate organization for hospital services, training medical equipment, rapid access to Emergency Medical Services systems, the Commission gave its support. An A-95 from Ishpeming City to develop a playground pavilion which the Commission supported. An A-95 from Mich. State Dept. Transportation requesting funding for reconstruction of County Road 480 from 1.25 miles east of M-35 easterly, which the Commission also supported. An A-95 from the Dept. of Transportation to grade and construct drainage structures and surface County Road 553 from Sands north to P.A.S. 5278, the Commission supported. An A-95 from Dept. Transportation to widen to 5 lanes and resurface US 41 from Negaunee West City limits to Second Street, the Commission requested that this be clarified. Two letters were received from the County Controller, Gary Yoder stating that both the Planning Commission and the Building Code Department had moved under their budgets for the year of 1976. A letter was received from Suzanne Cook of Landmark Real Estate requesting a rezoning of property located in Sec. 10, T46N, R23W from Resource Production to Rural Residential 2. Motion was made by Mel Nyquist that a public hearing be held next month for the purpose of rezoning, supported by Dave Holli and passed.
The first draft of the Recreation Plan was distributed to the Commission for their review at the next meeting.

John Hess stated that the Housing Study is going well and is ahead of schedule. Field work was begun in Marquette Township.

The revised education section of the comprehensive plan was distributed to the Planning Commission. They are to review it and send their comments and changes to the Planning Staff before the next meeting so that action may be taken as soon as possible on the section.

The monthly report was distributed to the Commission to be forwarded to the County Board of Commissioners.

The Annual Report - additional information which was requested at last month's meeting concerning those units of governments not under the jurisdiction of the County Building Code will be added to the report as well as the list of Building Code Board of Appeals Members. Motion was made by Ken Tuominen and seconded by Mel Nyquist that the Annual Report be adopted by the Planning Commission for 1976. Motion passed.

Concerning the Plumbing Advisory Board the Director stated his approval of the Board. There are to be 3 members with two alternates. A list of eligible people for the board is to be sent to the Commissioners so that a Plumbing Board may be chosen at the next meeting. The Board will be an advisory board to the Planning Commission and will not be paid for their services. Motion was made by Karol Peterson and supported by Ken Tuominen that the Planning Commission support a Plumbing Advisory Board.

Chairman, Pat Farrell brought up the matter of appointing a Zoning Board of Appeals. The County Board has been concerned about members being supervisors of townships and elected officials might have a conflict of interest. After much discussion the Planning Commission made a motion to recommend to the County Board those names that had been previously submitted, Mr. Robinson, Wm. DeShambo, Berl LaPir, Mr. Olson, and Karol Peterson. The motion was made by Mel Nyquist and supported by Dave Holli and passed.

Mr. Sodergren brought up his concern over what is to be done with the old coal dock in Marquette. There is to be a meeting on Monday night and they want input as to how the area should be developed. Jim Sodergren made a motion that the Chairman of the Commission should attend the meeting and express the Commission's views, and their relation to the Comprehensive Plan, supported by Ken Tuominen and passed.

Karol Peterson made a suggestion that maps should also be included when notices were sent sent to those people involved in rezonings. The maps should show the area to be rezoned.

Mel Nyquist brought up the subject of attendance to the OEDP meetings, there has not been a particular representative from the Planning Commission. Since Mr. Racine is unable to attend due to other meetings of the Board of Commissioners, it was suggested that Mr. Sodergren replace him in representing the Planning Commission since he is the alternate. Joe Racine made the motion that Jim Sodergren represent the Planning Commission and that the motion be sent to the secretary of the OEDP, seconded by Dave Holli and passed.
Two CETA positions are being applied for by the Planning Commission Staff. They are both 1 year positions. A cartographer to update the base maps, showing new plats and roads and help on graphics of the Comprehensive Plan. The Associate Planner would work to update the Comprehensive Plan as well as library research. Jim Sodergren made a motion that the Planning Commission concur with the request for the two positions, supported by Mel Nyquist and passed.

The Planning Commission Staff has just received the new Chocolay Township Zoning Ordinance and will have a review of it for the Commission at its next meeting.

A letter dealing with rezoning in Forsyth Township was received, A Mr. Sloan is requesting rezoning from forestry to residential development. Mr. Sodergren made a motion advising them to rezone an entire area rather than just a small area, which would be spot zoning. Ken Tuominen supported the motion and it passed unanimously. It was noted that at the last meeting Forsyth Township also asked the Planning Commission for its advice on a rezoning but went ahead and "spot zoned" anyway.
COUNTY OF MARQUETTE
OFFICE OF COUNTY PLANNER
AND
BUILDING CODE DEPARTMENT
Route 2, Box 52A, U.S. 41 West, Marquette, Michigan 49855

Lyn E. Johnson, Planner

MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

February 3, 1977

The meeting of the Marquette County Planning Commission was called to order by the Chairman, Pat Farrell at 7:00 P.M. All members of the Commission were present except Joe Racine, who was excused by the Chairman because he had to attend the Personnel Committee Meeting. Also attending the meeting were planning commission staff members Lyn Johnson, John Hess, Ann Summerlee, interns Tom Warstler and Jim Kippola, representing CUPPAD were Mark Daneman, James Dooley, and Bill Tansey, from Marquette County Township Association, Bill Michelin.

Minutes of the previous meeting were accepted as presented. Motion was made by James Sodergren and seconded by Karol Peterson and passed unanimously.

Communications for the month of January were as follows: Formal notification from the Dept. of Natural Resources of approval of the County Zoning Ordinance adopted by the Board of Commissioners. They also enclosed several comments and suggestions for consideration in the Zoning Ordinance. They were: (1) adopting minimum setback requirements along the lakeshores, (2) State in the Mineral Resource District that while the provisions of the ordinance do not apply to existing mining operations, expansion or enlargement of the operation is subject to provisions of the ordinance, (3) the Mineral Resource District should have specific locational criteria for placement of future mining operations, (4) suggested separate standards for location of sand and gravel operations, and use of land for that purpose, (5) adopt greater setback distance for septic tanks and structures along rivers and inland lakes in Marquette County. Also received was an A-95 from the State of Michigan, Executive Office applying for assistance from HUD to undertake development of a coordinated mechanism to improve delivery of Housing and Community Development services to lower income dwellers in remote sections. There was some discussion about this application. It was suggested that notice should be given to CUPPAD that the Planning Commission would like more information on the subject.

The Commission then discussed the zoning proposals to be heard at public hearings next month. A motion was made by Ken Tuominen, seconded by Karol Peterson that the correction to the Skandia Zoning Map be made at the Public Hearing on March 3, 1977 in Skandia Township. Motion was passed unanimously. Dave Holli made a motion that the corrections to the Zoning Ordinance be made at the Public Hearing at Skandia Township on March 3, 1977, seconded by Nel Nyquist, passed unanimously. Concerning the rezoning requests in West Branch
Township by Gary Haglund and John Baldwin, Karel Pekarek made a motion that the director mail a recommendation to all Planning Commission Members within the month as it pertains to the Ordinance. Motion was seconded by Mel Nyquist, passed unanimously. Another motion was made that the rezoning requests be heard at the Public Hearing on March 3, 1977 by Ken Tuominen, seconded by Dave Holli, passed with all in favor.

The Director has been looking into transportation proposals for the County. There has not yet been any information from the State concerning a total transit system for the County. As far as transportation for disabled and handicapped, the State has proposed another similar Dial-A-Ride program which would cost the County $30,000 with State providing $4-5,000. The Commission instructed the Director to keep informed on all transportation proposals for the County.

The Director of the Planning Commission has been collecting data for the revising and updating of the Education Section of the Comprehensive Plan. Jim Sodergren commented that a report had been given out at a meeting last June from Dr. Closter, copies of it are to be sent to all members. The Director was instructed to draft a revision of the education section for the next meeting, anyone with input should contact him before that time.

There was discussion on the annual report of the Planning Commission and Building Code Departments. It was suggested that housing and building permit information from those units of governments which are not covered by the County also be added to the report. Also suggested was that the names of Members of the Boards of Appeal be added. Discussion followed dealing with the 1978 budgets for the Planning Commission and Building Code Departments. James Sodergren made a motion that the budget for the Planning Commission be adopted with an addendum to provide for salaries of union employees, because no provision was made for any increases. Mel Nyquist supported the motion and it passed with all in favor. There was discussion concerning the Building Code's Budget for 1978. John Hess mentioned that the Director has been looking into the possibility of either purchasing or leasing cars for the building inspectors, which would help bring expenses down. It was noted that the State Construction Code Commission will not be enforcing the Electrical Code after early spring. The Commission suggested that the State be contacted and a specific time and date be established when the County would have to assume inspections for electrical work. This would mean another electrical inspector would be needed. Ken Tuominen made a motion that the Building Code Budget for 1978 be adopted, seconded by Karel Pekarek, and passed unanimously.

A list of the future Planning Commission meeting dates were distributed. Ken Tuominen made a motion that the Commission adopt the meeting dates, Mel Nyquist seconded the motion, passed with all in favor.

CUFPAD - Mr. Bill Tansey from CUFPAD reported on various maps outlining study areas for the Water Quality Assessment for the County.

Plumbing Advisory Board - In January, the Plumbing Inspector for the County held a meeting with plumbing contractors in the County to find out what problems most were having. It was suggested that a Plumbing Advisory Board be formed to talk about problems they might have. It was suggested that 5 people be chosen along with the County Plumbing Inspector. The Planning Commission instructed the Director to write up a position paper noting the advantages and disadvantages of such a board for the next month meeting.
Forsyth Township Zoning Change - A request was received from Forsyth Township asking the Planning Commission for their recommendation and comments on a zoning change. The area is located on County Road 557 and EA. The petition is to rezone to commercial. The Forsyth Township Planning Commission has approved it already. Mel Nyquist made the motion that Forsyth Township be informed it is "spot zoning," and does not comply with the County or Comprehensive Plan, we recommend that they deny the request. Karol Peterson seconded the motion, and it passed unanimously.

The monthly report was noted for the Planning and Building Code Departments. It was suggested that since the Zoning Ordinance is now in effect, advertisements should be placed so that people are aware of the zoning ordinance.

Election of Officers - Karol Peterson nominated Pat Farrell for Chairman, seconded by Ken Tuominen. No further nominations - all voted unanimously in favor of Pat Farrell. Mel Nyquist nominated Jim Sodergren for Vice Chairman, Karol Peterson seconded the nomination. No further nominations for vice-chairman. All voted in favor of Jim Sodergren for Vice Chairman.

Mark Daneman from CUPPAD stated that on February 16, 1977 the Subdivision Control Act meeting will be held. There will be a basic cost of $2.00. A meeting will be held at a later date for the general public.

Ken Tuominen again suggested that another form be drafted for the Townships dealing with the process to be taken in applying for Building Permits. Since the new Zoning Ordinance is in effect, some confusion may result.

The meeting was adjourned at 9:00.
MARQUETTE COUNTY PLANNING COMMISSION
MINUTES

January 11, 1977

The meeting of the Marquette County Planning Commission was called to order by the Chairman, Pat Farrell at 7:00 P.M. All members of the Commission were present except Joe Racine. Also attending the meeting were Planning Commission Staff members, Lyn Johnson, John Hess, and Ann Summerlee, representing CUPPAD Mark Daneman and James Dooley, and Bill Michelin from the Marquette County Townships Association.

Minutes of the previous meeting were presented with one correction and one addition. Mr. Sodergren wanted a date added concerning a cost assessment dealing with the Central Dispatch System. The sentence will read as follows: "He said Mr. Deleeuw will prepare a cost assessment on making the Central Dispatch System pay for itself by January 31, 1976." Mr. Farrell pointed out a typographical error on page 3 of the minutes in the Changes in the Zoning Ordinance, #9. The amount $10 should be $1.00. Ken Tuominen made the motion that the minutes be adopted with corrections and additions, James Sodergren supported, and the motion was passed with all in favor.

Communications for the past month were as follows: An A-95 from Michigamme Township asking for grant for Step 1 of a facilities plan to meet requirements of EPA rules and regulations pertaining to Construction Grants for Wastewater Treatment Works as published in the Federal Register 2/11/74. Another A-95 from Forsyth Township for a grant to complete Phase III of the Forsyth Township Sports Area. An A-95 from Michigan State Housing Development to provide housing opportunities for low income marginally retarded persons. Also a letter was received from the Board of Commissioners expressing thanks and appreciation to the Planning Commission and staff for their work on the County Zoning Ordinance.

On December 20, a meeting on transportation was held with Mr. Les Sinclair and members of the Department of State Highways and Transportation. Discussed were proposals dealing with a transportation plan for the bus in Forsyth Township, the State offering a grant of $10,000 with the remaining operating cost assumed by the County. The State also wanted to know if the County would be interested in a County Transportation System similar to the Dial-A-Ride Program offered last year, and a plan uniting the various senior citizen and handicapped transportation programs throughout the County. James Sodergren made a motion rejecting the Forsyth Township bus system, supported by Ken Tuominen and passed unanimously. The plan was rejected because it deals with only transportation on a township level and is not countywide. Concerning the similar
Dial-A-Ride proposal, Ken Tuominen made a motion that the Planning Commission is opposed to the plan, Jim Sodergren supported all in favor. The Planning Commission discussed the elderly-handicapped plan and it was decided that the Commission should keep in contact with the State on this plan.

County Zoning Ordinance was passed on December 22, 1976 by the County Board of Commissioners and has been sent to the Dept. of Natural Resources. As yet no comment has been received from them.

The Planning Commission directed the Planning Staff to resume work on the County Recreational Plan which had been postponed due to work on the County Zoning Ordinance.

Mr. James Dooley from CUPPAD made a presentation on development of a Water Quality Plan. He presented figures on population projections, economic projections, and inland lake studies.

County Housing Study - The Planning Commission has received $2,000 from the State of Michigan to begin the study. Two interns from Northern Michigan University will begin on field inventory and base mapping projects.

Tilden Township Comprehensive Plan - 75% of the Plan has been completed. As yet the Township has not decided if they want to go with the County on Zoning or have their own ordinance, but they are in agreement with the County Zoning Map and if they decide to have their own ordinance it will be very comparable to the County Ordinance.

For new business, Mr. Sodergren reported on a meeting held at the Westwood High School he had attended. They discussed building a new Middle School in Ishpeming and requested land from CCI, but CCI is hesitant due to water and sewer problems. Concern was expressed that the County Planning Commission should update and review the educational section of the Marquette County Comprehensive Plan. A preliminary review will be made at the next Planning Commission Meeting.

There was much discussion about water and sewage problems in Ishpeming, Negaunee, and Ishpeming Township areas. Mr. Sodergren suggested that possibly the Mid Marquette County Water Authority might contact the City of Ishpeming and Ishpeming Township in order that it might help settle the differences. Concern was expressed over the importance of cooperation on such a proposed system.

Mr. Sodergren also stated that there is to be a Plat Board Seminar on the Subdivision Control Act. CUPPAD has been contacted and they are to help organize it.

The meeting was adjourned at 9:30 P.M.