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JOINT MEETING MINUTES

Tuesday, November 15th, 2022– 12:00pm – Township Hall

Township Attendees: Christina Bell (Bell Financial), Jon Markes (Township), Ernie Johnson (Township), Steve Smith (TruNorth Credit Union), Erik Powers (Township), Lyn Durant (Township), Jon Kangas (Township), Jason McCarthy (Township).

MTBA Attendees: Frank Stabile, Mike Morgan, Jim Borowski, Chuck Williams.

1. Upcoming New Business Development

- a. New office buildings are being built on Commerce Drive.
- b. Power Sports is going into Best Buy.
- c. Panera Bread is still moving forward.
- d. There are not a lot of updates right now, but will probably have more at the next joint meeting.
- e. Climate migrates – people moving into small areas to get away from big cities, etc.
- f. Affordable housing is an issue.
 - i. Zoning is something that can be changed to help the affordable housing issue.
 - ii. Smaller lot sizes and less maintenance is attractive to a lot of people and the developers seem to know that.
- g. There are no short-term rental restricts in the Township at this time, but there probably will be in the future.
 - i. There are only 16 approved short-term rentals in the township.
 - ii. There are no density limits in the Township.
 - iii. Short term rental is not an issue in the Township right now. Therefore, they are not focusing on this at the time.
- h. Work force housing.
 - i. 30 percent of income and no more can be used on housing.
 - ii. The Orphanage housing used this.

2. Longyear Residential Project/Forestville Project

- a. Longyear hasn't submitted anything yet.
- b. Proposed single family residential.
- c. Board submitted.
- d. Won't see an application before the end of the year because there's going to need to be some road improvements before the Township can approve.
- e. Longyear has 26-28 acres.
- f. If a road gets put in that truly works, it will provide opportunity and challenges.
- g. Township did vote the road down, but that doesn't mean it's over.
- h. Township doesn't really know if they can support the utilities of this project.
 - i. The utilities being water and sewer.
 - ii. Looking at expending.
 - iii. Right now the Township just contracts every 3 years, but would like to buy into the City's water treatment plant.
 - iv. Would need to know the value of the water treatment facility and then try and get the city to sell to Township.

3. **Wright Street Intersection/Forestville Drive**

- a. This intersection is the biggest issue with the Longyear and Forestville project.
- b. Township hopes that Forestville all the way to 550 will be approved to a county road spec.
- c. They will need an ingress/egress.
- d. With these things fixed they could move forward with everything else.
- e. There was hope that with the election some money would be set aside for this.
- f. Anything regarding appropriations won't happen until Spring because of the changes resulting from the elections.
- g. Township does not own the road, so the Township is just able to support or not support the road.
- h. Township said no to the bypass road to the west.
- i. Because it's an existing intersection with existing problems, they thought they would be able to get somewhere with this, but it is hard to tell what will happen.
- j. The Road Commission could go ahead with their plans, without the Townships support, but because they want additional funding they have to reach out to the Township for support.
- k. Utility infrastructure- Township will not be providing any direct benefit to the developer regarding sewer and water. Township will help but developer will be responsible for all the costs.
- l. The City of Marquette has the ability to aid developers when the Township does not.
- m. Township board itself has pretty much decided they are in a state of flux, and to let the staff deal with the matter and come back to the board when they have solid information to discuss.

- n. Interesting thing about the property is that it's a CFA property. They are making sure the recreational property remains for the people in the area.
- o. 425 public act agreement- some of the property is in the City of Marquette which would require this. Allows property to increase in size about 20 percent. If this isn't agreed upon it would be land locked.
 - i. 425 agreement was submitted to the city of Marquette. Jon thinks they got it back from the city now. As long as it's in place, neither side can annex the property.
- p. Right now everything is in Longyears hands.
- q. In summary it is a good project, but the intersection is the most dangerous intersection in the area. Lots of issues and opportunities. By improving our existing road network, we have the ability to improve a lot.
- r. PUD process is getting the public involved.
- s. Haven't submitted an application yet.
- t. PUD has a lot size requirement.

4. **Township DDA & Current Plans**

- a. Project Priorities is new name for the DDA "master plan".
- b. Because of the name change, had to change up some of the information within the plan.
- c. There will be no more actions this year regarding the plan, but if the revisions get done before the end of the year, may call a special meeting to review.
- d. Did apply for a pathway.
- e. DDA has the ability to levy up to 2 million without the people. Township has urged DDA to move carefully and with public support.
- f. Township board needs to be supportive of the plan for it to go forward.
- g. 100 thousand will be covering some of the Forestville plans.
- h. Local match might be less than expected.
- i. Seed money and native plantings:
 - i. Planted some very expensive native grasses and plants. Will take about two years to see if it works.
 - ii. Will hopefully provide storm water help, be less maintenance, will have aesthetic value and pollinators.
- j. DDA is just asking for seed money, not to fund an entire park.

5. **Parks & Recreational News**

- a. New Park Project- December 14th at 9am will find out what happens with this.

6. **Roundabout Signage**- No update on the signage for the roundabout.

7. **Heartwood Project**

- a. Common use areas have been preserved.

- b. Township has recreational use only land there.
 - c. They still would like to sell and develop this area.
8. **Township Tree Lighting Ceremony**- Will be happening on November 22nd at the Westwood Mall.
9. **MDOT Reconstruction of Highway/Sidewalks/Greenery – City of Marquette v. Township of Marquette**
- a. With 41 being a state and federal highway, the Township cannot do much.
 - b. Township does not own the road.
 - c. Speed and right away are the top two reasons why it's harder for the Township to do things than the City.
 - i. There is not a set section of right away.
 - d. And cost is an issue as well.
 - e. Beautification committee does all of south Marquette's care and funds the cost.

Next joint meeting will be June 20th, 2023.

Meeting adjoins at 1:35pm.