

Ishpeming Planning Commission
Meeting Minutes for December 04, 2017 (**Agenda items** are in **bold text**)
6:30 P.M. @ Ishpeming City Hall

A. Call to Order for the Ishpeming Planning Commission was by Chairperson Gabe Seelen at 6:30 P.M.

B. Roll Call

Present: Planning Commissioners Angelo Bosio, Larry Bussone, Gabe Seelen, Mike Tonkin, Harry Weikel, and Jim Bertucci.

Absent: Diane Gauthier and Brooke Routhier, whose absence was excused in advance.

Public present: Brian Kudej, C.E. of Integrated Designs, Inc. and Al Pierce, Zoning Administrator.

C. Public Comment: none

D. Approval of Agenda – The Agenda was approved unanimously as presented upon a motion by Angelo Bosio supported by Jim Bertucci.

E. Approval of Previous Meeting Minutes –The meeting minutes of November 06, 2017 were approved unanimously as presented upon a motion by Larry Bussone supported by Harry Weikel.

F. Presentations – none.

G. Public Hearings – none.

H. New Business

1. Proposed Expansion of Marquette County Medical Care Facility (MCMCF) prior Conditional Use from 10-08-84

Al explained that the Conditional Use Permit was originally granted unanimously by the Ishpeming Planning Commission on October 8, 1984 for construction of a County nursing home facility (minutes included in the packet). Also included was Ishpeming Council Resolution 1986-4 supporting the Planning Commission's decision. The Planning Commission approved the Final Site Plan unanimously on October 20, 1986 as detailed in City correspondence. This use was amended for the addition of a maintenance garage on October 21, 1988 also based upon file correspondence.

Presently the MCMCF is requesting an amendment to the prior Conditional Use to add 12 new patient rooms which will allow the conversion of 12 current semi-private rooms to private rooms. The facility is presently licensed for 140 patient beds and this number will not change. The addition will also include new dining, kitchen and therapy areas in addition to increased staff space (+/- 16,200 sq. ft.). Existing City utilities (water mains, sanitary and storm sewer) are adequate to support the proposed addition. Site parking spaces will increase from the current 131 stalls to approximately 185. The current 2 access drives will be adequate to service the increased parking accommodations. The addition will occur on the West side of the existing facility.

Mike asked if there was a 5 or 10 year plan for the MCMCF. Brian of IDI stated that while there is another phase under consideration, there is no definitive time frame. Larry questioned if there would be another drive entrance off of Washington Street. Brian stated that there would be a temporary entrance South of the existing drive and a 20' foot path plowed around the building. An additional 20 parking stalls may be installed contingent upon the budget. Gabe stated that additional jobs would be created.

Larry Bussone made a motion supported by Jim Bertucci, that the prior CU 10-08-84 be amended to add approximately 16,200 sq. ft. to the building and about 55-75 parking stalls to the parking area, which passed unanimously.

2. Initial PC Review of New Sections 15.5 CBD Facades, and Section 22.15 Private Roads, Current Sections 28, 29,& 30-34 of the Present Ishpeming Zoning Ordinance and Appendix A Cover Note

Section 15.5 CBD Facades

Al indicated that Mark felt strongly about the image created by facades in the Central Business District and had prepared the proposed text. Commissioners questioned prohibition of composite wood siding as there is some that is of high quality and durability now on the market. It was felt that upon approval, by application for a Public Hearing by the Planning Commission, that a substitution might be made. Side yard setbacks would have to be revised for lot-line-to-lot-line construction and a note for revised fireproof side walls should be addressed. The prohibition of pole signs may require amending the Sign ordinance. Durability of canvas awnings in the winter is not known.

A decision on this will be delayed until Mark can explain his vision for the CBD at the next PC meeting.

Section 22.15 Private Roads

Al explained his concerns about future development in select areas at distance from Public Roads and possibly long driveways along with lack of all-season maintenance. Emergency services (Fire, Police, Ambulance, etc.) could be compromised or delayed. The City and future residents need to be protected. Driveways over 250' in length would require a Hold-Harmless Agreement to be recorded against the property. Private roads serving 5 or less parcels would meet City of Ishpeming Engineering Standards for sub-base and sub-grade requirements for Local Streets. If the road served more than 5 parcels it would be paved to meet Local Street requirements. Ed Anderson and Jon Kangas have reviewed the initial draft and provided guidance in their respective areas.

Section 28 Site Plan Review

Minor revisions to Residential Site Plans were made. Commercial Site Plans had a minor change with a reduction in the distance of remote ingress/ egress points to depict on the drawing. Al proposed changes in procedures that would make the applicant responsible for submission to reviewing entities instead of him. He will accept being responsible for reviewing all Zoning requirements, but feels it is the responsibility of other reviewing agencies to process their respective needs and the responsibility of the developer to address them directly. Site Plan completion guarantees were made discretionary instead of mandatory. They were felt to be excessive for a small commercial development but necessary for a larger one.

Section 29 Zoning Administrator

Very minor wording revisions were proposed.

Section 30 Zoning Board of Appeals

Detail revisions were made adding Alternate Members to the ZBA per the Michigan Zoning Enabling Act of 2006 to avoid conflicts of interest.

Section 31 Enforcement

Municipal Civil Infraction costs are clarified to be **per day**. It was specified that the Zoning Administrator is responsible for addressing reported violations.

Section 32 Vested Rights and Section 33 Public Notice

No edits.

Section 34 Rezoned Areas

No edits. Initially Al thought this was an odd thing to have in an ordinance, but its inclusion really saved him a lot of effort in updating the Zoning Maps. He recommends continuing the listing with new titles and dates to separate what was done in each Zoning Ordinance. It was mentioned that the inclusion of Rezoned Areas is not a cost factor since an ad must be placed in the paper for amending the Zoning Map and the map is part of the Ordinance. Adding the text to the ordinance is all that's required.

These sections will be sent to CUPPAD as presented and amended.

Appendix A NAICS Note

Al explained how he hoped to make implementations of the NAICS more user friendly by reformatting and shrinking the 40 pages of commercial descriptions to about half. These only affect the Commercial districts and only those permitted in Ishpeming's ordinance will be highlighted in yellow. There will be an active link to the internet site for text explanation of the numerical code as well as the information the Zoning Administrator has in the office.

I. Old Business

1. Revised Zoning Ordinance Sections sent to CUPPAD

A self-explanatory update of progress to date.

2. Zoning Ordinance Sub-Committee Review

To give the Zoning Administrator a break in a busy month, the committee will not meet in December.

J. Correspondence – None.

K. Meeting Adjournment was unanimous upon a motion by Larry Bussone supported by Angelo Bosio at 7:55 P.M.

By: _____
Alan K. Pierce, Zoning Administrator