

Ishpeming Planning Commission
Meeting Minutes for March 05, 2018
(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 6:31 P.M.

B. Roll Call

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

Absent: Diane Gauthier, whose absence was excused.

Public present: Mark Slown, City Manager and Al Pierce, Zoning Administrator.

C. Public Comment: none.

D. Approval of Agenda – The Agenda was approved unanimously with the addition of Old Business 4. Ash / Elm Stop Sign Removal upon a motion by Bruce Houghton supported by Jim Bertucci.

E. Approval of Previous Meeting Minutes –The meeting minutes of February 05, 2018 were approved unanimously as presented upon a motion by Jim Bertucci supported by Harry Weikel.

F. Presentations – none.

G. Public Hearings – none.

H. New Business

1. Zoning Administrator's request to process a future Class "A" Non-conforming Structure designation located on the former UPPCO parcel (52-51-350-175-50).

Al informed Commissioners that he had discussed this parcel with a new owner, Mr. Rich Karki, who upon purchase from UPPCO, was planning to make site improvements and perhaps add a new structure(s). It was discovered that the Owner's names were confused on the Equalization Map. Further review indicated that the parcel was sold to UPPCO by the City of Ishpeming in 2004. The parcel, PIN 52-51-350-175-50, is located in the Deferred Development zoning district and the structures on this former City owned parcel are considered to be Class B Non-conforming structures since no Class A designation could be located or is known to exist. Al stated that the ordinance allows him to make the application for a Class A designation, which would be made without cost to Mr. Karki. Al expressed his opinion that this would be appropriate due to the City's prior ownership and lack of locatable records.

Since new improvements would increase Ishpeming's tax base, a motion by Brooke Routhier supported by Larry Bussone to permit the Zoning Administrator to advertise for a Class A Non-conforming designation passed unanimously.

2. Review (pretty much) final Sections 21 – 35 for Ishpeming's Zoning Ordinance Revisions

Brooke presented her mark-up of these Sections and the consensus was for Al to review and incorporate the formatting / contextual / comments into the revised Zoning Ordinance as appropriate. She asked that the mark-ups be returned to her.

Al addressed minor cleanup in Section 21 Parking; Section 22 Escrow Fees, Animal Keeping details; Condominiums- Brooke questioned review fees (established by Council- not in ordinance); Section 25 Conditional Uses, SOBS – yes, it is actually shorter in this version, corrected the Public Utility Substation note to Sec. 25.3.D. and within each zoning District: Sec. 28.8 Site Plan Guarantees were made more flexible. In Section 35 - Access Management there is not much text that has potential to be amended as most is mandated by MDOT. There are many distances (all in red text) that are customizable by each jurisdiction. Al explained each instance where dimensions were in red and the applicability of the dimension – Sections 35.17 and 35.18. Commissioners questioned and discussed but no dimensions were edited. In the final ordinance all dimensions will be in black text.

Sadly all good times must end and so does the Planning Commissions' intensive review of the Zoning Ordinance revisions/updates.

I. Old Business

1. Revised Zoning Ordinance Sections

The City will finish the Ordinance details. Al will be making all required corrections and formatting changes and Cathy Smith will use her skills in making it look good prior to beginning the review and approval process.

2. Zoning Ordinance Sub-Committee Review

Finished!

3. Update on Marquette Co. Med. Care Facility Site Plan

Ed Anderson and Al continue to work with IDI to improve fire protection. At issue is the extent of a fire lane on the West side of the new addition and placement of a turn-around for fire trucks.

A motion by Bruce Houghton supported by Mike Tonkin to support the placement of a turn-around for fire trucks on the Northwest side of the new addition passed unanimously.

4. Ash / Elm Stop Sign Removal

The Streets Committee (Planning Commission) had reviewed this sign a few years ago, determined that it served no purpose, and recommended that it be removed. It is still in place and continues to serve no purpose. Mark stated that he will address this issue.

J. Correspondence – none.

K. Meeting Adjournment was unanimous upon a motion by Angelo Bosio supported by Bruce Houghton at 8:38 P.M.

By:

Alan K. Pierce, Zoning Administrator