

Ishpeming Planning Commission
Meeting Minutes for May 07, 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 Acting Chairperson Bruce Houghton at 6:32 P.M.

B. Roll Call

Present: Planning Commissioners Harry Weikel, Jim Bertucci, Mike Tonkin, Brooke Routhier, Bruce Houghton and Diane Gauthier.

Absent: Larry Bussone, Angelo Bosio, and Gabe Seelen whose absence was excused.

Public present: Knut Strom, Richard Karki and Al Pierce, Zoning Administrator.

C. Public Comment: none.

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

E. Approval of Previous Meeting Minutes – The meeting minutes of March 05, 2018 were approved unanimously as presented upon a motion by Brooke Routhier supported by Diane Gauthier.

F. Presentations – none.

G. Public Hearings

1. NCS 2018-01 Class A Non-Conforming Structure Designation for Karki Properties, LLC

Al explained historically how this structure acquired a Class B Non-conforming Structure Designation in the Deferred Development Zoning District. This parcel and surrounding lands were owned by Cleveland Cliffs Iron Company (CCIC) for many years. A subsidiary, Cliffs Power and Light, used the parcel for electrical distribution purposes, constructed a building, and had an unrecorded lease granted by CCIC. When Upper Peninsula Power Company (UPPCO) was created as a corporate entity, the unrecorded lease and building were transferred to them. CCIC conveyed large tracts of land in several Sections to the City of Ishpeming in 2003 which included the subject parcel lease and building. The City of Ishpeming has subsequently conveyed the subject parcel and other parcels to former lessees of CCIC. This chain of events has resulted in a commercially utilized building with a permanent foundation in the Deferred Development zoning district with a Class B Non-conforming status. The applicant is requesting a Class A Non-Conforming Structure Designation for the current building and the right to expand upon the foundation in the future.

Bruce asked Mr. Karki what the use of the building would be and was informed that it would support his drywall business and vehicles. Knut Strom, adjacent homeowner, asked if any development would occur outside the present fence. Mr. Karki responded that the fence was believed to mark the extent of his ownership and that he would not expand on property that was not his. Mark Slown thanked Mr. Karki for his investment in the City of Ishpeming.

The following Findings of Fact were noted for Case Number NCS 2018-01:

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the current owner of a metes and bounds described parcel (PIN 52-51-350-175-50) between 440 and 484 Ready Street, Ishpeming, MI (no known street address). The subject structure within this parcel is located in the DD (Deferred Development) Zoning District where it is a Class B non-conforming structure as it has a permanent foundation with no record of any approvals.
3. Until 2003, this land was owned by CCIC who is believed to have initially leased it to Cliffs Power and Light. Upon the creation of UPPCO as a corporate entity, this lease was apparently transferred to UPPCO. These leases were not recorded. In March 2003 CCIC conveyed the land in question (Part of the N ½ N ½ of Section 11) to the City of Ishpeming while impacted by existing commercial and residential leases.
4. The City of Ishpeming in 2004 subsequently conveyed Quit Claim Deeds to commercial (Document Number 2004R-15279) and private lessees. UPPCO has recently conveyed their parcel to Karki Properties, LLC via Document Number 2018R- 01954.
4. The applicant desires to protect their investment by securing a Class A Non-conforming structure designation for the current building and permit a potential future addition to the present building.
5. Continuance of the use of this structure for commercial purposes would not be contrary to the public health, safety, welfare or intent of this ordinance; the use or structure does not or is not likely to significantly depress the value of nearby properties; and no useful purpose would be served by a strict application of the provisions of this ordinance.

A motion by Jim Bertucci supported by Diane Gauthier that the existing structure, approximately 39' x 156', be granted a Class "A" Non-conforming structure designation passed unanimously. A subsequent motion by Brooke Routhier supported by Harry Weikel that the applicant or successor, be permitted to expand upon the foundation of the existing building passed unanimously.

H. New Business

1. Joint Meeting with the Ishpeming City Council and Downtown Development Authority

The Special Meeting of the Ishpeming City Council was held on Monday, May 7, 2018 in the Ishpeming City Hall Conference Room. Mayor Joseph Juidici called the meeting to order at 6:45 p.m.

Present: Mayor Joseph Juidici, Council Members Karl Lehmann, Stuart Skauge, and Mike Tonkin (4). Absent: Councilman Justin Koski (1). Also present was City Manager Mark Slown and City Attorney Bonnie Hoff. The above noted members of the Planning Commission were present as well as members of the Downtown Development Authority.

A motion was made by Mayor Juidici, supported by Councilman Lehmann and carried unanimously to excuse Councilman Justin Koski from the meeting.

AGENDA COMMENT – There was none.

JOINT MEETING WITH PLANNING COMMISSION AND DDA

2017 Annual Planning Commission Report

Members of the DDA and the Council thanked the Planning Commission for all their efforts. There was discussion regarding the increased sale of housing in the City with the City being a bedroom community to Marquette; the benefits of removing blighted property in neighborhoods which creates green space; and continued interest in more mining. Also talked about was the potential development of the Malton Road area for residential use.

2019 Goals and Capital Plans and Priority Redevelopment Sites

There was discussion regarding the DDA budget and, Finance Director James Lampman provided a summary of the budget and a brief history on Malton Road.

Councilman Skauge suggested staff approach the County regarding the land that was provided for the Marquette County Medical Care Facility which is currently not being used for possible development by the City. It was also felt Malton Road should be made a priority and be advertised.

It was felt by members of the Council, the DDA, and Planning Commission that the school as a very important part of the community and efforts should continue to be made to improve the area around the High School. Topics also discussed included "Brownfield eligible development", Code enforcement, and Highland Copper.

City Hall Garden

A motion was made by Councilman Skauge, supported by Councilman Lehmann and carried unanimously to allow the Beautification Committee and DPW to put in drainage on the east side of City Hall at a cost not to exceed \$2,000.

ADJOURNMENT

At 8:05 p.m., a motion was made by Councilman Skauge supported by Councilman Lehmann and carried unanimously to adjourn.

The Planning Commission continued to meet and finish their agenda.

I. Old Business

1. Updated Zoning Ordinance

Cathy Smith is presently formatting the draft Zoning Ordinance and a draft copy was furnished to Bonnie for legal review.

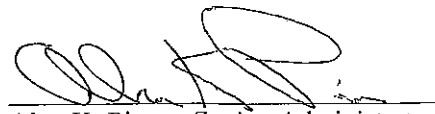
2. Update on Marquette Co. Med. Care Facility Site Plan

Al completed his review and sent correspondence to the engineer on 04-11-2018 which approved the Site Plan.

J. Correspondence – Al shared the contents of an Email for Jasperlite Senior Housing which, read intuitively, raised questions regarding project management and schedule.

K. Meeting Adjournment was unanimous upon a motion by Harry Weikel supported by Jim Bertucci at 8:10 P.M.

By:


Alan K. Pierce, Zoning Administrator