

Ishpeming Planning Commission
Meeting Minutes for June 04, 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 6:30 P.M.

B. Roll Call

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

Absent: Harry Weikel, as well as Bruce Houghton and Diane Gauthier whose absences were excused.

Public present: Kathy Sylvester, Anne Giroux, Thyra Karlstrom and Al Pierce, Zoning Administrator.

C. Public Comment: Kathy Sylvester indicated her desire to speak on the Alley Vacations

D. Approval of Agenda – A motion by Brooke Routhier supported by Jim Bertucci to properly shift item H.1. Proposed Alley Vacations to G.1. was made. The revised Agenda was approved unanimously upon a motion by Brooke Routhier supported by Angelo Bosio.

E. Approval of Previous Meeting Minutes –The meeting minutes of May 07, 2018 were approved unanimously as presented upon a motion by Jim Bertucci supported by Mike Tonkin. There was a brief discussion regarding the joint meeting with the City Council and DDA.

F. Presentations – none.

G. Public Hearings

1. Proposed Alley Vacations at Division and Third Streets

The 20' wide alley between Lots 97 & 98, C.I.M.Co.'s Addition to Ishpeming

Anne Giroux, Marquette County Treasurer, explained that this proposed alley vacation was also tied into the three year old program for the house re-construction on Lot 98 that is being performed by Ishpeming High School students. Completion of the building project should be Spring 2019. Anne stated that the Division St. driveway exit posed safety concerns for traffic exiting during sports events and that the School would convey their 10' to the Land Bank with all 20' of the alley being attached to the home under construction. The Land bank wants to remove the asphalt and landscape this strip prior to resumption of school in the fall. Thyra Karlstrom, County Planner, also stated that the removal of accessibility to Division St. complies with the goals of MDOT for Access Management safety improvements. Brooke spoke in support of the Westerly alley vacation, noting that access to Division St. is a problem. This alley has a Sanitary Sewer in it per the DPW and an easement for operation, maintenance and repair would have to be reserved.

The 20' wide alley between Lots 95, 96, 97 and 107, C.I.M.Co.'s Addition to Ishpeming

Anne stated that this alley poses a different ownership situation for consideration of vacation. In the event it's vacated the North 10', adjacent to the parking lot, would go to Ishpeming Public Schools while the South 10' would

become the property of Mr. John Maara. The school's present access drive for the parking lot is approximately 50' to 67' South of the centerline of Division St. This location is too close to Division St. and does not allow sufficient vehicle stacking space for exiting, especially after sporting events. On May 31, 2018 at 11:50 A.M. the Zoning Administrator received a telephone call from Mr. John Marra, owner of Lot 107 CIMCO's Addition (312 S. Third Street), objecting to any alley vacations that would limit access to his home. He expressed his concern, as a senior citizen, that if the alley adjacent to his home is vacated, he would have to clear the snow off of the vacated alley to reach the rear of his lot, which is now plowed by the City. Thyra, Marquette County Planner, furnished pictures and an aerial view of the situation at 312 S. Third. Al shared other information from his phone call with Mr. Marra. It seems that Ishpeming Schools and Mr. Marra have had purchase discussions in the past and Mr. Marra would like to touch base with the School again to see if there is a renewed interest in purchasing his home. A time delay would allow that to happen.

Kathy Sylvester provided public comment indicating that all exits from this parking lot are dangerous no matter what. Division Street parking, medical emergencies and police enforcement are always an issue. She expressed her opinion that Great Lakes Recovery Center property should be a parking lot.

Gabe also indicated that parking at the High School is almost always an issue.

Findings of Fact for the Vacation of Two (2) Alleys located in Cleveland Iron Co.'s Addition to Ishpeming:

1. The Marquette County Land Bank Authority and Ishpeming Public Schools (IPS) are proposing the vacation of two (2) alleys lying South of Division Street and West of South Third Street, being adjacent to an existing IPS parking lot.
- 2.. The proposed legal description for the alley vacations are: **(1)** The Twenty (20) foot wide alley between Lots 97 and 98, Cleveland Iron Mining Co.'s Addition to the City of Ishpeming and **(2)** The 20' wide alley between Lots 95, 96, 97 and 107, Cleveland Iron Mining Co.'s Addition to the City of Ishpeming.
3. The City of Ishpeming currently has a Sanitary sewer in each alley, and if vacated, would retain an easement for repair, maintenance and access purposes. Upon vacation, one- half of the alley (10') would become owned by the lots on either side. IPS proposes to deed the East one-half (1/2) of the vacated alley on the West side of the parking lot to Lot 98 for a residential driveway and to fence the West line of Lot 97.
4. Presently the IPS parking lot is accessed by three (3) entry/exit points. If vacated as requested, one (1) entry/exit point would remain, with a 10 (ten) foot strip left at the Southern side which is proposed to be utilized for snow storage.
5. The Ishpeming Planning Commission is requested to make a recommendation to the Ishpeming City Council regarding the requested alley vacations.
6. Legal Notice has been provided to property owners within three hundred (300) feet.
7. On May 31, 2018 at 11:50 A.M. the Zoning Administrator received a telephone call from Mr. John Marra, owner of Lot 107 CIMCO's Addition (312 S. Third Street), objecting to any alley vacations that would limit access to his home. He expressed his concern, as a senior citizen, that if the alley adjacent to his home is vacated, he would have to clear the snow off of the vacated alley to reach the rear of his lot.

Motions by Larry Bussone supported by Mike Tonkin that **(1)** The 20' wide alley between Lots 97 & 98, Cleveland Iron Mining Co.'s Addition to Ishpeming be recommended for vacation by the Ishpeming City Council with the reservation of a sewer easement for repair, maintenance and access purposes of an existing Sanitary Sewer AND that **(2)** Any action on the Twenty (20) foot wide alley between Lots 95, 96, 97 and 107, Cleveland Iron Mining Co.'s Addition to the City of Ishpeming be tabled until the August 06, 2018 regularly scheduled Planning Commission meeting, both motions passing unanimously.

H. New Business

1. Future Hematite Art Park

Anne Giroux and Thyra Karlstrom presented background information regarding the Art Park proposed for a vacant lot at 402 E. Division. The lot is the site of a formerly blighted residence which has been removed. It is directly South of the School complex and is proposed to have three art panels, pathway, benches and landscaping. The art will display history of the school district and community developed by students and community members. Future expansion of the park can be accommodated. Grant / crowd funding and donations are anticipated to provide development funds. The site is accessible by sidewalks on two sides and is ¼ mile from the Iron Ore Heritage Trail. Mike Lempinen has been involved in the initial design. The proposed timeline for completion is June 30, 2019.

Kathy Sylvester provided public comment generally in opposition. She stated that young adults would destroy the Art Park and that skateboarders would be an issue at night time. She felt an armed guard would be required to be present. It would be a fair characterization to say that she is very opposed to this concept.

Brooke relayed her experience after living several years by Phelps M.S. She had talked with several kids over the years to encourage good behavior with reasonable success in an area where neighborhood diversity was high. Larry stated that sometimes “good” can be encouraged.

While no vote was taken or requested, Planning Commissioners appeared to be supportive of the location, design concept and implementation and thanked Anne and Thyra for their efforts.

2. Malton Road Development

The Planning Commission had reviewed this area and provided a proposed development schematic in March, 2015. Very little was done with the map and nothing has happened. At the joint meeting with the Council and DDA, they were encouraged to update the plan.

This topic provoked a wide ranging and animated discussion among Commissioners. Development was considered to be best done through the Private arena rather than Municipal and solicitations outside the local area were to be encouraged. Presently the area contains a single family home/ horse riding stable, as well as horse and mountain bike trails. Development East of the Wabash Heights area had been looked at in the past, but the only thing that happened was rezoning by the Planning Commission / City Council to the SR (Single Residential) District. A large part of the proposed development area is in the DD (Deferred Development) District which encourages recreational facilities, mobile and manufactured home subdivisions, and single-family units only on a Conditional Use basis. Elected officials have neither encouraged or discouraged Traditional development techniques (municipal roads, water, sanitary, storm utilities) or Alternative development techniques (PUD's, Condominiums, Open Space Preservation, Residential Clustering, septic fields, wells, etc.). In the event Ishpeming solicits Traditional development specifications, material standards should be specified to be compatible with current standards. If individual private wells are considered in some areas, fire suppression costs for future tankers should be reviewed. Commissioners discussed Phase I environmental costs as the lands have been purchased “as is” from CCIC without environmental review or analysis. The consensus opinion was to evaluate areas carefully on a “40 acre” historical basis in an effort to avoid costly Phase II testing and analysis. Surface settlement due to prior mining activities in selected areas should be identified and avoided.

A motion by Gabe Seelen supported by Larry Bussone to encourage the Council to submit for development by Private Developers the New York St. / Malton Rd. / Wabash Heights area with full utilities **or** septic & wells, after a Phase One analysis, passed unanimously.

A motion by Brooke Routhier supported by Jim Bertucci that the base map for solicitations be an annotated Zoning Map also passed unanimously.

3. Future rezoning request – NE Quadrant Third and Bessemer

Al informed Commissioners that one lot at Third and Bessemer that had been used commercially for many years was proposed to be rezoned at the next Planning Commission meeting from GR (General Residential) to GC (General Commercial). It currently is owned by the Marquette County Land Bank and will be having 3 underground tanks removed as well as the existing building.

I. Old Business

1. Updated Zoning Ordinance

Al continues to review formatting, content, and inter-ordinance references for accuracy.

J. Correspondence –

1. Outdoor Wood Boiler

Al shared with Commissioner's that Ed Anderson had reviewed the proposed language and was opposed to allowing any more outdoor boilers in the City of Ishpeming.

K. Meeting Adjournment was unanimous upon a motion by Jim Bertucci supported by Harry Weikel at 8:22 P.M.

By: _____
Alan K. Pierce, Zoning Administrator