

Ishpeming Planning Commission
Meeting Minutes for July 09, 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, Harry Weikel and Bruce Houghton.

Absent: Angelo Bosio and Diane Gauthier.

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

C. Public Comment: Closed at 6:32 P.M.

D. Approval of Agenda – The Agenda was approved unanimously upon a motion by Bruce Houghton supported by Jim Bertucci.

E. Approval of Previous Meeting Minutes –The meeting minutes of June 04, 2018 were not presented as they were still in the preparation stage.

F. Presentations – none.

G. Public Hearings

**1. RZ 2018-01 Gauthier Enterprises requests a Rezoning from GR to GC,
Assessor's Plat of Bessemer Street, Lot 1**

Al provided Commissioners with background information on the request. The Marquette County Land Bank Authority is the present owner and is a recipient of a grant for environmental testing, underground tank removal and building removal. Upon completion of this work the site is to be sold to Gauthier Enterprises for development of a proposed Coffee Shop / Bakery. The site is small but with the availability to purchase adjacent City owned land, siting and zoning issues can be responsibly addressed. Mark Slown spoke in support of the request and provided his opinion that a drive-thru coffee shop could be successful in this location without unduly impacting residential neighbors.

FINDINGS OF FACT FOR RZ 2018-01

Proposed Rezoning from GR (General Residential) to the GC (General Commercial) Zoning District

1. All fee, notification and publication requirements of the Zoning Ordinance have been met. The Ad was first placed in the Mining Journal on the proper date but was unreadable due to a publishing malfunction and was re-printed 3 days later with two publication dates noted. Required public notice has been given by mailing and advertisement.

2. The current owner, Marquette County Land Bank Authority, purchased the parcel from Randolph Harsila and has a Purchase Agreement with Gauthier Enterprises for Lot 1, Assessor's Plat of Bessemer Street. The lot is approximately 73' x 100' in size and was platted in 1979.

3. The parcel has been used as a Gas Station / Automotive Repair / Automotive Sales and Salvage for many years and since 1984 has been in the GR (General Residential) zoning district. The Land Bank has received a grant to re-mediate the site. After completion of testing, three (3) underground tanks were located and will be removed along with the present building. Upon remediation the parcel is proposed to be conveyed to Gauthier Enterprises.
4. This lot is serviced by Water, Sanitary Sewer, and Storm Sewer and all are anticipated to be of sufficient size/ capacity to serve the development, which is proposed to be a Coffee Shop / Bakery. This would be a permitted use in the proposed zoning district.
5. The subject parcel is located at the NE quadrant of Third and Bessemer Streets and would be immediately adjacent to homes located in the GR (General Residential) zoning district to the East and South. Site traffic is anticipated to be primarily served by Third Street although Bessemer Street may also be affected. The NW quadrant of Third and Bessemer Streets (adjacent to the West) is presently zoned GC (General Commercial) which prevents the creation of “spot zoning”.
6. Due to the size of the parcel, frontage on two roads (with 2 different ROW widths) and being adjacent to a residential district, Side and Transition yard requirements are anticipated to reduce the building envelope and may require additional zoning relief (Variances) from the Zoning Board of Appeals to utilize this site.
7. Ishpeming’s 2010 Master Plan does not appear to provide any guidance to address this situation. It is unknown why this highly visible existing Commercial use was not zoned to properly fit its use when the Zoning Map was updated in 1984.

A motion by Jim Bertucci supported by Brooke Routhier to recommend to the Ishpeming City Council that Lot 1, Assessor’s Plat of Bessemer Street be rezoned from GR (General Residential) to GC (General Commercial) passed unanimously.

2. CU 2018-01 Ms. Kristen Carlson requests Conditional Use Permit for a Family Day Care Home Hard Ore Addition, Lot 134

The applicant is currently licensed by the State of Michigan for a Group Day Care Facility for up to six preschool or school -aged children. They are seeking a license for up to 12 children. Their lot is 75’ in width and 150’ in depth and has a driveway on each side of the house (space for 2 cars each) and space for 2 cars on the street for drop-off and pick-up. The back yard, while not fenced, has access restricted by plants and structures. The first floor will be the predominant area for child care with some spill over to the second floor. Both floors have fire extinguishers and smoke detectors. No information was furnished for alternate caregivers. The State of Michigan will be performing their own on-site inspection.

FINDINGS OF FACT FOR CU 2018-01 Proposed Family Day Care Home

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the current owner with spouse of Lot 134 of the Hard Ore Addition, A.K.A. 536 Jasper St., Ishpeming, MI. The subject parcel is located in the GR (General Residential) District where the requested use is a Conditional Use. The current structure on the parcel serves as a detached single-family dwelling unit.
3. The building contains 2 stories with a basement. Daycare will occur principally on the first floor. The parcel contains a carport and garage with 2 complete driveway accesses to Jasper Street. Parking for drop-off and pickup will primarily be on Jasper Street and driveways. The backyard is partially enclosed by structures and brush.

4. The applicant has not yet stated daycare hours. Late Drop Off and Pick Up provisions are not yet addressed. They currently have a dog on the premises.

5. The applicant is presently licensed by the State for 6 unrelated child care children, which under Ishpeming's Zoning Ordinance is defined as a Family Day Care Home. They are seeking a Group Day Care Facility to care for up to 12 children. One caregiver is required for every six children. Kristen will be the primary caregiver with alternates as required.

6. The State of Michigan will be performing an inspection to review licensing compliance and to consider increasing the capacity to 12 unrelated child care children. One of the State's considerations will involve the Planning Commission's approval of a Group Day Care Facility designation.

A motion by Brooke Routhier supported by Jim Bertucci that the applicant be approved for a Group Day Care Facility at 536 Jasper Street for up to for 12 unrelated child care children, subject to the condition that the applicant successfully complete a State of Michigan inspection/ review of compliance with licensing rules, passed unanimously.

H. New Business

1. Discussion on Capital Planning Procedures

Mark informed the Planning Commissioners that at the last City Council meeting, there was discussion regarding the role of the Planning Commission in providing comments on streets, sidewalks, street improvements and Municipal projects in general. The Council generally feels that the more input and ideas that they receive, the better their decisions will be for civic improvements. Planning Commissioners were receptive to an increased role in assisting with improvements in the City. It was noted that considerable progress is being made with construction on the water system. Jim mentioned that sidewalks city wide should be improved. Brooke initiated discussion regarding houses on Third Street, especially appearance. Mark addressed amenities including sidewalk clearing and shared his impression that the appearance is being improved. Gabe indicated that he would like to see improvements to parks (playgrounds, ballparks) and the development of a "grand plan" for recreational activities. The Planning Commission is interested in expanding their role in the Capital Planning process.

I. Old Business

1. Updated Zoning Ordinance - Al has not been able to work on the Zoning ordinance at all.

2. Malton Road Development Proposal

Commissioners were furnished a copy of the text reflecting their collective comments and a finalized Development Proposal Map as furnished to the City Council.

3. Alley Vacation Third St. South of Division St. – August 6, 2018 Continuation

Decision to be made next month.

J. Correspondence – none.

K. Meeting Adjournment was unanimous upon a motion by Larry Bussone supported by Jim Bertucci at 7:20 P.M.

By:

Alan K. Pierce, Zoning Administrator