

Ishpeming Planning Commission
Meeting Minutes for August 06, 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 6:34 P.M.

B. Roll Call

Present: Planning Commissioners Gabe Seelen, Jim Bertucci, Mike Tonkin, Brooke Routhier, and Diane Gauthier.

Absent: Angelo Bosio, Larry Bussone, Harry Weikel and Bruce Houghton.

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

C. Public Comment: None, closed at 6:35 P.M.

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

E. Approval of Previous Meeting Minutes –The meeting minutes of June 04, 2018 and July 07, 2018 were unanimously approved as presented upon a motion by Brooke Routhier supported by Diane Gauthier.

F. Presentations – none.

G. Public Hearings

1. CU 2018-02 Conditional Use Permit for a Group Day Care Facility at 1035 Riverview Drive by Ms. Danielle Ricketts

Al provided Commissioners with Danielle's prior history (2 previous hearings) and background information on the requested Site. They are purchasing a new home and desire to move the day care facility to the new site. Al visited the site and observed a large paved area on the lot, ideal for the drop-off and pick-up of children with no impact to neighbors or traffic. The back yard is rather private and has a completely fenced area adjacent with the home. A copy of an excellent Parent Handbook was furnished that completely addressed all aspects of child care and responsibilities of both parties.

Findings of Fact for Placement of a Group Day Care Facility

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the current owner with spouse of Sec 9 T47N R27W 3.3 A Part of NW 1/4 of SW 1/4 Beg 802.49' E & 745.33' S of NW Cor Thereof Th S6degE 368.95' Th S80degW 400.69' Th N6degW 200' Th W 61' Th N42degE 89.97' Th N 100' To Plat of Suncliffe Th Ne'ly along plat 386.96' to POB., A.K.A. 1035 Riverview Drive, Ishpeming, MI. The subject parcel is located in the SR (Single Family 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. Daycare will occur on both floors. The parcel contains a garage with driveway access to West Riverview Drive. Parking for drop-off and pickup will be off street in a large paved area within the parcel. The backyard has a fenced area North of the above grade deck.
4. The applicant has indicated that daycare hours are generally 6 A.M. to 5:30 P.M. Late Drop Off and Pick Up provisions are not addressed. They currently have an older dog on the premises.
5. The applicant is presently licensed by the State for 12 unrelated child care children at a different location, which under Ishpeming's Zoning Ordinance is defined as a Group Day Care Home. They are seeking a Group Day Care Facility to care for up to 12 children at a new location. One caregiver is required for every six children. Danielle will be the primary caregiver with alternates as required.
6. The State of Michigan will be performing an inspection to review licensing compliance to provide care for up 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 Jim Bertucci supported by Brooke Routhier that the applicant be approved for a Group Day Care Facility at 1035 Riverview Drive 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.

2. East–West Alley Vacation Third St. S. of Division St. – Continuation from June 04, 2018 P.C. Meeting

Al Pierce updated Commissioners regarding the current status of the tabled Alley vacation hearing. Mr. John Marra was contacted and indicated that he had talked to Ishpeming Schools and other private parties regarding the sale of his ownership. Ishpeming Schools presently has no interest in purchasing from Mr. Maara and he is following up on the interests of the private parties. He indicated that the proposed alley vacation would impact his access and would have a negative impact on his attempts to sell the home.

Proposed Findings of Fact for the Vacation of an East-West Alley 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 an alley 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 vacation is: The Twenty (20) foot 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 the 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.
4. Presently the IPS parking lot is accessed by two (2) 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. Marquette County staff furnished an aerial photo depicting two other

existing alley routes (from Division Street South and East to the parcel [not a tenable route in the winter] and from E. Superior Street North to the parcel).

6. Legal Notice has been provided to property owners within three hundred (300) feet.

7. On May 31, 2018 at 11:50 A.M. Al Pierce 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.

8. Action on this proposed alley was tabled until the August 06, 2018 Planning Commission meeting.

9. On July 26, 2018 at 11:30 A.M., Al Pierce called Mr. Marra to remind him of the continuation of the hearing for the proposed alley vacation. He stated that he had contacted Ishpeming Public Schools and also had two other options for the sale of his parcel. At this time, he indicated that he continues to object to the proposed vacation of the alley.

A motion by Brooke Routhier supported by Mike Tonkin that the alley vacation be denied, until such time as the access / ownership situation changes, passed unanimously.

H. New Business

1. Support for Head Start and Early Head Start – Alger and Marquette Counties

Mark and Al informed the Planning Commissioners that CUPPAD is trying to be more responsive to their statutory role as a regional clearing house. They are soliciting the response of all stakeholders in Marquette and Alger counties to comment and support Head Start programs. The Planning Commission at last month's meeting expressed interest in providing recommendations to the Council. Accordingly the Planning Commission unanimously recommended that the City Council support the continuation of Head Start and Early Head Start programs in Alger and Marquette Counties.

2. Planning and Zoning Essentials Training in Marquette

Al and Mark brought to the Commissioners attention this Planning and Zoning Training Workshop in Marquette with free registration on September 12, 2018. This opportunity is sponsored by the Michigan Association of Planning (MAP). Al is already registered and encouraged Commissioners to attend. He will email the registration information to the Planning Commissioners.

I. Old Business

1. Updated Zoning Ordinance - Al has to review Cathy's final corrections / additions to the Zoning Ordinance. He discussed the Legal requirements for adoption of a Zoning Ordinance in the State. He proposes to furnish the Ordinance for review to the City Attorney, Fire Department, MDOT, Marquette County Planning Commission, MEDC, the State Re-development Ready group, MSU Extension, and post it on the City's Webpage and ask for public comments.

J. Correspondence – none.

K. Meeting Adjournment was unanimous upon a motion by Jim Bertucci supported by Diane Gauthier at 7:16 P.M.

By:

Alan K. Pierce, Zoning Administrator