

Ishpeming Planning Commission  
Meeting Minutes for October 01, 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, Diane Gauthier, Mike Tonkin, Brooke Routhier, Angelo Bosio, Larry Bussone and Harry Weikel.

Absent: Bruce Houghton and Jim Bertucci.

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

**C. Public Comment:** None.

**D. Approval of Agenda** – The Agenda was approved unanimously as presented upon a motion by Angelo Bosio supported by Diane Gauthier.

**E. Approval of Previous Meeting Minutes** –The meeting minutes of September 10, 2018 were unanimously approved upon a motion by Larry Bussone supported by Brooke Routhier.

**F. Presentations** – none.

**G. Public Hearings**

**1. RZ 2018-02 Rezoning of the West 100' of PIN 52-51-703-003-00 lying South of the R.R. ROW from DD (Deferred Development) to GC (General Commercial).**

Diane Gauthier informed Commissioners that she would be abstaining from any discussion or voting on this agenda item as it involved a member of her family. Al provided background information to Commissioners and explained that a small portion of this parcel adjacent to Lot 1, Assessor's Plat of Bessemer Street, would be leased to the Developer based upon recent City Council action. In order to accommodate commercial usage, the land used should be located in the General Commercial zoning district. The leased portion would be wider than the developed lot to allow for a fill slope since the grade is steeper. The Lessee will be working with the State of Michigan to mitigate any wetland impact.

**Findings of Fact For Consideration of A Rezoning From DD (Deferred Development) To the GC (General Commercial) Zoning District**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The current owner, the City of Ishpeming, purchased the parcel from Cleveland Cliffs Iron Company and is considering a Lease Agreement with Gauthier Enterprises for approximately 75' of road frontage and 100' in depth for a proposed Coffee Shop / Bakery business. This would be a permitted use in the proposed zoning district.
3. The parcel has never been utilized commercially and is undeveloped.
4. This lot is serviced by Water and Storm Sewer and, dependent upon size, may be impacted by regulated wetlands.

5. The subject parcel is located on the East side of Third Street and North of Bessemer Street and is vacant to the East and North. Site traffic is anticipated to be primarily served by Third Street. The West side of Third Street is presently zoned GC (General Commercial).
6. Ishpeming's 2010 Master Plan does not appear to provide any guidance to address this situation.

A motion by Brooke Routhier supported by Larry Bussone that the Planning Commission recommend to the City Council that the West 100' of PIN 52-51-703-003-00 lying South of the R.R. ROW be rezoned from DD (Deferred Development) to GC (General Commercial) passed unanimously with one abstention.

## **H. New Business**

### **1. Zoning Analysis at 1837 Hewitt Street – Proposed Future Hearings**

Al had reported on this matter to Commissioners at the prior meeting in September. Due to the situation both the Planning Commission and Zoning Board of Appeals will have to take actions that require the other body to finalize. For instance, the PC could approve a Class A Non-conforming structure, allowing it to be rebuilt, subject to the ZBA approving a side yard setback variance. Correspondingly the ZBA could approve a Lot Split request to diminish the size of a lot subject to the Planning Commission approving a Class A Non-conforming Lot status. There did not appear to be any simple way to approach this other than to have one group to act subject to subsequent approval by the other body.

Mike also discussed Accessory Buildings being converted to Principal Structures and their ability to meet County Building Codes. Al stated that this topic had been brought to Jim Bertucci's attention and that he was in contact with the Building Code Department to address this issue.

Harry Weikel made a motion for Al to proceed as he felt it most appropriate, which was supported by Larry Bussone, and unanimously approved by Commissioners.

### **2. Short-Term Rentals / Air B&B's- Should the new ordinance address them ??**

Al shared with Commissioner's his attendance with 2 others at a recent MAP Zoning Essentials Workshop. Presently Ishpeming does not regulate STR's in any fashion. Marquette has a very extensive and complicated regulatory system and classifications. Al mentioned Owner-occupied and Non-owner occupied classes, but that appeared to find little favor. Mark felt it was a good opportunity for Ishpeming, and properly done, it could help stabilize/ improve taxable housing stock. Ideas / thoughts brought forward included; timeframe for short term, appropriate areas, off-street winter parking, regulate snow machines-atv's, rental inspection, commercial utility rates/ taxes, fire insurance, inspections, & Central Business District possibilities. A motion by Brooke Routhier supported by Mike Tonkin to investigate inclusion of STR's in the Zoning Ordinance passed unanimously. Al indicated his present priority is to get the new Zoning Ordinance adopted and then work on this issue during the coming months.

## **I. Old Business**

### **1. Future Request for a Conditional Use Permit at 315 S. First Street, PIN 52-51-556-153-00, by Ms. Tamara Lee Niemi.**

As directed, Al has called Ms. Niemi and discussed the application with her. She felt she was in a business district as Rare Earth Goods is across the alley from her – however the parcel is zoned General Residential. She does not live in this home and has no electricity, water, sewer or gas. She stated that she has three other homes like this, two of which are in Michigan. She would like to open an Art Gallery in Spring 2019, and was encouraged to live in the house at least 4 days a week (this is after all a Home Occupation), install customary utilities, re-apply in February/ March 2019, and furnish a site plan that meets Zoning requirements. To be revisited.

**2. Updated Zoning Ordinance** – Cathy is trying to get her portion done – soon.

**J. Correspondence** – none.

**K. Meeting Adjournment** was unanimous upon a motion by Larry Bussone supported by Angelo Bosio at 7:27 P.M.

By: \_\_\_\_\_  
Alan K. Pierce, Zoning Administrator