

Ishpeming Planning Commission
Meeting Minutes for March 04, 2019
(**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 6:32 P.M.

B. Roll Call

Present: Planning Commissioners Gabe Seelen, Angelo Bosio, Bruce Houghton, Mike Tonkin, Brooke Routhier, Larry Bussone, Jim Bertucci, Diane Gauthier and Harry Weikel.

Absent: None

Public present: Reid Anderson of UPEA and Al Pierce, Zoning Administrator.

C. Public Comment: None, closed at 6:34 P.M.

D. Approval of Agenda –The Agenda was approved unanimously upon a motion by Harry Weikel supported by Angelo Bosio. Due to the presence of Reid Anderson of UPEA, Agenda item I-1 Old Business - Jasperlite Development updates was conducted first.

E. Approval of Previous Meeting Minutes –The meeting minutes of January 07, 2019 were unanimously approved upon a motion by Larry Bussone supported by Bruce Houghton.

F. Presentations – none.

G. Public Hearings – none.

I. Old Business

1. Jasperlite Development Updates

Reid Anderson of UPEA provided Commissioners with an update on the status of the Jasperlite Development. The building has been moved to a different location to accommodate reuse of prior footing piers and soil conditions. Site vehicle access will now come from Cleveland Street. The lot split for the GLRC building to provide the required parking has been approved. Angled parking on Fourth Street is shown as a bid alternate. Future development with community gardens and an Iron Ore Heritage Trailhead remain possibilities. Footing settlement issues have been addressed with stress testing of the piers. Mike indicated that he preferred the original plan and expanded site use and expressed concern over future depreciation issues. Al noted that the parking had been increased to 54 spaces in the lot and hoped that the angled parking on Fourth would become a reality. Mike expressed his hope that the parking on this site would be better than Phelps Square. The dumpster location at the NW corner of the building appeared to be an acceptable compromise. Fire access and a Fire Lane is located at the South end of the building off of Division Street. Al noted that the Zoning Ordinance requires parking spaces to be 9' x 18' and this plan is using 10' x 20'. Gabe questioned if there would be some full time staff, a question that Reid could not answer.

Al brought up the review and amendment of the Findings of Fact for the initial hearing, CU 2017-01 and presented the proposed deletions in strikethrough text and additions in bolded text. Brooke questioned why we were amending the prior Findings instead of conducting a new hearing and felt that development pressures were at play. Mike was also not pleased over changes and revisions to the prior

Findings. Al explained his reasoning 1) The Alger Marquette Community Action Board was no longer involved and Haan Development was now proceeding on their own; 2) The number of proposed residential units remained the same at 36 but were located in a single building instead of being dispersed on the site; 3) The addition of angled parking on Fourth Street as a bid alternate was highly encouraged by several civic organizations; 4) The addition of fire lane access from Division Street improved public safety and emergency response; 5) Considerable redesign, effort and time had been expended by the developer to utilize existing footing piers; 6) There was no opposition expressed by any party at the initial public hearing in February 2017 to the proposed project.

**CONDITIONAL USE FOR HAAN DEVELOPMENT, CASE NO. CU 2017 – 01,
PROPOSED AMENDMENTS 03-04-2019 BY THE ISHPERING PLANNING COMMISSION**

**FINDINGS OF FACT FOR RECONSIDERATION OF A CONDITIONAL USE TO PERMIT
RESIDENTIAL UNITS IN THE GC (GENERAL COMMERCIAL) ZONING DISTRICT**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant, Haan Development, has an executed Purchase Agreement with the current owner, Great Lakes Recovery Center (GLRC), for Lot 10 and part of Lot 11 of the Assessor's Plat of the Nebraska Location, A.K.A. 185 South Fourth Street, Ishpeming, MI.
3. GLRC owns Lot 12 which is essentially all occupied by the building. The portion of Lot 11 conveyed to them will provide ownership to their Southern building entrance and parking area on the East side of the building.
4. These lots are the former site of Bell Memorial Hospital which was removed after construction of the new facility North of US-41. It is anticipated that the majority, if not all, of Water, Sanitary Sewer, and Storm Sewer will consist of new construction within the site. All existing municipal utilities on the periphery of the site on Division St., Fourth St. and Cleveland Ave. are anticipated to be of sufficient size/ capacity to serve the proposed development.
5. The subject parcel is located in the GC (General Commercial) Zoning District where the requested use is a Conditional Use. There are no structures presently on the lots and the zoning districts in this block, in addition to GC are also GR (General Residential) to the Northeast and I (Industrial) to the East.
6. The applicant, Haan Development, plans construction of 36 affordable senior housing residential units consisting of a three-story building with 36 residential units, administrative offices and a community center. Proposed parking areas appear to be adequate for the development which will be confirmed upon review of the site plan. Vehicular access to the development is proposed via Cleveland Ave with additional parking available on Fourth Street. A fire lane access for the South side of the building is planned from Division Street.
7. In addition to senior units, the site is proposed to potentially support community gardens (+/- 3), greenspace / public park (+/- 2), and a future trailhead for the Iron Ore Heritage Trail.
8. Upon occupancy, this development is anticipated to provide quality affordable housing to serve seniors in the greater Ishpeming area. Some of the units will be barrier free. Since this will be a MSHDA (Michigan State Housing Development Authority) development, their definition of "elderly" will be used to determine eligibility. "Elderly" means a single person who is 55 years of age or older or a household in which at least 1 member is 55 years of age or older and all other members are 50 years of age or older.

A motion by Jim Bertucci, supported by Larry Bussone, to revise the Findings of Fact for Case No. CU 2017-01, as presented, passed with 5 in favor and 2 opposed.

H. New Business

- 1. Review of Final Revisions to the Draft Zoning Ordinance (Information in February 04, 2019 packet)**
 - a. Ishpeming Fire Department proposed Additions**
 - b. Bell Memorial Rezoning Additions**
 - c. Redevelopment Ready Communities Comments and proposed Z. O. Revisions**

Al led the Commissioners through the final text edits, proposed additions, new sections and myriad details to complete the Zoning Ordinance update. As a matter of consensus of the Commissioners in group discussion, they were accepted, questioned, edited, removed and thoroughly discussed.

A motion by Angelo Bosio, supported by Diane Gauthier, that the revisions be addressed as determined by group discussion and consensus passed unanimously. It's now off to the City Council for first and second readings, adoption and publication.

J. Correspondence - none

J. Meeting Adjournment was unanimous upon a motion by Larry Bussone supported by Jim Bertucci at 8:25 P.M.

By: _____
Alan K. Pierce, Zoning Administrator