

Ishpeming Planning Commission
Meeting Minutes for May 06, 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, Jim Bertucci and Harry Weikel.

Absent: Larry Bussone and Diane Gauthier.

Public present: Ryan Soucy of CUPPAD, Mark Slown, City Manager and Al Pierce, Zoning Administrator.

C. Public Comment: None, closed at 6:33 P.M.

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

E. Approval of Previous Meeting Minutes –The meeting minutes of March 04, 2019 were unanimously approved as presented upon a motion by Bruce Houghton supported by Harry Weikel.

F. Presentations – none.

G. Public Hearings – none.

H. New Business

1. Master Plan Discussion with Ryan Soucy of CUPPAD

Al provided Commissioners with copies of the present 2010 Ishpeming Master Plan Issues and Opportunities Summaries for Chapters 2-10 as well as the Ishpeming Community Assessment from September 2018 thru April 2019. This is all background information some of which is dated and some current. Ryan provided some Master Plan considerations, ideas and timeframes. When the group was asked how the current Master Plan (MP) is used, Al responded that he used it only for a reference for Rezoning issues and Mark indicated its references for Grant Funding and energy efficiencies. Gabe felt it was more of a statistical compilation of population factors. Ryan stated that he would use more graphics in updating the MP. Mike felt the MP should be more focused in addressing issues. Public Outreach and Participation are vital plan components and Ryan felt it was important to go to where the people are (Facebook, Websites, etc.). It was indicated that the City website had over 400 hits for the new Zoning Ordinance. Ryan referenced the CEDAM (Community Economic Development Association of Michigan) as being a valuable resource. Mark stated that when the new Park and Recreation Plan was approved about 7% of the City residents responded to the survey. Ryan is proposing a more modern program for the new MP and stated that the Redevelopment Ready Committee (RRC) group requires some special Master Plan features. Gabe encouraged development of an updated plan that would encourage public participation.

Ryan indicated that CUPPAD has membership rates and is considerably less costly than using private consulting firms. The RRC group has some qualified funds available. The estimated cost without a defined scope of services is quite variable (maybe \$8,000 to \$10, 000). There was a long discussion regarding costs, services and time of completion. The next Community Assessment Meeting will be @ Bell Memorial on June 12th. Ryan will be at the June meeting with more information for the PC to select a scope of services.

2. Addition of Short Term Rentals to the Zoning Ordinance or anything else?

Al had previously mentioned this to the Commission as an addition to the revised Zoning Ordinance. A very recent MML update has shown a bill before the Legislature to remove this issue from zoning control and is sponsored by MARS (Michigan Association of Realtors). Consensus was to delay until after the legislative hearing.

3. FEMA FIRM (Flood Insurance Rate Map) Update

Al informed Commissioners that updated Flood Maps are being developed by FEMA for the City initially along rivers with other areas to be addressed over time. The modeling for the Carp River shows most of our Industrial Zoning District along Washington St. to be in a flood zone. The impact over time is anticipated to add more cost for affected land owners and impact undeveloped parcels. We will have to wait and see what occurs as this is a Federal program with a limited ability of the City to affect it.

I. Old Business

1. Status of Updated Ishpeming Zoning Ordinance – 2019 Version

Al indicated that the Ordinance officially took effect on April 24, 2019. He still has to get a final copy to Cathy for inclusion of last-minute changes, as well as final formatting. The timing will be impacted by her long-planned vacation and Al's permitting workload. Once it is formatted and proofed, the City will get 20-25 copies printed and bound for distribution.

2. Hematite Heights Update

The City, over the past few years, had received correspondence from Roger Crimmins of A. Lindberg & Sons indicating their interest in purchasing and developing a portion of this property. Several representatives of the City met with him to discuss a potential sale and development parameters. At the conclusion of the meeting, Al was requested to provide a map showing the parcels and any development limitations of lands purchased from CCIC. The map was prepared and highlighted using the Parcel Identification Number (PIN) Maps and provided to the City Manager and subsequently transmitted to Mr. Crimmins for his use in selection and responding with any offer.

J. Correspondence

- 1. Ishpeming Senior Center – Present Site**
- 2. Ishpeming Senior Center – Greenwood Site**

Al presented Commissioners with reports and maps of both sites which he had been requested to prepare for their use in assigning priorities for future development. Upon review, questions by Commissioners, answers by the Zoning Administrator and group discussion, a motion was made by Jim Bertucci, supported by Angelo Bosio, and unanimously passed that the Greenwood Site be identified as Priority No. 1 for development and that the present site be identified as Priority No. 2 for development.

J. Meeting Adjournment was unanimous upon a motion by Angelo Bosio supported by Jim Bertucci at 8:22 P.M.

By:


Alan K. Pierce, Zoning Administrator