

Ishpeming Planning Commission  
Meeting Minutes for January 06, 2020  
(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: Brooke Routhier, Gabe Seelen, Angelo Bosio, Jim Bertucci, Larry Bussone, Mike Tonkin, Harry Weikel, and Bruce Houghton.  
Absent: Diane Gauthier  
Public present: Bob Marietti, John & Vicki Haupt, Josh Madre, Randy Harsila, and Al Pierce, Zoning Administrator.
- C. Public Comment:**  
None, Public Comment was closed at 6:34 P.M.
- D. Approval of Agenda** – The agenda was amended by Angelo Bosio supported by Jim Bertucci to add Hematite Drive Small Park under Presentations and was approved unanimously.
- E. Approval of Previous Meeting Minutes** – The meeting minutes of 11-04-2019 were unanimously approved as presented upon a motion by Bruce Houghton supported by Brooke Routhier. The presented 2020 Planning Commission Meeting Schedule was approved unanimously on a motion by Larry Bussone supported by Harry Weikel.
- F. Presentations – Hematite Drive Small Park / Bob Marietti**

Bob furnished conceptual information regarding Ishpeming Heritage Plaza, a small park proposed along the North side of Hematite Drive honoring three sons of Ishpeming - Glenn Seaborg, John Voelker and Kelly Johnson. General details of the Park included a Sculpture, Hematite Rock, Benches and a Plaza Circle. Descriptions of site construction details, procedures, sculpture and metal fabrication were provided. A site plan was not part of the presentation. The proposed site is on the North side of Hematite Drive between First and Second Streets at the vicinity of Bell Forest Products. A street light would be relocated, sod and an ornamental tree removed and a 20' memorial site established and landscaped. Several aspects of the community would be involved in the project. He was informed that the Planning Commission as the Streets Committee would review a Site Plan and provide a recommendation to the City Council. The project has support from A. Lindberg and Sons, rock from the Republic Mine, Mike Lempinen artistry and community support. He provided some details as to the weather difficulties encountered last year with the concrete walk construction. Commissioners encouraged a plan submission to move the project forward and thanked Bob for his vision and effort.

**G. Public Hearings**

**RZ 2019-05**

1. PARTS OF SE ¼ OF SE ¼ SEC. 3 T47N R27W; BEG 606.28' N & 296.73' W OF SE COR. THEREOF; TH S 85 DEG W 193.76'; TH N 8 DEG E 137.02'; TH S 83 DEG E 183.37'; TH S 6 DEG W 100' TO POB; **ALSO** BEG 590.11' N & 490.14' W OF SE COR. THEREOF; TH N 150.49'; TH N 8 DEG E 145'; TH S 73 DEG E 149.9'; TH S 8 DEG W 137.02' TO POB AND INCLUDING THE LANDS LYING DUE WEST OF THE LAST DESCRIBED PARCEL TO THE EASTERLY LINE OF THE EXISTING MULTIPLE RESIDENTIAL (MR) ZONING DISTRICT-- FROM DEFERRED DEVELOPMENT TO MULTIPLE RESIDENTIAL.

Al presented the information to the Commissioners for formal action. This proposed rezoning involves two homes constructed in 1885 and 1890 respectively and which are located in the DD (Deferred Development) zoning district which requires Conditional Use approval. Presently they are Class B Non-Conforming Structures. The proposal of the Zoning Administrator is to rezone them from DD to the adjacent MR (Multiple Residential) district in order to finally provide the rights and responsibilities as similarly zoned parcels.

**RZ 2019-06**

2. BARNUM ADDITION LOTS 56-60 AND LOTS 62-65 ALSO: ASSESSOR'S PLAT OF THE BARNUM LOCATION, LOTS 1-6 INCLUSIVE, AND ASSESSORS PLAT OF THE BARNUM LOCATION NO. 2, LOTS 7 - 9 & 14-15, ALL BEING PART OF THE E ¼ OF SECTION 9, T47N-R27W-- FROM INDUSTRIAL TO GENERAL RESIDENTIAL.

ALSO

PART OF SE ¼ OF NE ¼ OF SEC. 9 T47N R27W BEG 532.18' N OF SE COR; TH N 245.73'; TH S 63 DEG 14'W 274.31'; TH S 21 DEG 43' W 176.84'; TH E 83.37'; TH E'LY ALONG C/L OF JOHNSON ST 241.96' TO POB, FROM MINING TO MULTIPLE RESIDENTIAL. (52-51-709-004-40)

&

PART OF SE ¼ OF NE ¼ OF SEC 9 T47N R27W BEG N 1 DEG 15' W 401.76' FROM E 1/4 COR; TH W 143.15'; TH S 46 DEG 41'W 156.93'; TH N 53 DEG 9' W 134.17'; TH N 21 DEG 44' E 124.46'; TH E 83.37' TO C/L JOHNSON ST.; TH ALG. C/L N 69 DEG 6' E 103.79;' TH N 81 DEG 36' E 58.16'; TH S 87 DEG 28'E 78.01' TO E SEC LINE; TH S 1 DEG 15 'E 130.42' TO POB, FROM MINING TO MULTIPLE RESIDENTIAL. (52-51-709-004-50)

All informed Commissioners and the Public that this proposed rezoning involved long-standing single-family homes in zoning districts in which they were not permitted and generally where they could not be rebuilt in the event of destruction or repaired. In the Barnum Addition all existing homes on lots in the Industrial Zoning District are proposed to be rezoned to GR (General Residential). In the Assessors Plat of the Barnum Location (No's 1 & 2), all lots, except those zoned Industrial and owned by Randy Harsila, are proposed to be rezoned to GR (General Residential). John Haupt, 187 Houghton St., stated this mixed use area is a mess, has gone downhill and voiced his opinion that it should all be zoned residentially. Josh Maudrie, 224 Houghton St., preferred all residential zoning and stated that junk just keeps spreading. Randy Harsila, owner of 7 Industrial zoned platted lots and an unplatted parcel South of Stone St., zoned Industrial and Mining, stated that the only reason that he purchased his land is that it was zoned Industrial, even if homes were located on it. All provided his opinions 1) that this immediate rezoning is a temporary step, 2) that a small portion of the Harsila unplatted parcel South of Stone St. is zoned Industrial with the majority of the parcel occupied by the junkyard being in the Mining Zoning District and not allowed and, 3) that these actions are a temporary compromise and the first step in part of a long term attempt at cleanup. Larry and Gabe both stated their opinions that the present Industrial zoning district North of Stone St. is not compatible with the adjacent proposed rezoning's and is, at best, a messy solution.

### **Findings of Fact for the following Proposed Rezoned Parcels**

1. All notification and publication requirements of the Zoning Ordinance have been met. The present owners of the lots and all statutory required mailings have been made. The structures have been located on the lots in question for many years and almost all are believed to have been established prior to any Zoning Ordinance. On RZ 2019-05, the structures were built in 1885 and 1890. On RZ 2019-06, structures were built from 1880 - 1940, 1973 & 2006 and affects approximately 22 parcels.
2. The above parcels have all been zoned as noted above since at least February 08, 1984. All single-family homes and associated accessory structures on the lots were either not permitted in the zoning district they were located in or required special zoning approval (Public Hearings) per the Zoning Ordinance. All structures are presently considered to be Class B Non-Conforming Structures with repairs being restricted by the ordinance and replacement, in the event of destruction, either being limited or not permitted.
3. The Ishpeming Planning Commission desires to bring these facts and these situations to the attention of the Ishpeming City Council and recommends that the affected parcels be rezoned to provide property owners with the same rights and responsibilities enjoyed by their appropriately zoned neighbors.

At the conclusion of the Public Hearings before the City of Ishpeming Planning Commission for RZ 2019-05 and RZ 2019-06, a motion was made by Brooke Routhier supported by Larry Bussone and passed unanimously to recommend to the Ishpeming City Council that the parcels as described in RZ 2019-05 and RZ 2019-06 be rezoned as described below to the MR (Multiple Residential) or GR (General Residential) Zoning Districts as indicated.

**RZ 2019-05**

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**H. New Business**

**1. Master Plan Meeting with Ryan Soucy, AICP of CUPPAD**

**a. Proposed revisions to P.C. Bylaws**

Ryan indicated that the present Bylaws require updating to comply with Michigan statutory revisions. Additionally, attaining the Redevelopment Ready Community (RRC) status requires some mandatory changes also. Our current By-laws were last updated in 1988. Ryan and Rebecca have performed an extensive review of the current By-laws and proposed numerous revisions and deletions. Al provided a marked up copy with his comments, typos and formatting to Ryan. Next month the Planning Commission, upon review, should be closer to recommending adoption to the City Council.

**b. Report on Carnegie Library Public Kickoff Meeting**

Ryan reported on the kickoff meeting and felt that the library was a good venue to start at. Approximately 22 people were in attendance and provided comments on a number of issues. Parts of the City that drew the most attention were Public Schools, Bell Hospital, Iron ore Heritage Trail and recreational sites. Regrets included substandard housing / blight, status of Lake Bancroft, and lack of marketing for Al Quaal.

**c. Master Plan Discussion**

A Community Participation Plan will be developed on-line #mygreatish Master Plan Edition (Facebook?) and with paper copies available for submittal as well as well. There will be approximately 52 questions with 5 ways to answer. There will be blocks where answers can be typed or written in as required. This is an extensive effort to engage the local community and gather ideas, opinions and data and has great potential to involve public participation.

Ryan also provided a summation of recently collected data on local Population Trends and Community Demographics. The extensive information presented was very informative and wide ranging over our local community.

**I. Old Business**


**1. Status of Updated Ishpeming Zoning Ordinance – 2019 Version**

AI had furnished everyone with an electronic PDF searchable Zoning Ordinance via Email and provided bound printed copies to PC members who desired to hold it in their hands.

**J. Correspondence – none.**

**K. Meeting Adjournment** was unanimous upon a motion by Angelo Bosio supported by Jim Bertucci at 8:15 P.M.

Reviewed By:   
Jim Bertucci, Planning Commission Secretary

Prepared By:   
Alan K. Pierce,  
Planning Commission Assistant Secretary