

Ishpeming Planning Commission  
Meeting Minutes for July 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, John Carlson, Harry Weikel, and Bruce Houghton.
  - Absent:* Mike Tonkin.
  - Public present:* Josefa Andriacchi, Craig Cugini, Ryan Soucy (@ 6:40 P.M.) and Al Pierce, Zoning Administrator.
- C. **Public Comment:** None – Closed at 6:31 P.M.
- D. **Approval of Agenda:** The agenda was approved unanimously as presented on a motion by Larry Bussone supported by Bruce Houghton.
- E. **Approval of Previous Meeting Minutes** – The meeting minutes of March 02, 2020 were unanimously approved upon a motion by Bruce Houghton supported by Brooke Routhier.
- F. **Presentations**
  - 1. Craig Cugini – Capstone Presentation for Certified Master Planner Designation

Craig explained that his presentation is the last part of his receiving a Master Citizen Planner designation. He attended 6 training sessions (about 3 hours each) with MAP and MSUE. With enough commissioners interested and attending, it may be possible to have classes in Ishpeming. Harry inquired as to the present status of the Redevelopment Ready Communities (RRC) program and was informed that they are a major distributor of Michigan grant funding. The only RRC community in the UP is now Bessemer as Escanaba has lost their status.

Craig's presentation of 11 slides challenged Commissioners and expanded upon the Lake Bancroft Vision Development initiated by MSU and UPEA. The lake needs an outlet (Partridge Creek in and Carp River out) and improved water quality greatly reducing suspended solids (dredging is proposed). Should we develop a recreational zoning district for the lake and what would it look like? Should Euclid St. be replaced by a parkway or not? Should we augment the recently dedicated Pavilion with recreational development at the South and West sides of the Lake? What is the Planning Commission's vision?

It's a reality that we are currently living in a period of declining revenue stream. Lake Minnie and Cedar Beach are in an old mining area and could be re-developed. The old capped landfill might be a race track with the right approach and State approvals. The recently demolished Senior Center site could be an Ice Rink or Skate Park. Craig seeks vision help and a partnership with the P.C. We have 3 Neighborhood Enterprise Zones offering tax reduction for new development, but little new development. Training and assistance is available through RRC and Michigan Association of Planning (MAP). Craig challenged Commissioners to put on their thinking caps and develop a 20-year vision for development. He finished his presentation at 7:15.

## **G. Public Hearings**

1. CU 2020-01 Conversion of the First Floor of Andriacchi's Store from a Commercial Use to a Residential Unit.

Presently this structure has a residential use on the second floor and the first floor presents a commercial appearance inside and outside. This application was initiated by Karl's Custom Homes of Marquette who furnished a Site Plan depicting the parking spaces and location for the required four (4) cars on the North side of the lot adjacent to the alley. One structure on the West side will become a garage and have a double door installed for two cars. The other two cars can be stored in the open on the East side with the removal of the fence at the alley. This meets the parking requirements for residential use of both floors of the building. This parcel and lots to the East are being purchased by Drs. Michael Swofford & Rose Andriacchi. Brooke questioned the future status of the storefront and was informed that it would be converted to a more residential appearance.

### **CU 2020-01**

#### **PROPOSED FINDINGS OF FACT FOR THE CONVERSION OF THE FIRST FLOOR FROM A GENERAL COMMERCIAL USE TO A RESIDENTIAL UNIT**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is overseeing the conversion of the first floor of Andriacchi's Store to a residential unit, described as Lot 12 of the Nelson Plat (Original Plat of Ishpeming), A.K.A. 312 West Division Street., Ishpeming, MI. The subject parcel is located in the GC (General Commercial) District where the requested use is a Conditional Use. The current structure on the parcel is a two-story 28' x 64' building (second floor is a residential unit) with an attached 18' x 34' future garage and an attached 5' x 12' ground level shed.
3. When finished there will be four (4) parking spaces, as required by the Zoning Ordinance. The North side of the attached garage will have a garage door installed as part of the conversion and will house two (2) cars. The grassy area to the East will have the fence removed on the North side and house an additional two (2) vehicles. This arrangement complies with the off-street parking requirements of the GC zoning district.
4. This block of the plat has mixed commercial and residential uses with residential uses predominating.
5. The future owners (Rose Andriacchi and Michael Swofford) have apparently purchased the two adjacent lots on the East side of the subject property and plan future construction.

A motion by Jim Bertucci supported by Harry Weikel to grant a Conditional Use to permit the conversion of the first floor to a Residential Unit passed unanimously.

2. RZ 2020-01 Error Correction Rezoning from GR (General Residential to GC (General Commercial)

Al provided Commissioners the details as to how this error was discovered. He had been informed of a possible sale of a former automotive repair shop at 208 N. Fourth St. (Lot 63 of Cliff's 5<sup>th</sup> Addn.) The property card showed the Zoning as GC but the new zoning map put the parcel in the GR zoning district. He visited the site and observed that the building had obviously been there a long time. He checked the old 1984 zoning map and observed that it was clearly zoned General Commercial. During the switch from the old Zip-a-Tone patterned map to the present digital map this parcel, and also Lot 64, had been placed in the wrong district. He

proceeded to perform all the required legal notifications to place both parcels in the original General Commercial zoning district in conformance with the old 1984 map.

#### **RZ 2020-01**

### **PROPOSED FINDINGS OF FACT FOR REZONING OF LOTS 63 AND 64 OF CLEVELAND IRON MINING COMPANYS FIFTH ADDITIONFROM GR (GENERAL RESIDENTIAL) TO GC (GENERAL COMMERCIAL)**

1. All notification and publication requirements of the Zoning Ordinance have been met. The present owners of the lots and all statutory required mailings and legal ads have been made.
2. The above parcels have all been zoned as noted above since at least February 08, 1984. During the conversion of the patterned Zoning Map to a Digital Zoning Map in 2017, the Zoning Administrator erred in placing these parcels into the GR (General Residential) zoning district as clearly shown in the included maps.
3. The Ishpeming Planning Commission desires to bring these facts and this situation to the attention of the City Council and recommends that the affected parcels be rezoned to provide property owners with the same zoning district as originally mapped.

A motion by Brooke Routhier supported by Harry Weikel that the Planning Commission recommend to the Ishpeming City Council that Lots 63 & 64 of Cliffs Fifth Addition be rezoned from GR to GC passed unanimously.

#### **H. New Business**

1. Ryan Soucy AICP, Master Plan : Comprehensive Asset Analysis

Ryan presented community assets or capital present in communities: Human, Natural, Built, Political, Financial, Social, and Cultural.

There are various methods of working with and analyzing capital assets:

##### **SWOT Analysis:**

Strengths - what helps us

Weaknesses - what limits us

Opportunities – things resulting in positive outcomes

Threats – issues that pose challenges

##### **SOAR Analysis:**

Strengths - what helps us

Opportunities – things resulting in positive outcomes

Aspirations – what you hope to achieve or see in a certain timeframe

Results – what happens when aspirations are achieved

and a Hybrid Approach **SWOT/CAR** which involves aspirations, vision, smart objectives and implementation.

Ryan presented summarized previous data collection efforts from 80 responses.

##### **What residents LOVE (Top Seven)**

School, Bell Hospital, IOHT, Al Quall

RAMBA Trails, Ski Hall Of Fame,

Lake Bancroft Park

##### **What residents REGRET (Top Six)**

Substandard Housing, Blight, Lake Bancroft,

Al Quall, Businesses Closing/Struggling

Malton Road Development

Commissioners commenced a wide-ranging discussion about community assets & heritage. Recurring themes involved the school (staff, programs, team support, community pride) in the downtown area and all season recreational opportunities (summer/winter biking, skiing, hiking, snowmobile / ATV trails, IOHT). Ryan gave homework for the next meeting.

## **I. Old Business**

### **1. Site Plan Reviews – Informational**

#### **a. Ishpeming Multi -Purpose Senior Center – Greenwood Street**

Al gave commissioners an update. The plan was reviewed by Zoning, DPW, Fire and Police Departments. Some minor revisions were suggested to comply with Zoning requirements. The building will have a sprinkler system for fire suppression which will require funding approval by the Council. Construction is underway and interior work will be completed during the winter months.

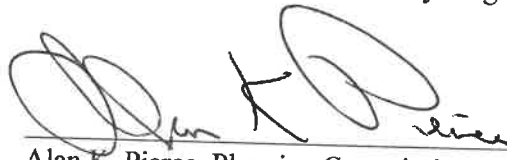
#### **b. OK Rental, Sales and Service – Elm Street**

All required Departments reviewed the plan. The major revision made to the plan involved the addition of an oil/sand separator for the assembly/repair area floor drain and its connection to the Sanitary system. Construction is underway.

## **J. Correspondence – none.**

## **K. Meeting Adjournment** was unanimous upon a motion by Angelo Bosio supported by Jim Bertucci at 8:50 P.M.

**Prepared By:**

  
Alan K. Pierce, Planning Commission Assistant Secretary

**Reviewed By:**

  
Jim Bertucci, Planning Commission Secretary