

Ishpeming Planning Commission
Meeting Minutes for September 14, 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 6:33 P.M.
- B. **Roll Call**
 - Present:* Brooke Routhier, Gabe Seelen, Mike Tonkin, Harry Weikel, and Bruce Houghton.
 - Absent:* Angelo Bosio and John Carlson.
 - Public present:* Al Pierce, Zoning Administrator.
- C. **Public Comment:** None – Closed at 6:35 P.M.
- D. **Approval of Agenda:** The agenda was approved unanimously with the change of Case No. NCU 2020-01 to **NCU 2020-02** to conform to the published legal ad upon a motion by Brooke Routhier supported by Bruce Houghton.
- E. **Approval of Previous Meeting Minutes** – The meeting minutes of August 03, 2020 were unanimously approved upon a motion by Bruce Houghton supported by Brooke Routhier.
- F. **Presentations – none.**
- G. **Public Hearings**

1. NCS 2020-01, NCS 2020-02. & NCU 2020-02, Ms. Britton Bimel Co-owner

Al informed Commissioners that the ZBA approved Lot Splits for these parcels on Jan. 08, 2020. This was necessary because the lots, as recorded, run East-West in depth but are utilized in a North-South direction. The splits were approved by the ZBA *subject to the Planning Commission's approval of Class A Non-Conforming Structure (NCS)* as each structure does not meet front and side yard setbacks of the zoning ordinance *and a Class A Non-Conforming Use* as the four-unit apartment is in a district that permits only a 2-unit apartment. The Class A designations will allow each unit to receive Zoning Compliance permits for repairs or replacement in the event of destruction and, in the case of the apartments, to maintain the four-unit density. No Public was present for this hearing. Al provided Commissioners with all required information utilizing the site plan prepared by Larry Bussone.

Proposed Findings of Fact for NCS 2020-01, NCS 2020-02. & NCU 2020-02

- 1. All notification and publication requirements of the Zoning Ordinance have been met. The hearing number for NCU 2020-02 was changed to conform to the published legal notice.
- 2. The applicant is the current owner of Lots 29 & 30 of the Cleveland Iron Mining Co.'s Second Addition, A.K.A. 801 N. Third & 511 Empire Streets, Ishpeming, MI. The subject parcels are located in the GR (General Residential) District. There are two structures on the parcels presently, an Easterly four-unit apartment and a Westerly single-family home and the sites appear to have adequate areas for off-street parking per District requirements. The GR district has density limited to only duplex units per the Zoning Ordinance, and requires a Conditional Use approval.
- 3. The applicant, Britton Bimel, purchased the property as presently developed in August, 2015. The platted lots in this subdivision are predominantly developed in an East-West fashion, while these structures are positioned in a North-South arrangement. No matter how you approach these structures, each one violates front and side yard setbacks. It's not known how these sites have been allowed to develop in this fashion for what appears to have been a long time. The structures were last inspected by Ishpeming's Rental Code enforcement unit in 2017 and 2018.

4. The Eastern structure (4-unit apartment per applicant) is presently considered a Class B Non-Conforming Use as density, per the GR zoning district, is limited to a 2-family unit **and** a Class B Non-Conforming Structure as it violates Front and Side Yard setbacks for the GR district. This apartment passed Ishpeming's Rental Code inspection in 2018. The Western structure (single family home) is a permitted use but the structure is considered a Class B Non-conforming Structure as it violates Front and Side Yard setbacks for the GR district.

A motion by Brooke Routhier supported by Bruce Houghton that the Western structure **NCS 2020-01** (511 Empire St.) be granted a Class A Non-Conforming Structure status passed unanimously.

A motion by Brooke Routhier supported by Harry Weikel that the Eastern structure **NCS 2020-02** (801 N. Third St.) be granted a Class A Non-Conforming Structure status passed unanimously.

A motion by Brooke Routhier supported by Bruce Houghton that the Eastern structure **NCU 2020-02** (801 N. Third St.) be granted a Class A Non-Conforming Use status which passed unanimously.

H. New Business

1. Appointment of a new Planning Commission Secretary

Jim Bertucci, Planning Commission Secretary, has submitted a letter of resignation to the City. It's necessary to select a new Planning Commission Secretary to comply with statutory requirements.

A motion by Mike Tonkin supported by Harry Weikel that Bruce Houghton be appointed as Planning Commission Secretary passed unanimously.

2. Ryan Soucy AICP, Master Plan continuation


Ryan had a computer malfunction and was unable to print anything to provide hand-outs and will not be at tonight's meeting. Gabe initiated a discussion about the new Master Plan and questioned how it might be set-up and formatted. The anticipation is that it will not follow Ishpeming's prior format with charts and tables but be modeled more after the City of Munising Master Plan, being decidedly more readable, modern and informative while addressing current trends and unique community issues.

I. Old Business - none


J. Correspondence – none.

K. Meeting Adjournment was unanimous upon a motion by Bruce Houghton supported by Harry Weikel at 7:13 P.M.

Prepared By:


Alan K. Pierce, Planning Commission Assistant Secretary

Reviewed By:


Bruce Houghton, Planning Commission Secretary