

Ishpeming Planning Commission  
Meeting Minutes for January 04, 2021  
**(Agenda items are in bold text)**  
6:30 P.M with Commission Members and the Public via ZOOM

**A. Call to order** -- for the Ishpeming Planning Commission was by Chairperson Gabe Seelen at 6:33 P.M.

**B. Roll Call** --

*Present:* All members introduced themselves. Gabe Seelen, John Carlson, Brooke Routhier, Bruce Houghton, Ty Hyatt, Mike Kinnunen, Lindsay Bean, Harry Weikel arrived @ 6:45 P.M.

*Absent:* Angelo Bosio was connected and could hear members, but could not be heard.

*Public present:* Ryan Soucy of CUPPAD, & Al Pierce, Zoning Administrator.

**C. Public Comment** – Jim Lampman explained to the two Public attenders how to comment. Neither did, and Public Comment was closed at 6:40 P.M.

**D. Approval of Agenda** – The agenda was approved unanimously as presented upon a motion by Bruce Houghton supported by Brooke Routhier.

**E. Approval of Previous Meeting Minutes** – The meeting minutes of October 05, 2020 were unanimously approved upon a motion by Bruce Houghton supported by Brooke Routhier.

**F. Presentations** – none.

**G. Public Hearings**

**1. CU 2020-02** –Request for a Federal Firearms Licensee to repair/customize firearms at 618 N. Main St.

As Ty Hyatt is making the request, he declared a conflict of interest and will not be voting on the matter but can answer any questions. Gabe read the Mining Journal Ad and asked if there was any Public Comment and, after a slight delay without any comment, closed that portion of the meeting. Harry Weikel joined the meeting in progress at about 6:45 P.M.

Ty was asked to explain his request and he stated that he was a licensed firearms trainer and also conducted repairs. Business would be conducted at his home by appointment only and there would be no employees. Any weapons shooting or training would be performed off site on a farm outside the City limits. Weapons teaching would be performed at his church. John asked Al a question about the prior similar hearing held a few years ago. Al indicated that it was very similar operationally, but being located on Second St. it did not have any parking available for customers. The neighbor to the South provided an easement for customer parking as it was not permitted on Second Street. This site has off-street parking available. The Public Notice ad was placed in the Mining Journal, a statutory mailing list and a sample notice was provided in the packet, and the Preliminary Findings of Fact were accepted as presented without comment.

**FINDINGS OF FACT FOR A HOME OCCUPATION  
INVOLVING FIREARM CUSTOMIZATION & REPAIRS**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the current owner of Lot 15 of Nelson's Addition, A.K.A. 618 N. Main St., Ishpeming, MI 49849. The subject parcel is located in the GR (General Residential) District where the requested use is Conditional. The current structures on the parcel are a detached single-family dwelling unit and a large concrete slab.
3. Per the applicant, there will not be random foot or vehicle traffic. Customer interaction will be via telephone, e-mail and on-site appointments. All firearm customization will be performed in the home and there will be no discharge of firearms on site. The applicant has also indicated that there will be no retail sales from the home but firearms and accessories will be delivered.
4. It's not known if a license, other than a Firearms License and, insurance or certification requirements are necessary for customization services of this nature.

5. Parking on Main St. appears available while parking High Street on either side appears to be limited due to traffic volume. The driveway on-site can contain 4 vehicles and clients will be instructed to park there. The site plan furnished shows onsite parking for 4 vehicles at the rear of the lot. This might be optimistic during winter conditions and spaces are necessary for the applicant's vehicles.
6. Operational noise levels, number of employees (if any), days and times of operation are presently unknown factors.

**ORDINANCE CONSIDERATIONS**

Section 11.0 GR (General Residential District);  
 Section 25.0 Conditional Use Permit;  
 Section 26.0 Administrative Standards

A motion to approve the Conditional Use was made by Brooke Routhier, supported by Bruce Houghton and passed by a vote of 7 ayes, 1 absent, 0 nays with one abstention, a Conflict of Interest (applicant).

Brooke questioned an Open / Closed sign on a home at Fifth and Michigan. Al indicated that he would check out the situation and report back to the Commission at the next meeting.

**H. New Business**

**1. Ryan Soucy AICP, Master Plan Continuation**

Al provided an update regarding Ryan's health status and that he was recovering from a stroke. CUPPAD had hired an individual to work with Ryan, but was required to let them go. The Commissioners hopes and prayers are with Ryan during his recovery and hope to see him next month. Dependent upon his recovery, Ryan is optimistic that he will be able to continue with Master Plan development at February's Planning Commission meeting.

**2. Informational – Proposed Taco Bell East of Magnuson Hotel –Spring 2021**

Al updated Commissioners on site developments on the proposed Taco Bell and the Magnuson Hotel sites. Numerous issues have been discussed at length with each party with some positive developments and also some areas where a common ground has yet to be reached for mutual satisfaction. The Hotel owner also involved Lindsay Bean, as Mayor, with first hand details of design items he would like to see on the adjacent site. The furnished plans at this juncture are best described as conceptual and subject to change. John asked if the site plans would be reviewed by the Commission. Al responded that while that was an option under the Ordinance (Sec. 28.5 F.), he did not expect the applicant to request that action and he would not be requesting it either.

**3. Proposed 2021 Planning Commission Meeting Schedule**

Gabe addressed the 2021 Planning Commission schedule by explaining to new commissioners that we try to meet the first Monday of each month unless impacted by a Holiday (Fourth of July, Labor Day). The schedule is publicly posted at City Hall and the City Website. A motion by Brooke Routhier supported by Bruce Houghton (the dynamic duo) to adopt the meeting schedule as proposed passed unanimously.

**I. Old Business - none**

**J. Correspondence – Informational “Hematite Heights” Proposed Land Sale**

Gabe asked Al if he would provide details on the proposed land sale in the “Hematite Heights” area. Al provided a brief history of prior Planning Commission efforts in the past to develop this area for new members and explained that Mr. Kinney had approached him on the process of purchasing City owned land. Al had provided City Charter requirements for selling municipal lands and other details to Mr. Kinney who then proceeded with the

process. The parcel has been surveyed, described and had a Public Hearing with the ZBA to approve a Lot Split and is continuing to proceed thru the Charter process. Due to the Planning Commissions prior efforts in this area, Al thought it would be appropriate to keep Commissioners up to date on a proposed land sale.

Lindsay provided additional information that this area had been under consideration for a City campground development. As Mr. Kinney became knowledgeable about camping discussions, he provided plan schematics for Rustic and RV campgrounds in other parts of the Malton Road area. UPEA had also worked with Lindsay involving camping development. While some drawings had been developed, none as yet had been presented to Al or Commissioners. Apparently, they were in a similar area that Mr. Kinney had proposed to purchase. Mr. Kinney was able to speak and indicated that he did not desire to share the immediate area with a campground. There was considerable discussion among Commissioners about the parcel sale, water utilities, rustic and vehicle camping locations, possible requirements for future easements if sold and permitted / conditional uses addressed within the DD (Deferred Development) Zoning District.

A motion by John Carlson supported by Brooke Routhier to recommend to the City Council sale of the proposed surveyed parcel with consideration of future utility easements passed unanimously.

Upon the closing of the meeting, all Commissioners and the Zoning Administrator expressed their thoughts regarding the lack of any campground plans / drawings / maps.

**K. Meeting Adjournment** was unanimous upon a motion by Brooke Routhier supported by Bruce Houghton at 8:05 P.M.

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

Reviewed By:   
Bruce Houghton, Planning Commission Secretary