

Ishpeming Planning Commission  
Meeting Minutes for June 07, 2021  
(Agenda items are in bold text)

**A. Call to order** -- for the Ishpeming Planning Commission was by Chairperson Gabe Seelen at 6:30 P.M.

**B. Roll Call** –

*Present:* Gabe Seelen, Brooke Routhier, Mike Kinnunen, Lindsay Bean, David Lawler, John Carlson and Ty Hyatt.

*Absent:* Bruce Houghton and Harry Weikel.

*Public present:* Ryan & Emily Soucy, Craig Cugini, City Manager and Al Pierce, Zoning Administrator.

**C. Public Comment** – No members of the Public had comment and Public Comment was closed at 6:33 P.M.

**D. Approval of Agenda** –The agenda was approved unanimously upon a motion by Brooke Routhier supported by John Carlson.

**E. Approval of Previous Meeting Minutes** – The meeting minutes of March 01, April 05, and May 10, 2021 were approved unanimously as amended upon a motion by John Carlson supported by Ty Hyatt.

**F. Presentations** - none.

**G. Public Hearings** – none.

**H. New Business**

**1. Ryan Soucy AICP, Future Land Use Map (Handouts at Meeting)**

Ryan handed out Map 7-3 Ishpeming Land Use Map, Map 11-1 Future Land Use (Malton Rd. was not depicted on these maps) and a Working Future Land Use Map with categories ME: Maintain & Enhance, PP: Preserve and Protect, RI: Redevelop and Intensify, and EG: Expand and Grow. Commissioners were encouraged to identify what you want on map areas not what it is. The basis for DD (Deferred Development) was questioned. Al explained his concept that these areas had limited development (roads, utilities), previous mining ownership, topographic issues (wet, rugged, remote) that made development more complicated. They also are larger in contiguous land area than traditional Zoning Districts. The majority of DD is City or County owned tracts. A Recreation Map could depict RAMBA & IOHT bike trails, hiking, horseback riding, snowmobile / motorized trails. There was considerable map discussion – geography affecting land use, balancing trails and development, Eighth Addition area, City ownership, current and future land uses, etc. What are today's generalized categories? What are tomorrow's generalized categories? How to manage Forest and Recreation lands within the City and on City owned and recreation limited (LAWCON) property in Negaunee (N. shore of Teal Lake). Where is our developable land? What utilities are required? The basis for the Neighborhood Commercial Zoning District was questioned. Al felt it was primarily to allow for existing uses and to perpetuate (allow sale to new owner) and limit (nothing bigger) commercial development in dense residential areas. What is the total extent of City ownership? Obviously, the Malton Road area is a common denominator in the future land use discussion. The PC Annual Report (4 just completed) could possibly be helpful for historical context. There will be a PC workshop on Future Land Use around June 25, final date to be determined.

**2. Second Review/Comments on Capital Improvement Program (CIP 2022-2027)**

Craig informed Commissioners that Prairie St. (among other streets) hopefully will be improved via a future MDOT grant. Half of Prairie St. is in Ishpeming Township. Additionally, Empire St. is a proposed major reconstruction from Third to Main and funds to finish work from Main to Oak are not yet secured. Brooke questioned availability of recreation money for Malton Rd. Craig indicated that the rustic campground requires

water funding which is City money rather than recreation funds. Numerous other City needs were mentioned along with a GEI infrastructure plan. Gabe questioned the timeliness of some projects as they seemed to have a low priority. He felt that there should be a more specific plan to follow with deviations for unanticipated emergencies. He mentioned Ray Roberts (former PC chairperson and PE) who worked for the City on transportation planning and assisted the City with needs assessment, road classifications, construction priorities and budgeting for several years. Craig stated that we no longer have a licensed DPW superintendent or engineering staff on the payroll and are trying to work within our budget constraints. Lindsay indicated that one of her projects that she would like to move forward involves the Hose Tower repair for the Fire Department. Brooke inquired as to the nature of tracking funds disbursed on specific services and the year of expenditure.

**a. Discussion of Planning Commission Exemption from the CIP for the Michigan Planning Enabling Act, Act 33 of 2008**

Al addressed the requirements of the Act if the Planning Commission is exempted. In this case, the legislative body may adopt a CIP or delegate preparation to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. No action was taken.

**3. Proposed Medical/Recreational Marijuana Amendments to the Zoning Ordinance**

Brooke discussed the proposed revisions to Ishpeming's entry to Medical / Recreational Marihuana. The working group is proposing a considerably shortened approach. It would involve no growing, testing or transport provisions. Two areas would be identified for retail Marihuana sales. One is proposed to be in the General Commercial zoning district West of Second St. with access to US-41 / M-28. The second area is proposed for the CBD (Central Business District). Buffering requirements, if any, can be a troubling issue and may attract negative media attention. John stated that Negaunee would not be considering Marihuana sales in the downtown area. Dave suggested that no buffer requirements could be required. Marquette has shortened buffer distances for Marihuana uses in the city according to Lindsay. The style of signs should be addressed to insure they remain in good taste.

Lindsay displayed school zones for the downtown area and the General Commercial area on the computer screen. There was general discussion among Commissioners and no objections to pursuing a more streamlined process for Medical/Recreational Marijuana ordinance amendments.

**4. Malton Road Recreation & Development**

There was no discussion due to the lateness of the hour.

**5. Scheduled July 12 Planning Commission Meeting**


Upon a motion by John Carlson supported by Ty Hyatt, the July 12 Planning Commission meeting was unanimously cancelled by Commissioners.

**I. Old Business – none**

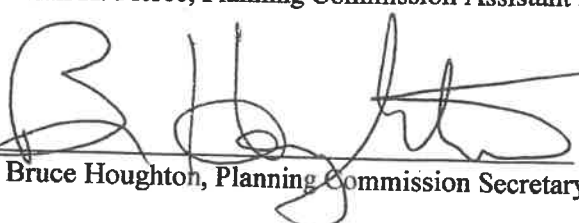
**J. Correspondence** – Al provided Commissioner's with a copy of the approval letter for Deb Leaf's Conditional Use.

**K. Meeting Adjournment** was unanimous upon a motion by Ty Hyatt supported by Mike Kinnunen at 9:38 P.M.

Prepared By:

  
Alan K. Pierce, Planning Commission Assistant Secretary

Reviewed By:

  
Bruce Houghton, Planning Commission Secretary