

Ishpeming Planning Commission  
Meeting Minutes for November 01, 2021  
**(Agenda items are in bold text)**

**A. Call to order --** for the Ishpeming Planning Commission was by Acting Chairperson Brooke Routhier at 6:36 P.M.

**B. Roll Call --**

*Present:* Brooke Routhier, Mike Kinnunen, Harry Weikel, Lindsay Bean, David Lawler, and Bruce Houghton.

*Absent:* Kari Getschow, and with 2 Commissioners positions unfilled due to resignations.

*Public present:* Glenn Lerlie, Jake Colantonio, Debra Leaf and Al Pierce, Zoning Administrator.

**C. Public Comment** – None - Public Comment was closed at 6:37 P.M.

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

**E. Approval of Previous Meeting Minutes** – The meeting minutes of September 13, 2021 were not typed yet.

**F. Presentations** - none

**G. Public Hearings**

**1. Gino Gerding – CU 2021-03 request for First Floor Residential Units in the CBD District at 116 E. Division St.**

Al reminded Commissioners that this hearing was scheduled for our October meeting that was not conducted for lack of a quorum of Commissioners. He also indicated that the publication in the Mining Journal was not re-run nor was the mailing of 58 residents within the statutory 300' distance repeated. Al felt that the approximate \$300 cost to repeat those actions was not required as he had received no calls, inquiries, opinions or questions from any of the parties mailed or any members of the general public.

This building would contain 10 units per the proprietor and require 2 parking spaces per unit or 20 spaces total. The parking plan submitted showed 3 spaces within the building, 5 spaces in a detached garage, and 15 spaces in a graveled parking lot. Three spaces in the graveled lot were dedicated for winter snow storage. The total number of all-season parking spaces available is 20 and this complies with zoning requirements. This parking area is adjacent to the City Hall parking lot and during heavy snow activity, sometimes City snow is mixed with private snow on this lot until eventually removed by the City. The ordinance requires this parking lot to paved, possess an internal drainage plan, and have 2 trees for required landscaping. It was the consensus of Commissioners to waive the required parking lot planting as it would impact both the Owner's and the City's snow removal from this area.

A motion by Harry Weikel supported by Lindsay Bean that Four (4) first floor Residential Units be approved for CU 2021-03, subject to the following conditions:

- 1.) No parking lot landscaping is required;
- 2.) Asphalt paving of the parking lot is to be completed by 11-01-2022 due to the lateness of the construction season;
- 3.) Parking lot storm drainage is to be directed to the City's storm drainage system.

The motion passed unanimously.

## **H. New Business**

### **1. RAMBA (Range Area Mountain Bike Association) Strategic Plan Update**

Lindsay introduced Glenn Lerlie and Jake Colantonio, RAMBA members, who informed Commissioners of September's Board Meeting events, reviewed some of last years goals, and talked about recent community input. The Association is presently working on a 1-3 year plan. There is a Trail Maintenance Plan on-line for the 70-80 miles of bike trails along with a list of 2022 upgrades and additions as well as Fall and Spring clean-up. A coming November board meeting will provide additional details. Ideas under consideration include covered shelters, bathrooms, Howard Oil building lease and expanded community engagement with the public. Debra Leaf addressed the community support received as well as the Association's engagement with youth. Work is on-going with the Ishpeming Chamber on a rustic campground, historic trails, and new Cliffs Shaft area trails. A focus on the new user is referenced with trail navigation signs and a RAMBA navigation app.

Brooke stated that the trails provide considerable recreational value and that its important to maintain and preserve present trails. Lindsay reiterated that it is important to make the City aware of future plans, new trails and connector trails. Al shared his desire for a common map basis that would depict mountain and snow biking trails, hiking and horseback riding trails, snowmobile and snowshoe trails. Some of this information can be found at [nuxx.net](http://nuxx.net) / Ramba map. Brooke questioned the vision for future expansion and was informed that it would include trail counters and snowshoeing. Commissioners thanked the group for sharing their information and encouraged its continuation.

### **2. Kristen Carlson Marquette County Climate Adaptation Plan**

Kristen, a resident of Ishpeming, presented the Climate Adaption Plan for Marquette County. Weather events are unpredictable, but global warming, while also unpredictable, is on-going and increasing in severity each year. As climate is affected, so to are the budgets for municipalities with unanticipated increased costs. The ability to limit global warming is slipping away and without concerted action will become unattainable. Lowering carbon dioxide emissions and other greenhouse gas emissions are some items that we can accomplish. Establishing a national price on carbon emissions, transport efficiency, and building code energy efficiency in conjunction with renewable energy sources are all items that can be implemented to address the issue. Locally she mentioned the Climate Adaptation Plan for Marquette County and the Model Forest Policy Program. Some of the listed plan goals include creating water resiliency, local food security plan development, educating the Public on health-related issues associated with climate change, maintenance of forest ecosystem resilience, and strengthening our economic base. Community gardens, such as Partridge Creek Farms, help with heavy rain events (atmospheric rivers) and create stronger relationships between community members. Kristen mentioned the potential for migration from other less habitable regions of the U.S. to regions with more plentiful fresh water supplies. The closed landfill site off Malton Road (+/- 35 acres) could have a second life as a City solar farm (Al's note: ownership is by Ishpeming, Negaunee City and Township). Michigan's EGLE Department has a series of recorded webinars on community solar and energy efficiency programs and grants. Other resources include SolSmart (resources to overcome barriers to solar development) and Planning and Zoning for Solar Energy Systems (MSUE). There are many other resources available to consult.

David had questions regarding Munising's climate emergency declaration and mobilization and action plan. Lindsay also had questions for Future Land Use and other relevant items. Brooke expressed desire for electric vehicle charging within the downtown, the Council's awareness of electric government vehicles and the Model Forest Policy Program. Bruce mentioned wind turbine electric generation involving old closed mine shafts – "Pump & Dump".

Kristen was thanked for her timely and informative presentation.

### **3. Proposed Medical/Recreational Marihuana Amendments to the Zoning/Police Power Ordinance**

Commissioner's reviewed Marihuana additions to the Zoning Ordinance and the "Police Power" Ordinance. Al also furnished information on "Designated Consumption Establishments" (DCE). Upon discussion, most Commissioners were not in favor of including DCE in the marihuana additions to the Zoning Ordinance and it will be removed. The limitation on the area in the GC district for marihuana business was removed, there will be a total of 2 Marihuana Businesses permitted within either the GC or CBD zoning districts, and the under age 21 limitation will also be removed per the attorney request. The facility opening time was to be changed back to 7 AM in the Police Power ordinance. The Commissioners will review the finalized text at December's meeting.

### **4. Malton Road Recreation and Development.**

No discussion.

### **I. Old Business**

#### **1. None**

**J. Correspondence** – Magnuson Hotel / Taco Bell Easement Agreements Recorded, Hydrant Esmt. Next

**K. Meeting Adjournment** was unanimous upon a motion by Bruce Houghton supported by David Lawler at 8:32 P.M.

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

**Reviewed By:** \_\_\_\_\_  
Bruce Houghton, Planning Commission Secretary