

Ishpeming Planning Commission
Meeting Minutes for December 06, 2021
(Agenda items are in bold text)

A. Call to order -- for the Ishpeming Planning Commission was by Acting Chairperson Harry Weikel at 6:38 P.M.

Election of Chairperson and Vice Chairperson of the Planning Commission - Lindsay suggested that the election be delayed as two new members will be on board the Commission in January, which became a motion supported by Bruce Houghton and was passed unanimously by Commissioners.

B. Roll Call --

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

Absent: 2 Commissioners positions unfilled due to resignations.

Public present: Brice Sturmer, Robert and Rita Corradina, and Al Pierce, Zoning Administrator.

C. Public Comment – Brice Sturmer spoke regarding progress on the Velodrome, Ishpeming's newest coffeehouse, which should be opening around the end of the year. He thanked Commissioners and Staff for assistance and a positive working relationship. He also commended Commissioners for the effort put forward for the new Cannabis additions to the Zoning Ordinance. Public Comment was closed at 6:42 P.M.

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

E. Approval of Previous Meeting Minutes – The meeting minutes of September 13, 2021 were unanimously approved as presented upon a motion by Brooke Routhier supported by Bruce Houghton. The meeting minutes of November 01, 2021 were reviewed with a detail correction made to the RAMBA Presentation, the Marquette County Climate Adaptation Presentation and several clarifications on the proposed Marihuana amendments. A motion by Lindsay Bean supported by Bruce Houghton that the meeting minutes of November 01, 2021 be approved subject to discussed amendments / corrections was passed unanimously by Commissioners.

F. Presentations - none

G. Public Hearings

1. Jay Clancey – RZ 2021-01 Rezoning of Former Episcopal Church Properties

Brooke informed Commissioners that she has a conflict of interest for this Hearing (family relative) and will not be voting on this issue.

The Zoning Administrator provided the following background information for Case Number RZ 2021-01 and is the rationale for requesting a zoning district change:

“The Mather Inn is closed with the water supply shut off, electricity turned off, all apartments closed with tenants vacated, and the Cognition Brewing Company forced to cease operations without functioning utilities. On October 05, 2021 a deed was recorded conveying the ownership of the Episcopal Diocese of Northern Michigan to Clancey Properties, LLC, operator of the Cognition Brewery.

The properties purchased are located in the GC (General Commercial) and GR (General Residential) zoning districts. The former church property in the GC district has no on-site parking available and parking in the streets (E. Euclid, N. First, E. Canda, and Maple) is limited due to slope and pavement widths. The other parcel in the GR district is leased by Partridge Creek Farms presently and has space available for approximately 9 vehicles based upon present usage with more available in the event the present lease is retracted.

The GC district does permit brew pubs as a Conditional Use with a parking space requirement, a 1,000' distance separation from churches and schools (2 churches and 1 school in range) and 400' from other alcoholic drinking establishment's (1 in range).

The CBD (Central Business District) is located adjacent on the West side of the church, also allows brew pubs as a Conditional Use and exempts Drinking Places from parking requirements. While the requirement for a Conditional Use hearing remains, this district appears to be the best fit for brewing operations and consumption."

Commissioners were informed that the Episcopal Church will be conducting services on Sundays and has reserved the ability to do this for the next 5 years.

Commissioners also discussed the availability of parking on North First Street and the close proximity of Public parking South of Hematite Drive. Rezoning of the lots at the NE quadrant of N. First and Euclid St. to CBD would prevent them from being used residentially in the future without revision of the zoning district. It was mentioned that these parcels would be returning to the Planning Commission as development continues, as the Use requires Conditional approval in the CBD district.

A motion by Lindsay supported by Bruce that the Planning Commission recommend to the Ishpeming City Council; that the certain parcel of land in the City of Ishpeming bounded on the N. by Euclid St.; on the E. by First St.; on the S. by Canda St.; and on the W. by Maple St. be rezoned from GC (General Commercial) to CBD (Central Business District) **ALSO**; a parcel described as: Nelson's Addition to the City of Ishpeming Lots 45 & 46 and the W 1/2 of Vacated Alley between Lots 46 & 47 be rezoned from GR (General Residential) to CBD (Central Business District). The motion passed unanimously, with Brooke abstaining.

2. City of Ishpeming – ZTR 2021-01 Marihuana Text Revisions – Zoning & Police Power Ordinances

Harry brought up the Marihuana revisions to the Zoning and Police Power ordinances. There was extensive discussion on this topic under the approval of the November 01, 2021 meeting minutes and clarifications of the Zoning Text and Police Power ordinance. Lindsay made a motion, supported by Brooke, that in consideration of the amendments already discussed, that the Planning Commission recommend the revised text be adopted by the City Council. The motion passed unanimously.

H. New Business

1. CUPPAD – Ryan Soucy: Master Plan Continuation

Ryan was not present. Al relayed that he had discussed the status of the MP with Ryan and that the first fourteen or so pages were complete with the balance in progress. His goal is to have the plan prepared for the 63 day statutory review process, tentatively for our January meeting. Commissioners discussed the potential for Forest Management and Climate Adaptation issues to be addressed in the Master Plan.

2. Malton Road Recreation and Development

There was general discussion of Malton Road, potential campground, revised DDA boundary limits, and the possibility of a joint meeting with the DDA, Planning Commission and the Parks and Recreation Commission.

3. Old Landfill – Proposed City Solar Farm (3 owners of record)

Al indicated that this is one concept from the Climate Adaptation Study presentation that intrigued him. The old landfill is believed to have 3 owners, the cities of Ishpeming, Negaunee and Negaunee Township. Apparently other units have been able utilize capped landfills for solar farms. There was prior discussion regarding a potential RV Campground adjacent to this site on the West side that was opposed by an existing Ishpeming RV campground owner. Al stated that he is only seeking approval for a preliminary investigation of a solar farm and what approvals (landowners, State of Michigan, UPPCO, etc.) might be required. A motion by Bruce, supported by Lindsay, for Al to acquire preliminary information for the feasibility of a solar farm, passed unanimously.

I. Old Business

1. None

J. Correspondence – CU 2021-03 Correspondence for Gino Gerding parking lot construction extension expiring 11/02/2022.

K. Meeting Adjournment was unanimous upon a motion by Bruce Houghton supported by Brooke Routhier at 7:50 P.M.

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

Reviewed By: _____
Bruce Houghton, Planning Commission Secretary