

**City of Ishpeming Planning Commission**  
**Meeting Minutes**  
**March 7, 2022 at 7:00 p.m.**

**A. CALL TO ORDER**

The regular meeting of the City of Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 7:01 pm

**B. ROLL CALL**

Present: Brooke Routhier, Lindsay Bean, Dave Lawler, Mike Elliot, Kari Getschow, Bruce Houghton, and Mike Kinnunen. Absent: Harry Weikel and Ryan Pizziola. . Also present was Al Pierce, Zoning Administrator.

**C. PUBLIC COMMENT** – There was no public comment.

**D. APPROVAL OF AGENDA**

A motion was made by Member Houghton supported by Member Routhier and carried unanimously to approve the agenda as presented.

**E. MEETING MINUTES** – No minutes to approve.

**F. PRESENTATIONS** – There were no presentation.

**G. FUTURE PUBLIC HEARING**

Zoning Administrator Al Pierce informed the Planning Commission two applications for marihuana establishments were received: one from PBNJJ LLC at Velodrome Coffee and one for the Fire Station at Ralph's Deli. The public hearings are scheduled for April 2022 after all the required publications and postings.

**H. NEW BUSINESS**

**1. CUPPAD – Ryan Soucy: Master Plan: Review/Finalize Future Land Use Map and Goals and Objectives**

Ryan Soucy, from CUPPAD, advised work has continued on the Master Plan and it was very close to completion. He would like to discuss finalizing the future land use map and goals and objectives. He briefly summarized the Land Use Map and what changes the Commission would like to make. He noted some of the colors were too similar so he would revise that before the map was finalized.

There was discussion related to some of the residential designations including high- and low-density housing; recreational designations; mixed-use districts; and possible designation of some areas as open space.

Mr. Soucy reviewed the Goals and Objectives sections of the Master Plan. He advised the Planning Commission was the visionary body and all agencies within the City would work together to reach the vision, the goals, and objectives. The Master Plan would be used as a guide for the decision makers in the City. There was discussion and debate on the proposed goals and objective including preserving the City's trail network; coordination with the Lake Superior Community Partnership in accomplishing goals/objectives; and Malton Road. Mr. Soucy pointed out the City currently has three Neighborhood Enterprise Zones (NEZ) which is very helpful for the City, as not many municipalities have NEZ's'; and reviewed the advantages of a historical district.

**2. Review of Proposed Revisions to the Sign Ordinance**

Zoning Administrator Pierce advised he has had many conversations with City Attorney Caroline Bridges with regards to political signage and he would also like to include lighting illumination as it relates to the LED lighting in some of the proposed language. There was further discussion related to the recommended changes to the sign ordinance.

A motion was made by Member Houghton, supported by Member Bean and carried unanimously to move this item to next month's meeting.

### 3. Neighborhood Commercial Discussions

Zoning Administrator Pierce presented a map of a proposed change to the zoning district to allow businesses. This would require a change to Neighborhood Commercial to allow the proposed new property owner to establish a printing business. He noted his concerns over semi-trucks going to the site for the business; and felt this would not be a good situation in the neighborhood.

There was concerns over the what the definition of the Neighborhood Commercial district was and what this business would be in that area. It was felt there were other districts that this type of business would fit in.

Jim Manty advised he did not have much information at this point on the possible new owners and their plans. He could bring back more information related to the business to Zoning Administrator Pierce.

### 4. Malton Road Recreation and Development

Member Bean showed the latest campground map and pointed out where the proposed walk-in sites would be located.

## **I. OLD BUSINESS**

1. Everyone should have a New Zoning Ordinance – All members should now have a digital version of the currently adopted zoning ordinance.

2. Old Landfill – City Solar Farm Investigation Update

Zoning Administrator Pierce gave a brief update and noted work was continuing.

## **J. CORRESPONDENCE**

1. PBnJJ Site Plan Review Correspondence

2. Fire Station Site Plan Review Correspondence

Zoning Administrator Pierce provided copies of the letters pertaining to the site plan review for each project which included his comments on parking requirements.

## **K. MEETING ADJOURNMENT**

At 9:50 p.m., a motion was made by Member Routhier supported by Member Elliot and carried unanimously to adjourn.

Prepared by:



Cathy Smith, City Clerk

Reviewed by:



Alan K. Pierce, Planning Commission Assistant Secretary