

Ishpeming Planning Commission
Meeting Minutes for February 6, 2023
6:30 P.M.

Ishpeming City Hall Room 211.1

- A. **Call to Order**—for the Ishpeming Planning Commission was by Chairperson Brooke Routhier at 6:30 P.M.

Election of Chairperson, Vice-Chairperson, and Secretary of the Planning Commission

Bruce Houghton made a motion to nominate Brooke Routhier as Chairperson, supported by David Lawler, and carried unanimously.

Lindsay Bean made a motion to nominate Mike Kinnunen as Vice-Chairperson, supported by Kari Getschow, and carried unanimously.

Mike Kinnunen made a motion to nominate Bruce Houghton as Secretary, supported by David Lawler, and carried unanimously.

Planning Commission 2023 Meeting Dates and Starting Time

Lindsay Bean made a motion to keep the monthly meeting time at 6:30 P.M., supported by Mike Elliott, and carried unanimously.

Bruce Houghton made a motion to accept the 2023 meeting dates as presented, supported by Mike Elliott, and carried unanimously.

- B. **Roll Call**—

Present: Kari Getschow, Lindsay Bean, Brooke Routhier, Bruce Houghton, Torrey Dupras, Michael Elliott, David Lawler, and Mike Kinnunen.

Absent: Ben Argall

Public present: Al Pierce, Zoning Administrator, Jodi Champion, Recording Secretary, Brice Strumer and several Wabash Heights residents.

- C. **Public Comment**—

Bruce Sturmer, owner of Velodrome which is located at 109 S. Main St., provided an update on the business. Mr. Sturmer also extended an invitation to the Commissioners to tour his business. Dates for the tour were February 15, 2023 at 6:00 P.M. and February 18, 2023 at 11:00 A.M. Mr. Sturmer also said that he would like to revisit the Commission in the near future to discuss different types of licenses.

- D. **Approval of Agenda**—

A motion was made by Lindsay Bean to approve the agenda as presented, with the addition suggested by Brooke Routhier, to add the 2022 Master Plan Goals to Old Business. This was supported by Bruce Houghton, and carried unanimously.

- E. **Approval of Previous Meeting Minutes**—

A motion was made by Dave Lawler to approve the minutes from the January 9, 2023 meeting, supported by Bruce Houghton, and carried unanimously.

Minutes of 3/07, 4/04, 5/02, 6/13, 8/01, 9/12, 10/04, 11/14, 12/05, and 12/21/2022 are not typed yet.

- F. **Presentations**—None.

G. Public Hearings - Opened at 7:00 P.M.

1. Approval of Resolution to Adopt 2022 Master Plan

A motion was made by Bruce Houghton to adopt the 2022 Master Plan with the following changes made to the date, "Munising" changed to Ishpeming and Brooke authorized to sign the Resolution. This was supported by Mike Kinnunen, and carried unanimously.

2. RZ 2023-01- Proposed Rezoning at the Southeast Quadrant of Washington and Junction Streets

Rental home owners, Melissa & Dale Olgren of 629 N. 4th Street addressed the proposed rezoning of this area from Mining to General Residential. The Olgren's are adjacent rental property owners to the West. They furnished written comments and are opposed to the rezoning claiming that it is spot zoning and that it would be environmentally detrimental to the surrounding wetlands. Ms. Olgren also stated that initially (1995), the Conditional Use permit was approved incorrectly.

Business owner, Patrick Moyle of 400 Stone Street in Ishpeming, is the owner of this parcel. Currently, he has an approved duplex built on the parcel in 1995 with plans to build 3 more units. His concern is that if the rezoning isn't approved, and the current duplex should get destroyed in a fire or natural disaster, zoning would not allow for re-building if it was zoned Mining. The 3 additional units would not be able to be built also. He stated that he is targeting Seniors who typically want smaller homes and that this development would be a benefit for the City and adjacent residents.

Committee Discussion: Al Pierce addressed Ms. Olgren's concern about spot zoning. The parcel is about 7.2 acres in size and only the Northerly 2.9 acres is proposed for rezoning as the balance is felt to possess unsuitable soils for construction. Al stated that the adjacent zoning districts to the immediate West and North of the proposed rezoned area are also zoned General Residential, therefore this is not a spot zoning. Brooke commented that Ishpeming is currently facing a housing shortage of modern small homes. A motion was made by Bruce Houghton to recommend to the Ishpeming City Council to rezone the described portion of the property from Mining to General Residential, which was supported by Lindsay Bean, and carried unanimously.

3. Proposed Extension of Wabash Street Northeasterly to Malton Road

Residential home owner Tim Harris of 1040 Wabash Street, was elected to speak on behalf of the several Wabash property owners in the audience. Mr. Harris & other residents expressed their opposition to the extension of Wabash for the following reasons:

Safety concerns: The neighborhood was not designed for thru-traffic. The road is narrow (60' R.O.W.) and during the winter months is even narrower. There is no sidewalk anywhere in Wabash Heights and all walking is on the road in winter or slightly off-road in summer. Concern is for the safety of the 40+ children that reside in the neighborhood. It was speculated that speed limits would most likely not be followed. There are several blind spots as well. This is a well-used neighborhood by walkers, runners, and bikers and thru traffic is non-existent.

Historical Concerns: Harris noted concern over the stone wall that was moved from the Mather "A" Mine to the end of Wabash St. It is of historical value and the neighborhood would hate to see it moved or destroyed.

Monetary Concerns: Harris expressed concern about what the extension would do to property values. Currently, it is a desirable, quiet location for families. Harris speculated that property values would go down. Any extension would be opposed by Harris and all of the audience from Wabash Heights.

Ishpeming Fire, Police and DPW Comments: All three city departments furnished correspondence supporting the extension of Wabash Street to Malton Road as benefiting EMS service times, mutual fire aid with Negaunee, and as a positive benefit to shortening emergency access times during the 2-year Lakeshore Drive round-about construction.

Committee Discussion: Lindsay Bean questioned whether or not using Outlot A in Wabash Heights Subdivision would be more practical. This would eliminate a lot of the safety concerns, such as baseball traffic thru the subdivision. Although it would be a longer route, it would be more viable towards a safer neighborhood. Brooke Routhier added that an Outlot A extension could also be looked at as providing alternative housing development space in the future. The Outlot could support utility expansion to the East. Using Outlot A would also be more cost effective for the City and have better clear vision requirements by intersecting Malton road at the Heritage Hills driveway. The extension road could be gravel. Torrey Dupras expressed concerns about biking safety. Either extension location could possibly pose safety issues for bikers. There are potential visibility concerns at each of these connection locations.

Committee Discussion continued: Mike Kinnunen made note that either of these locations would be a huge help for emergency services.

A motion was made by Bruce Houghton to recommend to the Ishpeming City Council to approve the Wabash Street to Malton Road extension and was supported by Mike Kinnunen. Brooke Routhier requested the motion to be amended to include considerations that would address residential concerns, an engineered traffic controlling intersection, proper traffic signage, and recommended using Outlot A as being the safest access point for long term. Bruce Houghton / Mike Kinnunen consented to amend the motion to include those considerations. The vote was (7 ayes) Michael Kinnunen, Michael Elliott, Kari Getschow, Lindsay Bean, Torrey Dupras, Brooke Routhier, and Bruce Houghton and (1 nay) David Lawler. Motion passed 7 to 1. Public Hearing closed at 7:55 P.M. All Wabash Heights residents present opposed any extension to Malton Road, primarily for child safety and mailbox purposes.

H. New Business—

1. Review and adopt 2022 Annual Planning Commission Report and Submit to City Council

Upon review, a motion was made by Bruce Houghton to adopt the 2022 Annual Planning Commission Report, supported by Kari Getschow, and carried unanimously. It will be furnished to the Council.

I. Old Business—

1. UPPCO Easement @ Rustic Campground

Al Pierce reported that there are numerous corrections that were made to the easement. The City Attorney is working on it with Al and the proposed amended Easement will be sent.

2. 2023 Master Plan Goals

A motion was made by Lindsay Bean to include a short- term list in the agenda each month regarding the Implementation Plan, supported by Bruce Houghton, and carried unanimously.

J. Correspondence—None

K. Meeting Adjournment

A motion was made by Mike Elliott to close the meeting at 8:28 P.M., supported by Dave Lawler, and carried unanimously.

Prepared by:

Jodi Champion, Deputy Clerk/Recording Secretary

Alan K. Pierce, Planning Commission Assistant Secretary

Reviewed by:

Bruce Houghton, Planning Commission Secretary