

City of Ishpeming Planning Commission

Meeting Minutes

August 7, 2023 at 6:30 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 6:33 pm

B. ROLL CALL

Present: Brooke Routhier, Lindsay Bean, Kari Getschow, Dave Lawler, Mike Elliot, and Torey Dupras. Absent: Ben Argall, Bruce Houghton, and Mike Kinnunen. Also present was Al Pierce, Zoning Administrator and Cathy Smith, City Clerk.

C. PUBLIC COMMENT

Sherry Mahoski, 462 W. Empire Street, would like to request the alley by her home be vacated.

D. APPROVAL OF AGENDA

A motion was made by Member Lawler supported by Member Bean and carried unanimously to approve the agenda incorporating the addition of an alley vacation in the Assessor's Plat of 20 Houses for Sherry Mahoski as the first item under new business and moving the Master Plan: P3 Review to the second item under Old Business.

E. MEETING MINUTES

The July 10, 2023 minutes were not available, but would be included in the next regular meeting packet.

F. PRESENTATIONS – There were no presentations.

G. PUBLIC HEARING

1. CU2023-01 Kwik Trip

Conditional Use in General Commercial District for Gas (vehicle service) stations

Al Pierce, Zoning Administrator, explained gas and vehicle service stations were a Conditional Use in the General Commercial District. The Conditional Use approval would be to allow storage tank placement and the sale of gasoline and diesel at this location. If approved, a complete site plan review would eventually follow.

There was some discussion among the Commissioners regarding environmental concerns. A furnished State and County Environmental Permits checklist was reviewed. The proposed Findings of Fact were also reviewed.

A motion was made by Member Bean, supported by Member Lawler and carried unanimously to approve Conditional Use Permit CU 2023-01 for gasoline and diesel fuel services at this location for Kwik Trip.

Scott Teigin, Vice President of Kwik Trip Stores, advised the closing for the property would take place later this month and it was contingent upon the approval of the Conditional Use Permit. Kwik Trip Stations have opened in Ironwood and Bessemer; and the stores at the Crossroads and in Gwinn have also just opened. He further noted the lights would be all flush mounted and directed downward so all the light would stay on Kwik Trip property.

H. NEW BUSINESS

1. Mahoski Alley Vacation Sherri Mahoski, 462 W. Empire Street, was requesting a vacation of the platted alley access adjacent to her property on the West side of her residence. There would still be access to the alley through a parcel adjacent to her property that is owned by CCIC.

Al Pierce reviewed the proposed request and noted that the City would still need access to the alley and this would require an easement from Cleveland Cliffs as they own the adjacent property. If the alley is vacated, the property would not be split between the adjoining property owners, it would remain in the plat and revert to the property in the Plat.

Motion was made by Member Bean, supported by Member Dupras and carried unanimously to authorize Zoning Administrator Pierce to continue working with Cleveland Cliffs to obtain an easement across their property so that the alley access could be vacated; and to also work with DPW regarding any infrastructure located in the alley.

2A. RAMBA Pavilion with Fire Pit

Zoning Administrator Pierce stated this was an informational item and advised that RAMBA was making a request for a fire pit at the Howard Oil Building.

Planning Commission members felt it was a good idea to expand this area and to also find out more information regarding the Iron Ore Heritage Trails plans for a grant submittal for lighting on the trail which included some amenities at the Howard Oil Building location.

2B. RAMBA Trail Protection

There was discussion among the Commission and staff related to ensuring the trails on City property are protected. It was felt the trails located in the Malton road area should be the first trails that should be considered and protected.

The Planning Commission requested Zoning Administrator Pierce research what parcels were City owned along Malton Road and what the current zoning was of those parcels and to present this information back to the Commission at a future meeting.

3. DDA/PLANNING COMMISSION JOINT MEETING

The Planning Commission would like to schedule a joint meeting with the Downtown Development Authority in September or October to discuss various items such as farmers market/winter indoor market, social district-street dining, and beautification.

4. SIGN ORDINANCE AND LIGHTING

Zoning Administrator Pierce provided an update – not much occurring at present.

5. SHORT TERM RENTAL ORDINANCE

Zoning Administrator Pierce reported work was in progress on the the Short-Term Rental Ordinance. There was no handout at this time.

6. DOLLAR TREE

Zoning Administrator Pierce provided an update on the Dollar Tree project which included briefing the members on the old brick storm sewer that was located on the property. He noted the site plan has conceptually been approved and a final site plan should be received shortly.

Chairperson Routhier asked that the latest site plan when available be brought to a regular meeting to review lighting, traffic, parking, and snow storage.

I. OLD BUSINESS

1. Gino Gerding Update

Zoning Administrator Pierce provided an update related to Mr. Gerding's parking area on the property on Division Street. The Marquette County Building Codes Department was pursuing their case and would update the City when the Court's decision was made.

2. Master Plan: P3 (Public Participation Plan) Review

There was some discussion related to the Public Participation Plan and the City's contract with Siren Communications. Also talked about was promoting Malton Road trails and retaining that area as recreation.

J. CORRESPONDENCE - There was none.

K. MEETING ADJOURNMENT

At 8:30 p.m., a motion was made by Member Bean supported by Member Lawler and carried unanimously to adjourn.

Respectfully Submitted,



Cathy Smith, City Clerk



Alan K. Pierce, Planning Commission Assistant Secretary

Reviewed by: _____
Bruce Houghton, Planning Commission Secretary