CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
OCTOBER 2, 2023

A. CALL TO ORDER
The regular meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 6:30 p.m. October 2, 2023.

B. ROLL CALL
Present: Brooke Routhier, Lindsay Bean, Dave Lawler, Mike Elliot, Mike Kinnunen, Torrey Dupras, and Kari Getschow (7). Absent: Bruce Houghton and Ben Argall (2). Also present was Al Pierce, Zoning Administrator.

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA
Zoning Administrator Al Pierce advised Ben Argall has resigned from the Planning Commission.

Member Routhier suggested item H2 Youth Group Liaison Discussion be removed from the agenda since this was planned for 2025 and replace item H2 with the resignation of Ben Argall.

A motion was made by Member Bean, supported by Member Getschow and carried unanimously to approve the agenda with the substitution of item H2 as recommended above.

E. PREVIOUS MEETING MINUTES FROM 4-04-2022 AND 09-11-2023
A motion was made by Member Kinnunen, supported by Member Bean and carried unanimously to approve the April 4, 2022 minutes as presented.

A motion was made by Member Bean supported by Member Kinnunen and carried unanimously to approve the September 11, 2023 minutes as presented. Motion failed as there were corrections to be made under Approval of Minutes and these minutes would be placed on the November agenda for approval.

F. PRESENTATIONS – There were no presentations.

G. PUBLIC HEARINGS
1. CU 2023-02 Darin Hooper – Rental Residential Unit in the GC (General Commercial) Zoning District
Zoning Administrator Pierce reviewed the proposed conditional use request to permit a rental residential unit in the General Commercial Zoning District.

Darin Hooper, 705 Main Street, explained he would like to turn the garage located on that site into a living space for his daughter. This would be a private residential unit.

A motion was made by Member Kinnunen, second by Member Bean and carried unanimously to approve the requested Conditional Use Permit based on the following findings of fact:

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.

2. Darin Hooper is the current owner of Lot 1 of Cliffs Commercial Subdivision A.K.A. 650 Lakeshore Drive, Ishpeming, MI. The subject parcel is located in the GC (General Commercial) Zoning District, where the requested use is presently a Conditional Use. The site is owned by the Hooper's.

3. The applicant has furnished a Site Plan depicting the existing structures on site and renovations for the proposed living unit. The site is proposed to operate the shop / garage semi-commercially and renovate the present garage into a 3-bedroom living space. Windows and a door will be added in conjunction with an outdoor area and a privacy fence. There is an existing large pavement travel/ parking area for each building. The majority of the traveled areas on-site will be asphalt paved.

4. The Marquette County Building Codes department will inspect/oversee the proposed residential conversion.

2. RZ 2023-02 Rezoning from GC (General Commercial) to MR (Multiple Residential) Map Error Correction
Zoning Administrator Pierce advised this rezoning was to rezone Lots 56, 57, and 58 of U.S. Steel Corporation Assessor's Plat No. 1 of the Hard Ore Extension (412, 416, and 420 S. Lake Street respectively) from General Commercial (GC) to the Multiple Residential (MR) zoning district. He advised this should have been zoned MR but the map was incorrect so this was being presented as a map correction. The County Landbank would like to construct a home for the Missing Middle Housing Program at the site.

Craig Heikkila, 137 W. Superior Street, expressed his concerns with the blight problem in the neighbor and felt it was not being taken care of by the City. He also pointed out there were many children in the area and felt the site should be used to construct a play lot for the children. He did not think constructing a new residence in that neighborhood was a good idea.

Dan Gaboury, 141 W. Superior Street, has been retired for 26 years from the Fire Department and he did not feel West Superior and Johnson Street were taken care due to the number of blighted properties. He asked the City to please consider doing something in that area of town to help with blight.

Mary Farmer, 415 S. Lake Street, felt constructing a new home in that area would contribute to the blight and drug problems in that area of town.

Zoning Administrator Pierce noted this rezoning was correcting an error on the zoning map and the Marquette County Landbank could still construct a single-family residence on the site with a conditional use permit.

A motion was made by Member Bean, supported by Member Kinnunen and carried unanimously to approve the proposed rezoning of Lots 56, 57, and 58 of U.S. Steel Corporation Assessor's Plat No. 1 of the Hard Ore Extension (412, 416, and 420 S. Lake Street respectively) from General Commercial (GC) to the Multiple Residential (MR) which was correcting a map error and forward to the City Council for approval.

3. ZTA 2023-01 Zoning Text Amendments to Sections 15.3A and 15.4 affecting Off-Street Parking
Amelia Williams stated in her research reducing parking the downtown was a very good idea and by reducing parking spaces in the rural downtown areas it could actually make the City a better place to visit.

Zoning Administrator Pierce explained the zoning ordinance text amendment would reduce the parking to one (1) off-street parking space per unit versus two (2) off-street parking spaces per unit in the Central Business District in Section 15.3. This zoning ordinance text amendment would also add to section 15.4 Conditional Uses Item (I) Owner or rental residentially occupied units located on the first floor which must have one (1) off street parking space per unit. The proposed Anderson Loft and Peninsula Loft development would then be able to have rental units on the first floor with a conditional use permit.

There was discussion among staff and the Commission related to enticing developers to look into the downtown and allowing residential on the first floor may help with that; the reduction of off-street parking for two to one and what the impacts could potentially be; the necessity to have at least one parking space per unit; and to make it easy for residents to live in the downtown which would help to support downtown business.

Bill Anderson, DPW Director, advised the parking permits issued by the City for City-owned lots was strictly for overnight parking. Vehicles would need to be moved during the day to allow for snow removal.

CJ Feldman, Community Housing Network-Anderson and Peninsula Lofts, advised they have purchased the Anderson building and were in negotiations with Nicolet Bank for the Peninsula Building. He felt one space per unit was sufficient parking. The Anderson Building has a vacant lot on the east side of the building and that was

part of the purchase which would be used for parking and the Peninsula Building as a lot on the west side of the building that will be used for the rental units.

A motion was made by Member Lawler seconded by Member Elliott and carried unanimously to approve the propose zoning ordinance text amendments to reduce the parking to one (1) off-street parking space per unit versus the two (2) off-street parking spaces per unit in the Central Business District in Section 15.3. to add to section 15.4 Conditional Uses Item (I) Owner or rental residentially occupied units located on the first floor which must have one (1) off street parking space per unit and forward to City Council for approval.

H. NEW OR CONTINUING BUSINESS

1. Master Plan: 2024 Goals Continuing Review

It was the consensus of the Planning Commission to hold a Joint meeting with the DDA at the DDA's regular meeting on November 27, 2023 at 4:00 p.m. to discuss the joint tasked outlined in the Master Plan including Malton Road, Canda Street lot and IOHT.

2. Resignation of Ben Argall - The vacancy would be posted on the City's website.

3. City Land by Malton Road Potential low impact Recreation Area - Member Routhier provided an update.

4. Sign Ordinance and Lighting - Work was continuing with the amendments to the Sign Ordinance.

5. Short Term Rental Ordinance - No progress to date.

6. Dollar Tree – DPW would be contacting Tunnel Vision for possible televising of the sewer line under the "old" Burger King building. There was discussion related to the project and the delay in the project. There was currently no utility easement for the site.

7. Jasperlite Site – Partridge Creek Farms Proposed Rezoning & Shipping Container

Zoning Administrator Pierce advised a permit was issued for a shipping container for Partridge Creek Farms but it would be covered so it would not look like a shipping container. The container would be locate on the Jasperlite site. Zoning Administrator Pierce suggested the Partridge Creek Farm area should be rezoned Deferred Development instead of General Commercial and noted agriculture was a permitted use in the Deferred Development District. There was discussion on the increased utilization of shipping containers in the City.

8. Accessory Structure Violation

Zoning Administrator Pierce reported the structure at 440 Ready Street exceeded the height limit and he did send a letter, however, there has been no response to date. He felt this could end up in court.

I. OLD BUSINESS

1. Gino Gerding apartments - There was no correspondence sent to date.

J. CORRESPONDENCE - Zoning Administrator Pierce advised he receive site plans for the Kwik Trip project.

K. MEETING ADJOURNMENT

At 8:18 p.m., a motion was made by Member Dupras supported by Member Bean and carried unanimously to adjourn.

Prepared by:

Cathy Smith, City Clerk

Alan K. Pierce, Assistant Secretary