

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
DECEMBER 4, 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. December 4, 2023.

B. ROLL CALL

Present: Brooke Routhier, Lindsay Bean, Cory Richards, Dave Lawler, Mike Kinnunen, Kari Getschow, and Mike Elliott (7). Absent: Philip Carter and Torrey Dupras (2). Also present was Al Pierce, Zoning Administrator (ZA).

Members gave a brief introduction for new Commissioner Cory Richards.

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

Member Routhier added the draft minutes from June 13, 2022 and the 2024 meeting schedule.

A motion was made by Member Kinnunen seconded by Member Lawler and carried unanimously to approve the agenda as amended with the incorporation of the minutes from June 13, 2022 and removing them from the not yet typed list and the addition of the 2024 meeting schedule as Item #6 under new business.

E. PREVIOUS MEETING MINUTES

Minutes to be typed: 8/1/22, 9/12/22, 10/4/22, 11/14/22, 12/5/22, 12/21/22

A motion was made by Member Bean seconded by Member Kinnunen and carried unanimously to approve the June 13, 2022 minutes as presented.

A motion was made by Member Bean seconded by Member Getschow and carried unanimously to approve the minutes from November 6, 2023 as presented.

A motion was made by Member Bean seconded by Member Lawler and carried unanimously to approve the joint DDA and Planning Commission minutes from November 27, 2023 as presented.

F. PRESENTATIONS – There were no presentations.

G. PUBLIC HEARINGS – There were no public hearings.

H. NEW OR CONTINUING BUSINESS

1. Initial Draft -- Short Term Rental Ordinance

ZA Pierce advised short term rentals could be put in the zoning ordinance or could be a completely separate City ordinance and he added establishing a separate ordinance would be easier for staff to enforce. He gave a brief overview of Marquette City's Ordinance which uses the density approach for numbers of rentals allowed. He had some discussions with the City Attorney and he would be providing a draft copy of the ordinance to her.

There was discussion related to determining the number of short-term rentals currently in the City; using the density approach versus not limiting the number of rentals; the potential of parking issues; declining home values with the increased number of rentals; staff time for enforcement should be considered; and the possibility of residences renting out basements.

The Commission would like to see housing stock preserved; consideration of putting a limit on the total number of short-term rentals in the City; not having a restriction for attic and basement rentals; expressed some concerns with short-term rentals upsetting neighborhoods; and establishing some parameters to cover noise and parking.

Direction to staff was to remove the attic and basement restrictions; correct a couple of typos in the definitions; add language to follow any other City Ordinances.

2. Master Plan: 2024 Goals Continuing Review—PC input for:

Planning Commission members discussed further the topics from the joint meeting with the DDA which included suggestions/options.

➤ Parking/Downtown Roads

- Engineering design or preliminary concept sketch
- Need to make downtown walkable and inviting with nice aesthetics
- Consider one way with angle parking on Main Street
- Outside dining
- No cars in the downtown on one given night

➤ ADA access options for the north section of the former Merrick Building

- The Zoning Ordinance provides enough parking, so reduction in parking spaces possible
- Parking on one side of street only and widen the sidewalk

➤ Items to be considered for potential pocket park by Bucks Subs

- Cohesive strategy for all parks, follow branding with similar signage
- Adding picnic tables, bike racks, shrubs/flowers that need little maintenance
- Mural along the wall of the business
- Good connection to the downtown for walkability

➤ Document the economic driver for the recreation protection in the City

- Bring in special events participants to the City (ie. Utilizing local restaurants and stores)
- Placemaking events
- Home purchases because of the trails and biking
- New Businesses in City due to recreational trails and biking (approximately 3)

➤ What the PC would like to see along Hematite/Canda Alley – This will be discussed at a future meeting.

3. Sign Ordinance and Lighting – ZA Pierce advised work on the amendment has not started to date.

4. Jasperlite Site: Partridge Creek Farms: Proposed rezoning; shipping container; urban gardening addition to Ordinance

ZA Pierce reported there has been no progress on improvements to the shipping container located at the Partridge Creek Farm site, no work has been completed to date. He added he would like to amend the zoning ordinance to include urban gardening and rezone areas of agriculture to deferred development.

There was discussion related to spot zoning and the Right to Farm Act. Also talked about was the condition of the City Hall garden. It was suggested beautification be added to the next joint DDA/Planning Commission meeting.

5. Accessory Structure Violation at 440 Ready Street (too high variance required)

ZA Pierce provided an update on the violation at this site. He was waiting for the County Building Codes to finish their review.

6. 2024 Proposed Meeting Schedule

It was the consensus of the Planning Commission to approve the 2024 meeting schedule incorporating the Joint meetings with the DDA on March 4th and the September 23rd, moving the date to the second Monday for the New Year's, Fourth of July, and Labor Day holidays; and moving the date to the second Monday in August and September for the August Primary Election and the November General Election.

I. Old Business

1. Gino Gerding apartments – ZA Pierce advised correspondence was sent on November 10, 2023 regarding the parking lot and rescinding the conditional use permit.

J. Correspondence

1. Anderson/Peninsula Lofts

ZA Pierce advised a letter was sent to MSHDA for the Anderson and Peninsula Lofts supporting the project.

K. Meeting Adjournment

At 8:23 p.m., a motion was made by Member Bean supported by Member Elliott and carried unanimously to adjourn.

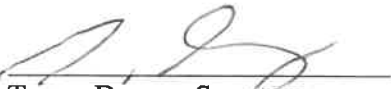
Prepared by:



Cathy Smith, City Clerk



Alan K. Pierce, Assistant Secretary



Torrey Dupras, Secretary