

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
JUNE 13, 2022**

A. CALL TO ORDER

The regular meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Vice Chairperson Lindsay Bean at 6:30 p.m. June 13, 2022.

B. ROLL CALL

Present: Lindsay Bean, Dave Lawler, Mike Elliot, Mike Kinnunen, Bruce Houghton, and Kari Getschow (6).
Absent: Brooke Routhier (1). Also present was Al Pierce, Zoning Administrator (ZA).

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

A motion was made by Member Lawler, seconded by Member Getschow and carried unanimously to move item (3) Partridge Creek Farm up to Item (1) under new business and approve the agenda as amended.

E. PREVIOUS MEETING MINUTES

ZA Pierce advised he would try to begin to work on the backlog of minutes; there were no minutes for approval at this time.

F. PRESENTATIONS – There were none.

G. NEW BUSINESS

3. Partridge Creek Farms PH 1 Improvement Project – Irrigation Well and Site Plan @ Jasperlite

May Tsupro, Partridge Creek Farm, introduced Matt Treado of UP Engineers and Architects, who was preparing the plans for the new facility on Division Street next to the Jasperlite. They have received the MDARD grant for the project and she briefly reviewed the timeline. They have been in discussion with the City Manager and the DPW General Foreman regarding water for the site.

Matt Treado, UPEA, reviewed the plans submitted for the project. The current project was to prepare the site and begin installation of the irrigation well and wash pad. The price of City water was not cost effective for a non-profit so the irrigation well is being proposed. No buildings would be constructed during this portion of the project. He discussed their future plans for potable water at the site and added in the future the sewer would connect at Division Street. Partridge Creek Farms was looking for an endorsement from the Planning Commission for the irrigation well and this phase of the project to be forwarded to the City Council.

There was some discussion related to access to the site, the proposed irrigation well and wash pad; and draining and preparing the well for winter.

A motion was made by Member Lawler, seconded by Member Getschow and carried unanimously to endorse this phase of the project and the irrigation well and recommend the City Council approve the project.

1. CUPPAD – Ryan Soucy Master Plan

Ryan Soucy advised the expectation from CUPPAD was to have the Master Plan mostly completed for the August meeting and would hopefully be ready for the public review period. He asked for all members to review the goals and objective section of the plan and to submit photos to be utilized in the Plan.

He would be adding some language on outdoor recreation opportunities; building a supportive environment for innovation; he provided more electric vehicle charging language; discussion on Brownfield incentives; and language linking the downtown to recreation opportunities.

Commissioners would continue working on objectives prior to the August meeting and submit any questions to Mr. Soucy.

2. Public Hearing: Conditional Use: CU 2022-04 Malton Road Rustic Campground – City of Ishpeming
Member Bean opened the public hearing at 7:09 p.m.

ZA Pierce advised the campground on Malton Road required a conditional use permit. He advised the site plan was being reviewed and gave a brief explanation of the UPPCO line in that area that would require an easement (50' easement). He added UPPCO had no issues with using the access road for the campground.

There was some discussion among members related to the number of sites at the campground, the number of walk in sites available, funding for the campground, and the estimated revenues and rate of occupancy.

A motion was made by Member Lawler, seconded by Member Elliott and carried unanimously to approve the conditional use permit for the Malton Road Campground as outlined in the findings of fact.

Member Bean closed the public hearing.

4. Joint Meeting – City Council, Planning Commission, DDA, and LSCP

Member Bean advised a joint meeting has been scheduled for June 15, 2022 at 6:00 p.m. in the Council Chambers at City Hall. Some of the items for the meeting would include the introduction of the new CEO Chris Germain; review of LSCP Marketing and Communications strategy; Redevelopment Ready Community status; Commission expectations; Master Plan status; and the draft blight mitigation strategy.

5. Development of PC Plan for Malton Road Area

Member Bean advised there had been discussion related to recreation at Malton Road and there was interest in having a joint meeting to discuss. Also talked about was residential and industrial development on portions of Malton Road but still keeping areas for recreation and maintaining the existing recreation trail systems.

A map of the Malton Road area was provided by Member Bean and there was discussion related to ownership of parcels; existing trails; proposed RAMBA trails; arranging discussions with RAMBA about their plans for future trails; and the importance of having beginner trails.

It was suggested the DDA be asked if they would be interested in developing signage for Malton Road particularly near the campground.

H. OLD BUSINESS

1. Old Landfill – City Solar Farm Investigation Report

ZA Pierce advised he spoke with UPPCO but nothing has been pursued with solar energy at the old landfill, however, with the increased necessity for EV Charging stations this may be an option to look into. He added the old landfill was approximately 46 acre and suggested a possible partnership be developed with Negaunee City and Negaunee Township for future development at that site.

I. CORRESPONDENCE

1. Informational: Lodge Coffee (Former Edward D. Jones site)

ZA Pierce advised Lodge Coffee has been attempting to move their business from the Jubilee parking lot to the lot on the corner Hematite, Main Street, and Bank Street. The owner was looking for a grant to establish his business in the downtown. He would keep the Planning Commission posted on the development.

J. MEETING ADJOURNMENT

A motion was made by Member Kinnunen, seconded by Member Lawler and carried unanimously to cancel the July regular meeting.

At 8:38 p.m., a motion was made by Member Getschow, seconded by Member Kinnunen and carried unanimously to adjourn.

Prepared by:



Cathy Smith, City Clerk
(from recording)



Alan K. Pierce, Assistant Secretary