

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
AUGUST 1, 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 Chairperson Brooke Routhier at 6:33 p.m. August 1, 2022.

B. ROLL CALL

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

CHAIRPERSON COMMENTS - Chairperson Routhier reviewed the procedure for providing public comment to the Planning Commission and read the new business items listed on the agenda. The time limit for public comment would be 3 minutes.

C. PUBLIC COMMENT

Peter Carello, 619 N. Fifth, would like to see the conditional use permit for the duplex on 612 N. Fifth Street. The property was a duplex for many years and there is multi-family housing all along that street. He has no objection to the request for a conditional use.

Taylor Bischof, 305 Maple Street, was seeking a conditional use permit for his property at 612 N. Fifth Street which and was looking for permission to put a parking space on the south side of the yard for the winter months since the property was a duplex.

ZA Pierce gave a brief overview of the request from Stacy Harper for a conditional use permit for the recyclable materials merchant wholesaler.

There were several people discussing in the audience with no one specifically addressing the Planning Commission; this continued for several minutes.

Joshua Maudrie, 225 Houghton Street, spoke to the conditional use permit for the Recyclable Materials Merchant Wholesaler, and talked about the ongoing fence issue at that location. The new owner has installed a fence and has been working with the neighborhood with regard to development on that site.

Geno Gerding, owned the property across the street from the proposed conditional use permit for the recyclable materials wholesaler, and he expressed concern with the number of cars on the site and possible contamination. He was opposed to the conditional use permit. Mr. Gerding was interrupted by many people in the audience talking without specifically addressing the Commission; this continued for several minutes.

Stacy Harper, reviewed the procedures he would be using for the proposed recyclables materials merchant and further explained the precautions he would follow to help to prevent any contamination in that area.

Jesse Rimshas, 236 Stone Street, was opposed to the conditional use permit for recyclable materials merchant wholesaler.

D. APPROVAL OF AGENDA

A motion was made by Member Houghton, seconded by Member Bean and carried unanimously to amended the agenda and move item 1: Master Plan to the last item under new business, after the three public hearings.

A motion was made by Member Houghton, seconded by Member Lawler and carried unanimously to approve the agenda as amended.

E. PREVIOUS MEETING MINUTES - There were no minutes for approval.

F. PRESENTATIONS – There were none.

G. NEW BUSINESS

1. Public Hearing: Conditional Use: CU-2022-06 Recyclable Material Merchant Wholesaler – Stacy Harper

Member Routhier reviewed the request for the Conditional Use Permit and read the below findings of fact into the record. There was brief discussion related to the zoning districts in that area.

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. The Salvage Yard use on this site was a Conditional Use in the Industrial District based upon the prior zoning Ordinance from 1984 (estimated). There appears to be Salvage / Junk Yard use on this site based upon May 2004 Google Earth satellite imagery.*
- 3. The applicant is the current owner of Lots 12 & 13 of the Assessor's Plat of the Barnum Location No. 2, A.K.A. 217 and 228 Stone St., Ishpeming, MI. The subject parcels are located in the I (Industrial) Zoning District, where the requested use is presently a Conditional Use.*
- 4. The applicant is currently operating under a twenty (20) vehicle operating limit with no vehicle stacking pending the approval of a required Conditional Use Permit. A Fence Permit (FP 2022-10) was issued on June 23, 2022 for a 6' high board on board fence that is currently under construction.*
- 5. The scrapped former Marq-Tran bus chassis from the former owner have been removed from the site. The only structure on site is a tool shed. A Site Plan has presently not been submitted but will be required upon Planning Commission discussion for final approval.*
- 6. Presently days and hours of operation, lighting, storage or stacking of vehicles, used tires, noise, parts/material storage and fluid safety / retention have not been discussed. The applicant proposes to use this property for vehicle recycling / disposal purposes.*
- 7. Explosive growth in vehicle storage is depicted in the 5/2004 satellite image Southeast of the subject parcel, predominantly on Randy Harsila property which continues to the present time in the Industrial and Mining Zoning Districts. Junkyards were never permitted in the Mining Zoning District, a prohibition that continues in the present zoning ordinance. Upon the direction of the Planning Commission, this longstanding violation of the Zoning Ordinance can be addressed.*

ZA Pierce advised the two lots were in the Industrial District. There was discussion related to language in the draft Master Plan; if this was an allowable use; and a possible future rezoning of a couple properties in that area from Mining to Industrial. This request from Mr. Harper was an allowable use in the Industrial District through a conditional use.

Member Houghton reviewed the process and the reasoning for a conditional use for this property and further explained the processes that would be followed and what conditions would have to be met if the conditional use permit was approved by the Planning Commission. He added, in the future, this area should become a residential neighborhood.

Stacey Harper explained his plans and the processes he would follow for conducting his business.

There was open discussion among the audience no one specifically addressing the Commission related to the history of that area; the two parcels that would be covered by the conditional use permit; and the junk yard located across the street from the two parcels.

Member Bean expressed some concern related to the approval of the conditional use permit for the two lots owned by Mr. Harper; but was glad to see that he was having discussions with the neighborhood pertaining to his proposed use of the property; and she also questioned the property used a junk yard across the street from these two parcels.

A motion was made by Member Houghton, seconded by Member Lawler to approve the conditional use permit 2022-06 and continue to allow the operation of the Recyclable Materials Wholesaler as presented with the conditions that traffic stay on the main route and upon sale of the property the process would begin to make it residential. Ayes: Members Brooke Routhier, Bruce Houghton, David Lawler, Mike Elliott and Mike Kinnunen (5). Nays: Member Lindsay Bean (1). Motion passed 5-1.

2. Public Hearing: Conditional Use: CU 2022-05 Split Unit Duplex 612 N. Fifth Street – Taylor Bischof

Member Routhier reviewed the request for a conditional use permit from Taylor Bischof. There was some brief discussion and Member Routhier reviewed the findings of fact:

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. The applicant is the current owner of Lot 3, Block 8 of Excelsior Iron Co.'s Second Addition A.K.A. 621 N. Fifth St., Ishpeming, MI. The subject parcel is located in the GR (General Residential) District where the requested use is a Conditional Use.*
- 3. The current structure on the parcel is a dual story dwelling unit with a 2-car detached garage accessed from the alley. There are 2 graveled parking spaces on the North side of the garage. An additional parking space is located at the SW corner of the lot on Fifth St. for winter parking. The ordinance requires 4 parking spaces for this use.*
- 4. The home was built in 1890 and re-modeled in 1960 and has 4 bedrooms per the property card.*
- 5. The applicant proposes to use this property for rental purposes.*

Taylor Bischof explained the need for the conditional use for winter parking. This was the biggest issue for the duplex.

A motion was made by Member Houghton, seconded by Member Kinnunen and carried unanimously to approve the Conditional Use Permit #2022-05 for the duplex at 612 N. Fifth Street as presented.

3. Public Hearing: Alley Vacation: S/A Vacation 2022-01, Ishpeming Public Schools'

Member Routhier and ZA Pierce reviewed the findings of fact:

- 1. Ishpeming Public School District No. 1 is proposing to establish a playground and requests the vacation of a Twenty (20) foot wide alley lying between Lots 85 and 86 of Cleveland Iron Mining Company's Addition to the City of Ishpeming. The alley is asphalt paved. The City of Ishpeming does not have water, storm or sanitary sewer utilities in the alley.*
- 2. The School District owns Lots 86-88 East of the alley. Lot 85, West of the alley, is owned by the City of Ishpeming. Presently, upon vacation, one-half of the alley (10') would become owned by the lots on either side.*
- 3. The proposed legal description for the alley vacation is: The Twenty (20) foot wide alley between Lots 85 and 86, Cleveland Iron Mining Co.'s Addition to the City of Ishpeming, Marquette County, Michigan.*
- 4. The playground plans, as proposed, would require the School District to have City approval or ownership of Lot 85.*
- 5. The Ishpeming Planning Commission is requested to make a recommendation to the Ishpeming City Council regarding the alley vacation.*
- 6. Legal Notice has been published and also provided to property owners within three hundred (300) feet. The requested alley vacation requires a fee payment for the vacating of streets or alleys of \$ 250.00, which, while requested, has not yet been received.*

Member Routhier thought it would be in the best interest of the City to approve this request along with the sale of the adjoining lot to construct a playlot across from the Middle School.

A motion was made by Member Houghton, seconded by Member Bean and carried unanimously to recommend approval of the alley vacation to the City Council as requested by the Ishpeming Public Schools for development of a playground for the middle school.

4. CUPPAD-Ryan Soucy Master Plan – Final Draft

There was discussion related to the updated draft of the Master Plan and reviewed some of the corrections that were still needed. The plan was not ready to be finalized at this point. The Commission put this item on hold till the end of the meeting in case Ryan Soucy from CUPPAD returned.

H. OLD BUSINESS

1. Old Landfill – City Solar Farm Investigation Report

ZA Pierce advised he had no new information related to this item. There was some discussion related to this site being used for some EV charging stations utilizing solar energy. Member Bean advised of some other development discussion that have taken place with regards to the old landfill site.

I. CORRESPONDENCE

1. Informational: Lodge Coffee

ZA Pierce advised there was no new information on Lodge Coffee but he would continue to keep the Planning Commission posted on the development. The owner would like to located Lodge Coffee at the old “Edward D. Jones” site and the owner was currently working with the Marquette County Building Codes department for permitting.

The Commission and staff continued discussion related to the draft of the Master Plan. Since Ryan Soucy did not return to the meeting, a motion was made by Member Routhier, seconded by Member Bean and carried unanimously to discuss this item at next month’s regular meeting.

Discussion followed related to the various zoning issues on Stone Street and the potential rezoning of that area.

J. MEETING ADJOURNMENT

The Planning Commission meeting was adjourned at 8:32 p.m.

Prepared by:



Cathy Smith, City Clerk

(was not in attendance as meeting)



Alan K. Pierce, Assistant Secretary