

**ISHPEMING CITY COUNCIL**  
**Wednesday, April 3, 2024 at 6:00 p.m.**  
**Ishpeming City Hall Council Chambers, 100 E. Division Street, Ishpeming MI**  
**City Hall Telephone Number: (906) 485-1091**

***A ZOOM LINK IS AVAILABLE ON THE CITY'S WEBSITE @ WWW.ISHPEMINGCITY.ORG***

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comment** *(limit 5 minutes per person--to be used for general public comment or reserved for an agenda item)*
- 6. Consent Agenda**
  - a. Minutes of Previous Meeting (March 6<sup>th</sup>, March 20<sup>th</sup>, and March 6<sup>th</sup> closed session)
  - b. Approval of Disbursements
  - c. Confirm Manager appointment of Antonio Adan to fill vacancy on the DDA: Term Exp: 7/2027
  - d. Confirm reappointment of Kaylee Reno to a 5-year term on the Library Board: Term Exp: 5/2029
- 7. Monthly Reports from Departments**
  - a. Financial Statement Report
- 8. Public Hearings – None**
- 9. Unfinished Business**
- 10. New Business**
  - a. Special Event Applications
    - i. Salvation Army Block Party: June 8, 2024
    - ii. Barbie Fun Run K5: May 11, 2024
  - b. Ishpeming Carnegie Public Library 2023 Annual Report
  - c. Proclamation Honoring the Ishpeming Girls Basketball Team
  - d. Proposed sale of 429 E. New York Street
  - e. First Reading of Amendment to Ordinance 8-100, Zoning Ordinance
    - i. Ordinance Map Amendment RZ-2024-01, Error Correction: Industrial to Multiple Residential
    - ii. Ordinance Text Amendment ZTA 2024-01 for Garden Definitions and Amendments to Zoning Districts for Permitted and/or Conditional Use
  - f. Final 2024 First Quarter Budget Amendments
  - g. Discussion on approved 2024 Capital Improvement Projects
  - h. Quotations for Repairs to the trackless sidewalk plow
  - i. Review Planning Commission recommendation: vacate 20' wide alley between Lots 49-52-Nelson's Addition
  - j. Review Planning Commission recommendation: vacate 20' wide east-west alley between lots 163 & 165 of the Nelson's Addition
  - k. Recommendation from the Planning Commission and DDA regarding the murals on the two railroad trestles
  - l. Amendment to the Traffic Control Orders per Uniform Traffic Control Code: Handicapped Parking Space in parking lot on southwest corner of Main Street and Division Street
  - m. Consider applying for MDOT Category "F" 2026 Funding
- 11. Public Comment** *(limit 3 minutes per person)*
- 12. Mayor and Council Reports**
- 13. Manager's Report**
- 14. Adjournment**

  
Craig H. Cugini  
City Manager

7(a)

# **UNAUDITED BALANCE SHEET EXCERPT FOR THE CITY OF ISHPEMING**

**Month Ended: March 31, 2024**

Please see full listing of funds attached

**\*\*\* ESTIMATES AS OF MARCH 28TH. CLOSING ENTRIES STILL NEEDED \*\*\***

<b>GL NUMBER - FUND TITLE</b>	<b>BALANCE AS OF 3/31/2024</b>	<b>BALANCE AS OF 2/29/2024</b>	<b>Change From Prior Month</b>	
<b>Fund 101 - GENERAL FUND</b>				
Beginning Fund Balance - 2023	1,143,599.51	1,143,599.51		
Net of Revenues VS Expenditures - 2023	(323,482.13)	(323,482.13)	\$0.00	2023
*2023 End FB/2024 Beg FB	820,117.38	820,117.38		
Net of Revenues VS Expenditures - Current Year	916,434.24	702,647.03	213,787.21	2024
<b>ENDING FUND BALANCE</b>	<b>1,736,551.62</b>	<b>1,522,764.41</b>	<b>213,787.21</b>	
For March 2024, the general fund received \$390k in property taxes and \$8k in tax administration fees. Personnel and fringe costs made up the bulk of the general fund activity.				
<b>Fund 202 - MAJOR STREETS</b>				
Beginning Fund Balance - 2023	693,666.10	693,666.10		
Net of Revenues VS Expenditures - 2023	236,001.41	236,001.41	\$0.00	2023
*2023 End FB/2024 Beg FB	929,667.51	929,667.51		
Net of Revenues VS Expenditures - Current Year	(125,708.33)	(90,239.12)	(35,469.21)	2024
<b>ENDING FUND BALANCE</b>	<b>803,959.18</b>	<b>839,428.39</b>	<b>(35,469.21)</b>	
Vehicle rental and material allocations still need to be booked and the month closed for state revenues. Council will receive an updated report when the month is closed.				
<b>Fund 203 - LOCAL STREETS</b>				
Beginning Fund Balance - 2023	901,669.79	901,669.79		
Net of Revenues VS Expenditures - 2023	(176,492.96)	(176,492.96)	\$0.00	2023
*2023 End FB/2024 Beg FB	725,176.83	725,176.83		
Net of Revenues VS Expenditures - Current Year	(75,133.79)	(59,400.80)	(15,732.99)	2024
<b>ENDING FUND BALANCE</b>	<b>650,043.04</b>	<b>665,776.03</b>	<b>(15,732.99)</b>	
Vehicle rental and material allocations still need to be booked and the month closed for state revenues. Council will receive an updated report when the month is closed.				
<b>Fund 248 - DDA</b>				
Beginning Fund Balance - 2023	779,444.38	779,444.38		
Net of Revenues VS Expenditures - 2023	53,464.79	53,464.79	\$0.00	2023
*2023 End FB/2024 Beg FB	832,909.17	832,909.17		
Net of Revenues VS Expenditures - Current Year	261,326.30	171,664.12	89,662.18	2024
<b>ENDING FUND BALANCE</b>	<b>1,094,235.47</b>	<b>1,004,573.29</b>	<b>89,662.18</b>	
For March 2024 the DDA received \$178k in property tax revenue. The fund is \$16k over revenue budget YTD with a county settlement still expected.				
<b>Fund 401 - PUBLIC IMPROVEMENT FUND</b>				
Beginning Fund Balance - 2023	547,629.10	547,629.10		
Net of Revenues VS Expenditures - 2023	63,664.29	63,664.29	\$0.00	2023
*2023 End FB/2024 Beg FB	611,293.39	611,293.39		
Net of Revenues VS Expenditures - Current Year	350,231.94	221,933.74	128,298.20	2024
<b>ENDING FUND BALANCE</b>	<b>961,525.33</b>	<b>833,227.13</b>	<b>128,298.20</b>	
The public improvement fund received \$130k in property taxes in March. There were no major expenditures other than library books of \$3.2k				
<b>Fund 590 - SEWER FUND</b>				
Beginning Fund Balance - 2023	10,108,849.81	10,108,849.81		
Net of Revenues VS Expenditures - 2023	(246,117.32)	(246,117.32)	\$0.00	2023
*2023 End FB/2024 Beg FB	9,862,732.49	9,862,732.49		
Net of Revenues VS Expenditures - Current Year	190,646.93	45,873.14	144,773.79	2024
<b>ENDING FUND BALANCE</b>	<b>10,053,379.42</b>	<b>9,908,605.63</b>	<b>144,773.79</b>	

Revenues for the Sewer Fund came in at \$163k so far. Sewer treatment services make up a large portion of the funds monthly expenditures and still need to be booked.

<b>Fund 591 - WATER FUND</b>				
Beginning Fund Balance - 2023	9,594,638.54	9,594,638.54		
Net of Revenues VS Expenditures - 2023	731,124.00	731,124.00	\$0.00	2023
*2023 End FB/2024 Beg FB	10,325,762.54	10,325,762.54		
Net of Revenues VS Expenditures - Current Year	36,348.83	(72,569.05)	108,917.88	2024
<b>ENDING FUND BALANCE</b>	<b>10,362,111.37</b>	<b>10,253,193.49</b>	<b>108,917.88</b>	

System usage of 17.1 million gallons over the month of February was paid for in March totaling \$44k. Revenues for the fund are currently at just over \$234k. Metered sales made up \$228k of the total revenues. \$17k in new meters and supplies were booked towards the meter replacement project.

GL NUMBER - FUND TITLE	BALANCE AS OF 3/31/2024	BALANCE AS OF 2/29/2024	Change From Prior Month	
<b>Fund 596 - GARBAGE/RECYCLE</b>				
Beginning Fund Balance - 2023	425,847.69	425,847.69		
Net of Revenues VS Expenditures - 2023	61,465.33	61,465.33	\$0.00	2023
*2023 End FB/2024 Beg FB	487,313.02	487,313.02		
Net of Revenues VS Expenditures - Current Year	21,372.66	28,105.92	(6,733.26)	2024
<b>ENDING FUND BALANCE</b>	<b>508,685.68</b>	<b>515,418.94</b>	<b>(6,733.26)</b>	

Activity for the month of March in the garbage fund shows a slight billing lag. The decrease in fund balance is expected to reverse in April.

<b>Fund 661 - MOTOR POOL EQUIPMENT FUND</b>				
Beginning Fund Balance - 2023	1,045,607.99	1,045,607.99		
Net of Revenues VS Expenditures - 2023	8,777.01	8,777.01	\$0.00	2023
*2023 End FB/2024 Beg FB	1,054,385.00	1,054,385.00		
Net of Revenues VS Expenditures - Current Year	(94,065.18)	(102,154.31)	8,089.13	2024
<b>ENDING FUND BALANCE</b>	<b>960,319.82</b>	<b>952,230.69</b>	<b>8,089.13</b>	

Rental revenues of \$51k were recorded in March. Operating supplies of \$12k and R&M costs of \$4.5k drive expenditures for the month.

#### Fund 732 - POLICE & FIRE RETIREMENT

Beginning Fund Balance - 2023	4,270,170.17	4,270,170.17		
Net of Revenues VS Expenditures - 2023	606,850.83	606,850.83	\$0.00	2023
*2023 End FB/2024 Beg FB	4,877,021.00	4,877,021.00		
Net of Revenues VS Expenditures - Current Year	253,889.65	253,889.65	0.00	2024
<b>ENDING FUND BALANCE</b>	<b>5,130,910.65</b>	<b>5,130,910.65</b>	<b>0.00</b>	

Statements not available at this time.

#### YEAR TO DATE SUMMARY OF FUNDS DISPLAYED ABOVE

BEGINNING FUND BALANCE	30,526,378.33	
NET OF REVENUES & EXPENDITURES YEAR TO DATE	1,829,408.43	1,201,904.63
<b>FUND BALANCE</b>	<b>32,261,721.58</b>	<b>31,626,128.65</b>

Current Claim on Pooled Cash	March Still Open - will email with updates	2/29/2024	Change
Fund 101 - GENERAL FUND	N/A	1,336,153.33	
Fund 202 - MAJOR STREETS	N/A	839,068.00	
Fund 203 - LOCAL STREETS	N/A	665,776.03	
Fund 248 - DDA	N/A	604,653.93	
Fund 401 - PUBLIC IMPROVEMENT FUND	N/A	978,842.12	
Fund 590 - SEWER FUND	N/A	2,063,131.94	
Fund 591 - WATER FUND	N/A	2,017,749.43	
Fund 596 - GARBAGE/RECYCLE	N/A	457,514.44	
Fund 661 - MOTOR POOL EQUIPMENT FUND	N/A	257,391.91	
	\$	-	\$
		<b>9,220,281.13</b>	



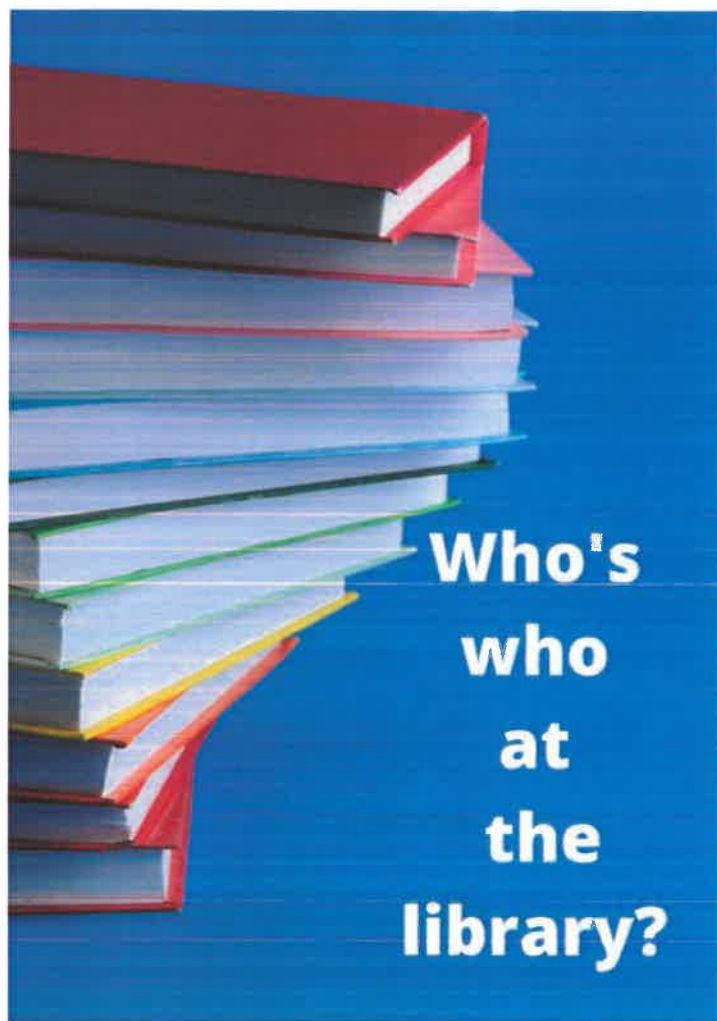
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ISHPEMING CARNEGIE PUBLIC  
LIBRARY

2023  
ANNUAL  
REPORT

[www.ishpeminglibrary.info](http://www.ishpeminglibrary.info) / 906-486-4381 /  
[jshirtz@ishpeminglibrary.info](mailto:jshirtz@ishpeminglibrary.info)

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## Library Staff

**Jessica Shirtz,**  
Library Director

**Nicole Johnson,**  
Librarian

**Heather Lander,**  
Children's Librarian

**Heidi Silverstone,**  
Library Assistant

**Teagan Sturmer,**  
Library Clerk

## Library Board

**Paul Olson,** President

**Elyse Bertucci,** Vice President

**Brooke Routhier,** Secretary

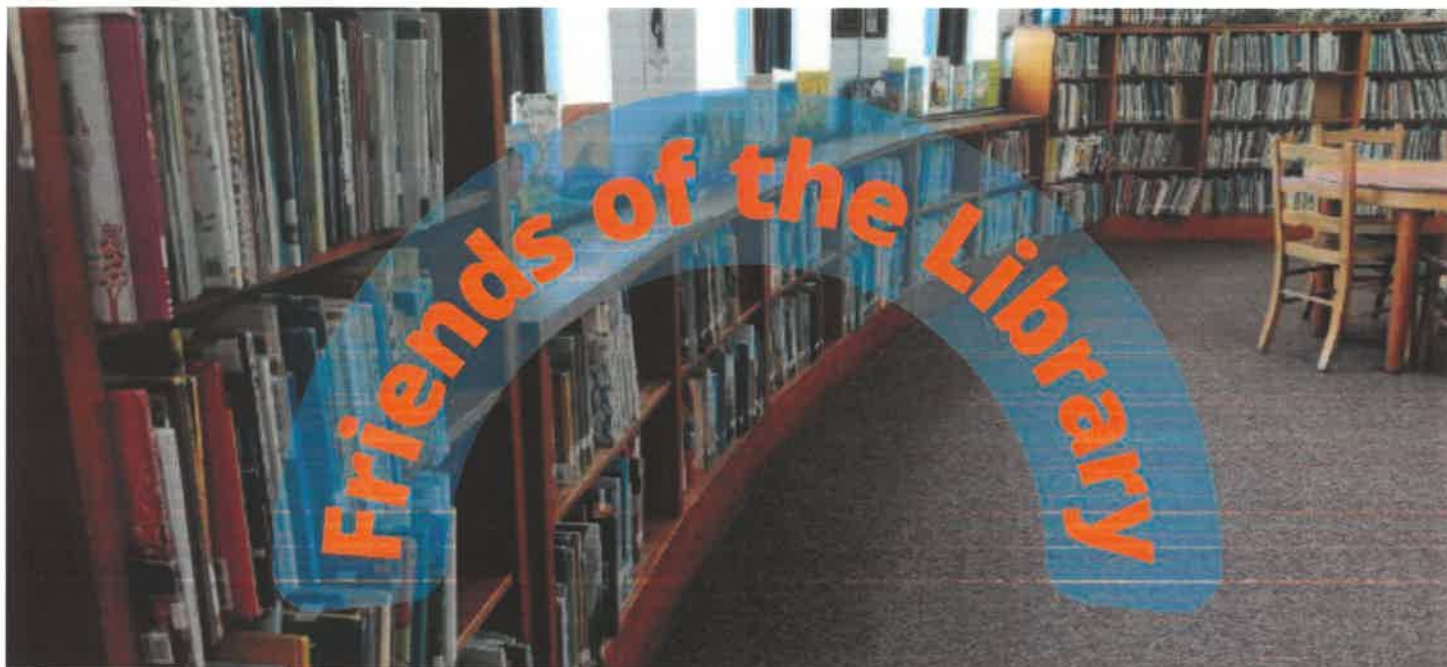
**Darren Boldt,** Trustee

**Kaylee Reno,** Trustee

*Dizz Firby,* City Council Liaison to the  
Library Board







**Association of Friends of  
the Ishpeming Carnegie  
Public Library**

**Kay Tupala**, President  
**Amy Robare**, Secretary  
**Ann Kananen DeVowe**,  
 Treasurer  
**Jodi Firby**, Assistant  
 Treasurer



The Friends are now a 501(c)3 non-profit!

Their Jack Deo: Historical Ishpeming Lyceum was incredibly popular. Two used book sales were held in July and December to great success!

The group continues to meet eight months of the year on the second Thursday of the month at 7:00 PM

**[ishpeminglibrary.info/friends](http://ishpeminglibrary.info/friends)**.



# FROM THE FRONT DESK

*Respectfully submitted by Jessica Shirtz, Library Director*

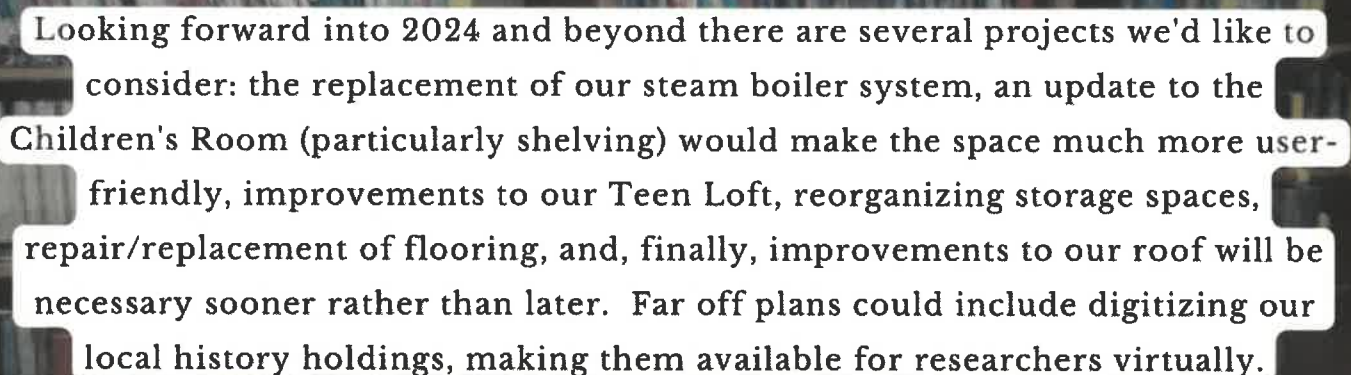
The end of 2022 and beginning of 2023 brought big changes to the library: after the departure of Kelsey Boldt, Nicole Johnson took on the mantle of Librarian, Heidi Silverstone became our Library Assistant, and we hired a brand new person for the first time in five years: Teagan Sturmer as our Library Clerk. These new roles and responsibilities shook things up and led to big increases in library services.

Our Strawberry Hill Seed Library opened on Earth Day, a year-round initiative to assist our community with food scarcity.

There were several new partners added to our collective digital library and we launched a subscription to Comics Plus, which offers a simultaneous use digital collection of comics and manga for all ages.

We surpassed 6,000 cardholders and had our highest circulating month on record in August, with 7,371 checkouts. Our Children's Room, especially, has seen enormous use this year with over 30,000 checkouts total, and 80 attendees at a typical Tot Tuesday Storytime.

We are so excited to start the new year with our biggest change yet: a full-time Children's Librarian!



Looking forward into 2024 and beyond there are several projects we'd like to consider: the replacement of our steam boiler system, an update to the Children's Room (particularly shelving) would make the space much more user-friendly, improvements to our Teen Loft, reorganizing storage spaces, repair/replacement of flooring, and, finally, improvements to our roof will be necessary sooner rather than later. Far off plans could include digitizing our local history holdings, making them available for researchers virtually.



# BY THE NUMBERS





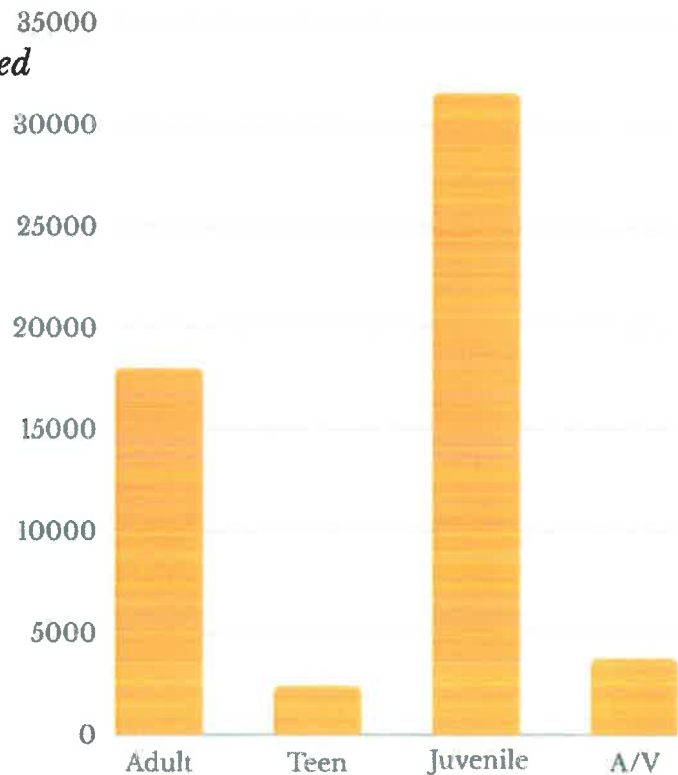
# CIRCULATION

*The number and character of items checked out during this year.*

## 56%

OF ITEMS CIRC'D ARE FOR KIDS

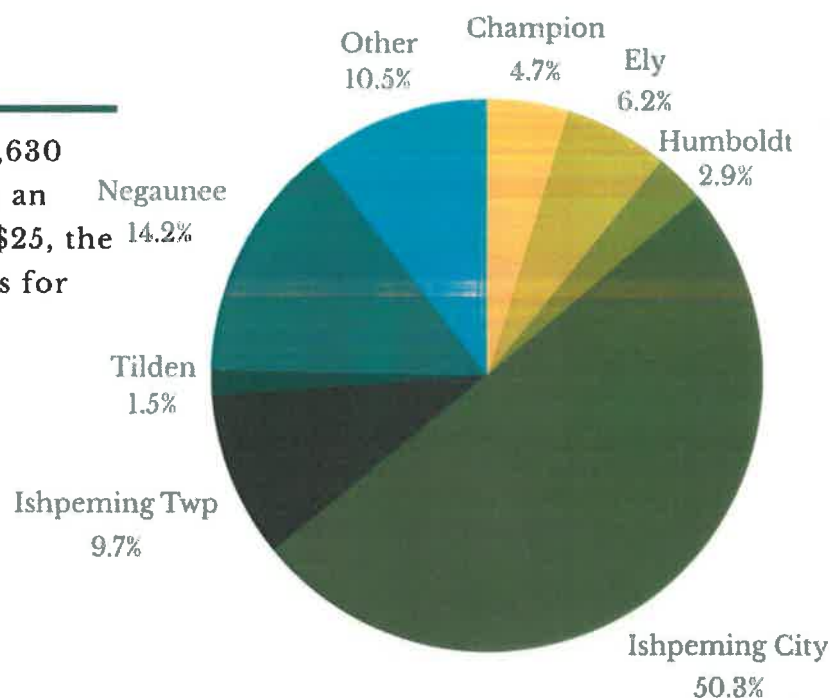
Juvenile items continue to be the most checked out at the library.



## 55K

TOTAL CHECKOUTS

Library users checked out 55,630 physical items this year. With an estimated individual cost of \$25, the value of all checked out items for 2023 was \$1,383,250.







# PROGRAMS

*Regular, in-person programs are increasingly popular! These totals do not include Summer Reading programs.*

**72**

## Adult Programs

640 attended our programs for adults, including several book clubs, crochet club, cookie decorating with Doozer's, and yoga (plus many more)!

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## Teen Programs

239 participated in our programs for teens, including craft programs, book clubs, and National Game Day.

**18**

**86**

## Children's Programs

3,480 took part in our programs for kids, including Tot Tuesday Storytime, Homeschool Hangout, slime making, author visits, and book clubs.

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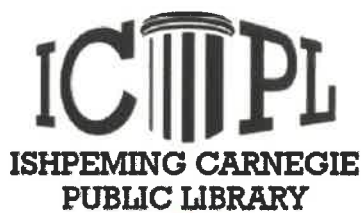
## Adult Participation

We offered 66 more adult programs and had 641 more attendees than last year. That means that both programs and attendance tripled!

**X3**

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79  
children  
registered

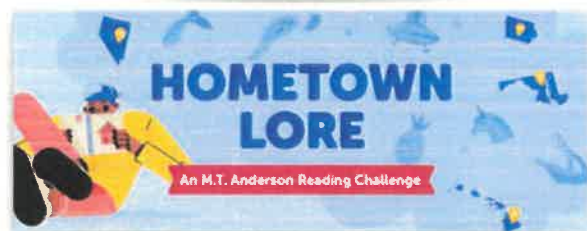
7  
children  
read 1,000  
books!

# 1000 Books Before Kindergarten



 **beanstack**

Launched  
January  
2023!



The library offered monthly, seasonal, and yearly reading challenges in 2023.

**New Accounts: 195**

**Total Readers: 409**

**Challenges: 19**

**Logged Books: 25,225**

**Logged Minutes: 520,542**



[ishpeminglibrary.beanstack.org](http://ishpeminglibrary.beanstack.org)



## TOP 5 ADULT BOOKS 2023



I WILL FIND YOU



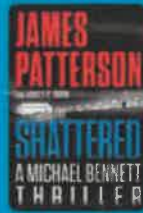
WICKED DREAMS



BLOW BACK



TREASURE STATE



SHATTERED

## TOP 5 TEEN BOOKS 2023



THE WICKED SYNAGOGUE



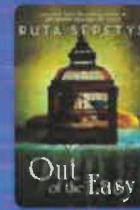
I MUST BETRAY YOU



CROWN OF MIDNIGHT



THRONE OF GLASS



OUT OF THE EASY

ICMPL  
ISHPEMING CARNEGIE  
PUBLIC LIBRARY

## TOP 5 KIDS BOOKS 2023



DOG MAN: MOTHERING HEIGHTS



DOG MAN: FETCH-22



DIARY OF A WIMPY KID: THE DEEP END



SISTERS



GUTS

ICMPL  
ISHPEMING CARNEGIE  
PUBLIC LIBRARY



# LIBBY

*The library now has access to nine shared collections across the state of Michigan, resulting in a much expanded digital collection available for checkout!.*

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**2889** eBooks

2,889 eBooks were checked out from the Great Lakes Digital Library site or the Libby app. 2,249 magazines circ'd.



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## eAudiobooks

eAudiobooks continue to be popular checkouts; some months overtaking eBook circulation.

**3667**

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**5971**

## Shared Collection checkouts

5,971 digital items were checked out from the nine additional shared collections by our patrons.

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## Average Monthly Unique Patrons

The number of Libby users each month varied from 137 to 168. There were also 150 patrons who began using Libby or the GLDL last year!

**150**

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Summer Reading

# All Together Now

KIDS & TEENS

## SUMMER READING RECAP

370

PARTICIPANTS

32

PROGRAMS

115

CHILDREN READ  
10+ HOURS

858

ATTENDEES



ADULT

## SUMMER READING RECAP

105

PARTICIPANTS

22

PROGRAMS

495

BOOK REVIEWS

270

ATTENDEES







# Strawberry Hill Seed Library

The Strawberry Hill Seed Library at the  
Ishpeming Carnegie Public Library  
opened in April 2023 with the help of  
Partridge Creek Farm and numerous  
volunteers.

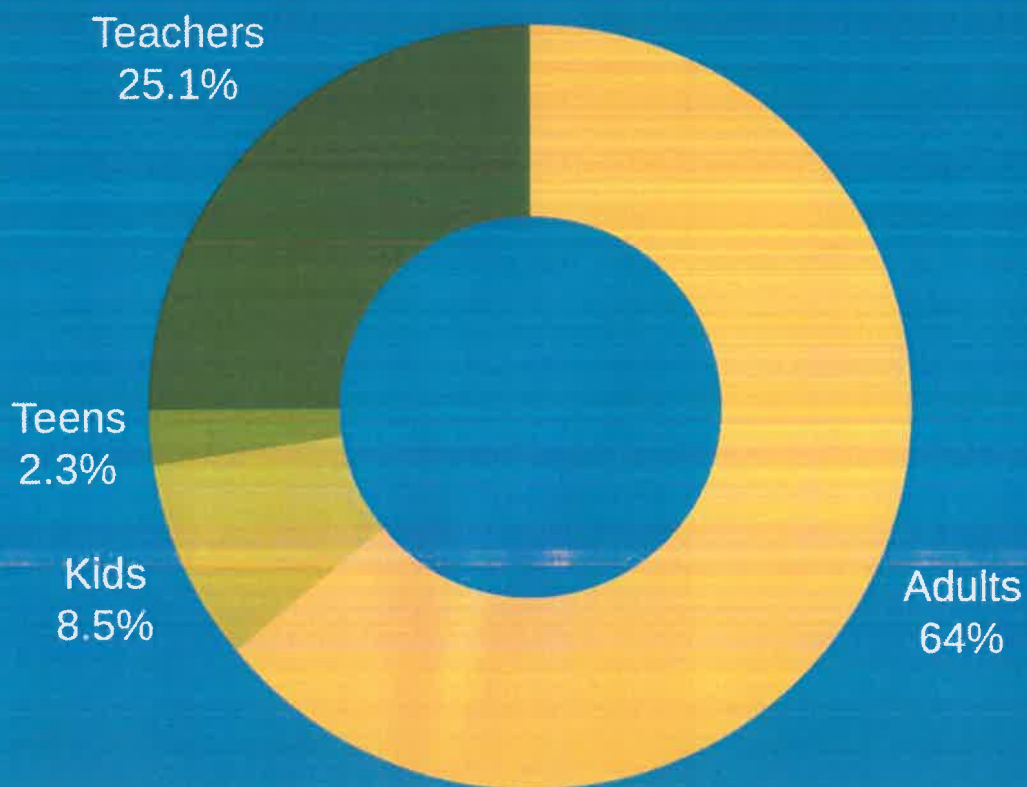
During the months of April-December  
2023, we had 38 people fill out forms to  
“check out” seeds. These 38 people  
checked out a total of 277 seed packets!

If you would like to donate seeds, please  
contact the Ishpeming Carnegie Public  
Library at 906-486-4381 or send an email to  
Heidi Silverstone at  
[hsilverstone@ishpeminglibrary.info](mailto:hsilverstone@ishpeminglibrary.info)





## Who uses the library?



\*Percentage of items checked out on cards belonging to the listed demographics.



# 2023

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Checkouts	27,823
Cardholders	4,141
State Aid	\$6,226
Penal Fines	\$16,226

# 67%

of Ishpeming City residents  
have an active library card.

Ishpeming  
City





# 2023

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Checkouts	2,602
Cardholders	208
Contract Fee	\$373
State Aid	\$253
Penal Fines	\$660

# 83%

of Champion Township  
residents have an active  
library card.

Champion  
Township



# 2023

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Checkouts	3,407
Cardholders	345
Contract Fee	\$2,512
State Aid	\$1,926
Penal Fines	\$5,021

# 18%

of Ely Township residents  
have an active library card.

Ely  
Township





# 2023

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Checkouts	1,622
Cardholders	59
Contract Fee	\$444
State Aid	\$332
Penal Fines	\$866

# 17%

of Humboldt Township  
residents have an active  
library card.

Humboldt  
Township



# 2023

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Checkouts	5,391
Cardholders	648
Contract Fee	\$4,401
State Aid	\$3,439
Penal Fines	\$8,963

# 19%

of Ishpeming Township  
residents have an active  
library card.

Ishpeming  
Township





# 2023

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Checkouts	818
Cardholders	183
Contract Fee	\$1,254
State Aid	\$1,059
Penal Fines	\$2,761

# 17%

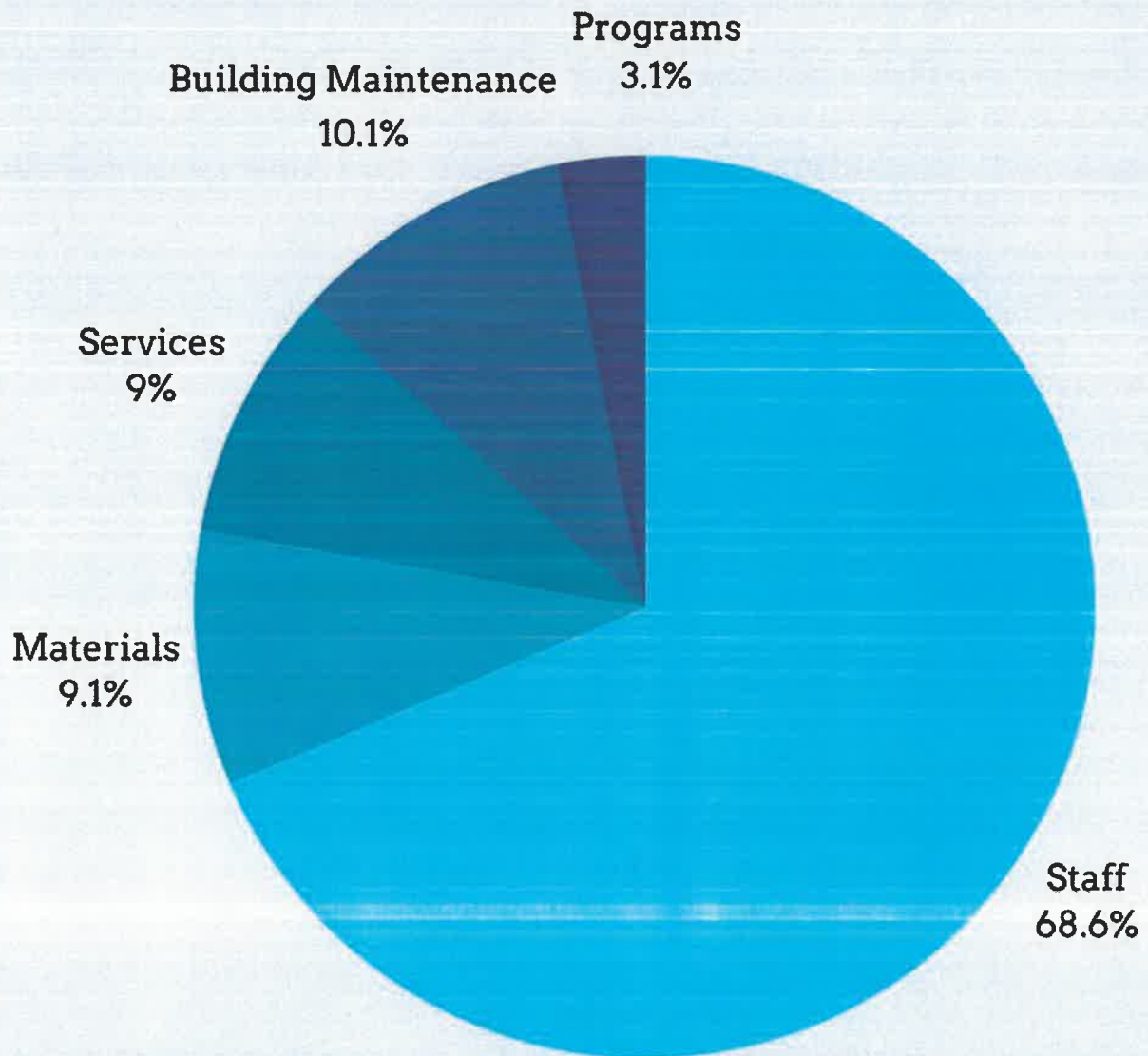
of Tilden Township residents  
have an active library card.

Tilden  
Township

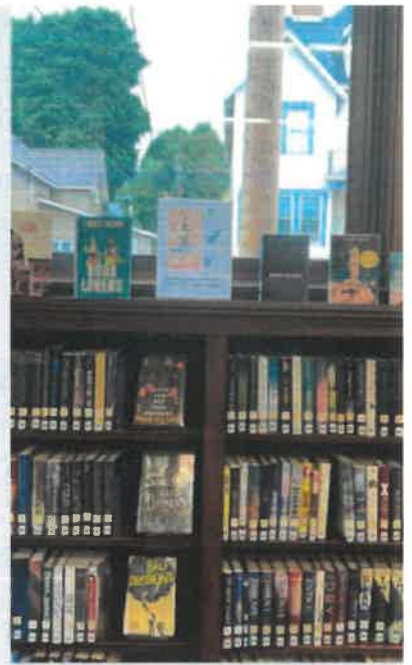


# 2023 BUDGET

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429 East New York St.

10d



Lot 4, Ass't Plat of  
E. New York St.

Road to Water Tower

E New York St

E New York St

E New York St

E New York St

Approx. Property Lines

Google Earth

100 ft







## CITY OF ISHPERING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849 • 906-485-1091

March 20, 2024

To: Ishpeming City Council

Re: March 04, 2024 Planning Commission Public Hearings: RZ 2024-01 and ZTA 2024-01

### **RZ 2024-01**

This was an error correction rezoning from the 1984 Zoning Map. It involved a strip of land East of South Fourth Street and running East crossing Jasper Street and ending at Division Street. It was zoned Industrial and has some homes in it. Houses are not permitted in the Industrial District. The Planning Commission recommended to the City Council that it be rezoned to the adjacent GR (General Residential) zoning district to correct the problem and promote future development.

### **ZTA 2024-01**

This amendment assists Partridge Creek Farms (PCF) by amending the Zoning Ordinance to allow Personal, Demonstration and Community gardens of 3 sizes in the SR, GR, MR, NC, GC, CBD and I Zoning Districts as Permitted or Conditional Uses. These revisions will promote gardens as established privately and by PCF in the City and especially on their leased site East of Jasperlite Apartments.

The Planning Commission conducted Public Hearings on each request and recommended to the City Council that each be approved as presented.

Alan K. Pierce, Zoning Administrator



*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME

City of Ishpeming  
100 E. Division St.  
Ishpeming, MI 49849

Application for Zoning District / Zoning Text Revision

DATE: 2-19-2024

PERMIT NUMBER: RZ 2024-01

APPLICANT: CITY OF ISHPERING

NATURE OF OWNERSHIP: MUNICIPAL

MAILING ADDRESS: 100 E. DIVISION ST

E-MAIL: ZONING@ISHPERINGCITY.ORG

PHONE: 485-1091 XT. 206

PIN NO. 52-51-

561-005-00 561-008-10  
561-004-00 710-002-00  
561-006-00 350-031-00

ZONING DISTRICT: (CURRENT) INDUSTRIAL (PROPOSED) GENERAL RESIDENTIAL

LEGAL DESCRIPTION OF THE PROPOSED REZONED PARCEL S:

(RZ 2024-01) (1) A PARCEL DESCRIBED AS: LOTS 4, 5 & 6 OF THE ASSESSOR'S PLAT OF THE NEBRASKA LOCATION AND THAT PART OF THE ABANDONED VARIABLE WIDTH L.S. & I. RAILROAD R.O.W. THAT LIES EAST OF FOURTH ST. IN CLEVELAND IRON CO'S. ADDITION TO ISHPERING AND SOUTH OF LOTS 5, 6 & 8 OF SAID ASSESSOR'S PLAT AND WEST OF JASPER STREET AS RECORDED IN THE PLAT OF THE HARD ORE ADDITION; ALSO LOT 31 OF THE PLAT OF THE HARD ORE ADDITION AND THAT PART OF THE ABANDONED RAILROAD GRADES LYING NW'LY OF LOTS 32, 33, AND 48 OF SAID PLAT AND LYING NE'LY OF JASPER STREET AND SOUTH OF THE ROW OF DIVISION ST. AS WELL AS

(ZTA 2024-01) (2) ADDITION TO THE ZONING ORDINANCE OF DEFINITIONS OF COMMUNITY, DEMONSTRATION, AND PERSONAL GARDENS AND THEIR SELECTIVE PLACEMENT IN THE SR (SINGLE RESIDENTIAL), GR (GENERAL RESIDENTIAL), MR (MULTIPLE RESIDENTIAL), NC (NEIGHBORHOOD COMMERCIAL), GC (GENERAL COMMERCIAL), CBD (CENTRAL BUSINESS DISTRICT) AND I (INDUSTRIAL) ZONING DISTRICTS AS PERMITTED OR CONDITIONAL USES AS PROPOSED.

APPLICANT'S REASON FOR REZONING / TEXT CHANGE:

① ERROR CORRECTION

② ADDITION TO THE ORDINANCE OF GARDENS

Signature of Applicant: [Signature]

ZONING PLAN EXAMINER'S NOTES:

COMPLIANCE WITH ADOPTED MASTER PLAN AND FUTURE LAND USE MAP:

Goal 8.2:

Improve the health of Ishpeming's residents through increased access, affordability, and consumption of local foods.

- Objective 8.2.1: Support community food champions such as Partridge Creek Farm in their Farm-to-School, intergenerational farm, and future initiatives aimed at bringing local food knowledge closer to the consumer.

Goal 11.1:

Maintain the balance between residential and commercial uses by following the updated zoning plan.

- Objective 11.1.1: Discourage areas of incompatible uses in order to preserve the integrity, character, and safety of Ishpeming.
- Objective 11.3.2: Develop more green spaces within the City to offset development, i.e. gardens in unused lots; trees along the streets, etc.

Goal 11.3:

Enhance the City through redevelopment or rehabilitation of vacant and underutilized properties, while preserving and protecting natural and built amenities.

Zoning Administrator: [Signature]

Permit Fee \$ NONE

Dated 01-05-2024

Alan K. Pierce

[Residential \$ 250 – Commercial \$ 350]

Planning Commission Action: \_\_\_\_\_

City Council Action: \_\_\_\_\_







## CITY OF ISHPEMING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849 • 906-485-1091

March 20, 2024

To: Ishpeming City Council

Re: March 04, 2024 Planning Commission Public Hearings: RZ 2024-01 and ZTA 2024-01

### **RZ 2024-01**

This was an error correction rezoning from the 1984 Zoning Map. It involved a strip of land East of South Fourth Street and running East crossing Jasper Street and ending at Division Street. It was zoned Industrial and has some homes in it. Houses are not permitted in the Industrial District. The Planning Commission recommended to the City Council that it be rezoned to the adjacent GR (General Residential) zoning district to correct the problem and promote future development.

### **ZTA 2024-01**

This amendment assists Partridge Creek Farms (PCF) by amending the Zoning Ordinance to allow Personal, Demonstration and Community gardens of 3 sizes in the SR, GR, MR, NC, GC, CBD and I Zoning Districts as Permitted or Conditional Uses. These revisions will promote gardens as established privately and by PCF in the City and especially on their leased site East of Jasperlite Apartments.

The Planning Commission conducted Public Hearings on each request and recommended to the City Council that each be approved as presented.

Alan K. Pierce, Zoning Administrator



*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME



City of Ishpeming  
100 E. Division St.  
Ishpeming, MI 49849

**Application for Zoning District / Zoning Text Revision**

DATE: 2-14-2024 PERMIT NUMBER: ZTA 2024-01  
APPLICANT: CITY OF ISHPERING NATURE OF OWNERSHIP: NA  
MAILING ADDRESS: 100 E. DIVISION ST E-MAIL: ZONING@ISHPERING.MI.GOV  
PHONE: 906 455-1091 EXT 206 PIN NO. 52-51- NA  
ZONING DISTRICT: (CURRENT) NA (PROPOSED) NA

LEGAL DESCRIPTION OF THE PROPOSED REZONED PARCEL: NA

(ZTA 2024-01) (2) ADDITION TO THE ZONING ORDINANCE OF DEFINITIONS OF COMMUNITY, DEMONSTRATION, AND PERSONAL GARDENS AND THEIR SELECTIVE PLACEMENT IN THE SR (SINGLE RESIDENTIAL), GR (GENERAL RESIDENTIAL), MR (MULTIPLE RESIDENTIAL), NC (NEIGHBORHOOD COMMERCIAL), GC (GENERAL COMMERCIAL), CBD (CENTRAL BUSINESS DISTRICT) AND I (INDUSTRIAL) ZONING DISTRICTS AS PERMITTED OR CONDITIONAL USES AS PROPOSED.

If existing structures are on the parcel, attach a Sketch showing the location of all structures with dimensions of structures, dimensions to lot lines, and distance between buildings.

PROPOSED TEXT REVISION (ATTACH) PARTS OF 11 PAGES OF TEXT

APPLICANT'S REASON FOR ~~REZONING~~ TEXT CHANGE: ADDITIONS TO ZONING TEXT FOR DEFINITIONS (3) AND PERMITTED & CONDITIONAL USES FOR 7 ZONING DISTRICTS. SR, GR, MR: 2 ADDITIONS TO PERMITTED USES; NC-1 ADDN TO PERMITTED USES; GC-1 ADDN TO PERMITTED & COND. USE; CBD-1 ADDN TO PERMITTED USE; INDUSTRIAL 1 ADDN. TO PERMITTED & COND. USE

Signature of Applicant: \_\_\_\_\_

**ZONING PLAN EXAMINER'S NOTES:**

COMPLIANCE WITH ADOPTED MASTER PLAN AND FUTURE LAND USE MAP: UPDATING THE ZONING ORDINANCE TO ADDRESS UPCOMING ISSUES IS A REQUIRED ACTION

**Goal 11.2:**

Establish new zoning districts for Agriculture, Educational Campus, and Corridor Commercial.

**Objective 11.2.1:** Amend the Zoning Ordinance to establish new districts and regulations within those districts and provide for in the Schedule of Regulations.

Zoning Administrator: Alan K. Pierce

Dated 01-05-2024

Alan K. Pierce

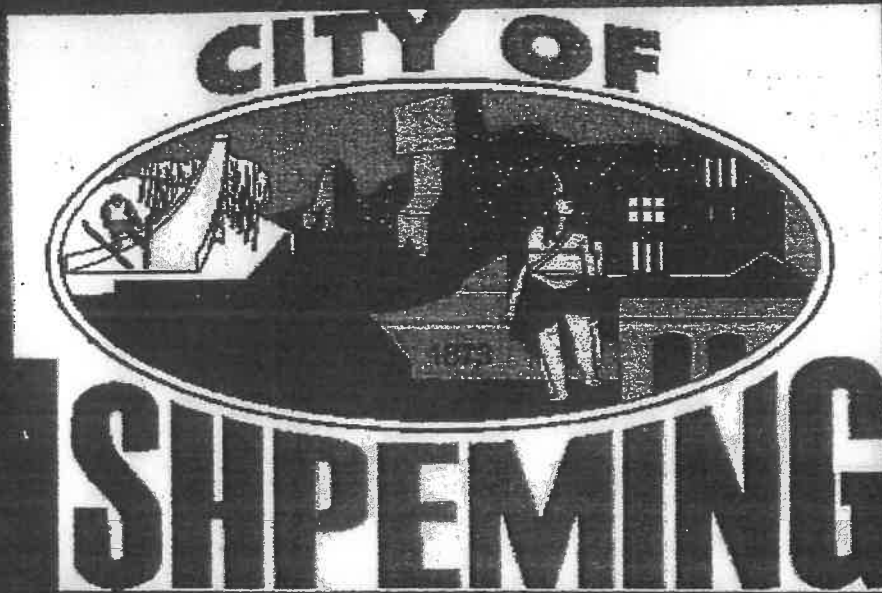
Permit Fee \$ NONE

[Residential \$ 250 - Commercial \$ 350]

Planning Commission Action: \_\_\_\_\_ City Council Action: \_\_\_\_\_

ZTA 2024-01

2019



CITY OF ISHPEMING  
ZONING ORDINANCE  
#8-100

**PROPOSED GARDENING REVISIONS  
TO THE ZONING ORDINANCE**

RECOMMENDED: CITY OF ISHPEMING PLANNING COMMISSION ON 3/4/19

ADOPTED: ISHPEMING CITY COUNCIL ON 4/2/19

EFFECTIVE DATE: 4/24/2019 AMENDED: 12/7/2022; 10/18/2023

2/27/2024



for those uses, not enclosed within a building, the area used for the sale of merchandise, display of merchandise, and/or area used to serve patrons or clients shall be measured to determine necessary parking spaces.

**Foster Family Home (private home):** A private residence (dwelling) in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency. Private home includes a full-time foster family home, a full-time foster family group home, or a family day care home, as follows:

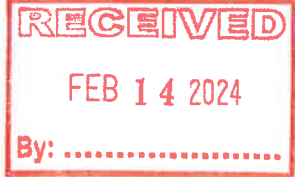
- a. "Foster family home" is a private home (dwelling) in which one (1) but not more than four (4) minor children, who are not related to an adult member of the household by blood, marriage, or who are not placed in the household pursuant to the adoption code (MCL 710.21-710.70) are given care and supervision for 24 hours a day, for 4 or more days a week, for 2 or more consecutive weeks, unattended by a parent or legal guardian.
- b. "Foster family group home" means a private home in which more than four (4) but fewer than seven (7) minor children, who are not related to an adult member of the household by blood, marriage, or who are not related to an adult member of the household by blood, marriage, or who are not placed in the household pursuant to the adoption code (MCL 710.21-710.70) are provided care for 24 hours a day, for 4 or more days a week, for 2 or more consecutive weeks, unattended by a parent or legal guardian.

**Frontage:** The total continuous length of the front lot line.

**Frontage Road or Front Service Drive:** A local street/road or private road typically located in front of principal buildings and parallel to an arterial for service to abutting properties for the purpose of controlling access to the arterial.

**Garage:** A detached accessory building or portion of the main building used for parking or storage of not more than three (3) automobiles in connection with the permitted use of the main building.

**Grade Level:** A reference plane representing the average or finished ground level adjoining the building at all exterior walls.



**Garden, Community:** A collective activity by a group of people conducted on parcels of more than 56,644 square feet (1.3 acres) in size to grow plants for personal or institutional use, but not for commercial production, which may include garden maintenance facilities (potting work area, greenhouse, hoop house, etc.), sanitary facilities and educational buildings which comply with required setbacks, height and other pertinent zoning district regulations.

**Garden, Demonstration:** An individual or collective activity by a group of people, using a parcel of up to 56,644 square feet (1.3 acres) in size to grow plants for personal or institutional use, but not for commercial production, which may include garden maintenance facilities (potting work area, greenhouse, hoop house, etc.) which comply with required setbacks, height and other pertinent zoning district regulations.

**Garden, Personal:** An activity by an individual or household using a parcel of up to 2500 square feet (.6 acre) in size to grow plants for personal use, but not for commercial production, which may include garden maintenance facilities (potting work area, greenhouse, hoop house, etc.), which comply with required setbacks, height and other pertinent zoning district regulations.

**Greenbelt:** An open area that may be cultivated and/or maintained in a natural state surrounding development and used as a buffer and/or screen between land uses or to mark the edge of an urban or developed area.

**Group (child) Day Care Home:** A private home (dwelling) in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Group day care homes are licensed by the State of Michigan under Public Act 116 of 1973, as amended.

**Home Occupation:** An occupation or profession, carried on in a dwelling unit by members of the immediate family residing on the premises, which is clearly incidental or secondary to the principal use of the dwelling. (See Section 25.4, A-3.)

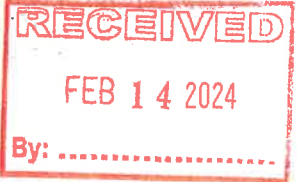
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**10.0 SECTION 10.0: (SR) SINGLE RESIDENTIAL DISTRICT**

**10.1. Intent:** To establish and preserve quiet neighborhoods of detached single family dwellings with a low to medium density. This district shall be free from other uses except those which are both compatible with and convenient to the residents of the Single Residential District.

**10.2 Permitted Principal Uses**

- A. Detached single-family dwelling unit. (See Section 19)
- B. Customary accessory detached uses and structures. (See Section 19.1G)
- C. State licensed residential facility as defined at M.C.L.A. §125.3102(t), except adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- D. Foster facility home (1-4 children) and Foster group homes (5-6 children). (See definitions)
- E. Family day care homes (1-6 children). (See definition)
- F. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed seven (7) days per sale and no residence shall be permitted more than three (3) such sales per year.
- G. Limited Animal Keeping (See Section 22.13).
- H. Uses similar to the above uses as determined in accordance with Section 8.1.



I. Personal Garden

J. Demonstration Garden

**10.3 Requirements for Principal Use:** No more than one single-family dwelling unit may be located on a lot.

**10.4 Conditional Uses:** (Requires Planning Commission approval, (See Section 25.0).

- A. Places of public assembly, education and instruction, including schools, religious institutions, service clubs, community centers, and membership organizations.
- B. Group child care home (7-12 children). (See definition).
- C. Instruction in a craft or fine art within the residence, subject to the conditions outlined in M.C.L.A. §125.3204.
- D. Home occupations.
- E. Recovery house. (See definition)
- F. Small Wind Turbine (See Section 22.11).
- G. Recreational facilities compatible with the intent of this district.
- H. Bed and breakfast establishments (721191)
- I. Customary accessory uses and structures.
- J. Cemetery; Public utility substations (221121), See Section 25.3 D.

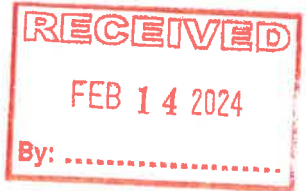


**11.0 SECTION 11.0: (GR) GENERAL RESIDENTIAL DISTRICT**

**11.1 Intent:** To establish and preserve medium density residential neighborhoods; free from other uses except those which are both compatible with and convenient to the residents of the district.

**11.2 Permitted Principal Uses:**

- A. Detached single-family dwelling unit. (See Section 19)
- B. Customary accessory detached uses and structures. (See Section 19.1.G)
- C. State licensed residential facility as defined at M.C.L.A. §125.3102(t), except adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- D. Foster facility home (1-4 children) and Foster group homes (5-6 children). (See definitions)
- E. Family day care homes (1-6 children). (See definition)
- F. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed seven (7) days per sale and no residence shall be permitted more than three (3) such sales per year.
- G. Limited Animal Keeping (See Section 22.13).
- H. Uses similar to the above uses as determined in accordance with Section 8.1.



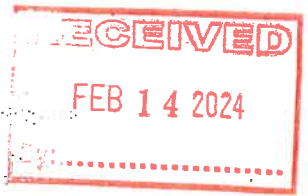
**I. Personal Garden**

**J. Demonstration Garden**

**11.3 Requirements for Principal Uses:** No more than one main structure which contains one (1) single-family unit or one two (2)-family unit may be located on a lot.

**11.4 Conditional Uses:** (Requires Planning Commission approval, (See Section 25.0)

- A. Places of public assembly, education and instruction, including schools, religious institutions, service clubs, community centers, libraries and membership organizations; parks and playgrounds.
- B. Group child care home (7-12 children). (See definition)
- C. Instruction in a craft or fine art in a single family residence, subject to the conditions outlined in M.C.L.A. §125.3204.
- D. Home occupations.
- E. Recovery house. (See definition)
- F. Small Wind Turbine (See Section 22.11).
- G. Duplex dwelling unit (2-family unit).
- H. Off-premises parking for residential purposes, serving property within the General Residential District.
- I. Bed and breakfast establishments (721191)
- J. Customary accessory uses and structures.
- K. Public utility substations (221121), See Section 25.3 D.



**13.0 SECTION 13.0: (NC) NEIGHBORHOOD COMMERCIAL DISTRICT**

**13.1 Intent:** The Neighborhood Commercial District is intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhood, but which do not require large areas of land. These districts are encouraged to develop in clusters with common parking areas. In NC, Neighborhood Commercial District the parenthetical number (00000) listed by each use is taken from the North American Industry Classification System (NAICS), 2012 published by the U.S. Office of Management and Budget and is intended to provide a general guide of uses intended under each heading. Refer to Appendix "A" for detailed NAICS information.

**13.2 Permitted Principal Uses:** (See Section 19.0 and also Section 21.0)

- A. Retail business and service establishments catering primarily to the local market, i.e. Convenience Stores (44512), Hobby Toy & Game Stores (45112), Sewing, Needlework & Piece Goods Stores (45113), Florists (45311), Art Dealers (45392), Photographic services (54192), Independent Artists etc. (71151).
- B. Detached Single Family dwelling unit and customary accessory detached uses and structures.
- C. Foster facility home (1-4 children) and Foster group homes (5-6 children). (See definitions.)
- D. Family day care homes (1-6 children). (See definition.)
- E. A State Licensed Residential Facility as defined at M.C.L.A. §125.3102(t), except adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

F.

**Personal Garden**

**13.3 Requirements for Principal Uses:**

- A. No more than one main structure may be located on a lot.
- B. All establishments shall deal directly with retail consumers, retail business and service.
- C. All goods produced on a premises shall be sold on the premises where produced.
- D. All business, servicing, storage, or processing except for off-street parking or loading shall be conducted within a completely enclosed building.

**13.4 Conditional Uses:** (See Section 25.0)

- A. Duplex dwelling unit (2 family).
- B. Home occupations.
- C. Gasoline stations (4471) and Gasoline Stations with Convenience Store (44711).
- D. Child day care services (62441) (See definition Child Care Center).
- E. Bed and breakfast establishments (721191).



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By: .....

City of Ishpeming Zoning Ordinance

**14.0 SECTION 14.0: (GC) GENERAL COMMERCIAL DISTRICT**

**14.1 Intent:** To establish and preserve a general commercial business district containing uses which include the retail sale or combination retail/wholesale of commodities catering to the local community and/or the need of highway tourist traffic. In GC, General Commercial District the parenthetical number (00000) listed by each use is taken from the North American Industry Classification System (NAICS), 2012 published by the U.S. Office of Management and Budget and is intended to provide a general guide of uses intended under each heading. Refer to Appendix "A" for detailed NAICS information.

**14.2 Permitted Principal Uses:** (See Section 19.0 and also Section 21.0). Wholesale trade (42), General commercial retail trade (44-45) as itemized below and personal care service establishments (8121).

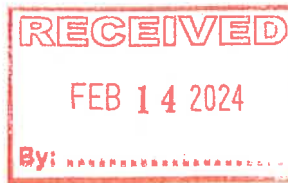
- A. All wholesale trade establishments (42) except (423930).
- B. Motor vehicle and parts dealers (441), Furniture and home furnishings (442), Electronics and appliance (443), Building material and garden equipment/supplies (444), Food and beverage stores (445), Health and personal care (446), Clothing and clothing accessories (448).
- C. Sporting goods, hobby, musical instrument and book stores (451), General merchandise (452), Miscellaneous store retailers (453), Nonstore retailers (454) except Fuel dealers.
- D. Package delivery service retail stores (couriers: UPS, FedEx, etc.)(492110) that serve persons living in adjacent residential areas.
- E. Other information services (5191), Depository credit intermediation (5221), i.e. Commercial Banks, Savings Institutions, and Credit Unions.
- F. Professional, Scientific, and Technical Services (541).
- G. Ambulatory Health Care Services (621).
- H. Independent artists, writers and performers (71151).
- I. Health spas, fitness and recreational sports centers (71394) without overnight accommodations, Bowling centers (71395).
- J. Motels and hotels (72111), Restaurants and other eating places (7225).
- K. Repair and Maintenance (811) except Commercial and Industrial Machinery and Equipment (8113), Personal care services (8121).
- L. Civic and Social Organizations (8134).
- M. Governmental offices (9211, 9221 except 922140 & 922150; and 92216, 9231, 9241, 9251, 9261).

**Demonstration Garden**

**14.3 Conditional Uses:** (Requires Planning Commission approval, See Section 25.0)

- A. Owner or rental residential units.
- B. Public utility substations (221121), See Section 25.3 D.
- C. Gas (vehicle service) stations (447).
- D. Libraries and archives (51912), Mini-warehouses and Self-storage Units (53113), General medical and surgical hospitals (6221), Child day care services (62441) (See definition Child Care Center).
- E. Drinking Places (Alcoholic Beverages) i.e. pubs, taverns, bars, including brew pubs (72241).
- F. Commercial and Industrial machinery and equipment repair and maintenance (81131) and religious institutions (8131).
- G. Marijuana retailer/Marijuana provisioning center. See Section 25.5

**Community Garden**



City of Ishpeming Zoning Ordinance

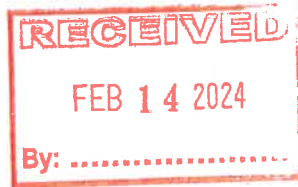
**15.0 SECTION 15.0: (CBD) CENTRAL BUSINESS DISTRICT**

**15.1 Intent:** To establish and provide flexible regulations that apply to businesses serving a local or regional market and located in the core area of the City, where intensive commercial development occurs. A pedestrian orientation and a pedestrian connectedness will be encouraged. In the CBD, Central Business District the parenthetical number (00000) listed by each use is taken from the North American Industrial Classification System (NAICS), 2012 published by the US Office of Management and Budget and is intended to provide a general guide of uses intended under each heading. Refer to Appendix "A" for detailed NAICS information.

**15.2 Permitted Principal Uses:** (See Section 19.0 and also Section 21.0)

- A. Retail, office and service functions conducted within completely enclosed buildings.
- B. Owner or Rental residentially occupied units located above the first floor.
- C. Motor vehicle and parts dealers (441), Furniture and home furnishings (442), Electronics and appliance (443), Building material and garden equipment/supplies (444), Food and beverage stores (445), Health and personal care (446), Clothing and clothing accessories (448).
- D. Sporting goods, hobby, musical instrument and book stores (451), General merchandise (452), Miscellaneous store retailers (453), Vending Machine Operators (454210).
- E. Post office (49111) which among other things provides for direct customer services, not including rural route distribution centers or regional collection, sorting, and distribution.
- F. Other information services (5191), Depository credit intermediation (5221), i.e. Commercial Banks, Savings Institutions, Credit Unions.
- G. Professional, Scientific, and Technical Services (541).
- H. Educational services (611), including (61151) provided no vehicles or heavy machinery are used on site, except 6111, 6112, & 6113.
- I. Ambulatory Health Care Services (621), Social Assistance (624).
- J. Performing Arts Companies (7111), Independent artists, writers and performers (71151) Museums, Historical Sites (712).
- K. Restaurants and Other Eating Places (7225).  
Outside seating, assembly, and activity areas for restaurants and other eating places may be permitted by the Zoning Administrator. Such outside areas shall be designed as part of the building mass to which they are accessory in the sense that they shall be enclosed by masonry walls and/or decorative fencing elements extended from the main building, or shall otherwise be physically delineated and limited in a manner acceptable to the Zoning Administrator; subject further to the following conditions:
  - 1. Setbacks for such outside areas shall be not less than those required for conventional buildings within the district.
  - 2. Outside areas provide for adequate emergency egress by patrons, and shall not occupy required sidewalk areas nor impair emergency vehicle access.
- L. Personal Care Services (8121).
- M. Civic and Social Organizations (813410), including community service clubs, fraternal organizations, and lodge halls.
- N. Governmental offices (9211, 9221, except 922140, 922150, 92216, 9231, 9241, 9251, 9261).
- O. Outdoor entertainment and community events.
- P. Temporary outdoor sales and display of merchandise in conjunction with City of Ishpeming approved events.





*City of Ishpeming Zoning Ordinance*

**15.3 Parking for Principal Uses:**

- A. On-street and off-street parking for Principal Uses is available in this zoning district. Accordingly, parking requirements for Principal Uses in this district are eliminated with the exception of Owner or Rental residentially occupied units which must have One (1) off-street parking space per unit. Conditional Uses, except for establishments selling alcoholic beverages for consumption on the premises, must meet parking requirements.

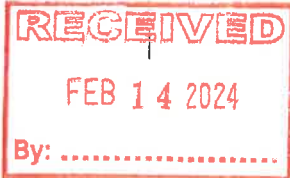
**15.4 Conditional Uses: (Requires Planning Commission approval, see Section 25.0)**

- A. Used automobile and truck sales (441120), Taxi and Limousine service (4853).  
B. Veterinary services (54194).  
C. Community housing services with overnight accommodations (62422) including temporary shelters (624221), Child day care services (62441) (See definition Child Day Care Center).  
D. Fitness and Recreational Sports Centers (71394), and Hotels and motels (72111).  
E. Drinking Places (Alcoholic Beverages) i.e. pubs, taverns, bars, including brew pubs (72241).  
F. Religious Institutions (8131)  
G. Public utility substations (221121), See Section 25.3 D.  
H. Marijuana retailer/Marijuana provisioning center. See Section 25.5  
I. Owner or rental residentially occupied units located on the First Floor which must have One (1) Off Street Parking Space Per Unit.

**15.5 Façade Standards for New Construction or Redevelopment**

Background: Because the CBD is a unique historic place with great intrinsic value and many one-of-a-kind historic buildings, it is important that new buildings or redevelopment of existing buildings be done in a manner that is consistent with the best character of the CBD. In addition to existing adopted commercial building codes, to preserve the unique character of the downtown and to prevent devaluation of the existing stock of historical buildings, the City of Ishpeming establishes the following requirements for new buildings or redeveloped existing buildings:

- A. Exterior finishes will be constructed to provide an appearance similar to existing historical buildings. Specifically, exterior finishes will be constructed in high quality building materials such as stone, brick, natural wood, and synthetic products that closely resemble these materials but are lower in maintenance cost and have longer durability. The use of composite-wood siding must be approved by a Conditional Use Public Hearing (Requires Planning Commission approval, see Section 25.0). Sheet-metal siding, or ordinary vinyl siding is expressly prohibited.
- B. Windows should be modernized with high energy efficiency thermal pane windows, but these windows shall be made in a manner that closely matches the original architectural design of existing buildings. For example, a four-pane window should be replaced with a four-pane window. If the window has an arched glass pane, the replacement window should also maintain that design, or at a minimum, the window pane may be squared within the arched silhouette of the window frame.
- C. Side lot-line-to-lot-line construction is required between existing buildings. There should be no new spaces (gaps) between adjacent buildings. Construction techniques must be used to avoid gaps between buildings which become harborage for weeds, trash, pests, and misconduct.



**16.0 SECTION 16.0: (I) INDUSTRIAL DISTRICT**

**16.1 Intent:** To establish and preserve a zone for industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and will not cause undesirable emissions and/or offensive odors. In the (I) Industrial District the parenthetical number (00000) listed by each use is taken from the North American Industry Classification System (NAICS), 2012 published by the U.S. Office of Management and Budget and is intended to provide a general guide of uses intended under each heading. Refer to Appendix "A" for detailed NAICS information.

**16.2 Permitted Principal Uses (includes similar unspecified uses (See Section 8.1): (See Section 19.0)**

- A. Logging (113310) and Specialized Freight Trucking (484220), Municipal uses such as water treatment plants (22131) and reservoirs, sewage treatment plants (22132), and all other municipal buildings and uses, including outdoor storage. Regulated Utility (Electric, Gas, Telecommunication, etc.) support facilities, including outdoor storage.
- B. Construction of Buildings (236), Heavy and Civil Engineering Construction (237) and Specialty Trade Contractors (238), including storage facilities for vehicles, equipment, building materials, sand, gravel, stone, and lumber provided such items are enclosed within a building or within an obscuring wall or fence on those sides abutting all residential districts, and on any yard abutting a public thoroughfare.
- C. Breweries (31212), wineries (31213) and distilleries (31214).
- D. Wood Product Manufacturing (321), Printing and related support activities (323) and publishing industries (511) including newspaper, periodical, book, database and directory, and other publishing.
- E. Cement and Concrete Product Manufacturing (3273) and Machine Shops (3327).
- F. Rail transportation (482) including railroad transfer and storage tracks; and freight terminals.
- G. Trucking facilities (484), Courier's service with office, package handling facilities, truck and other vehicle docks and receiving and shipping facilities (e.g. UPS, FedEx, etc.) (492110).
- H. Interurban and Rural Bus Transportation and maintenance facilities (4852), School and Employee Bus Transportation and maintenance facilities (4854), Charter Bus Industry Facilities (4855).
- I. Warehousing and Storage (493) and Lessors of Mini-warehouses and Self-storage Units (531130).
- J. Accounting, Tax Preparation, Bookkeeping, and Payroll Services (5412), any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building, i.e. Scientific research and development services (5417) and test laboratories (541380)).
- K. Veterinary services (54194) and Pet care [except veterinary services] (81291).
- L. Offices of other Health Practitioners (6213).
- M. Auto repair and maintenance (8111).
- N. Accessory buildings and uses customarily incidental to any of the permitted uses listed in this section.

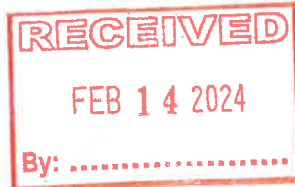


**Demonstration Garden**

**16.3 Requirements for Principal Uses:**

- A. Uses other than for storage within this district shall be conducted within a completely enclosed building.
- B. Exterior storage in the (I) Industrial District must occur inside of a fence, which meets the requirements of the **City of Ishpeming Zoning Ordinance No. 8-600**.





**16.4 Conditional Uses: (Requires Planning Commission approval, See Section 25.0)**

- A. Bulk storage of raw materials.
- B. Industrial uses that are conducted outside of an enclosed facility.
- C. Public utility substations (221122), See Section 25.3 D.
- D. Glass and glass product manufacturing (3272), coating, engraving, heat treating, and allied activities (3328), other fabricated metal product manufacturing (3329).
- E. Furniture and related product manufacturing (337).
- F. Communication tower construction (237130) (see Section 25.4 C.2.a.).
- G. Commercial and industrial machinery and equipment rental and leasing (5324).
- H. Solid waste management services including; waste collection facilities (562111), material recovery facilities (562920), and septic tank and related services (562991).
- I. Commercial composting facilities (325311) (562219), provided that the location, design, and operation of such facilities comply with all application conditions and regulations.
- J. Child day care services (62441) (See definition Child Care Center).
- K. Recyclable Material Merchant Wholesalers [Junkyard] (423930) subject to the following:
  - a. All abutting or adjacent property shall be zoned (I) Industrial District, and in no instance shall the junkyard be closer than 400 feet to any residential district (SR, GR, or MR) or closer than 200 feet to any road, street, or public right-of-way.
  - b. The junkyard shall be entirely enclosed within a building or entirely enclosed within an eight-foot high decorative obscuring wall of sufficient strength to serve as a retaining wall.
  - c. The junkyard shall have access only to a paved major thoroughfare of not less than 66 feet of right-of-way width.
  - d. There shall be no outdoor stacking of material above the height of the wall, except that movable equipment used on the site may exceed the wall height.
- L. Religious Institutions (8131).
- M. Power and Communication Line and Related Structures Construction (237130) [Utility grid wind energy system] See Section 25.
- N. Sexually Oriented Business (SOBS) [See Definitions Section 3.0 and Conditional Use Permit Section 25.4 C.2.b].

**Community Garden**

**16.5 Requirements for Conditional Uses:**

- A. Exterior storage in the (I) (Industrial District) must occur inside of a fence, which meets the requirements of the City of Ishpeming Fence Ordinance No. 8-600.

$10(f)$ 

FUND	DEPT NUMBER	DEPT DESCRIPTION	BUDGET	YTD ACTIVITY	AVAILABLE	% Used	PROPOSED BUDGET	CHANGE IN APPROPRIATIONS/(REVENUE)
Fund 101 - GENERAL FUND	101	CITY COUNCIL	17,233.00	8,360.49	8,872.51	48.51	N/A	N/A
Channel 189 Installation charges and resulting monthly utilities have increased YTD expenditures from expected. We will likely need to amend the budget, but I am proposing to monitor activity through Q2 for a better estimate.								
Fund 101 - GENERAL FUND	262	ELECTIONS	11,258.00	12,046.42	(788.42)	107.00	28,000.00	16,742.00
Fund 101 - GENERAL FUND		ELECTION REIMBURSEMENT	0.00	0.00	0.00	0.00	(6,500.00)	(6,500.00)
The new state requirements of issuing early voting postcards (\$3.5K) was not known at the time the 2024 budget was prepared. The post cards and part time salaries are activity drivers in the department. We are able to bill the state for part time salaries and will attempt to bill for the postcards but it is unclear if the state will count that as an allowable reimbursement. With most of the election year left I am proposing an increase to the election budget and an increase in projected revenue for reimbursements from the state. I am not budgeting for postcard reimbursement as we are unsure if it is allowable.								
Fund 101 - GENERAL FUND	265	CITY HALL & GROUNDS	47,815.00	17,660.25	30,154.75	36.93	N/A	N/A
\$8k of the YTD activity is the new employee door. Had it not been for the door we would be at 20% of budget for the year.								
I am not recommending action at this time but we will continue to monitor into Q2.								
Fund 101 - GENERAL FUND	701	PLANNING COMMISSION	500.00	508.80	(8.80)	101.76	1,500.00	1,000.00
Mining journal affidavits are the bulk of the expenditures YTD. I am proposing a \$1k increase to budget.								
Fund 101 - GENERAL FUND	728	ECONOMIC DEVELOPMENT	4,000.00	0.00	4,000.00	0.00	24,250.00	20,250.00
This amendment is need to fund the 2024 LSCP professional services agreement effective April 2024 - December 2024. The agreement covers RRC services, business expansion and retention efforts as well as marketing. The cost of the contract is \$2,250 a month for the City (and \$2,250 for the DDIA).								
Fund 101 - GENERAL FUND	757	AI QUAAI	118,530.00	38,471.82	80,058.18	32.46	N/A	N/A
Personnel and utility costs are running above expectations for Q1 for AI Quaal. I am proposing we monitor the activity into Q2 as a shift from full time labor to part time summer labor and a reduction in utility usage due to the seasonal cessation of lighting in the lit XC Ski loop and lower heating costs may normalize the trend in the department.								
Fund 101 - GENERAL FUND	444	ALLEYS & SIDEWALKS	116,165.00	34,164.85	82,000.15	29.41	84,165.00	(32,000.00)
Due to a mild winter and some strategic efforts, costs are significantly low for the year in alleys and Sidewalks. We have expended \$35k YTD and this reduction will leave \$50k for clearing efforts this fall and early winter through December 2024. The reduction in this appropriation seems the most obvious way to balance the increase in election efforts and the LSCP contract								
Total Proposed Increase (Decrease) to General Fund Appropriations								
(508.00)								



Fund	Department Number	Department Description	Budget	YTD Activity	Remaining	% Used	PROPOSED BUDGET	CHANGE IN APPROPRIATIONS/(REVENUE)
Fund 202 - MAJOR STREETS	490	M28-TREES & SHRUBS	665.00	942.55	(277.55)	141.74	2,425.00	1,760.00
Fund 202 - MAJOR STREETS	499	M28 FIELD SUPERVISION	3,760.00	573.33	3,186.67	21.24	2,000.00	(1,760.00)
							\$	\$

Personnel costs in March for M28 trees and shrubs pushed the department over budget by \$277.00. I am proposing a reduction in field supervision and an increase to trees and shrubs.

Fund 248 - DDA	729	DDA ADMINISTRATION	11,400.00	1,440.29	9,959.71	12.63	31,650.00	20,250.00
Fund 248 - DDA	741	FAÇADE GRANTS	20,000.00	0.00	20,000.00	0.00	40,000.00	20,000.00
Fund 248 - DDA	750	DEVELOPMENT	25,000.00	5,375.00	19,625.00	21.50	110,000.00	85,000.00
Fund 248 - DDA	REVENUE	PROPERTY TAX REVENUE	251,750.00	267,891.59	(16,141.59)	106.41	287,891.00	(36,141.00)
							\$	\$
								89,109.00

Three budget amendments were voted on during the March DDA meeting. The acceptance of the LCSP professional services agreement of \$20k (seen in the DDA Administration department), an increase in façade grant funding of \$20k, and the commitment to support development of a Skate Park, capped at 100k.

Fund 401 - PUBLIC IMPROVEMENT FUND	336	FIRE	20,000.00	145,071.00	(125,071.00)	725.36	165,000.00	145,000.00
Fund 401 - PUBLIC IMPROVEMENT FUND	REVENUE	GRANT REIMBURSEMENT	0.00	0.00	0.00	0.00	(132,050.00)	(132,050.00)
							\$	\$
								12,950.00

The fire department communications grant was approved by council in the spring of 2023 along with a 2023 budget amendment but the budget was never updated to reflect council action. The project is being executed in 2024 and has a 5% match with a 95% reimbursement. I am proposing an increase in appropriations of \$145k and an increase in revenue to reflect the grant reimbursement of \$132k. The net cost of the project with reimbursement could fit in the original \$20k budget but council may still be interested in allowing the fire department to continue with their planned equipment purchases in addition to this grant.

Fund 401 - PUBLIC IMPROVEMENT FUND	965	TRANSFERS OUT - LOCAL STREETS	300,000.00	0.00	300,000.00	0.00	285,000.00	(15,000.00)
Fund 401 - PUBLIC IMPROVEMENT FUND	704	NEIGHBORHOOD IMPROVEMENT	0.00	0.00	0.00	0.00	15,000.00	15,000.00
							\$	\$
								-

This amendment is needed to address council action taken to investigate water issues in the neighborhood south of Division Street and East of City Hall.

Fund 591 - WATER FUND	590	METER REPLACEMENT PROJECT	370,000.00	278,311.25	91,688.75	75.22	N/A	N/A
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The meter replacement effort is going significantly better than estimated. As this is a capital project that was budgeted to take place over the course of multiple years and the fact that we are running "over budget" for the this time of year (75% vs 25%) should be considered in a different light than simply over spending on supply costs. We have made a lot of equipment purchase and I would like to continue to monitor into Q2 how fast we are eating the remaining \$92k of appropriations.

10(g)

**New Capital Improvements Proposed for 2024**

Fund	Improvement/purchase	Amount	Notes
Public Improvement	Handicap Ramp replacement	200,000.00	Replace ramp with an enclosed lift
Public Improvement	Parking lot and alley	100,000.00	Replace the parking lot and alley behind City Hall
Public Improvement	GIS System	46,000.00	2024 phase of cemetery GIS
Public Improvement	2 new columbarium's	60,000.00	A need driven by the growing demand for columbarium's over graves
Public Improvement	Roof for lodge	110,000.00	A carryover project originally earmarked in 2023
Public Improvement	ADA Compliant Bathroom	50,000.00	Ensuring everyone has access to our parks
Public Improvement	Breakroom remodel	12,000.00	The police breakroom is dated and non-functional
Public Improvement	Provide additional road funding	285,000.00	Repair problem sections of local roadways
Water	Manhole Covers	50,000.00	Repair low manhole covers on Third St.
Water	New Meters	370,000.00	Radio meter installations, supplies and contracted services
Motor Pool	New Truck	40,000.00	Replacing aging DPW vehicle
Motor Pool	New Sidewalk Plow	245,000.00	The current plow often gets stuck and is too wide for downtown sidewalks
Public Improvement	S 3rd St. Neighborhood Stormwater	15,000.00	Council action March 6th
		<u>\$ 1,583,000.00</u>	

**Executed in 2024**

Public Improvement	Backhoe	160,000.00	Smaller sized backhoe for the cemetery
--------------------	---------	------------	--

\$ 160,000.00





## 1999 Trackless Sidewalk Tractor

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Problem Statement: How does the city continue services of sidewalk snow removal, road shoulder mowing, flail mowing and sweeping of sidewalks and streets?

The 2<sup>nd</sup> machine is a Holder and only has winter attachments.



## 1999 Trackless MT5T







# 2016 Holder C270







# Facts and Assumptions

## Facts

- The center pins which hold the tractor together are completely worn out.
- The bushings for the center pins are worn out and now the base metal is wearing.
- If we can not purchase a new machine for these tasks, then we must perform these major repairs.

## Assumptions

- Replacement pins and bushings should outlast the useful life of this piece of equipment.
- ***This piece of equipment will be taken out of service soon if the repairs are not made.***
- If the Tractor is not replaced or repaired, city would need to purchase attachments to complete necessary summer tasks.

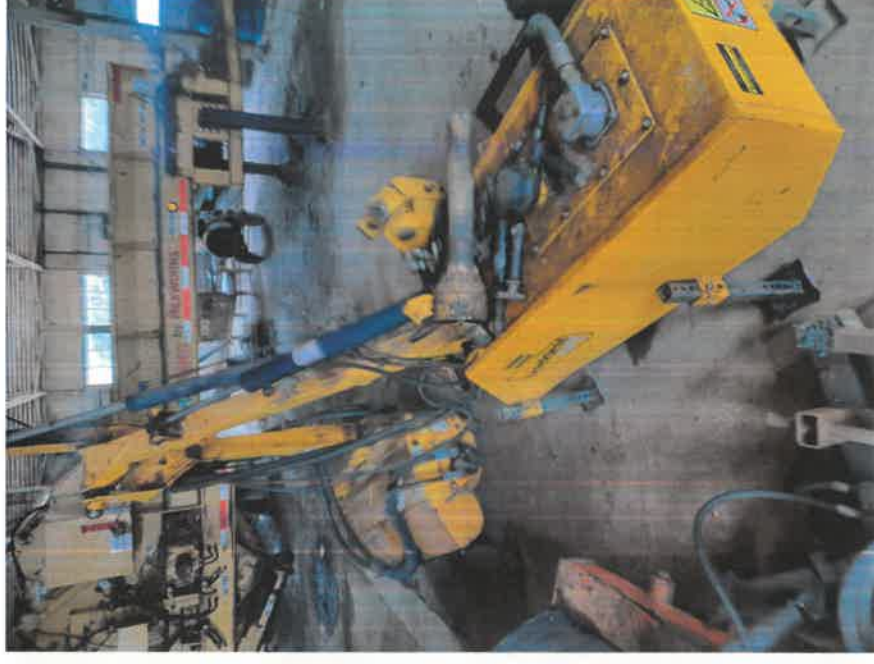


## Constraints

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- The attachments on the following 2 slides will only fit on a trackless sidewalk tractor. They can not be used on another brand of equipment.

# Trackless Tractor Attachments





# Trackless Tractor Attachments





## Sources of Funding / Options

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- Payment for the repairs would come from the motor pool account



## Recommendation

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- Attached you will find two **Estimates**, they are not quotes. The machine will need to be split in half and inspected.
- My recommendation would be to approve the repairs to be made by Miller Bradford and for the work to not exceed \$10,000.





10(h)

**Northern Machining & Repair, Inc.**  
1701 N 26th Street - Escanaba, Michigan 49829 USA  
"We Work To Keep You Working"

# QUOTATION

(906) 786-0526 / 1-800-397-6632  
Fax (906) 786-0566  
[dickl@northernmachining.com](mailto:dickl@northernmachining.com)  
[www.northernmachining.com](http://www.northernmachining.com)

Cell 906-280-6008

Date: 3/21/2024  
Quotation NO: DL032124B  
Requested Date:  
Required Delivery:

City Of Ishpeming

Your RFQ No:	Requested By:	Quote Prepared By	Terms	Ship Via	Purchase Order No
	Jeff Steede	Dick Liberty		TBD	-

Quantity	Description	Each	Total
1	<p>Budgetary quote for repair</p> <p><b>Budgetary quote to repair center section of sidewalk sweeper #221</b></p> <p><b>Scope:</b></p> <p><b>1. Tear down unit- split in half &amp; inspect at NMR.</b></p> <p><b>2. Evaluate repair and report to City of Ishpeming w/quote.</b></p> <p><b>3. If repair is needed line bore center pivot, weld build up damaged area &amp; line bore to correct size to fit new OEM bushing and pin.</b></p> <p><b>4. Paint &amp; reassemble.</b></p> <p><b>2-4 week lead.</b></p> <p>Due to the volatility of material market. The materials prices are based on the best estimate of material costs at this moment. All orders resulting from this quote will be priced at the time the order is processed.</p>	5.5k- 7 k	5.5k- \$7,000.
TOTAL			\$0.00
NOTE: Quote is subject to steel surcharge at time of order.			

Quotation is subject to NMR's Terms and Conditions of Sale.



www.miller-bradford.com

Corporate Office:  
W250 N6851 Hwy 164  
P.O. Box 904  
Sussex, WI 53089  
1-800-242-3115

DeForest, WI 1-800-585-7219  
De Pere, WI 1-800-638-7448  
Eau Claire, WI 1-800-585-7232  
Marathon, WI 1-888-886-4410  
Negaunee, MI 1-800-562-9770  
Rockford, IL 1-800-585-7231

Ship To: IN STORE PICKUP

Invoice To: ISHPEMING, CITY OF  
100 E. DIVISION ST.  
ISHPEMING MI 49849

Branch 07 - NEGAUNEE		
Date 03/21/2024	Time 9:49:11 (O)	Page 1
Account No ISHPE003	Phone No 9064851091	Est No 01 002091
Ship Via		Purchase Order
Tax ID No		IL1170
		Salesperson BP4

ESTIMATE EXPIRY DATE: 04/20/2024

**SERVICE ESTIMATE - NOT AN INVOICE**

Your salesperson was BRETT PLACE PSSR

Stock #: ? MISCELLANEOUS EQUIPMENT MS #: ?  
Make: ? Model: MT5T  
Is to have the following work done by 04/30/2024 (Estimated)

REPLACE CENTER PINS AND BUSHINGS.

ADDITIONAL DESCRIPTION:

\*\*\*THIS IS ONLY AN ESTIMATE.\*\*\*  
\*\*THIS ESTIMATE INCLUDES LINE BORING, IF NEEDED.\*\*\*  
\*CUSTOMER TO PROVIDE PARTS.\*

MISCELLANEOUS CHARGES:	Description	Price	Amount
	OL - LINE BORING IF NEEDED	3500.00	3500.00
	MISC SHOP SUPPLIES	200.00	200.00
	ENVIRONMENTAL	25.00	25.00
	Labor:		3624.00
	Miscellaneous:		3725.00
	TOTAL:		7349.00

Authorization: \_\_\_\_\_

**Thank You For Your Business!**

10(i)



## CITY OF ISHPERING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849 • 906-485-1091

November 07, 2023

To: Ishpeming City Council  
Re: Street/Alley Vacation 2023-01

The Planning Commission conducted a Public Hearing on November 06, 2023 regarding the vacation of an alley in Nelson's Addition. There was no opposition to the request and the Planning Commission voted unanimously to recommend to the Council that the alley described as:

The Twenty (20) foot wide alley between Lots 49 thru 52 of  
Nelson's Addition to the City of Ishpeming be vacated.

Attached for informational purposes are the adopted Findings of Fact and a highlighted copy of the Plat and an annotated satellite image of the area under consideration.

Alan K. Pierce, Zoning Administrator

AKP:akp  
Cc. City Manager, City Clerk



*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME



**SAV 2023-01**  
**Proposed Findings of Fact for the**  
**Vacation of an Alley being**  
**Located in Nelson's Addition to Ishpeming**

1. Jennifer Hogg requests the vacation of a Twenty (20) foot wide alley lying between Lots 49 and 52 of Nelson's Addition to the City of Ishpeming. The alley is not paved. The City of Ishpeming does not have water, storm or sanitary sewer utilities in the alley.
2. The applicant owns Lots 49 & 51 West of the alley. Lots 50 & 52, East of the alley, are owned by Francis, Bruce and Gilford Perry. 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 49 thru 52, Nelson's Addition to the City of Ishpeming, Marquette County, Michigan.
4. The Ishpeming Planning Commission is requested to make a recommendation to the Ishpeming City Council regarding the alley vacation. Upon vacation, the parties on each side would be entitled to a 10' wide strip adjacent to their respective ownerships.
5. 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 has been received.

Prepared by: 

Alan K. Pierce, Zoning Administrator



40

63 61

4	9
2	0

76

37

38

57

22

74

37

34

556

72

27  
103

100

6

00

70 69

Lot 25

250

FIRST

ST

PROPOSED

4

## SECOND

ST

Subdivision Line 1.

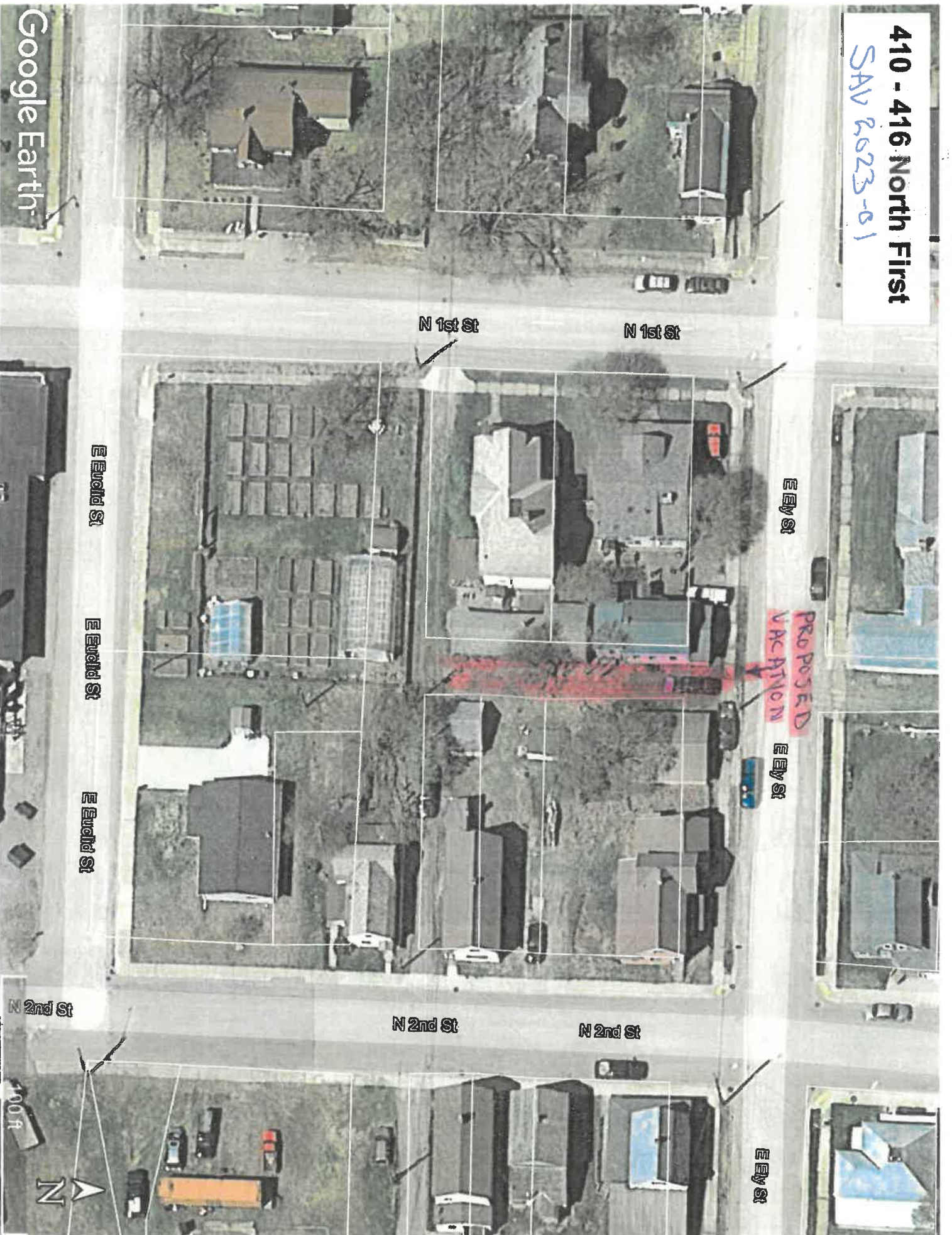
NEELSON'S ADDITION  
TO ISHPEMINING

## ST.

VACATED  
4-76, Pg. 214



410 - 416 North First  
SAV 2023-01







10(j)

## MEMO

TO: Ishpeming City Council

FROM: Cathy Smith, City Clerk/Assistant to the City Manager *CS*

RE: Item 10(j) Alley Vacation

DATE: March 28, 2024

The Planning Commission held a public hearing on November 6<sup>th</sup> regarding the attached request for an alley vacations and recommended proceeded with alley vacation.

However, since that meeting, it has been determined by staff that the 20' wide North-South Alley between Lots 161 through 168 of the Nelson's Addition does not have City utilities at that location but there are private utilities, therefore, staff recommends the North-South Alley not be vacated.

The request to vacate the 20' wide East-West alley between Lots 163 and 165 has no City or private utilities at that location and staff concurs with the Planning Commission recommendation to vacate the East-West alley.



## CITY OF ISHPERING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849 • 906-485-1091

10/11

November 07, 2023

To: Ishpeming City Council  
Re: Street/Alley Vacation 2023-02

The Planning Commission conducted a Public Hearing on November 06, 2023 regarding the vacation of alleys in Nelson's Addition. While the parcel tax descriptions for the N-S alley referenced vacations, no recorded records at the Marquette County Register of Deeds office or in the City of Ishpeming files were located to support prior vacations. There presently are existing structures in the alley right-of way at the Northeast and Southeast ends. There was no opposition to the request and the Planning Commission voted unanimously to recommend to the Council that the alleys described as:

The Twenty (20) foot wide East-West alley between Lots 163 & 165 and also a Twenty (20) foot wide North-South alley between Lots 161 thru 168 of Nelson's Addition to the City of Ishpeming be vacated.

Attached for informational purposes are the adopted Findings of Fact and a highlighted copy of the Plat and an annotated satellite image of the area under consideration.

Alan K. Pierce, Zoning Administrator

AKP:akp  
Cc. City Manager, City Clerk



*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME

**SAV 2023-02**

**Proposed Findings of Fact for the Vacation of Alleys  
being located in Nelson's Addition to Ishpeming**

1. Lori Perry requests the vacation of a Twenty (20) foot wide North-South alley lying between Lot 161 to Lot 168, and an East-West alley between Lot 163 and Lot 165, of Nelson's Addition to the City of Ishpeming, Marquette County, Michigan. The alleys are not paved. The City of Ishpeming does not have Municipal water, storm or sanitary sewer utilities in the alley.
2. The East -West alley between Lots 164 and 166 was previously vacated and is recorded in Liber 87 of Deeds, Page 452. The tax descriptions for other parcels in this block reference a vacated alley. No other alley vacations were located by the Marquette County Register of Deeds office or located in City of Ishpeming records. Presently there are 2 structures within unvacated alleys in this block.
3. The applicant owns Lots 161, 163, 165, and 167 West of the alley of Nelson's Addition. The applicant's home is located on Lot 167.
4. The Ishpeming Planning Commission is requested to make a recommendation to the Ishpeming City Council regarding the alley vacations. Upon vacation, the parties on each side would be entitled to a 10' wide strip adjacent to their respective ownerships.
5. 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 has been received.

Prepared by:



Alan K. Pierce, Zoning Administrator



res

362'

200'

res

30

50

90
22
20
18

103
43
41
39

57

100
65
63
61

100
66
64
62

77
76
75

NORTH

ST.

ARCH

ST

159
158
157

169
224'
220'

180
179

105
155
153

105
156
164

167
165

168
166

151
149

162
150

163
161

164
162

177
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178
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PROPOSED

PROPOSED

VENTED

510K87, PG 4152

10K1  
DER21

Division Line 1313 ft.

ST

ST.

16
14

37
36

38
36

59
57

60
58

74
73

5

15



718 North First  
SAV 2023-02

Arch St

Arch St

N 1st St

N 1st St

E North St

E North St

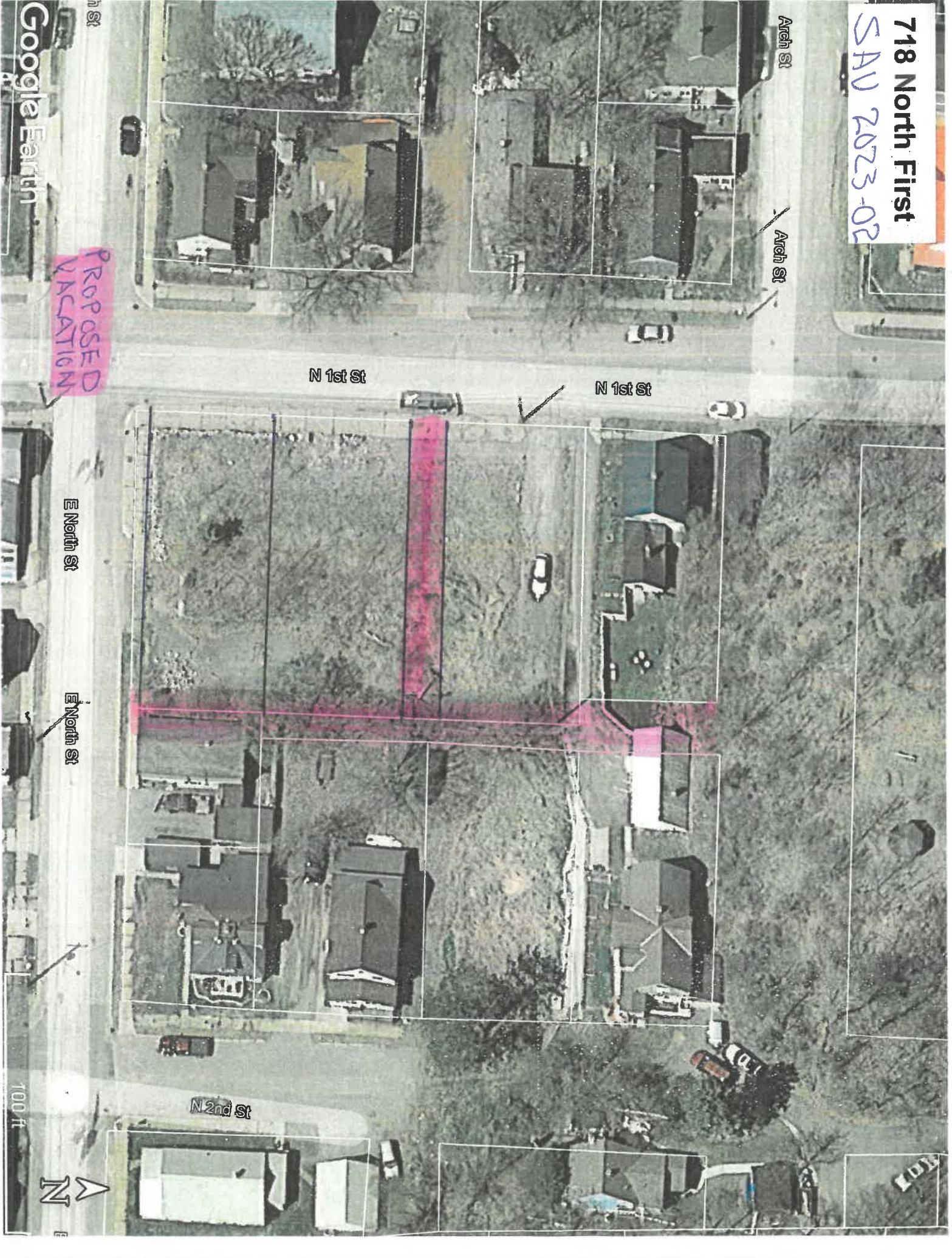
N 2nd St

Google Earth

100 ft



PROPOSED  
VACATION





10(1)

## MEMO

TO: City Council

FROM: Cathy Smith, City Clerk/Assistant to the City Manager

RE: Traffic Control Order

DATE: March 28, 2024

By authority of R 28.1153, Rule 153 of the Uniform Traffic Code, the Street Administrator has hereby issued the following traffic control order.

1. **Add to Section VIII. Handicapped Parking**

- Parking lot on the corner of Main Street and Division Street, parking space in the northeast corner of the lot

cas

cc: Chad Radabaugh, Chief of Police  
Caroline Bridges, City Attorney  
Jason Annala, Fire Chief  
Craig Cugini, City Manager



