

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, February 5, 2024**

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 Mike Kinnunen at 6:30 p.m. February 5, 2024.

B. ROLL CALL

Present: Mike Kinnunen, Lindsay Bean, Philip Carter, Dave Lawler, Cory Richards, and Mike Elliott (6).
Absent: Torrey Dupras, Kari Getschow, and Brooke Routhier (3). Also present was Al Pierce, Zoning Administrator (ZA).

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

A motion was made by Member Carter seconded by Member Elliott and carried unanimously to approve the agenda as amended incorporating the addition of the minutes from 8-1-2022.

E. PREVIOUS MEETING MINUTES FROM 1-8-2024 and 8-1-2022

Minutes not typed yet: 9/12/22, 10/4/22, 11/14/22, 12/5/22, 12/21/22

A motion was made by Member Carter seconded by Member Bean and carried unanimously to approve the January 8, 2024 minutes with the correction of changing Mike Elliott to Mike Kinnunen for the Vice Chairperson under election of officers.

A motion was made by Member Bean seconded by Member Lawler and carried unanimously to approve the August 1, 2022 minutes as presented.

F. UPCOMING HEARINGS-INFORMATIONAL ONLY

1. Proposed rezoning south of the CCI Research Lab – Mapping Error – ZA Pierce explained the property was currently in the Industrial District and the proposed rezoning was to correct it to General Residential. This would correct an error in the map; and, the public hearing would be held at the March meeting.

2. Existing gardens (6) and Jasperlite Site + Draft Zoning Text Amendments

ZA Pierce provided a brief overview of the zoning text amendments which included the addition of two definitions. The proposed definitions and text amendments would avoid any conflict with the Right to Farm Act. There was discussion regarding adding language to allow a maximum garden size of 20x20 (400 square feet) or less for a garden which would not require a permit; and, adding clear language in the ordinance with regarding allowable size. Gardens were not allowed to be used for commercial production.

3. Discussion for proposed marijuana services(all as conditional uses): Processing Licenses (2){Industrial} Secure Transport (1) {GC/CBD,I}; Testing (2) {CBD/GC}; Consumption Establishment (1)

ZA Pierce advised in the current ordinance there were no licenses available for consumption establishments, processing licenses, secure transport licenses, and testing. The two establishments currently in the City pay a fee of \$5,000 per year for the license. He felt the City should consider other licenses with a limit set. The licenses would be added as conditional uses.

Member Bean suggested consumption license not be considered at this time; however, the other three licenses, processing, secure transport and testing should be considered and added to the ordinance. She thought there should be no limit on licenses issued.

Member Carter suggested setting a limit in terms of proximity within the City versus the number. He would like to see a secured transport license available in the City.

Member Richards would like to have more discussions on consumption establishments located in the City; however, agreed with the other licenses being made available.

It was the consensus of the Commission to not consider allowing consumption establishment for the City at this time; however, proceed with development of language to allow licenses for secured transport; processing, and testing.

4. Michigan Association of Planning – Virtual Training (March 26/27, 2024)

Member Kinnunen advised there was virtual training available on March 26th and 27th which included a two-hour session each day. Staff would register members and the City would cover the cost. Members Lindsay Bean, David Lawler, Mike Elliott, and Phil Carter all asked to be registered. Staff would check with the members not in attendance.

G. PUBLIC HEARINGS – There were none.

H. NEW OR CONTINUING BUSINESS

1. Initial Draft -- Short Term Rental Ordinance –

Member Carter reviewed his research on short-term rentals which included; setting of caps and limits before beginning enforcement; reviewed limits set by other cities for short-term rentals; and briefly summarized some case studies. He would report back to the Commission with more information.

Member Lawler suggested the City work with Lake Superior Community Partnership and/or CUPPAD when determining what limits should be set and metrics used.

2. Master Plan: 2024 Goals Continuing Review/PC Input – This would be discussed further at a future meeting.

3. Sign Ordinance and Lighting – ZA Pierce advised work on the amendment has not started to date. The City Attorney suggested waiting until after November 2024.

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

ZA Pierce provided an update on the violation and advised the County Building Codes was continuing to work with the owner related to the code violation.

5. DDA / PC Joint Meeting March 4, 2024

ZA Pierce noted prior discussions included: Hematite Drive beautification; farmers markets; Thursday music; indoor winter market; downtown events; downtown waste receptacles, pocket park, ADA access to Westend Bike; and tree planting.

There was discussion related to the potential pocket park and the alley way along Hematite; EV charging stations in the downtown; and the impact of the trail systems and Malton Road. It was suggested the Parks and Recreation Commission also be asked to attend the joint meeting for the discussion related to the potential pocket park.

A motion was made by Member Bean, seconded by Member Elliott and carried unanimously to move the joint meeting with the DDA to March 11th instead of March 4th due to the number of public hearings at the March meeting.

Staff would verify the change with the DDA for the joint meeting on March 11th at 4:00 or 4:30 p.m.

I. Old Business

1. 2023 Annual Report

A motion was made by Member Bean seconded by Member Lawler and carried unanimously to approve the 2023 Annual Report as presented and forward to the City Council.

2. Planning Commission Bylaws

ZA Pierce provided a copy of the bylaws to the members of the Planning Commission.

J. Correspondence

Staff would place an item on the agenda for the March meeting related to the Housing and the Technical Assistance grant.

K. Meeting Adjournment

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

Prepared by:


Cathy Smith, City Clerk


Alan K. Pierce, Assistant Secretary


Torrey Dupras, Secretary