

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, March 4, 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 Chairperson Brooke Routhier at 6:30 p.m. March 4, 2024.

B. ROLL CALL

Present: Mike Kinnunen, Lindsay Bean, Philip Carter, Torrey Dupras (arrived at 6:38 p.m.), Dave Lawler, Cory Richards, Kari Getschow, and Brooke Routhier, and Mike Elliott (9). Also present was Al Pierce, Zoning Administrator (ZA).

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

A motion was made by Member Bean seconded by Member Richards and carried unanimously to approve the agenda with the incorporation of moving Items F(3) and F(4) under Public Hearings to Items G(6) and G(7) respectively under New/Continuing Business.

E. PREVIOUS MEETING MINUTES FROM 2-5-2024

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 Kinnunen seconded by Member Bean and carried unanimously to approve the February 5, 2024 minutes as presented.

F. PUBLIC HEARINGS

1. RZ-2024-01 Error Correction, Proposed Rezoning from Industrial to General Residential

The public hearing was open at 6:38 pm

ZA Al Pierce explained the proposed rezoning was for an error correction to the zoning map which would allow for multi-family construction. There was some brief discussion related to the proposed rezoning, the zoning of the surrounding area, and the Master Plan.

A motion was made by Member Carter seconded by Member Dupras and carried unanimously to recommend the City Council approve the propose rezoning from Industrial to General Residential which would correct a 1984 zoning error on the 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 ROW. that lies east of Fourth Street in Cleveland Iron Co's addition to Ishpeming **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 Street; and noting the findings of fact that there were several houses located in the Industrial zoning district and rezoning this area would place those homes in the General Residential district which also matches the neighboring General Residential zoning; in addition, the rezoning supports the Master Plan Goals 8.2, 11.1, and 11.3.

The public hearing was closed at 6:57 p.m.

2. ZTA 2024-01, Text Amendments for Garden Definitions and Amendments to the SR/GR/MR/NC/GC/CBD/I Zoning Districts for Permitted and/or Conditional Uses for gardens

The public hearing was open at 6:58 pm

ZA Pierce provided the updated definitions for gardening as proposed by the City Attorney which are as follows:

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, hoophouse, 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, hoophouse, 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, hoophouse, etc.), which comply with required setbacks, height and other pertinent zoning district regulations.

He further explained the difference between the three definitions and noted a conditional use permit would be required for a Community Garden.

Discussion took place on the Master Plan Goal 11.2 and Objective 11.2.1 as they relate to gardening/agriculture, educational campus and corridor commercial; the three definitions to be added to the zoning ordinance related to gardens; when permits would be required; and the Right to Farm Act.

A motion was made by Member Bean seconded by Member Elliott and carried unanimously to recommend to the City Council to amend the zoning ordinance as outlined and presented by staff in the Zoning Text Amendment 2024-01; utilize the definitions as provided by the City Attorney and noting the finding of fact that this amendment meets the community farming goal and supports Goal 11.2 and Objectives 11.2.1 of the Master Plan.

The public hearing was closed at 7:32 pm

G. NEW OR CONTINUING BUSINESS

1. Initial Draft -- Short Term Rental Ordinance (no further work performed to date) – ZA Pierce indicated he signed up for a “Short-Term Rental Policy Options for Michigan Communities” Zoom Webinar for the end of March. Member Phil Carter would also like to participate in the webinar.

2. Master Plan: 2024 Goals Continuing Review/PC Input -Work was continuing on the goals of the Master Plan.

3. Sign Ordinance and Lighting (not started to date) – There was no new information to date.

4. Accessory Structure Violation at 440 Ready Street (too high variance required) - ZA Pierce advised the County was still working on their review and then he would proceed with a zoning variance.

5. DDA / PC Joint Meeting March 11, 2024 – The joint meeting was confirmed for 4:30 on March 11, 2024 and the Parks and Recreation Commission was invited to attend the meeting.

It was the consensus of the Planning Commission to include on the agenda for March 11th the potential of a pocket park on the vacant Canda Street lot and discussion of the screening of the alley along Hematite Drive between First Street and Main Street.

6. Upcoming Proposed Marijuana Services(all as conditional uses): Processing Licenses (2 possible){I} Secure Transport (2 possible) {GC/CBD/I}; Testing (2 possible) {CBD/GC/I}

ZA Pierce advised there would be definitions for each license that would need to be added into the zoning ordinance. After discussions at the February Planning Commission meeting, it was agreed to have two of each allowable license: (2) processing licenses, (2) secure transport licenses, and (2) testing licenses. He added the public hearing would be held at the April 1st meeting.

Member Bean reported the tax payment for the City's share of the tax revenue from the marijuana establishments was received in the amount of \$120,000 plus the renewal fee of \$5,000 for the two establishments.

Additional discussion took place related to the three licenses being allowed in the various districts as a conditional use and debate on the number of licenses the City should allow.

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

Staff advised Planning Commission members Lindsay Bean, Brooke Routhier, Phil Carter, Mike Elliott, Kari Getschow, and Dave Lawler have been signed up for the virtual training on March 26/27, 2024. Member Torrey Dupras asked to also be signed up.

I. Old Business – There was none.

J. Correspondence – There was some discussion related to the City Manager's email pertaining to the MEDC Technical Assistance Grant for branding/marketing and the Housing Readiness Incentive Grant to be executed by CUPPAD to apply analysis of the Target Market Analysis, perform housing inventory and general development opportunities. Member Routhier would set up a meeting with the Manager to discuss and would also talk about the search for a replacement and over hire for training with ZA Al Pierce who would be retiring in September.

K. Meeting Adjournment

At 8:24 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