

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, May 6, 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. May 6, 2024.

B. ROLL CALL

Present: Mike Kinnunen, Lindsay Bean, Philip Carter, Torrey Dupras, Cory Richards, Brooke Routhier, and Mike Elliott (7). Absent: Dave Lawler, Kari Getschow. Also present was Al Pierce, Zoning Administrator (ZA).

C. PUBLIC COMMENT

Valerie Poutanen, 122 New York Street, questioned who asked the Planning Commission to review and propose changes to the marijuana ordinances and if having a processing center would affect water and sewer quality in the City. She disagreed with cannabis in the City and did not think it was beneficial to the City. She expressed her concern with the survey that was sent out by Member Lindsay Bean.

Ray Olds, 1165 Ninth Street, felt it was clear that one member of commission did not like the outcome of the vote at the last meeting and he added, he states his own opinions, there is no one that tells him what to say at public comment.

Ann Olds, 1165 Ninth Street, advised many citizens spoke out at the public hearing last month to the Planning Commission. She added she always voiced her own opinion not the opinion of anyone else. She asked the Planning Commission to honor the vote from the last meeting.

John Schooler questioned why his proposed conditional use was on the agenda, he was not notified by staff but was told by a relative that it was on the agenda. Member Routhier advised this was only on the agenda for information as ZA Pierce lets the Commission know about upcoming public hearings.

D. APPROVAL OF AGENDA

Member Routhier asked for Item F Presentation to be moved after item G Public Hearings; to add the Zoning Administrator Replacement under new business; and to remove the duplicate item "Recreational District Overlay" from Old Business.

A motion was made by Member Routhier, seconded by Member Carter and carried unanimously to amend the agenda as recommended and to approve the amended agenda.

E. PREVIOUS MEETING MINUTES FROM

A motion was made by Member Routhier, seconded by Member Kinnunen and carried unanimously to approve the September 12, 2022 minutes as presented.

A motion was made by Member Bean, seconded by Member Routhier and carried unanimously to approve the April 1, 2024 minutes as presented.

F. PRESENTATIONS

1. Elizabeth Williams – Discussion on this item will be after the public hearings.

G. PUBLIC HEARINGS

1. RZ 2024-02, Proposed rezoning from Multiple Residential to General Residential for 34 Parcels
Member Routhier opened the public hearing at 6:44 p.m.

ZA Pierce explained when working with the Land Bank on the parcel which the old Catholic Church was demolished he found an error on the zoning map which existing since 1984. There were 34 parcels in the U.S. Steel Corp. Assessor's Plat No. 1 of the Hard Ore Extension that were affected. The current zoning was Multiple Residential which makes all the lots non-conforming due to the width requirement. By rezoning this area to General Residential it would correct most of the issues. It would eliminate approximately 25 non-conforming structures and approximately 29 non-conforming lots.

A motion was made by Member Routhier, seconded by Member Carter and carried unanimously to recommend to the City Council to rezoning the 34 parcels in the U.S. Steel Corp. Assessor's Plat No. 1 of the Hard Ore Extension: LOTS 39-66 & LOTS 68-72 and that part of the SW 1/4 OF NW 1/4 OF SECTION 10 T47N-R27W beg. at SE COR. OF LOT 68 of the US Steel Corp Assessor Plat No.1 of the Hard Ore Extension: TH. S. 50'; TH. W. 149.29'; TH. S. 16.8'; TH. N. 76 DEG. W. 72.11'; TH N. 124.72'; TH S. 73 DEG E 74.51'; TH S. 49.82'; TH E. 216.61' TO POB; which would eliminate the non-conforming lots and structures; and, also this rezoning complies with and supports the goals of the Master Plan Item 4.1.3.

The public hearing was closed at 6:54 p.m.

CU-2024-01, Proposed Conditional Use for a Community Garden in the General Commercial Zoning District
Member Routhier opened the public hearing at 6:55 p.m.

Al Pierce advised this was a conditional use permit for a Community Garden as proposed by Partridge Creek Farms in the General Commercial zoning district.

Sarah Johnson, Executive Director of Partridge Creek Farms, explained the community farm revolves around the community by providing food to the schools, Ishpeming and Negaunee; donating food to local food pantries; and providing educational opportunities. She added this location would also be used as a gathering space for the community.

A motion was made by Member Bean, seconded by Member Richards and carried unanimously to approve the conditional use permit for the Partridge Creek Farm Community Garden as requested for the parcel identified as: A leased parcel described as: LOT 10 AND PART OF LOT 11 of the Assessor's Plat of the Nebraska location with that portion of LOT 11 further described as: beginning at the Northeast corner of LOT 11 of the Assessors Plat of the Nebraska Location; thence S 02 DEG 03'00"W along the East line of LOT 11 a distance 144.00'; thence S87 DEG 55'30"E along said East line 100.00'; thence S02 DEG 04'30"W along said East line a distance of 343.60' to the Southeast corner thereof; thence N88 DEG 10'30"W along the South line of said Lot 11 a distance of 305.71'; thence N02 DEG 24'42"E 185.25'; thence S87 DEG 41'02"E 129.69'; thence N02 DEG 24'42"E 303.08' to the North line of said Lot 11; thence S87 DEG 55'30"E along the North line of Lot 11 A DISTANCE OF 77.28' to the Point of Beginning. In addition, this conditional use permit supports the goals of the Master Plan with the findings of fact being:

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. Partridge Creek Farms has a 50-year lease with Jasperlite Senior Housing for an approximate 3.5-acre parcel. The site is proposed to be used for gardening, a Community Center, greenhouses, pavilion / classrooms, outdoor stage, a wash/pack building, as well as fruit and vegetable production.*
- 3. Access to the site will be via Cleveland Ave. and an East-West running alley from S. Seventh St. The alley is presently blocked by a personal shed on the East end which the owner has been requested to move onto his property. There shall be no vehicle access from Division Street without approval by the City of Ishpeming and the Michigan Department of Transportation.*

4. *The site is located in the GC (General Commercial) zoning district where Community Gardens are a Conditional Use. The intergenerational garden is anticipated to involve Elementary students thru High School students as well as Senior Citizens from the adjacent Jasperlite Senior Housing.*

5. *The applicant has furnished a detailed Site Plan / Master Plan, which depicts the future buildout of the entire site with no vehicle access from Division Street. It presents many opportunities for fresh produce and all ages integration.*

6. *Approval of the Conditional Use (CU 2024-01) is contingent upon the Ishpeming City Council approving Zoning Text Amendment 2024-01 and will become effective when said text amendment becomes effective, Seven (7) days following publication of the Second Reading.*

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions

Section 14.0 GC (General Commercial)

Section 25.0 Conditional Use Permit;

Section 26.0 Administrative Standards

Section 28.0 Site Plans

The public hearing was closed at 7:06 p.m.

F. PRESENTATIONS: Elizabeth Williams

Member Routhier reviewed the report prepared by Ms. Williams related to the City's downtown district. There was discussion related to the report including placemaking initiatives for Main Street, social capital, walkability in the downtown, and space allocation in the Central Business District. Also talked about was the addition of green space in the downtown, seasonal street closures, and past discussions with the DDA related to current parking versus diagonal parking.

The Commission talked about the various suggestions/conclusions of the study.

Member Routhier further advised Ms. Williams had approximately 50 hours remaining and she would be willing to continue working on suggestions for the City. Commission member thought this should be pursued.

H. NEW OR CONTINUING BUSINESS

1. Review/Discuss Proposed City Council Draft Correspondence and MSU Extension Handout on the Role of Elected Officials

ZA Pierce provide a handout from Michigan State University Extension related to legislative body influence on zoning decisions. He added some of the discussion at the public hearing related to the proposed amendment to the marijuana ordinances for additional licenses may have been inappropriate, due to participation by two elected officials during the public hearing. The Planning Commission was responsible for making a recommendation to Council and no recommendation was made to Council on this proposed ordinance amendment. He noted when a recommendation is made to Council, that would be the time for Council to discuss their opinions and vote on the proposed amendment.

Member Routhier explained the Planning Commission reviews proposed ordinance amendments to determine if they comply with the Master Plan and if an amendment would be beneficial to the City. Discussion took place on why the Planning Commission began looking at proposing an ordinance change and adding additional licenses in the City.

Member Bean explained the survey that she put out related to the proposed ordinance amendment and the additional licenses.

Members talked about the last public hearing, the tied motion on the vote to recommend the ordinance amendments to the City Council, and not receiving input from the Police Department or Schools.

The Commission would like to forward a communication to the City Council asking if the Council would like the Planning Commission to re-visit this issue, a proposed amendment to the Zoning Ordinance and Ordinance 2-1600 to allow additional licenses in the City, and provide Planning Commission input for Council's consideration.

2. Recreational District Overlay Discussion -

Member Routhier explained the recreational district overlay has been talked about and discussed over the last several months. This map was prepared by CUPPAD and the Commission would like to have this completed before ZA Pierce retires. They would like to have Ryan Soucy from CUPPAD at an upcoming meeting.

3. Master Plan: 2024 Goals Continuing Review/PC input

There was discussion related to zoning for junk yards and the Housing Ready Initiatives study that would be looking at the current zoning in the City and various housing options along with housing gaps. This study would also determine the current housing stock and the approximate number of short-term rentals in the City.

Member Routhier explained the Master Plan goals are continually reviewed and discussed.

4. Initial Draft Short-Term Rental Ordinance

5. Sign Ordinance and Lighting

6. Structure Violation – 440 Rady Street Permit

7. Update Zoning Map

8. Begin Update on Zoning Ordinance Section 35.0 Rezoned Areas in the Zoning Ordinance

There was no discussion on items 4-8. These items would be placed on future Planning Commission agendas.

9. Upcoming Conditional Uses: Old Sewage Treatment Plant/Alex Weems; S. Washington/John Schooler

John Schooler owns a piece of land on S. Washington Street and would like to put 4 storage structures on the site along with a new residence. Next month the Planning Commission would be looking at a conditional use for the four storage units on the site.

The Sewage Treatment Plant is also looking to be a fish hatchery again. No need for a permit for the fish hatchery but the individual wants a house, garage, and greenhouse but that would be a conditional use as it is deferred development.

10. Capital Improvement Plan Sub-Committee

Member Routhier advised there would be participation by the Planning Commission in the sub-committee.

11. Zoning Administrator Replacement

This item would be discussed at the next Planning Commission meeting.

Public comment(was added to the agenda)

Ann Olds, 1165 Ninth Street, noted there was no one under the age of 50 at the marijuana public hearing; however, just because no one else showed up at the public hearing should be mean the comments of those that did should be negated.

Ray Olds, 1165 Ninth Street, thought it would make the City look bad if the additional marijuana licenses were reviewed again.

Jean Holiday 193 W. Superior Street, questioned the blighted house on West Johnson Street. There was a lot of trash and garbage in the alley and was very upset on no action being taken.

Claudia Demarest, 821 Maurice Street, advised she was a member of the City Council for 8 years and was disappointed on how this issue, the addition of marijuana licenses, was being handled.

Renelle Halverson, 655 Park Street, explained she attend the public hearing to voice her opinion on the proposal to add marijuana licenses and that was the only reason she attended the public hearing.

I. Old Business -- There was none.

J. Correspondence -- There was none.

K. Meeting Adjournment

At 8:34 p.m., a motion was made by Member Kinnunen, seconded by Member Bean and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Alan K. Pierce, Assistant Secretary


Torrey Dupras, Secretary