

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, June 3, 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. June 3, 2024.

B. ROLL CALL

Present: Mike Kinnunen, Philip Carter, Kari Getschow (arrived at 6:35pm), Torrey Dupras, Cory Richards, Brooke Routhier, and Mike Elliott (7). Absent: Lindsay Bean (1). Vacancy: One (1). 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 Kinnunen and carried unanimously to approve the agenda with the addition of a new business Item 11 Dave Lawler resignation and the handout of the minutes from May 6, 2024.

E. PREVIOUS MEETING MINUTES FROM

A motion was made by Member Elliott, seconded by Member Richards and carried unanimously to approve the May 6, 2024 minutes as presented.

F. PRESENTATIONS - There were none.

G. PUBLIC HEARINGS

1. CU 2024-02, Proposed Conditional Use for Eight (8) 40'x100' Storage Buildings

Member Routhier opened the public hearing at 6:40 p.m.

Member Routhier advised this was a conditional use hearing for the construction of eight (8) storage buildings in the Deferred Development Zoning District.

John Schooler, 772 Michigan Street, advised he would like to construct eight storage building on the site. He was also considering development of two new homes or one new home and some rental units on the site. Two of the storage buildings would be for his personal use and the other six would be rentals. This property was across from A&L Metal.

A motion was made by Member Routhier, seconded by Member Getschow and carried unanimously to approve a conditional use permit for eight (8) storage structures in the Deferred Development district as referenced in the findings of fact below:

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. John Schooler owns the property (2022R-07759) which is 8.13 acres in size and proposes to use it for 8 – 40' x 100' storage buildings and eventually a home and garage, all of which will be a Conditional Use in the DD (Deferred Development) Zoning District.*
- 3. Access to the site will be via Washington Street, a 66' wide public R.O.W. The parcel is transected by a 100' wide transmission line and varies in width from 110' to about 250' with a length of about 1560'. Consideration should be given to limiting the Northern portion of the site with the storage buildings to two (2) access entrance/exits North of the transmission line.*

4. *The Northern part of the site is presently being logged. The applicant proposes to construct two (2) storage building a year for four (4) years and desires the Conditional Use approval to extend for that timeframe. Construction of the house and garage will require an additional Conditional Use hearing when construction is contemplated in the future.*

5. *The applicant has furnished a Certified Certificate of Survey depicting the parcel configuration and dimensions along with an annotated satellite image of the proposed area of the storage buildings.*

6. *Approval of the Conditional Use (CU 2024-02) should be contingent upon a four (4) year storage building construction period and access road construction timeframe.*

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions

Section 17.0 DD (Deferred Development)

Section 25.0 Conditional Use Permit

Section 26.0 Administrative Standards

Section 28.0 Site Plans

The public hearing was closed at 6:58 p.m.

H. NEW OR CONTINUING BUSINESS

1. Recreational District Overlay Discussion with Ryan Soucy

Ryan Soucy, Senior Planner at CUPPAD, explained how an overlay district could be used and listed some of the pros and cons of having this type of district.

The Planning Commission's main concern was preserving and protecting existing and/or future trails. There was additional discussion regarding existing trails which included: bike, walking, snowmobile, and horseback trails; people moving to the City because of the trail network; and the advantages and disadvantage of an overlay map. Also talked about was a low impact zoning district; and, how to protect some of the trails that were on private property.

Members Richards and Getschow expressed some concerns with asking property owners to keep the trails on their private property.

ZA Pierce explained if there was an overlay map, at least if a property owner was pursuing development on their property, discussions could take place at that time to see if they would be willing to move the trail to another portion of the property versus eliminating a section of the trail. If an overlay map was developed, it would allow staff to identify the trails and work with property owners when needed.

The Commission suggested Mr. Soucy do some additional research on the use of an overlay map. Member Dupras would assist with mapping if needed.

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

3. Initial Draft Short-Term Rental Ordinance

4. Sign Ordinance and Lighting

5. Structure Violation – 440 Ready Street Permit

No new information was presented for items 2-5.

6. Update Zoning Map

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

Member Routhier advised Z.A. Pierce was incorporating all the rezoning's into the ordinance and was working on getting that information to the County so a new zoning map could be prepared.

8. Fish Hatchery Rehab ZCP 2024-08/Alex Weems – Upcoming Conditional Use
ZA Pierce advised this conditional use hearing will be held in July.

9. Capital Improvement Plan Sub-Committee

Member Routhier explained the Capital Improvements Plan would also be worked on by the Planning Commission.

10. Zoning Administrator Replacement

Member Routhier reported she has had a couple of conversations with City Manager Cugini related to the replacement for Z.A. Pierce.

11. Resignation of Dave Lawler

Member Routhier requested a letter of appreciation be mailed to Member Dave Lawler for his time and service on the Planning Commission.

I. Old Business – There was none.

J. Correspondence – There was none.

K. Meeting Adjournment

At 8:22 p.m., a motion was made by Member Elliott seconded by Member Carter and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Alan K. Pierce, Assistant Secretary


Torrey Dupras, Secretary