

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, September 9, 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. on September 9, 2024.

B. ROLL CALL

Present: Philip Carter, Mike Tonkin, Lindsay Bean, Mike Kinnunen, Cory Richards, Brooke Routhier, and Mike Elliott (arrived at 6:35 pm) (7). Absent: Renelle Halverson and Torrey Dupras (2). Also present was Al Pierce, Zoning Administrator (ZA).

C. PUBLIC COMMENT

Kris Belling 760 White Avenue, reserved time under item G (1).

Judy Phare, 885 Juniper Street, reserved time under item G (1)

Antonio Adan, 832 N. Main Street, reserved time under item G (1) and H (10).

D. APPROVAL OF AGENDA

A motion was made by Member Elliott, seconded by Member Carter and carried unanimously to approve the agenda as modified and replace item H (3) on the agenda with a thank you to Al Pierce for all his time and dedication to the City of Ishpeming.

E. PREVIOUS MEETING MINUTES FROM

A motion was made by Member Routhier, seconded by Member Richards and carried unanimously to approve the August 12, 2024 minutes incorporating the correction of removing "There was none" under public comment.

F. PRESENTATIONS - There were none.

G. PUBLIC HEARINGS

1. NCU 2024-01 Non-Conforming Structure/Use in the SR (Single Residential) Zoning District

Chair Routhier opened the public hearing at 6:37 p.m.

ZA Al Pierce explained this was a Class A Non-Conforming Use designation in the Single Residential District of the Zoning Ordinance. There would be no zoning change and it would only affect the two lots. This was a much better solution than the rezoning of the parcel as previously proposed.

Kris Belling, 760 White Avenue, would like this parcel not have the opportunity to have a general commercial use. She questioned what the project would involve and what was proposed. She supported the development of work force housing in Ishpeming.

There was discussion related to the what the project would involve, the need for affordable housing in Ishpeming and what this development would bring to Ishpeming, and the number of rentals proposed for the location.

Judy Phare, 885 Juniper Street, advised the name in the system would need

creative and allowing this project to move forward. He clarified that the hotel would have 5 units and the house office would have 3 units.

Closed the public hearing at 6:57 p.m.

There was discussion among the Commission related to the Findings of Fact, the need for affordable housing in the City of Ishpeming, including rental units, other projects the developer has worked on, and the responsibilities of the Planning Commission.

Also discussed was the screening of the trash receptacles with fencing and to put a limit on the Non-Conforming Use designation of two years for completion of the project (September 9, 2026).

A motion was made by Member Bean seconded by Member Carter and carried unanimously to grant the Class A Non-conforming use structure designation as referenced in the below Amended Findings of Fact for NCU 2024-01 the "Wonderland Hotel site":

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. The adjacent subdivisions (Cliffs Eighth Addition to the North and Palms Book Addition to the South and West) are essentially developed with single family homes and zoned SR (Single Residential).*
- 3. The subject properties consist of Lots 1 & 2 of the Palms Book Addition and currently contain 11 combined motel units (Lot 1) and a separate combined registration office / home (Lot 2). The business and residential use (+/- 50 years) in the SR district provides them with a Class "B" non-conforming structure / use designation.*
- 4. Due to the longstanding nature of this commercial use, the applicant is requesting a Class "A" non-conforming structure / use designation for each structure to enable conversion to apartments.*
- 5. Access to the site is via Highway US 41 / M 28, a 120' wide public R.O.W. and Miracle Street, a 40' wide public R.O.W.*
- 6. The applicant proposes to convert the home/office into Two - 1-bedroom units upstairs and One - three-bedroom unit downstairs. The former motel would be converted to 5 apartments. The trash enclosure is to be screened. The time frame to complete the conversion to apartments in each structure and trash enclosure screening is September 09, 2026.*
- 7. The applicant has furnished a Certified Site Plan Survey depicting the parcel configuration and dimensions.*

H. NEW OR CONTINUING BUSINESS

1. Recreational District Overlay -Member Routhier gave some background on the proposed Recreational District Overlay. This item would be postponed until a new zoning administrator and City Manager was onboard and additional information has been received from CUPPAD on development of an overlay.

2. Master Plan: 2024 Goals Continuing Review/PC input – This item would be on hold until the new Zoning Administrator and City Manager were onboard.

There was some discussion related to blight, the proposed RV ordinance that had been reviewed by Council but not passed, vacant parcels in the City, and updating the goals of the Master Plan next year.

3. Thank you to Al Pierce – The Planning Commission thanked Al Pierce for all of his time, service, and dedication to the City of Ishpeming over the last 11+ years. All of his work was very much appreciated by the Zoning Board of Appeals and the Planning Commission.

4. Structure Violation – 440 Ready Street Permit

ZA Pierce advised this was still being worked on by the Marquette County Building Codes Department and he further noted a hearing would be held at the Zoning Board of Appeals for a variance in the near future.

5. Update Zoning Map – ZA Pierce advised this project has been completed and the Zoning Map is now current and on the website.

6. Fish Hatchery Rehab ZCP 2024-08/Alex Weems – ZA Pierce informed the Commission there has been no contact from the property owners regarding the proposed conditional use for the site, Single Family Dwelling.

7. Capital Improvement Plan Sub-Committee - Member Routhier advised the Planning Commission is required to have input on the Capital Improvement Plan as outlined in the Planning and Zoning Enabling Act. This item would be on hold until a new Zoning Administrator and City Manager were onboard.

8. Zoning Administrator Replacement

ZA Pierce advised he has been meeting with the LSCP to develop a guide on planning and zoning work. City Clerk Smith advised staff has posted the position on the website, Facebook, and Michigan Works and the add would run on the Mining Journals new website and in the paper in a couple of days. Also contact was made to the Marquette County Planning Department and CUPPAD previously and recently to see if any help could be provided in the interim, but unfortunately neither had the capability of providing any assistance.

I. Old Business

1. Bartanen / Antilla Junkyard at Greenwood - ZA Pierce advised correspondence was sent to the owners of the parcel. There was some discussion related to the site and possible options to make the area look better.

J. Correspondence – There was none.

K. Meeting Adjournment

At 8:23 p.m., a motion was made by Member Kinnunen seconded by Member Routhier and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Torrey Dupras, Secretary


Andrew Duerfeldt, Zoning Administrator