

**Ishpeming Zoning Board of Appeals  
Regular Meeting Minutes  
Wednesday, April 9, 2025**

**A. CALLED TO ORDER**

The Ishpeming Zoning Board of Appeals was called to order in the Council Chambers at City Hall by Chairperson Elyse Bertucci at 4:02 p.m.

**B. ROLL CALL**

Present: David Johnson, Dick Burke, Elyse Bertucci, Dax Richer, and Mark Broberg (5). Absent: None (0). Also present was Andrew Duerfeldt, Zoning Administrator (ZA).

**C. PUBLIC COMMENT** – There were none.

**D. APPROVAL OF AGENDA** – A motion was made by Member Burke, seconded by Member Johnson and carried unanimously to approve the agenda as presented.

**E. PUBLIC HEARINGS**

**1. UV 2024-01, Edward Grimes**

ZA Andrew Duerfeldt explained Mr. Grimes was seeking a variance to permit a 30' x 50' detached garage in the Central Business District on the adjoining parcel. He added the variance was for the size of the structure. He added no comments were received from the notices sent to surrounding property owners. He further reviewed the zoning ordinance requirements

Member Bertucci suggested if the variance was approved there should be a stipulation that the two buildings, the residence and the garage, must be sold together, not separately.

Discussion took place on the placement of the structure on the lot, if it met set back requirements since a survey was no submitted for the site, combining the lots so that they could not be sold individually; and zoning ordinance requirements.

Member Richer would like survey provided before final approval of the variance was decided.

A motion was made by member Richer, seconded by Member Johnson and carried unanimously to table the decision on this variance until a survey of the property was provided by the owner to the Zoning Board of Appeals; and to advise the owner the survey will need to be received by Thursday, July 10, 2025.

**2. NUV 2025-01, Darryl Mattson**

ZA Duerfeldt explained Darryl Mattson was seeking a variance to permit a 30' x 30' garage addition to the existing residence in the General Residential District. He added the variance was needed because the garage height was 23 feet and the height allowance for a private garage is limited to 18 feet in the ordinance.

A motion was made by Member Johnson, seconded by Member Richer and carried unanimously to grant the Non-Use Variance 2025-01 as outlined below in the Findings of Fact:

- 1. All fee, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. Darryl and Amy Mattson are the current owners of Assessor's Plat of the New York Location LOT 33 (PID: 52-51-566-033-00) A.K.A. 231 New York Street, Ishpeming, MI. The subject parcel is located in the General Residential (GR) district where the intended construction exceeds height regulations stated in the City of Ishpeming Zoning Ordinance.*
- 3. Owner intends to build 30' x 30' garage with a height of 23'. The height allowance for a private garage is limited to 18'.*
- 4. All other submitted site plan information adheres to City of Ishpeming Zoning Ordinance #8-100.*

**F. APPROVAL OF PREVIOUS MEETING MINUTES**

It was the consensus to approve the June 15, 2021 minutes as presented.

**G. OLD/NEW BUSINESS**

Discussion took place among the Board related to enforcement of the zoning ordinance and establishing a penalty if the process is not followed correctly; balancing enforcement with assisting residents and helping them through the process; and parking requirements in the ordinance for multi-family housing units in the City.

**H. PUBLIC COMMENT** – There was none.

**I. MEETING ADJOURNMENT**

At 4:32 p.m., a motion was made by Member Burke, seconded by Member Bertucci and carried unanimously to adjourn.

  
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Cathy Smith, City Clerk