

Ishpeming Zoning Board of Appeals
Regular Meeting Minutes
Monday, December 1, 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 4:05 p.m.

B. ROLL CALL

Present: David Johnson, Dick Burke, Elyse Bertucci, and Mark Broberg (4). Absent: Dax Richer (1). 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 Broberg, and carried unanimously to approve the agenda as presented.

E. PUBLIC HEARINGS

1. NUV 2025-03: to permit the construction of a deck addition in the (GR) General Residential District

ZA Andrew Duerfeldt advised he received no correspondence from neighboring property owners on this variance and he briefly reviewed the following Findings of Fact:

1. All fee, notification and publication requirements of the City of Ishpeming Zoning Ordinance #8-100 have been met.
2. Kenneth Pesola is the current owner of Cleveland Iron Mining Co's Addition Lot 113 (PID: 52-51-300-113-00) A.K.A. 316 S. Fourth Street, Ishpeming, MI. Owner proposes to construct a deck and stairs on subject parcel that exceeds setback regulations stated in Ordinance #8-100.
3. Proposed deck and stairs are to be located on the North side yard. Proposed deck dimensions are 40" (inches) wide and forty (40") inches long. Proposed stairs have measurements of forty (40") inches wide and an estimated forty-eight (48") inches long.
4. Proposed deck and stairs are intended to provide access to elevated North side door of house.
5. Subject parcel lot size has measurements of thirty (30') feet wide and one-hundred (100') feet deep. This lot is designated as a non-conforming lot (*Section 19.0.A; 24.1.B*).
6. Structure (house) has measurements of twenty-two (22') feet wide and fifty (50') feet deep.
7. Structure was constructed in 1888 and is designated as a Class B non-conforming structure (*Section 23.4*).
8. Non-conforming lots require a setback measurement to be no less than three (3') feet (*19.1.B.1*).
9. South side yard has a setback measurement of four (4') feet. The remaining North side yard has a setback measurement of four (4') feet.
10. Proposed deck and stairs are intended to replace previous deck and stairs that were removed more than twelve (12) months prior to appeal application (*23.4.C; 23.4.E*).
11. Multiple Concept Reviews were conducted with the Zoning Administrator. Owner originally claimed that project would exceed property line by sixteen (16") inches. After measurement and analysis, the proposed project has been found to remain on subject parcel (*Section 29.0*).
12. Submitted site plan information adheres to requirements of the City of Ishpeming Zoning Ordinance #8-100 (*Section 28.0*).

A motion was made by Member Burke, seconded by Member Johnson, and carried unanimously to approve the Non-use variance from Kenneth Pesola to construct a deck in the General Residential District as requested.

F. APPROVAL OF PREVIOUS MEETING MINUTES (4-9-2025)

A motion was made by Member Burke, seconded by Member Broberg, and carried unanimously to approve the April 9, 2025 minutes as presented.

G. OLD/NEW BUSINESS

1. Review UV 2024-01: to permit construction of an accessory building (garage) in the General Residential (GR) District

ZA Andrew Duerfeldt provided correspondence he received from the City Attorney regarding this variance. There was some brief discussion related to this variance and no further action was taken.

H. PUBLIC COMMENT – There was none.

I. MEETING ADJOURNMENT

At 4:20 p.m., a motion was made by Member Burke, seconded by Member Johnson, and carried unanimously to adjourn.


Cathy Smith, City Clerk