

**CITY OF ISHPEMING PLANNING COMMISSION  
MEETING MINUTES  
November 14, 2022**

**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 6:34 p.m. Monday, November 14, 2022.

**B. ROLL CALL**

Present: Brooke Routhier, Ben Argall, Kari Getschow (arrived at 6:36 pm), Dave Lawler, Lindsay Bean, and Mike Kinnunen (6). Absent: Bruce Houghton and Mike Elliott (2). One vacant seat (1). Also present was Al Pierce, Zoning Administrator (ZA).

Planning Commissioners introduced themselves.

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

**D. APPROVAL OF AGENDA**

A motion was made by Member Bean, seconded by Member Kinnunen, and carried unanimously to approve the agenda as presented.

**E. PREVIOUS MEETING MINUTES**

No minutes were available for approval at this time.

**F. PRESENTATIONS** – There were none.

**G. NEW BUSINESS**

**1. Public Hearing – Zoning Text Revision: Addition of “Child Day Care Services (62441) as a Conditional Use in the NC, GC, CBD, and I Zoning Districts**

ZA Pierce provided the background of this request. He had a request to add Child Day Care Services in the Industrial District. The proposed text amendment was to allow Child Day Care Services as a conditional use in each district: NC, GC, CBD, and I zoning districts. A conditional use would require a public hearing for each request. He added all notification requirements have been addressed. Being a conditional use this would allow for a decision to be made at the time as to whether daycare should be allowed.

There was discussion as to whether this use met the requirements of the Industrial Zoning District and if the Industrial District should allow a Day Care Center. There were some concerns expressed over the location of the proposed day care and the area being industrial. Also discussed with the Mercury Plant that will be going into the Industrial District; future development in the City; and concerns with allowing daycare facilities in the Industrial district.

ZA Pierce advised this proposed amendment is required to go to the City Council for a first reading.

A motion was made by Member Bean, seconded by Member Getschow and carried unanimously to add “Child Day Care Services” as a conditional use to the Neighborhood Commercial, General Commercial, Central Business zoning districts and exclude the Industrial District.

**2. Geno Gerding – CU 2021-03: Parking Lot Construction – 2<sup>nd</sup> Extension till June 30, 2023**

ZA Pierce proposed an extension for the completion of the paving of the parking lot located next to City Hall which was a requirement in the CU2021-03 permit. He suggested the extension be permitted until June 30, 2023 for the property located at 116 E. Division Street.

It was the consensus of the Planning Commission to allow the extension through June 30, 2023.

3. Discuss 2023 Planning Commission Goals – Review of Master Plan Implementation Strategy  
Member Routhier advised the Master Plan has been updated and was out for public comment.

There was discussion related to the Planning Commission goals and their implementation strategy for the Master Plan.

4. MSHDA Affordable Housing Conference

This was an informational item.

5. Melo (Velodrome) MRA 1000' School Setback Inquiry

This was an informational item related to the marijuana business from the school and noted the state has approved the permit.

**H. OLD BUSINESS**

1. Lodge Coffee – Update

ZA Pierce advised the Lodge Coffee has moved out of the area.

2. UPPCO Easement at Ishpeming Rustic Campground

ZA Pierce advised UPPCO was still working on this easement.

3. Future Re-zoning at SE Quadrant of Washington and Junction

ZA Pierce advised this was the property Pat Moyle wanted to develop and advised the developer was proceeding with soil samples before the rezoning hearing is held.

**I. CORRESPONDENCE**

1. Conceptual Site Plan Review for Mercury Treatment Plant

ZA Pierce reviewed the proposed project on Washington Street. The project was currently still under design.

2. Informational: Family Dollar/Dollar Tree at old Burger King Site; Kwik Trip at Camping World Site

ZA Pierce advised after discussions with these to business; plans should be submitted in the spring/summer.

3. Site Plan Review at NE Quadrant Third Street and Bessemer Street

ZA Pierce provided an update on the proposed Cruise and Coffee development. The site plan has been reviewed for the project.

**J. MEETING ADJOURNMENT**

At 8:28 p.m., a motion was made by Member Lawler, seconded by Member Kinnunen, and carried unanimously to adjourn.

Prepared by:



Cathy Smith, City Clerk  
(was not in attendance at meeting)



Alan K. Pierce, Zoning Administrator