

**CITY OF ISHPEMING PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, December 21, 2022**

A. CALL TO ORDER

The special meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 6:31 p.m. Wednesday, December 21, 2022.

B. ROLL CALL

Present: Brooke Routhier, Mike Elliott, Kari Getschow, Bruce Houghton, Dave Lawler, Mike Kinnunen, Ben Argall, and Lindsay Bean (8). One vacant seat (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 Bean, seconded by Member Houghton, 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 CU 2022-07, Conditional Use for Child Care Services – Carrie Scanlon

Member Routhier reviewed the packet materials and gave a brief overview of the background and the proposed day care facility.

There was discussion related to making a recommendation for the curb cut; the sewer connection, snow storage requirements, and parking lot landscaping requirements; and traffic flow in the parking lot.

Member Routhier read the Findings of Fact into the record:

- 1. All fee, notification, and publication requirements of the Zoning Ordinance have been met.*
- 2. The applicants are in the process of becoming the current owners of the Northerly portion of Lot 12 of the Ishpeming Industrial Park Subdivision A.K.A. 578 Washington Street, Ishpeming, MI. A lot split was approved by the Ishpeming Zoning Board of Appeals on September 7, 2022. The subject parcel is located in the I (Industrial) District where the requested use is a Conditional Use.*
- 3. It is anticipated that the Center will meet all State of Michigan licensing rules for Child Care Centers per 2014 rules. The current structure on the parcel is a 30' x 40' building which will be remodeled and have a capacity for 24 children. The hours of operation for the Center are not presently known. There may be a need for future exterior lighting on the structure and/or parking lot for individual or vehicular safety.*
- 4. There is space for approximately 30 parking spaces in the paved area. An additional graveled parking area is proposed off the SE corner of present building. A curb cut on Washington Street should be constructed on the West side of the parking lot and paint defined parking spots/directional arrows/signs are recommended. Parking lots of more than 12 spaces require connection to the City's storm sewer system. Parking lot landscaping is also required and can be conditioned for next year.*
- 5. A child playground area will be installed on the West side of the site and will be defined by an optional 4' high fence.*

6. The applicant proposes to construct a 30' by 40' addition in the future dependent upon local child care needs. If this Conditional Use request is approved as submitted, expansion of a future child day care facility will require another Conditional Use public hearing.

Ordinance considerations include: Section 16.0 Industrial District; Section 21.0 Off-Street Parking Requirements; Section 25.0 Conditional Use Permit; and Section 26.0 Administrative Standards.

A motion was made by Member Houghton, seconded by Member Bean, and carried unanimously to approve the conditional use permit for the childcare center on Washington Street in the Industrial District with the condition to meet all zoning ordinance requirements and siting the findings of fact read into the record above.

H. OLD BUSINESS

1. UPPCO Easement at Rustic Campground

Z.A. Pierce advised an easement has not been received from UPPCO to date, and he would be in contact with them after the holidays.

I. CORRESPONDENCE – There was none.

J. MEETING ADJOURNMENT

At 6:50 p.m., a motion was made by Member Houghton, seconded by Member Bean, and carried unanimously to adjourn.

Prepared by:



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



Alan K. Pierce, Zoning Administrator