

**Ishpeming Zoning Board of Appeals
Regular Meeting Minutes
Wednesday, April 15, 2026**

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 4:00 p.m.

B. ROLL CALL

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

E. PUBLIC HEARINGS

1. NUV 2026:01: to permit the use of a duplex in the (GR) General Residential District

ZA Duerfeldt reviewed the non-use variance from Weston Patterson proposing the use of a residential structure as a duplex on a lot that does not meet minimum lot size requirements (Section 19.1.B.2). He noted no opposition was received. In January Council approved the second reading of the text amendment to allow duplexes in the General Residential District. He read the Findings of Fact into the record:

1. All fee, notification and publication requirements of the City of Ishpeming Zoning Ordinance #8-100 have been met.
2. Weston Patterson is the current owner of Excelsior Iron Co's Second Addition Lot 4 Block 4 (PID: 52-51-204-004-00) A.K.A. 119 York Street, Ishpeming, MI.
3. Owner proposes using a residential structure as a duplex on a lot that does not meet minimum lot size regulations (*Section 19.1.B.2*).
4. Subject parcel lot size has measurements of approximately fifty (50') feet wide and one-hundred and ten (110') feet deep (5500 square foot total).
5. Minimum lot size requirement for a duplex must be a minimum of seventy-five (75') feet wide and a total size of 7500 square feet.
6. Structure (house) was advertised and purchased as a duplex in 2023.
7. Proposed duplex (two-family dwelling) is intended as a vertical/up-and-down duplex.
8. Structure footprint will not be altered.
9. Proposed duplex use would meet minimum parking requirements of two parking spaces per dwelling (*Section 21.2.A.1.B.*).
10. Proposed amendment to *Ordinance #8-100 Section 19.1.B.2* is currently scheduled for 04/15/2026 City Council Regular Meeting.
11. Submitted site plan information adheres to requirements of the City of Ishpeming Zoning Ordinance #8-100 (*Section 28.0*).

Weston Patterson advised the structure would remain as is and there was a large, paved driveway for parking.

There was discussion related to the taxing of the property as a duplex and notification to the fire department that this was a duplex.

A motion was made by Member Johnson, seconded by Member Richer and carried unanimously to approve the Non-Use Variance for Weston Patterson (NUV2026-01) as presented pursuant to the Findings of Fact.

F. APPROVAL OF PREVIOUS MINUTES

A motion was made by Member Johnson, seconded by Member Broberg, and carried unanimously to approve the December 1, 2025 minutes as presented.

G. OLD/NEW BUSINESS

1. Discuss: Schedule of regular meetings

ZA Duerfeldt and Member Bertucci had been discussing holding regular quarterly meetings to keep the Zoning Board of Appeals informed through out the year and if there were appeals that were needed, the meeting would already be scheduled; however, if there was a need for a special meeting that could also be done.

There was some brief discussion on the benefits of holding quarterly meetings and holding the meetings on the second Wednesday of the month. Also talked about was posting some helpful information on the website about the need and benefits of zoning.

A motion was made by Member Johnson, seconded by Member Broberg, and carried unanimously to hold quarterly Zoning Board of Appeals meetings on the second Wednesday of the month each quarter.

H. PUBLIC COMMENT – There was none.

I. MEETING ADJOURNMENT

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

Cathy Smith, City Clerk