

Ishpeming Planning Commission
Meeting Minutes for August 03, 2015 (**Agenda items** are in **bold text**)
7:00 P.M. @ Ishpeming Senior Center

A. Call to Order for the Ishpeming Planning Commission was by Chairperson Gabe Seelen at 7:00 P.M.

B. Roll Call – Present: Planning Commissioners Harry Weikel, Mike Tonkin, Lauren Luce, Gabe Seelen, Angelo Bosio, Jim Bertucci, and Larry Bussone.

Absent: Glen Lerlie and Bruce Houghton.

Public present: Jim Thomas, Carol Fulsher, Al Reynolds (all IOHT), Rob Katona (MDNR), and Al Pierce, Zoning Administrator. Richard Smith (CUPPAD) arrived at 7:10 P.M.

C. Public Comment – None received.

D. Approval of Agenda – The Agenda was approved unanimously with one addition, H. 5. Zoning Ordinance Review Committee upon a motion by Angelo Bosio supported by Harry Weikel.

E. Approval of Previous Meeting Minutes – Upon a motion by Harry Weikel supported by Jim Bertucci, the meeting minutes of June 08, 2015 were approved unanimously as presented.

F. Presentations – none.

G. Public Hearings – none.

H. New Business

1. ORV Access Thru Ishpeming

Carol Fulsher (IOHT) explained that it is their goal to get ORV'S to Republic, but it is necessary to travel thru Ishpeming on an agreeable route. Ishpeming currently has an ATV ordinance and parking is presently provided at the Negaunee Ice Arena. Three routes thru Ishpeming are available 1) Washington St. 2) Excelsior St. or 3) School House Rd. She also indicated that our ordinance is outdated in that it addresses ATV's instead of the newer designation ORV's.

Rob Katona (MDNR) explained that ATV's are straddled by the rider and ORV encompasses the new development of Side-by-Sides. An ORV is defined as having a width of 65" or less and excludes 4WD trucks. A local city route is a good idea and signs can be installed to mark the route and inform riders. Gabe asked why there was an issue with Trail #8 and Rob informed him that there was private property and wetland issues. Trail 82 is DNR owned.

Jim Thomas stated his belief that the Ishpeming Police Department is using a different (older) ATV ordinance. The commissioner's packet included an informational 2011 City of Manistique Ordinance and informational brochure.

Commissioners discussed a local connector for Ishpeming. Larry stated his belief that a business connection was highly desirable. Speed limits could be addressed with a "Mixed Traffic" sign and speeds to be with traffic. Mike shared his thoughts that it could be an ATV and ORV ordinance. The Washington St.–Snowmobile Trail #8-Hematite Drive route was felt to be the most viable option for benefit for businesses. Gabe asked commissioners "How do we move forward?" It was a consensus opinion that the route utilize Washington St. and Hematite Drive with riders going with the flow of traffic on roads at posted speed limits and drive on the roads.

A motion by Mike Tonkin supported by Jim Bertucci that the Planning Commission recommend to the City Council that the route for a multi-use ORV trail utilize the Washington St.–Snowmobile Trail #8-Hematite Drive corridor **and** that the present ATV Ordinance be revised to include ORV's of 65" or less passed unanimously.

2. CUPPAD – Richard Smith – Zoning Ordinance Update 2

Richard presented revised Sections 4 thru 12 and Sections 13 thru 15. Section 5 has new wording that amendments take effect 7 days after publication of notice in the newspaper. Section 7 is all new and incorporates Section 34 of the current Ordinance. Section 9 contains an expansion addressing condominiums. Section 10 D, E, F, & G are new and there was a discussion about Storage Units being used for perpetual garage sales. Section 12 addresses manufactured home communities. Sections 13 to 15 involve our commercial business districts and use the NAICS (North American Industry Classification System) terminology for permitted and conditional uses. Commissioners had several questions regarding the initial complexity of the NAICS system. Richard stated his opinion that its use is a good step forward. The public and business owners may have difficulties with its use.

3. Addition of Agricultural Uses to the Zoning Ordinance

Correspondence dated July 13, 2015 was received from Jesse Bell regarding the keeping of horses and other farm animals on his acreage in the City and expressed the hope that variances or ordinance changes might make this possible. The topic of agricultural uses and animals has recently been affected by judicial decisions involving the Right To Farm Act and the associated GAAMPS (Generally Accepted Agricultural Management Practices). MSU Extension has been very proactive in discussing and proposing possible zoning solutions for urban and rural agriculture. A long discussion ensued on this topic with Commissioners expressing an interest in providing for this in the zoning ordinance. Upon being asked how he would respond to Jesse's letter, Al indicated that he'd respond by indicating agricultural uses currently are only permitted in the Deferred Development District, but the City is updating and revising the Zoning Ordinance and would be considering expanding upon agricultural uses in the revisions, probably adopting in 2016, but that he would not mention the "Right To Farm Act" unless directed to do so.

A motion by Larry Bussone supported by Mike Tonkin that the correspondence to Jesse include "Right to Farm" information passed unanimously.

4. Redevelopment Ready Communities

A pamphlet on Redevelopment Ready Communities Best Practices was included in the Commissioners packets. Al indicated that the City had been working with MEDC on completing the informational requirements to achieve this designation but that this issue had been added by the City Manager and without his presence at the meeting, he was not sure what Mark wished to address. Richard indicated that this issue was contained in CUPPAD's contract with the City and required certain information and processes to be expanded upon and addressed in the revised ordinance.

5. Zoning Ordinance Review Committee

Al expressed the idea for a subcommittee of the Planning Commission, less than a quorum, that would assist him in reviewing and discussing CUPPAD's, and potentially other, proposed revisions to the zoning ordinance and make recommendations to the Planning Commission at scheduled meetings. Commissioners supported this approach and suggested the review committee meetings to be at 3-4 P.M. on weekdays. The Zoning Ordinance Review Subcommittee will consist of Glen Lerlie, Bruce Houghton, Mike Tonkin, and Lauren Luce. Larry Bussone will be an alternate.

I. Old Business

1. Status of Marquette County Resource Management Digital Zoning Map Review

Al again stated that he continues to not have time to work on map proofing since October, 2014 and it remains uncompleted.

J. Correspondence – None.

K. Meeting Adjournment was passed unanimously, upon a motion by Angelo Bosio supported by Larry Bussone, at 8:50 P.M.

By: 
Alan K. Pierce, Zoning Administrator