

Ishpeming Planning Commission
Meeting Minutes for January 04, 2016 (**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 Larry Bussone, Mike Tonkin, Gabe Seelen, Lauren Luce, Angelo Bosio, Harry Weikel, and Jim Bertucci.

Absent: Glen Lerlie and Bruce Houghton.

Public present: Anne Giroux, John Larson, Mike Lempinen, Charles Smith, 2 staff members of Ishpeming Public Schools and Al Pierce, Zoning Administrator.

C. Public Comment – Charles Smith of 753 S. Pine questioned the role of the Marquette County Land Bank and it was suggested that he wait until the Public Hearing as it would prevent repeating the details twice. Public Comments were closed at 7:01 P.M.

E. Approval of Previous Meeting Minutes –The meeting minutes of November 02, 2015 were approved unanimously as presented upon a motion by Larry Bussone supported by Mike Tonkin.

F. Presentations – none.

G. Public Hearings

1. NCS 2015-01 The Marquette County Land Bank and the Ishpeming Public Schools Request a Class A Non-Conforming Structure Designation to Permit Expansion and Repair of an Existing Structure

Gabe read the legal advertisement from the Mining Journal and explained that the home is presently a Class B Non-Conforming Structure and can't be repaired until it receives a Class A status. Anne Giroux, Marquette County Treasurer, clarified that the Marquette County Land Bank is a separate entity from, and is not associated with, traditional Marquette County functions. This group in the past has dealt with blighted properties and the removal of damaged or low quality housing in partnership with the City and is now, with the Ishpeming Schools involvement, developing a new interest in renovations. The work to renovate will be performed by supervised High School students and be a part of their Construction Geometry and CAD drafting classes. A preliminary Site, Existing Floor, and proposed First Floor Plans were provided. The existing structure is too close to the side and rear lot lines and these setbacks have made the structure a Class B Non-Conforming Structure. Gabe questioned the rear entry and the porch expansion. It was explained that the rear entry provides access up into the home and down into the basement and will stay with the same location and foundation to provide basement access. The present 6' by 18' porch will be removed and replaced with a full width 8' by 36' covered porch that will have the same setback as the East side of the existing home. There are no problems with the front yard setback as the structure and proposed porch exceed front setbacks.

Charles Smith asked several questions about the Land Bank's property acquisitions, the supervision and involvement of students in an out of classroom experience, and the eventual disposition of the renovated home. Upon digesting all the information received, he praised the project and commended the Ishpeming Public Schools for providing a unique educational experience.

Gabe closed the Public Hearing at 7:09 P.M. Jim commented that this project is a great idea and an opportunity for the County, City and school system.

The following Findings of Fact were noted:

1. All fee, notification and publication requirements of the ordinance have been met. The parcel is located in the GR (General Residential) zoning district.
2. The Marquette County Land Bank has purchased the parcels (Lots 98 & 99, C .I. M. Co.'s Addn.) and building in November 2015. The current home is a Class B Non-conforming structure and has been remodeled in 1934. The house is believed to have originally been constructed in 1895 and is in fair to poor condition. The use was as a duplex based upon the existing floor plan. It is proposed to convert the structure to a Single Family Dwelling.
3. The furnished Site Plan notes the approximate location of the building on the property. The rear entry is about 0.5' from the rear (alley) property line and the East side of the home is about 1' from the lot line. These setbacks provide the structure a Class B Non-Conforming status. The GR District requires a rear yard of 25' and side yard of 6' & 8'.
4. The structure's Non-Conforming status in the Side and Rear Yards is believed to have been created by construction many decades ago and preceded Zoning Ordinances. The Marquette County Land Bank is working cooperatively with Ishpeming Public Schools and students for a Neighborhood Improvement Project to renovate the home.
5. It is proposed to remove an approximate 6' by 18' porch attached to the NW portion of the home and replace it with the addition of an 8' by 36' covered porch.
6. In order to comply with the Zoning Ordinance and issue a Zoning Permit, the structure must receive a Class A designation and permission to expand the proposed porch. The proposed garage will also require a separate hearing and placement variance by the Ishpeming Zoning Board of Appeals if constructed as proposed.
7. No useful purpose would be served by strict application of the provisions of this ordinance which the structure does not conform with.

A motion to grant approval for a Class A Non-conforming Structure designation for the existing home at 316-320 E. Division to permit its renovation and porch expansion was made by Jim Bertucci, supported by Harry Weikel and passed unanimously.

H. New Business

1. CUPPAD – Richard Smith Zoning Ordinance Update 4

Richard presented proposed Section 21.0 Open Space Preservation (residential clustering) developers option and Section 22.0 Condominium Developments. In order to use the development option a site without public sewer must be a minimum of 1/2 acre in size or with public sewer must be a minimum of 1/3 acre in size. Clustering in this fashion preserves the character of the area and maintains open space. Land preserved by the developer's choice offers cost savings with utility construction and adds additional lots. Retaining open space should be encouraged with primary conservation areas, often wetlands. Secondary conservation areas can be preserved by using up to a combination of seven different methods. The use of a third party to help with enforcement of the agreement is encouraged. Density bonuses and public access to preserved lands are also encouraged and rewarded with additional lots. Upon a question by Larry, Richard explained that exceptions from minimum lot area and width requirement are allowed as the Schedule of Regulations minimums will not be applicable under clustering. The concept of clustered homesites was presented along with specific siting criteria. Setbacks, sewage disposal, and water supply may also be revised if the City desires to permit increased flexibility. Pedestrian linkages to open space is generally encouraged. Site Plan approval by the Planning Commission is required and differs from the present approval process for Site Plans. Furnished pages 9, 10, & 11 are examples of the residential clustering option, calculations, and plan schematics and may or may not be part of the final ordinance as desired. Angelo posed a tax issue by asking if the preservation value could be determined and added to the taxable value, a question to which there is no easy answer apparently.

Section 22.0 addresses Condominium Development regulations and Richard indicated that traditional subdivisions are a thing of the past due to the difficulty of getting State approval and the lack of flexibility in comparison with Condominiums. The single family detached condominium has become the preferred development in Michigan over the past years and, per Richard, is the wave of the future. Al questioned the approval process and Richard indicated that the proposed process requires approval by the City Council upon review and recommendation by the Planning Commission after consultation with the Zoning Administrator, City Attorney, Engineer Consultant

and Planning Consultant. This is considerably more involved and costly than the present Zoning Ordinance AI indicated. Richard ended his presentation at 7:45 P.M.

2. Planning Commission Meeting dates for 2016

AI presented the proposed meeting dates based upon the present practice of the first Monday of the month or second Monday if impacted by a holiday.

A motion by Larry Bussone, supported by Harry Weikel, that the proposed meeting dates as presented be approved, passed unanimously.

3. Election of Chairperson

AI stated that although the Planning Commission presently has no Bylaws, it would be a good practice to approve a Chairperson on a yearly basis at the first meeting of the year.

After discussion and a unanimous nomination by present Commissioners, it was the consensus of the Commissioners that Gabe Seelen continue as Chairperson for 2016.

I. Old Business

1. Possible Development/ Re-development Site Selection Tally

AI stated that the project list was emailed a few times to Commissioners to enable them to identify their top 5 priorities and presently only four responses had been received and furnished to Cathy for compilation. He encouraged Commissioners to provide them to him or Cathy directly to assist the Council in this process.

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

AI stated that he has only had a couple of hours to work on this and has not made any substantive progress.


3. Zoning Ordinance Review Committee

No time, no progress.

J. Correspondence – none.

K. Meeting Adjournment was passed unanimously, upon a motion by Angelo Bosio supported by Jim Bertucci, at 8:00 P.M.

By:


Alan K. Pierce, Zoning Administrator