

Ishpeming Planning Commission  
Meeting Minutes for June 06, 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 Mike Tonkin, Gabe Seelen, Jim Bertucci, Angelo Bosio and Larry Bussone. Harry Weikel arrived at 7:04 P.M.

Absent: Glen Lerlie, Bruce Houghton, and Lauren Luce.

Public present: Curt Sjöholm, Erinn Swan, Norm Honkala, Ryan and Quinn Johnson, Richard Smith of CUPPAD, and Al Pierce.

**C. Public Comment** – None, Public Comments were closed at 7:01 P.M.

**D. Approval of Agenda** - The Agenda was approved unanimously as presented upon a motion by Jim Bertucci supported by Angelo Bosio.

**E. Approval of Previous Meeting Minutes** –The meeting minutes of April 04, 2016 were approved unanimously as presented upon a motion by Angelo Bosio supported by Mike Tonkin.

**F. Presentations** – none.

**G. Public Hearings** –

1. **CU 2016-01** Conditional Use Request by Ryan & Quinn Johnson for a Home Occupation / One Chair Beauty Salon

Ryan Quinn provided background information regarding the proposed beauty salon. Appointments can be made via phone or email at [quinn@uphairco.com](mailto:quinn@uphairco.com). Drop-ins without appointments will be discouraged. The operation is anticipated to be part time with appointments being made during a 9:00 A.M. to 5:00 P.M. timeframe Monday thru Saturday. Space in the basement for a one-chair salon operation is being prepared by hired tradesmen. Parking will be available in the driveway or on the street in front of the house. There are no plans to hire anyone and all work will be handled by Quinn, a licensed cosmetologist.

Norm Honkala, 802 Juniper, formerly owned this home and spoke in opposition to the request. He stated that in years past in this area a rezoning request for commercial use had been denied. He questioned the potential for a loss in property value if approved. He is not aware of any small businesses of a similar nature being approved and urged caution in making this decision.

Curt Sjöholm, 810 Juniper, spoke in support of granting the request and stated his opinion that opposition to the proposed Conditional Use was not ethical, moral or professional.

Angelo Bosio, 773 Juniper, stated that he did not foresee any problems with this request, had operated a business from his home before he was aware of zoning requirements, and indicated that he had a conflict of interest with this case and would not be voting on it. Harry Weikel stated his opinion that the proposed Conditional Use would not be a problem. Larry Bussone indicated that he did not feel parking would be an issue on this site.

The following findings of fact were noted for Case No. CU 2016-01:

1. All fee, notification and publication requirements of the Zoning Ordinance have been met

2. The applicants are the current owners of Lot 47 of Palms-Book Addition, A.K.A. 815 Juniper St., Ishpeming, MI. The subject parcel is located in the SR (Single Residential) District where the requested use is a Conditional Use / Home Occupation. The current structure on the parcel is a single story dwelling unit with basement and an attached garage.

3. The Home Occupation is proposed to be a single chair beauty salon to be conducted only in the basement. The parcel contains a one car garage with concrete driveway access to Juniper Street. Parking for patrons will be on the driveway or Juniper Street and should be adequate for the intended nature of the Home Occupation. The backyard is enclosed by a fence.

4. Per the applicant, all required construction, electrical and plumbing work will be performed by professional tradesmen.

5. The applicant has stated that part-time hours of operation are proposed to be Monday – Saturday 9:00 A.M. to 5:00 P.M. by appointment only. There are no plans to hire an employee nor are there any plans to advertise other than the ordinance permitted 300 square inch sign.

6. The applicant is licensed as a Cosmetologist.

A motion to approve the Conditional Use / Home Occupation for CU 2016-01 was made by Jim Bertucci, supported by Harry Weikel and passed with 5 ayes, 0 nays and one abstention.

## **H. New Business**

### **2. Proposed Vacation of Alley Between Lots 73 & 74, Cleveland Iron Co.'s Addition**

St. Vincent de Paul desires to add 20' to the West side of their current building. This addition would remove 2 Handicapped and 5 Standard parking spaces and require vacation of the present Alley. The City has no utilities in the alley, but the status of private utilities is not known. This site is in the CBD (Central Business District) wherein no specific number of parking spaces are required due to the presence of City parking lots. Angelo Bosio stated that he is involved with St. Vincent's and had a conflict of interest.

A motion to recommend the vacation of the alley, subject to the condition that no private utilities are installed, between Lots 73 & 74, Cleveland Iron Co.'s Addition to the Ishpeming City Council was made by Jim Bertucci, supported by Harry Weikel and passed with 5 ayes, 0 nays and one abstention.

### **1. CUPPAD – Richard Smith Zoning Ordinance Update 5**

Richard presented proposed Section 22.0 General Provisions. He indicated that this can be a good place to place future additions to the Ordinance. Parts of nine existing sections have been moved to this section. Section 22.2 adds Fabric Structures and Richard will check on the maximum size. Section 22.9 minimum dwelling width will stay at the present 20'. Sections 22.10, 22.11 (may be moved), 22.12 (discussion about living in garages), 22.13 (escrow fees), 22.14 (possible Conditional Use, de-commissioning language), 22.15, 22.16 (chickens, rabbits, bees, question on Mi. Dept. of Ag.), 22.17, 22.18, and 22.19 are new.

The Zoning Administrator, upon future review of the total ordinance, may request putting similar portions of text back together again, i.e. Why not keep escrow fees with Site Plan reviews?

### **3. City of Negaunee Master Plan Comments**

Due to it's size, Gabe was the only one to receive this. We will address the Commission's response at the next meeting after Gabe has looked at it.

#### **4. City of Ishpeming 2017 – 2022 Capital Improvement Plan**

Al explained that Ishpeming is embarking on their first Capital Improvement Plan. Presently, the CIP has been put together by the Manager as an attempt to jump start this process. The Planning Commission has a specific role per statute in developing this plan. Training in preparing a CIP is being offered in Escanaba on June 21 and Al will be attending. Upon getting some background, the Planning Commission should be able to make some headway on this process at the July meeting.

#### **5. Change P.C. Meetings to City Hall ?**

Due to the completion of the elevator at City Hall, the building is now ADA compliant. Al asked if Commissioners desired to formally switch the meetings from the Senior Center to City Hall? Upon a motion by Angelo Bosio supported by Jim Bertucci and unanimously passed, future Planning Commission meetings will be advertised and conducted at the City Hall.

#### **I. Old Business**

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

Nothing happening...

##### **2. Zoning Ordinance Review Committee**

No progress.

#### **J. Correspondence – none.**

**K. Meeting Adjournment** was passed unanimously, upon a motion by Larry Bussone supported by Harry Weikel, at 8:47 P.M.

By:



Alan K. Pierce, Zoning Administrator