

Ishpeming Planning Commission

Meeting Minutes for July 11, 2016 (**Agenda items are in bold text**)

7:00 P.M. @ Ishpeming City Hall

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 Gabe Seelen, Lauren Luce, Mike Tonkin, Larry Bussone, Angelo Bosio, and Harry Weikel.

Absent: Jim Bertucci, Bruce Houghton, and Glen Lerlie.

Public present: Claudia Demerest, Aaron Perkins, Sheryl Sopoliga, Mark Slown, 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 Angelo Bosio supported by Mike Tonkin.

E. Approval of Previous Meeting Minutes – The meeting minutes of June 06, 2016 were approved unanimously as presented upon a motion by Larry Bussone supported by Harry Weikel.

F. Presentations – none.

G. Public Hearings –

1. CU 2016-02 Conditional Use Request by Aaron Perkins to Permit a Residential Unit in the Central Business District

Aaron Perkins provided background information on his request for a residential unit in the former “Flirty Girtys” building. The former owner apparently resided in the building at times as a bathroom, kitchen and bedroom were already constructed inside the building without any known Zoning approvals. He indicated his intention that the proposed residential unit would be owner occupied and not a rental unit. He stated that he’d worked as a “picker” for 15 years, did Ebay resales, and conducted auctions and estate sales. The building is approximately 7,000 sq. ft. in size and is estimated on a yearly basis to cost approximately \$1,000/ month for utilities, etc. He has applied for a “Dealer in Precious Items” license and “Second Hand & Junk Dealer” license to be issued by the City of Ishpeming. The business name is “Marquette County Pawn and Estate Sales” Additionally 2 lots about 2 blocks East of the store have been purchased for off-street parking and a future garden.

Lauren stated per Section 21.2 B. 5. Parking Regulations “ For residential uses, off-street parking shall be provided and maintained on the same lot with the principal structure.” This would require a Variance from the Zoning Board of Appeals. Harry questioned on the number of bedrooms and was informed that it could go up to four (4). Mark asked about the use of the basement and Aaron indicated that there would be no residential use of the basement. Aaron relayed information from Marquette County Building Codes that a sprinkler system costing up to \$100,000 may be required – a troubling development based upon a revised Michigan Building Code use classification change. This prompted a general discussion on building codes and interpretative issues.

The proposed Findings of Fact for Case No. CU 2016-02 were noted:

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the current owner of Lot 95 of the Nelson (Original) Plat of Ishpeming, A.K.A. 212 Cleveland Ave., Ishpeming, MI. The subject parcel is located in the CBD (Central Business District) where the requested use is a Conditional Use. The current structure on the parcel is a single story business with a partial basement.
3. The nominal North half of the building will be used commercially as “Marquette County Pawn and Estate Sales”. The Residential Unit is proposed to be the nominal South half of the building. The applicant has purchased Lot 59 of C.I.M.CO.’s Addition (401 Cleveland) to be utilized for personal parking. The basement will be utilized for storage purposes.
4. Per the applicant, construction, framing, electrical and plumbing work will be performed personally and by professional tradesmen. While plans are currently tentative, the Residential portion will have up to 4 bedrooms, 2 baths, kitchen area and a living area and be occupied by the Perkins family.
5. The applicant has applied for “Dealer in Precious Items” license and “Second Hand & Junk Dealer” license to be issued by the City of Ishpeming.
6. Based upon personal observation, the prior owner, Mary Pesola, had used part of the building residentially.

A motion by Lauren Luce supported by Larry Bussone to approve the Residential Unit use request in the Central Business District, subject to obtaining a Variance from Section 21.2 B. 5. Parking Regulations, passed unanimously.

H. New Business

1. Proposed Zoning Ordinance Language Revision

As discussed the zoning text change from “Residential Units” to “Owner Occupied or Rental Residential Unit(s)”. He felt there is a difference in owner occupied as it is private wherein rental units is more a public term. He indicated that we just approved a “Residential units” (current zoning language) for an owner occupied unit and that some text updating to more accurately reflect Planning Commission actions would be appropriate.

A motion by Larry Bussone supported by Angelo Bosio to support the proposed change “Owner Occupied or Rental Residential Unit(s)” in the appropriate sections of the new Zoning Ordinance passed unanimously.

2. Proposed Walnut St. Closure on North Side of US-41/M-28

Mark presented background history involving the Gateway Sign project from the current old sign on the Gravedoni property (in the City of Negaunee) to negotiations with the owner of the Wonderland Motel whose price for purchase was considered to be exorbitant. A public hearing, with 300’ mailings to residents, was conducted by the City Council. Three responses from the public were heard, 2 opposed and 1 in favor of street closure. Paul Gravedoni, adjacent owner and Negaunee resident spoke in opposition to the road closure. He had offered a lease to the City for the new Gateway sign with the condition that it could be rescinded by a new owner. The Ishpeming Police, Fire Department and DPW concurred with the proposed closure. MDOT was in favor of reducing access points to improve safety. The “Welcome to Ishpeming” sign would be installed, old curbing removed and new installed to close the street, and a drainage structure installed as part of the current roundabout project (+/- \$15,000), and existing street signs removed. A water main and valve would be revised next year. The present St. Josephs’ sign

would not be impacted. Harry supported the project as it would remove a safety hazard. Angelo had a problem with blocking the road but removed his objection upon hearing that property owners did not object. Lauren supported the street closure.

A motion by Lauren Luce supported by Mike Tonkin to recommend to the City Council that this small portion of Walnut Street be closed passed unanimously.

I. Old Business

1. City of Ishpeming 2017 – 2022 Capital Improvement Plan

In addition to the proposed Capital Improvements Plan (CIP), AI provided commissioners with statutory information regarding the role of the Planning Commission in this process, Michigan Association of Planning synopsis analysis, and Council meeting minutes addressing their Capital Projects discussion. Mark indicated that potential funding assistance may become available with an adopted CIP document. Larry mentioned the \$750,000 Fire Department ladder truck request. As part of the process Department Heads submit their requests and all requests go thru a ranking process by all participants. Gabe relayed his downstate experience and how this process helps in long-term utility company planning. Coordination between municipalities and utility providers is desired and required for efficiencies. Harry discussed the desirability and advantages of a CIP plan structure. Lauren stated that the County Planning Commission establishes their ranking criteria for the Marquette County CIP.

A motion by Angelo Bosio supported by Larry Bussone that the Planning Commission recommend to the City Council that the six (6) year CIP be adopted as presented passed unanimously.

2. City of Negaunee Master Plan Comments

Gabe was the only member to receive a copy of this document, due to its size (+/- 140 pages), to consider a response or comments. He indicated that he has not had an opportunity to review much of it and indicated that it should remain on the agenda until next month's meeting for further discussion.

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

AI indicated, as previously, that he has not been able to devote any time to this for months.

4. Zoning Ordinance Review Committee

AI stated that he has not had time available to call for a meeting to begin this sub-quorum committee review.

J. Correspondence – none.

K. Meeting Adjournment was by consensus of the Commissioners at 8:10 P.M.

By:



Alan K. Pierce, Zoning Administrator