

Ishpeming Planning Commission
Meeting Minutes for October 05, 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, Gabe Seelen, Lauren Luce, and Angelo Bosio.

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

Public present: Al Pierce, Zoning Administrator.

C. Public Comment –None received.

D. Approval of Agenda –The Agenda was approved unanimously with 2 additions H. 3. Ash St. Stop sign and H.4. River Ridge Stop sign upon a motion by Harry Weikel supported by Mike Tonkin.

E. Approval of Previous Meeting Minutes –The meeting minutes of September 14, 2015 were approved unanimously as presented with a motion by Harry Weikel supported by Mike Tonkin.

F. Presentations – none.

G. Public Hearings – none.

H. New Business

1. CUPPAD – Richard Smith Zoning Ordinance Update 3

Richard addressed proposed changes to Sections 16 (Industrial District) and 17 (Deferred Development District). Section 16.1 is unchanged while Section 16.2 is new and contains exclusively NAICS references. Richard questioned the potential of adding a new Industrial district to have both an I-1 and I-2 district. Angelo spoke for the Commission and indicated that one district is preferred for Ishpeming. Richard drew attention to “Personal Use Landing Areas” which references a new Section XX which will add specific use requirements in order to treat uses the same. He also inquired as to the general nature of the “Deferred Development” zoning district with a response indicating that it was generally old mining or city land with few, if any, utilities. Agriculture, now defined by the Right-to-Farm Act, now has a much more expansive definition and contains many uses. Mobile Homes, a.k.a. manufactured housing, should be included somewhere in the ordinance and can be addressed with dwelling standards. Richard questioned why the two zoning districts, SR and GR, had very similar lot sizes and broached the subject of combining them. This will be investigated by staff. He gave an example of NAICS code #3261 and read its description as an example of their detail and usefulness. Garage Sales will be added in the MR district. Home occupations generally look O.K. Bed and Breakfasts will be expanded to other districts. Wind Turbines (3 different categories) and Solar Energy may be added to the Industrial and DD districts. Wireless Towers will also be covered. Richard also stated that the Michigan Zoning Enabling Act made extensive revisions to mining requirements, filling and land change. This part of our Zoning Ordinance must undergo extensive revisions. He mentioned Open Space Preservation and Residential Clustering as a potential option provided to developers based upon size thresholds in the ordinance. Agriculture must now be permitted in residential areas along with animals and hoop houses.

2. Priority Sites for Re-development for the Redevelopment Ready Communities Initiative

Al explained the process the DDA is utilizing to narrow down the number of sites to perhaps three for recommendation to the City Council. The fourteen sites presented are only ideas and not intended to limit other possible sites. Discussion and working by consensus with a variety of viewpoints and ideas will allow the best

sites for re-development to emerge. After some initial discussion by Commissioners, it was deemed to be more productive to wait till the next meeting as four members were absent.

3. Ash St. Stop sign

As a function of the Street Committee, Commissioners discussed this stop sign located by the Southwest corner of Lot 6 Block 10 of Cliffs Eighth Addition. This sign is located on Ash Street, a thru street, at the Southern terminus of an alley and requires a stop for alley traffic. It was felt the majority of traffic does not stop for this sign. Upon a motion by Harry Weikel supported by Angelo Bosio, Commissioners voted unanimously to recommend to the City Council that this sign be changed to a Yield Sign.

4. River Ridge Stop sign

This stop sign is located at the Northern terminus of River Ridge Drive at its junction with "E" Street as it curves back Northeasterly to end at "D" Street. Traffic visibility at this intersection is very good as its wide open. Gabe, who uses this regularly, stated very little thru traffic use "E" Street in this fashion and the majority of River Ridge Drive traffic does not stop for this sign. Upon a motion by Angelo Bosio supported by Harry Weikel, Commissioners voted unanimously to recommend to the City Council that this sign be changed to a Yield Sign.

I. Old Business

1. Zoning Ordinance Review Committee

Al indicated that he has not had any time available to work on this at all as issuing permits and addressing staff/public informational requests are using up more than his scheduled 10 hours a week.

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

No progress. Since he has to pick between these projects that he has limited time to address and the Zoning Map has languished the longest, Al stated that, as available, he will work on the Zoning Map update.

J. Correspondence – none.

K. Meeting Adjournment was passed unanimously, upon a motion by Angelo Bosio supported by Harry Weikel, at 8:44 P.M.

By:



Alan K. Pierce, Zoning Administrator