

Ishpeming Planning Commission
Meeting Minutes for February 06, 2017 (**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 Jim Bertucci, Mike Tonkin, Harry Weikel, Angelo Bosio, Larry Bussone, Bruce Houghton and Gabe Seelen.

Absent: Diane Gauthier

Public present: Amy Lerlie, Ben Ide, Matt Treado, Robert Nadeau, Mark Slown and Al Pierce, Zoning Administrator.

C. Public Comment – None – closed at 7:02 P.M.

D. Approval of Agenda – The Agenda was approved unanimously as presented upon a motion by Bruce Houghton supported by Harry Weikel.

E. Approval of Previous Meeting Minutes – The meeting minutes of January 09, 2017 were approved unanimously as presented upon a motion by Angelo Bosio supported by Jim Bertucci.

F. Presentations – none.

G. Public Hearings

1. CU2017-01 Community Action Alger Marquette – 36 Senior Housing Residential Units

Amy Lerlie, Executive Director of Community Action Alger Marquette (CAAM), Ben Ide of Hann Development and Matt Treado of Upper Peninsula Engineers and Architects introduced themselves and explained their respective roles in this project.

Amy stated that they have a signed Purchase Agreement with Great Lakes Recovery Center for Lot 10 and part of Lot 11 of the Assessors Plat of the Nebraska Location. She indicated that specific housing for Seniors is lacking in the Ishpeming area. As this will be a MSHDA (Michigan State Housing Development Authority) development, their definition of “**elderly**” will be used to determine eligibility. “**Elderly**” means a single person who is 55 years of age or older or a household in which at least 1 member is 55 years of age or older and all other members are 50 years of age or older. A tax credit application will be made to the State of Michigan. Preliminary plans provide for 36 affordable senior housing residential units consisting of a two-story building with 16 residential units, administrative offices and a community center as well as five slab on grade detached structures each containing 4 residential units. Three Community gardens and two community park areas are proposed. She indicated that the Apartment Complex and some parking areas may shift in location from where they are depicted on the proposed Site Plan. The Community Center would also be available for School use. Parking arrangements for school events could also be arranged. While not part of this Public Hearing, three lots West of Fourth Street will also be part of the CAAM purchase, lots now utilized for overflow parking.

Jim mentioned the SE side of Fourth St. at Division as a potential area for angle parking if additional land area would be available in the future. Bob Nadeau, School Board member and on the Building and Grounds Committee, also supported additional parking opportunities and voiced community support for the project. Amy cautioned that MSHDA may not desire to diminish greenspace for parking expansion.

Ben Ide requested the support of the Planning Commission for the Conditional Use approval and indicated that it would be another step forward in redevelopment of the community and improve the senior housing units in Ishpeming. He stated that the MSHDA deadline for submittal is April 03, 2017 and asked that the furnished Proposed Site Plan, dated 02/06/2017 indicating the level of work to be completed on the site, be approved by the Commission to assist in the application ranking. Construction plan reviews remain to be performed by City staff. Construction start, upon receipt of a successful grant, is anticipated in the Spring of 2018.

Proposed Findings of Fact for Case No. CU 2017-01

1. All fee, notification and publication requirements of the Zoning Ordinance have been met. Mail was returned from the Swedish Bethany Church, Great Lakes Recovery Center and Mike Wallace as being unable to forward.
2. The applicant, Community Action Alger Marquette (CAAM), has an executed Purchase Agreement with the current owner, Great Lakes Recovery Center (GLRC), for Lot 10 and part of Lot 11 of the Assessor's Plat of the Nebraska Location, A.K.A. 185 South Fourth Street, Ishpeming, MI.
3. GLRC owns Lot 12 which is essentially all occupied by the building. The portion of Lot 11 retained by them will provide ownership to their Southern building entrance and parking area on the East side of the building.
4. These lots are the former site of Bell Memorial Hospital which was removed after construction of the new facility North of US-41. It is anticipated that the majority, if not all, of Water, Sanitary Sewer, and Storm Sewer will consist of new construction within the site. All existing municipal utilities on the periphery of the site on Division St., Fourth St. and Cleveland Ave. are anticipated to be of sufficient size/ capacity to serve the proposed development.
5. The subject parcel is located in the GC (General Commercial) Zoning District where the requested use is a Conditional Use. There are no structures presently on the lots and the zoning districts in this block, in addition to GC are also GR (General Residential) to the Northeast and I (Industrial) to the East.
6. The applicant, CAAM, plans construction of 36 affordable senior housing residential units consisting of a two-story building with 16 residential units, administrative offices and a community center as well as 5 detached structures each containing 4 residential units. Proposed parking areas appear to be adequate for the development which will be confirmed upon review of the construction plans. Vehicular access to the development is proposed via Fourth St. and Cleveland Ave.
7. In addition to senior units, the site is proposed to support community gardens (+/- 3), greenspace/ public park (+/- 2), and a future trailhead for the Iron Ore Heritage Trail.
8. Upon occupancy, this development is anticipated to provide quality affordable housing to serve seniors in the greater Ishpeming area. Some of the units will be barrier free. Since this will be a MSHDA (Michigan State Housing Development Authority) development, their definition of **"elderly"** will be used to determine eligibility. **"Elderly"** means a single person who is 55 years of age or older or a household in which at least 1 member is 55 years of age or older and all other members are 50 years of age or older.

A motion by Bruce Houghton, supported by Angelo Bosio, that CAAM's Conditional Use request for 36 Residential Units in the General Commercial Zoning District and the Master Proposed Site plan dated 02/06/2017 be approved, passed unanimously.

H. New Business

1. 2017-2021 Draft Parks and Recreation Plan

Mark presented the Plan amendments which principally were in the Lake Bancroft area and other related issues. He stated that the changes occurred on Pages 19, 20, 21, and 22 involving the Pavilion, amenities, better IOHT trail connections, and Public Art. Carol Fulsher (IOHT) has reviewed the Plan and feels that the revisions will increase the attractiveness for visitors. GEI has been hired for drafting of Pavilion construction plans. The amended Parks and Recreation Plan is to be submitted to the State by March 01, 2017.

A motion by Jim Bertucci, supported by Larry Bussone, that the improvements and amendments to the 2017-2021 Draft Parks and Recreation Plan be approved as presented, passed unanimously.

I. Old Business

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

Al indicated that he dropped in at the County Planning office and talked with Jennifer Bruggink who is working on updating the map. He anticipates that we will have the map for final review and checking in the near future.

2. Zoning Ordinance Review Committee

After discussion, it was decided that the members of the Committee would meet with Al on March 02 at 3 P.M. to continue the review process.

J. Correspondence – none.

K. Meeting Adjournment was unanimous upon a motion by Angelo Bosio supported by Larry Bussone at 7:50 P.M.

By: _____
Alan K. Pierce, Zoning Administrator