

Ishpeming Planning Commission
Meeting Minutes for October 02, 2017 (**Agenda items** are in **bold text**)
6:30 P.M. @ Ishpeming City Hall

A. Call to Order for the Ishpeming Planning Commission was by Chairperson Gabe Seelen at 6:30 P.M.

B. Roll Call

Present: Planning Commissioners Bruce Houghton, Mike Tonkin, Harry Weikel, Diane Gauthier, Gabe Seelen, Jim Bertucci and Brooke Routhier.

Absent: Angelo Bosio and Larry Bussone.

Public present: Al Pierce, Zoning Administrator.

C. Public Comment – None – closed at 6:31 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 September 11, 2017 were approved unanimously upon a motion by Brooke Routhier supported by Harry Weikel.

F. Presentations – none.

G. Public Hearings - none

H. New Business

1. Section 03 - New Definition - Sexually Oriented Business's (SOBS)

Al proposed a new definition for Sexually Oriented Businesses utilizing concepts and wording from existing Marquette County ordinances and proposed that it be placed alphabetically in the definition section. Upon discussion and review, a motion by Bruce Houghton supported by Brooke Routhier that the definition be accepted as presented passed unanimously.

2. PC Review of Updated Revised Sections 13-17 Inclusive of the Present Ishpeming Zoning Ordinance Prior to Submission to CUPPAD

Section 13 Neighborhood Commercial District

Al revised the references to adult entertainment uses and added Gas Stations and Convenience Stores to Conditional Uses.

Section 14 General Commercial District

All references to adult entertainment uses were revised. Sexually Oriented Businesses were removed as a Conditional Use.

Section 15 Central Business District

All references to adult entertainment uses were revised. Mobile Food Services were removed.

Section 16 Industrial District

Sexually Oriented Business were added as a Conditional Use.

Section 17 Deferred Development District

NAICS are not used in this district to avoid limiting possible future uses.

Section 18 Mining District

This district was reviewed at the September meeting with substantial revisions due to Michigan Supreme Court Decisions and will be adopted as amended.

Section 25 Conditional Use Permit

While it was not on the Agenda, Al wanted to present this section since Sexually Oriented Businesses (SOBS) were moved from the GC (General Commercial) district to the I (Industrial) district and he felt it was important to review them in context with the above ordinance revisions. Planning Commission review and City Council appeal sections were removed as they are at variance with the Zoning Enabling Act. Al desires Swimming Pool standards from the Michigan 2009 Residential Code be listed in the ordinance rather than referenced as he could not obtain them without payment.

Communication Tower standards were added to the Industrial district (5 pages). Additionally, SOBS were added to the Industrial district along with revised Dispersal Regulations, Age/Visibility restrictions, and Signage Limitations. A note is to be added each time “electrical substation” occurs in the ordinance referencing yard requirements and fencing heights.

These sections will be sent to CUPPAD as presented and amended.

I. Old Business

1. Zoning Ordinance Sub-Committee Review

The next meeting with Mike Tonkin, Bruce Houghton, Harry Weikel and Gabe Seelen will be October 24, 2017 at 4:00 P.M. in City Council chambers.

J. Correspondence – None.

K. Meeting Adjournment was unanimous upon a motion by Harry Weikel supported by Diane Gauthier at 7:25 P.M.

By: _____
Alan K. Pierce, Zoning Administrator