

Proceedings of the Ironwood Planning Commission

The Ironwood Planning Commission held three (3) Public Hearings on Wednesday, December 8, 2011 beginning at 5:30 P.M., City Commission Chambers, 2nd Floor, Municipal Memorial Building, Ironwood, Michigan.

1. Call Meeting to Order.

Chairman Wyssling called the meeting to order at 5:30 P.M.

2. Recording of the Roll.

PRESENT: Geib, Johnson, Bergman, and Chairman Wyssling.

ABSENT: Lytywniuk (excused).

3. Chairman Wyssling opened the Public Hearing at 5:31 P.M.

PUBLIC HEARING: To review and hear comments relative to a Site Plan Review Application for Agree Limited Partnership to expand (Super One Foods) located at 1480 E. Cloverland Drive (Ironwood Commons), Ironwood, MI 49938.

Chairman Wyssling reviewed the Planning Commissioner Procedure for the Public Hearing and then opened the floor to staff comments. Building Inspector/Assessor Dennis Hewitt addressed the Planning Commission regarding the request for the Site Plan Review from Agree Limited Partnership and upon receipt of this document a notice was posted of no less than 15 days as required. He further stated the application was complete for the type of project and that it was an expansion to the existing Super One Foods Store located at 1480 E. Cloverland Drive (Ironwood Commons), Ironwood, Michigan 49938 to the back of the store with the removal of the canopy.

The Planning Commission members had a few questions for staff regarding Parking and snow removal.

Mike Foley from Coleman Engineering addressed the Planning Commission stating the addition is approximately 6,400 square feet.

4. Consider comment section of Public Hearing.

There were none.

5. Consider Action on Site Plan.

Motion was made by Bergman, seconded by Geib and carried based on the recommendation of City Staff to accept the site plan as presented by Agree Limited Partnership to expand (Super One Foods) located at 1480 E. Cloverland Drive (Ironwood Commons), Ironwood, Michigan 49938.

6. Chairman Wyssling closed the Public Hearing at 5:42 P.M.
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7. Chairman Wyssling opened the Public Hearing at 5:42 P.M.

8. PUBLIC HEARING: The purpose of the Public Hearing is to hear comments relative to a Site Plan Review and Conditional Use Application for Xcel Energy to construct a new Electrical Sub Station located on South Range Road Parcel No. 2752-26-426-010, Ironwood, MI 49938.

Building Inspector/Assessor Dennis Hewitt addressed the Planning Commission stating the City of Ironwood Ordinances do not allow for barbed wire fences and would need to be addressed under conditional use.

Phillip Lysdahl, Land Rights Agent for Xcel stated the substation is only a transmission substation and part of the conditional use permit will be to eliminate the line on Luxmore and Alfred Wright and make the connection from Hurley through Ironwood along the railroad grade to the substation.

Commissioner Bergman expressed his concerns regarding the wetland issues, landscaping, and screening of trees.

9. Consider comment section of Public Hearing.

Rodney Holm of South Range Road questioned the Planning Commission regarding who would be responsible for the damage to South Range Road from the heavy equipment since South Range Road has a 5-ton limit on it. He further mentioned that the residents paid for the resurfacing of this road.

Phillip Lysdahl, Xcel Energy Representative stated they would work with the City of Ironwood to determine the legal obligation for damage to the road if it occurred. Further discussion of this matter took place.

10. Consider Action on Site Plan.

Motion was made by Bergman, seconded by Geib and carried to approve the Site Plan as presented with the following conditions that they follow the required channels for acquiring land, future screening be reviewed, legal obligations be established in case there is damage to the road, and the barbed wire fence issue be referred to the Board of Zoning and Appeals.

11. Commissioner Wyssling closed the Public Hearing at 6:15 P.M.

12. Commissioner Wyssling opened the Public Hearing at 6:15 P.M.

PUBLIC HEARING: The purpose of the Public Hearing is to hear comments relative to Ordinance No. 492, Book 4, amending the Ironwood City Code, by adding Section 25-2 Tourist-Oriented Directional Signage to Chapter 25, of the Ironwood City Code of Ordinances by fulfilling the requirements of 2004 P.A. 528 which amended 1996 P.A. 299, "An act to regulate tourist-oriented directional signs on certain rural roads and to impose certain duties upon the State Transportation Department" by amending sections 1 and 3 (MCL 247.401 and 247.403)

Building Inspector/Assessor Dennis Hewitt addressed the Planning Commission noting this ordinance is under Chapter 25 Signs and would allow for Tourist-Oriented Directional Signage.

13. Consider comment section of Public Hearing.

Bob Jacquart, CEO of the Stormy Kromer Merchantile addressed the Planning Commission stating his factory has seen an increase in traffic of factory tours of their facility. Mr. Jacquart further stated he has received letters from Representative Tom Casperson regarding the Tourist-Oriented Directional Sign (TODS) program and is requesting an ordinance be put in place to allow TODS. Once the ordinance is in place Mr. Jacquart would like to construct two (2) signs along US2 pointing to the Stormy Kromer Facility. Further comments were received.

14. Chairman Wyssling closed the Public Hearing at 6:30 P.M.

15. Chairman Wyssling called the Meeting to Order at 6:30 P.M.

16. Recording of the Roll.

PRESENT: Geib, Johnson, Bergman, and Chairman Wyssling.
ABSENT: Lytywniuk (excused).

17. Consider approval of the November 2, 2011 Regular Meeting Minutes.

Motion was made by Bergman, seconded by Geib and carried to approve the November 2, 2011 Regular Meeting Minutes with the correction to Ottawa Forest Product's name.

18. Consider approval of the Agenda.

Motion was made by Johnson, seconded by Bergman and carried to approve the Agenda as presented.

19. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

There were none.

OLD BUSINESS

20. Discuss and consider recommendation of Ordinance No. 492, Book 4, an Ordinance to regulate Tourist-Oriented Directional Signs.

Motion was made by Johnson, seconded by Geib and carried to recommend the adoption of Ordinance No. 492, Book 4, and Ordinance to regulate Tourist-Oriented Directional Signs.

21. Project Updates

Building Inspector/Assessor Dennis Hewitt addressed the Planning Commission giving them an update on The Little Pizza Shop and the Mission Skate Shop, which is now open. He further commented on Ottawa Forest Products still working on their project and El Dorado the Mexican Restaurant has still not submitted its permit to the Western U.P. Health Department.

22. Other Business.

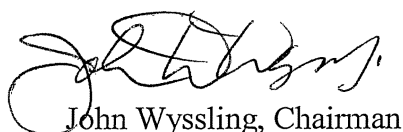
There were none.

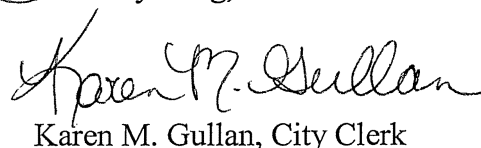
23. Citizens wishing to address the Commission on Items not on the Agenda (Three Minute Limit).

There were none.

23. Adjournment.

Motion was made by Bergman, seconded by Geib and carried to adjourn the meeting at 6:32 P.M.


John Wyssling, Chairman


Karen M. Gullan, City Clerk