



IRONWOOD

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PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION Thursday, May 6, 2021

A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, May 6, 2021 via Zoom video conferencing.

1. Call to Order: Chair Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Vacant				
Scott Bissell	X			
Stephanie Holloway	X			
Sam Davey	X			
David Andresen	X			
Nancy Korpela	X			
Joe Cayer ex-officio, non-voting member		X	X	
Mark Silver		X	X	
	5	2	Quorum	

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the April 15, 2021 Meeting Minutes:

Motion by Davey to approve the April 15, 2021 Meeting Minutes. Second by Korpela. Motion Carried 5 to 0.

4. Approval of the Agenda:

Motion by Bissell to approve the Agenda. Second by Korpela. Motion Carried 5 to 0.

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.
6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.
7. Items for Discussion and Consideration.
 - A. Public Hearing and Consideration of PC Case 2021-009 Site Plan Review for 326 W. McLeod Ave. Retail Marihuana Establishment and 1700 Iron King Road Class C Grower and Processor Marihuana Establishment.

- I. Holloway read through the public hearing procedure.

Mark Ryan presented his site plan for the retail establishment.

Bissell asked about the façade of the building and where the main entrance is located. Bissell mentioned that the parking lot entrance would be better off of Scott Ave.

Director Bergman said that the future revised plan will need to have a topographical layout of the site with drainage patterns and runoff. He mentioned the need for the snow storage calculation will need to be placed on the site plan. He would also like a photo of the existing building to be included in the next revision.

Holloway opened for public comment.

Ben Thompson 404 Silver Street stated that he was in favor of the project. He mentioned that he is in favor of moving the parking lot entrance to Scott St. He would like to see another retail location downtown as opposed to US2.

Jake Bailey 2111 S. Oakville Ave, Janesville, WI addressed the Commission as an AFL CIO union representation. He said that they have National jurisdiction for the Cannabis industry and he said that no employee would be forced to join.

Mark Ryan presented his site plan for the growing facility.

Director Bergman said that the site plan will need to include snow storage calculations. He also asked if the façade will be improved. The applicant presented what the façade will look like. Bergman asked for a time frame for the applicant to provide for the façade improvements.

Holloway opened for public comment.

Matt Rodenbeck owner of Lost Leaf LLC 732 M 37 Baldwin, MI was in full support of the project. He mentioned that he is excited to have another processor that his company can use.

- B. Public Hearing and Consideration of PC Case 2021-009 Conditional Use Hearing for 326 W. McLeod Ave Retail Marihuana Establishment and 1700 Iron King Road Class C Grower and Processor Marihuana Establishment.

- I. Holloway opened up for public comment.

No public comment was received. Holloway closed public comment.

- C. Public Hearing and Consideration of PC Case 2021-010 Site Plan Review for 220 and 260 East Cloverland Drive Convenience Store, Carwash, and Fueling Station.

- I. Holloway read the public hearing procedures.

Nate Byrom a representative of Quick Trip presented the site plan.

Director Bergman presented questions from the attached memo.

Holloway asked about the decision to have snow storage in the front of the site. Nate stated that it was designed that way to prevent car back up. Bergman asked if the snow storage would be impeding the view from the access points. Nate believed that the snow storage would go half way through the green space.

Holloway opened for public comment.

There was no public comment. Holloway closed public comment.

Bissell asked what the anticipated time for construction. Nate stated that they will begin construction in Summer of 2022

**Motion by Korpela to approve the site plan. Second by Andresen.
Motion Carried 4 to 0, with Davey abstaining.**

8. Old Business.

- A. Consideration of PC Case 2021-008 Site Plan Review for 411 E. Cloverland Drive Retail Marihuana Establishment and SE Corner of Commerce Street and Iron King Road Class C Grower Marihuana Establishment.

- I. Director Bergman discussed changes to the site plan from the memo that was presented in the agenda packet.

Bissell asked if the conditions will be completed when starting. Director Bergman said that they will be required to be completed when the establishment opens.

Motion by Bissell to approve the site plan as presented with any conditions listed. Second by Korpela. Motion Carried 5 to 0.

B. Consideration of PC Case 2021-008 Conditional Use for 411 E. Cloverland Drive Retail Marihuana Establishment and SE Corner of Commerce Street and Iron King Road Class C Grower Marihuana Establishment.

I. Director Bergman didn't have any additional conditions that weren't already on the presented site plan.

Motion by Korpela to approve the Conditional Use. Second by Davey. Motion Carried 5 to 0.

9. Other Business.

A. Director Bergman stated the next items for the next meeting.

Hollow asked if the meeting time change can be added to the next agenda.

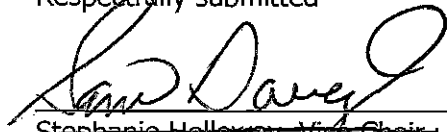
10. Next Meeting: Thursday, May 20, 2021.

11. Adjournment:

Motion by Davey to adjourn the meeting. Second by Bissell. Motion Carried 5 to 0.

Adjournment at 6:29 p.m.

Respectfully submitted



~~Stephanie Holloway, Vice-Chair~~

Sam Davey, chair



Tim Erickson, Community Development Assistant