



**IRONWOOD**  
MICHIGAN | *Find Your North*

**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, June 2, 2022**

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A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, June 2, 2022 in the City of Ironwood Memorial Building Women's Club Room.

1. Call to Order: Director Bergman called the meeting to Order at 6:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Stephanie Holloway	X			
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Anne Lawrence	X			
David Andresen ex-officio, non-voting member	X			
	<b>8</b>	<b>0</b>		

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

3. Approval of the May 5, 2022 Meeting Minutes:

**Motion by Bisell to approve the Meeting Minutes. Second by Holloway. Motion Carried 7 to 0.**

4. Approval of the Agenda:

**Motion by Silver to approve the Agenda. Second by Spence. Motion Carried 7 to 0.**

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): Brandon Midthun wanted to acknowledge that he requested also for the Class C grow license and retail extension. He would like to keep the site plans intact and approved.
6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): Ben Thompson stated that their investor dropped out of the project and he would like the license to be transferred. Bergman addressed the comment. He discussed the opportunities to have an establishment in downtown.
7. Items for Discussion and Consideration.

- A. Public Hearing – PC Case 2022-006 Site Plan Amendment QPS Holdings 100 W. Cloverland Drive.

- I. Davey read the public hearing procedures.

Bergman introduced the case.

Ankur addressed the Commission with the intended changes. Bissell asked about the other space next to the retail establishment and if it will make the building unusable for a different tenant. Silver asked about removing the left turn onto Lowell from the bay.

The Commission opened for public comment.

Al Clemens from Lowell St. stated that he doesn't see how that will work due to Ambulance usage from across the street. There are many food delivery trucks that block the streets when pulling into Mike's Restaurant. Bergman addressed the question.

Silver asked if the que is full of cars, how can they prevent cars from stacking up at Lowell St. Ankur said that the overflow could move to the front of the building. Bissell asked about the impact to the residential neighborhood. Jenkins asked about how long a car will be waiting in the que. Ankur indicated that 5 minutes would be a reasonable transaction time.

Al Clemens asked about the flow of traffic.

Brandon Midthun stated that he sees this as a significant improvement versus the original plan and will improve the flow of traffic.

Ankur stated that they could commit to monitoring the North entrance to make sure that traffic will flow. Silver said that he doesn't see that as a benefit.

**Motion by Silver to table the decision until the next meeting. Second by Jenkins. Motion Carried 7 to 0.**

B. Public Hearing – PC Case 2022-006 Conditional Use Amendment QPS Holdings 100 W. Cloverland Drive.

I. Davey opened for public hearing.

Brandon Midthun supported the conditional use amendment. Lawrence asked for conditions that have been placed on other locations.

**Motion by Jenkins to table the decision until the next meeting. Second by Bissell. Motion Carried 7 to 0**

C. PC Case 2022-003 Conditional Use for Dog Grooming Home Occupation at 210 E. Harding Ave. (Tabled from previous meeting).

I. Director Berman updated the Commission on how many home businesses are located in the City. Most of the home occupations are contractors or offices. Lawrence stated that it is set up as an identifiable business within a neighborhood. Bissell has concern with home businesses when the business districts aren't full. Bergman discussed placing conditions if the commission had concerns. Holloway would like to

**Motion by Holloway to approve with the condition of ambient temperature within 50-80 degrees Fahrenheit and 30 to 70 percent humidity with the condition of a 12-month review. Second by Silver. Motion Carried 7 to 0.**

D. Site Plan Extension for Free World Farms Class B Grow and Processor Marihuana Establishment.

I. Brandon Midthun addressed the Commission and gave an update to where they are at with construction and permits.

**Motion by Lawrence to approve the extension for 12-months. Second by Bissell. Motion Carried 7 to 0.**

E. Comprehensive Plan Implementation Status of Priority Action Items.

I. Zoning Ordinance Revision Update.

a. Director Bergman will have the public hearing in July with the City Commission upon review.

II. Strategy 4.2 Prepare a Wayfinding Master Plan.

a. No update.

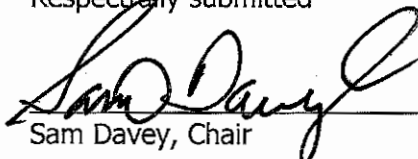
III. Downtown Development Plan and TIF Plan Project.

- a. The consultants have done three round table discussions and have had over 200 survey responses.
8. Other Business: Silver asked how the conditions of the dog grooming facility will be enforced. Bergman indicated that there may need to be an inspection but will need to be verified.
9. Next Meeting: Thursday, July 7, 2022 at the Ironwood Memorial Building Auditorium.
10. Adjournment:

**Motion by Jenkins to adjourn the meeting. Second by Silver. Motion Carried 7 to 0.**

Adjournment at 7:06 p.m.

Respectfully submitted

  
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Sam Davey, Chair

  
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Tim Erickson, Community Development Assistant