



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, May 2, 2024

A Regular Meeting of the Planning Commission was held on Thursday, May 2, 2024 in the City of Ironwood Memorial Building Women’s Club Room.

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		
Sam Davey		X	X	
Scott Bissell	X			
Vacant				
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	5	1		

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

3. Approval of the March 7, 2024 Meeting Minutes.

Motion by Bissell to approve the Meeting Minutes. Second by Spence. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Silver to approve the Agenda. Second by Bissell. Motion Carried 4 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 – PC-case 024-003: 316 Houk Rezone request.: Director Bergman presented the request.

Kyle Johnson 325 Houk St. asked about the comprehensive plan and if the City of Ironwood had plans to turn the commercial areas in Norrie to Residential. He discussed not having commercial islands like the Norrie club as a reason to keep the location zoned commercial. He is opposed to taking away the commercial property in that area. He asked if the property will be one resident or a duplex. Bergman stated that the property is proposed to be single family.

380 Aspen St. likes having a commercial establishment in that location and doesn't want to see any large residential structures built on that land.

Motion by Silver to rezone the property to R1A Residential. Second by Spence. Motion Carried 3 to 1.

Bissell talked about the baseball field which is directly adjacent to the property. The property can be rezoned back to C1 in the future. Silver mentioned that the property has been for sale for many years. There hasn't been much interest from buyers in keeping a commercial use.

B. PC Case 024-004: Right of Way vacation on Blue Jacket Street: Director Bergman presented the request.

Motion by Spence to vacate the right of way. Second by Bissell. Motion Carried 4 to 0.

C. Public Hearing – PC Case 2024-005: 1 Iron King Rd. Rezone: Director Bergman presented the request. C1 Commercial zoning isn't allowed on collector or local streets. The street classification may change during the comprehensive plan which the city is currently undertaking.

Kevin Benner 15 Newport Heights. He discussed a large amount of garbage in the facility. He is concerned that C1 could be used as a grow operation. He is in favor of a businesses at this location. Director Bergman stated that adult use marijuana is not allowed here.

Justin Elsworth Bessemer, is the owner of the building and is planning on having laser tag and airsoft at this location.

Matt Agee 7 Newport Heights likes a place for kids to hang out. He talked about the old colonial where drugs were rampant and didn't want to see that in his neighborhood.

Bissell asked if the property needs to be cleaned up prior to rezone. Bergman talked about the process of code enforcement being separate from this request. Silver asked about parking and site plan request. Site plan requests will be the next step for the property owner. The property owner had preliminary thoughts of where the parking could go on the property.

Motion by Silver to approve the Rezone request. Second by Spence. Motion Carried 4 to 0.

D. Public Hearing PC Case 2024-006: Penokee Rd. Rezone:

Mark Behrendt asked about what the plan is for the property. Thompson stated that the plan is to sell. Bissell brought up the need for sewer to be required if water is extended. Anderson talked about the unlikely scenario where water or sewer will be brought to this location. Rich talked about his pause due to it being not necessarily in compliance with comprehensive plan. Jenkins brought up the need to keep consistency with their approvals of rezones. Residential is allowed on the second story of a building in a C1 zoned property. Thompson suggested that the developer will be paying for the water and the sewer if anyone moved forward with a development. The property owner did a septic test which failed.

Motion by Spence to approve the Rezone request. Second by Jenkins. Motion Failed 2 to 2.

E. Public Hearing – PC Case 2024-007: Just Grow Special Land Use: Director Bergman clarified the process because of publication error. Sol, one of the property owners addressed the Commission. Kevin Benner 15 Newport Heights spoke in opposition with some concerns. He asked if the property is new construction and asked if there would be odor. The lot has been vacant since 1961 and much has changed over time. He isn't opposed to investment but is concerned with odor. He is worried about sight and sound barriers that used to exist on the lot. He is asking if the existing building is being torn down. Luppino is the owner of the other lot. Director Bergman talked about the odor concern and how it is controlled by state law. The property owner Price talked about being respectful to the community and that odor is not a problem won't be a problem.

Aileen Fuchs 624 Bonnie St. addressed the Commission. Director Bergman discussed mitigating site concerns.

Collene Heckethorn 22 Newport Heights is opposed to having this directly across the street and doesn't want to be the one to make complaints. She doesn't want her view to degrade.

Director Bergman recommended having more answers before moving forward.

Terry Goldworthy 24 Newport Heights asked about the water system and how they are tapping into the water system. She talked about cloudy and unusable water and the infrastructure issues. City Manager Anderson talked about some water modeling that

needs to be done. She asked about the quality and safety of the water and concerns that she has. He will bring this up to the water utility supervisor.

29 Newport Heights stated that she has a large hole in her property and that there has been testing done. Anderson discussed that testing has been done.

13 Newport Heights said that he has a water filtration system that isn't able to filter the water.

Andrea Ludtke 10729 Old County Rd. asked if the buildings will go in if the water issue isn't addressed.

Amanda Benner 15 Newport Heights asked why Bob Tervonen approved the project.

Matt Agee 7 Newport Heights talked about the people who don't smoke marijuana to be subject to the use in the neighborhood. He asked if the City gets any money from this building. Director Bergman discussed the taxing and fee structure of the marijuana industry. The property owner Sol indicated the employment amounts.

Shane Ludtke 10729 Old County Rd. asked for clarification for how the project is located on the property. He asked about controlling the traffic that is on the private road.

Justin Elsworth asked if the property will be retail or growing. Bergman discussed the differences between the different marijuana license types.

Paul 24 Newport Heights asked who the applicant is and if he can provide his address.

Bissell asked if the property will tap into the sewer. Spence asked about road usage and which route will be used. Bissell suggested paving the access road.

**Motion by Silver to table until they find out about the water supply issues.
Second by Bissell. Motion Carried 4 to 0.**

- F. Public Hearing – PC Case 2024-008: Three Twins Site Plan Revision: Director Bergman mentioned that there are no more extensions allowed with this project. Parking is not required in the downtown district. Norman the property owner discussed some of the changes and also the parking. The type of micro business is changing to have less growing operations on site.

Ben Chatterson 107 N. Lawrence talked about having no parking at the end of the street. He is concerned that the dead-end street will be congested and will restrict access to his home. The new site plan has the entrance and exit from Ayer St. instead of Lawrence. He asked about residential only parking on one side of the street. Director DiGiorgio would like to work on a solution.

116 W. Ayer asked if the parking lot will be fenced. Bergman talked about the vegetation. The resident asked for a privacy fence to be installed.

Josh mentioned that they will do whatever the City wants.

64 Bonnie asked what kind of marijuana business this is. Bergman replied with the type of business.

Andresen asked how much tax the City receives per license.

Motion by Silver to approve the Site Plan Revision subject to a fence along the east side. Second by Bissell. Motion Carried 4 to 0.

- G. Public Hearing – PC Case 2024-009: County Materials Site Plan: The applicant addressed the Commission. He mentioned that the project is temporary and done when the weather is right. He talked about why the plant is being proposed.

Brian Johnston 104 Bonnie St. asked what temporary means. There is no structure around the property but the lease is a long term lease.

Kevin Benner 15 Newport Heights asked questions that he would like to get answered. Where is the water coming from. Where does the runoff go. He discussed issues with the applicant and fines that had been imposed in other communities. He is opposed to the project and discussed compliance failures with the applicant.

Shane Ludtke asked about where the traffic will be coming from.

A Paul and Terri Goldsworthy at 24 Newport Heights brought up the water issues that have been happening.

Colleen Heckathorn at 29 Newport Heights is concerned about the air quality and getting dust and dirt on her new siding. She talked about her children having asthma and also a decrease in her property value.

Matt Agee 7 Newport Heights talked about the wildlife that will not be around.

Justin Elsworth asked about what kind of safety protocols they are proposing for address air quality issues and such. Bergman discussed dust collection as part of the system and water discharge permit that will be required with EGLE. The applicant addressed the dust concerns. His contractor is working on getting the permits for stormwater.

15 Newport Heights is concerned with air quality of the neighborhood. He mentioned that a concrete facility shouldn't be this close to a residential neighborhood. He is concerned that the value of his home will reduce. He mentioned that the roads around this location can't support this use.

A resident wants the City to figure out the water issue before making a decision.

Lisa Pertile Bonnie Road read a letter to the Commission.

Bissell discuss the toilets that are on location and the need to connect to the sewer system. Director Bergman gave advisement for legal ramifications for denying a permitted use. Bergman would like to talk to the city attorney before moving forward.

Motion by Bissell motioned to reject the site plan. Second by Silver.

Silver withdrew his second. Bissell withdrew his motion.

Motion by Bissell to table the item. Second by Silver. Motion Carried 4 to 0.

H. Brief Update on Comprehensive Plan Revision 2024: Director Bergman talked about the comp plan and moving forward.

8. Other Business: None.

9. Next Meeting: Thursday, June 6, 2024 at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

Motion by Silver to adjourn the meeting. Second by Spence. Motion carried 4 to 0.

Adjournment at 7:09 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant