



IRONWOOD
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PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, June 6, 2024

A Regular Meeting of the Planning Commission was held on Thursday, June 6, 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			
Scott Bissell	X			
Vacant				
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	6	0		

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

3. Approval of the May 2, 2024 Meeting Minutes.

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

4. Approval of the Agenda:

Motion by Jenkins 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):

Aleen Fuchs at 624 Bonnie St. asked for the Planning Commission to deny the County Materials site plan.

Colleen Fuchs at 29 Newport Heights is opposed to the County Materials site. She talked about dust particles and decrease in value to her home. Quality of life issues were considered.

Leipart at E5766 Bonnie Rd. is opposed to the County Materials plant site.

Lisa Pertile 45 Bonnie Road discussed respiratory issues with her family and that dust will exacerbate that. Noise issues were discussed.

James & Karen Gerovac at 414 Hoven Road was opposed to the County Materials site.

Kevin Benner at 15 Newport Heights has many concerns with the issues like sound. He asked for the site plan to be denied.

Gary & Peggy Cramblit at 1087 Old county Rd is opposed to the site plan.

Lewis Somero at N11421 Vanderhagen Rd. is in support of the concrete plant. He talked about the need for increased concrete supply in the city and that there is only one businesses in the region to buy concrete from.

Dan Aili is in support of the concrete plant. The materials made for the region from this concrete plant need to be considered. He asked for compromise from the residents and the developer.

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 2024-007: Just Grow Site Plan: Davey read the Public Hearing Procedures. Director Bergman gave an overview of the purpose of the public hearing and also about concerns that were addressed with the applicant. Anderson discussed the water utility usage for the Just Grow and County Materials site. He discussed a 30 gallon per minute restriction flow as a requirement for both projects. Just grow is connecting to the city sewer. Bergman went through a list of recommended conditions on the site plan. Price thanked everyone for being here.

Colleen Fuchs at 29 Newport Heights asked about the mine inspector and if he has been asked to review the plans.

Paul & Terri Goldsworthy at 24 Newport Heights asked if the developer is paying for the water.

Shane Ludtke asked about the water connection and the piling of materials where they will go. The access road easement is on his property and he doesn't authorize anything wider than that easement.

James & Karen Gerovac at 414 Hoven Rd. asked about the reason for the location of the building so close to residential district.

501 N. Curry asked about where the deliveries will go.

Colleen Fuchs at 29 Newport Heights talked about crime on the location. Price said that armed security is a requirement per the state.

Kevin Benner at 15 Newport Heights talked about the water required for the plan.

Davey closed the public hearing.

Motion by Jenkins to table. Second by Spence. Motion rescinded by Jenkins.

Spence asked if the water capacity is adequate for both projects. Anderson and Tervonen stated that the capacity.

Jenkins asked if the City is at risk. Attorney Dean couldn't answer general questions except that the water issue isn't an issue. Spence asked for a more comprehensive flow test that lasts over two weeks. Anderson discussed how they tested the previously and also about the waterflow issues.

Motion by Bissell to approve the site plan with the conditions stated in the memo. Second by Silver. Motion Carried 5 to 0.

Spence asked about the other grow facilities that have been approved. He asked about truck backup noise. Jenkins asked about rainwater. Bergman indicated that a culvert is part of the conditions.

- B. PC-Case 2024-007: Just Grow Special Land Use (Tabled from previous meeting):

Motion by Jenkins to approve with the recommended conditions in the memo. Second by Bissell. Motion Carried 5 to 0.

- C. PC Case 2024-009: County Materials Site Plan (Tabled from previous meeting): Director Bergman read the memo with potential conditions. The applicant did test the truck noise and the noise is well under the decibel level. Bergman stated that the noise ordinance can be enforced if the applicant doesn't meet the requirements.

Motion by Silver to approve site plan with proposed conditions. Second None.

Motion by Jenkins to table. Second by Bissell. Jenkins withdrew his motion.

Bissell mentioned that the site plan needs to require sewer. Attorney Dean stated that is not the case. Bissell argued that if the plant was more permanent, he would be okay. Attorney Dean and Anderson addressed Bissell's question about requiring sewer. Egle and the Western UP Health Department were consulted about requiring sewer. Davey asked the applicant why they liked this site. The applicant addressed the question. Davey asked the applicant about dust control and the applicant addressed them.

Bissell asked about the age of the proposed plant. The applicant said that it will be brand new state of the art plant. The applicant talked about the filtering process and also about the porta potty. Every location that County Materials owns has a porta potty. Jenkins asked about the noise ordinance and how does enforcement work. Bergman talked about how the police will detect and enforce noise. Jenkins asked about the paving of the access road and if that could be a condition. Spence asked about the concerns of the neighbors. Bergman talked about comprehensive plan and future land use map and how that works with the zoning ordinance and zoning map. The current zoning is consistent with the comprehensive plan and future land use map. Spence asked if it was possible to pull in to load the cement mixers instead of backing them up to load. The applicant stated that it wasn't possible except that the truck will be facing the east instead of toward the residences. Jenkins asked if the city is liable if approved. Attorney Dean stated that the city is not liable if approved but is liable if a permitted use is not approved. Site plan conditions were discussed to address the concerns of the residents.

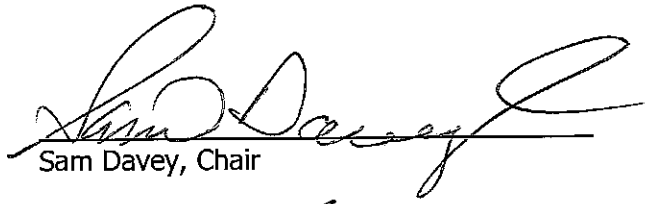
Motion by Silver to approve with the stated conditions in the memo along with requiring the access road to be black topped. Second Jenkins. Motion Carried 3 to 2.

- D. 2024 Comprehensive Plan – Presentation from Kevin Clark of HKGI: Kevin presented his presentation. The Planning Commission discussed the need to fund an industrial park and to figure out the best location as to mitigate conflicting problems with other districts. Giving opportunity for the public to provide input was discussed. Sports and opportunities for kids was discussed.
- 8. Other Business: Silver brought up the need to add planning commissioners.
- 9. Next Meeting: Thursday, July 11, 2024 at 5:00 p.m. at the Ironwood Memorial Building.
- 10. Adjournment.

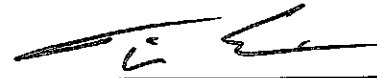
Motion by Silver to adjourn the meeting. Second by Spence. Motion carried 4 to 0.

Adjournment at 8:17 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant