



213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Meeting Agenda

1. Call to Order
2. Recording of the Roll
3. Approval of the January 2, 2013 Meeting Minutes
4. Approval of the Agenda
5. Citizens wishing to address the Commission regarding Items on the Agenda (Three-minute limit)
6. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit)
7. Items for Discussion and Consideration
 - a. Vote on 2013 Goals
 - b. Garage Sale Ordinance
 - c. Outdoor Storage Zoning Amendment
 - d. Sidewalk on south side of US 2
8. Project Updates
9. Other Business
10. Next Meeting: April 3, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday January 02, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, January 02, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Assistant Chair Bergman called the meeting to Order at 5:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob	X			
Cayer, Joseph Sr.	X			
Davey, Sam		X	X	
Geib, Courtland	X			
Lemke, Joseph		X		X
Johnson, Leroy	X			
Semo, Rick, ex-officio, non voting member	X			

Also present: Public Safety Director, Andrew Digorgio, Community Development Director Michael J.D. Brown and Phil Martel (community member).

3. Approval of Minutes:

Motion by Geib to accept the meeting minutes of December 5, 2012. Second by Burchell. Motion Carried 5 - 0.

4. Approval of the Agenda:

Motion by Burchell to accept the Agenda. Second by Johnson. Motion Carried 5 - 0.

5. Annual Nomination and Election of Planning Commission Chair and Vice-Chair:

Motion by Johnson to elect Thomas Bergman as the next Chairman of the Planning Commission. Second by Burchell. Motion carried 5 - 0.

Roll Call:

MEMBER	YES	NO	ABSTAIN	ABSENT
Bergman, Thomas	X			
Burchell, Bob	X			
Cayer, Joseph, Sr.	X			
Davey, Sam		X		X
Geib, Courtland	X			
Lemke, Joseph		X		X
Johnson, Leroy	X			

Motion by Bergman to elect Bob Burchell as Co-Chair of the Planning Commission. Second by Johnson. Motion Carried 5 / 0.

Roll Call:

MEMBER	YES	NO	ABSTAIN	ABSENT
Bergman, Thomas	X			
Burchell, Bob	X			
Cayer, Joseph, Sr.	X			
Davey, Sam		X		X
Geib, Courtland	X			
Lemke, Joseph		X		X
Johnson, Leroy	X			

6. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit):

None

7. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit):

None

8. Items for Discussion and Consideration:

a. Medical Marijuana

Director of Public Safety, Police, Andrew Digorgio spoke and recommended that the Planning Commission not make an ordinance regarding marijuana at this time. His thoughts were that if we make an ordinance at this time, it will be changed numerous times after the Michigan State Supreme Court reviews it.

Motion made by Geib to table this item for a term of 6 months, then review this again with staff. Second by Burchell. Motion carried 5 - 0.

b. 2013 Goals:

See attached document. Recommended that the goals be passed on to those not in attendance at this meeting.

This Committee would like to see more interaction with the other committees.

More training for the Planning Commission Board Members.

Review Zoning Boards of Appeals (ZBA) process.

Investigate the State of Michigan place-making initiatives and evaluation of how this committee may use them in future planning.

9. Project Updates:

None to report

10. Other Business:

Send card to John Wyssling thanking him for his dedication of more than 20 plus years on the Planning Commission.

11. Next Meeting:

February 06, 2013, 5:30 p.m.

12. Adjournment:

Motion by Geib to adjourn the meeting. Second by Johnson. Motion Carried 5 - 0. Adjournment at 7:36 p.m.

Respectfully submitted

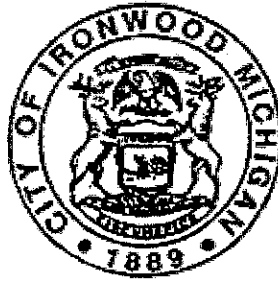
Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



GOALS – PLANNING COMMISSION
As discussed at the meeting on Wednesday, January 02, 2013

1. Update the City's Comprehensive Plan.
2. More interaction with other committees.
3. US2 Corridor improvement plan.
4. Training for Planning Commission Members.
5. Review Zoning Board (ZBA) appeals process
6. Investigate the State of Michigan place-making initiatives and evaluate how we can use this.



MEMO

To: Chair Bergman and Planning Commission Members
From: Michael J. D. Brown, Community Development Director
Date: February 27, 2013
Re: Garage Sale Ordinance

It has been brought to staff's attention by the City Code Enforcement Officer that there have been issues in the past with properties having season long garage sales. There are a couple of issues with this. One is residential properties are not permitted to engage in retail sales; if there is always items for sale on a regular basis this would be considered retail sales and other laws apply such as sales tax requirements. Another issue is that staff believes this is a form of blight when items for sale are left out for multiple days, weeks and even months in a row in front yards and driveways. Staff is proposing to amend the Blight Ordinance to limit the number and length of garage sales in the City to eliminate these concerns. Staff has researched other communities and has found various forms of ordinance language. Some communities have multiple page ordinances on the matter, while others have less than half a page. Staff is currently proposing to limit garage sales to two (2) events per calendar year with each event a maximum of four (4) consecutive days in length. While this proposal is not a zoning text amendment staff thought it was important to gather your thoughts and recommendations. Revisions to the Blight Ordinance are the responsibility of the City Commission. Enforcement would be on a complaint basis as are most ordinances within the City.



MEMO

To: Chair Bergman and Planning Commission Members
From: Michael J. D. Brown, Community Development Director
Date: February 27, 2013
Re: Outdoor Storage

Staff has recently been approached by a new business looking to locate in the City; part of its operations includes outdoor storage of materials in the industrial district.

Section 34-175(2)(a) *Use Requirements* of City code states:

"Activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors, provided that when within one hundred (100) feet of any other district, all storage shall be in a completely enclosed building or shall be effectively screened by a wall, fence or earth berm, which wall, fence or earth berm shall in no case be lower than the enclosed storage."

Outdoor storage is currently permitted per the ordinance; however, there are a couple of issues with the language. One issue is outdoor storage is not defined, which leads to the second issue. The materials the potential business wishes to store outdoors conflicts with other sections of City code, essentially prohibiting the businesses outdoor storage. Therefore, in order to be business friendly, staff is proposing to amend the zoning ordinance to permit outdoor storage as a conditional use and define outdoor storage so that there are no conflicts with other sections of City code; this would also give the City more control over where and how outdoor storage is stored and placed on a site. Staff would like the Commission to discuss this concept and provide direction. Staff would also review the other commercial districts regarding outdoor storage and suggest language amendments as necessary for the Commissions review.

As a reminder, in order to amend the ordinance, a public hearing is required at the Planning Commission and ultimately approval by the City Commission based on the Planning Commission's recommendation.



MEMO

To: Chair Bergman and Planning Commission Members
From: Michael J. D. Brown, Community Development Director
Date: February 27, 2013
Re: US 2 South Side Sidewalk

As previously discussed, the Michigan Department of Transportation (MDOT) will be doing a complete reconstruct of US 2 in 2014/2015. As part of that plan they will be installing a five foot sidewalk along the north side of the highway. MDOT has indicated it will remove and replace existing sidewalk on the south side of the highway as part of the project; however, the cost of this portion of the project will be the responsibility of the City as well as future maintenance. Staff would like a recommendation from the Commission to the City Commission on whether or not existing sidewalk should be replaced or not.