



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

*Planning Commission Meeting Agenda*

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1. Call to Order
2. Recording of the Roll
3. Approval of the March 6, 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. Review 2013 Goals
  - b. Outdoor Storage Zoning Amendment
  - c. Zoning Ordinance Amendments
8. Project Updates
9. Other Business
10. Next Meeting: May 1, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission  
Wednesday March 6, 2013**

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A Regular Meeting of the Planning Commission was held on Wednesday, March 6, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

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		X
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non voting member	X			

Also present: Community Development Director Michael J.D. Brown.

3. Approval of Minutes:

**Motion** by Geib to accept the meeting minutes of January 2, 2012 with a correction to #5, that Courtland Geib made the motion to elect Thomas Bergman. **Second** by Burchell. **Motion Carried 7 – 0 with instructions to Coon to correct Motion #5 to reflect that Geib made the motion.**

4. Approval of the Agenda:

**Motion** by Davey to accept the Agenda. **Second** by Geib. **Motion Carried 7 - 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. Vote on 2013 Goals:

The attached items were stickered and the priorities came out as follows:

1. Comprehensive Plan – 7 votes
2. US2 Corridor Improvement Plan – 6 votes
3. Investigate MI Place Making Initiative – 4 votes
4. More interaction between other committees – 3 votes
5. Training for Commission – 1 votes
6. Review Zoning Board of Appeals Process – None

Director Brown to bring these results back to the next meeting.

b. Garage Sale Ordinance:

Jason Alonen, Code Enforcement Officer, brought this to Director Brown's attention. The issue is the 'perpetual ongoing garage sales'. The garage sale ordinance would be enforced on a 'complaint' only basis. It would be incorporated into the blight ordinance approved by the City Commission.

Discussion was had amongst the commission members and it was decided that Director Brown would write the ordinance, specifically setting out the days and times for the sales as well as the number of events (ex. one in spring, one in fall season).

c. Outdoor Storage Zoning Amendment: Director Brown explained that he was approached by a business from Ashland about outdoor storage in the Industrial District. This business's outdoor storage product/material is in conflict with the current Code.

Director Brown suggests making this a conditional use so that this would have to proceed to the Planning Commission. Cayer asked what the materials are that this business wants to store and Director Brown stated that this is an anonymous request at this time. If this group makes this a conditional use permit, it can set conditions with an approval.

The Commission suggested that Director Brown draft zoning amendment language as this proceeds and bring this back to the Commission for their approval. Once the language is acceptable, then a public hearing could be scheduled. Once public hearing time is complete, this would go to the City Commission for approval. This item is tabled until draft zoning amendment language is presented.

8. Sidewalk on south side of US 2: There is existing sidewalk on the south side. MDOT will replace the sidewalk on the South side IF the City pays for the replacement. Director Brown stated that Parks and Recreation committee voted 4 – 1 to not reinstall the south sidewalk. Parks and Recreation, however, wanted the north side to be maintained all its length. Director Brown stated there will be a public meeting at the end of March, so that the preliminary plans can be shown and questions answered.

**Motion** by Davey recommends not to replace the South Sidewalk but to maintain the North Sidewalk at all times if possible. **Second** by Cayer. **Motion Carried 7-0.**

9. Project Updates:

The budget process has begun. Semo stated that he would like to see the Comprehensive Plan prepared over the next two years. Semo also wanted to know what it might cost to put together such Plan. Director Brown said that on the high end, \$75,000 and \$20,000 to \$25,000 on the low end.

10. Other Business:

Geib commented to the group what a wonderful Community Planning Seminar in Bessemer February 26, 2013 was. He appreciates the City allocating the money for this. The commission members that attended concurred.

Geib stated that on March 18, 2013 at 1:00 p.m. there will be a discussion at the Gogebic Community College with Ken Straus on putting possible windmills on Mt. Zion. He has a radical idea for improvement of a horizontal windmill.

Bergman commented that he has a prior commitment next meeting so will be absent.

11. Next Meeting:

April 3, 2013, 5:30 p.m.

12. Adjournment:

**Motion** by Cayer to adjourn the meeting. **Second** by Johnson. **Motion Carried 7 - 0.**

Adjournment at 7:36 p.m.

Respectfully submitted

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Thomas Bergman, Chairman

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Kim M. Coon, Community Development Assistant

## **GOALS – PLANNING COMMISSION**

**As discussed at the meeting on Wednesday, January 02 & March 6, 2013**

1. Comprehensive Plan – 7 votes
2. US2 Corridor Improvement Plan – 6 votes
3. Investigate MI Place Making Initiative – 4 votes
4. More interaction between other committees – 3 votes
5. Training for Commission – 1 votes
6. Review Zoning Board of Appeals Process – None



## MEMO

**To:** Chair Bergman and Planning Commission Members

**From:** Michael J. D. Brown, Community Development Director

**Date:** March 27, 2013

**Re:** Outdoor Storage

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At the March 6, 2013 meeting the Commission discussed the concept of creating a conditional use for outdoor storage. Below are suggestions for that concept. The Commission should discuss and provide staff direction to move forward. At that point the City Attorney will be asked to review the proposed changes.

Sec. 34-173. - Permitted uses by conditional use permit.

The following uses may be permitted in the I industrial district under the provisions of article IV of this chapter, with plans and specifications submitted for article IX of this chapter in accordance with all provisions:

- (1) Log yards (sorting and/or storage);
- (2) Stone cutting and monuments;
- (3) Building supply and equipment stores and yards;
- (4) Storage facilities/units.

(5) Outdoor Storage, which shall be defined as materials, products or goods stored outdoors on site which are associated with and accessory to the principle use.

(6) Outdoor Use, which shall be defined as any service/processing areas or any use that is not fully enclosed within a building on site which is associated with and accessory to the principle use.

Sec. 34-175. - Permit, use and site development requirements.

(2) *Use requirements:*

a. Activities in this district shall be carried on in completely enclosed buildings except as permitted as a conditional use. 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.

**Comment [MJDB1]:** Some of the other CU's could be eliminated as they would fit under Outdoor Storage/Use. Something to consider.



## MEMO

**To:** Chair Bergman and Planning Commission Members

**From:** Michael J. D. Brown, Community Development Director

**Date:** March 27, 2013

**Re:** Zoning Ordinance Amendments

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I have been reviewing sections of the Zoning Ordinance in regards to specific statutory requirements and have found that the Zoning Ordinance lacks sections on some requirements. While the basic requirements of how to process a zoning amendment are identified in the statute, no section exists within the Zoning Ordinance. This is a concern because while the statute sets minimum requirements such as notice requirements and who approves a request, it doesn't set objective standards that can be applied in when it is appropriate to rezone property. For example, if a rezoning request is submitted, there is nothing in the Zoning Ordinance that discusses standards for which to grant a rezoning. If the Planning Commission and City Commission were to deny a rezoning request, it could be challenged in court and because of the lack of standards in the Zoning Ordinance; the courts could very well side with the rezoning applicant.

I plan to work with the City Attorney to bring back Zoning Text Amendments to the Commission for review to address these types of situation. As the area develops with the anticipation of the mines opening, the City can expect to see a flood of development and zoning requests, and if its ordinances aren't properly written, the City may not have as much control over how the area develops as it would like.