



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 April 3, 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. Public Hearing and Consideration of PC Case 2013-001 Dalbeck Rezoning
    - i. Open Public Hearing
    - ii. Staff Report
    - iii. Applicant Testimony
    - iv. Public Comment
    - v. Close Public Hearing
    - vi. Discuss and Consider Action
  - b. Public Hearing and Consideration of PC Case 2013-002 Xcel Energy Rezoning
    - i. Open Public Hearing
    - ii. Staff Report
    - iii. Applicant Testimony
    - iv. Public Comment
    - v. Close Public Hearing
    - vi. Discuss and Consider Action
  - c. Outdoor Storage Zoning Amendment
8. Project Updates
9. Other Business
10. Next Meeting: June 5, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission  
Wednesday April 3, 2013**

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A Regular Meeting of the Planning Commission was held on Wednesday, April 3, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Director Brown 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	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		X

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

3. Approval of Minutes:

**Motion** by Davey to accept the meeting minutes of March 3, 2012 with a correction to #10, from Straus to Traska. **Second** by Cayer. **Motion Carried 5 to 0**

4. Approval of the Agenda:

**Motion** by Davey to accept the Agenda. **Second** by Johnston. **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: Director Brown revisited the 2013 Goals.

a. Review 2013 Goals that this Committee discussed last month:

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

**Motion** by Cayer to accept the 2013 Goals as listed. **Second** by Johnson; **Motion Carried 5-0.**

b. Outdoor Storage: Director Brown reviewed this project which was broached last month with the committee. Screening of outdoor storage must be done; whether fencing or berms. Johnston asked if they needed a site plan, which Director Brown acknowledged. They must submit a site plan, specifying what the business is going to store, how they will mitigate the views. The items being stored outside must be ancillary to the main business. These are permitted but must go through the conditional use approval. Director Brown would work with the City of Ironwood Attorney and work on the wording; then go to public hearing, then on to the City Commission. Screening, fencing, berms, and distance from property lines, and depending on what the material is, must be covered. Cayer stated to have Director Brown revise this Ordinance and bring it back to the Commission. If the business needs this further, the Commission can hold a special meeting.

c. Zoning Ordinance Amendments: Director Brown commented that a rezoning request came in and you'll be seeing this at May's meeting. The Zoning Ordinance lacks sections on some requirements. Director Brown will bring back some items for consideration by the Committee and will work with the City of Ironwood Attorney on the structure.

8. Project Updates:

a. Director Brown submitted his budget for the Comprehensive Plan in the amount of \$75,000. Talks will begin soon with the City of Ironwood Commission. This program ranked very high. Davey stated that this planning may have to be split over two years. Next November is an election and if there would be all new members, they could only fund one year, and the second year could be out.

9. Other Business:

a. Davey stated that the DNR approved the grant for non-motorized vehicles.

10. Next Meeting:

May 1, 2013, 5:30 p.m.

11. Adjournment:

**Motion** by Davey to adjourn the meeting. **Second** by Geib. **Motion Carried 5 - 0.**

Adjournment at 6:05 p.m.

Respectfully submitted

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Thomas Bergman, Chairman

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Kim M. Coon, Community Development Assistant



## MEMO

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

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

**Date:** April 24, 2013

**Meeting Date:** May 1, 2013

**Re:** 2013-001 Dalbeck Rezoning Request

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### Request

Before the Commission is a rezoning request from George Dalbeck to rezone his property from R-1 Single Family Residential District to R-3 Rural Residential District for the purpose of erecting a shop/barn to work on his logging equipment/trucks and to house a few horses. The surrounding properties are zoned R-1 and are residential uses or wooded/open space land. There is no other R-3 zoning in this area of town; the south/south eastern portion of town is zoned R-3.

### Comprehensive Plan

The Comprehensive Plan amendment of 2000 identifies this area as Medium Density Residential which is intended for single and two family residential uses as the primary uses which aligns with the City's R-1 and R-2 zoning districts. The proposed R-3 zoning aligns more with the Low Density Residential area discussed in the Comprehensive Plan which is proposed for the south/south eastern portion of the City.

### Analysis & Background

As background to this request Mr. Dalbeck met with City staff on November 30, 2012 to discuss his desire to erect a structure that exceeded the maximum size for accessory structures for the R-1 zoning. Staff recommended he apply for a variance. On March 18, 2013 Mr. Dalbeck met with City staff again and decided to request a rezoning of his property from R-1 to R-3 in order to allow for the larger accessory structure and to add some horses to his property.

During the review of his rezoning request staff identified a couple of issues with his request. If the property was rezoned to R-3 Section 34-95(5) of the Zoning Ordinance requires the minimum residential front lot line shall be 330 feet in length; based on his current ownership of land he does not meet this requirement. Another issue that arose was the definition of an accessory building. Per the Zoning Ordinance an Accessory Building *means a subordinate building or structure on the same lot with the main building, or a portion of the main building, occupied or devoted exclusively to an accessory use.* The property owned by Mr. Dalbeck doesn't have a main building on it. Staff discussed these issues with Mr. Dalbeck on April 2, 2013. Mr. Dalbeck indicated his fiancé owns two adjacent properties north of his property adjacent Bonnie Road. Staff indicated that if Mr. Dalbeck's name was placed on the deed of those additional properties these two issues would be eliminated and he would be able to erect his accessory building if granted the R-3 zoning. On April 3, 2013 Mr. Dalbeck emailed staff and indicated he will have his name added to the deeds for the additional properties. Once all properties are in Mr. Dalbeck's name they act as one lot and therefore will comply with the R-3 zoning regulations in order to access the rezoned property from Bonnie Road. Mr. Dalbeck's current plan (attached) shows access from Iron King Road which would not comply with the 330 foot frontage requirement.

The Planning Commission should discuss whether the rezoning is consistent with the Comprehensive Plan. Two possible motions have been provided below.

### **Suggested Recommendations**

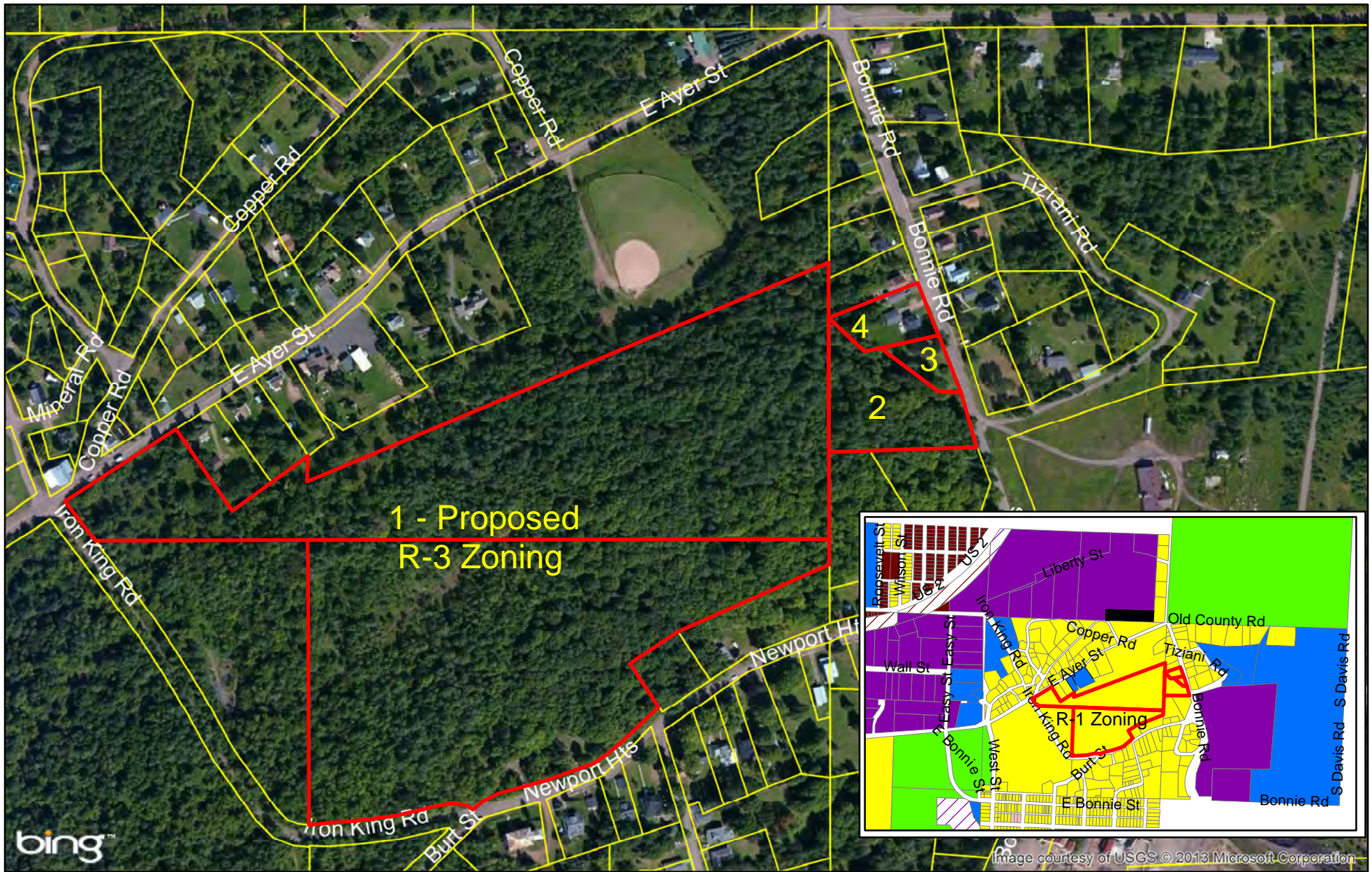
#### ***Option 1 is for Approval:***

***To recommend to the City Commission approval of PC Case 2013-001 to Rezone Mr. Dalbeck's property, identified as Parcel's 52-24-101-010 and 52-24-176-040 from R-1 to R-3.***

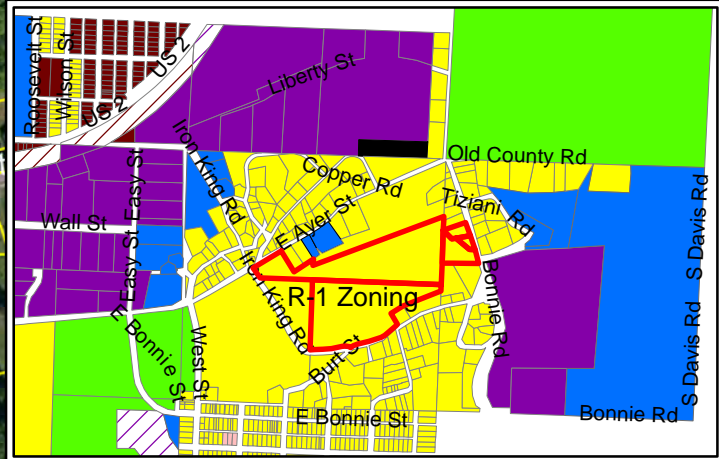
#### ***Option 2 is for Denial:***

***To recommend to the City Commission denial of PC Case 2013-001 to Rezone Mr. Dalbeck's property, identified as Parcel's 52-24-101-010 and 52-24-176-040 from R-1 to R-3.***



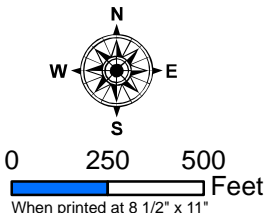


1 - Proposed  
R-3 Zoning



bing™

Image courtesy of USGS © 2013 Microsoft Corporation



# PC Case 2013-001 Dalbeck Rezoning

Wednesday, April 24, 2013

### Legend

- 1 = Dalbeck Property PIN#s 52-24-101-010 & 52-24-176-040
- 2 = Dalbeck Property PIN# 52-24-201-090
- 3 = Dalbeck Fiance Property PIN# 52-24-201-070
- 4 = Dalbeck Fiance Property PIN# 52-24-201-060

The information contained in this map is for reference purposes only. The City of Ironwood is not responsible for the accuracy of the data.



PREPARED FOR:

GEORGE DALBECK  
207 BONNIE STREET  
IRONWOOD, MI.

**PLAT OF SURVEY**

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER  
SECTION 24, TOWNSHIP 47 NORTH, RANGE 47 WEST,  
CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN.

**SURVEY DESCRIPTION  
PARCEL "A"**

ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 24, TOWNSHIP 47 NORTH, RANGE 47 WEST, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 24; THENCE ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 24, S 00°14'37" E A DISTANCE OF 648.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 24, S 00°14'37" E A DISTANCE OF 676.50 FEET TO THE CENTER NORTH ONE-SIXTEENTH CORNER OF SECTION 24; THENCE ALONG THE NORTH ONE-SIXTEENTH LINE OF SECTION 24, S 89°57'47" W A DISTANCE OF 1912.08 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF IRON KING STREET; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF IRON KING STREET, N 39°00'25" W A DISTANCE OF 100.27 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF AYER STREET; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF AYER STREET, N 57°35'50" E A DISTANCE OF 72.66 FEET; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF AYER STREET, N 57°07'04" E A DISTANCE OF 252.44 FEET TO THE NORTHWEST CORNER OF LOT 1 OF ASSessor'S PLAT NUMBER 18; THENCE ALONG THE WESTERLY LINE OF LOT 1, S 35°52'56" E A DISTANCE OF 258.00 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE ALONG THE SOUTHERLY LINE OF LOT 1, 2 AND 3, N 54°07'04" E A DISTANCE OF 263.38 FEET TO THE WEST ONE-SIXTEENTH LINE OF SECTION 24; THENCE ALONG THE WEST ONE-SIXTEENTH LINE, S 00°15'07" E A DISTANCE OF 66.03 FEET; THENCE N 67°54'44" E A DISTANCE OF 1441.62 FEET TO THE POINT OF BEGINNING.

PARCEL SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY, EASEMENTS AND PRIOR GRANTS OF RECORD OR FACT.

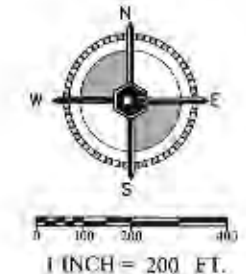
**SURVEY DESCRIPTION  
PARCEL "B"**

ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 24, TOWNSHIP 47 NORTH, RANGE 47 WEST, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 24; THENCE ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 24, S 00°14'37" E A DISTANCE OF 1325.10 FEET TO THE CENTER NORTH ONE-SIXTEENTH CORNER OF SECTION 24; THENCE ALONG THE NORTH ONE-SIXTEENTH LINE OF SECTION 24, S 89°57'47" W A DISTANCE OF 1912.08 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF IRON KING STREET; THENCE CONTINUING ALONG THE NORTH ONE-SIXTEENTH LINE, S 89°57'47" W A DISTANCE OF 77.17 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF IRON KING STREET, BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH ONE-SIXTEENTH LINE, S 89°57'47" W A DISTANCE OF 108.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF AYER STREET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF AYER STREET, N 57°35'50" E A DISTANCE OF 85.22 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF IRON KING STREET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF IRON KING STREET, S 39°00'25" E A DISTANCE OF 88.68 FEET TO THE POINT OF BEGINNING.

PARCEL SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY, EASEMENTS AND PRIOR GRANTS OF RECORD OR FACT.



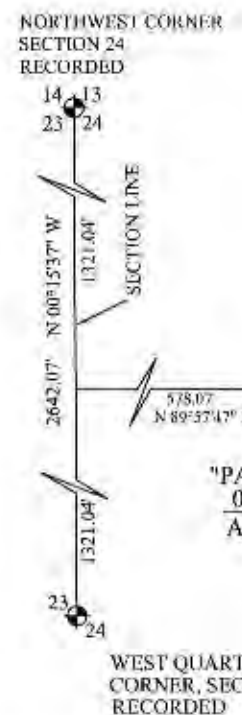
BEARINGS BASED ON:  
NORTH-SOUTH QUARTER LINE OF SECTION 24  
BEING S 00°14'37" E



**CERTIFICATE OF SURVEY**  
I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED THEREIN IS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.  
RONALD K. JACOBSON, P.S. NO. 4667 12/11/2012

- LEGEND**
- 1 ALL DIMENSIONS ARE IN FEET
  - 2 ( ) = RECORDED DATA
  - 3 ● = SET 5/8" REBAR, UNLESS OTHERWISE NOTED.
  - 4 ○ = FOUND REBAR IN CONCRETE MONUMENT.
  - 5 ⊙ = FOUND REBAR WITH YELLOW CAP.

LINE	BEARING	DISTANCE
L-1	S 00°15'07" E	66.03'
L-2	N 39°00'25" W	100.27'
L-3	S 39°00'25" E	58.68'
L-4	S 89°57'47" W	108.89'
L-5	N 57°35'50" E	85.22'
L-6	N 57°35'50" E	72.66'
L-7	S 89°57'47" W	77.17'



**COLEMAN ENGINEERING COMPANY**  
ENGINEERING-SURVEYING-GEOTECHNICAL  
200 East Ayer Street  
Ironwood, MI 49906  
Phone: (906) 832-5388  
Fax: (906) 932-8218  
www.coleman-engineering.com

DATE: 12-11-2012  
DRAWN BY: M MCPHERSON

JOB # SI-12380  
© 2012 BY COLEMAN ENGINEERING COMPANY



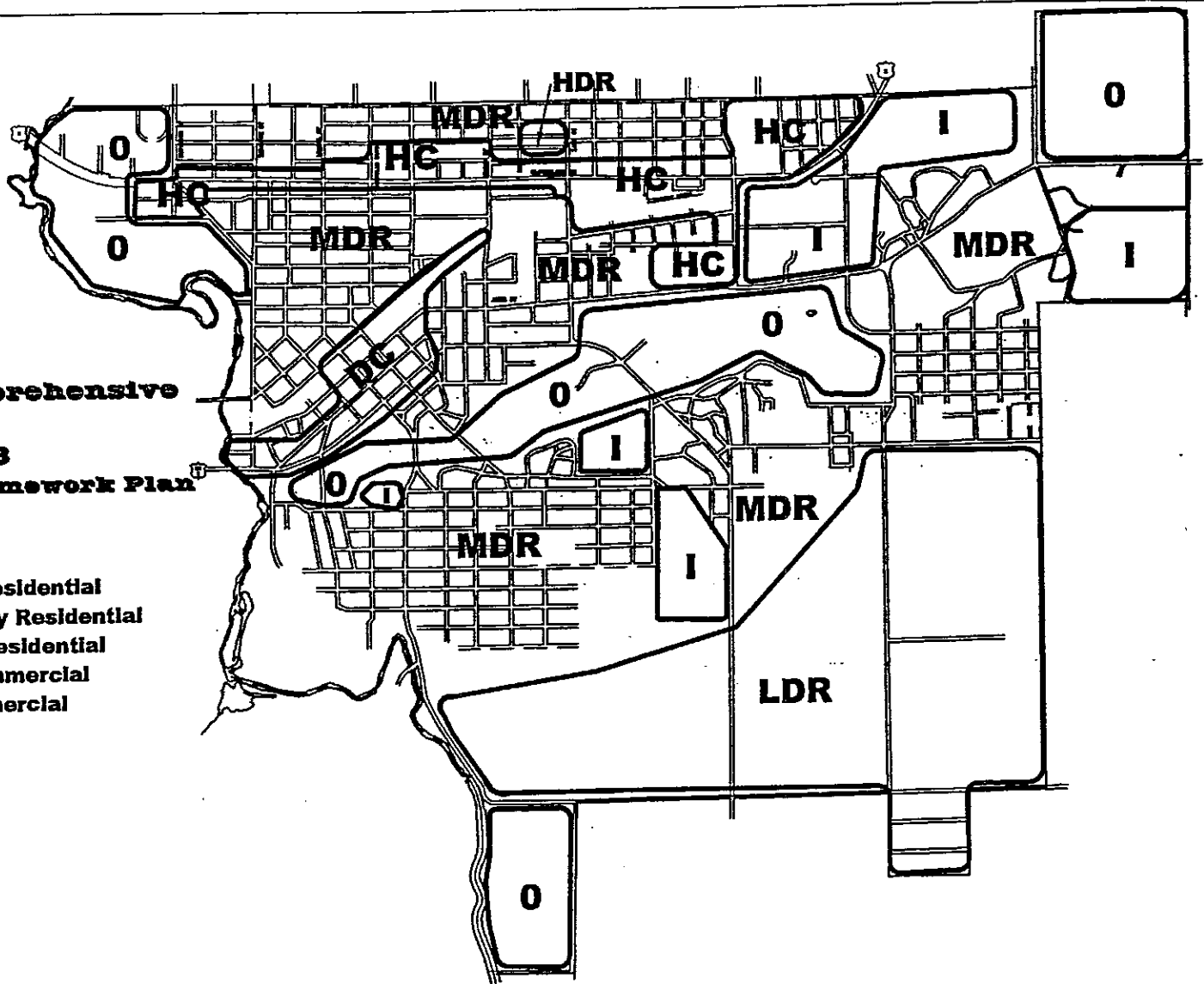
**Ironwood Comprehensive  
Plan  
Fig. 3-3  
Development Framework Plan**

, 2000

- LDR - Low Density Residential**
- MDR - Medium Density Residential**
- HDR - High Density Residential**
- DC - Downtown Commercial**
- HC - Highway Commercial**
- I - Industrial**
- O - Open Space**

Revision Date: \_\_\_\_\_ By: \_\_\_\_\_


Scale: 1" = 1/2 Mile  
North Arrow



4-27-13

**Michael J. D. Brown**  
**Community Development Director**  
**City of Ironwood**

**CC:**

**City Commissioners:**

**Kim Cocoran**

**Rick Semo**

**Brandon Tauer**

**Joseph P. Cayer**

**Monie Shackelford**

**Dear Sir,**

**In response to your letter dated 4-8-13 regarding rezoning said parcels of land from R-1 to R3, I strongly object to creating a rural zone within the city limits. I have the following concerns.**

- 1. I am sure it will have a negative effect on my property value.**
- 2. There will be odor from animals. [ Dung]**
- 3. There will be noise from equipment early morning and late evening.  
[ logging trucks etc.]**
- 4. There will be blight from spare equipment and parts.**
- 5. There will be iron ore dust from logging trucks**

**The Industrial park has room for the logging operation----trucks,equipment, ect.  
Horses can be boarded on a farm.**

**We live in a high concentration residential area, not a a rural area . There are families and families with children that live in close proximity to said rezoning area.**

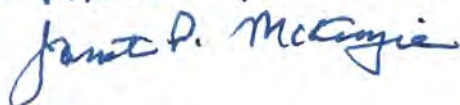
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**Thank You**



**JAMES J. MCKENZIE, 112 BONNIE Rd.**



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*Grant Barto*  
*515 E. Birch St.*  
*Ironwood, MI*  
*49938*

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*Bridgett Basso*  
919 E. Ager St.  
Ironwood, -Mi.

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*Debra Wallberg*  
*933 E. Ayer St.*  
*Ironwood, Mi 49938*



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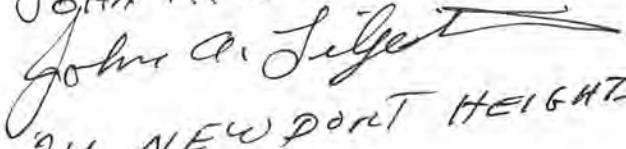
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**JOHN A. LILJESTROM**  
  
**24 NEWPORT HEIGHTS**

4-27-13

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*He L Chelavski*

*230 Tiziani Ln.*

*Ironwood, MI, 49938*

4-27-13

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**Thank You**

*Gold Cady* 15 Newport Hgts  
*Marlene F. Cady* 15 - Newport Hgts., Ironwood, Mich.

4-27-13

**Michael J. D. Brown**  
**Community Development Director**  
**City of Ironwood**

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**Rick Semo**

**Brandon Tauer**

**Joseph P. Cayer**

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*David L. Liljestrom*

*23 Newport Heights*

*John Liljestrom*



4-27-13

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406 Haven Rd Nicole Minkin-McRae + 

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*Dennis C. Duprane*  
*Heidi J. Duprane*  
*200 Bourne Rd*  
*lwd*

*4/27/2013*  
*7/27/2013*

4-27-13

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*Joseph D. Brown*  
33 New Port HTS.

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*Dan Kauppi 30 Newport HTS S. Rd*  
*Donna Kauppi 30 Newport HTS S. Rd.*

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*Brandon Tauer*

*Michael J. D. Brown*

*4 Newport Heights*



4-27-13

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*Michelle J. Trui*  
*Guy Trui*

*1 Newport Heights*

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*Shawna Colleen Idekathana*

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*Judith Hebert  
27 Newport Hts*

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*Janet D. Trumbull*  
*Janet D. Trumbull*

210 BONNIE RD 27 APR 2013

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*Robert Larson*  
9 Newport HYS

*Robert Larson*

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*Janice Hanley*

*11 Newport HTS  
Ironwood*

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*Mike & Donna Cantos*  
*37 Newport Hwy. R. 50*  
*Ironwood, Mi.*  
*49938*

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*Rob Benjamin*  
100 Bonnie RD

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*Donald J. Castillo*  
*102 Bonnie Rd.*  
*Ironwood M.I.*  
*49938*



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*John D. K...  
11 Bonnie Road  
Ironwood, MT  
49928*

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*Ruin D. La Vigne*  
27 NEWPORT HEIGHTS ROAD.  
IRONWOOD, MICHIGAN

49938



## MEMO

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

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

**Date:** April 24, 2013

**Meeting Date:** May 1, 2013

**Re:** 2013-002 Xcel Energy Site Plan and Rezoning Request

---

### Request

Before the Commission is a site plan review request from Xcel Energy located at 900 E. Ayer Street, which is owned by the City of Ironwood, which Excel intends to purchase from the City, in order to expand its existing substation that is on site. In addition, Xcel is purchasing the western 45 feet of the property (Parcel #52-23-276-005) just east of 900 E. Ayer Street to expand its substation footprint. 900 E. Ayer Street is currently zoned Industrial; however, Parcel #52-23-276-005 is zoned residential and will be required to be rezoned to Industrial.

### Comprehensive Plan

The Comprehensive Plan amendment of 2000 identifies this area as Industrial and recommends further expansion of the Industrial District to the east which would include Parcel #52-23-276-005. Therefore, the rezoning request is consistent with the Comprehensive Plan.

### Analysis & Background

There will be minimal disturbance to the site as part of the expansion project. The substation building itself will be expanded five (5) feet both to the west and east and ten (10) feet to the south. The existing poles/structures will be moved slightly to match up with the expanded substation building. There is already an adequate screening of the facility through existing landscaping and a new fence is proposed for safety.

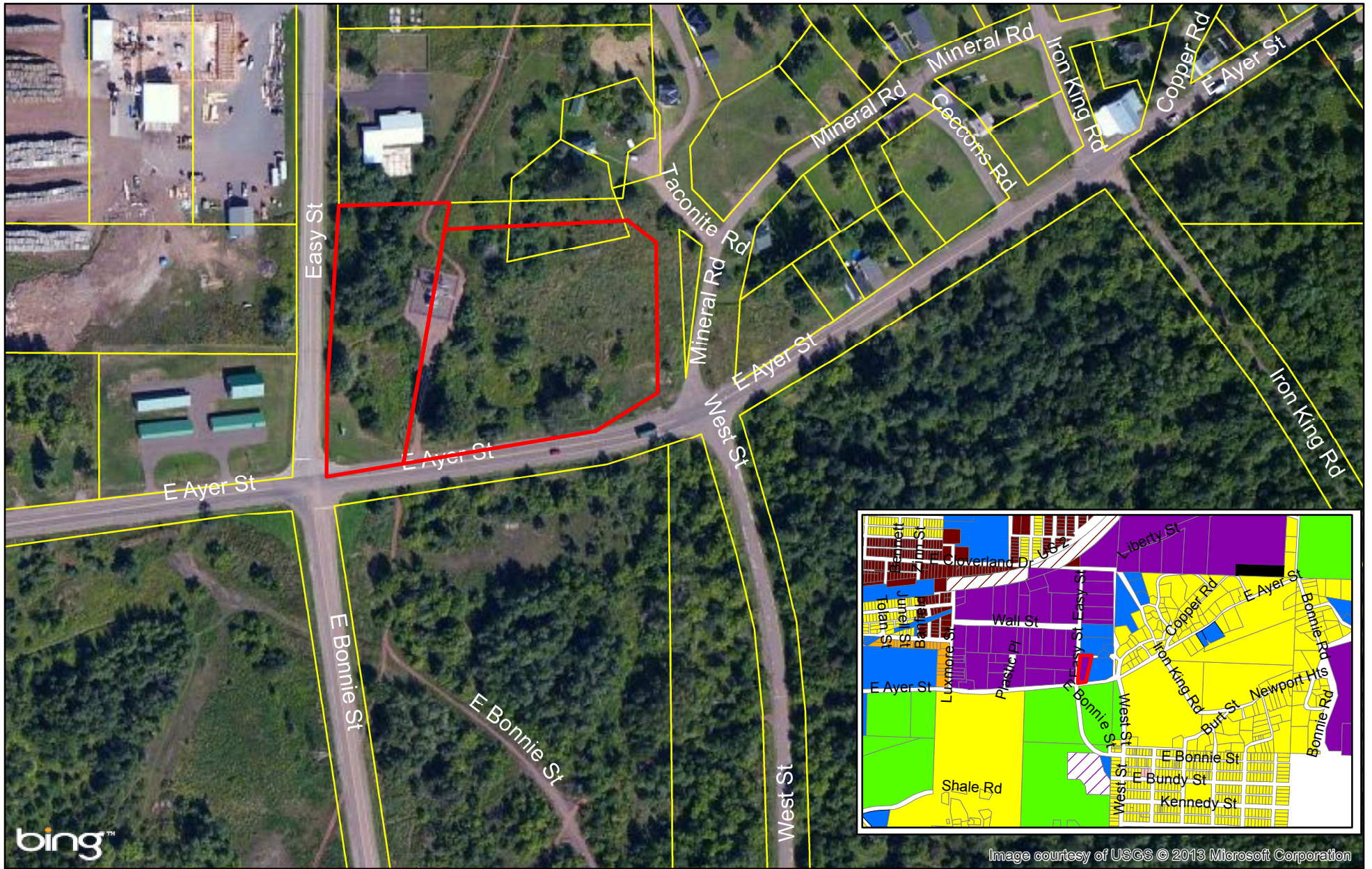
I have reviewed the plan against the ordinance requirements and those requirements that are applicable to the project have been met.

Xcel is reminded that all other necessary local, state and federal permits that may be applicable shall be obtained prior to the start of the project.

### Suggested Recommendations

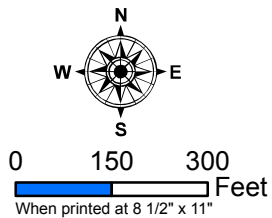
Due to a transcription error by the newspaper, the proper public hearing notice didn't include the site plan portion. Therefore, staff recommends tabling the rezoning request until June 5, 2013 at which time the site plan public hearing can be held and then the Commission can take action on both the site plan and the rezoning request simultaneously. Staff has discussed this with Xcel and this is acceptable given the circumstances.





bing™

Image courtesy of USGS © 2013 Microsoft Corporation

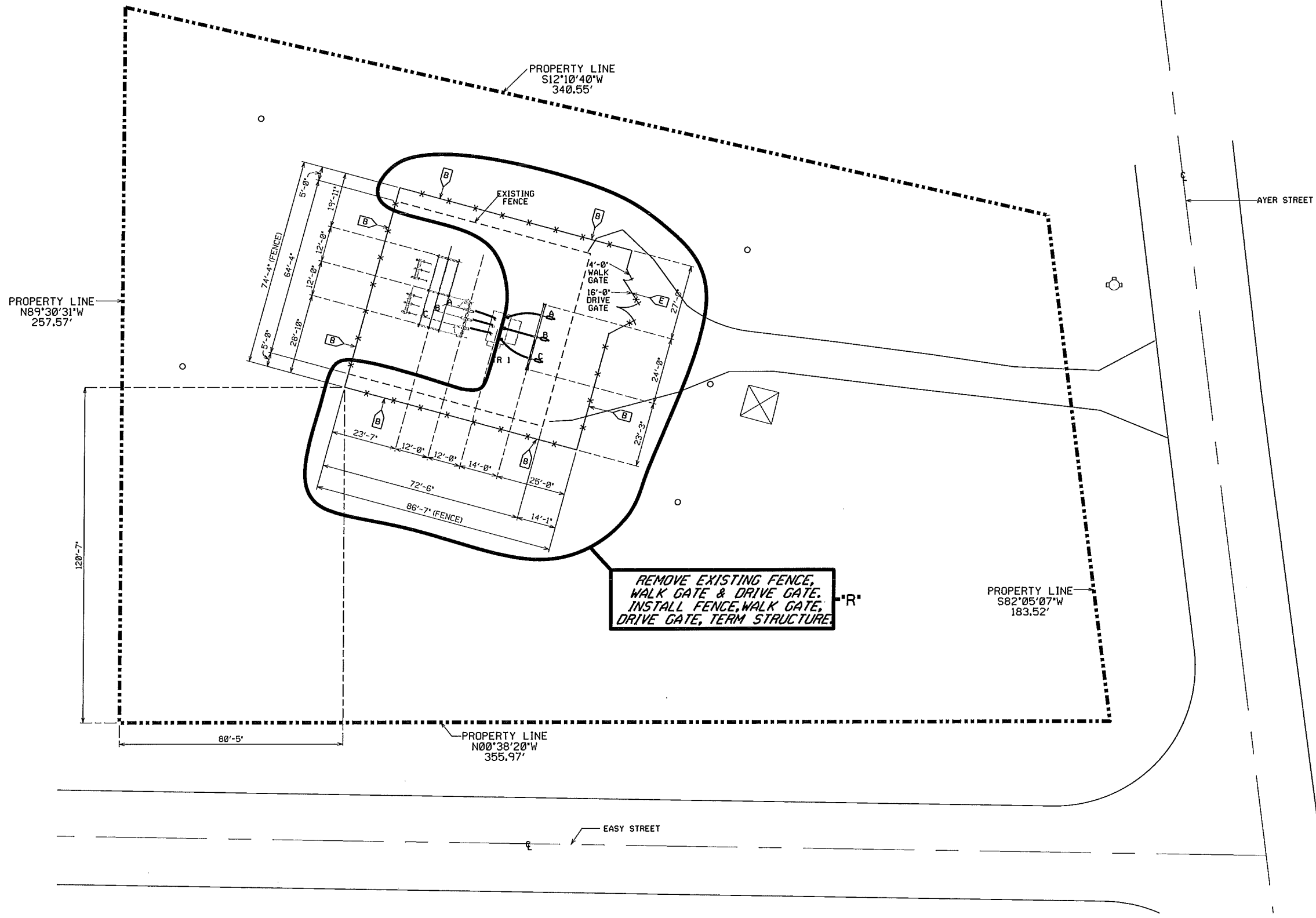
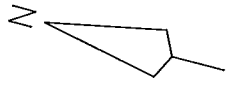


# PC Case 2013-002 Xcel Energy Site Plan & Rezoning

Thursday, April 11, 2013

## Legend

900 E. Ayer St & Parcel #52-23-276-005



**PRELIMINARY  
NOT FOR CONSTRUCTION**

**GENERAL NOTES**

- FOR GENERAL NOTES PRIOR TO \*\* CONSTRUCTION, SEE REVISION \*\*.
1. FOR LOCATION OF BENCH MARK SEE CONTOUR & GRADING LAYOUT.
  2. FOR SUBSTATION ROUGH GRADE SEE CONTOUR & GRADING LAYOUT.
  3. SUBSTATION AREA ENCLOSED BY FENCE AND EXTENDING 5'-0" OUTSIDE.
  4. FENCE - 7'-0" HIGH STEEL CHAIN LINK FABRIC AND 1'-0" HIGH VERTICAL HEIGHT BARBED WIRE ON TOP, MOUNTED AT A 45° ANGLE POINTED OUTSIDE OF SUBSTATION. IN ACCORDANCE WITH ENG & DSGN STD ED 4.10.03.
  5. SEE STRUCTURAL STEEL DRAWINGS FOR LOAD REQUIREMENTS OF EXTERNAL AND INTERNAL STRAINS.
  6. U.G. POWER DUCTS PASS UNDER FENCE MIDWAY BETWEEN FENCE POSTS AND, WHERE POSSIBLE, NOT LESS THAN 2'-6" BELOW GRADE.

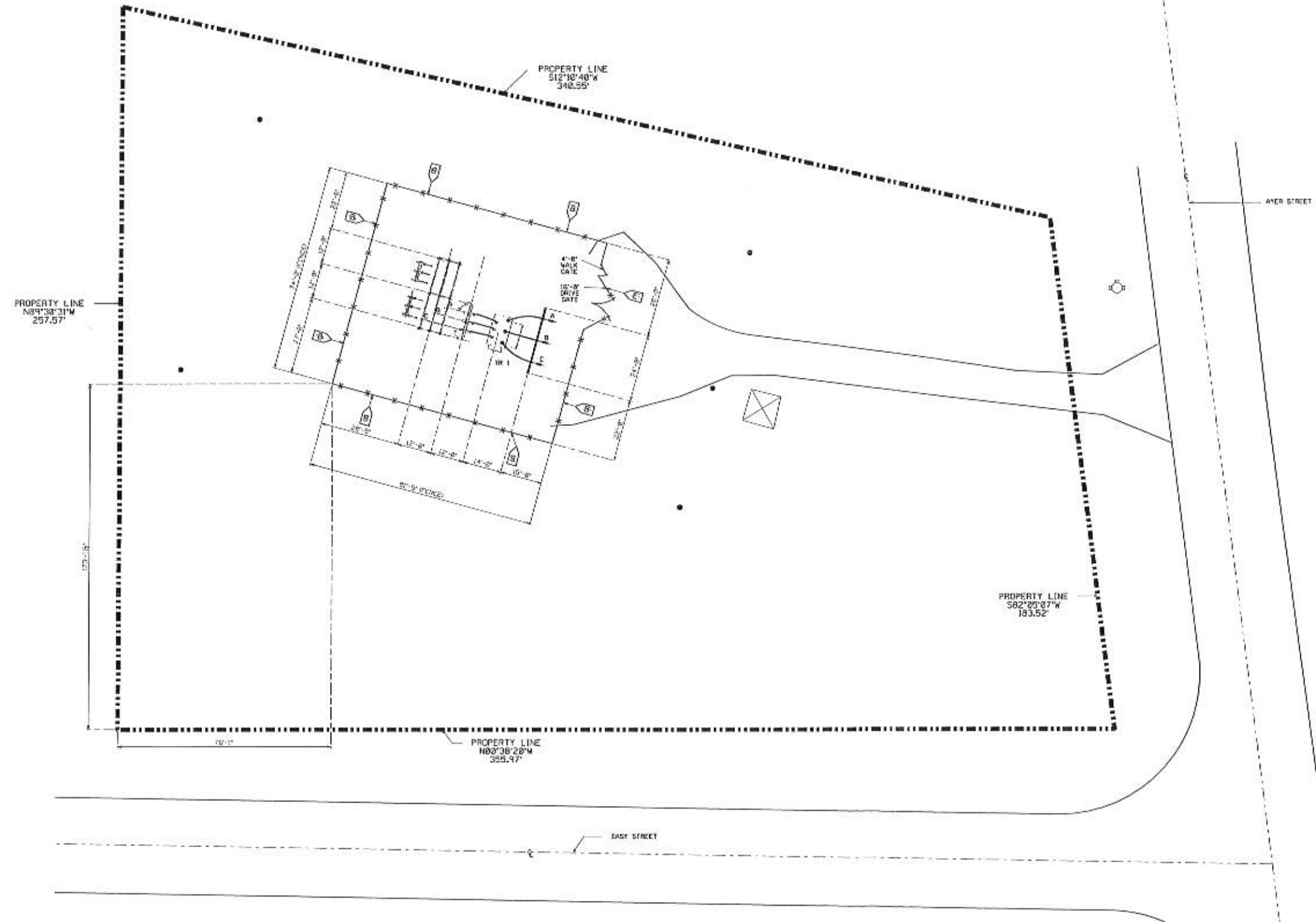
**LEGEND**

- A** OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE, KEEP OUT, CAN SHOCK BURN OR CAUSE DEATH". (THIS SIGN CAN NO LONGER BE ORDERED)
- B** FENCE WARNING SIGN (ITEM 708), PER ENG & DSGN STD ED 4.10.01. THE SIGNS ARE TO BE MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN, 30'-0" - 45'-0" APART AND NO MORE THAN 15'-0" FROM THE CORNERS. ONE SIGN SHOULD BE PLACED ON THE OUTSIDE OF EACH WALK GATE. TWO SIGNS SHOULD BE MOUNTED ON EACH DRIVE GATE, ONE ON THE INSIDE AND ONE ON THE OUTSIDE. (BACK TO BACK ON THE LEFT SIDE OR DRIVERS SIDE PANEL OF THE DOUBLE GATES).
- C** BURIED CABLE SIGN (ITEM 706), PER ENG & DSGN STD ED 4.10.05. THE SIGNS ARE TO BE MOUNTED ON EACH SIDE OF FENCE FABRIC, BACK TO BACK AND APPROXIMATELY 3'-6" FROM GRADE TO TOP OF SIGNS.
- D** BURIED CABLE SIGN (ITEM 706), MOUNTED ON POST (BY FIELD), PER ENG & DSGN STD ED 4.10.06.
- E** SUBSTATION IDENTIFICATION SIGN (ITEM 718), PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN (ITEM 716) PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.
- F** BATTERY WARNING SIGN (ITEM 707), PER ENG & DSGN STD ED 4.10.04. THE SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF EACH ELECTRICAL EQUIPMENT ENCLOSURE DOOR, APPROXIMATELY 5'-0" FROM THE BOTTOM OF THE DOOR TO THE TOP OF SIGN.
- M** INDICATES CONCRETE MARKER FOR U.G. CABLE RUNS. (SEE LATEST REVISION OF PHY DETAIL NL-200902-2-11)
- ◆** INDICATES A YELLOW CONCRETE FILLED BOLLARD (ITEM 299).

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE INDEX SHEET N2-

THIS MAP/DRAWING IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.		SIGNIFICANT NUMBER
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		M2056
NSP OPERATING AREA ENGINEERING Mnneapolis, MN	<b>AYER ST. SUBSTATION LOCATION PLAN</b>	<b>AYER</b>
SUBSTATION ADDRESS: 213 South Marquette St		REV
Xcel Energy	SCALE 1"=20'-0"	NH-254636





PRELIMINARY  
NOT FOR CONSTRUCTION

**GENERAL NOTES**

- FOR GENERAL NOTES PRIOR TO \*\* CONSTRUCTION, SEE REVISION \*\*.
1. FOR LOCATION OF BENCH MARK SEE CONTOUR & GRADING LAYOUT.
  2. FOR SUBSTATION ROUGH GRADE SEE CONTOUR & GRADING LAYOUT.
  3. SUBSTATION AREA ENCLOSED BY FENCE AND EXTENDING 5'-0" OUTSIDE.
  4. FENCE - 7'-0" HIGH STEEL CHAIN LINK FABRIC AND 1'-0" HIGH VERTICAL HEIGHT BARBED WIRE ON TOP, MOUNTED AT A 45° ANGLE POINTED OUTSIDE OF SUBSTATION, IN ACCORDANCE WITH ENG & DSGN STD ED 4.09.03.
  5. SEE STRUCTURAL STEEL DRAWINGS FOR LOAD REQUIREMENTS OF EXTERNAL AND INTERNAL STRAINS.
  6. U.S. POWER DUCTS PASS UNDER FENCE MIDWAY BETWEEN FENCE POSTS AND, WHERE POSSIBLE, NOT LESS THAN 2'-0" BELOW GRADE.

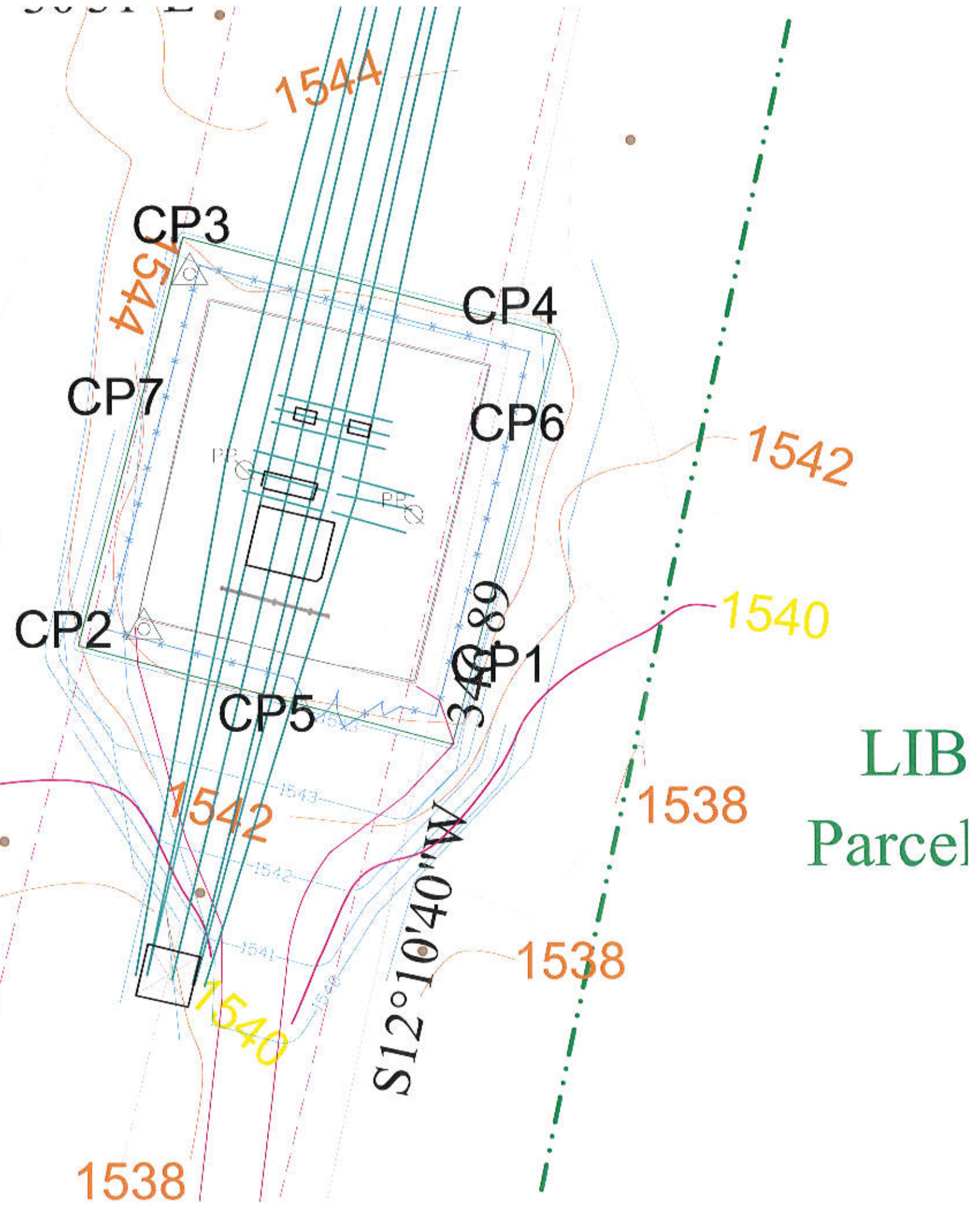
**LEGEND**

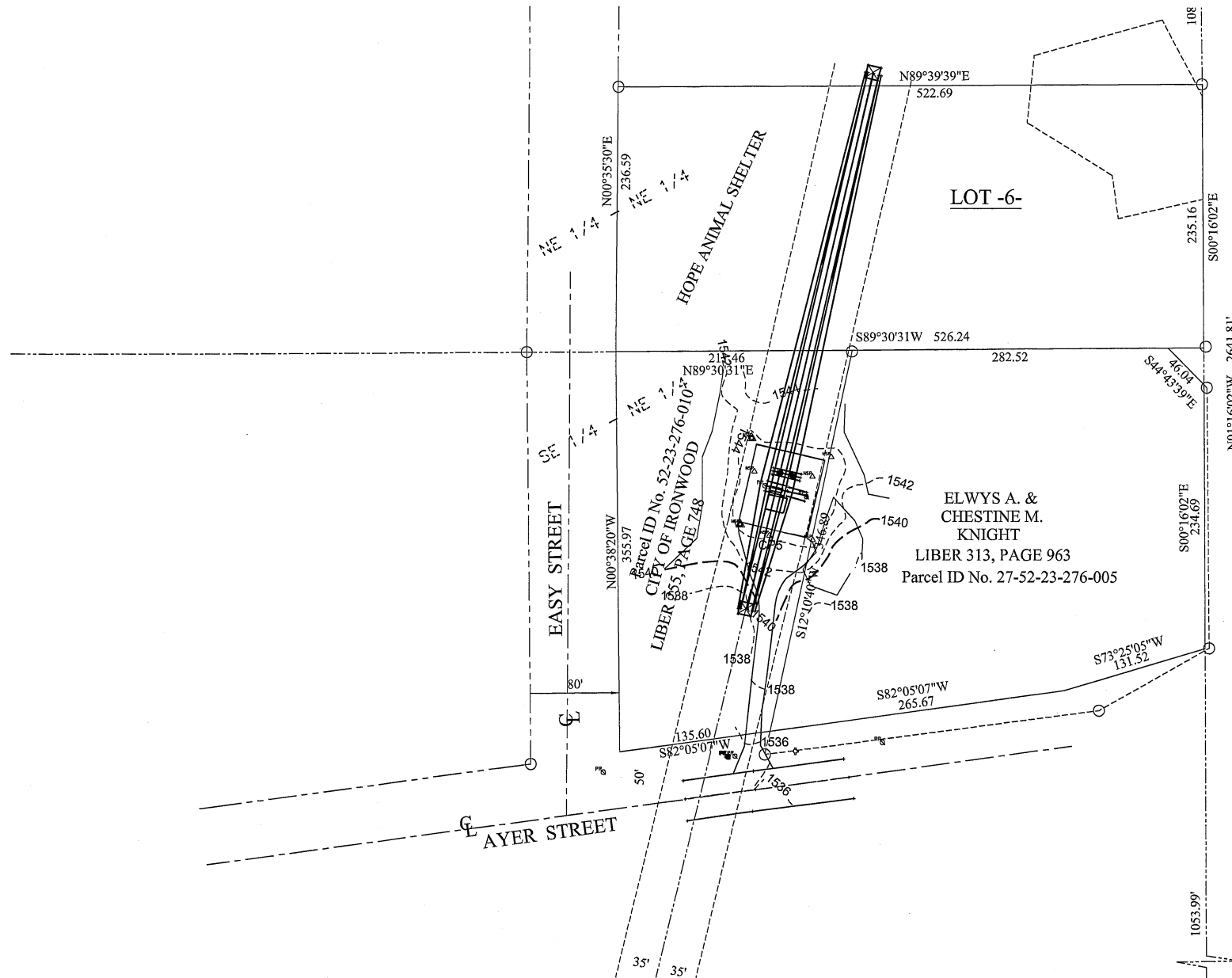
- A - OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE, KEEP OUT, CAN SHOCK BURN OR CAUSE DEATH", (THIS SIGN CAN NO LONGER BE ORDERED)
- B - FENCE WARNING SIGN ITEM 7261, PER ENG & DSGN STD ED 4.10.01. THE SIGNS ARE TO BE MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN, 30'-0" x 45'-0" APART AND NO MORE THAN 15'-0" FROM THE CORNERS. ONE SIGN SHOULD BE PLACED ON THE OUTSIDE OF EACH WALK GATE. TWO SIGNS SHOULD BE MOUNTED ON EACH DRIVE GATE, ONE ON THE INSIDE AND ONE ON THE OUTSIDE. (BACK TO BACK ON THE LEFT SIDE OR DRIVERS SIDE PANEL OF THE DOUBLE GATES).
- C - BURIED CABLE SIGN ITEM 7061, PER ENG & DSGN STD ED 4.10.05. THE SIGNS ARE TO BE MOUNTED ON EACH SIDE OF FENCE FABRIC, BACK TO BACK AND APPROXIMATELY 3'-0" FROM GRADE TO TOP OF SIGNS.
- D - BURIED CABLE SIGN ITEM 7061, MOUNTED ON POST (BY FIELD), PER ENG & DSGN STD ED 4.10.05.
- E - SUBSTATION IDENTIFICATION SIGN ITEM 7101, PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN ITEM 7101 PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.
- F - BATTERY WARNING SIGN ITEM 7071, PER ENG & DSGN STD ED 4.10.04. THE SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF EACH ELECTRICAL EQUIPMENT ENCLOSURE DOOR, APPROXIMATELY 5'-0" FROM THE BOTTOM OF THE DOOR TO THE TOP OF SIGN.
- M - INDICATES CONCRETE MARKER FOR U.S. CABLE RUNS. (SEE LATEST REVISION OF PHY DETAIL NL-202902-2-III)
- ◆ INDICATES A YELLOW CONCRETE FILLED BOLLARD (ITEM 299).

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE INDEX SHEET N7-

THIS IMPROVEMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SIGNS.		SCALE	SHEET NUMBER
INTERNAL INFORMATION DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		1"=20'-0"	2281
NIPOMBA WADAREA ENGINEERING MINNEAPOLIS, MN	AYER ST. SUBSTATION LOCATION PLAN SUBSTATION ADDRESS:	DATE	REV
Xcel Energy	NH-254636	2/2011	R

Parcel ID No. 52-23-276-010  
CITY OF IRONWOOD  
LIBER 555, PAGE 748





BOUNDAR  
 TOPOGRAF  
 FIELD WO  
 D/

N00°35'30"E  
 236.59  
 ME 1/4

EASY STREET  
 N00°38'20"W  
 355.97

Parcel ID No. 52-23-276-010  
 CITY OF IRONWOOD  
 LIBER 255, PAGE 748

HOPE ANIMAL SHELTER

LOT -6-

ELWYS A. &  
 CHESTINE M.  
 KNIGHT  
 LIBER 313, PAGE 963  
 Parcel ID No. 27-52-23-276-005

108  
 235.16  
 S00°16'02"E  
 2641.81'  
 N01°16'02"W  
 234.69  
 S00°16'02"E  
 1053.99

N89°39'39"E  
 522.69

S89°30'31"W 526.24  
 282.52

S44°43'39"E  
 40.04

S73°25'05"W  
 131.52

S82°05'07"W  
 265.67

S82°05'07"W  
 135.60

S12°10'40"W  
 1538

1538

1538

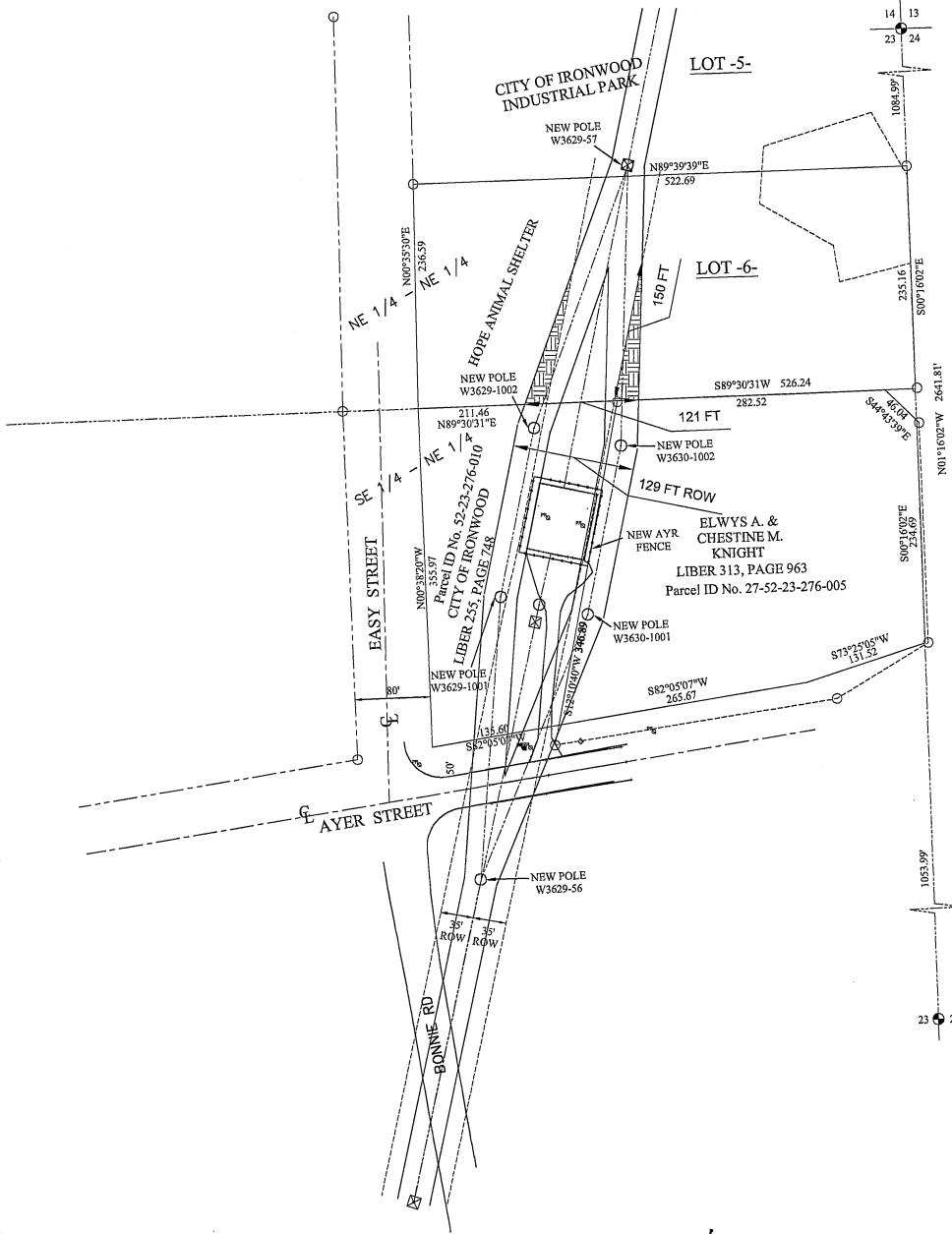
1540

1542

35°  
 35°

AYER STREET



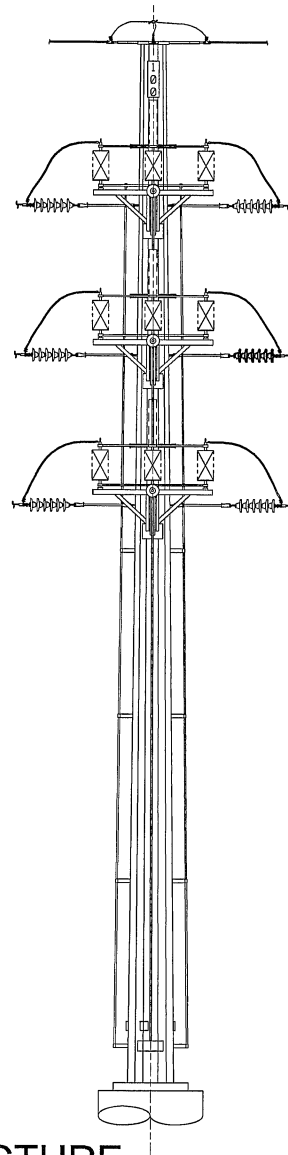
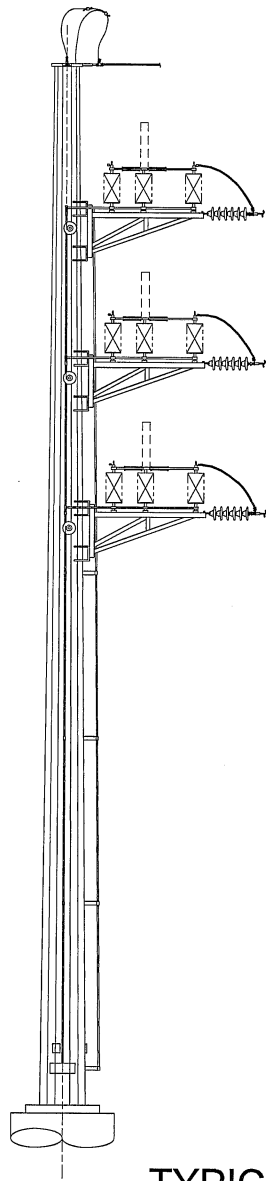


- EXISTING ROW
- REQUIRED ROW
- ▤▤▤▤ ADDITIONAL ROW LOT 6
- NEW STEEL POLES

SUB AYRES STREET  
 WO#1175103, LOG# 13053  
 BOUNDARY SURVEY PERFORMED BY COLEMAN ENGINEERING  
 TOPOGRAPHY & CONTOURS DRAFTED BY TODD HENDERSHOTT  
 FIELD WORK FOR TOPOGRAPHY SURVEY BY JEFF TOLLEFSON  
 DATUM = UTM ZONE 15 NORTH, US FOOT

"FOR REFERENCE ONLY  
 NOT FOR CONSTRUCTION"

<small>THIS INSTRUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROTECTED BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAM, MANUALS AND SPARS. INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.</small>		<small>DATE</small> <small>BY</small> <small>CHKD</small> <small>APP</small> <small>CL</small>
NEP OPERATING AREA ENGINEERING Ironwood, MI	LINES W3629 & W3630 LOCATION PLAN LAYOUT	
	SCALE: SK-1	REV:



TYPICAL SWITCH STRUCTURE

Notes:

1. Structure drawing for W3629-1001 and W3630-1001.
2. Approximate structure height 70ft

<small>THIS MANUSCRIPT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY LABEL SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY PROGRAM MANUALS AND SPANS. INTERNAL INFORMATION. DO NOT COPY OR REPRODUCE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.</small>				<small>WORKSHOP NUMBER</small> 1 2 3 4 5 6 7 8 9 10
<small>NSP OPERATING AREA</small> MINNESOTA, MN	LINE W3629/W3630 STRUCTURE DRAWING - TYPICAL SWITCH STRUCTURE	34.5 kV		
	<small>SCALE</small> NONE	<small>SK-2</small>	<small>REV</small> NONE	



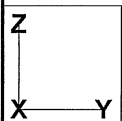
Str. W3629-1002

3/8 EHS

W3629  
Conductors

Notes:

1. Single circuit direct embed guyed steel LD pole. Approximate structure height 60ft.
2. One EHS shield wire.



View looking North

% Usage Legend	
■	0 <= % < 25
▒	25 <= % < 50
▓	50 <= % < 75
░	75 <= % < 100
■	100 <= %

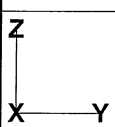
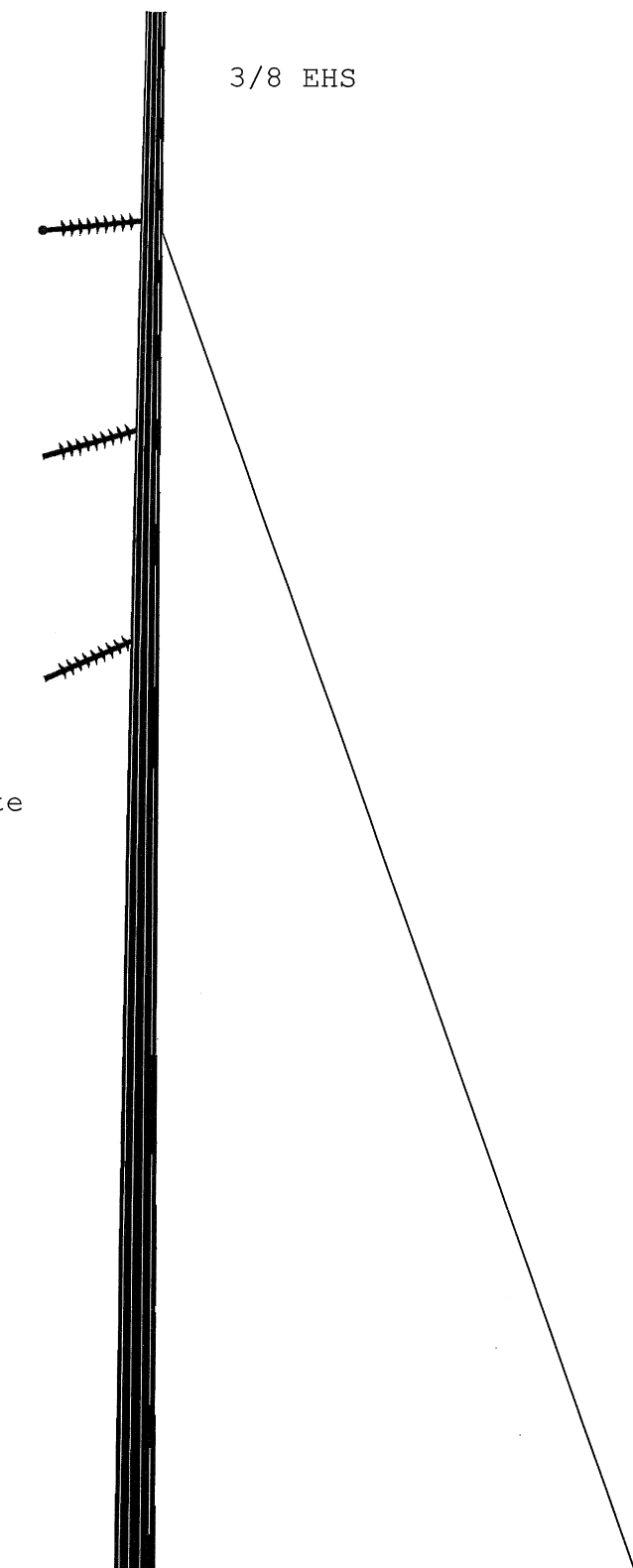
Str. W3630-1002

3/8 EHS

W3630  
Conductors

Notes:

1. Single circuit direct embed guyed steel LD pole. Approximate structure height 60ft.
2. One EHS shield wire.



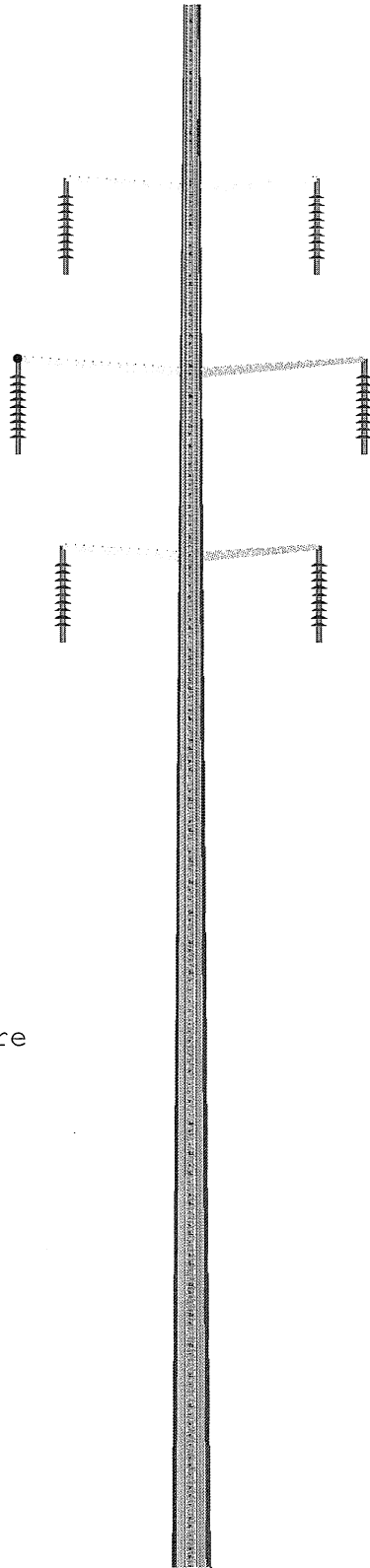
% Usage Legend	
■	0 <= % < 25
■	25 <= % < 50
■	50 <= % < 75
■	75 <= % < 100
■	100 <= %

View Looking North

Structures W3629-56 and W3629-57

W3629  
Conductors

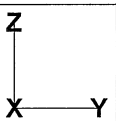
W3630  
Conductors



Notes:

1. Approximate structure height 68ft.
2. Direct embed steel LD pole.

View looking North



## Michael Brown

---

**From:** cowpie511@cox.net  
**Sent:** Wednesday, April 17, 2013 10:45 PM  
**To:** Michael Brown  
**Subject:** Site Plan and rezoning request for 900 E Ayer St

Dear Sir:

I received your letter in the mail concerning the above requested rezoning. Although I may not be adverse to the request, it is difficult to make an informed decision without knowing the nature of the application. Changing from an R-1 to Industrial may not be necessarily a conducive enhancement to a residential neighborhood. With the Industrial complex to the NW of the property, the expansion into the R-1 area seems intrusive.

I currently have an undeveloped property and have been considering building a small retirement home on the property. I cleaned up the property a couple of years ago and invested approximately \$3000 with that endeavor. After the demolition of the house that resided on the property to the east of my property, the neighborhood became more enhanced and consequently a viable area to build a new home. I have continued to invest in the property by keeping the the grass cut several times during the summer months in keeping with the ordinance concerning blight.

With this continued investment, I certainly do not want to have chemical, heavy industrial or disheveled or dirty storage move to an adjacency. Having been born and raised in Ironwood, I have a vested interest in the area. That being said, I can not make a decision without knowing the consequences of this zoning change. I certainly do not want to deter business ventures that would help the economic values of the area. As you recently said in a letter to the commission members, with the oncoming mining redevelopment, you may not have much control of zoning ordinances without clarification of many of the current ordinances to make them clear and concise.

All that I ask is that you make a conscious decision on this rezoning. Answer the question: "Would I want this rezoned parcel adjacent to my backyard?"

As I do not live in the area currently, and am too far away to attend the upcoming meeting, I would certainly be interested in knowing what the actual use for the property would be and further an assurance that the local authorities will continue to monitor and enforce whatever restrictions that are placed on an "I" property.

Thank you for allowing me the opportunity to address the issue. If you would care to correspond further regarding this issue, you can reach me by email or at the attached address.

Respectfully,

Fred Alleva  
11515 N 91st St #203  
Scottsdale, AZ 85260

813-957-7296



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## MEMO

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

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

**Date:** April 24, 2013

**Meeting Date:** May 1, 2013

**Re:** Outdoor Storage

---

At the March 6, 2013 meeting the Commission discussed the concept of creating a conditional use for outdoor storage. At the April 3, 2013 meeting it discussed the recommended changes below. In addition the Commission wanted to see some standards added to such as screening requirements; these have been added. 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. All outdoor storage shall be screened from view from all roads and adjacent properties year round through the use of one or a combination of methods to include but not limited to landscaping, berming, and fencing. The City shall have the discretion to require more or less screening as it sees appropriate and shall also control for such factors to include but not limited to height of storage, location on site and size of storage area.

(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. All outdoor uses shall be screened from view from all roads and adjacent properties year round through the use of one or a combination of methods to include but not limited to landscaping, berming, and fencing. The City shall have the discretion to require more or less screening as it sees appropriate and shall also control for such factors to include but not limited to location on site and size of area.

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.