



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 August 7, 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. Consideration of PC Case 2013-009 Accessory Buildings in the R-2 District
 - b. Consideration of PC Case 2013-010 Property Purchase Request on Ayer St (Fitting)
 - c. Consideration of selecting a planning consultant for the comprehensive plan
8. Project Updates
9. Other Business
10. Next Meeting: October 2, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday August 7, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, August 7, 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 * arrived 5:45p	X			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph		X	X	
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member		X	X	

Also present: Community Development Director Michael J.D. Brown. In the audience, Dawn Schultz Xcel, Mr. Hudacek, Aaron Somero.

3. Approval of Minutes:

Clarification of July 9, 2013's minutes were discussed for Item 7b, Consideration of PC Case 2013-006 on Clemens Street, Paragraph 4 on the Motion itself. Director Brown and Ass't. Coon will review the recording and Director Brown will email the committee to let them know what the motion was.

Motion by Davey to accept the meeting minutes of July 9, 2013 with the stipulation that the recording be reviewed and changes made if needed based on the recording. **Second** by Burchell. **Motion Carried 6 to 0.**

Note that the recordings were reviewed by Director Brown and Ass't. Coon and changed. Chair Bergman came to the Community Development Office and signed the Minutes along with Ass't. Coon.

4. Approval of the Agenda:

Motion by Burchell to accept the Agenda. **Second** by Geib. **Motion Carried 6 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:

7a. Consideration of Xcel Energy Easement Request:

Xcel is in need of an easement on the City property at Bonnie and Ayer of 70'. The lot of land is currently a prescriptive easement and Xcel would like to make it a formal easement so they can continue working in this area. Xcel has been maintaining this property for the last 15-years or so. Parks and Recreation moved this request forward to the City of Ironwood Commission on August 5.

Motion by Burchell to approve the easement as presented and recommend that in the event the pole is to be replaced, if feasible, that it be located to the East side of Bonnie Street and the proceeds go for mine safety. **Second** by Davey. **Motion carried 6 to 0.**

7b: Consideration of PC Case 2013-007 Property Purchase Request on Clemens Street (Hudacek):

Mr. Hudacek was in the audience along with Mr. Aaron Somero (purchasing the Suzik home). Director Brown indicated that this property is not on the surplus property listings. Mr. Hudacek indicated that he is going to use this property for his personal use for his 4-wheeler. He will not be driving his trucks through their. Director Brown indicated that this property would need to have a title search completed to obtain clear title. Chair Bergman said that maybe it would be possible for Mr. Suzik and Mr. Hudacek to split the reasonable costs of the title work and other costs associated with obtaining clear title.

Motion by Burchell to make a recommendation to the City of Ironwood Commission, that the parcel be considered for the surplus property list on the condition that the railroad corridor be preserved for trail development for public use. **Second** by Cayer. **Motion Carried 5 to 0. (Note Mr. Davey left this meeting prior to the vote).**

7c: Discussion regarding garage sizes.

Director Brown stated that the apartment complex across from the High School is looking at putting in a garage for its tenants. It is currently zoned R-2 and the maximum size limit is 900sf. There apparently was a mistake in applying this 900sf as it is too small, even for a single family residence much less an apartment facility. An 'accessory use' is not specified in the ordinances. The committee agreed that the 900sf is not reasonable.

Motion by Johnson to direct that staff to come back with recommendations to make the changes for accessory use section of the R-2 district. **Second** by Burchell. **Motion Carried 5 to 0.**

8. Project Updates – Comprehensive Plan: Director Brown explained that Friday is the day that the proposals for the comprehensive plan are due in to the City of Ironwood. He has spoken to a number of businesses that have received the bid package; however, they are not bidding due to the crush of current workloads. Director Brown spoke of his time limit after receiving the bid documents and it was decided that this matter will be brought back to the next Planning Commission meeting on September 4 for review and consideration of the proposals. Prior to that time Director Brown will email the responses he receives to the Committee.
9. Other Business: Medical Marijuana. Director Brown indicated that in this month's Planning and Zoning News, Vol. 31, No. 8, June 2013, there is another case update on the medical marijuana issue. Dispensaries are still illegal in the State of Michigan. This issue will be brought back to the committee as the need arises.
10. Next Meeting: September 4, 2013, 5:30 p.m.
11. Adjournment:

Motion by Cayer to adjourn the meeting. **Second** by Johnson. **Motion Carried 5 - 0.**

Adjournment at 7:15 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



MEMO

To: Mayor Corcoran and City Commission

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

Date: August 20, 2013

Meeting Date: September 4, 2013

Re: Planning Commission Case 2013-009 R-2 Accessory Buildings

At the August 7, 2013 meeting the Planning Commission discussed Section 34-73(1)(b) of the Zoning Ordinance which states the maximum square footage for accessory buildings in the R-2 district shall be nine hundred (900) square feet. An apartment complex in the City recently submitted for a building permit to install a multiple stall garage for its residents which would be larger than 900 square feet. This type of restriction for an apartment complex in staff's opinion is unreasonable and the Commission shared this opinion as well. Therefore, below is recommended language to discuss for changing the ordinance to allow for adequate garage space for apartments. As a reminder, only duplexes and apartments are permitted residential uses in the R-2 district. If there are single family homes in the district being used as such they are legal non-conforming uses and would not be permitted to construct a garage and therefore the language reflects that.

34-73(1)(b) The maximum square footage for accessory buildings in the R-2 district shall be nine hundred (900) square feet except that a maximum of one (1) garage space shall be permitted for each apartment unit and a maximum of two (2) garage spaces shall be permitted for each duplex unit with a maximum size of three hundred seventy five (375) square feet per garage space not to exceed fifteen (15) feet by twenty five (25) feet.

Another item to consider is the first part of the sentence which refers to accessory buildings. The only other accessory building besides a garage that would be built is sheds. Should this portion of the ordinance be changed to reflect sheds specifically or should this be left as is?

The City just received an application for a garage variance in the R-1 district. The Zoning Board of Appeals (ZBA) approved a garage variance a few months ago in the R-1 district. I have also received a number of inquiries from residents regarding seeking garage variances for various reasons. I think it would be worth discussing some of the issues and how to move forward. A similar discussion will also need to be had with the ZBA.

I would like to purchase the property next to 850 E. Ayer St. I would like to put up 2 storage unit buildings that would be 40'x 112'x8' over the next 8 years.

Eria ~~Sub~~

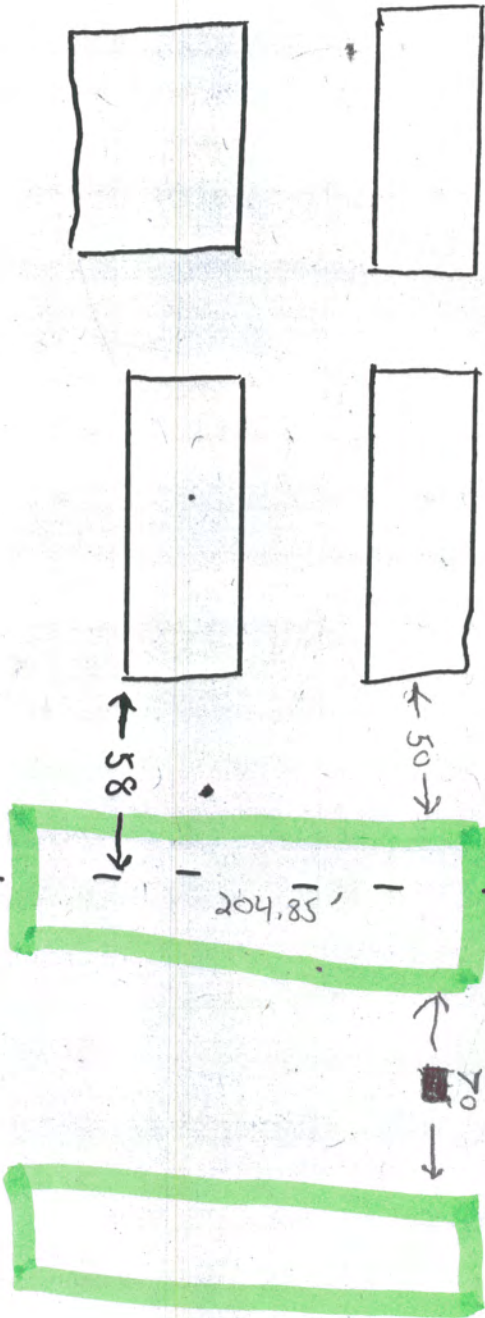
8-15-13

This will be a rough idea of where I would like to put the buildings. I would like the option to change the buildings position as long as it meets the property boundaries. 50-foot front setback, and 30-foot setbacks on the other two sides.

EASY ST

OTTAWA

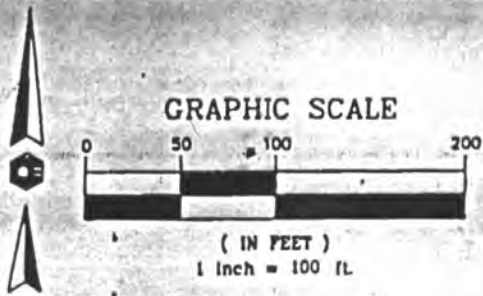
AYER ST



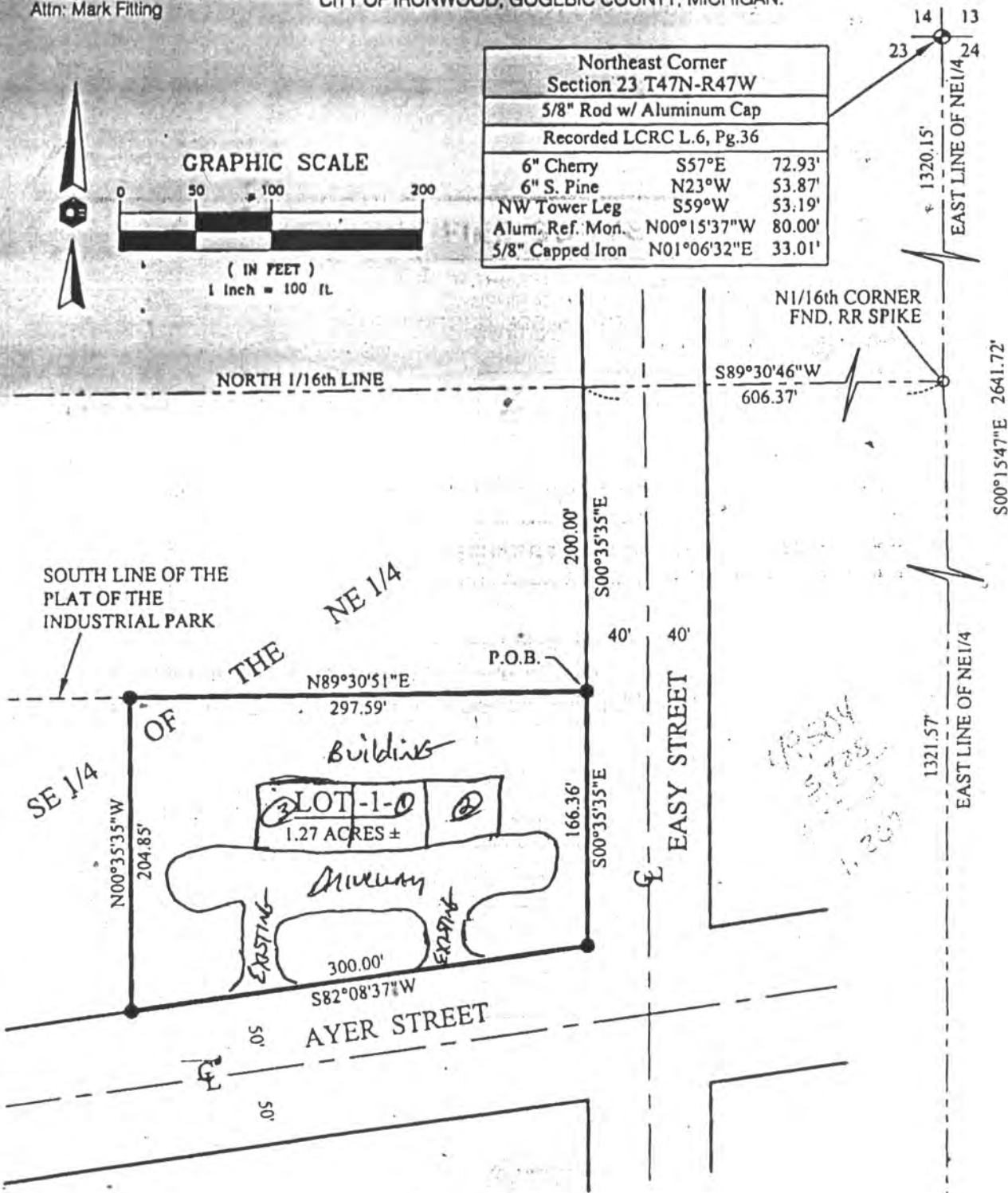
Prepared For:
 City of Ironwood
 Attn: Keith Johnson
 and also
 Hobby Wheel
 Attn: Mark Fitting

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4,
 SECTION 23, TOWNSHIP 47 NORTH, RANGE 47 WEST,
 CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN.



Northeast Corner Section 23 T47N-R47W		
5/8" Rod w/ Aluminum Cap		
Recorded LCRC L.6, Pg.36		
6" Cherry	S57°E	72.93'
6" S. Pine	N23°W	53.87'
NW Tower Leg	S59°W	53.19'
Alum. Ref. Mon.	N00°15'37"W	80.00'
5/8" Capped Iron	N01°06'32"E	33.01'



East Quarter Corner Section 23 T47N-R47W		
Fd. Alum. Monument		
Recorded LCRC L.5, Pg.92		
NE Cor. Gar.	S47°E	59.37'
6" Spruce	S16°W	69.20'
10" Box Alder	N78°E	43.85'
Alum. Ref. Mon.	N73°W	18.15'

23-252-188

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40' x 112' x 8' Mini Warehouse

Model Number: 1903376 | Menards® SKU: 1903376
Variation: Premium Pro Rib Steel

Choose from these Variations

Actual Finish:
Premium Pro Rib Steel



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Hover to zoom in.

Product Description

Whether you are looking to start your own storage business or are looking to expand, this mini warehouse is an attractive and durable solution! This building features several different sized bays to accommodate different storage needs. Items in storage are kept secure with roll-up doors.

- Approximate price per material list
- Twenty 9' x 7' roll-up doors
- Four 8' x 7' roll-up doors
- 2' x 4' partition walls with 7/16 OSB liner
- Engineered plans
- Limited lifetime warranty on treated posts spacing per plan
- Preassembled clear span trusses spacing per plan

Dimensions:

Brand Name: Midwest Manufacturing
Vendor: Menards

* You may buy all the materials or any part at low cash and carry prices. Because of the wide variables in codes, Menards® cannot guarantee the material list will meet your code requirements. These are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices. Labor, concrete floor/foundation, steel beams, paint, electrical, heating, plumbing and delivery not included. Please inquire at the building materials desk. Some special order truss sizes must be jobsite delivered. Delivery is extra.

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- Lighting & Ceiling Fans
- Outdoors
- Paint

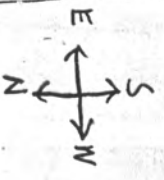
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EASY ST



APPROX

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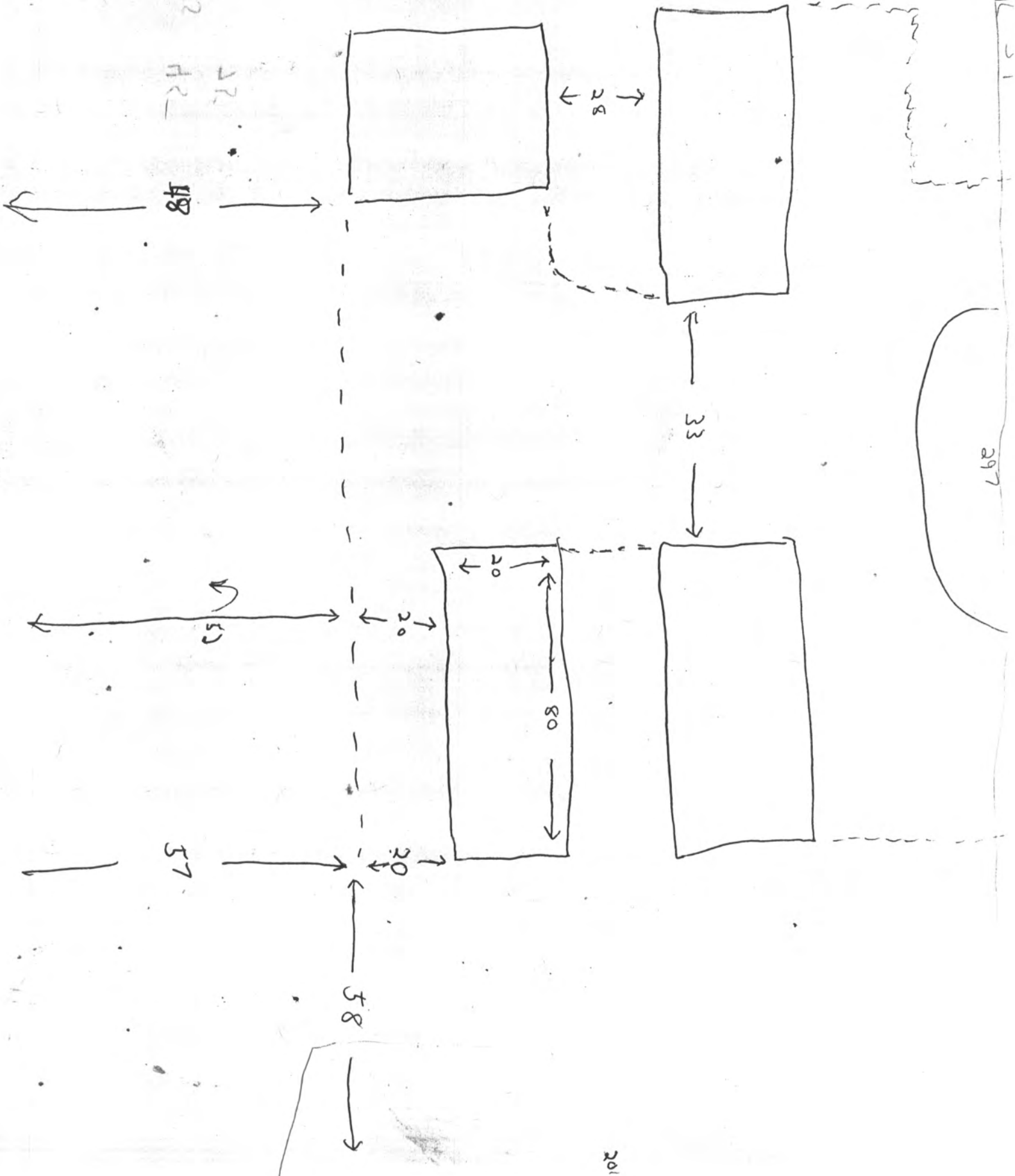
57

58

AYER ST

297

201



CITY OF IRONWOOD

213 S. Marquette Street
Ironwood, Michigan 49938



Telephone: (906) 932-5050
FAX: (906) 932-5745

June 27, 2003

Mark Fitting
1435 Cloverland Drive
Ironwood, MI. 49938

Dear Mr. Fitting:

At the June 25, 2003 special meeting of the Ironwood City Planning Commission your Site Plan was approved with one (1) condition. There was no opposition in regard to your proposal. The condition is as follows:

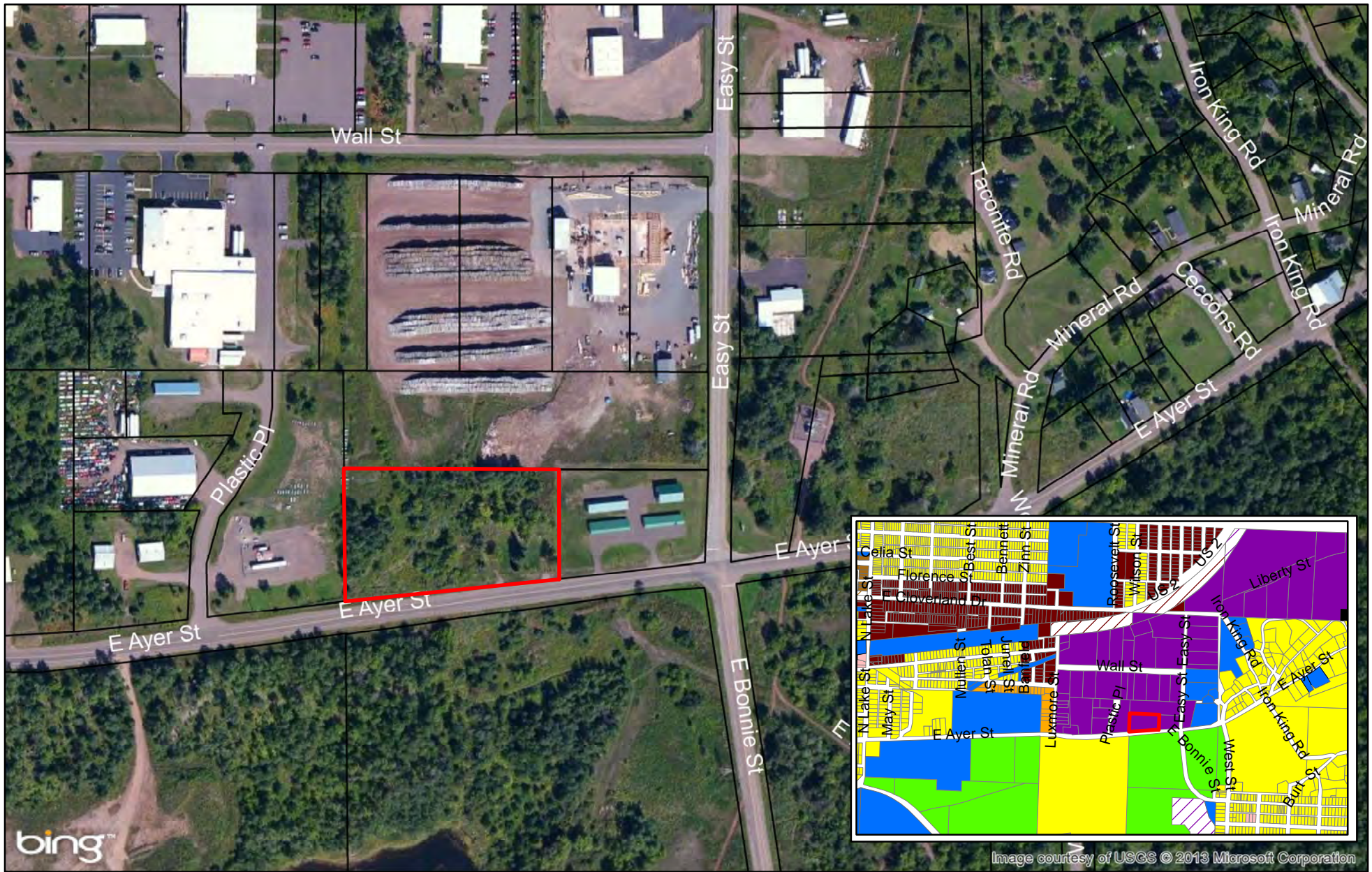
You have been provided a "building envelope" on your property. You will need to construct your building inside of this envelope, which is limited by a 50-foot front setback, and 30-foot setbacks on the other three sides.

As you have been approved, you will now need to contact the Building Department at the City of Ironwood in order to obtain the proper permits.

Please do not hesitate to contact me if you have any questions, or require any additional information.

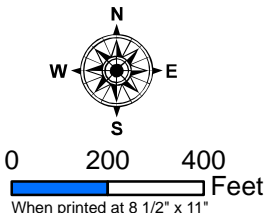
Sincerely,

Pat Merrill
Community Development Director



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Image courtesy of USGS © 2013 Microsoft Corporation



PC Case 2013-010 Property on Ayer St.

Wednesday, August 28, 2013

Legend

Property on Ayer St

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