



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 September 4, 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. Audience: Safe Routes to School, Ian Shackleford
8. Items for Discussion and Consideration
 - a. Public Hearing and consideration of Ordinance 499 Book 5 Accessory Buildings in the R-2 District
 - b. Consideration of PC Case 2013-011 Property Purchase Request on Clemens St (Somero)
9. Project Updates
 - a. Comprehensive Plan
10. Other Business
11. Next Meeting: November 6, 2013
12. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday September 4, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, September 4, 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			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph	X			
Johnson, Leroy		X	X	
Semo, Rick, ex-officio, non-voting member	X			

Also present: Community Development Director Michael J.D. Brown. In the audience, Eric Fitting.

3. Approval of Minutes:

Motion by Davey to approve August 7, 2013's Minutes. **Second** by Cayer. **Motion carried 6 to 0.**

4. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Lemke. **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. PC Case 2013-009 Accessory Buildings in R-2 District: Director Brown explained that currently the square footage of accessory buildings in the R-2 District are limited to 900 square feet. Because of another matter that has come forward with apartment garages, 900 square feet is unreasonable. Director Brown wanted direction from the committee about recommending language to discuss for changing the ordinance to allow for adequate garage space for apartments. Director Brown also inquired about changing part of the sentence in the ordinance defining accessory buildings to include sheds.

The committee decided that 900 square feet is too small and directed Director Brown to set a public hearing on changing the Accessory Building wording. The Committee also decided to leave the wording for accessory buildings in the R-2 district as defined in 34-73(1)(b), and not change it to include the word sheds.

- 7b: Consideration of PC Case 2013-010 Property Purchase Request on Ayer Street Property (Fitting)

Director Brown explained that Eric Fitting (in audience) wanted to buy the property next to his on Ayer Street for additional storage sheds. This property is currently on the Surplus Property List. Cayer stated that from his memory, there was some kind of issue with this property, and he thought that about ten years ago, folks fought against storage units going into that area because they did not create jobs. Also, it was brought up that Ottawa Forest Products may have an interest in the property. Director Brown attempted to reach Ottawa and invite them to tonight's meeting and discuss their interest, if any; however, was not able to reach them.

Motion by Cayer to recommend to sell the property to Eric Fitting. **Second** by Davey. **Motion Carried 6 to 0.**

- 7c: Consideration of Selection of Planning Consultant.

Director Brown stated that Rick Semo, Tom Bergman, Scott Erickson and himself interviewed four firms for writing the comprehensive plan. After discussion, this group decided the HGki was the firm they would recommend that the Planning Commission to hire and to also recommend this to the City of Ironwood Commissioners. Director Brown said that this firm came in prepared; had many examples of non-boiler plated comprehensive plans and their references were excellent. Director Brown and others who sat on the interview committee said that HGki has very involved public participation and also has repeat business.

Motion by Cayer to recommend to the City of Ironwood Commissioners that HKgi be hired to write the comprehensive plan. **Second** by Davey. **Motion Carried 6 to 0.**

8. Project Updates

Regional Trail – The construction is on hold until next year.

Director Brown said that there is a class coming up "Michigan Citizen Planner" at Gogebic Community College and that they need a few more students to make this class a reality. He stated that Kim Coon is going as well as Leroy Johnson. Cayer said that short of a health issue, he would also enroll. Director Brown stated that he would get Johnson and Cayer enrolled.

9. Other Business: None

10. Next Meeting: October 2, 2013, 5:30 p.m.

11. Adjournment:

Motion by Cayer to adjourn the meeting. **Second** by Davey. **Motion Carried 6 - 0.**

Adjournment at 6:16 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant

TO ADOPT AN ORDINANCE OF THE CITY OF IRONWOOD AMENDING THE CITY OF IRONWOOD'S ZONING CODE BY AMENDING CHAPTER 34, ARTICLE II, DIVISION 3 R-2 MULTIFAMILY RESIDENTIAL DISTRICT TO MODIFY GARAGE SIZES

CITY OF IRONWOOD

BOOK 5, ORDINANCE NO. 499

THE CITY OF IRONWOOD ORDAINS:

Section 1. The City of Ironwood Zoning Ordinance is hereby amended to modify Chapter 34, Article II, Division 3 R-2 Multifamily Residential District as follows:

Section 34-73(1)(b) shall be amended as follows:

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.

Section 2. Repealer. Any ordinance that is in conflict is hereby repealed.

Section 3. Severability. If any word, clause, sentence, paragraph or provision of this ordinance is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph or provision so designated shall be deemed severable and the remaining provisions of the ordinance shall be deemed fully enforceable.

Section 4. Effective Date. The terms and provisions of this ordinance shall become effective upon publication and adoption in accordance with law.

This Ordinance was adopted by the City Commission of the City of the City of Ironwood on the 21st day of October, 2013.

Effective:

KIM CORCORAN, MAYOR

ATTEST:

KAREN M. GULLAN, CITY CLERK

Publish in accordance with Act 110, Michigan Public Acts of 200, and as amended (MCLA 125.3101 et at) and provisions of Chapter 6 of the City Charter, for the City of Ironwood, Michigan on the

_____ day of _____, 2013.

July 23, 2013

To:

Ironwood Planning Commission

From:

Aaron Somero
PO Box 35
Ironwood, MI 49938

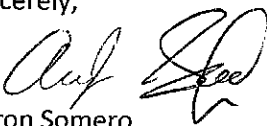
Dear Mr. Thomas Bergman,

I am writing you this letter in regard to a recent request to purchase a 90' by 150' parcel of property located adjacent to the residence of Jerry and Ginger Suzik at 505 South West Street Ironwood, MI in Jessieville. I attended your most recent Planning Commission Meeting during the evening of Tuesday, July 9, 2012. My wife and my family moved from Houghton, Mi, one month ago, to live in Ironwood and started a new job as an accountant for Ottawa Forest Product Inc (also located in Ironwood). My wife and I are currently in the process of purchasing Jerry Suzik's house and property located at 505 South West Street (also on the corner of Clemens Street) and we are interested in pursuing the opportunity of being able to purchase the 90' by 150' parcel that Jerry has previously discussed and wrote a letter on.

Our interest in this property comes from its adjacent location to Jerry Suzik's current property that we are in the process of purchasing (currently scheduled to close in mid August). Jerry has been mowing and maintaining the 90' by 150' parcel belonging to the city for some time and it closely abuts (within 20') Jerry's garage and driveway. My wife and I have a young but growing family of five children and we hope to have a little more yard space for our children to play in. We also hope to put in a small vegetable garden and a few fruit trees on the parcel if we could purchase it from the city of Ironwood. As I see it, Ironwood would gain additional annual property tax revenues by selling this property to us, and the neighborhood appearance would improve by allowing us to purchase, maintain and improve this small adjacent parcel.

Thank you for considering this matter and I sincerely hope that the city of Ironwood is able to reclassify this property from "open" to "surplus" and available to sell it to us. I believe that selling the 90' by 150' parcel to us would benefit the city, the surrounding neighborhood in Jessieville, and would be a great additional piece of land for my family to enjoy. I would be willing to offer \$200.00 for the 90' by 150' parcel. If there are any questions I can answer or there is anything I can do to assist please don't hesitate to contact me on my cell phone (906) 364-2692. I am planning to attend the next planning commission meeting on Wednesday, August 7th.

Sincerely,



Aaron Somero

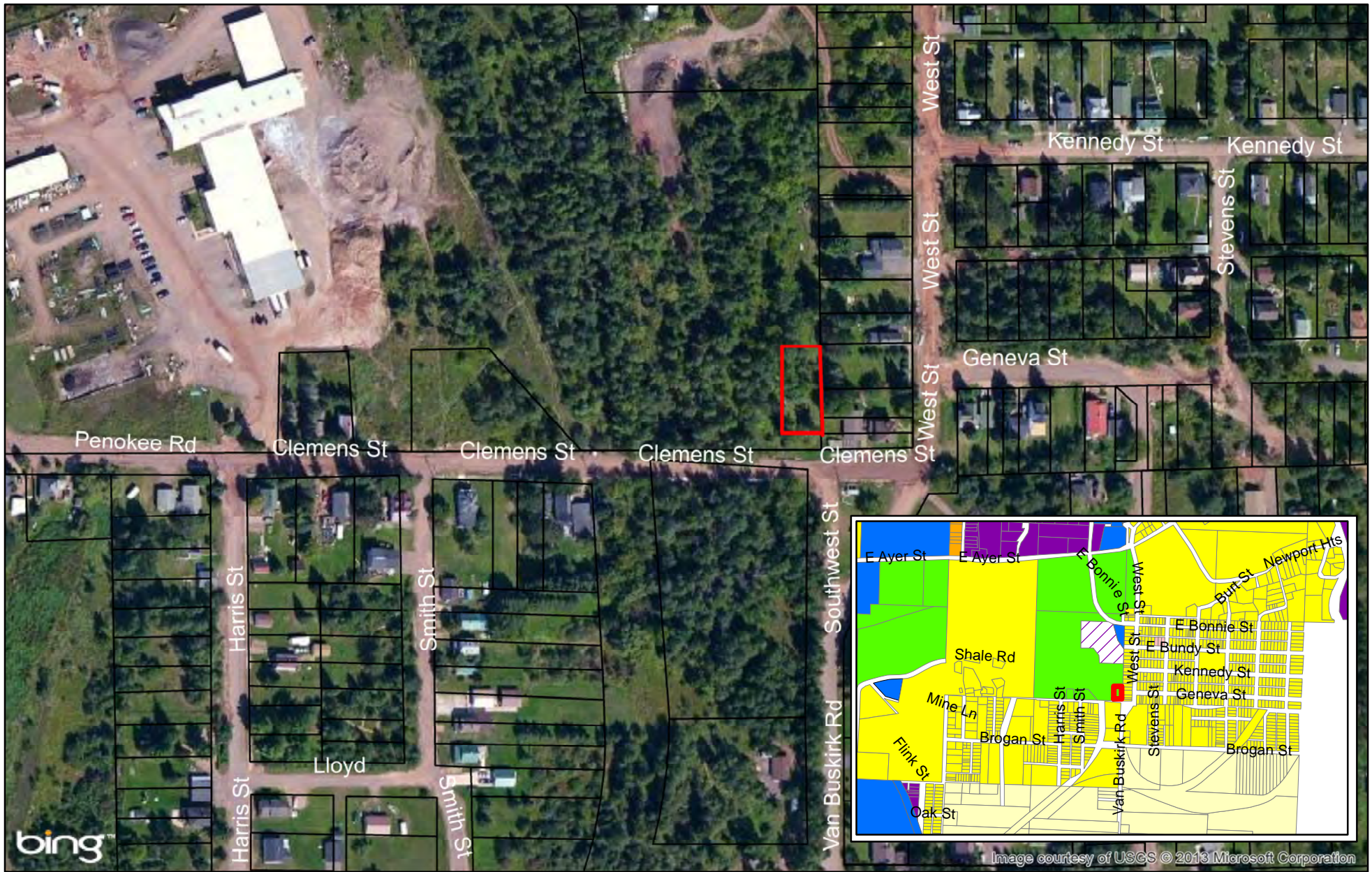
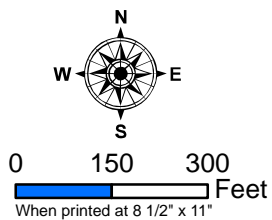


Image courtesy of USGS © 2013 Microsoft Corporation



PC Case 2013-011 Property on Clemens & Southwest St.

Wednesday, September 25, 2013

Legend

Property on Clemens & Southwest St