



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 November 6, 2013 Regular Meeting Minutes and Work Session 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. Presentation by Safe Routes to School
8. Items for Discussion and Consideration
 - a. Consideration of PC Case 2013-015 Property Purchase Request 476 East Houk St (Grabowski)
 - b. Discuss Garage Amendment
 - c. Update on recreational vehicle request
 - d. Goal Setting
 - e. 2014 meeting schedule
 - f. Membership Terms
9. Project Updates
10. Other Business
11. Next Meeting: January 8, 2014
12. Adjournment



**Proceedings of the Ironwood Planning Commission Work Session
Wednesday November 6, 2013**

A Work Session of the Planning Commission was held on Wednesday, November 6, 2013 in the Commissioners Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Chair Bergman called the work session to Order at 4:30 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			
Semo, Rick, ex-officio, non-voting member		X	X	

Also present: Community Development Director Michael J.D. Brown and City Manager Scott Erickson. In the audience was Brad Scheib and Anna Springer from HKgi Consultants.

3. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Johnson. **Motion Carried 7 to 0.**

4. Comprehensive Plan Rollout by Brad Scheib of HKgi. Discussion was had with the Planning Commission on the roll-out of the Comprehensive Plan process.

5. Next Meeting: December 4, 2013, 4:30 p.m.

6. Adjournment:

Motion by Geib to adjourn the meeting. **Second** by Burchell. **Motion Carried 7 - 0.**

Adjournment at 5:28 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



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

A Regular Meeting of the Planning Commission was held on Wednesday, November 6, 2013 in the Commissions Chambers, 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			
Semo, Rick, ex-officio, non-voting member		X	X	

Also present: Community Development Director Michael J.D. Brown and City Manager Scott Erickson. In the audience, Dawn Schultz from Xcel, Eric Fitting, Keith Johnson, John Whitlow, and Josh and Becky Pietrocatelli.

3. Approval of Minutes:

Motion by Davey to approve September 4, 2013 Minutes. **Second** by Burchell. **Motion carried 7 to 0.**

4. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Johnson. **Motion Carried 7 to 0.**

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

Keith Johnson rose and stated he would be speaking for Mr. Fitting when his case comes before the Commission.

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

Josh and Becky Pietrocatelli asked to be heard. They reside at 425 Marble. There is a property at 501 Agate that is being used as recreational vehicle storage for many vehicles. The property owner at 501 Agate purchased 424 Marble. That property is now being used to store recreational vehicles. The Pietrocatelli's front yard at 425 Marble now views the 501 Agate property back yard. They believe the ordinance should be revised to limit the number of RV's allowed to one per property, and that it be registered to the Owner of the property. They would also like to see the property of backyards being designated no nuisance areas. According to the ordinance this is not considered to be blight.

Director Brown stated that staff would review this issue and get back to the Pietrocatelli's.

7. Items for Discussion and Consideration:

- 7a. Ordinance 499, Book 5 Accessory Buildings: Chair Bergman opened the public hearing. Director Brown introduced the ordinance. Chair Bergman read the rules to the audience regarding the procedures for this meeting and then asked for Comments for and Against the Ordinance. There were none. Chair Bergman closed the public hearing.

Motion by Davey to recommend to the City Commission approval of Book 5, Ordinance No. 499. **Second** by Burchell. **Motion carried 7 to 0.**

- 7b: Consideration of PC Case 2013-010 Site Plan & Conditional Use for Storage Units:

Director Brown explained a 30 foot side and rear setback is required. The proposed site plan only provides for a ten foot rear yard setback. Mr. Fitting is currently seeking a variance to the setback from the Zoning Board of Appeals. The site plan is in order other than the setback in the rear yard. Mr. Fitting is to appear at the ZBA on Monday for approval of the variance.

Keith Johnson spoke on behalf of Mr. Fitting. Many years ago this was zoned R-4 and there is very little water, no sewer out there. It is uninhabitable. The one caveat that Mr. Johnson asked on behalf of Mr. Fitting is that the City give Mr. Fitting one year to build. Director Brown said that Mr. Fitting would have to pull a building permit and would then need to begin building within 6 months.

Commission Member Johnson said that the property is only setback 10'; why can't he move the storage sheds back on the property. Mr. Johnson said that this is due to large trucks with trailers not being able to back up and maneuver through the area.

Public Comment for the Request: None
Public Comment in Opposition to the Site Plan: None
Bergman closed the Public Hearing.

Member Johnson said the site plan does not conform to the setback. He believes the applicant will file an appeal for violation of the improper setback and for that to occur it is Johnson's opinion that the site plan does not comply and therefore sets up the appeal to the ZBA. The Planning Commission can not violate the ordinance or approve an item that violates the ordinance. Johnson made a **Motion** that the request not be approved. **Second** by Burchell. Discussion ensued regarding the Zoning Board of Appeals and the Planning Commission processes. Bergman asked what legal ramifications could the Commission face. Director Brown said he would contact the City Attorney on this issue.

Amended Motion made by Johnson to deny the site plan because it doesn't meet the rear yard setback. **Second** by Burchell. **Motion Carried 7 to 0.**

Motion by Burchell to approve the conditional use permit in case 2013-010 for the storage units as shown on Site Plan 1. **Second** by Geib. **Motion Carried 7 to 0.**

7c: Consideration of Case 2013-011 Property Purchase (Somero): Director Brown stated that this is a familiar property request purchase (Suzak); however it is a new owner.

Motion by Cayer to recommend to the City of Ironwood Commissioners that this property be declared as surplus property. **Second** by Geib. **Motion Carried 7 to 0.**

7d: Case 2013-010, Property Purchase East Ash Street (Whitlow). Director Brown introduced the request.

Motion by Johnson to not sell this parcel to Mr. Whitlow considering there is no water or sewer on the parcel and that the City continue to look for a party to expand the parcel's use. **Second** by Burchell. **Motion Carried 7 to 0.**

7e: Consideration of Xcel Pole Location Request: Dawn Schultz came before the Commission with an update on the transmission poles off of Bonnie Street near the Miner's Park. There is now a clearance concern so Xcel must add another pole for line height. There could be a small remuneration of \$500 paid to the City. Director Brown informed the Commission Parks and Recreation Committee took no action.

The Planning Commission indicated that there is no action needed on this Xcel Pole Location Request. This was informational only.

7f: Discuss Medical Marihuana Ordinance: Director Brown stated that there is a Michigan case pending on the medical marihuana issue. The Commission said to not do anything on the medical marihuana issue until the Michigan case is resolved.

7g: Discuss Amendment to Garage Regulations: Director Brown said that there are a number of requests for garage regulations in the R-1 issues. The City Commisison has directed Staff to evaluate this to see if we need to change our regulations. He asked the Commission to think about sizes and setback for review in coming months.

8. Project Updates

None.

9. Other Business: Burchell brought up that beepers on the snow removal vehicles are very loud. He understands that this is an OSHA approved item that must be on the vehicles. He has found a backup camera that is approved by OSHA for \$99.00. Discussion ensued. The consensus is to take this idea to the Ironwood Police Department or Code Enforcement and see how they would handle the matter of the beepers versus cameras for use and the noise issue due to the very loud beepers.

10. Next Meeting: December 4, 2013, 5:30 p.m.

11. Adjournment:

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

Adjournment at 6:16 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



Sleight/Norrie/Wright Safe Routes to School Action Plan 4 December 2013

Walking Audit or Survey Recommendation	Steps to Take to Achieve Outcome	Person Responsible	Date Completed	Approval			Other Partners
				Road	School	Other	
EDUCATION							
1. Develop a Safe Routes to School display for school functions.	1. Create Draft display. 2. Produce 3. Schedule events for display 4. Revise display after engineering work is completed.	1. Ian Shackleford 2. SRTS Coordinator 3. SRTS Team	Temporary display prepared August 2013.				
2. Develop a Safe Routes to School pamphlet for distribution to students and families, including a map of recommended SRTS.	1. Share draft with SRTS Team 2. Print 3. Distribute	1. Ian Shackleford 2. SRTS Coordinator	Handout sent to all incoming students fall 2013.				PTO
3. Pedestrian and bicycle safety lessons in class.	1. Develop age-appropriate lessons for K-6 grades.	1. IPS School Liaison	1. 2. 3.				PTO
4. Student assembly emphasizing walking & biking.	1. Open houses at start of school year. Have maps, showing routes. 2. Follow-up assembly mid September.	1. Elementary Principal 2. Middle/High School Principal.	1. 2. 3.				PTO
5. Ironwood Public Safety Summer bicycle safety fair.	1. Raise funds for helmets, handouts, etc. 2. Recruit local bike shop for bike inspections.	1. Andrew DiGiorgio	1. 2. 3.				
ENCOURAGEMENT							
1. Walk to School Day twice a year.	1. Plan for September & May. 2. Coordinate with Public Safety, PTO. 3. Letters, permission slips, publicity.	1. SRTS Coordinator 2. School Administrators 3. Public Safety	WTSD 9/13/2013				Ironwood PTO
2. Contest to reward biking and walking to school.	1. Secure rewards. 2. Develop chart to monitor activities. 3. Publicize.	1. SRTS Coordinator 2. Classroom teachers	1. 2. 3.				Ironwood PTO
3. Walking School Bus along the new non-motorized trail.	1. Recruit parents, adults to walk with students. 2. Design routes for gathering & walking.	1. SRTS Coordinator	1. 2. 3.				Ironwood PTO
4. Bike train along the new non-motorized trail.	1. Outreach to the Tuesday & Wednesday bike riding groups.. 2. Publicize.	1. Sam Davey, Eric Fitting. 2. 1. SRTS Coordinator	1. 2. 3.				Ironwood PTO

Walking Audit or Survey Recommendation	Steps to Take to Achieve Outcome	Person Responsible	Date Completed	Approval			Other Partners
				Road	School	Other	
5. Encourage homeowners to shovel sidewalks along designated Safe Routes to School.	1. Could City clear any additional sidewalks? 2. Think up creative ways to recognize or reward homeowners that shovel their sidewalks for student safety. 3. Outreach to homeowners along routes. 4. Small thank-you giveaways.	Michael Brown					Ironwood Public Safety
ENFORCEMENT							
1. Enhance school zone signage around school, including flashing "School Zone" signs on Lowell, Ayer, and Curry.	1. Create a plan for appropriate signage. Consider reduced speed limits when lights flash. Consider speed bumps. 2. Seek funding for appropriate signage.	1. Ironwood Public Safety	1. 2. 3.				
2. Change routes for student pick up and drop off and remind students and adults of changes.	1. Finalize plan with Buildings & Grounds Committee Ironwood Area Schools 2. Repaint Wright/Norrie parking lot. 3. Work with City to consider changing Pabst St to one way? 4. Funding for benches, new signs. 5. Step up enforcement.	Superintendent	New pick up & drop off plan introduced fall 2013.				Ironwood Public Safety
3. Ticket illegally parked vehicles near Wright/Norrie.	1. Educate students, parents, and staff. Warn that tickets will be issued. 2. Issue tickets.	Ironwood Public Safety School Administration	1. 2. 3.				
4. Address overgrown vegetation (cars parked on sidewalks) blocking sidewalks along Safe Routes to School.	1. Report sites to Ironwood Public Safety. 2. Letters to homeowners. 3. Citations if necessary.	Ironwood Public Safety	1. 2. 3.				
5. Step up enforcement of speed and stop signs near school. Curry Street, in particular.	1. Directed patrols by Public Safety. 2. Educate drivers that tickets will be issued.	Ironwood Public Safety					
6. Discourage students from crossing US 2 at Curry Street. <i>[An earlier engineering proposal to create a crosswalk has been withdrawn due to safety and engineering difficulties.]</i>	1. Educate students that crossing US 2 is unsafe. 2. Provide bus service across US 2 at Curry Street for all interested students.	Ironwood Area Schools					Ironwood Public Safety
7. Prohibit parking along south side of Ayer Street in front of Wright/Norrie, to address frequent pedestrian crossing outside the crosswalk.	1. Propose to City Commission. 2. Inform parents, suggest they pick up and drop off students on Park or Monroe Streets. 3. Post Signs	Ironwood Public Safety					SRTS Team

ENGINEERING							
1. Ayer Street: Add a sidewalk along north side from Marquette Street to Suffolk Street.	1. Need engineering advice on how to make safe for pedestrians. 2. Design & map alternative solutions. 3. Contact affected landowners. 4. Make a recommendation. 5. Bring to City Commission. 6. Secure funding.	City of Ironwood	1. 2. 3.				
2. Ayer Street: Calm traffic and reduce crossing distance in front of Wright/Norrie.	1. MSU proposed three alternatives. 2. SRTS Team recommends bump outs along both sides of Ayer, whole length of school. 3. Preliminary design & cost estimate. 4. Bring to City Commission. 5. Secure funding.	City of Ironwood	1.				
3. Lake Street: Add a sidewalk from Ayer to McLeod/Frenchtown.	1. Design & map alternatives. 2. Contact affected landowners. 3. Make a recommendation. 4. Bring to City Commission. 5. Secure funding.	City of Ironwood	2.				
4. Wright/Norrie School parking lot: Build a sidewalk along the south side, connecting the west entrance to Curry Street. Move lanes and parking spaces to the north.	1. Preliminary design & cost estimate. 2. Bring to School Board. 3. Secure funding.		3.				
5. Curry Street: Add crosswalks at Pabst Street and school parking lot.	1. Design & map alternatives. 2. Contact affected landowners. 3. Make a recommendation. 4. Bring to City Commission. 5. Secure funding.	City of Ironwood	1. 2. 3.				
6. Curry Street: Build new sidewalk on west side, from Hill Street to Lake Ave. Reconstruct sidewalk on west side between Lake Avenue and US 2.	1. Preliminary design & cost estimate. 2. Bring to City Commission. 3. Contact affected landowners. 4. Secure funding.	City of Ironwood					
7. Lake Avenue: Rebuild needed sections of sidewalk on the south side, between Curry and Greenbush.	1. Preliminary design & cost estimate. 2. Bring to City Commission. 3. Contact affected landowners. 4. Secure funding.						
8. Suffolk Street: Rebuild sidewalk on west side, between Arch Street and Frederick Street. [Sleight School]	1. Preliminary design & cost estimate. 2. Bring to City Commission. 3. Contact affected landowners. 4. Secure funding.	City of Ironwood					

9. Arch Street: Rebuild sidewalk on north sidewalk, between Lowell and Douglas. [Sleight School]	1. Preliminary design & cost estimate. 2. Bring to City Commission. 3. Contact affected landowners. 4. Secure funding.						
10. New trail from Wright/Norrie to old Colonial building.	1. Design & map alternatives. 2. Contact affected landowners. 3. Make a recommendation. 4. Bring to City Commission. 5. Secure funding. 6. Try to keep clear of snow during the winter.	City of Ironwood					SRTS Team (snow removal)
11. New bike trail from Wright parking lot north to non-motorized trail. [Curry Street]	1. Design & map alternative solutions. 2. Make a recommendation. 3. Bring to City Commission. 4. Secure funding.	City of Ironwood					

When seeking Michigan Safe Routes to School funding, this Action Plan will be split into separate plans for Sleight, Norrie, and Wright Schools. The Norrie Action Plan will be about the same as this. The Sleight and Wright Action plans will remove items that don't apply to those schools or the age of the students.

Engineering Cost Estimates:

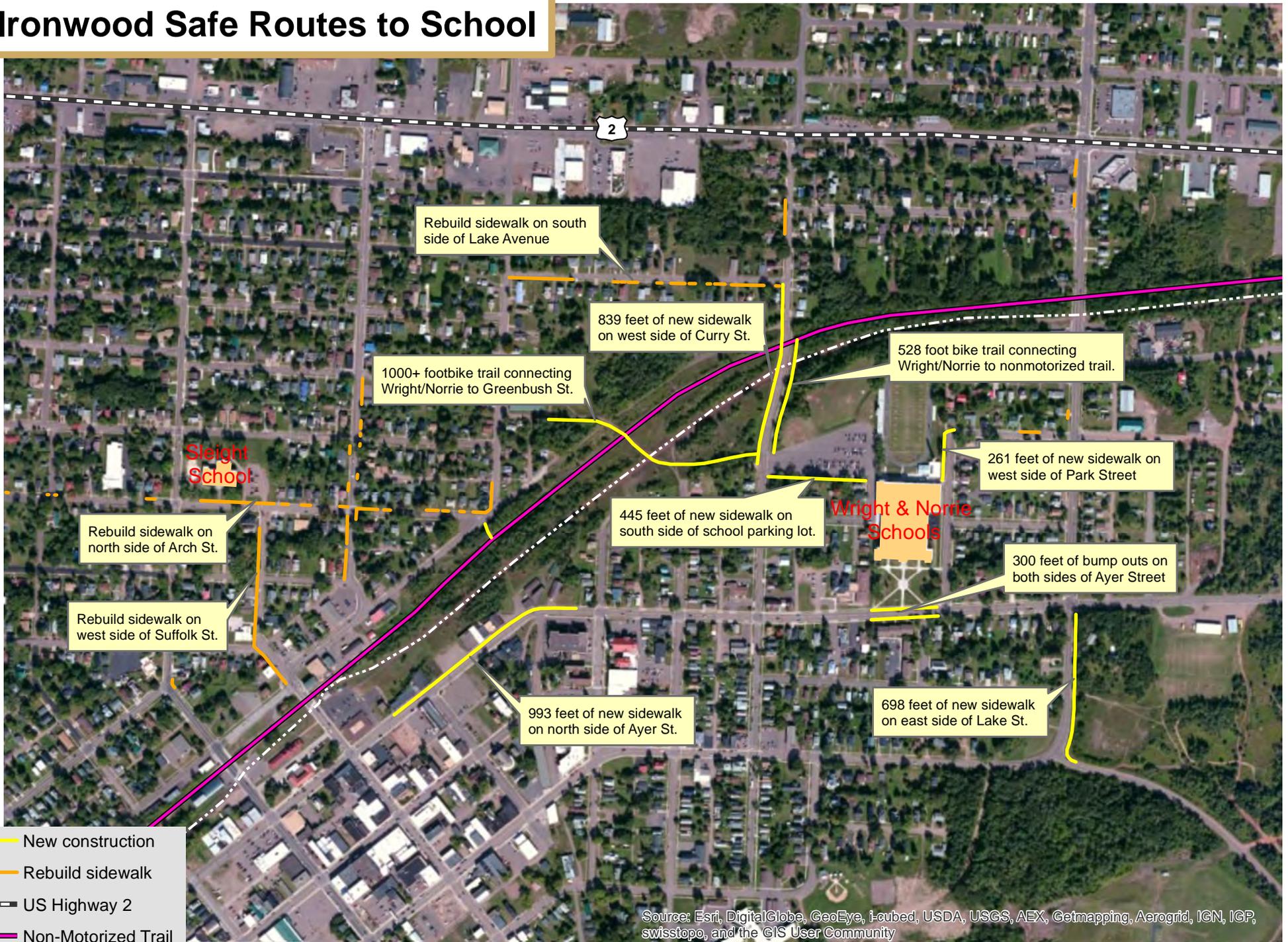
In total, there is 9,087 feet (1.7 mile) feet of proposed sidewalks, bike trails, and the Ayer Street bump outs.

Assumptions:

- Cost is \$30 per foot
- Design costs (ineligible for grant) would be 20%

Row Labels	Sum of Estimated Cost	Sum of Design Cost
Ayer Street bump-outs	\$18,180	\$3,636
New sidewalk: Ayer St.	\$29,790	\$5,958
New sidewalk: Curry St.	\$24,900	\$4,980
New sidewalk: Lake St.	\$20,940	\$4,188
New sidewalk: Park St.	\$7,830	\$1,566
New spur trails	\$48,690	\$9,738
Rebuild sidewalks	\$108,930	\$21,786
Wright / Norrie Parking Lot sidewalk	\$13,350	\$2,670
Grand Total	\$272,610	\$54,522

Ironwood Safe Routes to School



- New construction
- Rebuild sidewalk
- US Highway 2
- Non-Motorized Trail
- Motorized Trail (Snowmobile Trail 2)
- Schools

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





MEMO

To: Chair Bergman and Planning Commission

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

Date: November 22, 2013

Meeting Date: December 4, 2013

Re: PC Case 2013-010 Hobby Wheel Storage Unit Site Plan

Last month the Planning Commission approved a conditional use for an additional storage unit at 850 E. Ayer Street. The Planning Commission denied the site plan request based on the fact that the petition didn't meet the rear yard setback requirement of 30 feet. Staff explained to the Commission that the petitioner was scheduled for a Zoning Board of Appeals (ZBA) meeting to request a variance to the setback in order to encroach by 20 feet. Staff recommended the Commission approve the site plan on the condition that the ZBA approve the requested setback variance of 20 feet. The Commission had concerns if this was legal or not and therefore denied the request. After the meeting staff confirmed with the City attorney that the Commission could have approved the site plan with the condition the ZBA grant the 20 foot setback variance.

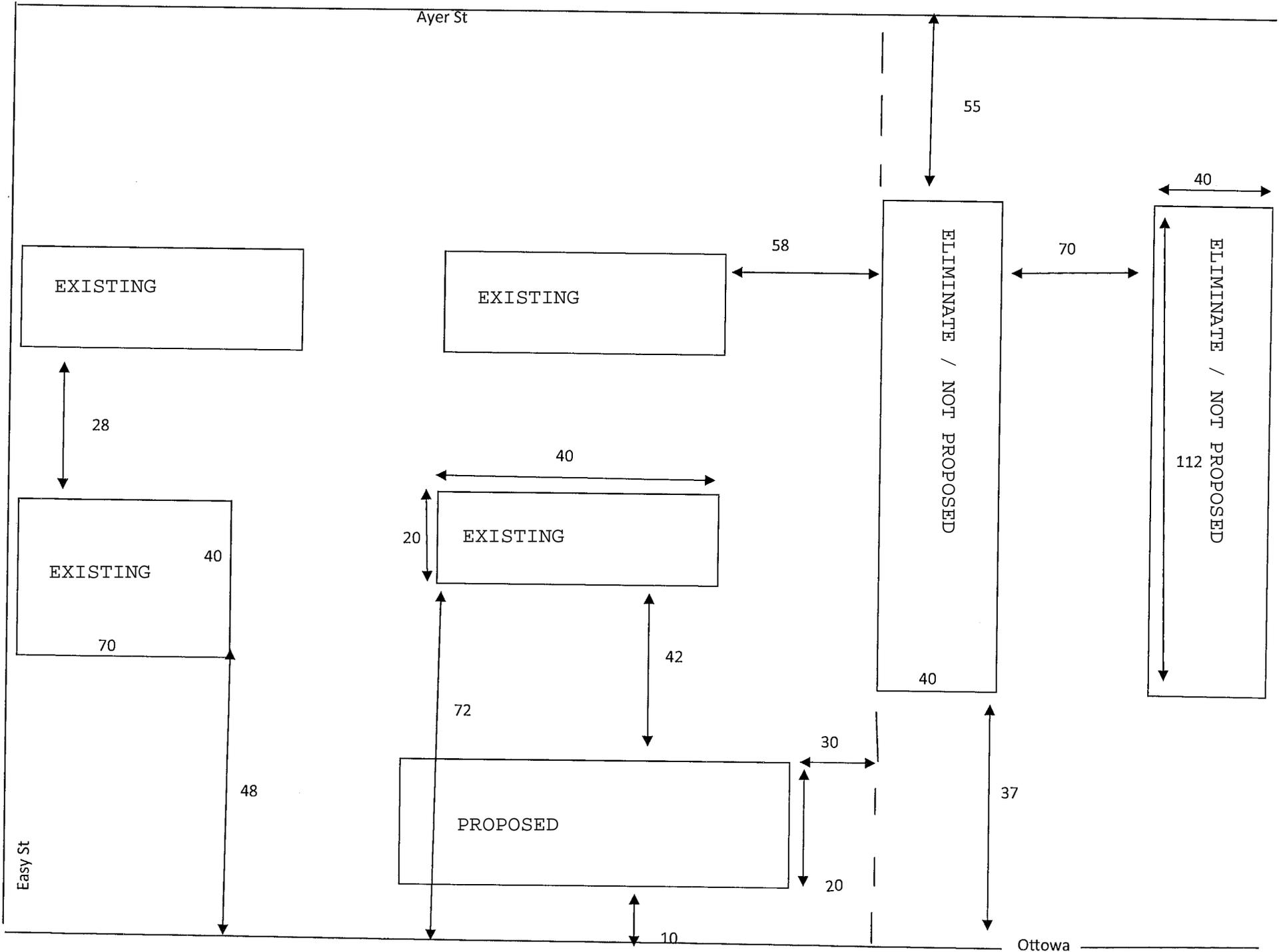
The ZBA at its November 11, 2013 meeting granted the requested 20 foot setback variance and subsequently the site plan request is being brought back to the Planning Commission for approval.

Motion

To recommend approval of PC Case 2013-010 Hobby Wheel Storage Unit Site Plan located at 850 East Ayer Street.

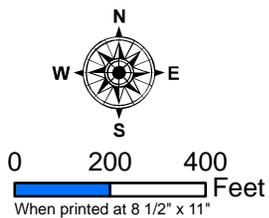
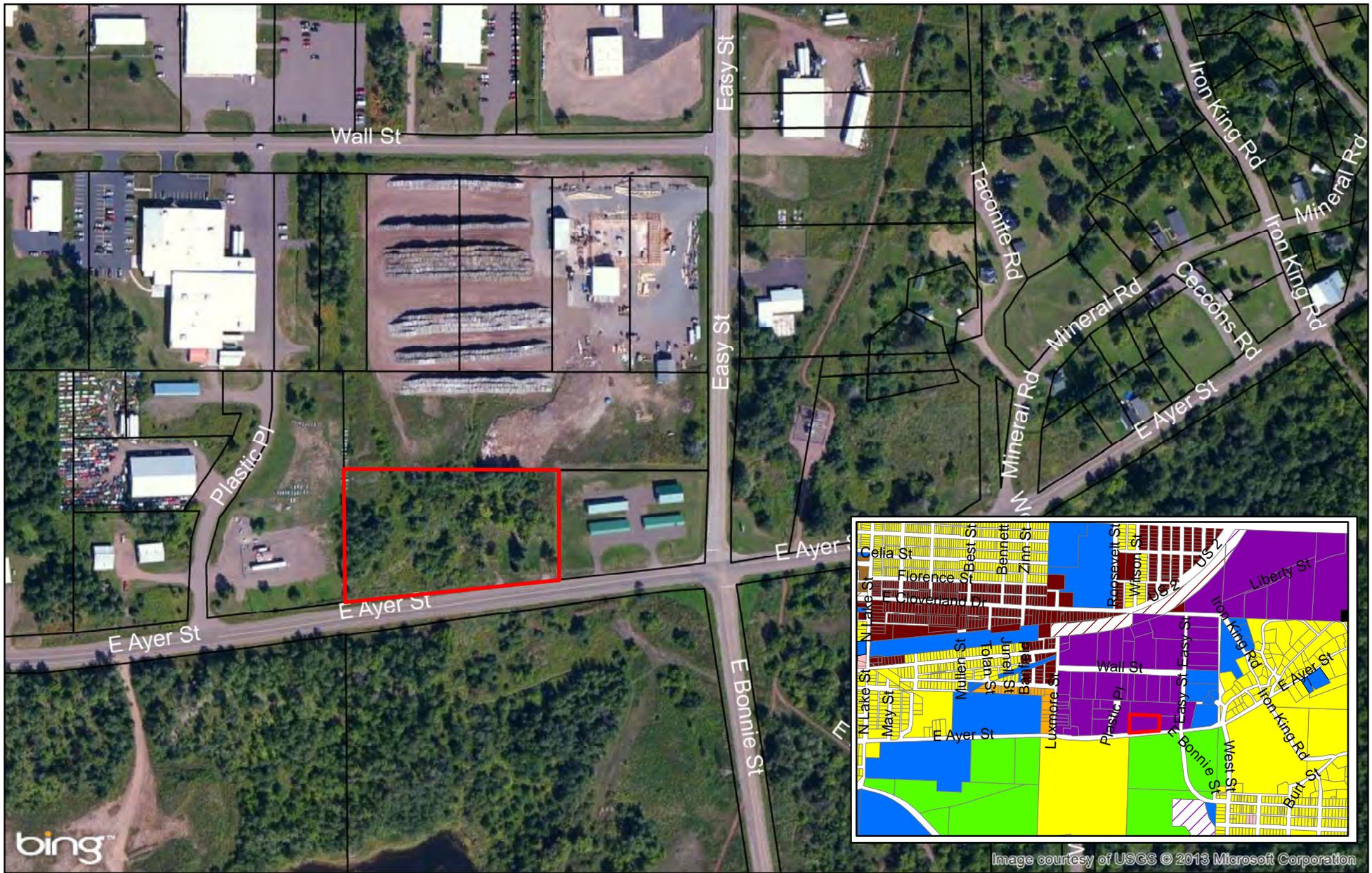
SITE PLAN 1

Ayer St



Easy St

Ottawa



PC Case 2013-010 Property on Ayer St.

Wednesday, August 28, 2013

Legend

Property on Ayer St



MEMO

To: Chair Bergman and Planning Commission

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

Date: November 22, 2013

Meeting Date: December 4, 2013

Re: PC Case 2013-015 Property Purchase Request 476 E. Houk Street

Before the Commission is a property purchase request from Lyn Grabowski to purchase City surplus property 476 E. Houk Street, Parcel Number 52-23-351-260, for \$160; the list price is \$750. Staff recommends selling the property for \$160 plus all fees associated with purchasing the property in order to get it back on the tax rolls. The property is being purchased to add on to existing property owned to the east and is only useful to that property owner.

Oct. 23rd 2013

Dear Sir,

You might remember me as the gal who came in with some cash to buy some surplus land on E Houk St. and wanted to plant a tree in memory of my dog in Sept. of this year.

I started coming to Ironwood 6 yrs ago to sbi with Karl Mayer. He owns 480+504 E. Houk St. just recently I asked why he doesn't own the surplus lot & he said he put in an offer in with a letter 7 years ago to purchase but the city never got back to him. So, in all this time the price has gone up. I, myself, am wondering why you did not even acknowledge his letter.

I have been coming up there for 1 week a month to cut the grass and take care of the trees we planted so we are good about taking care of our "little piece of heaven" in the Northwoods. I have certainly fallen in love with your city and all it has to offer.

My bedroom window overlooks that surplus lot. Time and time again I have noticed people use it as a blumping ground and I have always been the one to get rid of the junk. The city never removes anything nor do they cut the grass. They did not remove a downed tree when I came in and told them about it. I have tried to keep

it from being an eyesore and would really like to plant a tree or two to enjoy from my window. This lot is not being maintained by the city as it should be. I also do not think that lot is anywhere near worth the exhorborant price of \$ 700.00.

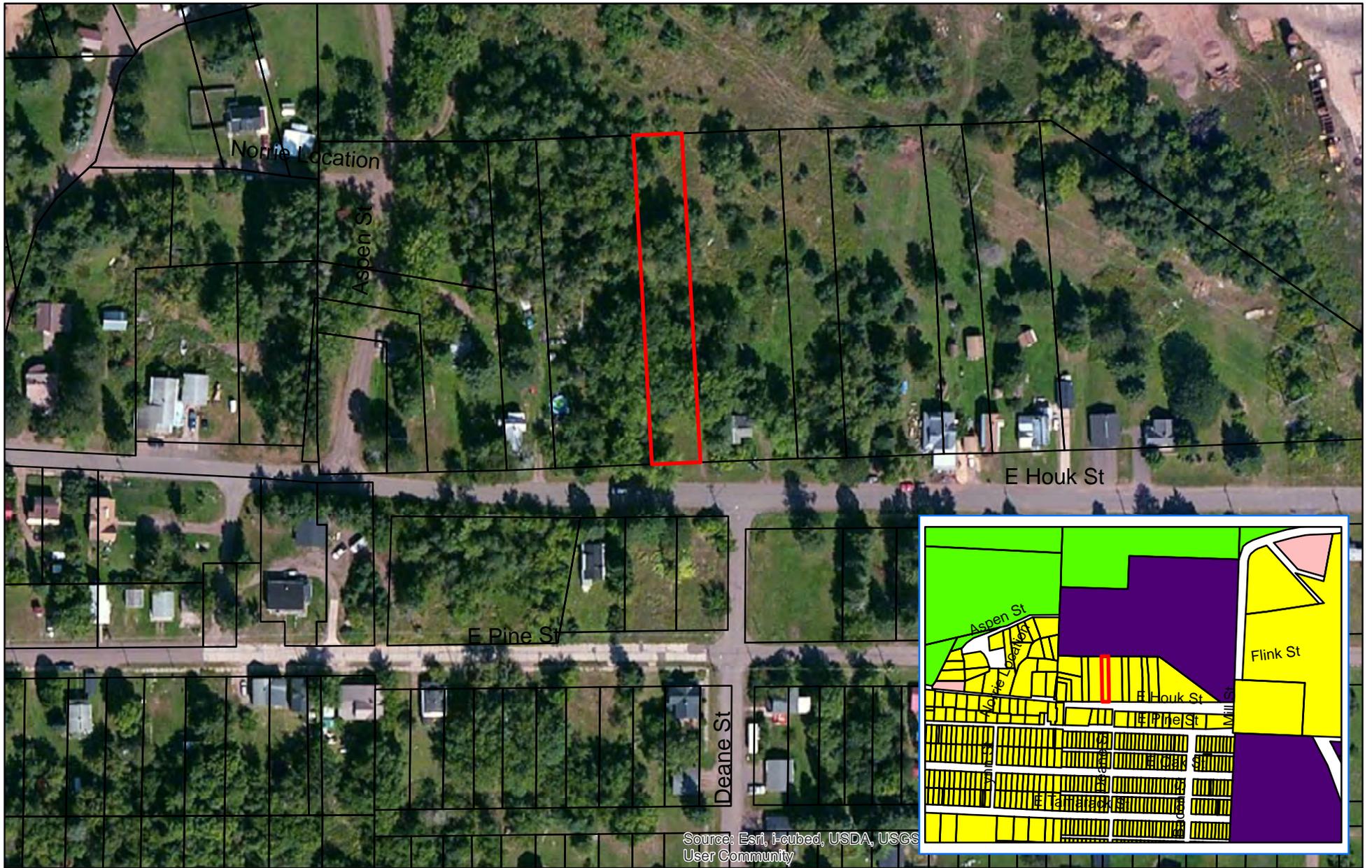
I truly hope you will reconsider our offer to buy the surplus lot at a lower price than you are asking. This lot is the same size as the one at 504 E Hawk and that lot is valued at \$140.00

I came in with \$160.00 that day, hoping to buy that lot and surprise my friend Karl Mayer and with hopes to plant a tree that week I was there. I was so very disappointed when none of those things happened.

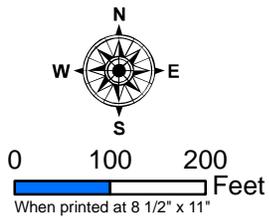
I hope you will find it in your heart to be kind enough to respond to my letter so we know where we stand in our desire to plant a tree outside my window in memory of my pet. Thank you in advance,

Blessings,

Lyn Giabowski
21840 Foxhaven Run #5
Waubesa, WI. 53186



Source: Esri, i-cubed, USDA, USGS
User Community

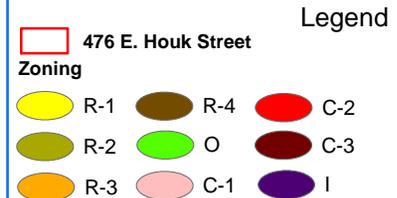


PC Case 2013-015

Property Purchase Request

476 E. Houk Street

Thursday, November 21, 2013



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



MEMO

To: Chair Bergman and Planning Commission

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

Date: November 22, 2013

Meeting Date: December 4, 2013

Re: Garage Amendment

As discussed at the November 6, 2013 meeting the City Commission has directed the Planning Commission to evaluate the existing ordinances regarding garages/accessory buildings. The Planning Commission just recently amended the size restrictions of accessory buildings for the R-2 District. This amendment will target more questions in regards to regulating accessory buildings.

The City has received a number of variance requests/inquiries in regards to larger garages, location of garages on lots, the number of accessory buildings per lot as well as accessory structures/garages as the primary and/or only structures on site. This amendment will attempt to address those issues and those that come up throughout this amendment process. I would ask the Planning Commission review the current regulation in regards to these criteria so a discussion can take place about what should be modified.

The following definitions are from the Zoning Ordinance Section 34-2:

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. When an accessory building is attached to the main building in a substantial manner by a wall or roof, it shall be considered part of the main building.

Accessory use means a use subordinate to the main use on a lot and used for purposes customarily incidental to those of the main building, but does not include its use for dwelling, residential, lodging or sleeping quarters for human beings.

The following are links to the Accessory Building regulations for all residential districts:

R-1 Single Family Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV2SIMIREDI.html#TOP
[TITLE](#)

34-53 Accessory Buildings

F:\Community Development\Ordinances\Accessory Buildings\2014\Garage Update\PC Memo December 2013.doc

(1) Accessory buildings are permitted in the R-1 single-family residential district but not prior to erection of the principal buildings.

(2)

Accessory buildings shall be permitted in the R-1 district, provided the following regulations are met:

(a)

The total area and dimensions of all detached accessory buildings shall not exceed the following:

(i)

For lots of ten thousand (10,000) square feet in area or less, the accessory building shall not exceed twenty-six (26) feet by twenty-six (26) feet or six hundred seventy-six (676) square feet. They shall not exceed fifteen (15) feet in height.

(ii)

For lots greater than ten-thousand (10,000) square feet in area, up to one (1) acre, the accessory building shall not exceed thirty (30) feet by thirty (30) feet or nine hundred (900) square feet. They shall not exceed eighteen (18) feet in height.

(iii)

For lots greater than one (1) acre, the accessory building shall not exceed thirty-six (36) feet by thirty-six (36) feet or one thousand two hundred ninety-six (1,296) square feet. They shall not exceed eighteen (18) feet in height.

(3)

An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area;

(4)

Accessory buildings in excess of two hundred (200) square feet must be designed, constructed, and finished such that the exterior appearance is compatible in terms of materials, color, and general construction with that of the main building;

(5)

Detached accessory buildings shall be located according to the following:

(a)

For lots less than seventy (70) feet in width, no wall of a detached accessory building shall be closer than three (3) feet from any point along the adjoining property lines, and the drip edge shall not be closer than two (2) feet from any point along the adjoining property line; and

(b)

For lots greater than or equal to seventy (70) feet in width, no wall of a detached accessory building shall be closer than five (5) feet from any point along the adjoining property lines, and the drip edge shall not be closer than three (3) feet from any point along the adjoining property line.

(6)

The use of temporary tent type buildings is strictly prohibited in the R-1 district. All accessory buildings shall be of wood frame construction, and shall meet all applicable building codes. This does not prohibit the use of tents for temporary events such as garage sales, weddings, or other similar events.

(7)

One (1) accessory building, in addition to the principal garage, is permitted, but may not exceed two hundred (200) square feet.

- (8) No part of any front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

34-54 Dimensional Requirements

(3) Maximum lot coverage: All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

R-2 Multi Family Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV3MURED1.html#TOPTITLE

34-73 Accessory Buildings

(1) Accessory buildings shall adhere to the following:

- (a) Accessory buildings shall not exceed eighteen (18) feet in height on any residential lot.
- (b) The maximum square footage for accessory buildings in the R-2 district shall be nine hundred (900) square feet.
- (c) An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area;
- (d) Accessory buildings in excess of two hundred (200) square feet must be designed, constructed, and finished such that the exterior appearance is compatible in terms of materials, color, and general construction with that of the main building.
- (e) Detached accessory buildings shall be located so that no drip edge of a detached accessory building shall be closer than ten (10) feet from any point along the adjoining property lines.
- (f) Detached accessory buildings shall be located no closer than twenty (20) feet to the nearest point of a dwelling unit on an adjoining lot.
- (g) The use of temporary tent type buildings is strictly prohibited in the R-2 district. All accessory buildings shall be of wood frame construction, and shall meet all applicable building codes. This does not prohibit the use of tents for temporary events such as garage sales, weddings, or other similar events.

- (2) No part of any front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

34-74 Dimensional Requirements

(5) *Maximum lot coverage.* All buildings, including accessory buildings, shall not cover more than forty

The majority of requests have been for increased sizes of structures in the R-1 District. Previous regulations permitted up to 1,200 square foot garages, recent updates to the Zoning Ordinance set sizes based on the size of the property the building will be constructed on. While this is an acceptable method of regulation, it may not be practical or desired in Ironwood for a number of reasons:

1. When the City was originally platted, many people didn't own cars or other motorized vehicles. There wasn't a need for garages or other accessory buildings.
2. Along with the original platting of lots, many lots are narrow and not deep enough to accommodate a large garage based on setbacks and lot coverage requirements.
3. Due to the nature of the outdoor recreation aspect of the community, there are other vehicles that require storage than just cars.
4. Blight has also been an issue the City has been addressing, and having larger garages can assist with storing unsightly items from the public's view.

However, if the City increases the allowable sizes of accessory buildings/garages, it also has to look at setbacks and lot coverage issues. The reasons for regulations like the City has in place are to create a certain look and feel of neighborhoods. Limitations on how close you can build to a lot line, how much area you can build on a lot and where you put it reflect a look and feel of the neighborhood. It also gets into issues of impervious surface and stormwater/flooding issues; the more impervious surface (i.e. roofs, concrete/blacktop) the greater risk for flooding if the existing storm sewer system can't handle the increased water. The City can increase the allowable size of structures, allow more land per lot to be built on and build closer to property lines but there could be negative effects of doing so and should be taken into consideration.

PLANNING COMMISSION 2014 Meeting Schedule

5:30 p.m. meeting time in Conference Rm #1 2nd Floor Memorial Building

Wednesday, January 08, 2014*

Wednesday, February 05, 2014

Wednesday, March 05, 2014

Wednesday, April 02, 2014

Wednesday, May 07, 2014

Wednesday, June 04, 2014

Wednesday, July 02, 2014

Wednesday, August 06, 2014

Wednesday, September 03, 2014

Wednesday, October 01, 2014

Wednesday, November 05, 2014

Wednesday, December 03, 2014

*Second Wednesday due to holiday