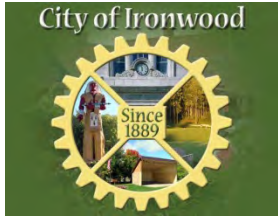




213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Work Session Agenda

1. Call to Order
2. Recording of the Roll
3. Approval of the Agenda
4. Comprehensive Plan
5. Adjournment



Ironwood Comprehensive Plan

Planning Commission Agenda Memo

To: Ironwood Planning Commission

From: Brad Scheib, HKGi – Project Manager
Michael Brown, Community Development Director

Re: ***Comprehensive Plan Agenda Memo #2***

Date: 8 January 2014

At our next meeting on Wednesday, we will have 1 hour. In that hour it is our objective to cover the following:

1. **Review Project Web Site**

A project website has been up and running since the end of November. We will review the web site briefly.

Approximately 5 minutes

2. **Review Fact Book Working Content**

We have been compiling various background data and information into a “Fact Book.” This book will be used and modified over the course of the project as information is learned/discovered. We will review an outline and present some preliminary findings.

Approximately 20 minutes

3. ***Discuss preliminary findings from survey results to date***

The survey will be open through the end of January to allow for participants who learn of the survey through the public meetings to fill it out. However, in order to keep pace with our schedule, we have summarized findings to date and will present those findings so they can inform our upcoming public engagement meetings.

Approximately 30 minutes

4. ***Prepare for our upcoming workshop the week of January 20th.***

We will recap the agenda for the January 21-23rd workshop week and review the various meeting approaches.

Approximately 5 minutes

The background features a detailed illustration of a town, likely Ironwood, with various buildings, streets, and a river. In the foreground, there is a semi-transparent yellow banner containing the title text. Below the banner, the town illustration continues, showing more buildings and a river. At the bottom of the page, there is a dark blue decorative pattern of small, repeating motifs.

Ironwood

Comprehensive Plan Update

Planning Commission Meeting
January 8, 2014

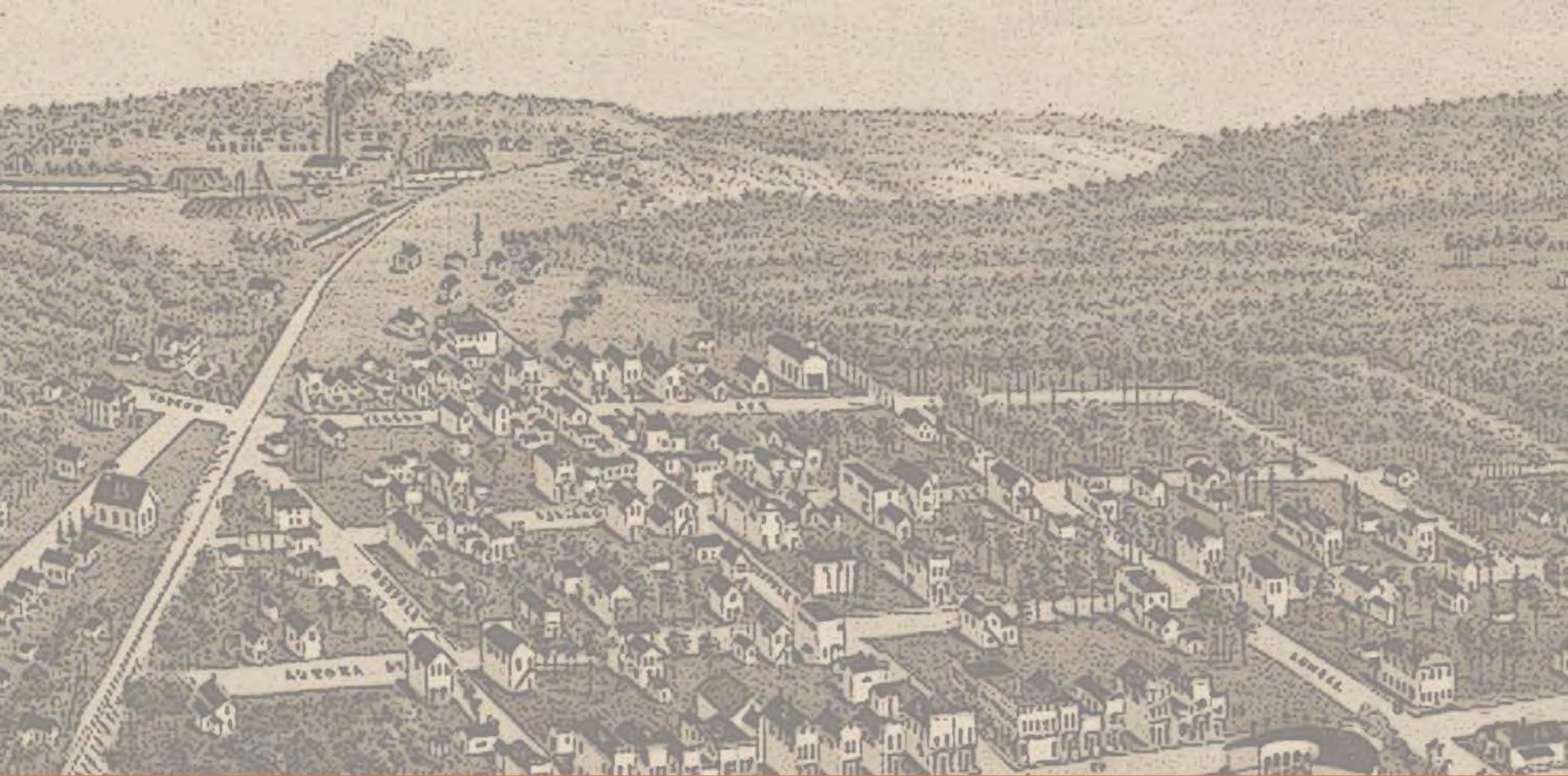
Hoisington Koepler Group, Inc.

Planning • Landscape Architecture • Urban Design



Agenda

- Review Project Web Site
- Review Fact Book Outline and Working Content
- Review Public Engagement Strategy
 - Survey results to-date
 - Listening sessions and Public Meeting Strategy
- Review January Workshop Agenda



Web Site Review

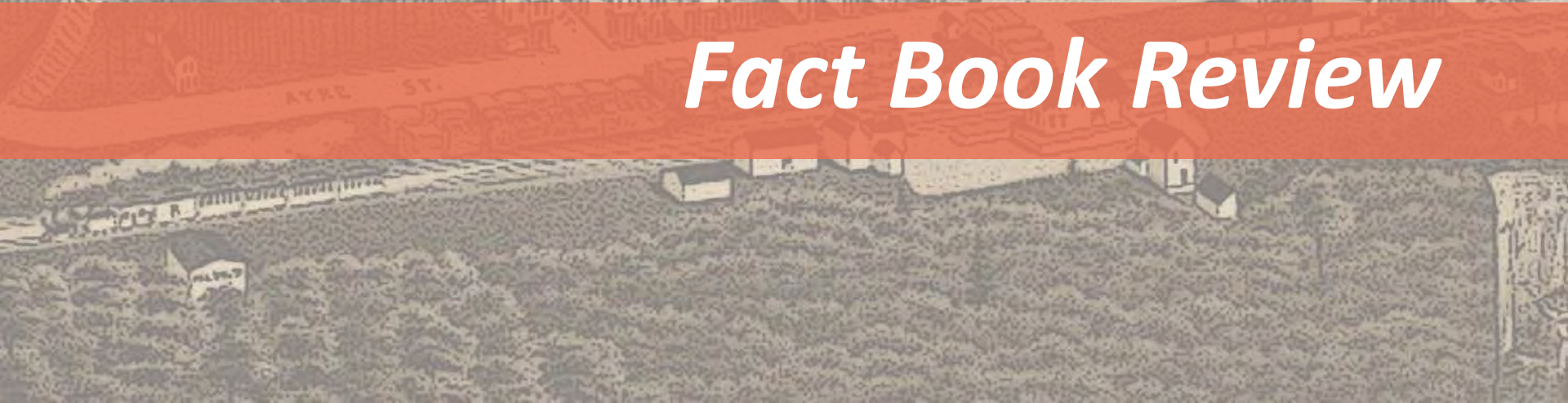


Project Web Site

- www.ironwoodcompplan.com
- Place to provide information about the project
- Place to post materials for public consumption/review
- An avenue for public to provide input or ask questions
- Not a replacement for public dialogue or discourse



Fact Book Review



Comprehensive Plan Format/Look/Identity

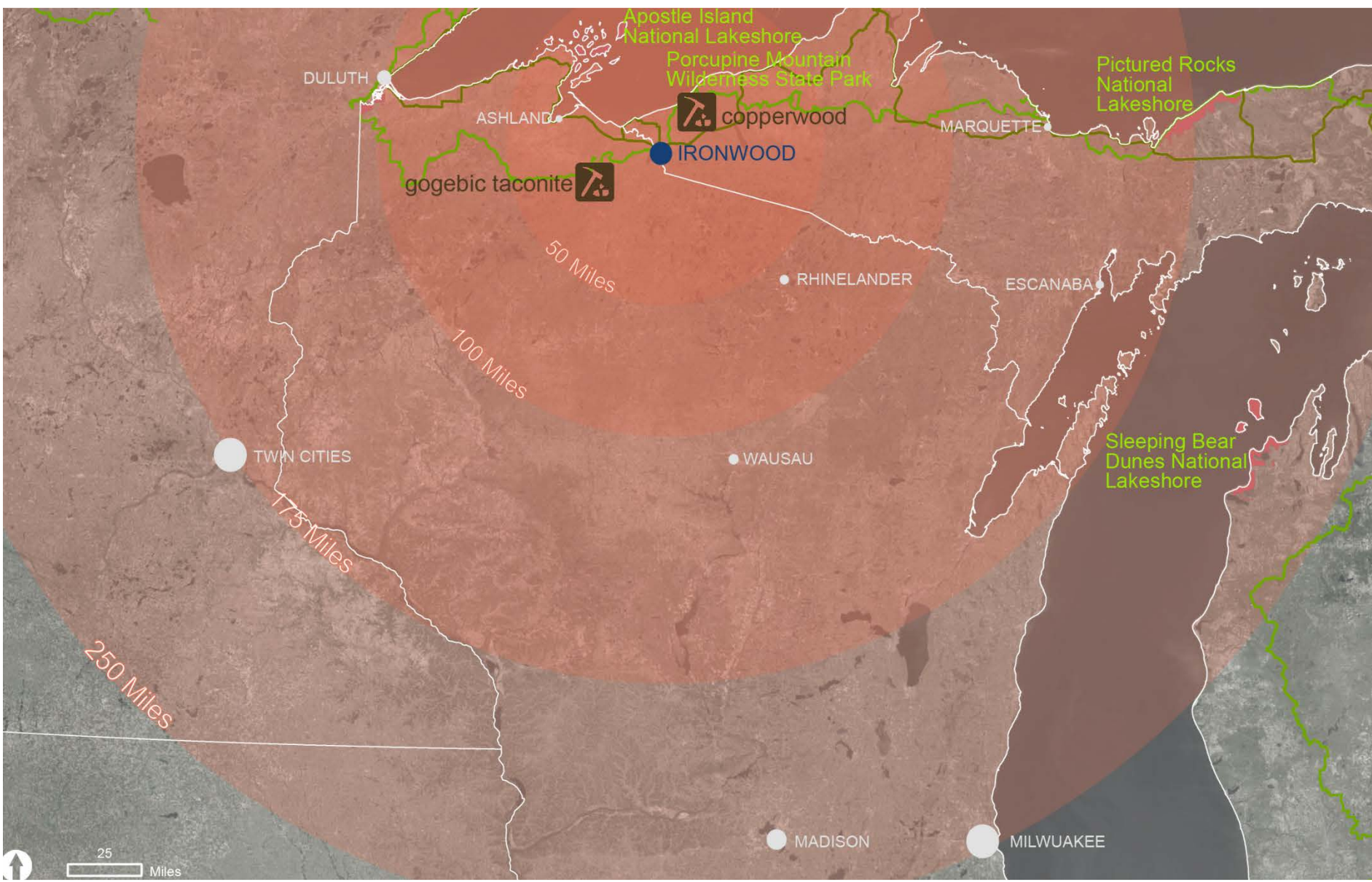
- Keep It Simple
- Brevity
 - Yet Comprehensive
- Skim-able
- Quick Reference
 - (hyper links for on-line usage)
- Graphically compelling
 - photos/illustrations/ diagrams/maps
- Landscape format
 - follows the orientation of Ironwood

Fact Book Outline

- Michigan Planning Enabling Act Summary
 - Authority to Plan
 - Rules/Laws Governing Planning
 - Planning Process and History of Planning In Ironwood
- Background Summaries of Relevant Planning / Regulatory Documents
 - Ironwood Comprehensive Plan - 1981
 - 2011-016 Park Plan
 - Ironwood Downtown Blueprint – 2009 (action plan monitoring)
 - Gogebic Wastewater Master Plan - 2010
 - US-2 Corridor Vision Enhancement Plan – 2003
 - Zoning Ordinance Review
 - A Brief History of the Community

Fact Book Outline






- Locational Analysis
 - Regional Scale (highlight relevant destinations)
 - How far Minneapolis – Milwaukee - Marquette?
 - Mining projects (Orvana – GTAC)
 - Recreational Destinations (National Forest, National Parks, Ski Resorts, ATV/Snowmobile Trails, Lake Superior, Apostle Islands, Minacqoua,)

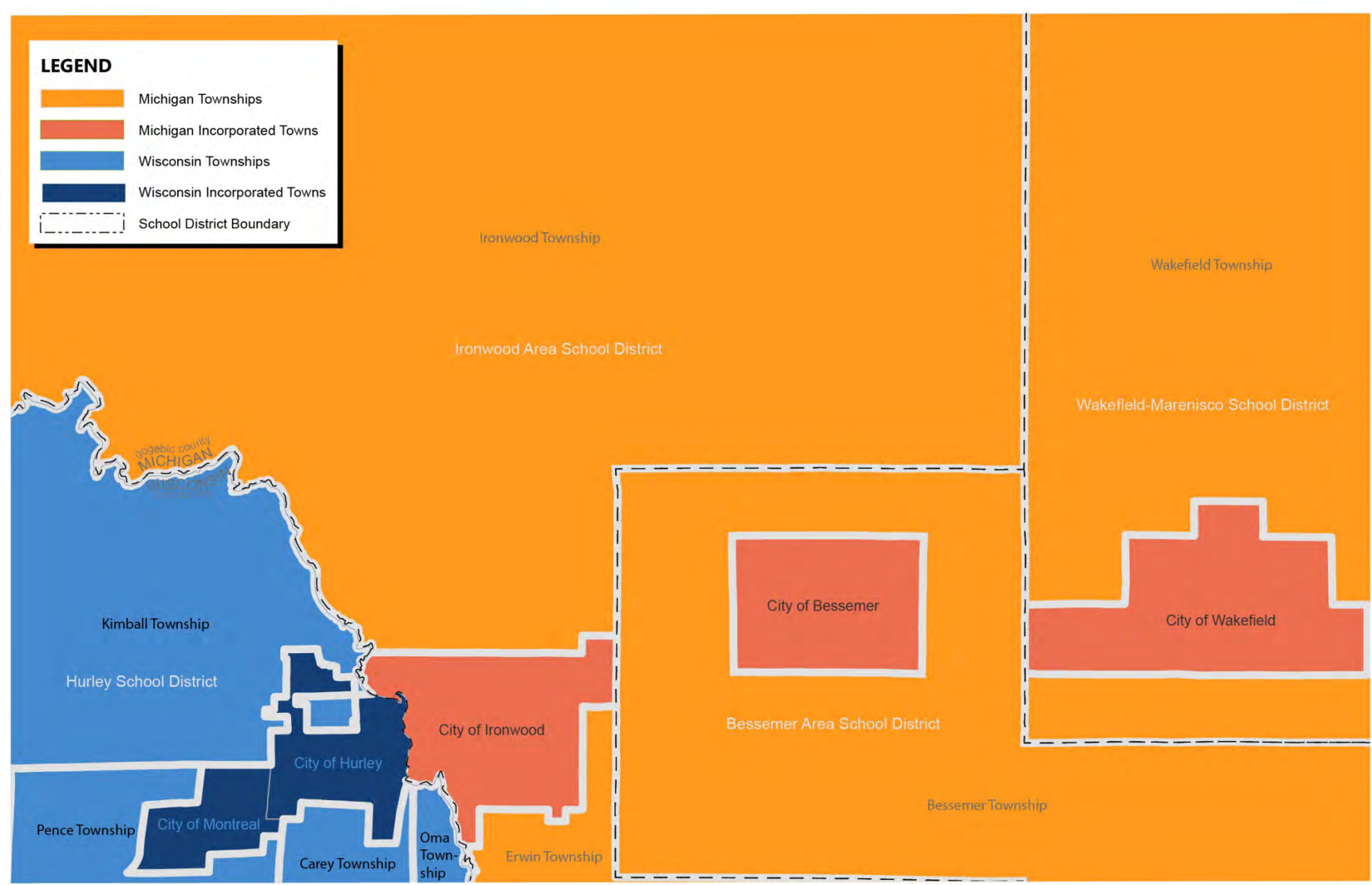


Fact Book Outline

- Locational Analysis
 - Community
 - Iron County and Gogebic County
 - Cities (Hurley, Bessemer, Wakefield)
 - Townships
 - Gogebic Iron Wastewater Authority District
 - Recreational Destinations (Ski Resorts, Lakes, Parks, Forest, Trail, Montreal River, etc...)
 - School District Boundaries
 - Institutions – Gogebic Community College – Hospital

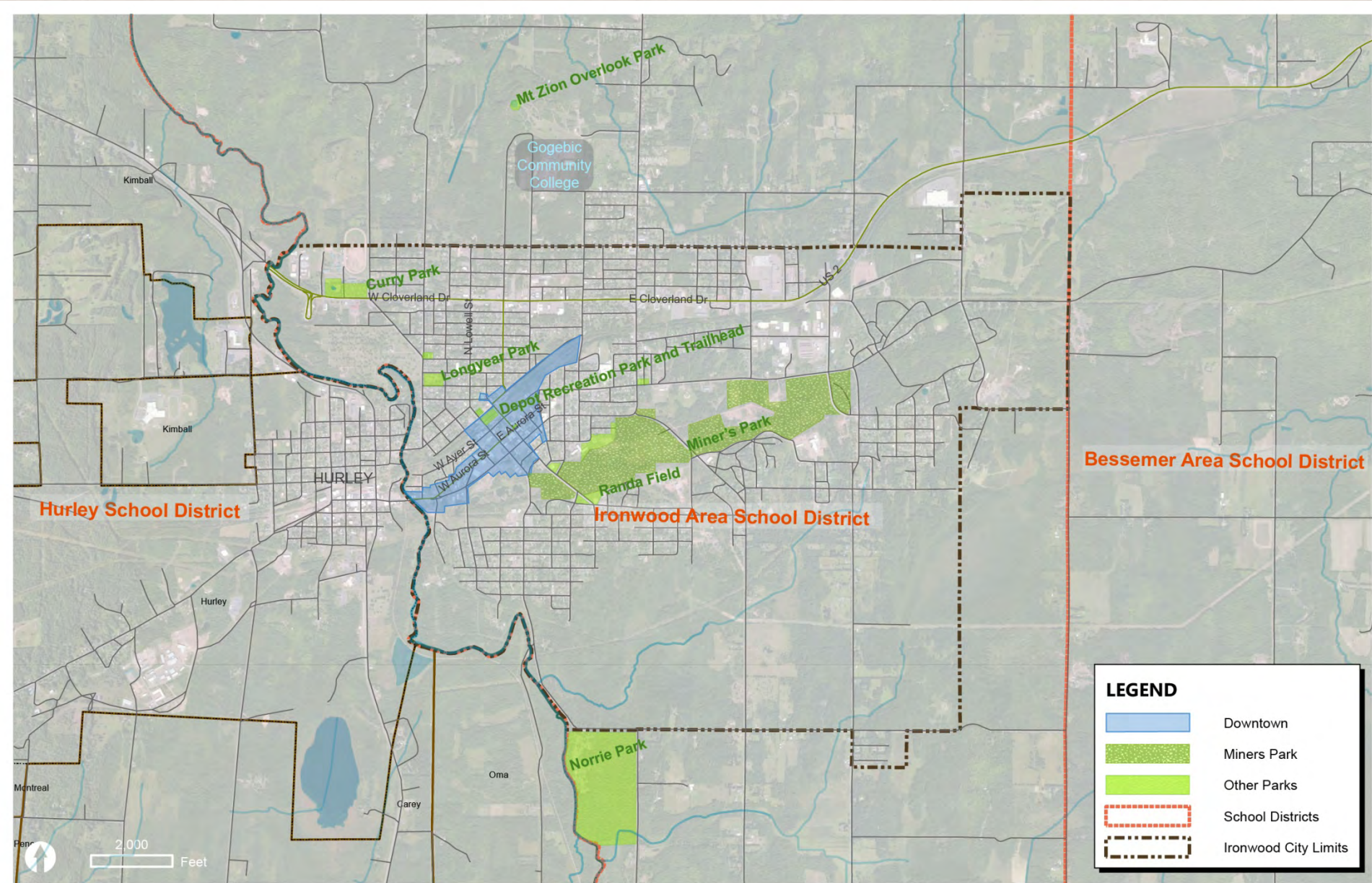
LEGEND

-  Michigan Townships
-  Michigan Incorporated Towns
-  Wisconsin Townships
-  Wisconsin Incorporated Towns
-  School District Boundary



Fact Book Outline

- Locational Analysis
 - Ironwood
 - Gogebic Community College
 - School Facilities
 - Municipal Center
 - Planning or Neighborhood Districts (Downtown, Highway 2, others???)
 - Existing Parks and Recreation Resources

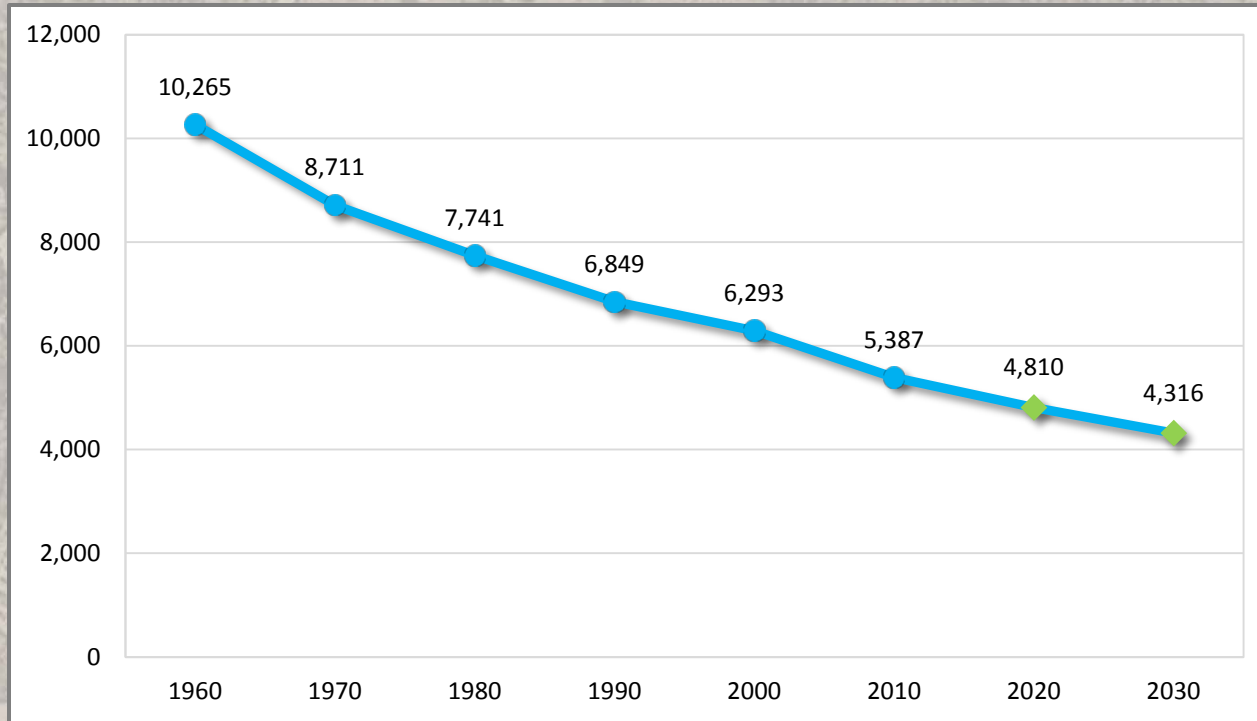


Fact Book Outline

- Demographics (look particularly at last two decades)
 - Population (census and School data)
 - Households
 - Ages, Ethnicity, Gender
 - Jobs, Labor Force, Education
 - Trends (Creative Class – New Normal – pull findings from Next Gen Survey and Cool Cities Survey)

Population Projection

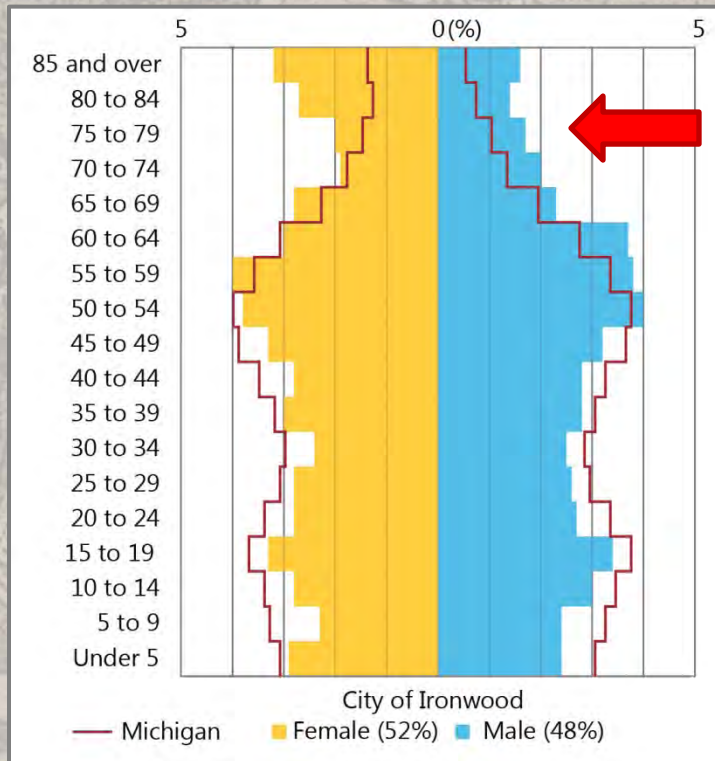
Adjusted Linear Growth Projection (Based on Historical Rate of Change)



*Demography is
not destiny...*

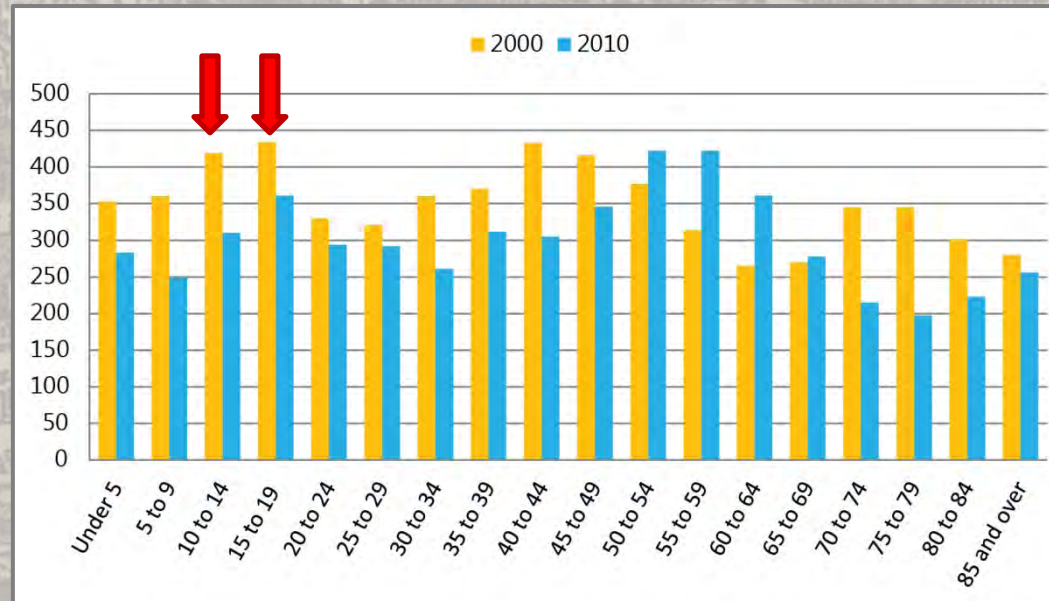
Age and Gender

IRONWOOD - Age/Gender Distribution, 2010



- Population skews older and female
- Drop off in 20-29 age cohort

IRONWOOD – Population by Age, 2000 to 2010



NOTE: Each vertical gridline represents 1% of the total population

Households

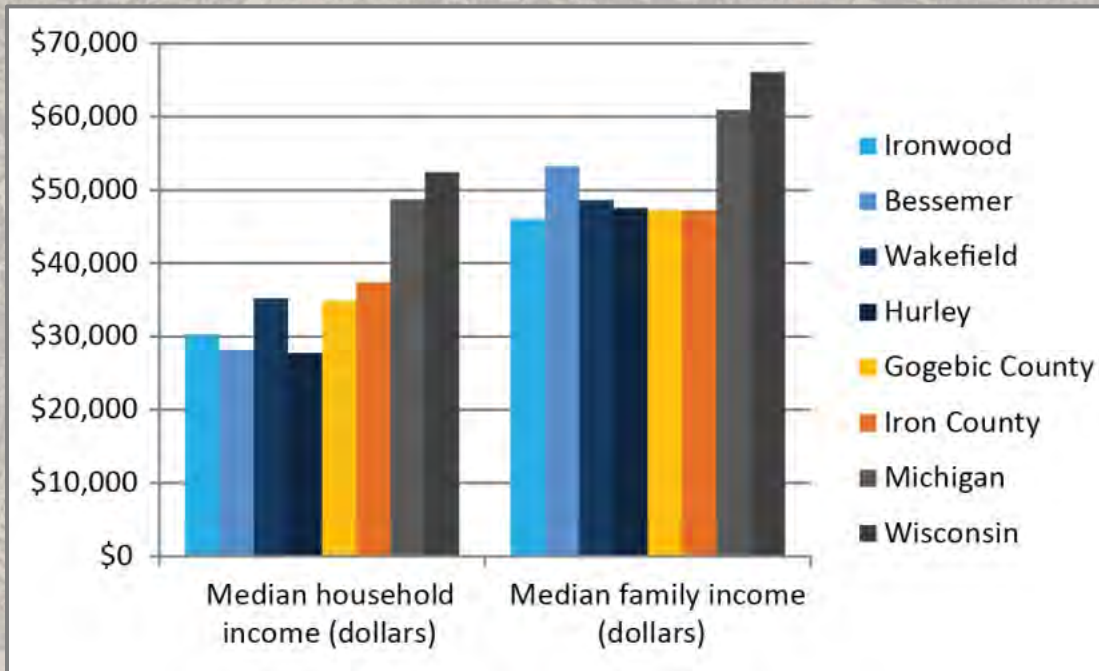
Between 2000 and 2010:

- Husband-wife family households with children declined by 33%
- Single-parent households increased by 4%.

Family Households	2000	%	2010	%	% change
All Family Households	1625	56%	1408	56%	-13%
Husband-wife family, no children	767	27%	675	27%	-12%
Husband-wife family, with own children under 18	438	15%	295	12%	-33%
Single householder, no children	152	5%	160	6%	5%
Single householder, with own children under 18	268	9%	278	11%	4%
Non Family Households	2000	%	2010	%	% change
All Non Family Households	1216	43%	1112	44%	-9%
Householder living alone	1077	38%	969	38%	-10%
Multiple unrelated residents	139	5%	143	6%	3%

Median Income

Household Income Distribution – Ironwood and Comparison Areas



Between 2000 and 2010:

- Median HH Income showed no growth
- Median Family Income increased by 18%

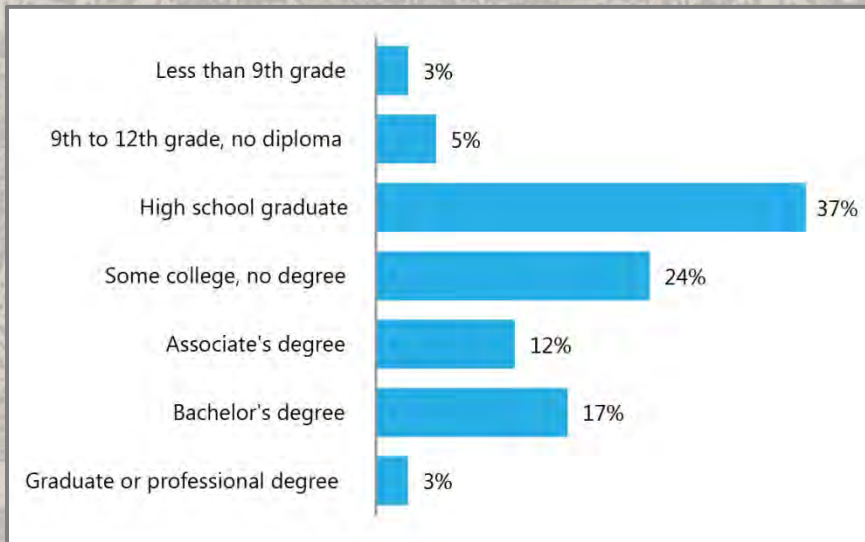
2010 Median HH Income = \$30,301

2010 Median Family Income = \$46,024

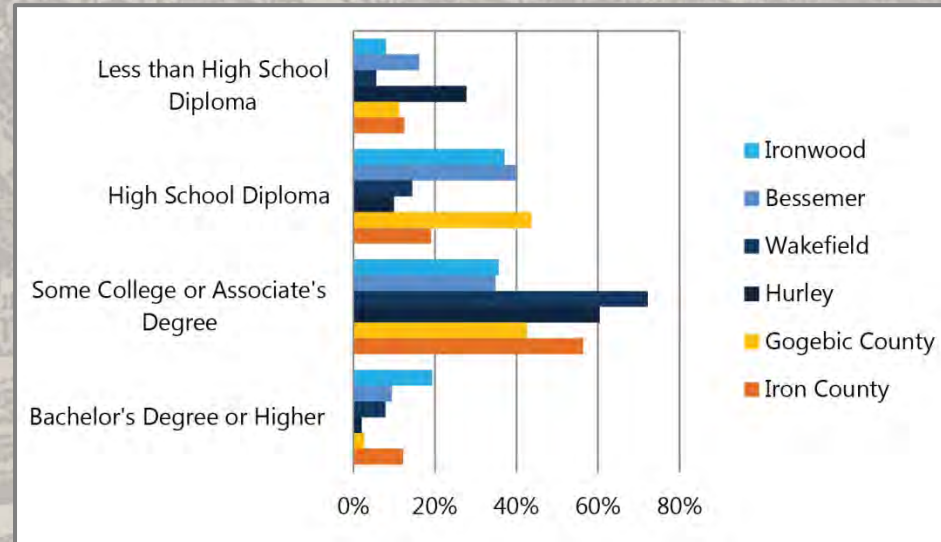
Education

- 55% of residents over 25 have some posts-secondary education
- 19% hold bachelor's degree or higher

Highest Level of Educational Attainment - Ironwood



Highest Level of Educational Attainment - Comparison



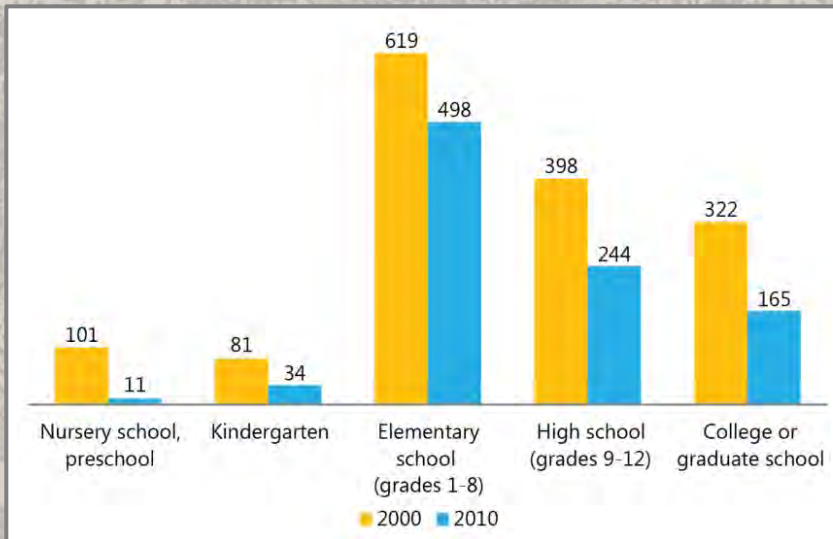
(out of population 25 years and over)

Enrollment

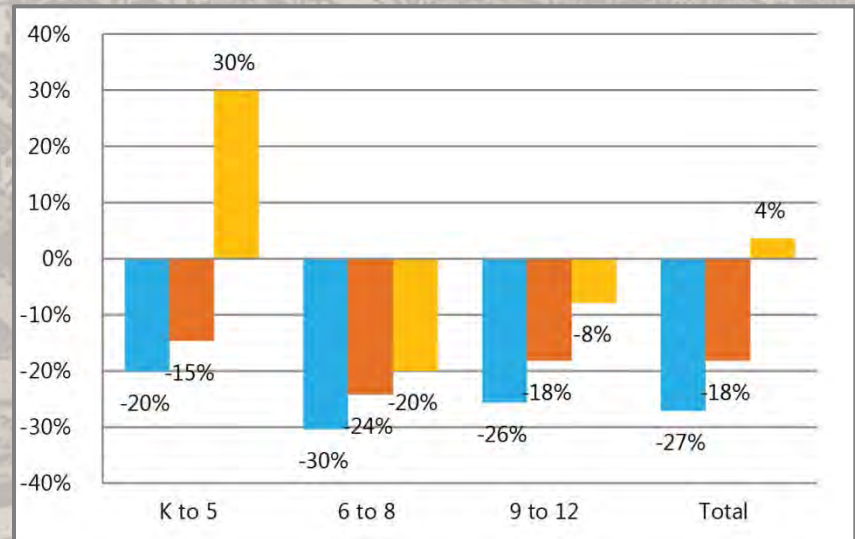
- Declining school enrollment at all levels of schooling
- Public school enrollment declining at higher rate than neighboring districts



School Enrollment (public and private)



% Change in Public School Enrollment, 2000 to 2010

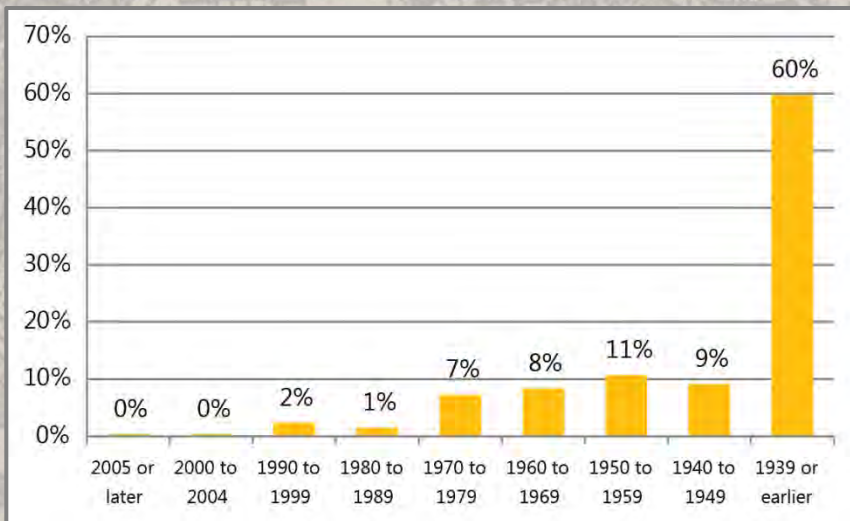


(population 3 years and over)

Housing Conditions

- Majority of housing built pre-1940
- Little construction since 1980
- Overall number of housing units declined by **193** since 2000

Year Structure Built



2010 Total Housing Units = 3,154

2000 Total Housing Units = 3,347

Difference = -193

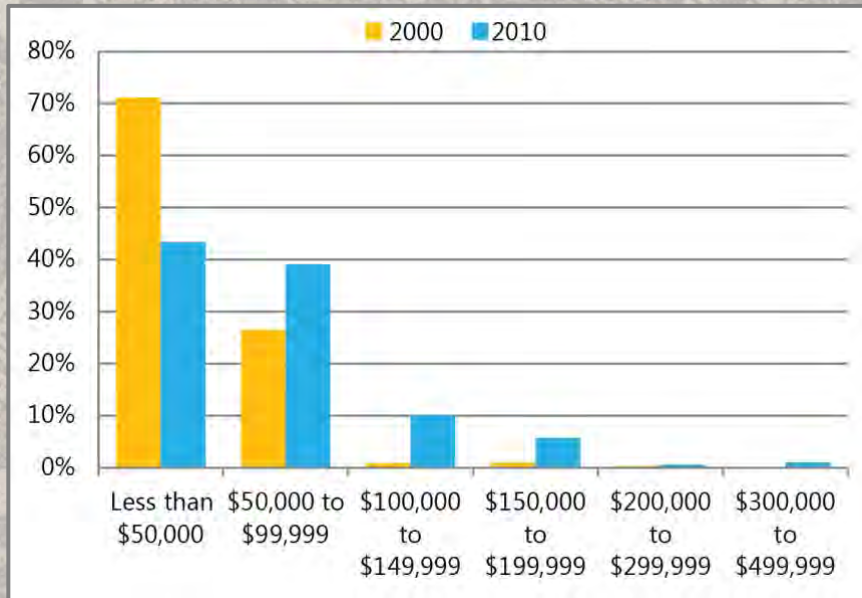
Home Value

- Median home value increased from 2000
- Home values lower than in some surrounding areas

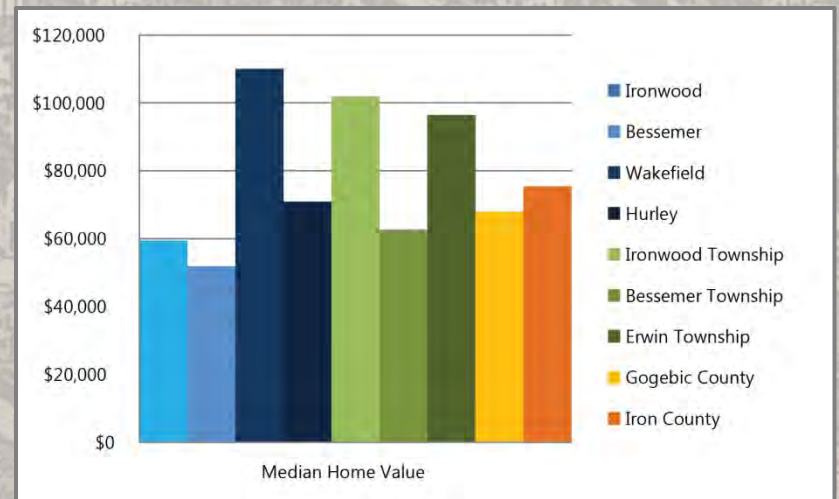
2010 Median Home Value = \$59,400

2000 Median Home Value = \$45,714*

Home Value



Median Home Value – Regional Comparisons

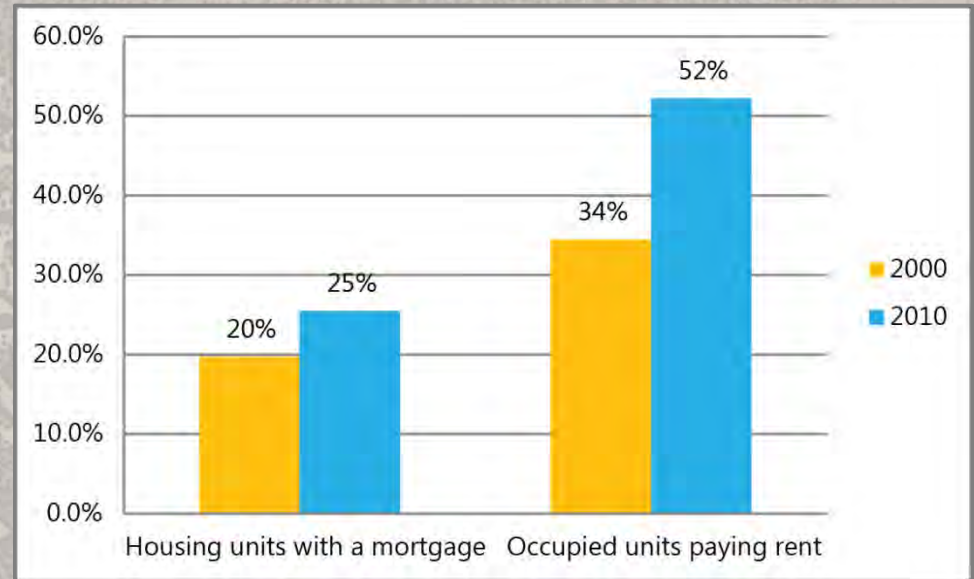


* adjusted for inflation

Housing Tenure + Costs

- **72%** of housing is owner-occupied
- **52%** of renter-occupied households experienced a **housing burden***
- % housing burdened increased from 2000, as did median housing costs for renters and owners

*Percentage of Households with Housing Burden**



Median Housing Costs, 2000 to 2010

Median Housing Costs (in 2010 dollars)	2000	2010	% change
Median select housing costs for owners with a mortgage	\$679	\$881	30%
Median select housing costs for owners without a mortgage	\$296	\$356	20%
Median monthly rent	\$453	\$579	28%

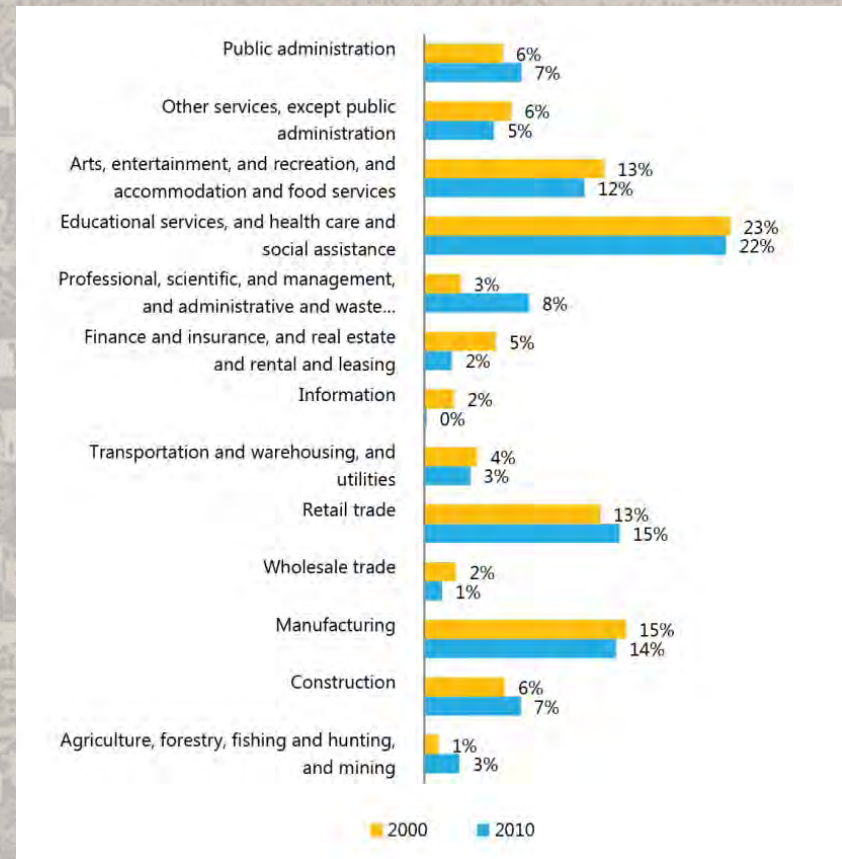
** The U.S. Department of Housing and Urban Development (HUD) deems a household as cost burdened if they pay more than 30% of household income for housing*

Employment (Living in Ironwood)

Of the Population 16 years and over:

- 2,342 (51%) Employed
- 243 (5%) Unemployed
- 1,967 (43%) Not in the Labor Force
- Top employment industries include:
 - Educational services, healthcare and social assistance
 - Arts, entertainment, and recreation, and Accommodation and food services
 - Manufacturing
 - Retail trade

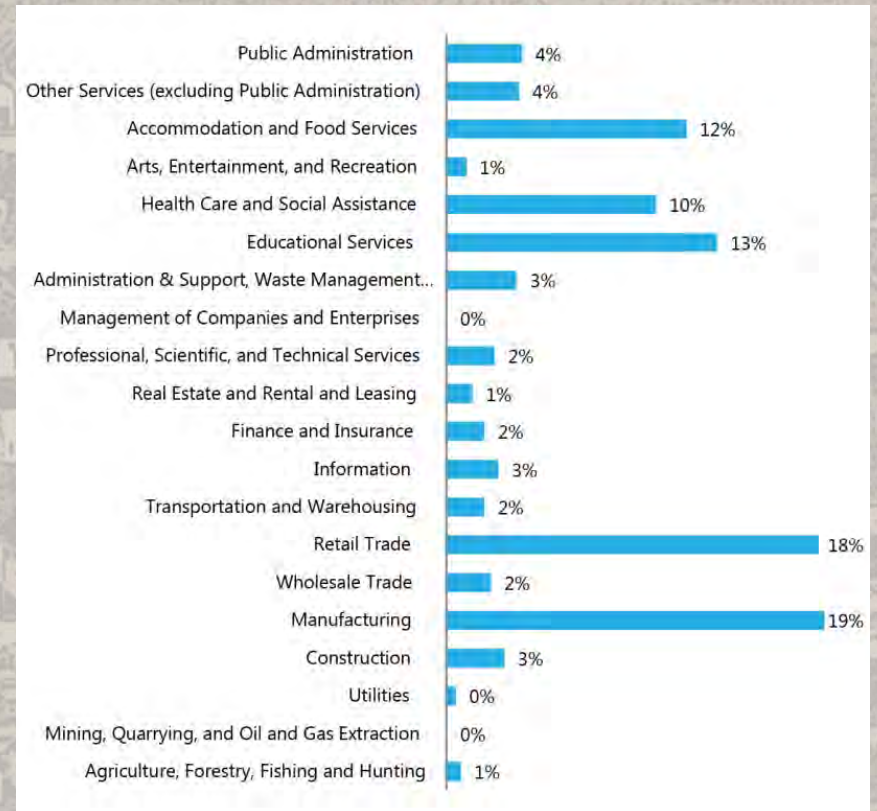
Industry



Employment (Working in Ironwood)

- The U.S. Census report **2,671** primary jobs in the city of Ironwood
- Top employment industries include:
 - **Manufacturing**
 - **Retail trade**
 - **Educational services**
 - **Accommodations and food services**
 - **Health care and social assistance**

Industry



Employment – Inflow/Outflow

Worker Inflow/Outflow



Live/Work Population:

- **46%** of all employed Ironwood residents also work in Ironwood
- **32%** of workers employed in Ironwood also live in Ironwood

Travel to work:

- **20%** of employed residents drive over 25 miles to work
- **29%** of workers employed in Ironwood drive over 25 miles to work

Fact Book Outline

- Natural Resources/Environmental Features (mapping)
 - Elevation (high points, ridges, valley, topography)
 - Water resources (drainage)
 - River corridor
 - Streams/creaks/water ways
 - Wetlands, floodplains
 - Forest (intact, protected/not)
 - Habitat/sensitive resources

Fact Book Outline

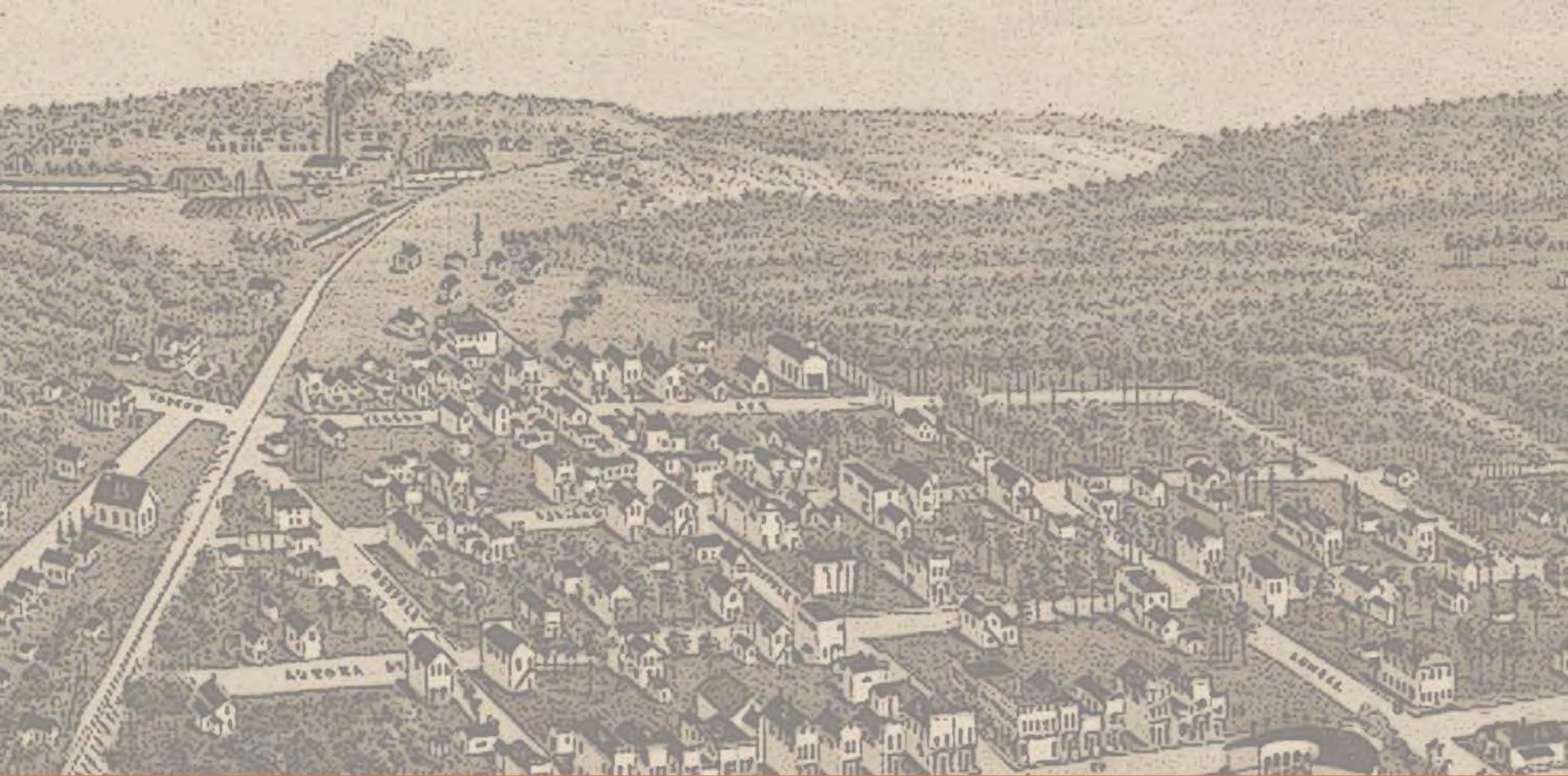
- Existing Land Use
 - Map of existing Land Uses in Ironwood
 - Break down by housing type, age of structure, condition???
 - Break down by commercial districts
 - Break down by employment centers/generators
 - Break down Park and Open Space uses
 - Break down by civic/institutional uses
 - Table representing Acres of various uses
 - Analysis of development intensity (lot sizes, density, commercial site cover) by district if possible
 - Highlight vacant/city owned parcels,

Fact Book Outline

- Parks and Trails (Meet DNR requirements)
 - Neighborhood vs. community vs. regional
 - Differentiate by use type
 - Existing and planned
- Community Infrastructure and Services
 - Mapping of districts and facilities
 - Description of facilities and capacities
 - Streets, Sewer, Potable Water, Utilities

Fact Book Outline

- Recreation and Tourism
 - Highlight major draws and identify events
 - Regional
 - Community
 - Ironwood
 - Identify organizations
- Summary of Public Input
 - Survey
 - Public workshops and Listening Sessions



Public Engagement Update



Survey Results to date

- Survey has been live since November
 - Sent out in tax bills
 - Emailed to various email distribution lists
 - Promoted in paper, radio, meeting announcements, book mark at parade
- 440+ received to date
- Will be kept open through the end of January
- Data will be summarized and provided in raw form to City. (50 pages)

Strengths

- Safe Community
 - *Over half of survey respondents identified “Safe Community” as one of their 3 favorite things about Ironwood*
- Downtown
- Parks and Trails
- Infrastructure Capacity

Weaknesses

- Infrastructure Costs + Conditions
 - Sewer/Water; Roads; Sidewalks and Streetscape
 - *Nearly half of respondents identified “City Infrastructure/Services” as one of their top 3 dislikes in Ironwood.*
- Utility Rates
- Lack of jobs
 - Access to Jobs (*51.4% of respondents in the top 3 dislikes*)
 - Diversity of Jobs (*44.4% of respondents in the top 3 dislikes*)
- Schools?
- Limited Retail Options

Opportunities

- Outdoor Recreation + Tourism
 - Regional Amenities:
 - Lake Superior
 - Skiing/Snowboarding
 - Hunting & Fishing
 - ATV/Snowmobile
 - Access to outdoors was the #1 reason people selected for why they like Ironwood (72.0%)
 - Outdoor Recreation (45.0%) and Scenic Beauty (39.0%) were the #2 and #4 reasons why people choose to live in Ironwood
- Affordable Housing Stock (also a challenge)
- Gogebic Community College

Challenges

- Population Changes
 - Declining Population
 - Aging Population
 - Loss of 20-30 cohort (“Brain drain”)
 - Many comments connected the lack of living wage jobs with the challenge of keeping young adults in Ironwood
- Quality of Housing Stock
- Jurisdictional Boundaries/Ability to Coordinate

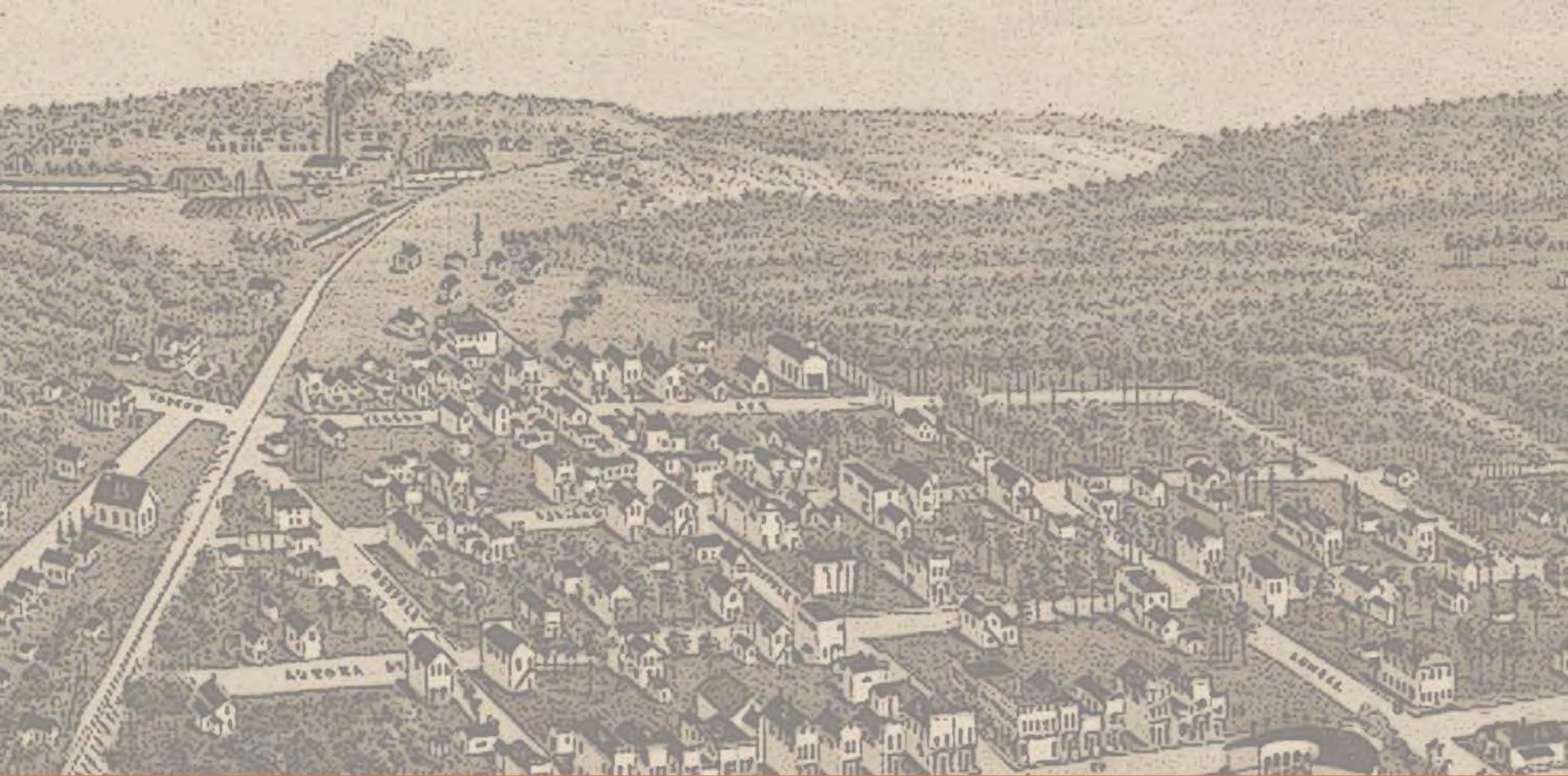
Potential Priority Improvements

Over 2/3 of respondents told us these were “Important” or “Very Important”

- Encourage New Business (97.3%)
- Work to Grow Existing Business (91.3%)
- Improve Streets (90.7%)
- Enhance Image (88.4%)
- Promote Tourism/Outdoor Recreation (86.3%)
- Regional Coordination of Services (82.1%)
- Rec Programs for Youth (79.8%)
- Improve Sewer/Water Systems (79.7%)
- Improve Access to Technology (69.6%)
- Preserve Natural Resources/Habitat (69.0%)
- Improve Variety of Shopping/Restaurants (66.1%)

Any Observations/Comments thus far???





January Workshop Preparations



Public Engagement


- Series of listening sessions with key focus groups
 - Casual conversations focused on validating what we have heard, understanding more about what we have heard, and exploring ideas/solutions
- Large Group Public Meeting
 - Taking individual opinions and engaging them in a small group dialogue – interactive - fun

START
Introduce yourself to your teammates
Please print clearly
Thanks and have fun!

Where do you live?
Place a blue dot

Where you live

What qualities do you like most about Ironwood?	What qualities do you like least about Ironwood?	What qualities make Ironwood unique ?

Moving Van
Why did you move to Ironwood?



Looking Into The Future

List the things Ironwood needs to keep in order to be a vibrant community in the future	List the things Ironwood needs to develop in order to be a vibrant community in the future	List the biggest challenges Ironwood faces in order to be a vibrant community in the future

Take a break. Get some coffee. Stretch.
You are doing great.

What Else?
What else do we need to know about Ironwood to develop a great plan for the community?


Vision
What things not discussed here are important to the future of Ironwood?

Moving Van
How would you encourage someone to move to Ironwood?


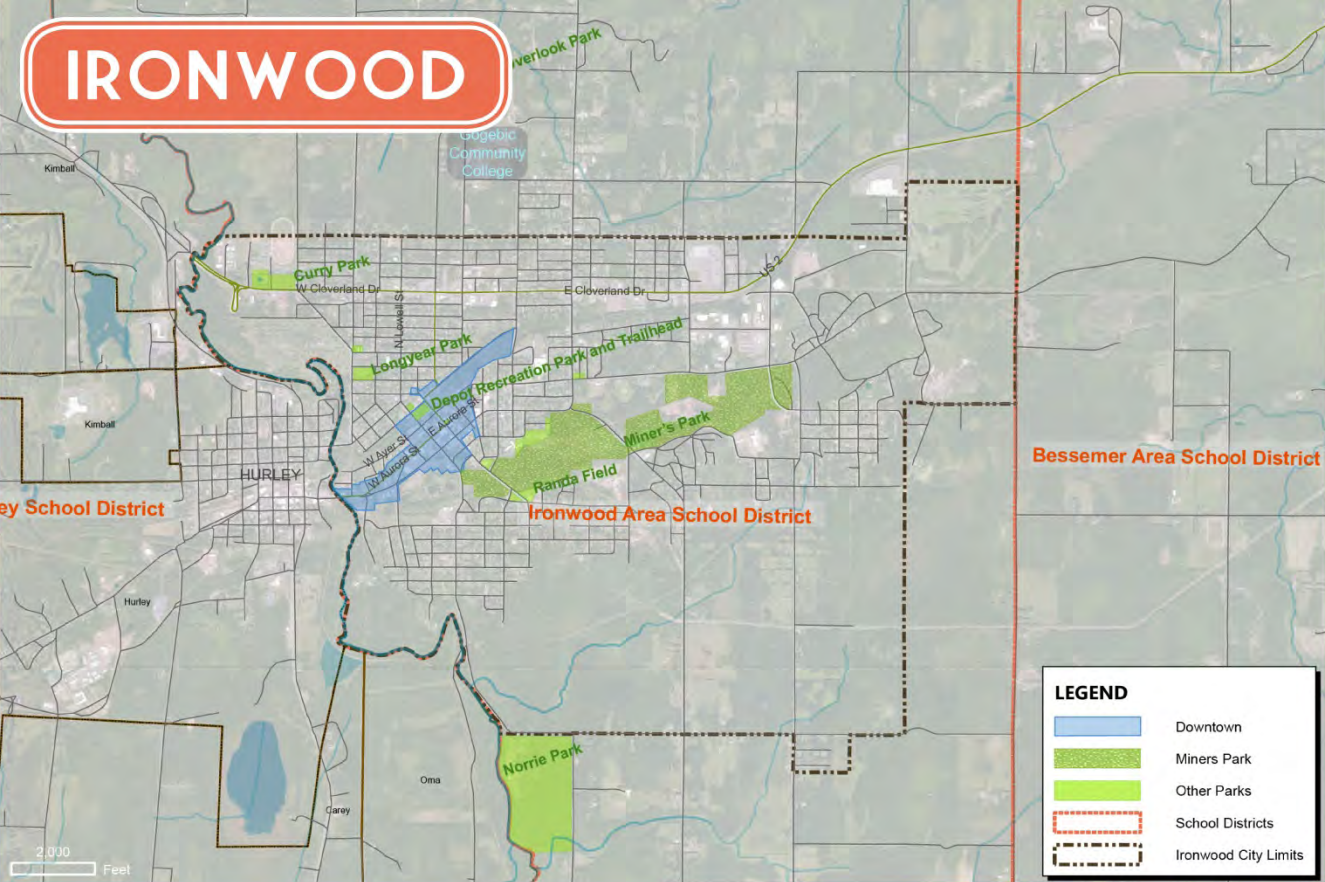
Economic Development
Where do you work?
What are the greatest jobs in Ironwood?
What are the biggest challenges businesses face in Ironwood?

Role of Government
Where could government collaboration/consolidation occur?
What could the Ironwood city government do better to improve life in Ironwood?
What does the Ironwood city government do well to improve life in Ironwood?
What could the Ironwood city government do better to improve life in Ironwood?
Where could government collaboration/consolidation occur?
What could the Ironwood city government do better to improve life in Ironwood?
What does the Ironwood city government do well to improve life in Ironwood?
What could the Ironwood city government do better to improve life in Ironwood?

Commercial
Where do you mostly shop for:
Daily Goods
Commutables
Non-Commutables
What do you like about Ironwood?
What do you dislike about Ironwood?
What do you like about Ironwood?
What do you dislike about Ironwood?

Moving Van
Why do people move away from Ironwood?
Draw dashed lines where sidewalks or trails should be installed.


Transportation
Use a red street in Ironwood. Describe what makes it great.
Use a black sharpie to circle a great street in Ironwood. Describe what makes it great.
Share to:
Bike/Walk
How do you commute to work or school?
Use a red dot to mark the location for the worst safety.



Parks and Rec
Mark your favorite park on the map with a green dot.
How would you improve the park system in Ironwood?
Identify any specific recreation activities near Ironwood? (Lake Superior, Ski, ATV, Bike, etc.)
What are your favorite regional recreation activities near Ironwood?
Use a blue sharpie to circle the area and the area where you would like to see the most improvement?
Use a red sharpie to circle the area where you would like to see the most improvement?
Where in the community is the greatest need for housing rehabilitation?
If new housing is built within the city limits, where would you like to see the most improvement?
Use a blue sharpie to circle the area and the area where you would like to see the most improvement?

Moving Van
Why do people move to Ironwood?


Housing
What are the most important housing needs in Ironwood?
Where in the community is the greatest need for housing rehabilitation?
If new housing is built within the city limits, where would you like to see the most improvement?
Use a blue sharpie to circle the area and the area where you would like to see the most improvement?
Use a red sharpie to circle the area where you would like to see the most improvement?

Next Steps

- January Workshop – 21st through the 23rd
- Full recap and concept review at March PC meeting.

START

Introduce yourself to your teammates
Please print clearly
Thanks and have fun!

Where do you live?
Place a blue dot
Where you live

Community Assessment

What qualities do you like most about Ironwood?	What qualities do you like least about Ironwood?	What qualities make Ironwood unique ?

Moving Van

How long have you lived in Ironwood?



Looking Into The Future

List the things Ironwood needs to keep in order to be a vibrant community in the future	List the things Ironwood needs to develop in order to be a vibrant community in the future	List the biggest challenges Ironwood faces in order to be a vibrant community in the future



Parks and Rec

Mark your favorite park on the map with a green dot

How would you improve the park system in Ironwood?

Identify any specific park that needs to be improved.

What are your favorite regional recreation activities near Ironwood? (Lake Superior, Ski, ATV, Bike, etc.)



Moving Van

Why do people move to Ironwood?



Housing

What are the most important housing needs in Ironwood?

Where in the community is the greatest need for housing rehab/revitalization?

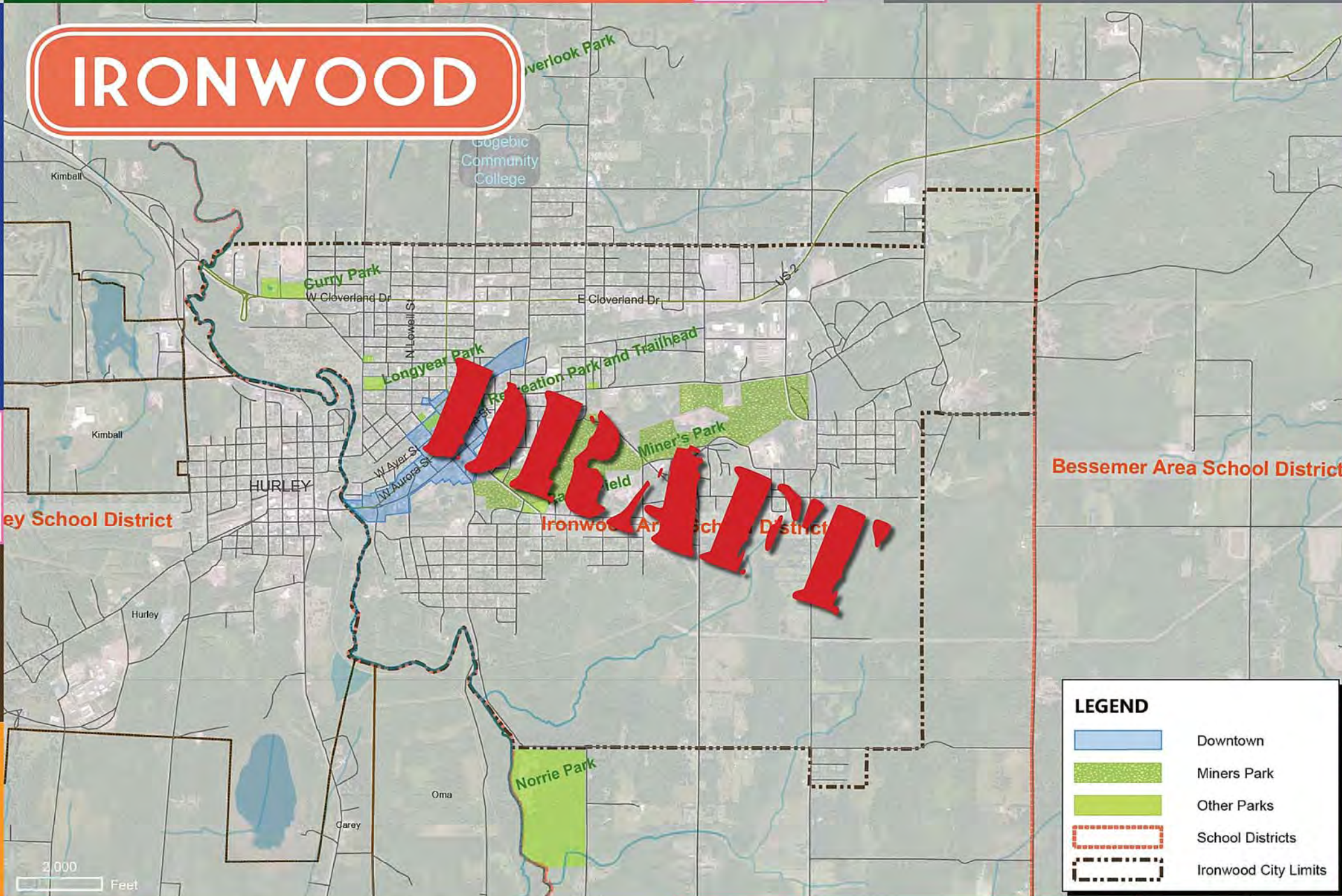
If new housing were to be built within Ironwood, where would be the most desirable location?

BREAK

You should be to this point by 7:30
Take a break. Get some coffee. Stretch.
You are doing great.

LEGEND

- Downtown
- Miners Park
- Other Parks
- School Districts
- Ironwood City Limits



IRONWOOD

Economic Development

Where do you work?	What are the great jobs in Ironwood?	What great jobs are missing from Ironwood?	What are the biggest challenges businesses face in Ironwood?
Ironwood			
Hurley			
Other MI			
Other WI			
Student			
Retired			

Role of Government

Where could governments collaborate or share in the provision of services? (Ironwood, Hurley, County, State, others?)

What could the Ironwood city government do better to improve life in Ironwood?

What does the Ironwood city government do well to improve life in Ironwood?

Commercial

Where do you mostly shop for:

- Daily/Consumable Goods (Food, gas, etc.)
- Non-Consumable Goods (Clothes, Cars, Appliances, Etc.)
- Entertainment (Restaurants, Bars, Movies, etc.)

Moving Van

Why do people move away from Ironwood?

Bike/Walk

Draw dashed lines where sidewalks or trails should be installed.

Transportation

Use a black sharpie to circle a great street in Ironwood. Describe what makes it great.

Use a red sharpie to circle a great location for traffic safety.

Use a black sharpie to draw an 'X' on streets in greatest need of repair.

Work At Home

How do you commute to work or school?

Drive

Carpool

Walk/Bike



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. Nominate and Elect Chair and Vice-Chair
4. Approval of the December 4, 2013 Meeting Minutes
5. Approval of the Agenda
6. Citizens wishing to address the Commission regarding Items on the Agenda (Three-minute limit)
7. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit)
8. Items for Discussion and Consideration
 - a. Public hearing and consideration of PC Case 2013-010 Site Plan for Storage Units
 - i. Open Public Hearing
 - ii. Staff Report
 - iii. Applicant Testimony
 - iv. Public Comment
 - v. Close Public Hearing
 - vi. Discuss and Consider Action
 - b. Annual Report
 - c. Adopt 2014 Zoning Map
 - d. Garage Amendment
9. Project Updates
10. Other Business
11. Next Meeting: February 5, 2014
12. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday December 11, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, December 11, 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	X	
Davey, Sam	X			
Geib, Courtland		X	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 along with Ian Shackelford with the Safe Routes to School program.

3. Approval of Minutes:

Motion by Johnson to approve November 6, 2013 Regular and Work Session Minutes. **Second** by Davey. **Motion carried 4 to 0.**

4. Approval of the Agenda:

Motion by Burchell to accept the Agenda. **Second** by Davey. **Motion Carried 4 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. Presentation by Safe Routes to School, Ian Shackelford. Mr. Shackelford presented the Safe Routes to School Action Plan to the Commission.

Motion by Burchell to endorse the Action Plan as proposed by Mr. Shackelford with the Safe Routes to School Program and encourage the City Commissioners to support the cost of the design work. **Second** by Johnson. **Motion carried 4 to 0.**

8. Items for Discussion and Consideration:

- 7a. Consideration of PC Case 2013-015 Property Purchase Request 476 E Houk St. (Grabowski)

Director Brown presented the staff report, discussion ensued.

The Commission decided there was no recommendation to the City Commission on this matter but that the surplus list was created with predetermined prices that shouldn't be altered and if the City Commission wants to waive on the current prices the list should be reevaluated.

- 7b: Discussion Garage Amendment: Director Brown inquired as to how the Planning Commission would like to address the sizes of garages. Discussion ensued. Director Brown was directed to diagram a few lots with what has been asked for variances, so that the Planning Commission could see an average footprint with different scenarios. Director Brown stated that he will also be giving the Zoning Board of Appeals training on the statutes and ordinances.

- 7c: Update on recreational vehicle request. Director Brown gave the background of this item. Director Brown told these homeowners that they would have to take this item to the City Commission as this is not an item for the Planning Commission.

- 7d: Goal setting.

Director Brown said that because of the Comprehensive Plan being re-written, that goals could be addressed after the plan being finalized in 2014. The Planning Commission agreed. The Planning Commission was encouraged by Director Brown to take the survey and to encourage the public to come to the Public Workshop on January 21, 2014. Also on January 22, 2014 there will be a meeting with the City Commission that the Planning Commission is encouraged to attend.

- 7e: 2014 Meeting Schedule.

The 2014 Meeting Schedule was presented to the Planning Commission.

- 7f: Membership Terms: Members Geib, Burchell and Lemke's terms are up for renewal, and they have all applied for another term.

9. Project Updates

HkGi will be here on January 8, 2014 at 4:30 p.m. and then the regular meeting will take place at 5:30 p.m. A photo contest will be taking place for the Comprehensive Plan. Winners' entries will be used in the comprehensive plan with their names. Five photos can be submitted.

10. Other Business:

Sam Davey will only be at the January 8, 2014 meeting for a short time. Tom Bergman will be absent.

11. Next Meeting: January 8, 2014, 5:30 p.m.

12. Adjournment:

Motion by Davey to adjourn the meeting. **Second** by Johnson. **Motion Carried 4 - 0.**

Adjournment at 6:45 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



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.

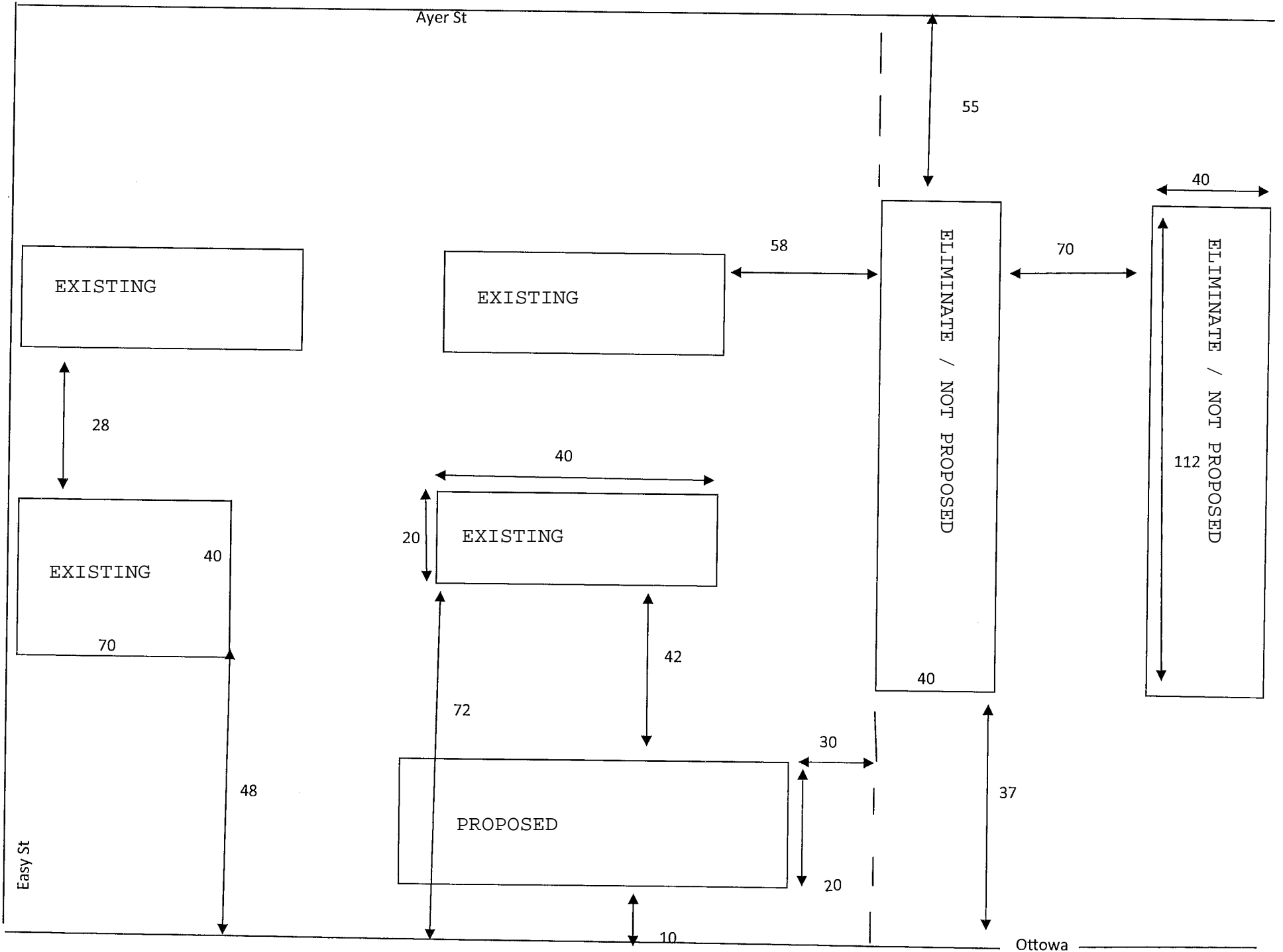
The ZBA at its November 11, 2013 meeting granted the requested 20 foot setback variance and subsequently the site plan request is being brought back to the Planning Commission for approval.

Motion

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

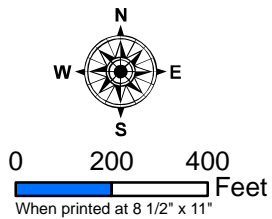
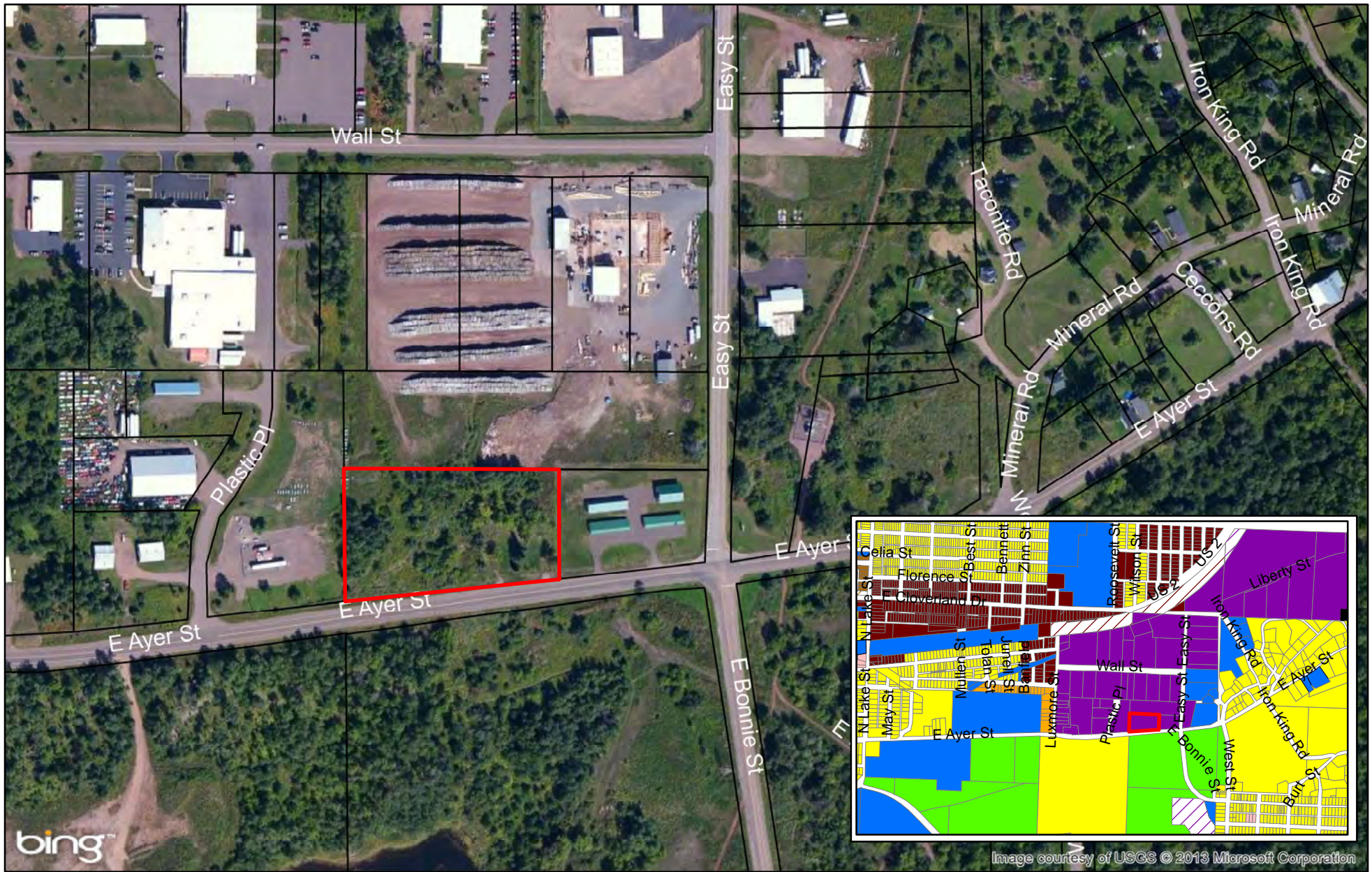
SITE PLAN 1

Ayer St



Easy St

Ottawa



PC Case 2013-010 Property on Ayer St.

Wednesday, August 28, 2013

Legend

 Property on Ayer St



MEMO

To: Mayor Corcoran and the City Commission

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

Date: December 20, 2013

Meeting Date: January 13, 2013

Re: Ironwood Planning Commission 2013 Annual Report

Please accept the following Ironwood Planning Commission Annual Report as required by the Michigan Planning Enabling Act (MCL 125.3819(2)).

Operations of the Commission

Case #	Case Name and Request	Location/Address	Review Date	Action	Commission	Case Summary
2013-001	Dalbeck Rezoning	SE Corner Iron King and E. Ayer St	5/1/13	Denied	Planning Commission	Rezoning from R-1 to R-3 denied because it wasn't consistent with the comprehensive plan
			5/13/13	No Action	City Commission	
			5/28/13	Denied	City Commission	
2013-002	Xcel Energy Site Plan	900 E. Ayer St	5/1/13	Tabled	Planning Commission	Site plan expansion of substation and rezoned from R-1 to I
	Xcel Energy Rezoning		6/5/13	Approved	Planning Commission	
			5/1/13	Tabled	Planning Commission	
			6/5/13	Approved	Planning Commission	
			6/24/13	Approved	City Commission	
2013-004	Zoning Text Amendment	213 S. Marquette St	6/5/13	Approved	Planning Commission	Created conditional use for outdoor storage/use
			6/24/13	Approved	City Commission	

Case #	Case Name and Request	Location/Address	Review Date	Action	Commission	Case Summary
2013-005	Sanders Surplus Property	Huron St	7/9/13	Approved	Planning Commission	Purchase surplus property at a reduced rate
			9/9/13	Approved	City Commission	
2013-006	Suzik Property Purchase	Clemens St	7/9/13	Approved	Planning Commission	Purchase City owned property east of public works garage
			7/22/13	Approved	City Commission	
2013-007	Hudacek Property Purchase	Clemens St	8/7/13	Approved	Planning Commission	Tabled purchase City owned property east of public works garage until the comprehensive plan is complete
			9/23/13	Tabled	City Commission	
2013-009	Zoning Text Amendment	213 S. Marquette St	11/6/13	Approved	Planning Commission	Updated R-2 garage regulations
			1/13/14		City Commission	
2013-010	Hobby Wheel Property Purchase	850 E. Ayer St	9/4/13	Approved	Planning Commission	Purchase City owned property for expansion of existing storage facility, denied due to adjacent property owner with first option to property
			9/23/13	Tabled	City Commission	
			10/14/13	Denied	City Commission	
	Hobby Wheel Conditional use		11/6/13	Approved	Planning Commission	Conditional Use for storage facility
	Hobby Wheel Site Plan		11/6/13	Denied	Planning Commission	Denied because setback wasn't met, but then approved after ZBA granted variance to setback
			1/8/14	Approved	Planning Commission	
2013-011	Somero Property Purchase	Clemens St	11/6/13	Approved	Planning Commission	PC Recommended to declare as surplus property
			12/9/13		City Commission	
2013-012	Ottawa Property Purchase	E. Ayer St	9/4/13	Denied	Planning Commission	Purchase City owned property on E. Ayer St, exercised first option on property
			9/23/13	Tabled	City Commission	
			10/14/13	Approved	City Commission	
2013-013	Whitlow Property Purchase	E. Ash St	11/6/13	Denied	Planning Commission	PC to hold until a more logical development comes along
			12/9/13	No Action	City Commission	

*Includes Conditional Use Permits, Planned Unit Developments, Zoning Text Amendments, Rezoning, Site Plans, Subdivisions, review of neighboring units of governments zoning ordinances and/or comprehensive plans, property purchase request.

**Can be multiple dates

***Either the Planning Commission or the City Commission

PC = Planning Commission

CC = City Commission

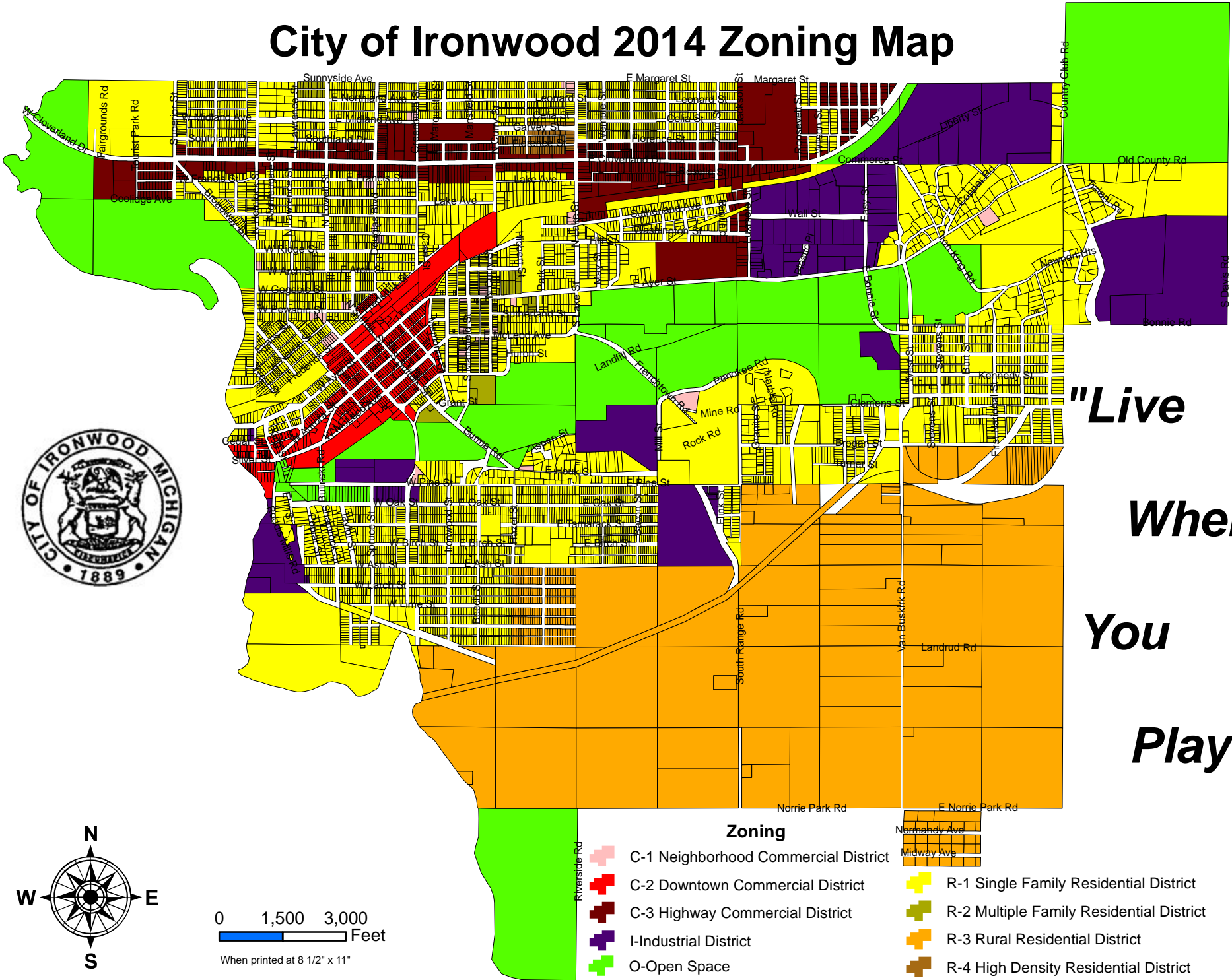
Status of ongoing activities

1. The Comprehensive Plan is in the process of being updated with anticipated completion summer of 2014
2. The Capital Improvement Program will be evaluated next year once the comprehensive plan is completed.

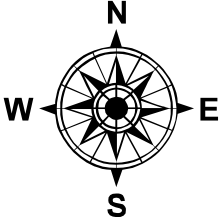
Recommendations and Goals for the upcoming year and its fiscal impacts

Once the comprehensive plan is completed goals can then be set based on the recommendations in the plan.

City of Ironwood 2014 Zoning Map



**"Live
Where
You
Play"**



0 1,500 3,000 Feet
When printed at 8 1/2" x 11"

Zoning

- C-1 Neighborhood Commercial District
- C-2 Downtown Commercial District
- R-1 Single Family Residential District
- R-2 Multiple Family Residential District
- C-3 Highway Commercial District
- R-3 Rural Residential District
- I-Industrial District
- R-4 High Density Residential District
- O-Open Space

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