



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. Public hearing and consideration of PC Case 2014-001 Rezoning of 810 Hill St from R-1 to C-3
 - i. Open Public Hearing
 - ii. Staff Report
 - iii. Applicant Testimony
 - iv. Public Comment
 - v. Close Public Hearing
 - vi. Discuss and Consider Action
 - c. Adopt 2014 Zoning Map
 - d. Garage Amendment
 - e. Medical Marijuana
 - f. Joint Governmental Meeting
9. Project Updates
10. Other Business
11. Next Meeting: March 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.

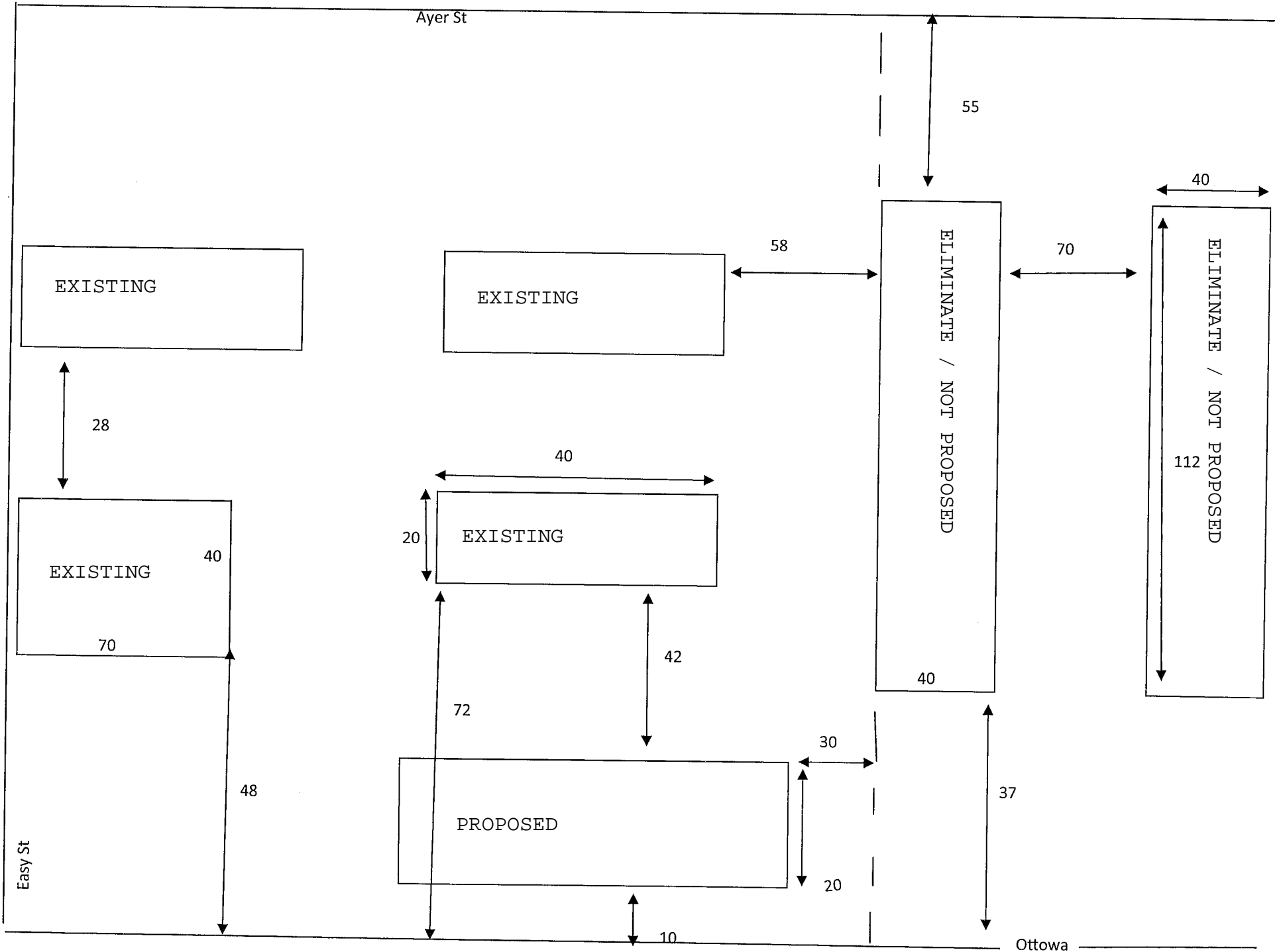
The ZBA at its November 11, 2013 meeting granted the requested 20 foot setback variance and subsequently the site plan request is being brought back to the Planning Commission for approval.

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

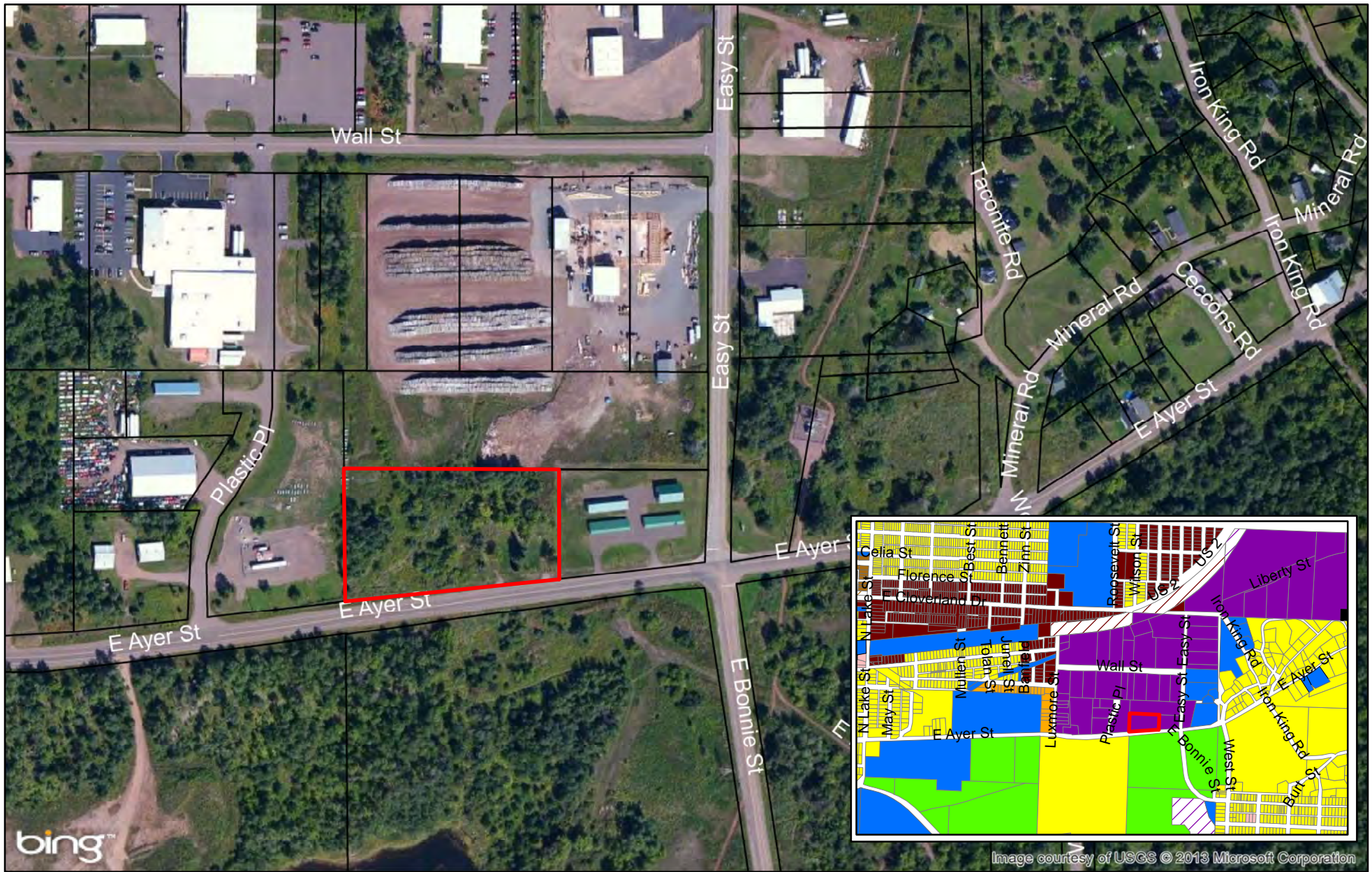
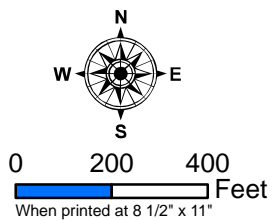


Image courtesy of USGS © 2013 Microsoft Corporation



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: January 10, 2014

Meeting Date: February 5, 2014

Re: PC Case 2014-001 Rezoning Request for 810 Hill St.

Request and Background

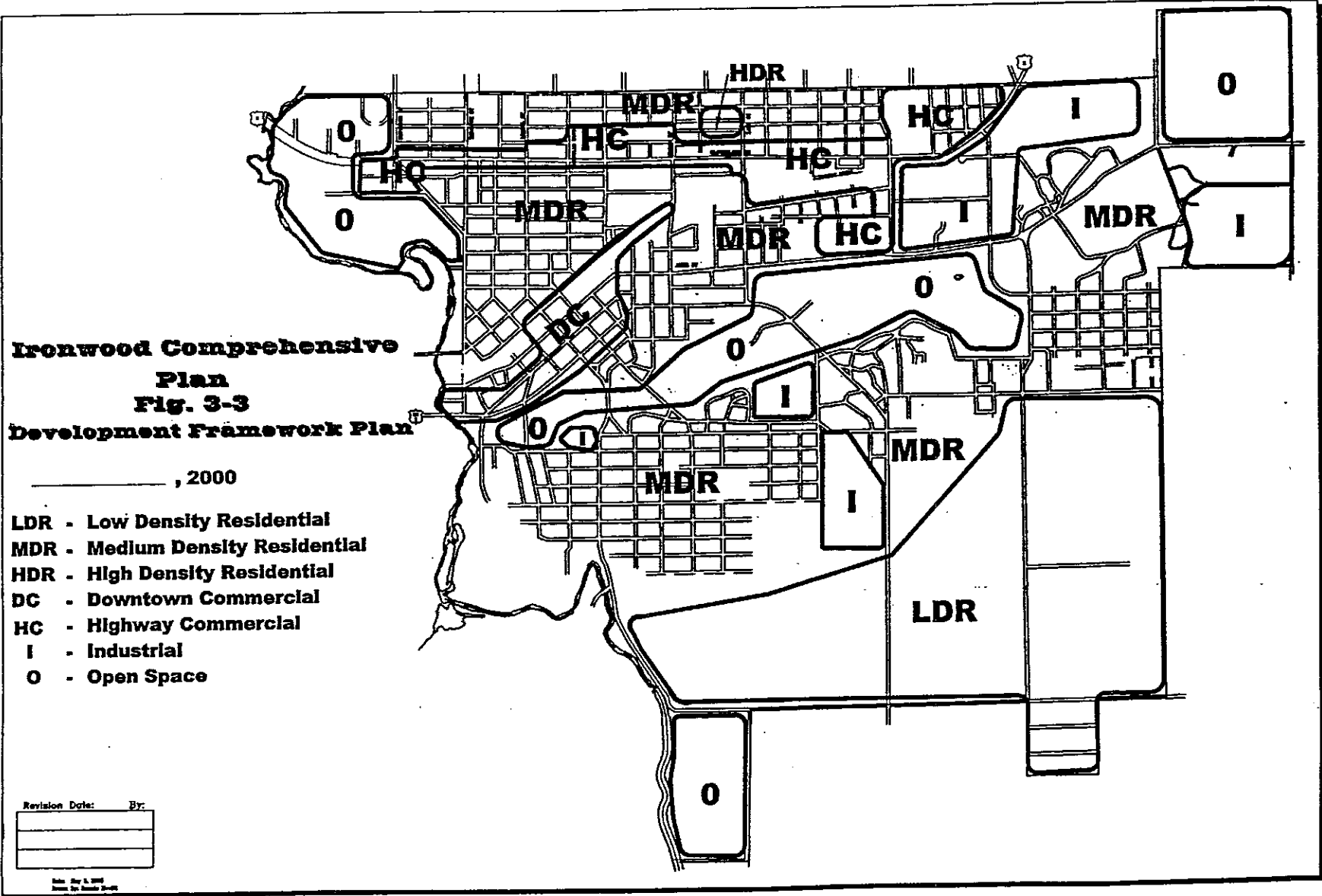
Before the Commission is a property rezoning request from Brian Vukovich to rezone 810 Hill St. from R-1 Single Family Residential to C-3 Highway Commercial. The property is currently used for non-residential purposes of storage of equipment and antiques and automotive repair previously. Mr. Vukovich would like to continue to use it for non-residential purposes and sell antiques out of the building, however, because of its residential zoning no new uses can legally occupy and/or operate on the property per Section 34-523 Nonconforming Uses of Land of the Zoning Ordinance.

Consistency with Land Use Plan

The current Land Use Plan Map within the City's Comprehensive Plan indicates the area in question as Medium Density Residential and is not consistent with the plan. Highway Commercial is indicated north of the area; however, the location of 810 Hill St. would be considered spot zoning and completely surrounded by residential zoning as depicted on the attached aerial map.

Recommendation

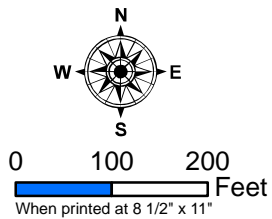
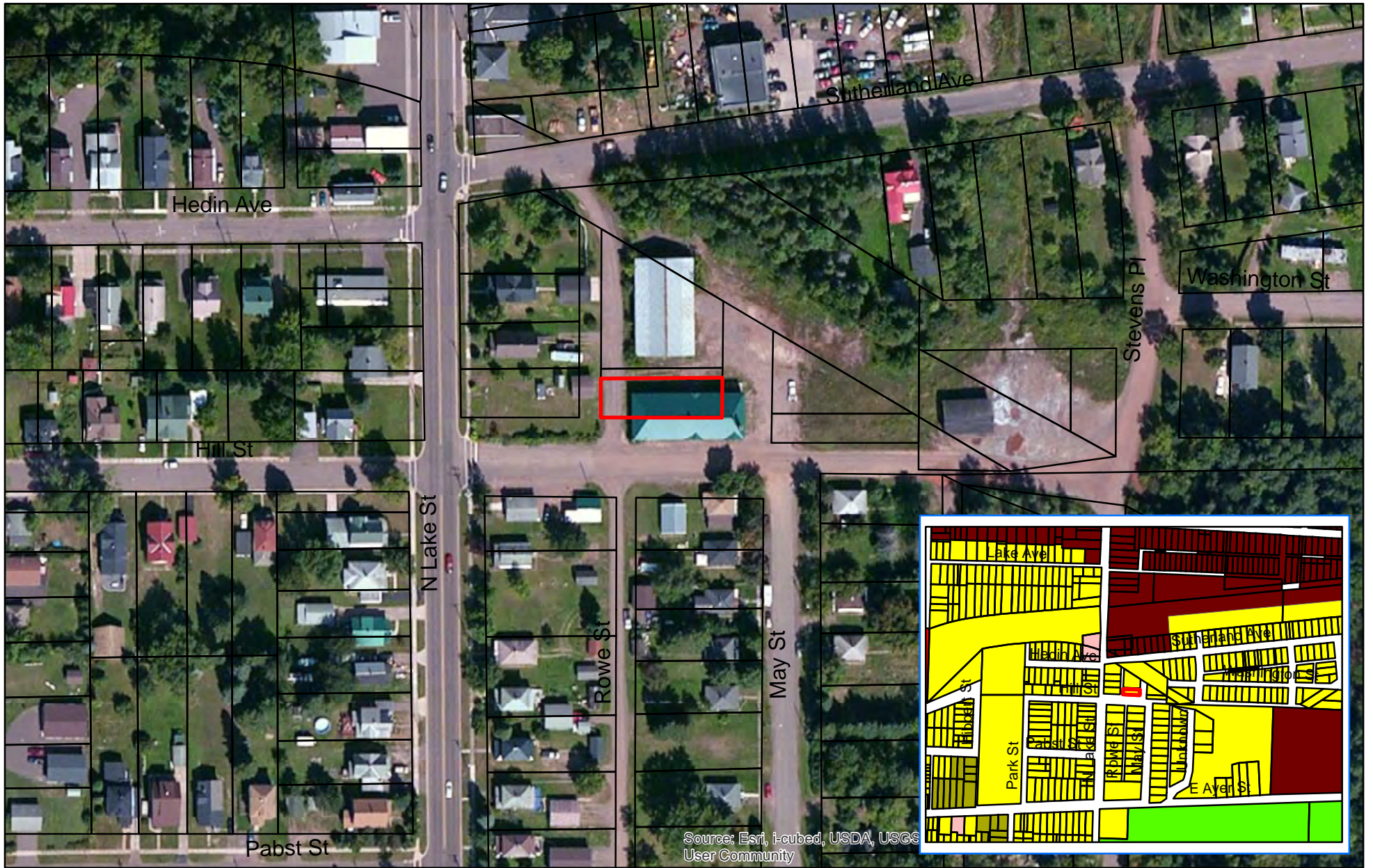
As the request is not consistent with the Land Use Plan the Commission has a few options. Because the City is in the process of updating its Comprehensive Plan the Planning Commission has the option to table the request and review it after the plan has been adopted in the event the Land Use Plan Map changes in this area or it can recommend denial or approval to the City Commission.



**Ironwood Comprehensive
Plan
Fig. 3-3
Development Framework Plan**
_____, 2000

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

Revision Date: _____ By: _____



PC Case 2014-001 Rezoning of 810 Hill St From R-1 to C-3

Tuesday, January 07, 2014

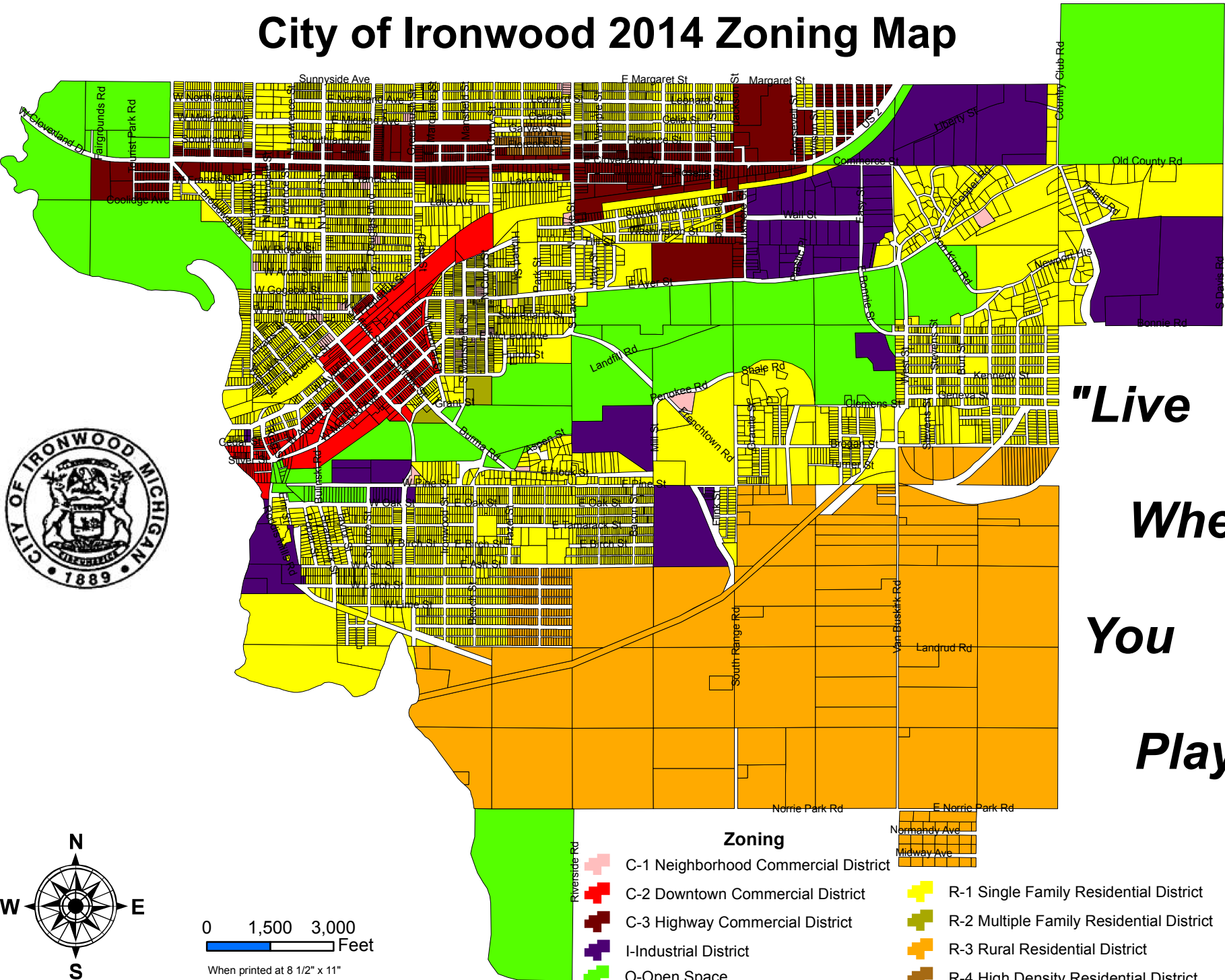
810 Hill St.
Zoning

- | | | |
|-----|-----|-----|
| R-1 | R-4 | C-2 |
| R-2 | O | C-3 |
| R-3 | C-1 | I |

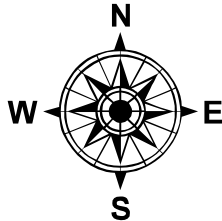
Legend

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










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

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: January 29, 2014

Meeting Date: February 5, 2014

Re: Garage Amendment

The Planning Commission has recently discussed changes to the garage/accessory buildings regulations at its November 6 and December 11, 2013 meetings per the direction of the City Commission. 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, and 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 changes the City has been discussing relative to accessory buildings and garages have two factors to take into consideration when making a change, which are common factors to most any ordinance change. The first are life/safety concerns. If regulations are modified to allow more and/or increased sizes of accessory buildings it increases the likelihood of flooding because there is less pervious surface available to soak up snow melt and stormwater. The second is aesthetics and personal preference. There is no right or wrong answer when it comes to how large a building should be, how many buildings should be on a lot or where it is located, it comes down to how that building will affect the look and feel of the neighborhood's character and the perception of what properties are worth based on how the neighborhood looks.

The Planning Commission and City are currently undergoing an update to its comprehensive plan. The Planning Commission should discuss if it would like to move forward with revising the sections identified below now or wait until the comprehensive plan has been completed. The plan will address issues of aesthetics and neighborhood character as well as stormwater issues.

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

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

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

(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_DIV3MUREDI.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 (40) percent of the total lot area.

R-3 Rural Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV4RURED.html#PTIICOOR_CH34ZO_ARTIIDI_DIV4RURED_S34-96ACBU

34-96 Accessory Buildings

In the R-3 rural residential district, an accessory building, including a garage, shall not be erected in any required front yard, shall not exceed thirty-five (35) feet in height and shall be at least fifty (50) feet from the side lot lines and one hundred (100) feet from rear lot lines. No part of any required front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

R-4 High Density Residential

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV5HIDERED.html#PTIICOOR_CH34ZO_ARTIIDI_DIV5HIDERED_S34-102ACBU

34-102 Accessory Buildings

(1) Accessory buildings are permitted in the R-4 residential district but not prior to erection of the principal buildings.

- (2) Accessory buildings shall not occupy more than forty (40) percent of the rear yard, nor shall they be closer to the side lot line than:

- (a) Three (3) feet on lots seventy (70) feet in width and less. For corner lots, the side yard abutting a street shall be at least ten (10) feet;
- (b) Five (5) feet on lots over seventy (70) feet in width. For corner lots, the side yard abutting a street shall be at least ten (10) feet;
- (c) Accessory buildings shall not exceed fifteen (15) feet in building height and shall be at least five (5) feet from principal buildings and not closer than five (5) feet from the rear lot line.

- (3)

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

(4)

No part of any front yard shall be used for any accessory building or garage nor for the permanent parking of vehicles.

34-103 Dimensional Requirements

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

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.



MEMO

To: Mayor Corcoran, the City Commission and all City Boards, Commissions and Committees

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

Date: January 27, 2014

Meeting Date: March 31, 2014

Re: Joint Governmental Meeting

The Ironwood City Commission has scheduled a joint governmental meeting with all City Boards, Commissions and Committees for **March 31, 2014 from 4-6pm at Gogebic Community College in its cafeteria**. The purpose of this meeting is to allow each board, commission and committee five (5) minutes to provide an update on what's happening with their respective group. Because there are a number of groups involved the City would like to make sure each group is concise in its presentation to afford everyone a chance to speak. As respective chairs/presidents/leaders of the following groups, please pass this invitation along to your members.

Please RSVP by March 17, 2014 to Kim Coon at 906-932-5050 x 125 or coonk@cityofironwood.org with the number of attendees from your group.

City Commission
Carnegie Library Board of Trustees
City Attorney
Downtown Arts Place Board
Downtown Ironwood Development Authority
Economic Development Corporation
Friends of the Miners Memorial Heritage Park
Gogebic Range Trail Authority
Gogebic-Iron Wastewater Authority and Board
Historic Ironwood Theater Board
Ironwood Area Chamber of Commerce
Ironwood Historical Society
Ironwood Housing Commission
Ironwood Industrial Development Corporation
Parks and Recreation Committee
Pat O'Donnel Civic Center Board of Directors
Planning Commission
Western UP Trail Association