



**Proceedings of the Ironwood Planning Commission  
Wednesday June 5, 2013**

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

Also present: Community Development Director Michael J.D. Brown. In the audience, Dawn Schultz, Xcel Energy.

3. Approval of Minutes:

**Motion** by Davey to accept the meeting minutes of May 1, 2013. **Second** by Geib. **Motion Carried 4 to 0.**

4. Approval of the Agenda:

**Motion** by Davey to accept the Agenda. **Second** by Geib. **Motion Carried 4 - 0.**

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

None

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

None

7. Items for Discussion and Consideration:

7a. Consideration of PC Case 2013-002 Xcel Energy Site Plan and Rezoning Request:

- i. Open Public Hearing. Chair Bergman explained that the procedures for the public hearing.
- ii. Staff Report: Director Brown presented the facts on this property located at 900 E Ayer Street, which is owned by the City of Ironwood. Xcel intends to purchase this from the City of Ironwood in order to expand its existing substation on that site. In addition, Xcel is purchasing the western 45 feet of the property (Parcel #52-23276-005) just east of 900 E Ayer to expand its substation footprint. 900 E Ayer Street is currently zoned industrial; however Parcel #52-23-276-005 is zoned residential and will be required to be rezoned to Industrial. Director Brown also presented an email from Mr. Fred Alleva stating his concerns about this change. Mr. Alleva was not adverse to the change; however, it is difficult for him to make an informed decision without knowing the nature of the application.
- iii. Applicant Testimony: by Dawn Schultz from Xcel. Ms. Schultz explained where the existing substation would be expanding to Semo as he had not been at the meeting last month.
- iv. Public Comment: None
- v. Close Public Hearing: **Motion** by Davey to close the public hearing. **Second** by Johnson. **Motion carried 4 to 0.**
- vi. Discuss and consider action:

**Motion** by Dave to approve the Site Plan #2013-002 for Xcel Energy for 900 E Ayer Street. **Second** by Geib. **Motion carried 4 to 0.**

**Motion** by Johnson to recommend to the City of Ironwood of Commission approval of PC Case 2013-002 for Excel Energy to rezone the western 45 feet of Parcel #52-23-276-005 from R-1 to Industrial. **Second** by Johnson. **Motion carried 4 to 0.**

7b: Outdoor Storage Zoning Amendment:

- i. Open Public Hearing
- ii. Staff Report: Director Brown attached the proposed ordinance amendment as discussed by the Commissioners at the May 1, 2013 meeting. The revisions shown have been provided by the City of Ironwood Attorney Pope.
- iii. Applicant Testimony: None.
- iv. Public Comment: None.
- v. Close Public Hearing.
- vi. Discuss and consider action.

**Motion** by Johnson to send the proposed recommendation by Director Brown to the City of Ironwood Commission approval of PC Case 2013-004 to create conditional uses for outdoor storage and outdoor uses within the I-Industrial District. **Second** by Geib.  
**Motion Carried 4 to 0.**

8. Project Updates:

Work is proceeding on the Depot Park building.

Regional Trail: Davey said that a regional trail authority is being formed. Director Brown indicated that he had invited Governor Rick Snyder over a month ago to visit Ironwood.

City of Ironwood road work is underway.

Comprehensive Plan: Johnson inquired if the money had been budgeted for the 2013 – 2014 Comprehensive Plan. Director Brown indicated that the City of Ironwood Budget would be before the City of Ironwood Commission meeting on June 10, 2013. Johnson asked how much was requested and Director Brown said it was \$70,000.00. Director Brown indicated that he hopes that this will go to the Request for Proposal stage sometime in August 2013.

9. Other Business: The Planning Committee discussed cancelling the July 3, 2013 meeting. The meeting was cancelled at this time any urgent issues requiring the Planning Commission's action would be set on as soon as possible.

10. Next Meeting: August 3, 2013, 5:30 p.m.

11. Adjournment:

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

Adjournment at 6:15 p.m.

Respectfully submitted

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Thomas Bergman, Chairman

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Kim M. Coon, Community Development Assistant