



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

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A Regular Meeting of the Planning Commission was held on Wednesday, March 6, 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			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non voting member	X			

Also present: Community Development Director Michael J.D. Brown.

3. Approval of Minutes:

**Motion** by Geib to accept the meeting minutes of January 2, 2012 with a correction to #5, that Courtland Geib made the motion to elect Thomas Bergman. **Second** by Burchell. **Motion Carried 7 – 0 with instructions to Coon to correct Motion #5 to reflect that Geib made the motion.**

4. Approval of the Agenda:

**Motion** by Davey to accept the Agenda. **Second** by Geib. **Motion Carried 7 - 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:

- a. Vote on 2013 Goals:

The attached items were stickered and the priorities came out as follows:

1. Comprehensive Plan – 7 votes
2. US2 Corridor Improvement Plan – 6 votes
3. Investigate MI Place Making Initiative – 4 votes
4. More interaction between other committees – 3 votes
5. Training for Commission – 1 votes
6. Review Zoning Board of Appeals Process – None

Director Brown to bring these results back to the next meeting.

- b. Garage Sale Ordinance:

Jason Alonen, Code Enforcement Officer, brought this to Director Brown's attention. The issue is the 'perpetual ongoing garage sales'. The garage sale ordinance would be enforced on a 'complaint' only basis. It would be incorporated into the blight ordinance approved by the City Commission.

Discussion was had amongst the commission members and it was decided that Director Brown would write the ordinance, specifically setting out the days and times for the sales as well as the number of events (ex. one in spring, one in fall season).

- c. Outdoor Storage Zoning Amendment: Director Brown explained that he was approached by a business from Ashland about outdoor storage in the Industrial District. This business's outdoor storage product/material is in conflict with the current Code.

Director Brown suggests making this a conditional use so that this would have to proceed to the Planning Commission. Cayer asked what the materials are that this business wants to store and Director Brown stated that this is an anonymous request at this time. If this group makes this a conditional use permit, it can set conditions with an approval.

The Commission suggested that Director Brown draft zoning amendment language as this proceeds and bring this back to the Commission for their approval. Once the language is acceptable, then a public hearing could be scheduled. Once public hearing time is complete, this would go to the City Commission for approval. This item is tabled until draft zoning amendment language is presented.

8. Sidewalk on south side of US 2: There is existing sidewalk on the south side. MDOT will replace the sidewalk on the South side IF the City pays for the replacement. Director Brown stated that Parks and Recreation committee voted 4 – 1 to not reinstall the south sidewalk. Parks and Recreation, however, wanted the north side to be maintained all its length. Director Brown stated there will be a public meeting at the end of March, so that the preliminary plans can be shown and questions answered.

**Motion** by Davey recommends not to replace the South Sidewalk but to maintain the North Sidewalk at all times if possible. **Second** by Cayer. **Motion Carried 7-0.**

9. Project Updates:

The budget process has begun. Semo stated that he would like to see the Comprehensive Plan prepared over the next two years. Semo also wanted to know what it might cost to put together such Plan. Director Brown said that on the high end, \$75,000 and \$20,000 to \$25,000 on the low end.

10. Other Business:

Geib commented to the group what a wonderful Community Planning Seminar in Bessemer February 26, 2013 was. He appreciates the City allocating the money for this. The commission members that attended concurred.

Geib stated that on March 18, 2013 at 1:00 p.m. there will be a discussion at the Gogebic Community College with Ken Traska on putting possible windmills on Mt. Zion. He has a radical idea for improvement of a horizontal windmill.

Bergman commented that he has a prior commitment next meeting so will be absent.

11. Next Meeting:

April 3, 2013, 5:30 p.m.

12. Adjournment:

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

Adjournment at 7:36 p.m.

Respectfully submitted

  
Per Thomas Bergman, Chairman

  
Kim M. Coon, Community Development Assistant

**GOALS – PLANNING COMMISSION****As discussed at the meeting on Wednesday, January 02 & March 6, 2013**

1. Comprehensive Plan – 7 votes
2. US2 Corridor Improvement Plan – 6 votes
3. Investigate MI Place Making Initiative – 4 votes
4. More interaction between other committees – 3 votes
5. Training for Commission – 1 votes
6. Review Zoning Board of Appeals Process – None



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## MEMO

**To:** Chair Bergman and Planning Commission Members

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

**Date:** February 27, 2013

**Re:** Garage Sale Ordinance

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It has been brought to staff's attention by the City Code Enforcement Officer that there have been issues in the past with properties having season long garage sales. There are a couple of issues with this. One is residential properties are not permitted to engage in retail sales; if there is always items for sale on a regular basis this would be considered retail sales and other laws apply such as sales tax requirements. Another issue is that staff believes this is a form of blight when items for sale are left out for multiple days, weeks and even months in a row in front yards and driveways. Staff is proposing to amend the Blight Ordinance to limit the number and length of garage sales in the City to eliminate these concerns. Staff has researched other communities and has found various forms of ordinance language. Some communities have multiple page ordinances on the matter, while others have less than half a page. Staff is currently proposing to limit garage sales to two (2) events per calendar year with each event a maximum of four (4) consecutive days in length. While this proposal is not a zoning text amendment staff thought it was important to gather your thoughts and recommendations. Revisions to the Blight Ordinance are the responsibility of the City Commission. Enforcement would be on a complaint basis as are most ordinances within the City.



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## MEMO

**To:** Chair Bergman and Planning Commission Members  
**From:** Michael J. D. Brown, Community Development Director  
**Date:** February 27, 2013  
**Re:** Outdoor Storage

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Staff has recently been approached by a new business looking to locate in the City; part of its operations includes outdoor storage of materials in the Industrial district.

Section 34-175(2)(a) *Use Requirements* of City code states:

"Activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors, provided that when within one hundred (100) feet of any other district, all storage shall be in a completely enclosed building or shall be effectively screened by a wall, fence or earth berm, which wall, fence or earth berm shall in no case be lower than the enclosed storage."

Outdoor storage is currently permitted per the ordinance; however, there are a couple of issues with the language. One issue is outdoor storage is not defined, which leads to the second issue. The materials the potential business wishes to store outdoors conflicts with other sections of City code, essentially prohibiting the businesses outdoor storage. Therefore, in order to be business friendly, staff is proposing to amend the zoning ordinance to permit outdoor storage as a conditional use and define outdoor storage so that there are no conflicts with other sections of City code; this would also give the City more control over where and how outdoor storage is stored and placed on a site. Staff would like the Commission to discuss this concept and provide direction. Staff would also review the other commercial districts regarding outdoor storage and suggest language amendments as necessary for the Commissions review.

As a reminder, in order to amend the ordinance, a public hearing is required at the Planning Commission and ultimately approval by the City Commission based on the Planning Commission's recommendation.



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## MEMO

**To:** Chair Bergman and Planning Commission Members

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

**Date:** February 27, 2013

**Re:** US 2 South Side Sidewalk

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As previously discussed, the Michigan Department of Transportation (MDOT) will be doing a complete reconstruct of US 2 in 2014/2015. As part of that plan they will be installing a five foot sidewalk along the north side of the highway. MDOT has indicated it will remove and replace existing sidewalk on the south side of the highway as part of the project; however, the cost of this portion of the project will be the responsibility of the City as well as future maintenance. Staff would like a recommendation from the Commission to the City Commission on whether or not existing sidewalk should be replaced or not.