

## Proceedings of the Planning Commission Meeting

A Regular Meeting of the Planning Commission Meeting took place on Wednesday, September 5, 2012 at 5:30 P.M. in the Community Development Conference Room, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan. Chairman Wyssling called the Public Meeting to Order at 5:30 P.M.

Chairman Wyssling introduced the new Community Development Director Michael Brown to the City Commission.

1. RECORDING OF THE ROLL:

PRESENT: Commissioner Geib, Lemke, Burchell, Bergman, Johnson, Community Development Director Brown and Chairman Wyssling.

ABSENT: Commissioner Semo (Excused).

2. Consider approval of the August 1, 2012 Regular Meeting Minutes.

**Motion** was made by Davey, seconded by Bergman and carried to approve the August 1, 2012 Regular Meeting Minutes.

3. Consider approval of the Agenda for this Regular Meeting.

**Motion** was made by Bergman, seconded by Burchell and carried to amend the agenda moving item 7 before 8 and add Bike Rack Update under item 11. Other Matters.

4. Citizens wishing to address the Commission regarding Items on the Agenda (Three minute limit).

Bob Toth, of 805 Spruce Street addressed the Planning Commission stating he represented fifteen (15) people in the area who have asked why the building has not been completed within the two (2) year reversionary clause on the City of Ironwood Surplus property by Mr. Schonberg.

5. Discuss and consider status of City owned property at Old Gas Plant site.

Jacob Hassan, Environmental Protection Agency (EPA) addressed the Planning Commission stating they were in the process of clean up and things were going very well. He asked the Planning Commission if they had any ideas what the future use of this property would be. He further noted the EPA would be able to enhance the property in preparing a site for future development. Mr. Hassan presented the Planning Commission a rough scale drawing by the EPA of the envisioned future site. Further discussion of this matter took place.

Chris Rhyner, owner of Lots 46 and 47 stated he had intensions of putting some type of business in that area and is very interested on what happens.

Assessor/Building Inspector Hewitt noted the area was zoned R-1.

The Planning Commission had several questions for the EPA and suggested referring this item over to one of the City Commission members who has experience in this area and could have suggestions regarding plantings. Community Development Director Brown requested the Planning Commission members e-mail him with any ideas for improving the area where the old Gas Plant was.

Steve Harrington, Marquette was also present and weighed in on the discussion.

8. Discuss status of property located at 904 Spruce Street and the contingency the City of Ironwood placed on land when it was sold.

Assessor/Building Inspector Hewitt stated Mr. Schonberg purchased the property from the City of Ironwood in 2006 with a reversionary clause stating he must build a house within two (2) years. Mr. Schonberg had brought water and electrical to the site, poured a slab for the in floor hearing, and has done major improvements to the property. Mr. Hewitt felt Mr. Schonberg has made great efforts to improve this property.

Mr. Schonberg explained to the Planning Commission the reasons why he had not finished building his home along with outlining the improvements. He stated he has cleared the land, obtained all the permits, finished the electrical in 2008; Ali & Somero finished the slab, and the following year the water and was brought to the property. Mr. Schonberg requested the reversionary clause be removed from the contract that was written in 2006. He further stated he has invested approximately \$30,000 plus an additional \$24,000.

Bob Toth, of 805 Spruce Street thanked Mr. Schonberg for all the improvements he has made to the property and explained his main concern is that he should have come to the City Commission and asked for an extension. Mr. Toth mentioned he had also improved the property within 500 feet of the river without approval. Further discussion of this matter took place.

***Motion was made by Johnson, seconded by Burchell that if all permits are in place and up- to- date both with the City of Ironwood and the County that a recommendation be made to the City Commission to remove the reversionary clause to build a home within two (2) years on the property located at 904 Spruce Street. Unanimously passed by voice vote.***

6. Discuss and Consider recommendation of Ordinance #495, Book 4, Medical Marijuana Ordinance to Ironwood City Commission.

Chairman Wyssling brought to the Planning Commission's attention several points regarding the distance and definitions mentioned in the ordinance.

Commissioner Johnson felt this requires a conditional use permit and felt it should be added to the appropriate zoning districts.

Community Development Director Brown stated he believes the City of Ironwood could set conditions and felt they should ask the City Attorney for his advice. Further discussion of this matter took place.

***Motion was made by Bergman, seconded by Davey to table this item until the next regular meeting.***

9. Project Updates.

Assessor/Building Inspector Dennis Hewitt gave an update on the local street paving project stating it will begin on Monday, September 10<sup>th</sup>. He also updated the Planning Commission on the progress of the Jessieville Project and noted the Depot Park bids were out and would be opened on Monday.

10. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit).

There were none.

11. Other Business

\*Bike Rack Update-Commissioner Davey updated the Planning Commission regarding the \$3,000 donation for bike racks received from U.P. Health Department. He also mentioned they were the plastic coated bike racks.

\*Commissioner Bergman questioned where the City was on the Master Plan and the Capital Improvement Plan (CIP). City Manager Erickson noted the City of Ironwood should research this matter and get a cost on doing the Master Plan.

12. Adjournment

***Motion*** was made by Johnson, seconded by Geib and carried to adjourn the meeting at 6:50 P.M.

Karen M. Gullan, City Clerk