

February 23, 1993

DOWNTOWN IRONWOOD DEVELOPMENT AUTHORITY

A regular scheduled meeting of the Downtown Ironwood Development Authority was held on the above date, 12:00 Noon, Towne House Motor Inn, Ironwood, Michigan.

1. Call to Order.

Chairperson Bergquist called the meeting to order at 12:10 P.M.

2. Recording of the Roll.

PRESENT: Butler, Burchell, Murphy, Kinnunen, Newman, Lorenson, and Chairman Bergquist.

EXCUSED: Forslund and Johnson.

OTHERS

PRESENT: Patrick Coleman, Director of Planning and Development for U.P. Engineers & Architects, Inc. and City Assessor Keith Johnson.

It was agreed that Item 4 would be discussed out of Agenda sequence.

3. Consider approval of the January 26, 1993, regular meeting Minutes.

Motion by Kinnunen, supported by Butler. CARRIED. That the above minutes be approved as presented.

5. Consider resolution recommending C-2 Ordinance District modification: A) Ground Floor Apartments. B) Parking.

A. Ground Floor Apartments.

In a letter submitted by City Manager Bailey, it was noted that the Ironwood Planning Commission will be addressing the issue of ground floor apartments in the C-2 District at their March 3, 1993, regular meeting. Because residential use is already permitted in the Downtown, what is under consideration is a zoning ordinance amendment that would permit ground floor apartments. Mr. Bailey is seeking DIDA comment on the proposed amendment.

Chairperson Bergquist suggested that rather than taking any permanent action on this topic, that a list of concerns be drafted and submitted to the Planning Commission. However, the majority of the members agreed that their original resolution approving ground floor apartments (as long as the downtown character is kept) should not be rescinded.

Mayor Lorenson clarified the issue by noting that it was in error that the City Commission, acting as the Board of Zoning Appeals, did not have the authority to grant a variance to allow ground floor apartments (authority to do so not stated in the new Ordinance). The City Commission has requested two recommendations from the Planning Commission - 1) reinstatement in the City Ordinance granting authority to the City Commission to act on variance requests and 2) that the Planning Commission come back with a recommendation on an

amendment to the Ordinance to allow ground floor apartments. He indicated that should the Planning Commission not come back with a recommendation on the requested amendment, that the City Commission will act on the topic at their March 22, 1993, meeting date on an individual basis of merit.

Some concerns noted by the DIDA members on allowing ground floor apartments in the C-2 District are as follows:

- Should ground floor apartments be allowed in the main Downtown Core (US- Business Route to Lowell Street).
- The need to regulate visual appearance.
- Regulation on size of units (City Assessor Johnson noted that there is existing requirements in the Code on same).
- How does the City make sure the Downtown doesn't become a slum area (City Assessor Johnson noted that any apartment would have to meet City Code).
- Can quality of tenants be controlled.
- The availability of parking for any new residential development.

Motion by Butler, supported by Newman. CARRIED. To draft a letter to the Ironwood Planning Commission noting the follow DIDA concerns on ground floor apartments:

- 1) That a change to allow ground floor apartments in the C-2 District permanently exclude the Downtown Core (Business 2 Route to Lowell Street).
- 2) To recommend that availability of tenant parking be addressed in any residential dwelling development to make sure that any shortage of parking in a certain area wouldn't be compounded.
- 3) That until which time the Planning Commission drafts a possible change in the City Ordinance, that any request for ground floor apartments stand on its own merit.
- 4) That the Downtown integrity and visual appearance be maintained and preserved.

B. Parking.

City Assessor Keith Johnson presented a group of pictures taken by a downtown business person showing the parking situation in the downtown. Pictures indicated tenants using City owned lots, store owners and employee parking on main street, and available parking for the proposed Forslund apartment project. It was noted that parking has always been an issue and that many establishments in the downtown area use City-owned lots.

6. Discussion on Downtown snow & ice removal.

Chairperson Bergquist brought up the problem with snowbanks in the downtown. Any passenger coming out of their car has problems with snowbanks. Member Kinnunen noted the problem with using too much salt to melt ice on the sidewalks which cause melting water to freeze under the bricks causing them to push upward.

Mayor Lorenson indicated that the City recognizes the concern the DIDA has on removing snowbanks, however, due to the solid, frozen nature of the banks, City is concerned about pulling up bricks. Mayor Lorenson will again address the issue of the snowbanks and the

use of salt with City officials and to request that the snowbanks be removed as soon as feasibly possible.

7. Review and discuss request from WUPPDR on Economic Development Project solicitation.

It was noted that the above is a "wish list" and that any project could be listed and reported to WUPPDR. Possible projects suggested were the Depot, Historic Ironwood Theatre and the purchasing of old Downtown structures to generate demolition for parking lots. Chairperson Bergquist will review and submit to WUPPDR.

Member Newman left the meeting at 12:45 P.M.

4. Audience: Patrick Coleman.

Chairperson Bergquist informed the members that she had requested Patrick Coleman's attendance at the meeting to help bring the DIDA into focus and possibly suggest some goals and/or objectives that they should be directing their attention to. She informed Mr. Coleman that the DIDA has been struggling with the idea of hiring a new Director or possibly utilizing present groups such as the EDC or the Ironwood Chamber, on a coordinated basis.

Mr. Coleman stated that Ironwood's DDA is not alone in their dilemma and that many DDA's are struggling with what they should be doing and what activities to focus on, as well as funding a Director's position.

Some highlights to Mr. Coleman's presentation are as follows:

- The need to stay on top of people having access to the Downtown.
- Do small solution projects - parking lot, storefront improvement, landscaping, etc.
- Establishment of a business climate in the Downtown.
- Establishment of lots designated as all night parking zones to encourage Downtown residential opportunities.
- Consider the possibility of angle parking on Downtown side streets to create more parking.
- Importance of acquiring or leasing the former Carlson's parking lot - this is a prime lot for the Downtown.
- The need to work with the City to not let the Downtown die - need to find a niche.
- Need to identify projects, package grants, etc.
- Most importantly, the DIDA needs to Plan and have a clear-cut definition of what needs to be done.

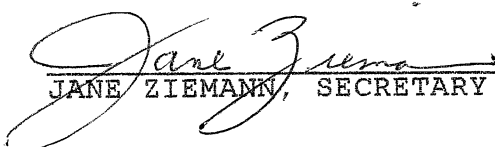
8. Other Business.

No other business was discussed.

9. Adjournment.

Motion by Butler, supported by Burchell. CARRIED. That is meeting be adjourned at 1:20 P.M.

Minutes taken by:


JANE ZIEMANN, SECRETARY