



**IRONWOOD**  
MICHIGAN | *Find Your North*

**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, March 4, 2021**

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A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, March 4, 2021 via Zoom video conferencing.

1. Call to Order: Chair Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Mark Surprenant	X			
Scott Bissell	X			
Stephanie Holloway	X			
Sam Davey	X			
David Andresen	X			
Nancy Korpela	X			
Joe Cayer ex-officio, non-voting member		X	X	
Mark Silver	X			
	<b>7</b>	<b>1</b>	<b>Quorum</b>	

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the February 4, 2021 Meeting Minutes:

**Motion by Silver to approve the February 4, 2021 Meeting Minutes. Second by Surprenant. Motion Carried 7 to 0.**

4. Approval of the Agenda:

**Motion by Bissell to approve the Agenda. Second by Andresen. Motion Carried 7 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. Items for Discussion and Consideration.

A. Public Hearing and Consideration of PC Case 2021-003 Zoning Text Amendment to the City of Ironwood's Zoning Ordinance regarding conditional uses in the C-2 Downtown Commercial, C-3 Highway Commercial, and I-1 Industrial Districts.

- I. Chair Davey read the public comment procedures and opened up for public comment, there was none.

Director Bergman introduced the text amendment. The amendment needs to be changed in order to be in compliance with the Marihuana Establishment Ordinance.

**Motion by Silver to recommend to the City Commission to adopt the amendments as written. Second by Bissell. Motion Carried 7 to 0.**

B. Public Hearing and Consideration of PC Case 2021-002 Site Plan Review for 138 West Ayer Street, Marijuana Microbusiness.

- I. Chair Davey read the public comment procedures and opened up for public comment.

Director Bergman gave an overview of site plan review and conditional use procedures. He described Marijuana Microbusinesses and discussed the location and project of Three Twins proposed project.

Three Twins presented their site plan and Commissioners addressed the Commission.

Davey opened up for public comment.

Ken Rausch located 631 E. McLeod St. had concerns with snow removal, size of the building and the proportions of the building associated with growing.

C. Public Hearing and Consideration of PC Case 2021-002 Conditional Use for 138 West Ayer Street, Marijuana Microbusiness.

- I. Director Bergman asked the Commission if Three Twins had anything to address.

Director Bergman introduced the Plan and asked for Commissioner comments or proposed conditions to be placed.

Davey opened for public comment.

Alan 110 West Ayer addressed the Commission with concerns of odor and asked if there was any way to force containment of odor being so close to a neighborhood. Bergman addressed the question and discussed the City of Ironwood odor ordinance and the State of Michigan can remove their license for noncompliance.

Alan asked if there was appropriate distance from the residential areas per the ordinance. Director Bergman addressed the question and discussed the details of the ordinance. Thompson addressed the question and talked about not using exhaust air. Fisher discussed having carbon filters.

Silver asked about any noise concerns with the project. Director Bergman referenced the nuisance ordinance that addresses noise issues. Joshua Norman addressed the question and said that there will be between 2 or 3 air handlers and noise buffering was included in the design.

Bergman asked what the hours of operation will be. Thompson said that production will be from 9:00-5:00 p.m. and doesn't have a set hours of operation for the retail aspect of the business. He said that it will not go against what the ordinance allows.

Holloway asked if on site consumption will be allowed. Bergman said that it is currently illegal to have on site consumption areas. Holloway was concerned that people will be consuming in the public areas. Thompson said that they would want to work the City if anything arises.

Director Bergman said that the decisions to move forward will be at the next meeting.

All decisions will be deferred to the April 1<sup>st</sup> meeting.

8. Other Business.

A. None.

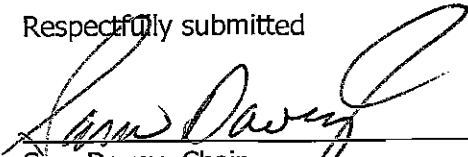
9. Next Meeting: Thursday, March 18, 2021.

10. Adjournment:

**Motion by Silver to adjourn the meeting. Second by Surprenant. Motion Carried 7 to 0.**


Adjournment at 6:18 p.m.

Respectfully submitted



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Sam Davey, Chair



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Tim Erickson, Community Development Assistant