



IRONWOOD
MICHIGAN | *Find Your North*

PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, April 1, 2021

A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, April 1, 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		
Vacant				
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	X	
	5	2	Quorum	

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

3. Approval of the March 18, 2021 Meeting Minutes:

Motion by Andresen to approve the March 18, 2021 Meeting Minutes. Second by Bissell. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Bissell to approve the Agenda. Second by Andresen. Motion Carried 4 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 2021-006 Site Plan Review for 255 Cloverland Drive, Marihuana Microbusiness.

I. Davey read the public hearing rules and opened the public hearing.

Ken Rausch made his presentation and introduced the site plan. Bergman asked about his odor control mitigation plan. Dustin Stevens discussed having black box filters and carbon charcoal filters which will be placed throughout the ceiling. Bissell asked if the façade of the building will be changed. Rausch indicated that the façade will not be changed. Andresen asked if the entry from the highway is a shared driveway and if it will be primarily used for trucks. Rausch said that they would like to have traffic primarily run through Greenbush street and that trucks could use that location.

Davey opened up for public comment.

Shaunti with Legacy Commercial Property representing the owner addressed the Commission. She stated that the property owner fully supports the project and any improvements to the site.

Joanne Fleming located at 221 E. Francis St. asked if there was any indication of devaluing property values surrounding the project site. She asked if the dumpster could be moved closer to the building to prevent odor from impacting the residences and asked what the size of the dumpster enclosure will be. Rausch indicated that dumpster can be moved and that they won't have a large amount of waste from the location. Fleming asked what the size of the fence will be to hide the dumpster. Rausch said that it will be adequate height to hide the two dumpsters. Fleming asked if there was a proposed fence along Francis street to protect the residential neighbors. Bergman indicated that staff will recommend to the Planning Commission to place a fence along the Francis street boundary to prevent light pollution and buffering.

Davey closed the public comment.

Bissell asked what the lease determination will be. Rausch said that they are looking at a 10 year lease. He also asked if the lease will allow the property owner to sell the property with the new owner having the ability to remove them

from occupancy upon sale. Rausch indicated that it was in the current lease but will most likely be redrafted to address that concern. Bissell asked if the lease will be completed prior to approval. Rausch said that it won't be signed until the approval process with City is complete.

B. Public Hearing and Consideration of PC Case 2021-006 Conditional Use for 255 Cloverland Drive, Marihuana Microbusiness.

I. Davey opened the public hearing.

Director Bergman introduced the Planning Commissions responsibility.

Davey opened for public comment, there was no public comment.

Davey closed the public hearing.

The Commission will wait until the next meeting to present some options.

C. Public Hearing and Consideration of PC Case 2021-007 Site Plan Review for Marihuana Retail at 100 W. Cloverland Drive.

I. Davey read the Public Hearing Procedures and opened the Public Hearing.

Director Bergman stated that the applicant couldn't make the meeting, which they have requested that the Planning Commission defer any decisions until the next meeting. Director Bergman presented an overview of the project.

David Leclair from Livingston Engineering presented the site plan. Bergman asked about temporary snow storage in the front. Leclair addressed the question.

Bissell asked what is happening with the façade and use of the rest of the unoccupied building. The applicant said that the exterior will be changed but the interior will not.

Andresen asked if the parking lot will be paved. The applicant indicated that it will be a newly paved parking lot.

Davey opened for public comment, and there was none.

Davey closed the public hearing.

D. Public Hearing and Consideration of PC Case 2021-007 Conditional Use for Marihuana Retail at 100 W. Cloverland Drive.

I. Davey opened the Public Hearing.

Davey asked about the need for a fence to be placed in the back of the parking lot. Bissell asked if the property will be purchased or leased. The applicant discussed a fence being installed on the West side of the back parking lot. Bergman addressed the other question and stated that the applicant's intent is to purchase the property.

Davey opened for public comment, there were no comments.

The Commission will wait until the next meeting to make a decision.

8. Old Business.

A. Consideration of PC Case 2021-002 Site Plan Review for 138 West Ayer Street, Marihuana Microbusiness.

- I. Director Bergman presented the project and discussed the updated site plan. He discussed some items that have changed on their site plan from the last meeting: The applicant has increased the snow storage area by 330 sq. ft. They changed the location of the AC units to increase the snow storage area. They have indicated the water drainage area so that no water goes toward the neighboring property.

Bergman read through the optional conditions for the site plan. Options include:

1. Applicant needs to work with City Staff and the City Commission to determine how to use the right of way in a way that will not hinder City snow storage and will enhance access to Trail 2 and the Iron Belle Trail.
2. Clear signage in outdoor areas surrounding the business stating that onsite consumption of marijuana and smoking is prohibited.
3. All drainage should be directed to the North and South, not onto adjacent properties.
4. East side driveway should be paved or concrete.
5. Upgrade water line to copper from main.
6. Verify sewer line is functional and replace as necessary from main.

Andresen asked who has control over what the signage says. Director Bergman said that the City will need to approve any signage.

Motion by Bissell to approve the site plan with conditions listed by Director Bergman. Second by Korpela. Motion Carried 5 to 0.

B. Consideration of PC Case 2021-002 Conditional Use for 138 West Ayer Street, Marihuana Microbusiness.

- I. The Commission discussed the conditions to carry over from the site plan.

Motion by Andresen to approve the Conditional Use with the previous conditions listed in the site plan review motion. Second by Holloway. Motion Carried 5 to 0.

C. Consideration of PC Case 2021-004 Site Plan Review for Marihuana Retail at 507 N Lake Street and Class C Grow at 122-124 Luxmore Street.

I. Director Bergman discussed changes that the applicant made to the retail and grow site plans from the previously presented site plans.

Retail:

- a. Fence is placed along the South boundary of the NW parking lot.
- b. Additional snow storage has been added along the West boundary.
- c. Addition of paved parking areas.

Grow:

- a. New front façade.
- b. Locked dumpster enclosure.

Recommended conditions for the retail establishment.

- a. Access agreement with neighbor regarding SW corner of building where building is encroaching on setback.
- b. Snow storage is based on total parking lot area (not just parking spaces). Paved parking lots require 20% snow storage. This requires 3680 sq. f. of snow storage.
- c. All lighting should be approved by City Staff, so it does not negatively impact neighboring residential properties.
- d. Dumpster should be lockable not just the enclosure.
- e. Paint block on building (can be the same color or new).
- f. The South and East side of the parking lot should have removed pavement with a grass section planted along with re plant grass in the boulevard. This will create a green buffer between the parking lot and sidewalk.
- g. The South East corner square should have grass and other plantings which may require curbing installed around the green area.

Recommended conditions for the grow establishment.

- h. Require paved parking and driveways.
- i. Dumpsters should be lockable, not just the enclosure.
- j. Additional plantings along North and South building walls to help break up the wall.
- k. Variation in wall pattern on North and South building walls.

- I. Recommend 2' overhangs on building. (snow can destroy lights on buildings if the overhangs are small.)

Davey discussed having a better façade to the sides of the steel structure.

Bissell asked how many retail establishments are allowed. Bergman stated that 2 are available.

Motion by Andresen to approve the site plan as listed by Director Bergman with the inclusion of green space on the East and South side of the parking lot including the SE corner to the retail site and include an upgraded façade and plantings to the North and South side of the grow building to be approved by City staff and all conditions indicated in the memo. Second by Bissell. Motion Carried 5 to 0.

- D. Consideration of PC Case 2021-004 Conditional Use for Marihuana Retail at 507 N Lake Street and Class C Grow at 122-124 Luxmore Street.

- I. The Commission discussed the conditions.

Motion by Korpela to approve the Conditional Use with the same conditions that were stated in the Site Plan Review. Second by Holloway. Motion Carried 5 to 0.

9. Other Business.

- A. Director Bergman gave an update of what the next meetings will look like.

10. Next Meeting: Thursday, April 15, 2021.

11. Adjournment:

Motion by Holloway to adjourn the meeting. Second by Korpela. Motion Carried 5 to 0.

Adjournment at 6:32 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant