



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

**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, March 18, 2021**

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A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, March 18, 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	X	
Scott Bissell	X			
Stephanie Holloway		X	X	
Sam Davey	X			
David Andresen	X			
Nancy Korpela	X			
Joe Cayer ex-officio, non-voting member		X	X	
Mark Silver	X			
	<b>5</b>	<b>3</b>	<b>Quorum</b>	

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

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

**Motion by Bissell to approve the March 4, 2021 Meeting Minutes. Second by Andresen. Motion Carried 5 to 0.**

4. Approval of the Agenda:

**Motion by Silver to approve the Agenda. Second by Korpela. Motion Carried 5 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 2021-004 Site Plan Review for Marihuana Retail at 507 N Lake Street and Class C Grow at 122-124 Luxmore Street.

- I. Davey read the public hearing procedures and then Bergman introduced the applicants and the site. The applicants gave a presentation of the site plan for the retail establishment.

Bergman addressed a letter that was provided by the adjacent residential property owner and discussed their requests for the site plan.

Bissell asked about what kind of lighting will be installed on site. He was concerned about light pollution for the residential neighbor.

The applicants gave a presentation of the site plan for the Class C Grow operation.

Silver asked the applicant to address the façade of the building. The applicant described a more decorative front than the sides.

Bissell asked if the applicant had any other grow facilities, this operation will be their first. He also asked if this would supply other facilities. The applicant said that the local grow operation will supply their retail store only.

Bergman stated that things that need to be changed to the site plan will need to address in the final site plan at the next meeting.

Davey opened for public comment.

Jim Somerville 639 Lake Ave. addressed the Chairperson. He stated that he is opposed to the retail establishment due to proximity to single family residents. He was concerned of the growing number of marijuana facilities within the neighborhood and had more concerns about mitigating the odor of existing facilities. He addressed concerns with long lines on Lake Ave. for the drive through.

Silver asked about the current facilities that are under the medical marijuana law. Bergman discussed mechanisms that are in place to take care of odor nuisances. The applicant addressed the question from 639 Lake Ave.

B. Public Hearing and 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. Director Bergman discussed the difference between a site plan and conditional use. The applicant addressed the odor question from the previous applicant and made sure to emphasize the care taken with odor mitigation.

Davey opened for public comment. Jim Somerville at 639 Lake Ave. addressed the Commission and was pleased with the applicant's response to his odor concerns. He said that it would be in the applicant's best interest to mitigate the neighborhood odor issues.

C. Public Hearing and Consideration of PC Case 2021-005 Site Plan Review for Marihuana Retail at 824 E. Cloverland Drive and Class B Grow at NE corner of Luxmore Street and E. Ayer Street.

- I. Davey read the public hearing procedures and then Bergman introduced the applicant and the site.

The applicant introduced the site plan for the retail facility.

Silver had concerns with the drainage flowing onto Wemple street. The applicant is addressing this situation with a retention pond along with a slight slope. There was also concern with the entrance and exit. Bergman said that the City would like engineering specs for review. Bergman read aloud a letter from 15 addresses in the area, which was received by the Planning Commission.

The applicant introduced the site plan for the grow facility.

Davey asked about having the parking access on Ayer Street versus Luxmore Street. There was concern of which street would be better for traffic flow. They discussed having a traffic study. Davey suggested that the Ayer Street entrance has a blind spot. The applicant discussed lowering the site by about five feet which will help with the blind spot. There was discussion about the traffic speeds on each street. Bissell was more concerned with pedestrian traffic because of proposed park locations.

Bergman addressed the need for the applicant to show landscaping and façade of the building.

Davey opened up for public comment, there was none.

D. Public Hearing and Consideration of PC Case 2021-005 Conditional Use of Marihuana Retail at 824 E. Cloverland Drive and Class B Grow at NE corner of Luxmore Street and E. Ayer Street.

I. Davey opened up for public comment, there was none.

8. Other Business.

A. None.

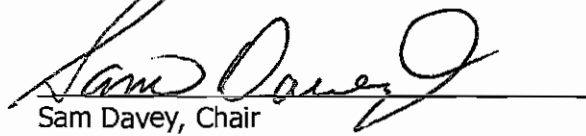
9. Next Meeting: Thursday, April 1, 2021.

10. Adjournment:

**Motion by Silver to adjourn the meeting. Second by Andresen. Motion Carried 5 to 0.**

Adjournment at 6:41 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant