



IRONWOOD
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PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, May 20, 2021

A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, May 20, 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			
	6	1	Quorum	

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

3. Approval of the May 6, 2021 Meeting Minutes:

Motion by Korpela to approve the May 6, 2021 Meeting Minutes. Second by Bissell. Motion Carried 4 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 2021-011 Site Plan Review for 151 E. Cloverland Drive Retail Marihuana Establishment and 90 Mill Street Class B Grower, Class C Grower, and Processor Marihuana Establishment.

- I. Chair Davey read the public hearing procedures.

Director Bergman introduced the projects and the applicants.

Jeff Barker presented the site plan.

Bissell asked about the façade of the grow facility and processing facility. Bissell asked about potential contamination and asked to see correspondence with EAGLE state agency. The applicant stated that they did a phase one and two environmental review and asbestos contamination was found. Their review indicated that the contamination will not be an issue with the development. The applicant stated that EAGLE has reviewed and stated that remediation will not be required. Bergman asked for correspondence from EAGLE to confirm. Bergman stated that the review requires the applicant to provide the information requested on the review checklist. Bissell asked about storm water contamination runoff from the soil. Bergman indicated that correspondence with EAGLE is necessary to determine the impact.

Davey closed the public hearing.

- B. Public Hearing and Consideration of PC Case 2021-011 Conditional Use Hearing for 151 E. Cloverland Drive Retail Marihuana Establishment and 90 Mill Street Class B Grower, Class C Grower, and Processor Marihuana Establishment.

- I. Davey opened the public hearing.

Brandon Midthun addressed the Commission and stated that they have extensive environmental assessment documents that they can share with the Planning Commission. He discussed keeping soil on site and that the construction will take place on the part of the property that doesn't have contamination.

Davey closed the public hearing.

8. Old Business.

- A. Consideration of PC Case 2021-009 Site Plan Review for 326 W. McLeod Ave Retail Marihuana Establishment and 1700 Iron King Road Class C Grower and Processor Marihuana Establishment.

I. Director Bergman address the attached memo. He discussed recommending abandoning the McLeod Ave. ingress and egress for the retail location. They discussed the need for the calculation of snow storage to be included on the site plan for the retail location. Ryan addressed the Commission and discussed the two entrances. The Planning Commission discussed the best ingress and egress locations. They would like Director Bergman to check with Ironwood Public Safety Department to get their opinion before making a decision.

Motion by Silver to table to the next meeting. Second by Holloway. Motion Carried 6 to 0.

- B. Consideration of PC Case 2021-009 Conditional Use Hearing for 326 W. McLeod Ave. Retail Marihuana Establishment and 1700 Iron King Road Class C Grower and Processor Marihuana Establishment.

Motion by Silver to table to the next meeting. Second by Andresen. Motion Carried 6 to 0.

- C. Discussion and consideration of changing the time of the Planning Commission meetings from 5:00 p.m. on the first Thursday of the month to either 5:30 p.m. or 6:00 p.m. on the first Thursday of the month.

I. The Planning Commission discussed changing the time to 5:30 p.m.

Motion by Bissell to change the meeting times from 5:00 p.m to 5:30 p.m. Second by Holloway. Motion Carried 6 to 0.

9. Other Business.

- A. Director Bergman discussed the joint City Commission and Planning Commission meeting date to be scheduled towards the end of June.

Davey asked for a zoning ordinance update. The consultants are working on a presentable draft.

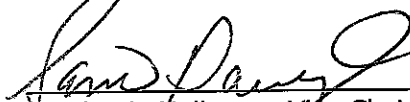
10. Next Meeting: Thursday, June 3, 2021.

11. Adjournment:

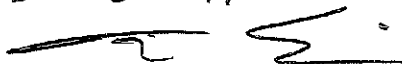
Motion by Holloway to adjourn the meeting. Second by Korpela. Motion Carried 6 to 0.

Adjournment at 6:01 p.m.

Respectfully submitted



~~Stephanie Holloway, Vice-Chair~~
Sam Davey, Chair



Tim Erickson, Community Development Assistant