



IRONWOOD

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PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION Thursday, July 7, 2022

A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, July 7, 2022 in the City of Ironwood Memorial Building Auditorium.

1. Call to Order: Chair Davey called the meeting to Order at 6:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Stephanie Holloway	X			
Mark Silver		X	X	
John Spence		X	X	
Rich Jenkins	X			
Anne Lawrence	X			
David Andresen ex-officio, non-voting member	X			
	6	2		

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

3. Approval of the June 2, 2022 Meeting Minutes:

Motion by Bissell to approve the Meeting Minutes. Second by Holloway. Motion Carried 5 to 0.

4. Approval of the Agenda:

Motion by Jenkins to approve the Agenda. Second by Lawrence. 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. Discussion and Consideration of PC Case 2022-006 Site Plan Amendment QPS Holdings 100 W. Cloverland Drive.

I. Ankur presented the revised site plan. Bissell asked if they meet the requirement for snow storage and Bergman confirmed that it does. Bissell asked if Bergman had consulted with Ironwood Public Safety Department, he did. Jenkins asked if there was issue with the handicap space.

Motion by Bissell to approve the site plan as changed and as presented. Second by Lawrence. Motion Carried 5 to 0.

B. Discussion and Consideration of PC Case 2022-006 Conditional Use Amendment QPS Holdings 100 W. Cloverland Drive.

I. No recommendations.

Motion by Holloway to approve the conditional use. Second by Jenkins. Motion Carried 5 to 0

C. Public Hearing – PC Case 2021-014 City of Ironwood Zoning Ordinance and Zoning Map.

I. Davey read the public hearing procedures.

Director Bergman discussed the medical marijuana changes, some grammatical errors and typos and a few areas that will change zoning for the City of Ironwood.

Director Bergman read a public comment from Glen Ackerman-Behr.

Motion by Holloway to recommend to the City Commission to adopt the ordinance. Second by Lawrence. Motion Carried 5 to 0.

D. Public Hearing – PC Case 2022-008 Free World Farms Class B Grow, Class C Grow, and Processor Marihuana Establishment Site Plan Revision.

I. Director Bergman introduced the changes.

Brandon Midthun addressed the Commission and discussed the changes and the reasons for the changes.

Bissell had concerns with erosion and asked about gravel versus pavement. He discussed the need for more permeable surface.

James Klingforth addressed the Commission and talked about the contamination with the site that is being disturbed. He had concerns about Oil that is being disturbed and going into the ground water. He mentioned that he spoke with Gogebic County Soil Erosion who found out about the excavation after it happened. He discussed leaching that is flowing into the Montreal River and then into Lake Superior. He has concerns with leaching into the neighborhood.

Jeff Barker addressed the Commission and discussed the phase 1 and phase 2 environmental study. He discussed the large tanks that are on the property and stated that the construction site is located outside of the contaminated locations on the property. He talked about the asbestos located within the buildings that are on location. He stated that they have done soil testing and ongoing monitoring. Free World Farms has been in compliance with Mr. Becks supervision. The storm water retention is done based on EGLE's recommendations.

Bergman contact EGLE during the beginning of the project which their recommendation was provided to the Commission. Bergman can follow up with EGLE to make sure that the environmental review was in compliance. Bissell stated that one of the conditions was to work with the regulatory authorities because of the concern with environmental impact. Bergman said that it may be worth postponing the site plan approval until he is able to follow up with the County and State regulating authorities.

Jenkins asked if the site plan should be approved if the engineering hasn't been completed.

Jeff Barker provided the phase 2 environmental review to the City and discussed their approval to dig up soil and that the soil doesn't need to be removed and disposed off site.

Bissell asked about the saw dust on location. There is sawdust on location but isn't a good foundation for building footings. Bissell asked if the sawdust was moved to a different location on site, Brandon said it isn't. The soil that was dug will be dispersed throughout the site. Brandon talked with George Beck with Gogebic County because of James Klingforth.

Motion by Holloway to approve the site plan revision as presented based on the condition that they remain compliant with local and state environmental regulations. Second by Jenkins. Motion Carried 4 to 1 with Lawrence not in favor.

E. Discussion and Consideration of Free World Farms Marihuana Retail Establishment Site Plan Extension.

I. Director Bergman gave an overview of the request.

Motion by Bissell to approve the extension for 12-months. Second by Holloway. Motion Carried 5 to 0.

F. Comprehensive Plan Implementation Status of Priority Action Items.

I. Strategy 4.2 Prepare a Wayfinding Master Plan.

a. No update.

II. Downtown Development Plan and TIF Plan Project.

a. The Consultants will be in town at the end of July and will have a draft downtown development plan for review.

8. Other Business: None.

9. Next Meeting: Thursday, August 4, 2022 at the Ironwood Memorial Building Auditorium.

10. Adjournment:

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

Adjournment at 7:25 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant