



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

**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, October 6, 2022**

A Regular Meeting and Public Hearing of the Planning Commission was held on Thursday, October 6, 2022 in the City of Ironwood Memorial Building Commission Chamber.

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			
Rich Jenkins		X	X	
Anne Lawrence	X			
David Andresen ex-officio, non-voting member	X			
	<b>6</b>	<b>2</b>		

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

3. Approval of the September 1, 2022 Meeting Minutes:

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

4. Approval of the Agenda:

**Motion by Holloway 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): Ben Thompson at 414 Silver Street updated the Commission with his microbusinesses plan. He and his partners are seeking additional investors.

Gerald Gullan at 820 Florence St. discussed the site revision plan for Higher Love. He would like to see no entrance on Florence Street. He suggested having access from Wemple. He asked for a buffer of trees on Florence Street to help with light pollution and noise pollution. He would like a peaceful neighborhood on Florence. He brought up limiting the hours for allowing the security lights on.

Ken Rausch of 638 E. McLeod Ave. updated the Commission with the timeline of operating his microbusiness. He has an active lease that has started on Saturday. He still needs to obtain investors for the project. Bissell asked about working with Gogebic Community College. The College is exploring curriculum.

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.
7. Items for Discussion and Consideration.

- A. PC Case 2022-008 Fire Station for Retail Marihuana Establishment Site Plan Revision.

- I. Director Bergman presented the site plan. Bergman addressed the conditions that could be placed on the property. Jacie from the First Station addressed the Commission. Many of the issues were addressed in the current site plan.

**Motion by Bissell to approve the site plan with conditions including: Installing landscape screening on the south property line and all residential areas, and landscape screening or privacy fence along north property lines adjoining residential/motel area, sidewalk needs to be replaced if removed, sidewalk needs to be continuous through driveway areas, retaining structure to be built along south lot line of the parking lot, brick to be installed across the bottom part of the side of building facing Lake Street similar to the grow facilities. Second by Lawrence. Motion Carried 5 to 0.**

- B. Public Hearing – PC Case 2022-010 Site Plan Revision, Higher Love, 824 E. Cloverland Drive.

- I. Davey read the public hearing procedures and opened the public hearing.

Director Bergman introduced the project.

Steve Eckling and Joannie Moore addressed the Commission. They wanted to address better ingress and egress to accommodate the customers in a more rapid

fashion. They are seeking a more functional facility for employees and customers. They are grateful to be allowed into the community. They have over 60 employees and their customers have a large wait time. The new site will double parking, the old building will be demolished, screening will be installed, and the light pollution will be addressed. Spence asked about addressing the wait time. The Commission discussed removing the entrance on Florence. The Commission discussed to not change because the storm water retention pond would need to be altered. The Commission discussed the north parking lot to be only employee parking to reduce the traffic on Florence St. Eckling believes that with the changes to the site will reduce traffic on Florence St.

**Motion by Bissell to approve the site plan with conditions to include: Passcode gate and "employee parking only" signs to be installed for the Florence street entrance, screening vegetation and/or fence to be installed along Florence street as a buffer to the residences, brick siding to be installed along the bottom elevation of the building. Second by Spence. Motion Carried 4 to 1 with Holloway voting no.**

C. Discussion: Marihuana Establishment Licensing Process.

- I. Director Bergman presented three options that were identified by staff to be able to proceed with the licensing process. The Commission liked the third option provided by Bergman which would require the City to create a redevelopment overlay map to identify locations for sites. This process would eliminate the rubric process and create a minimum criteria score. Number of establishments could be limited and allowed on a first come first serve basis. This process could also be unlimited but be limited based on location and stricter criteria. City staff will proceed to further explore this option and potentially have a workshop with the City Commission.

D. Comprehensive Plan Implementation Status of Priority Action Items.

I. Strategy 4.2 Prepare a Wayfinding Master Plan.

- a. None.

II. Downtown Development Plan and TIF Plan Project.

- a. The DIDA approved the draft map of the TIF District. The consultant is working through with the City Assessor to determine the impact.

8. Other Business: None.

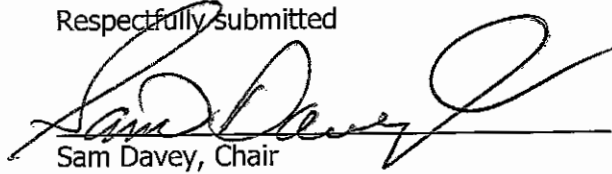
9. Next Meeting: Thursday, November 3, 2022 at the Ironwood Memorial Building.

10. Adjournment:

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

Adjournment at 7:06 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant