



IRONWOOD

MICHIGAN | *Find Your North*

Planning Commission Agenda

TO BE HELD in the Ironwood Memorial Building Women's Club Room, 213 S. Marquette Street, Ironwood, MI 49938

Please click the link below to view the meeting online:

<https://cityofironwood.zoom.us/j/85303269831>

1. Call meeting to order.
2. Recording of the Roll.
3. Approval of the September 3rd, 2026, Meeting Minutes.
4. Approval of the Agenda.
5. Citizens wishing to address the Commission regarding items on the agenda (Three-minute limit).
6. Citizens wishing to address the Commission regarding items not on the agenda (Three-minute limit).
7. Items for Discussion and Consideration.
 - A. Discuss and Consider approval of the Planning Commission 2025-2026 Annual Report
 - B. 2026 Goals.
 - I. Zoning Ordinance Update
 - II. Surplus Property Policy and Inventory
 - III. Sidewalk Policy
 - C. Comprehensive Plan Implementation Projects (regular updates on projects that help implement strategies and goals of the Comp Plan)
8. Other Business.
9. Next Meeting: November 5th, 2026 at 5:00 p.m.
10. Adjournment.



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION

Thursday, September 3, 2026

A Regular Meeting of the Planning Commission was held on Thursday, September 3, 2026, in the City of Ironwood Memorial Building Women's Club Room.

1. Call to Order: Sam Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell		X	X	
Klaus Kutschke	X			
Mark Silver	X			
Vacant				
Siman Batu		X	X	
Grant Boelter	X			
Steve Frank ex-officio, non-voting member	X			
	5	2		

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

3. Approval of the June 4, 2026, meeting minutes.

Motion by Silver to approve the meeting minutes. Second by Boelter. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Boelter to approve the agenda. Second by Silver. 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. Surplus Property Purchase Request and Recommendation: Director Bergman presented the map showing the location of the parcel and the request. The applicant addressed the Commission and mentioned her intention to build a home on the requested property in order to age in place. Director Bergman explained the process for the sale. Boelter asked the difference between selling to an adjacent property owner instead of selling to a person who doesn't live adjacent. The surplus property policy was discussed.

Motion by Silver to recommend to the City Commission to offer a 3 year option to purchase with price determined by the City Commission and details worked out by Director Bergman. Second by Kutchke. All in favor. Motion carried.

- B. Presentation on Zoning Ordinance Revision Project by HKGI: The consultants presented before the Commission.

- C. Comprehensive Plan Implementation Projects (regular updates on projects that help implement strategies and goals of the Comp Plan)

8. Other Business: None.

9. Next Meeting: Thursday, October 1, 2026, at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

Meeting adjourned by Davey.

Adjournment at 6:15 p.m.

Respectfully submitted.

Sam Davey, Chair

Tim Erickson, Community Development Assistant



CITY OF IRONWOOD PLANNING COMMISSION 2025-2026 ANNUAL REPORT

1. Purpose of this Report.

- The Planning Commission is a board of seven members with three-year terms and one Ex-Officio non-voting member from the City Commission. The board is directed by the City of Ironwood Community Development Director. The Planning Commission is responsible for the following:
 - Preparing and implementing the City's Comprehensive Plan and additional plans/planning documents.
 - Processing zoning requests including: Zoning Amendments (text and property), Site Plan Review, Special Land Uses, and Development Review.
 - Sale of City owned Surplus Property.
 - Other planning and zoning related matters that may come before it.

2. The reason for this report.

- The Michigan Planning Enabling Act requires it. "A planning commission shall make an annual written report to the legislative body concerning its operations and status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."
- It Increases information-sharing between staff, boards, commissions, and the governing body.
- It Allows for anticipation of upcoming issues and priorities, in order to prepare and budget, if necessary.
- The report represents the activities of the Fiscal Year 2025-2026

3. Membership

Planning Commission Member	Term Expiration
Sam Davey – Chair	December 31, 2026



Grant Boelter	December 31, 2026
Klaus Kutschke	December 31, 2028
Simon Batu	December 31, 2026
Mark Silver	December 31, 2028
John Spence (now vacant)	December 31, 2027
Scott Bissell	December 31, 2028
Steve Frank	Ex-officio

4. Meetings (MPEA required four meetings annually)

The City of Ironwood Planning Commission met 10 times in 2025-2026. This meets the requirements of the MPEA.

5. Master Plan Review

The 2026 Comprehensive Plan was adopted April 27, 2026

Priority Action Items from Comp Plan

- A. **Zoning Ordinance** – Zoning Audit was completed in Spring of 2026. The Zoning Ordinance Revision started in July of 2026 and will be completed in November of 2027
- B. **Providing print and online access to applications for development projects** – completed
- C. **Prepare street maintenance reconstruction plan** -ongoing projects as identified in the Capital Improvement Plan
- D. **Priority Trail Improvements**
 - Southern Beltline Trail Acquisition Phase 1 completed and Phase 2 beginning, both funded by DNR Trust Fund
 - MMHP Mountain Bike Trail – Continued maintenance and planning for future expansion.
 - Pedestrian Network – Sidewalk Policy (On the 2026 Planning Commission Goals)
 - Wayfinding Master Plan – In progress
 - Partnership with Gogebic Range Health Foundation and SISU Dirt Crew to develop the Iron Belle Kid's Bike Trail
- E. **Park Action Program**
 - Purchase of Newport School property for new playground. Playground to be installed October 2026
 - Conduct annual Trail and User Summit (City continues to partner with the Ironwood Chamber of Commerce for the Fall Volunteer Fair which is held in November of every year)

- Programming the Parks (continued support of SISU Ski Fest, Farmers Market in Depot Park, First Fridays Summer Music Series in City Square, Art in the Park and Emberlight Festival, Festival Ironwood)
- Funding approved from DNR Land and Water Conservation Grant for new Ice Making Plant at the Pat O'Donnell Civic Center. Project is currently underway.
- 5 year Parks and Recreation Plan Updated as part of 2026 Comprehensive Plan
- River Walk Trail (in progress as part of Southern Beltline Railroad Grade)
- Little League Field Improvements (New Batting Cage provided by Ironwood Little League)
- Museum Feasibility Study (Not started)
- Miners Park Headframe Project (The Friends of the MMHP are looking at a smaller scope project)
- Curry Park electrical upgrade (funded through DNR Trust Fund, completed 2025)
- Longyear Park Upgrades completed Fall of 2025 funded by the MI-Neighborhood Program

F. Economic Development Priority Action

- Housing-Continued work with non-profit housing developer on multifamily downtown development. Applied for Congressional Directed Spending to help support project.
- Economic gardening – (Partnering with downtown building owners and the MEDC for building rehab projects, ongoing façade program (increased to \$5000), working with Northern Initiatives to provide Revolving Loan Fund dollars to businesses, Partnership with Ironwood Tourism Council, First Fridays Downtown, Implementation of TIF funding to improve the Downtown)
- Market the Community – (Partnership with Ironwood Tourism Council, Travel Ironwood Website, Increased Social Media Presence, Shop local with First Fridays, Jack Frost Christmas Market, Find Your North Branding Campaign, Target Market Analysis needs to be updated.
- Housing Rehabilitation –Funding approved for MSHDA MI-Neighborhood Grant for Housing Rehab projects and projects are now underway to rehab 6 homes (approved for an additional \$320,000 of funding in next round), Housing Action Plan Completed.
- Increased Broadband Access- working with InvestUP and MEDC to help provide broadband to remote locations (Rural Digital Opportunities Fund (RDOF) for the Upper Peninsula, Highline Internet)
- Development of Community Calendar – The Calendar is currently being managed by the Ironwood Chamber of Commerce. Chamber recently upgraded the calendar website.

- Zoning Ordinance Revision project has started. Project will help address diversification of housing in the City.
- Enhancement of Downtown – Utilizing TIF funding to implement Downtown Development Plan (2025 Mural Festival and 2026 Mural Festival). Utilizing Match on Main program to help small businesses: Superior Gales project completed in fall of 2025.
- Support infill Redevelopment – Changes in Zoning Ordinance to encourage small lot development and Accessory Dwelling Units.
- Continue Work with businesses in Industrial Park to help with expansion needs. Industrial Park is currently full and will need to identify areas for expansion as part of Comprehensive Planning Process. Site Readiness Program utilized for predevelopment work on Bonnie Location Industrial Lot.
- City is a Redevelopment Ready Community (RRC) Certified with the MEDC.
- Working with the MEDC through the RRC program to identify and redevelop downtown projects.
- Continue work with the State and County Land Bank, the MEDC, and private building owners to stabilize and redevelop downtown buildings.

G. Downtown Development Plan and TIF Plan Implementation

- New opportunity for outdoor seating in the downtown
- Downtown Social District currently has 2 businesses, working to add 2 additional businesses.
- Encourage extended downtown business hours during First Friday events.
- Changes to Zoning Ordinance regarding the downtown district and a new business development district as recommended in the adopted Comprehensive Plan.
- Continued Work with Ironwood Tourism Council to promote the Downtown.
- Continued Expansion of First Friday Summer Music Series funded by the MACC, including the partnership with Stormy Kromer for the Plaidurday Celebration on the First Friday of October.
- Continued programming for Downtown Parks including the City Square and Depot Park.
- Bike racks and cigarette butt receptacles installed in the downtown.
- Downtown Entrance Sign off of Hwy 2 installed fall of 2025.
- Developing Start North Downtown Business Start Up Program

H. Infrastructure Systems

The Water Treatment Plant Phase 1 is completed, and Phase 2 is completed. Phase 5A, 5B, and 5C are all now completed.

- The Wastewater Treatment Plant Upgrade project is ongoing.

6. Zoning Ordinance Amendments

- The Zoning Audit was completed in 2025. The Zoning Revision project was started in Summer of 2026 and will be completed end of 2027.

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Rezone Request	226 N. Lake Street	Rezone to Neighborhood Commercial C-1	Approved	Approved by City Commission	September 2025
Site Plan Review	101 E. Cloverland Drive	Beacon Ambulance Site Plan	Approved	N/A	September 2025
Site Plan Review	1731 Liberty Street	Enbridge Site Plan Review	Approved	N/A	December 2025
Site Plan Revision	Luxmore	Fire Station Revision	Approved	N/A	December 2025
Alley Vacation	Block 7&8 Grandview Addition	Alley Vacation	Approved	Approved by City Commission	December 2025
Comprehensive Plan Public Hearing	Memorial Bldg	Public Hearing for 2026 Comprehensive Plan	Approved	Approved by City Commission	April 2026

8. Variances

Variance type	Location	Description	Status	Recommendation to legislative body	Date of action
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No Variance Requests in FY 2025-2026

9. Actions by legislative body (Review actions taken by the legislative body related to planning and development)

- Zoning map amendments
- Alley Vacations

- Adoption of Comprehensive Plan

10. Zoning map (Review with listed development and rezoning requests to analyze potential trends)

- Zoning map amendments

11. Trainings

Topic/description	Date
Made UP Outdoor Recreation Economy Summit attended by Tom Bergman	June 2026
Tim Erickson completed Zoning Administrators Certification Training	Fall 2025
Citizen Planner Training hosted by the City of Ironwood and MSU Extension	Fall 2025

12. Joint Meetings

Meeting of City Commission and Downtown Ironwood Development Authority regarding Downtown Snow Removal

13. Public Engagement

Event Date	Name	Place	Deliver method	Comments
Spring 2026	Public Hearing Comprehensive Plan	Website, Memorial Building	Website, social media, Newspaper	Public Comments collected on Comprehensive Plan
Winter 2026	Comprehensive Plan Public Comment Survey	Website	Website, social media, meeting announcement, text, email	Public comments collected on comp plan draft
Fall 2026	Annual Volunteer Fair	Memorial Building	Website, social media, meeting announcement, text, email	Partnership with area nonprofits. Meet and greet to promote boards and commissions

14. Other notable items to consider including:

- Continue search for funding for Mt. Zion Mountain Bike Trail System
- Zoning Ordinance Revision Winter 2026
- Continued Work on development of Regional Economic Development Organization (Office of Rural Prosperity Grant received to move project forward)
- Work on Childcare crisis in the region (working with providers, parents, and state organizations to solve problem)