



213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Meeting Agenda

1. Call to Order
2. Recording of the Roll
3. Approval of the May 1, 2013 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. Public Hearing and Consideration of PC Case 2013-002 Xcel Energy Site Plan Review and continuation of rezoning request
 - i. Open Public Hearing
 - ii. Staff Report
 - iii. Applicant Testimony
 - iv. Public Comment
 - v. Close Public Hearing
 - vi. Discuss and Consider Action
 - b. Public Hearing and Consideration of PC Case 2013-004 Zoning Text Amendment for Outdoor Storage/Use
 - i. Open Public Hearing
 - ii. Staff Report
 - iii. Applicant Testimony
 - iv. Public Comment
 - v. Close Public Hearing
 - vi. Discuss and Consider Action
8. Project Updates
9. Other Business
10. Next Meeting: July 3, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday May 1, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, May 1, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Chair Bergman called the meeting to Order at 5:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob		X	X	
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non voting member				X

Also present: Community Development Director Michael J.D. Brown. In the audience, numerous community members as well as Dawn Schultz, Xcel Energy.

3. Approval of Minutes:

Motion by Davey to accept the meeting minutes of April 3, 2013. **Second** by Johnson. **Motion Carried 6 to 0**

4. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Geib. **Motion Carried 6 - 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:

7a. Consideration of PC Case 2013-001, Dalbeck Rezoning:

- i. Open Public Hearing. Chair Bergman explained the procedures for this public hearing.
- ii. Staff Report: Director Brown presented the facts of this property rezoning request (see attached). Before the Commission is a rezoning request from George Dalbeck to rezone his property from R-1 Single Family Residential District to R-3 Rural Residential District for the purpose of erecting a shop/barn to work on his logging equipment/trucks and to house a few horses. The surrounding properties are zoned R-1 and are residential uses or wooded/open space land. There is no other R-3 zoning in this area of town; the south/south eastern portion of town is zoned R-3.
- iii. Applicant Testimony:

George Dalbeck, Applicant

207 Bonnie Road, Ironwood, MI 49938

I was born and raised in Wakefield and moved here 2-3 years ago. I own the property I am on. As it is now, I must haul 15 miles to and from my parents shop to work on my truck. I want to build a big enough shop to handle my trucks.

Where I want to place the building and/or barn, you won't see it. It is heavily wooded with maples. The land has been vacant since the mining days.

I have 3 girls I am raising and they want a horse or pony and that is why I want to rezoned it to R-3. I do not work wee hours of the day or night, and if I am using Iron king, it won't be a bother to anyone. The road is condemned or something by the City of Ironwood. It is a year around road. Access to my property in the springtime is available. I have been in business 17 years and I want this to be my home. I want to be able to fix a tire if needed. I use and support local contractors for work. This is 30 acres of vacant land.

The City of Ironwood needs revenue for its tax base. Plus there is water and sewer if I want to put it in the building – which is also revenue for the City of Ironwood.

I don't understand the complaints on iron ore. I will not be clearing the property – I want to leave it wooded. If a truck leaves at 4:00 a.m. they will go out Iron Road.

Ironwood Ready mix trucks, Luppino's dump trucks and Globe all heavily travel the road. These are big trucks. I understand that people don't like big trucks and that's why I want to use Iron Hill.

Comm. Johnson: Where do you store your equipment?

Dalbeck: Usually in the woods.

Comm. Johnson: Would this be used for summer storage?

Dahlbeck: It's just my stuff. I am not doing it for hire. If my machines break down I bring them in and fix them.

Comm. Johnson: Did City of Ironwood staff discuss moving to the industrial park instead of zoning to R-3? You indicated you don't have horses now.

Dahlbeck: No. I have a horse, that's why we want to put the building on the property. We have enough acreage so that you wouldn't even know there is a horse out there.

Comm. Johnson: Is there any covenants or deed restrictions?

Dahlbeck: No.

Comm. Johnson: This was mining property at one time. There are a lot of mine shafts. I had concerns when it was zoned R-1. I am concerned that there are restrictions on deeds. I would be interested to see how your deed is worded.

Dahlbeck: Keweena land owned the two parcels at one time. There was more mature maple versus scrub. You can see out in my back area where it's been mined. The front part is heavily wooded, no mining shafts.

Comm. Johnson: I am a mining buff and have information that it was heavily mined up there. It's a safety concern for the buildings. You can walk through the property and tell where it was mined. Keweena always puts a covenant on the property when they sell it.

Dahlbeck: It doesn't show.

- iv. Public Comment: In Favor of Rezoning

Don Muzzy
205 Bonnie Road, Ironwood MI 49938

I am neighbors with George and Alicia Dalbeck. Boys want bigger barns for bigger toys. A horse shouldn't be a problem.

- v. Public Comment: In Opposition to Rezoning

John Liljestrom
24 Newport Heights, Ironwood MI 49938

(With the approval of the Commission Mr. Liljestrom reads his letter of objection, see attached). I strongly object to Mr. Dalbeck's request. It will have a negative effect on property values. There are odors from animals. How many horses will he have? This is not a rural area. There will be a noise issue. I am living right next to Mr. Dalbeck's property. There will be blight with parts and equipment and iron ore dust will come up from the roads.

The Industrial Park has room for his logging business. Trucks can be repaired there.

This is a highly concentrated residential area. There are many families and families with children. I ask this committee, would you want this type of business in your area? I have never heard of a rural area in the City of Ironwood limits.

Dave Liljestrom
23 Newport Heights, Ironwood MI 49938

This operation would be directly in front of my house on the north. I am opposed to the noise. If this is allowed, it sets the precedent that this may not stay the way it is. This could turn into a repair shop. There is an industrial area in Ironwood, but also in Bessemer and Wakefield. Why do we have to have a business in our residential area? I have lived here 27 years. At one time there were house foundations out here that sunk because of the mine shafts.

John J. Kostac
111 Bonnie Road, Ironwood MI 49938

I have three concerns. The ATV trail system is there. Is this going to affect the trail system? This would be not too far back from my property and there are holes there that could turn into sinkholes with added traffic. Is this going to be a repair shop or will he be processing wood there?

Question: Heather Muzzy

Heather Muzzy
205 Bonnie , Ironwood MI 49938

If this is private, it should be his own business and if he closes down the ATV trail that is not a legal trail. If you put a no trespassing sign, it is private property; the trail runs

closer to their house than the shop ever will. I don't understand.

Joan Liljestrom
23 Newport Heights, Ironwood MI 49938

The comment about Ironwood Concrete there; they do not use Bonnie road, they use the access road. I work during the day, but this was a complaint when I moved here. The access road was supposed to be used for that.

Michelle Trier
1 Newport Heights, Ironwood MI 49938

I have more of a question for the board, when it gets zoned R-3; Dalbeck states that they are going to have one horse and a repair shop. Who governs when this is rezoned to this property?

Bergman: Once something is rezoned to the new district, generally anything that is a permitted use is allowed there. There is also conditional and special uses that could potentially be used beyond those permitted uses.

Trier: Farm animals would be allowed under R-3?

Director Brown: Farming is allowed, so horses would be allowed. That is why he requested R-3 zoning. We are considering this a barn or a garage. If he calls it a repair shop, it wouldn't be allowed. He could work on his own vehicle.

Trier: For building purposes, this is the only building he could build? If it is rezoned from R-1 to R-3 he could house more than one horse and he could build other buildings in addition to the barn without coming to the commission?

Director Brown: If it were permitted. If it were something not permitted, he'd have to come back for a variance or conditional use permit. If it is a building, he'd have to get a building permit.

Trier: Another question off of Heather's. About the ATV trail. So, can he build any recreational facilities for his children, such as a go cart track, race track? Can he build this on his land? What can be built on his property by changing the zoning? Would he have to come back to you?

Director Brown: Yes, if he called this a place of work then this would be a non-residential use. If he is doing logging business, then he would have to move to a commercial lot.

Trier: I moved to this property for the location. We landscaped the property and spend a lot of time outside. I signed the letter, and we agree with everything in it. We paid a lot of money for our home to use the property.

Andy McRae
406 Hubin, Ironwood MI 49938

I was going to try and clarify on horse issue. The City code says if you have horses you need to clean up after them every day. On the use of Bonnie road, I see nothing wrong with Iron King. Bonnie Road is not in that good of condition.

Gerald Cady
15 Newport Heights, Ironwood MI 49938

Mr. Dahlbeck is going to be using his barn for his equipment, and that's for his private use. But, his equipment is used for his logging business, so isn't this commercial?

Bergman: Good Question. He is using his logging trucks for business, so if he wants to repair them there, that's maintenance and is commercial.

McRae: We have a beautiful neighborhood here. We have spent a lot of money here; you come around the corner and it looks like a park. I am of the age that in a couple of years I might want to sell and I can't afford a big loss. This is my retirement. I understand that once it's rural, he can put up all kinds of buildings, animals, chickens. Where's he going to put that road? I would like to see some exact plans where he is going to put the road. He could put his road right behind my garage. I own 150' back off of Iron King. Can we look into the commercial aspect?

Johnson: There is limited commercial. It has to be associated with the agriculture nature of the R-3.

McRae: His business is forestry.

Johnson: He has a commercial business.

McRae: I don't understand how he can have a commercial business in a residential area.

Joseph Briaspinick
33 Newport Heights (aka #1 Iron King Road), Ironwood MI 49938

I grew up in this area. Dalbeck said he's going to leave those big maples up as a buffer zone. This will help with some of the buffering. My concern is that I can't use the road there now going up to Iron King. Who's going to maintain Iron King road? There are holes big enough to bury my pickup. Is this City of Ironwood going to maintain this road? It will be a cost to the City of Ironwood. If they do it for him, I hope they do it for me.

vi. Public Hearing closed.

- vii. Discuss and consider action: After considerable public input, **Motion** by Johnson to recommend to the City Commission denial of PC Case 2013-001 to Rezone Mr. Dalbeck's property, identified as Parcel's 52-24-101-010 and 52-24-176-040 from R-1 to R-3. **Second** by Cayer. **Motion carried 6 to 0.**

7b. Consideration of PC Case 2013-002 Xcel Energy Rezoning:

- i. Open Public Hearing. Chair Bergman explained the procedures for this public hearing.
- ii. Staff Report: Director Brown presented the facts on this property rezoning request. This is a site plan review request from Xcel Energy located at 900 E Ayer Street, which is owned by the City of Ironwood of Ironwood, which Xcel intends to purchase from the City of Ironwood, in order to expand its existing substation that is on site. In addition, Xcel is purchasing the western 45 feet of the property (Parcel #52-23-276-005) just east of 900 E Ayer Street to expand its substation footprint. 900 E Ayer Street is currently zoned Industrial; however, Parcel 52-23-276-005 is zoned residential and will be required to be rezoned to Industrial.
- iii. Applicant Testimony: by Dawn Schultz from Xcel. Cayer inquired if this is the only zoning request or would this matter come before the Commission again? Cayer also inquired if this had to do with Orvana's lines. Schultz indicated that this does not have to do with Orvana's lines. Johnson asked how close this is to residential properties. Schultz explained.

Johnson inquired as to how big the parcel is that is being purchased and Schultz indicated 282 feet total for now.
- iv. Public Comment: None
- v. Close Public Hearing
- vi. Discuss and consider action: After consideration, and due to a transcription error by the newspaper, the proper public hearing notice didn't include the site plan portion. Therefore Staff recommended tabling the rezoning request until June 5, 2013 at which time the site plan public hearing can be held and then the Commission can take action on both the site plan and the rezoning request simultaneously. Xcel is in favor of this. **Motion** by Cayer to move this matter to next month. **Second** by Davey. **Motion carried 6-0.**

7c: Outdoor Storage Zoning Amendment: Director Brown presented the wording to the ordinance. Johnson likes how this reads now. Director Brown indicated that a public hearing will need to be held on this zoning amendment. Director Brown was directed to have City of Ironwood Attorney Pope draft this ordinance. The Commission would like this matter brought back to them next month. **No further action at this time by the Commission.**

8. Project Updates:

- a. Depot Park bids came in higher than expected. Budget items are being gone through to see what can be cut out to balance it.

- b. The City of Ironwood has received the grant on the Western Trail. We will be working through the documents to prepare this with the DNR. Not sure if we will get started this year. Davey indicated the Road Commission will apply for a DOT grant to finish the trail from Ironwood to Wakefield. Forestry is applying for the Trust Fund grant. Within two years, hopefully, the trail will be complete.

9. Other Business: None

10. Next Meeting: June 5, 2013, 5:30 p.m.

11. Adjournment:

Motion by Lemke to adjourn the meeting. **Second** by Davey. **Motion Carried 6 - 0.**

Adjournment at 6:05 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



MEMO

To: Chair Bergman and Planning Commission Members

From: Michael J. D. Brown, Community Development Director

Date: May 29, 2013

Meeting Date: June 5, 2013

Re: 2013-002 Xcel Energy Site Plan and Rezoning Request

Request

Before the Commission is a site plan review request from Xcel Energy located at 900 E. Ayer Street, which is owned by the City of Ironwood, which Excel intends to purchase from the City, in order to expand its existing substation that is on site. In addition, Xcel is purchasing the western 45 feet of the property (Parcel #52-23-276-005) just east of 900 E. Ayer Street to expand its substation footprint. 900 E. Ayer Street is currently zoned Industrial; however, Parcel #52-23-276-005 is zoned residential and will be required to be rezoned to Industrial.

Comprehensive Plan

The Comprehensive Plan amendment of 2000 identifies this area as Industrial and recommends further expansion of the Industrial District to the east which would include Parcel #52-23-276-005. Therefore, the rezoning request is consistent with the Comprehensive Plan.

Analysis & Background

There will be minimal disturbance to the site as part of the expansion project. The substation building itself will be expanded five (5) feet both to the west and east and ten (10) feet to the south. The existing poles/structures will be moved slightly to match up with the expanded substation building. There is already an adequate screening of the facility through existing landscaping and a new fence is proposed for safety.

I have reviewed the plan against the ordinance requirements and those requirements that are applicable to the project have been met.

Xcel is reminded that all other necessary local, state and federal permits that may be applicable shall be obtained prior to the start of the project.

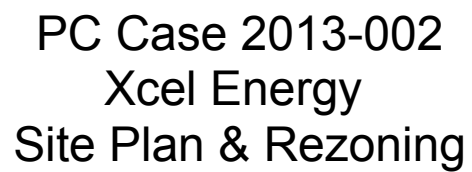
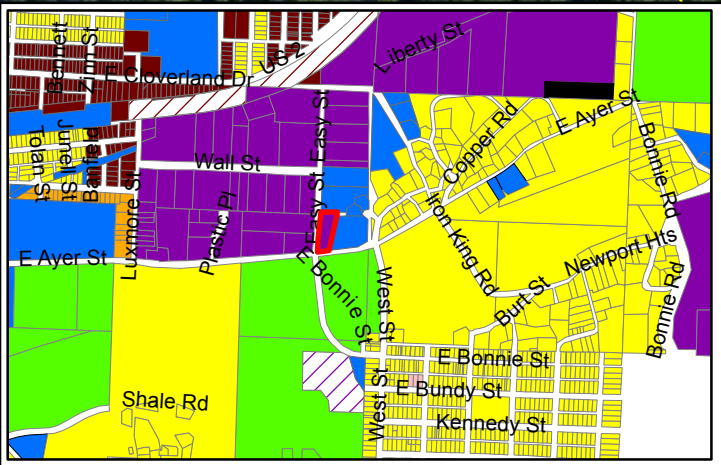
Suggested Recommendations

Site Plan

- 1. To approve PC Case 2013-002 Site Plan for Xcel Energy for 900 E. Ayer Street.*

Rezoning

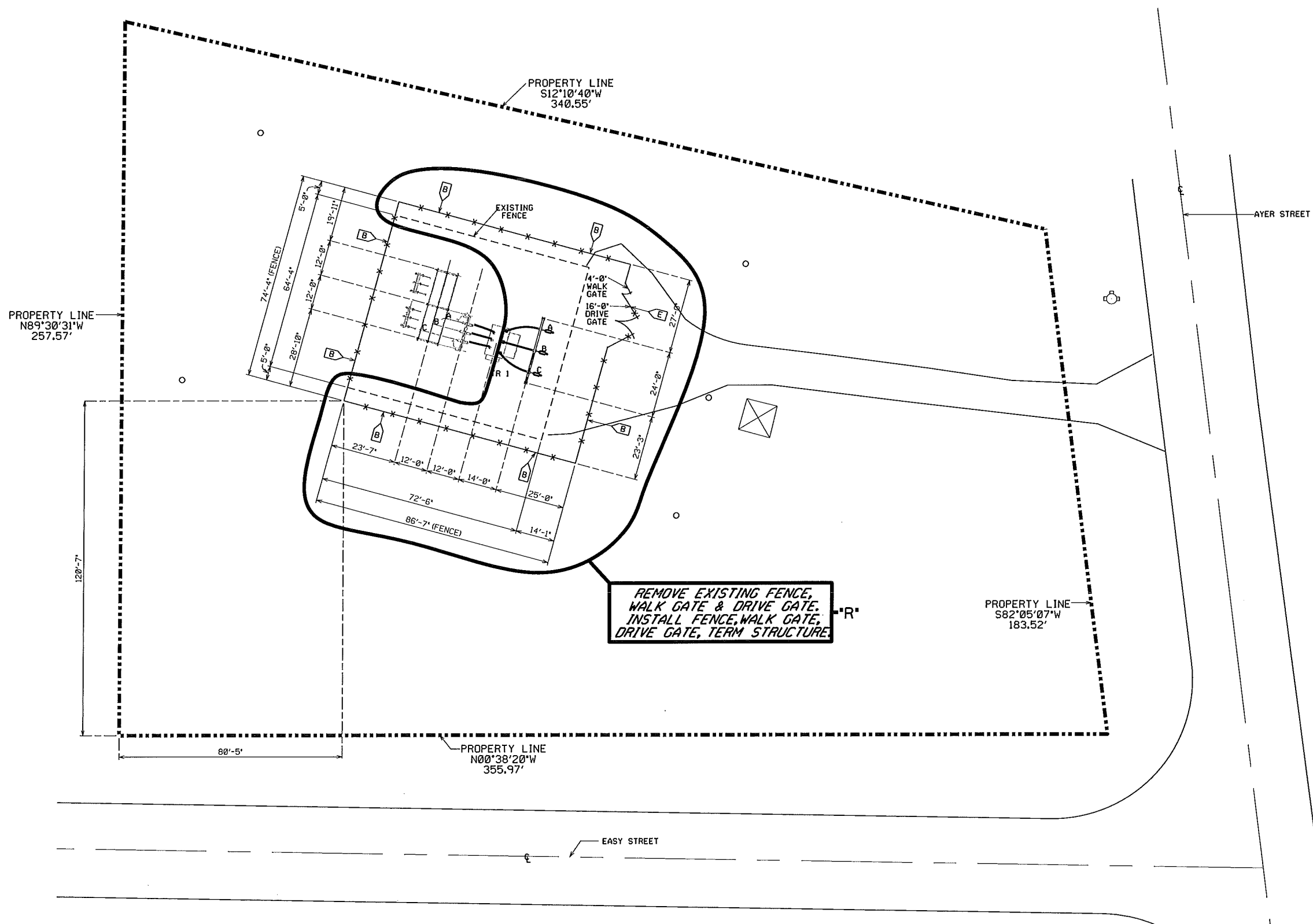
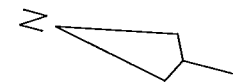
- 1. To recommend to the City Commission approval of PC Case 2013-002 for Xcel Energy to rezone the western 45 feet of Parcel #52-23-276-005 from R-1 to Industrial.*



Legend

☐ 900 E. Ayer St & Parcel #52-23-276-005

The information contained in this map is for reference purposes only. The City of Ironwood is not responsible for the accuracy of the data.



PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES


FOR GENERAL NOTES PRIOR TO ** CONSTRUCTION, SEE REVISION **.

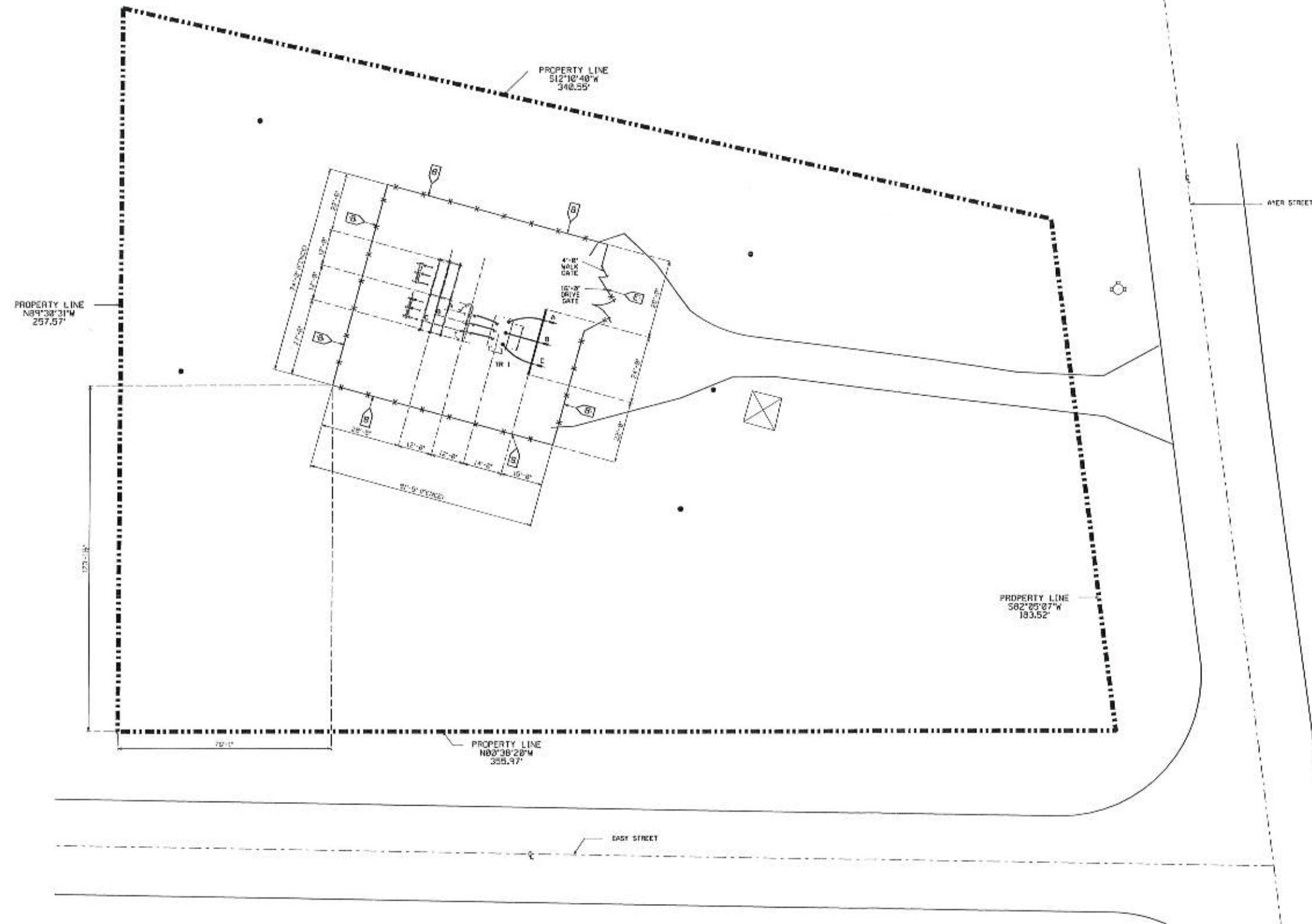
1. FOR LOCATION OF BENCH MARK SEE CONTOUR & GRADING LAYOUT.
2. FOR SUBSTATION ROUGH GRADE SEE CONTOUR & GRADING LAYOUT.
3. SUBSTATION AREA ENCLOSED BY FENCE AND EXTENDING 5'-0" OUTSIDE.
4. FENCE - 7'-0" HIGH STEEL CHAIN LINK FABRIC AND 1'-0" HIGH VERTICAL HEIGHT BARBED WIRE ON TOP, MOUNTED AT A 45° ANGLE POINTED OUTSIDE OF SUBSTATION. IN ACCORDANCE WITH ENG & DSGN STD ED 4.10.03.
5. SEE STRUCTURAL STEEL DRAWINGS FOR LOAD REQUIREMENTS OF EXTERNAL AND INTERNAL STRAINS.
6. U.G. POWER DUCTS PASS UNDER FENCE MIDWAY BETWEEN FENCE POSTS AND, WHERE POSSIBLE, NOT LESS THAN 2'-6" BELOW GRADE.

LEGEND

- A** OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE, KEEP OUT, CAN SHOCK BURN OR CAUSE DEATH". (THIS SIGN CAN NO LONGER BE ORDERED)
- B** FENCE WARNING SIGN (ITEM 708), PER ENG & DSGN STD ED 4.10.01. THE SIGNS ARE TO BE MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN, 30'-0" - 45'-0" APART AND NO MORE THAN 15'-0" FROM THE CORNERS. ONE SIGN SHOULD BE PLACED ON THE OUTSIDE OF EACH WALK GATE. TWO SIGNS SHOULD BE MOUNTED ON EACH DRIVE GATE, ONE ON THE INSIDE AND ONE ON THE OUTSIDE. (BACK TO BACK ON THE LEFT SIDE OR DRIVERS SIDE PANEL OF THE DOUBLE GATES).
- C** BURIED CABLE SIGN (ITEM 706), PER ENG & DSGN STD ED 4.10.06. THE SIGNS ARE TO BE MOUNTED ON EACH SIDE OF FENCE FABRIC, BACK TO BACK AND APPROXIMATELY 3'-6" FROM GRADE TO TOP OF SIGNS.
- D** BURIED CABLE SIGN (ITEM 706), MOUNTED ON POST (BY FIELD), PER ENG & DSGN STD ED 4.10.06.
- E** SUBSTATION IDENTIFICATION SIGN (ITEM 718), PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN (ITEM 716) PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.
- F** BATTERY WARNING SIGN (ITEM 707), PER ENG & DSGN STD ED 4.10.04. THE SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF EACH ELECTRICAL EQUIPMENT ENCLOSURE DOOR, APPROXIMATELY 5'-0" FROM THE BOTTOM OF THE DOOR TO THE TOP OF SIGN.
- M** INDICATES CONCRETE MARKER FOR U.G. CABLE RUNS. (SEE LATEST REVISION OF PHY DETAIL NL-200902-2-11)
- ◆ INDICATES A YELLOW CONCRETE FILLED BOLLARD (ITEM 299).

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE INDEX SHEET N7-

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.		8	SIGNIFICANT NUMBER
INTERNAL INFORMATION DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		9	W2056
NSP OPERATING AREA ENGINEERING 1/1/2020, NH	AYER ST. SUBSTATION LOCATION PLAN SUBSTATION ADDRESS: 213 South Marquette St	DRAWN BY AYR	
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NH-254636			



PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES

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1. FOR LOCATION OF BENCH MARK SEE CONTOUR & GRADING LAYOUT.
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4. FENCE - 7'-0" HIGH STEEL CHAIN LINK FABRIC AND 1'-0" HIGH VERTICAL HEIGHT BARBED WIRE ON TOP, MOUNTED AT A 45° ANGLE POINTED OUTSIDE OF SUBSTATION, IN ACCORDANCE WITH ENG & DSGN STD ED 4.09.03.

5. SEE STRUCTURAL STEEL DRAWINGS FOR LOAD REQUIREMENTS OF EXTERNAL AND INTERNAL STRAINS.
6. U.S. POWER DUCTS PASS UNDER FENCE MIDWAY BETWEEN FENCE POSTS AND, WHERE POSSIBLE, NOT LESS THAN 2'-0" BELOW GRADE.

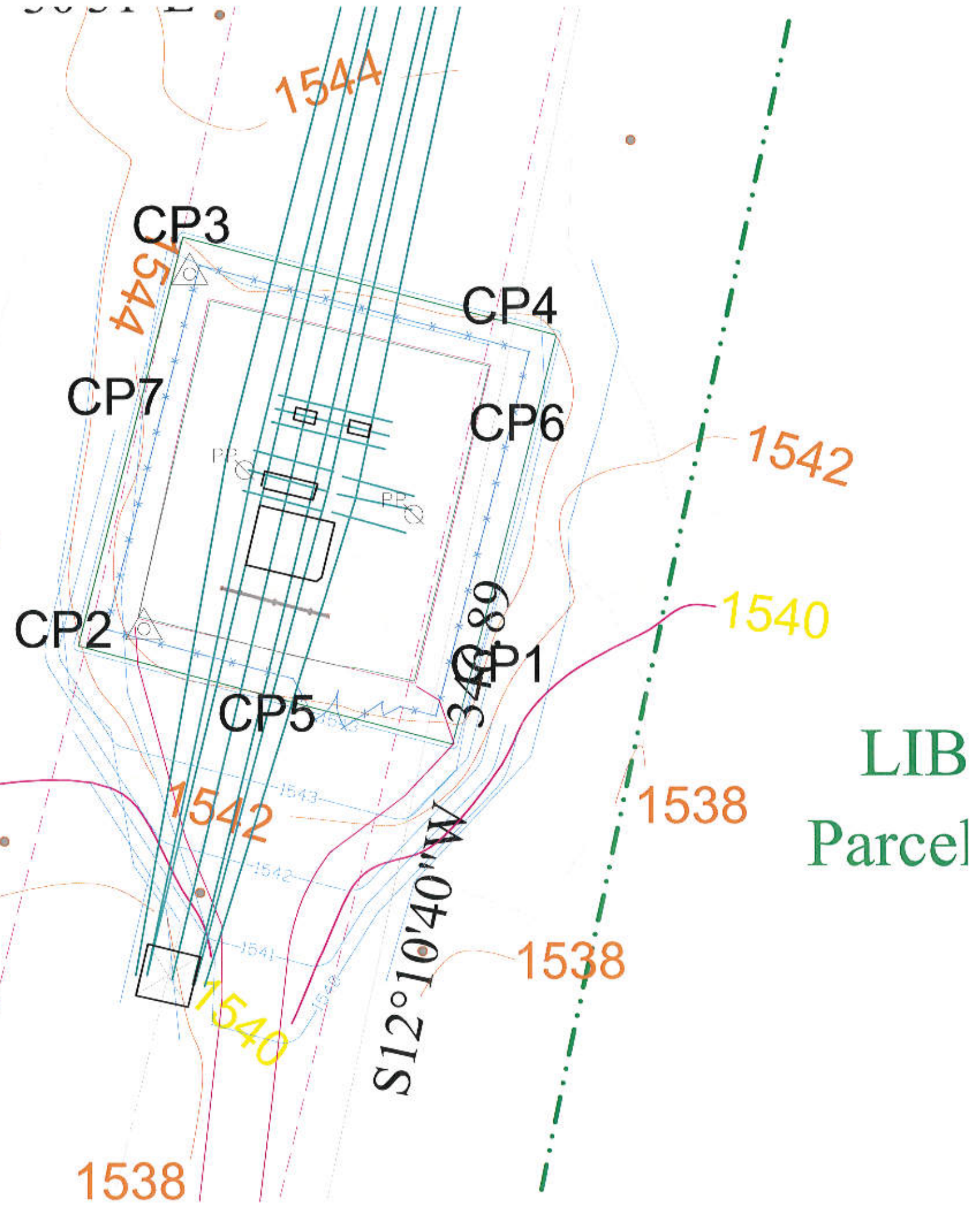
LEGEND

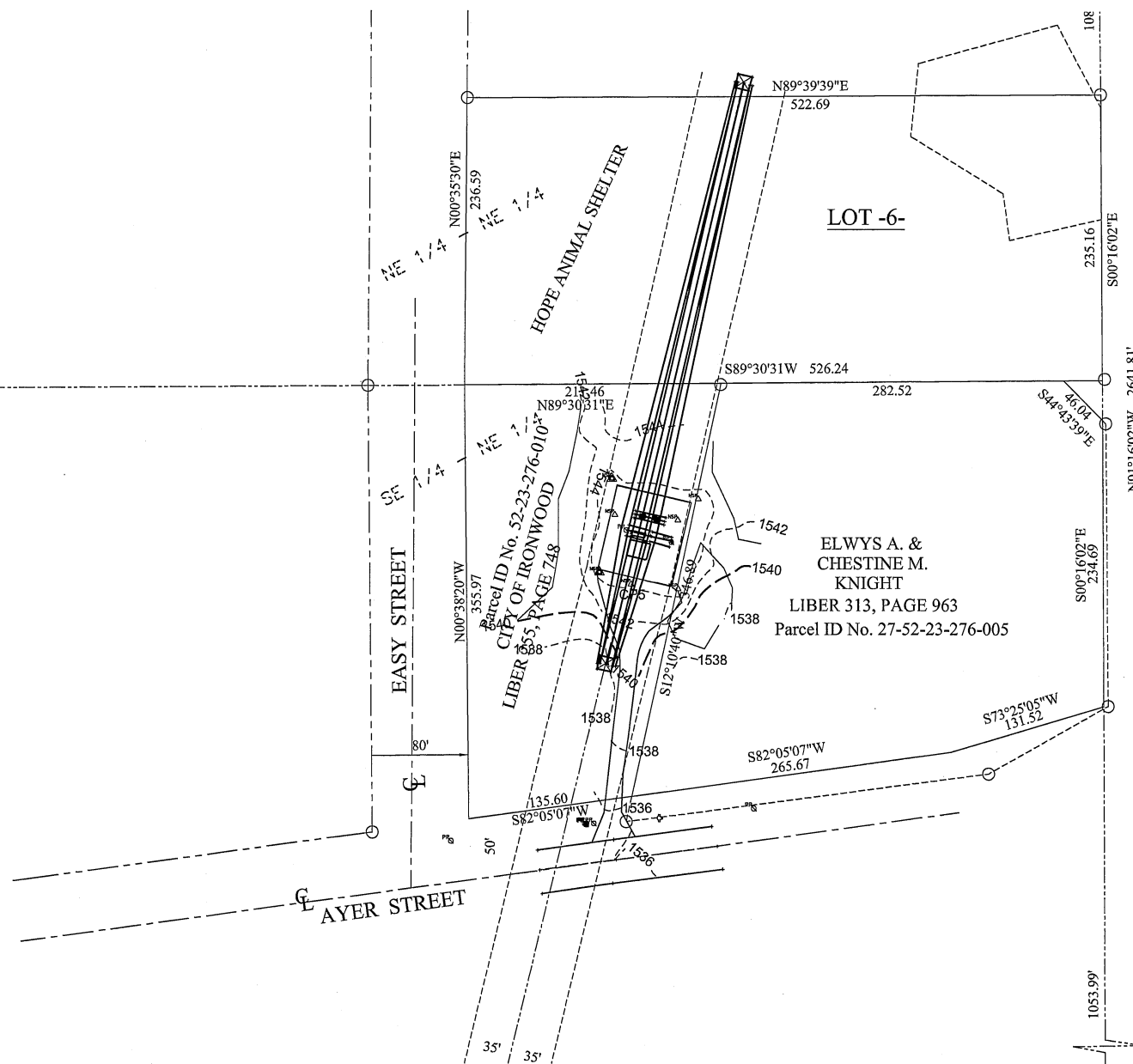
- A - OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE, KEEP OUT, CAN SHOCK, BURN OR CAUSE DEATH", (THIS SIGN CAN NO LONGER BE ORDERED)
- B - FENCE WARNING SIGN ITEM 7261, PER ENG & DSGN STD ED 4.10.21. THE SIGNS ARE TO BE MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN, 30'-0" x 45'-0" APART AND NO MORE THAN 15'-0" FROM THE CORNERS. ONE SIGN SHOULD BE PLACED ON THE OUTSIDE OF EACH WALK GATE. TWO SIGNS SHOULD BE MOUNTED ON EACH DRIVE GATE, ONE ON THE INSIDE AND ONE ON THE OUTSIDE, (BACK TO BACK ON THE LEFT SIDE OR DRIVERS SIDE PANEL OF THE DOUBLE GATES).
- C - BURIED CABLE SIGN ITEM 7061, PER ENG & DSGN STD ED 4.10.05. THE SIGNS ARE TO BE MOUNTED ON EACH SIDE OF FENCE FABRIC, BACK TO BACK AND APPROXIMATELY 3'-0" FROM GRADE TO TOP OF SIGNS.
- D - BURIED CABLE SIGN ITEM 7061, MOUNTED ON POST (BY FIELD), PER ENG & DSGN STD ED 4.10.05.
- E - SUBSTATION IDENTIFICATION SIGN ITEM 7101, PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN ITEM 7101, PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.
- F - BATTERY WARNING SIGN ITEM 7071, PER ENG & DSGN STD ED 4.10.04. THE SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF EACH ELECTRICAL EQUIPMENT ENCLOSURE DOOR, APPROXIMATELY 5'-0" FROM THE BOTTOM OF THE TOP OF SIGN.
- M - INDICATES CONCRETE MARKER FOR U.S. CABLE RUNS, (SEE LATEST REVISION OF PHY DETAIL NL-202902-2-III)
- ◆ - INDICATES A YELLOW CONCRETE FILLED BOLLARD (ITEM 299).

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE INDEX SHEET N7-

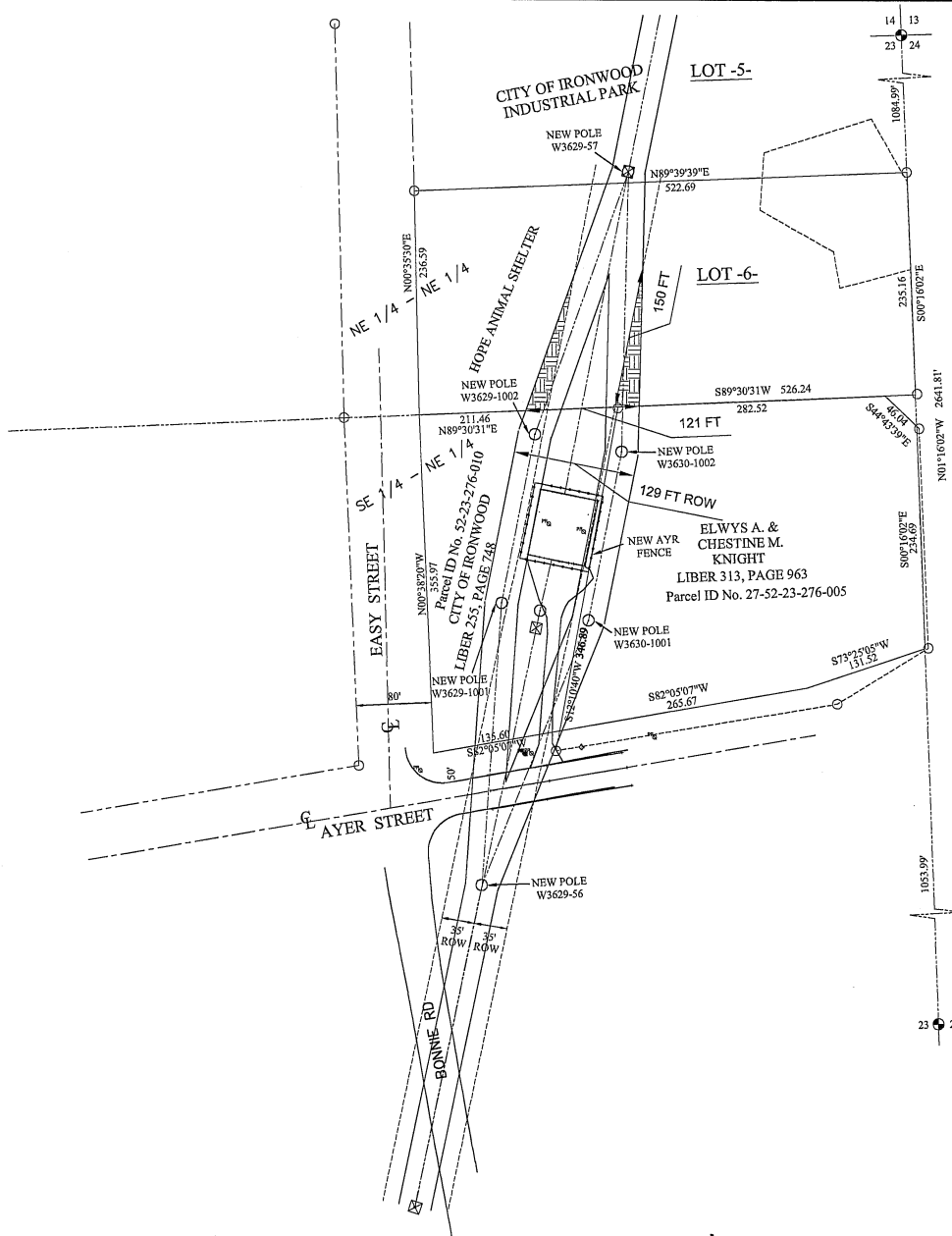
THIS DRAWING IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SIGNS.			2	EXTERNAL NUMBER
INTERNAL INFORMATION DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY			3	22055
REPORTING AREA DRAWING WORKBOOK	AYER ST. SUBSTATION		4	AYER
	LOCATION PLAN		5	
	SUBSTATION ADDRESS:		6	
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Xcel Energy	SCALE 1"=20'-0"	NH-254636	8	2301
			9	R

Parcel ID No. 52-23-276-010
CITY OF IRONWOOD
LIBER 555, PAGE 748





BOUNDARY
TOPOGRAPHIC
FIELD WALL
D

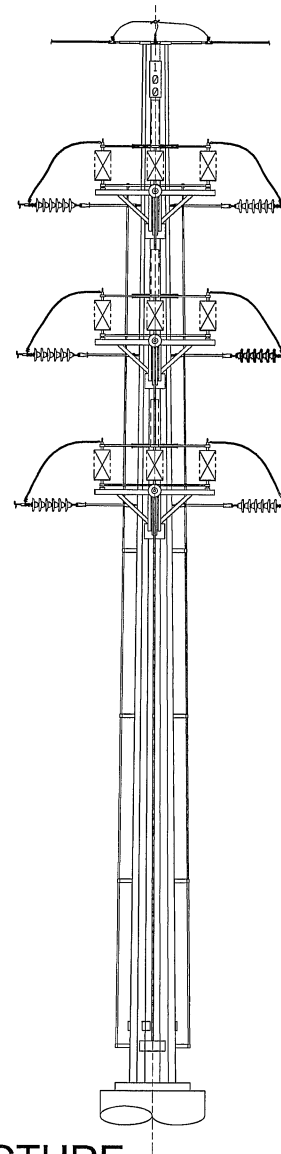
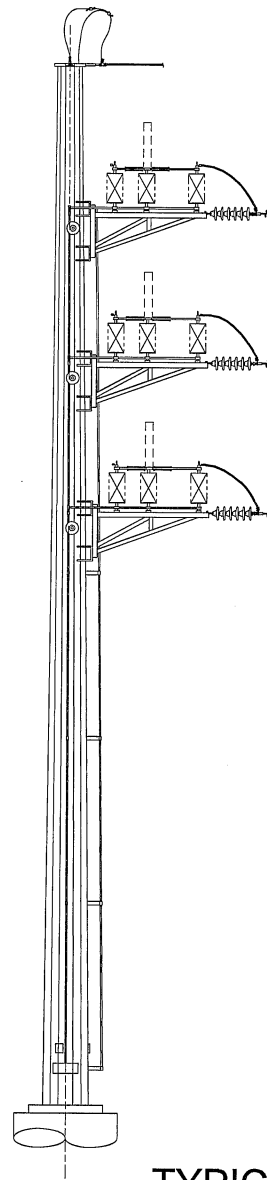


- EXISTING ROW
- REQUIRED ROW
- ===== ADDITIONAL ROW LOT 6
- NEW STEEL POLES

SUB AYRES STREET
WO#1175103, LOG# 13053
BOUNDARY SURVEY PERFORMED BY COLEMAN ENGINEERING
TOPOGRAPHY & CONTOURS DRAFTED BY TODD HENDERSHOTT
FIELD WORK FOR TOPOGRAPHY SURVEY BY JEFF TOLLEFSON
DATUM = UTM ZONE 15 NORTH, US FOOT

"FOR REFERENCE ONLY
NOT FOR CONSTRUCTION"

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REP OPERATING AREA ENGINEERING Lincoln, NE	LINE# W0028 & W0030	SCALE
LOCATION PLAN LAYOUT		REV
Xcel Energy	SCALE	SK-1



TYPICAL SWITCH STRUCTURE

Notes:

1. Structure drawing for W3629-1001 and W3630-1001.
2. Approximate structure height 70ft

THIS DRAWING IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY XCEL SAFETY PRACTICES, PROTECTIVE GEAR AND EQUIPMENT AS DESCRIBED IN THE SAFETY PROGRAM MANUAL, SPECIALS AND SPARS. INTERNAL SUPPLEMENTAL COPY OF REVISIONS WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.		2	REVISION
WSP OPERATING AREA	LINE W3629/W3630	34.5 kV	1
ENGINEERED	STRUCTURE DRAWING - TYPICAL SWITCH STRUCTURE		2
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Xcel Energy

SCALE

NONE

SK-2

REV

NONE

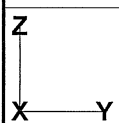
Str. W3629-1002

3/8 EHS

W3629
Conductors

Notes:

1. Single circuit direct embed guyed steel LD pole. Approximate structure height 60ft.
2. One EHS shield wire.



View looking North

% Usage Legend	
■	0 <= % < 25
■	25 <= % < 50
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Str. W3630-1002






3/8 EHS

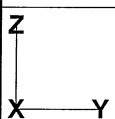
W3630
Conductors

Notes:

1. Single circuit direct embed guyed steel LD pole. Approximate structure height 60ft.
2. One EHS shield wire.

View Looking North

% Usage Legend	
	0 <= % < 25
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	75 <= % < 100
	100 <= %



Structures W3629-56 and W3629-57

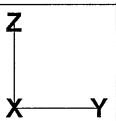
W3629
Conductors

W3630
Conductors

Notes:

1. Approximate structure height 68ft.
2. Direct embed steel LD pole.

View looking North



Michael Brown

From: cowpie511@cox.net
Sent: Wednesday, April 17, 2013 10:45 PM
To: Michael Brown
Subject: Site Plan and rezoning request for 900 E Ayer St

Dear Sir:

I received your letter in the mail concerning the above requested rezoning. Although I may not be adverse to the request, it is difficult to make an informed decision without knowing the nature of the application. Changing from an R-1 to Industrial may not be necessarily a conducive enhancement to a residential neighborhood. With the Industrial complex to the NW of the property, the expansion into the R-1 area seems intrusive.

I currently have an undeveloped property and have been considering building a small retirement home on the property. I cleaned up the property a couple of years ago and invested approximately \$3000 with that endeavor. After the demolition of the house that resided on the property to the east of my property, the neighborhood became more enhanced and consequently a viable area to build a new home. I have continued to invest in the property by keeping the the grass cut several times during the summer months in keeping with the ordinance concerning blight.

With this continued investment, I certainly do not want to have chemical, heavy industrial or disheveled or dirty storage move to an adjacency. Having been born and raised in Ironwood, I have a vested interest in the area. That being said, I can not make a decision without knowing the consequences of this zoning change. I certainly do not want to deter business ventures that would help the economic values of the area. As you recently said in a letter to the commission members, with the oncoming mining redevelopment, you may not have much control of zoning ordinances without clarification of many of the current ordinances to make them clear and concise.

All that I ask is that you make a conscious decision on this rezoning. Answer the question: "Would I want this rezoned parcel adjacent to my backyard?"

As I do not live in the area currently, and am too far away to attend the upcoming meeting, I would certainly be interested in knowing what the actual use for the property would be and further an assurance that the local authorities will continue to monitor and enforce whatever restrictions that are placed on an "I" property.

Thank you for allowing me the opportunity to address the issue. If you would care to correspond further regarding this issue, you can reach me by email or at the attached address.

Respectfully,

Fred Alleva
11515 N 91st St #203
Scottsdale, AZ 85260

813-957-7296



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MEMO

To: Chair Bergman and Planning Commission Members

From: Michael J. D. Brown, Community Development Director

Date: May 29, 2013

Meeting Date: June 5, 2013

Re: Planning Commission Case 2013-004 Outdoor Storage/Use

At its March 6, 2013 meeting the Commission discussed the concept of creating a conditional use for outdoor storage. At its April 3, 2013 meeting it discussed recommended changes and wanted to see some standards added to the ordinance language such as screening requirements. At its May 1, 2013 meeting it reviewed and discussed the proposed changes and recommended to hold a public hearing on the zoning text amendment. Attached is the proposed ordinance amendment as discussed at the Commission's May 1, 2013 meeting; the revisions shown have been provided by the City attorney.

If the Commission is satisfied with the ordinance it should make a recommendation to the City Commission.

Suggested Recommendation

To recommend to the City Commission approval of PC Case 2013-004 to create conditional uses for outdoor storage and outdoor uses within the I-Industrial District.

TO ADOPT AN ORDINANCE OF THE CITY OF IRONWOOD AMENDING THE CITY OF IRONWOOD'S ZONING CODE BY AMENDING CHAPTER 34, ARTICLE II, DIVISION 9 I-INDUSTRIAL DISTRICT TO CREATE CONDITIONAL USES FOR OUTDOOR STORAGE AND OUTDOOR USE

CITY OF IRONWOOD

BOOK 5, ORDINANCE NO. 495

THE CITY OF IRONWOOD ORDAINS:

Section 1. The City of Ironwood Zoning Ordinance is hereby amended to modify Chapter 34, Article II, Division 9 I-Industrial District as follows:

The following uses shall be added to Section 34-173:

(5) Outdoor Storage, which shall be defined as materials, products or goods stored outdoors on site which are associated with and accessory to the principal principle use. All outdoor storage shall be screened from view from all roads and adjacent properties year round through the use of one or a combination of methods to include but not ~~be~~ limited to landscaping, berming, and fencing. The ~~conditional use permit shall City shall have the discretion to~~ require ~~appropriate more or less~~ screening ~~as it sees appropriate~~ and shall also control for such factors to include but not ~~be~~ limited to height of storage, location on site and size of storage area.

(6) Outdoor Use, which shall be defined as any service/processing areas or any use that is not fully enclosed within a building on site which is associated with and accessory to the principal use. All outdoor uses shall be screened from view from all roads and adjacent properties year round through the use of one or a combination of methods to include but not ~~be~~ limited to landscaping, berming, and fencing. The ~~conditional use permit City shall have the discretion to~~ require ~~appropriate more or less~~ screening ~~as it sees appropriate~~ and shall also control for such factors to include but not ~~be~~ limited to location on site and size of area.

Section 34-175(2)(a) shall be amended to read as follows:

Activities in this district shall be carried on in completely enclosed buildings except as permitted as a conditional use.

Section 2. Repealer. Any ordinance that is in conflict is hereby repealed.

Section 3. Severability. If any word, clause, sentence, paragraph or provision of this ordinance is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph or provision so designated shall be deemed severable and the remaining provisions of the ordinance shall be deemed fully enforceable.

Section 4. Effective Date. The terms and provisions of this ordinance shall become effective upon publication and adoption in accordance with law.

I, Karen M. Gullan, City Clerk, duly elected and qualified clerk of the City of Ironwood, do certify that the above ordinance (no. 495) was adopted at a regular meeting of the City Commission held on

_____.

KAREN GULLAN, City Clerk