



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 July 9, 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. Consideration of Xcel Energy Easement Request
 - b. Consideration of PC Case 2013-007 Property Purchase Request on Clemens St (Hudacek)
 - c. Discussion regarding garage sizes
8. Project Updates
 - a. Comprehensive Plan
9. Other Business
10. Next Meeting: September 4, 2013
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday July 9, 2013**

A Regular Meeting of the Planning Commission was held on Wednesday, July 9, 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 * arrived 5:45p	X			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph		X	X	
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member		X	X	

Also present: Community Development Director Michael J.D. Brown. In the audience, Tanja Sanders and James Suzik

3. Approval of Minutes:

Motion by Davey to accept the meeting minutes of June 5, 2013. **Second** by Johnson. **Motion Carried 5 to 0** with a correction on the June 5, 2013 minutes, page 2, Item 7a, Paragraph vi., noted that no "Second" was listed. Ass't. Coon reviewed the notes and recording from June 5, 2013. It was noted that **Geib Seconded** the motion, and the correction was made to those Minutes.

4. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Cayer. **Motion Carried 5 - 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 2013-005 Surplus Property Purchase Request on Huron Street:

Staff Report: Director Brown presented the facts on this property located at Huron Street, which is owned by the City of Ironwood and is on the City of Ironwood's Surplus Property List. The applicant wishes to purchase this property from the City of Ironwood for \$500.00 and might possibly build a garage on the property in the future. Director Brown mentioned that at the Parks and Recreation Meeting that they were concerned that the Little League would not be given the first opportunity of acceptance or rejection on the property. Director Brown spoke with one of the Ironwood Little League Association's representatives about their possible interest in this property, and the League has none. Davey stated that the Parks and Recreation Committee are satisfied with this. This property is no good to anyone but the next door property owner. This property is unbuildable except to the adjacent property owner. Applicant has been maintaining the property.

i. Discuss and consider action:

Motion by Cayer to approve the purchase by Applicant of the property located at 651 Huron Street (Site Plan #2013-005) for \$500.00 as well as recommend to the City of Ironwood Commissioners they review the Surplus Property Listing for updating. **Second** by Johnson. The last time the Surplus Property Listing was addressed was over four-years ago. **Motion carried 5 to 0.**

7b: Consideration of PC Case 2013-006 Property Purchase Request on Clemens Street:

Staff Report: Director Brown stated that this property, located next to 505 Southwest Clemens Street, is not on the City of Ironwood's surplus property list. Mr. Jerome Suzik is requesting to purchase this property. Dennis Hewitt has provided a Memorandum regarding that the City of Ironwood do a title search and possibly a survey to show a legal description. The property is 354' x 510'.

Davey thought that there was a freeze on open land. Burchell stated that the open lands were going to be left to the Miner's Park. The Resolution at that time showed what parcels were to be left to the Miner's Association. The final Resolution was approximately from 2009. Surplus land was excluded; however this is not on the Surplus Property Listing. Davey stated that Hewitt didn't know if this property is on the open list and would be checking on it for this meeting.

Director Brown said if this property was sold, the City of Ironwood would need to do the property search and possible survey. Burchell stated that this was done years ago when the property went into the Miner's Association.

Motion by Davey to move forward with the title search on this property and then make a recommendation to the City of Ironwood Commissions to allow the purchase of the parcel. Director Brown stated that another property owner is interested in a piece of the property. **Second** by Cayer. **Motion Carried 6 to 0.**

7c: Comprehensive Plan RFP/RFQ:

Director Brown stated that we are ready to embark on our Comprehensive Plan update and have the money. A draft of the proposal is attached, soliciting proposals and hopefully hiring someone to do this document. Director Brown wants to focus on the plan ideas and what the Committee believes they would like to see in this document. Director Brown encourages and wants public engagement in this process to get their feedback.

Burchell wanted to know if there was any section regarding a heavy snow area? Director Brown can add this. Burchell wants to have the firm perform research with respect to plowing the snow, sidewalks; i.e., snow removal that makes the town look more attractive (not the ore and salt we currently use that makes the town look dirty).

Davey stated that who else can claim to have what we have as far as all of the activities. Director Brown said that the Parks and Recreation Plan will be incorporated into the Comprehensive Plan as its own chapter or section. It is more streamlined that way. The DNR is okay with this. Parks & Recreation plan must be updated every 5 years; however Director Brown said he would like to see updates done every year. The Comprehensive Plan must be reviewed every 5 years and he would also like to see this reviewed every year.

Burchell wanted to know if the Capital Improvement Plan (CIP) would be incorporated. Director Brown said no, this is an entirely separate document. The City of Ironwood is out of compliance as the last Comprehensive Plan was completed in 2000.

Bergman suggested to the group to really look at this document, but think big picture, that there will be point in this document that we will be looking to do a vision for the City of Ironwood. The Planning Community wants this document to represent the future of the City of Ironwood.

Director Brown stated that this document will be posted on the Michigan American Planner's website, and that at the appropriate time when bids have been received and reviewed, that interviews with the short-listed bidders will be scheduled. This is not a low bidder gets the job project. U.P. Engineering is the only firm here that does this type of work.

Cayer said that "Big Snow Country" needs to be included in the RFP/RFQ so that the consultants are on record that this is a major part of our Comprehensive Plan.

Motion by Cayer to send the RFP/RFQ to the City of Ironwood Commissioners for approval, then send the RFP/RFQ out to bid. **Second** by Johnson. **Motion Carried 6 to 0.**

8. Project Updates:

Depot Park building: Davey indicated that the lawn behind the volleyball nets is under water. Davey also stated that the interior on the new Pavilion (concreted area under the Pavilion) is also under water. Since the punch list items were gone through on July 8, 2013, it was suggested by the Committee that Davey speak to Scott Erickson about these problems.

Regional Trail: Director Brown stated that negotiations have been taking place with the DNR on the lease, and a few bumps have popped up; however, the DNR and City of Ironwood have been ironing those out.

City of Ironwood road work is underway.

EDC Mentoring: Director Brown stated that the EDC is beginning to formulate a mentoring program for businesses in the Ironwood area. Bob Jacquart, Jacquart Fabrics, is being mentored and is a mentor. Mr. Jacquart is very excited about having the EDC join him in this effort.

9. Other Business: On the Comprehensive Plan, the Committee thanked Director Brown for his hard work in obtaining the \$70,000 line budget item for the Comprehensive Plan.

Inquiry was made by regarding what was going on at Cloverland and Broadway? Slash is building up, as is large puddles of standing water. There was an old creek bed there at one point. The Committee was concerned that the business owner was going ahead with grading the site for a new venture. Burchell thought that the Owner was just preparing the site for sale. Director Brown will inquire of Assessor Dennis Hewitt. It was stated that the area is currently a blight issue. Director Brown will bring that to Mr. Hewitt's attention.

10. Next Meeting: August 7, 2013, 5:30 p.m.

11. Adjournment:

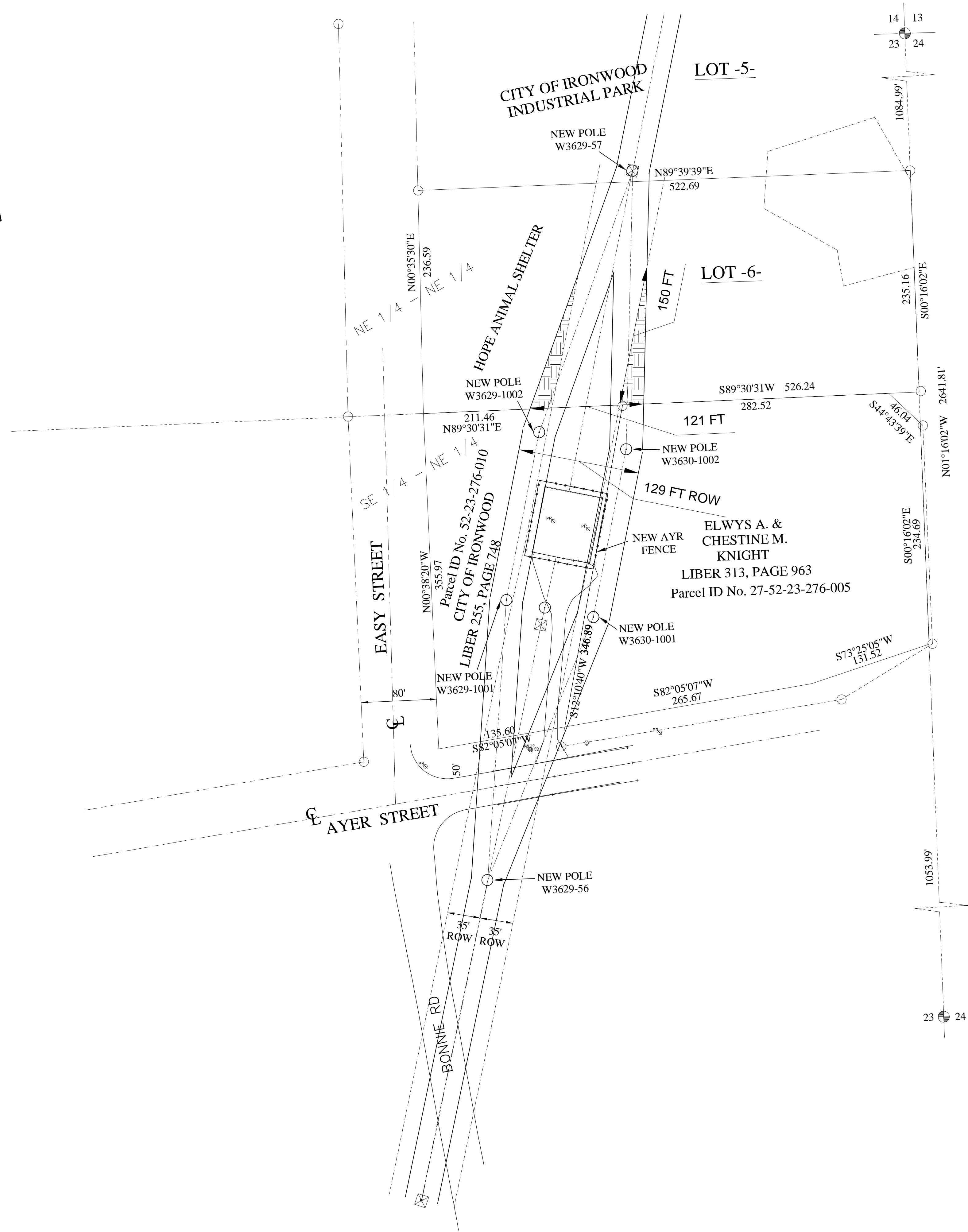
Motion by Davey to adjourn the meeting. **Second** by Geib. **Motion Carried 6 - 0.**

Adjournment at 7:15 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant

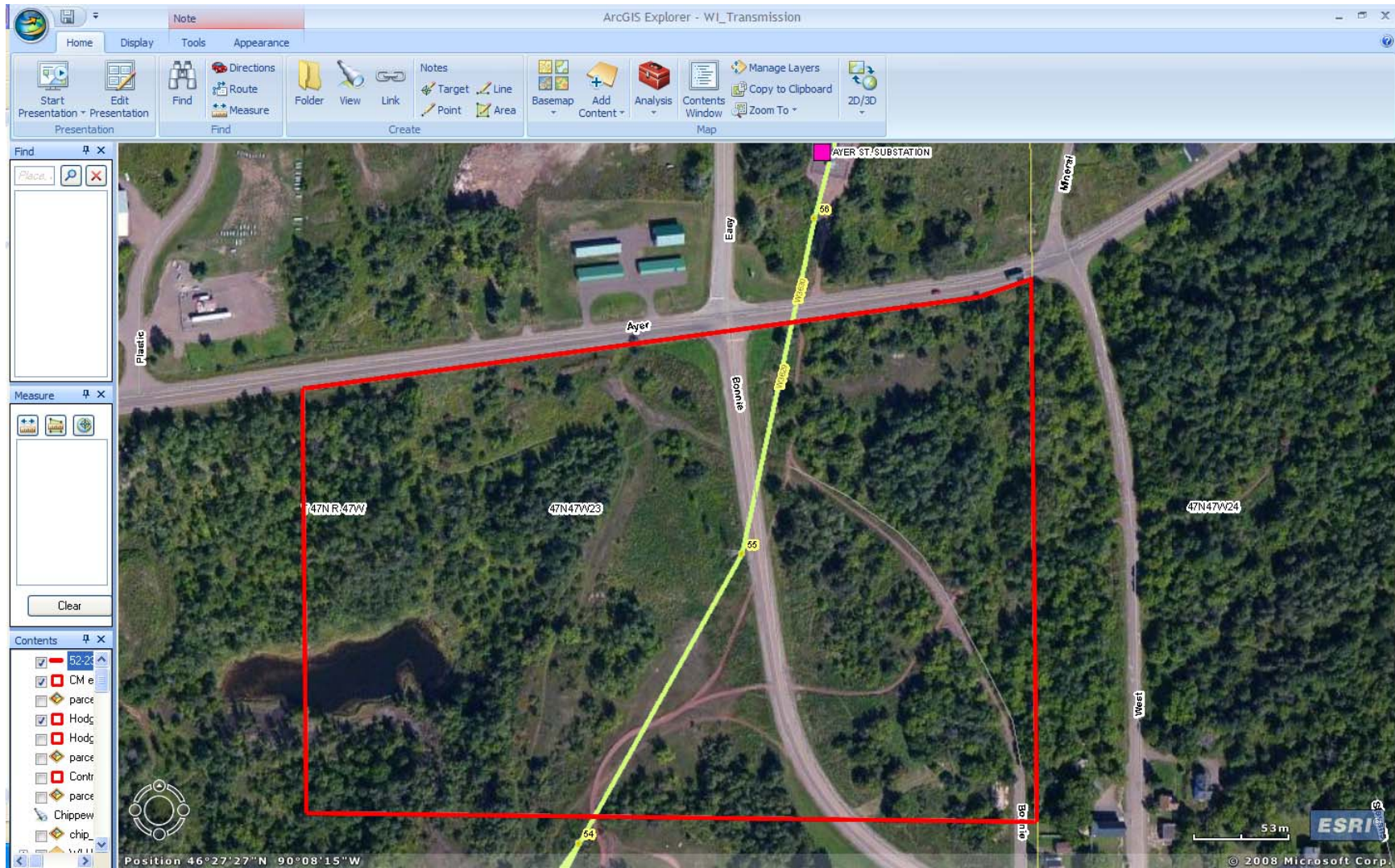


- EXISTING ROW
- REQUIRED ROW
- ▤▤▤▤▤▤ ADDITIONAL ROW LOT 6
- NEW STEEL POLES

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"

<small>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.</small> <small>INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY</small>		<small>0</small> <small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5A</small> <small>5B</small> <small>6</small> <small>CL</small>
NSP OPERATING AREA ENGINEERING Minneapolis, MN	LINES W3629 & W3630 LOCATION PLAN LAYOUT	
	SCALE SK-1	REV

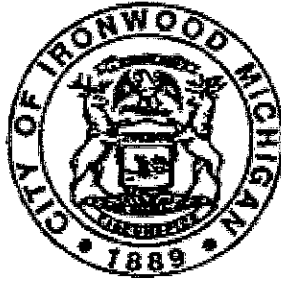


Xcel is requesting a 70' wide easement, 35' on each side of the yellow line through City property at Bonnie and Ayer.

June 27, 2013

To City of Ironwood.

Anthony Hudacek of 212 Brogan St. Ironwood
would like to purchase parcel of property
from the city south of my property line
to Clemens Street, then ~~EAST~~ to City
property line



MEMO

To: Michael Brown, Community Development Director

From: Dennis Hewitt, Assessor

Date: July 26, 2013

Re: City owned Property on Clemens Street

There is a person interested in purchasing the property located on Clemens Street just east of the City of Ironwood DPW Garage. This property is not on the City of Ironwood surplus property list and thus this property would need to have an appraisal done to establish its value. Also a survey and title search will need to be done to establish a legal description of the property and if the city has clear title to the property. This property is in the same area that the commission approved to sell to Jerome Suzik.

The property is approximately 354'x510'.

If you have any questions feel free to contact my office.

Thank You

Dennis Hewitt

Dennis Hewitt/Assessor

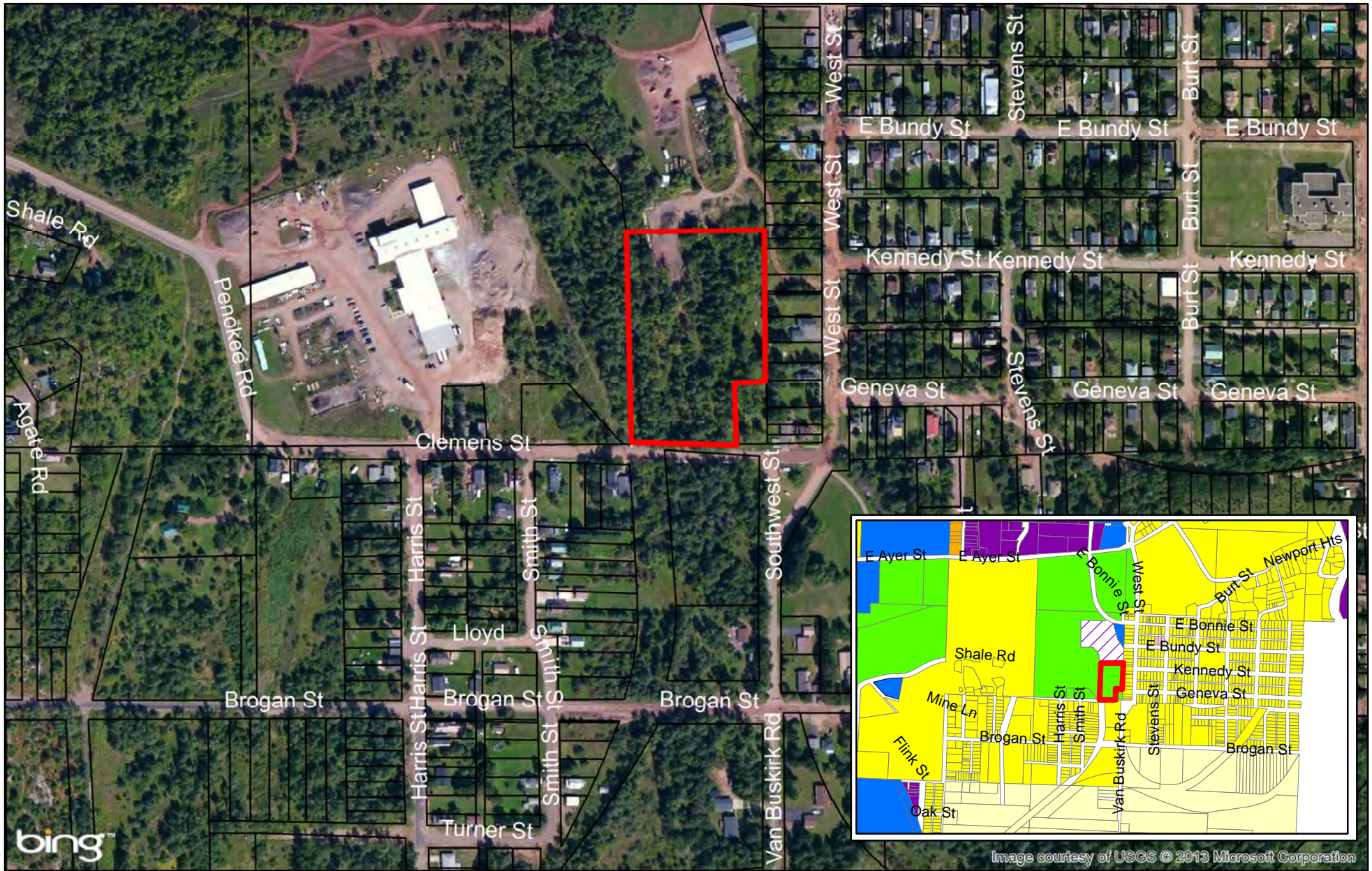
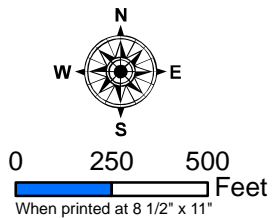


Image courtesy of USGS © 2013 Microsoft Corporation



PC Case 2013-007 Property on Clemens & Southwest St.

Tuesday, July 30, 2013

Legend

 Property on Clemens & Southwest St