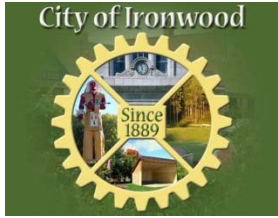




213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Work Session Agenda

1. Call to Order
2. Recording of the Roll
3. Comprehensive Plan



Ironwood Comprehensive Plan

Planning Commission Agenda Memo

To: Ironwood Planning Commission

From: Brad Scheib, HKGi – Project Manager
Michael JD Brown, Community Development Director

Re: ***Comprehensive Plan Agenda Memo #6***

Date: 4 June 2014

At our next meeting on Wednesday, we will have 1 hour. In that hour it is our objective to cover the following:

1. Project Status Update

Since the May Planning Commission meeting, the City hosted an open house to review the Comprehensive Plan Draft. A meeting note/summary document is attached for reference purposes. The plan has also been posted on the project website with a comment form. To date, we have received one set of comments through the web site. We have also received some comments/suggestions on the vision statement which will be discussed below. We will provide an up-to-date download of comments received at the meeting on Wednesday.

Approximately 10 minutes

2. Discuss comments received and reflections from the meeting

Based on your attendance at the meeting and further reflection on the draft plan, the remaining portion of the agenda is intended to discuss any final changes that should be made to the draft document prior to the public hearing in July. The following key “content” related topics are of note from staff:

- Vision – At the last meeting, the PC spent considerable time discussing the vision statement. PC members were charged with recommending some language for consideration. A community member has offered some suggestions that include emphasizing more strongly trails, small town, rural, quality of life, and deleting the last paragraph all together. Staff will present any further comments received between now and the meeting on Wednesday. Please be prepared to discuss and agree on the language for the Vision.
- City owned vacant parcels – staff is looking at strengthening reference to strategy 6.11 (c) (and related to strategy 3.3) to provide better guidance on disposing of surplus property. The principle is to place parcels into one of two categories: category 1 would include smaller, more isolated parcels that are most appropriately added to adjacent private parcels and category 2 would include larger contiguous parcels or parcels that present stronger redevelopment potential that would be disposed of through an RFP process.

- Other minor changes have been identified including: changes to figure 4.1 Street Network to reflect the current functional class and clarification to figure 4-6 motorized system to note that if a street is not restricted it is open for motorized use.

Approximately 30-40 minutes

3. Next Steps

The Planning Commission public hearing is set for July 2nd. Our intent is to make a final round of edits in preparation for the Planning Commission Public hearing and produce a 'public hearing draft' document. Following the public hearing, staff will be requesting the Planning Commission to take formal action on the plan. A resolution of adoption, with any recommended changes, will be forward to the City Commission for action on July 14th.

Approximately 10 minutes

Packet Materials:

- Public meeting summary notes.

Ironwood Comprehensive Plan Update 5/19/2014 Community Open House Summary

Date of Meeting: May 19, 2014, 4:30 to 6:30pm

Location: Memorial Building Auditorium

Number of Attendees: 27 who signed the sign in sheet. A few participants were observed who did not sign in.

Overview: Copies of the draft plan materials were made available to browse and comment on. A series of presentation boards were displayed around the room providing summary materials of each chapter of the plan document. Post it notes and comment cards were provided to participants to comment on the draft plan.

Staff (Brad Scheib and Michael Brown) were available for question and answers as were various members of the Planning Commission and City Commission during the course of the meeting.

Two comments were recorded on the boards using post it notes. Those included:

- Additional school planning
- Senior Care Centers “life cycle”

No comments were submitted on comment cards.

Discussion Points: The following points of discussion were observed during the open house by various attendees:

1. The strategies will need to be prioritized. How this is done will be difficult. How can community members influence or affect the prioritization of strategies?
2. The strategy matrix identifies “Potential Partners” as a column. This could be filled out more – add Ironwood Tourism Council/Convention and Visitors Bureau as a partner where appropriate.
3. Residents expressed interest in park improvements at various parks. (Specific request to improve Little League Field.)
4. Support for wayfinding was expressed, particularly street signs, as a possible priority.
5. Trail user forum is an important idea and one that users are trying to coordinate already.
6. Strategy 6.7 (encourage events and festivals) is a good strategy that is sort of being done but could be enhanced by better organization and commitment. Discussed ideas of collaborating with the Gogebic Community College to leverage other people resources for expertise. Who should lead this effort?
7. Economic development is important. Idea of picking 10 niche markets (for example: lumber/wood products, outdoor recreation, arts and culture, medical, etc.) to focus on – provide diversity but also provide focus.
8. Coordination and collaboration among overlapping or abutting jurisdiction is a critical need. Dealing with annexation will always be a challenge.

9. Housing in downtown is an interesting concept as are other uses that might better utilize some of the great spaces in downtown.
10. Appreciation was expressed for references to survey responses and trying to respond to all community concerns.
11. A suggestion was made to provide a list of key definitions and acronyms somewhere in the plan (or in call out boxes throughout the plan) to define terms that are not customary.

Going Forward: The plan is made available on-line with ability to provide comments through July 2nd which is the date of the Planning Commission Public Hearing. Comments are encouraged to be submitted the week before the Planning Commission public hearing.

The City Commission is expected to consider the plan at its meeting on July 14th.



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 April 2, 2014 Regular Meeting Minutes and the Work Session Minutes of May 7, 2014, April 2, 2014, March 5, 2014 and November 6, 2013
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 a Conditional Use Permit for Automotive Service Station for 1502 E. Cloverland Drive (Applicant withdrew petition, no public hearing will be held or action taken)
 - b. 2014-006 Surplus Property Purchase Request
8. Project Updates
9. Other Business
10. Next Meeting: July 2, 2014
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday April 2, 2014**

A Regular Meeting of the Planning Commission was held on Wednesday, April 2, 2014 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Vice Chair Burchell called the meeting to Order at 6:20 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas		X		
Burchell, Bob	X			
Cayer, Joseph Sr.		X		X
Davey, Sam	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark		X	X	
	5	3	Quorum	

Also present: Community Development Director Michael J.D. Brown.

3. Approval of Minutes:

Motion by Davey to approve the March 5, 2014 Minutes. **Second** by Johnson. **Motion carried 4 to 0.**

4. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Johnson. **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. Comprehensive Plan: Discussion was had regarding the comprehensive plan.

Motion by Davey to recommend to the City Commissioners to submit the draft of the comprehensive plan to the City Commissioners. **Second** by Johnson. **Motion carried 4 to 0.**

8. Project Updates: None.

9. Other Business: Mr. Semo will not be in attendance at the next meeting.

10. Next Meeting: May 7, 2014 at 4:30 p.m. for a work session with the regular meeting occurring promptly after the work session.

11. Adjournment:

Motion by Davey to adjourn the meeting. **Second** by Johnson. **Motion Carried 4 - 0.**

Adjournment at 6:36 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



**Proceedings of the Ironwood Planning Commission
Work Session - Wednesday May 7, 2014**

A Work Session of the Planning Commission was held on Wednesday, May 7, 2014 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan for the purpose of reviewing the Comprehensive Plan to date.

1. Call to Order:

Chair Bergman called the meeting to Order at 4:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob	X			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Lemke, Joseph		X		
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark	X			
	7	1	Quorum	

Also present Community Development Director Michael J. D. Brown.

3. Comprehensive Plan: Brad Scheib with Hoisington Koegler Group Inc. presented the draft comprehensive plan.

4. Adjournment:

Motion by Davey to adjourn the meeting at 5:30p.m. **Second** by Johnson. **Motion Carried 6 - 0.**

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



**Proceedings of the Ironwood Planning Commission
Work Session - Wednesday April 2, 2014**

A Work Session of the Planning Commission was held on Wednesday, April 2, 2014 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan for the purpose of reviewing the Comprehensive Plan to date.

1. Call to Order:

Vice Chair Burchell called the meeting to Order at 4:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas		X	X	
Burchell, Bob	X			
Cayer, Joseph Sr.		X	X	
Davey, Sam	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark	X			
	6	2	Quorum	

Also present Community Development Director Michael J. D. Brown and Brad Scheib with Hoisington Koegler Group Inc

3. Comprehensive Plan: Brad Scheib with Hoisington Koegler Group Inc presented the draft comprehensive plan.

4. Adjournment:

Motion by Davey to adjourn the meeting at 6:05 p.m. **Second** by Johnson. **Motion Carried 5 - 0.**

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



**Proceedings of the Ironwood Planning Commission
Work Session - Wednesday March 5, 2014**

A Work Session of the Planning Commission was held on Wednesday, March 5, 2014 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan for the purpose of reviewing the Comprehensive Plan to date.

1. Call to Order:

Chair Bergman called the meeting to Order at 4:30 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			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark	X			
	7	1	Quorum	

Also present Community Development Director Michael J. D. Brown and Brad Scheib with Hoisington Koegler Group Inc

3. Comprehensive Plan: Brad Scheib with Hoisington Koegler Group Inc presented the draft fact book and public engagement summary.

4. Adjournment:

Motion by Davey to adjourn the meeting at 5:25 p.m. **Second** by Johnson. **Motion Carried 6 - 0.**

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



**Proceedings of the Ironwood Planning Commission
Work Session - Wednesday November 6, 2013**

A Work Session of the Planning Commission was held on Wednesday, November 6, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan for the purpose of reviewing the Comprehensive Plan to date.

1. Call to Order:

Chair Bergman called the meeting to Order at 4:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob	X			
Cayer, Joseph Sr.	x			
Davey, Sam	X			
Lemke, Joseph	X			
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member		X	X	
Silver, Mark	X			
	7	1	Quorum	

Also present Community Development Director Michael J. D. Brown and Brad Scheib with Hoisington Koegler Group Inc

3. Comprehensive Plan: Brad Scheib with Hoisington Koegler Group Inc presented an outline of the comprehensive plan process.

4. Adjournment:

Motion by Davey to adjourn the meeting at 5:26 p.m. **Second** by Johnson. **Motion Carried 7 - 0.**

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



MEMO

To: Chair Bergman and Planning Commission

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

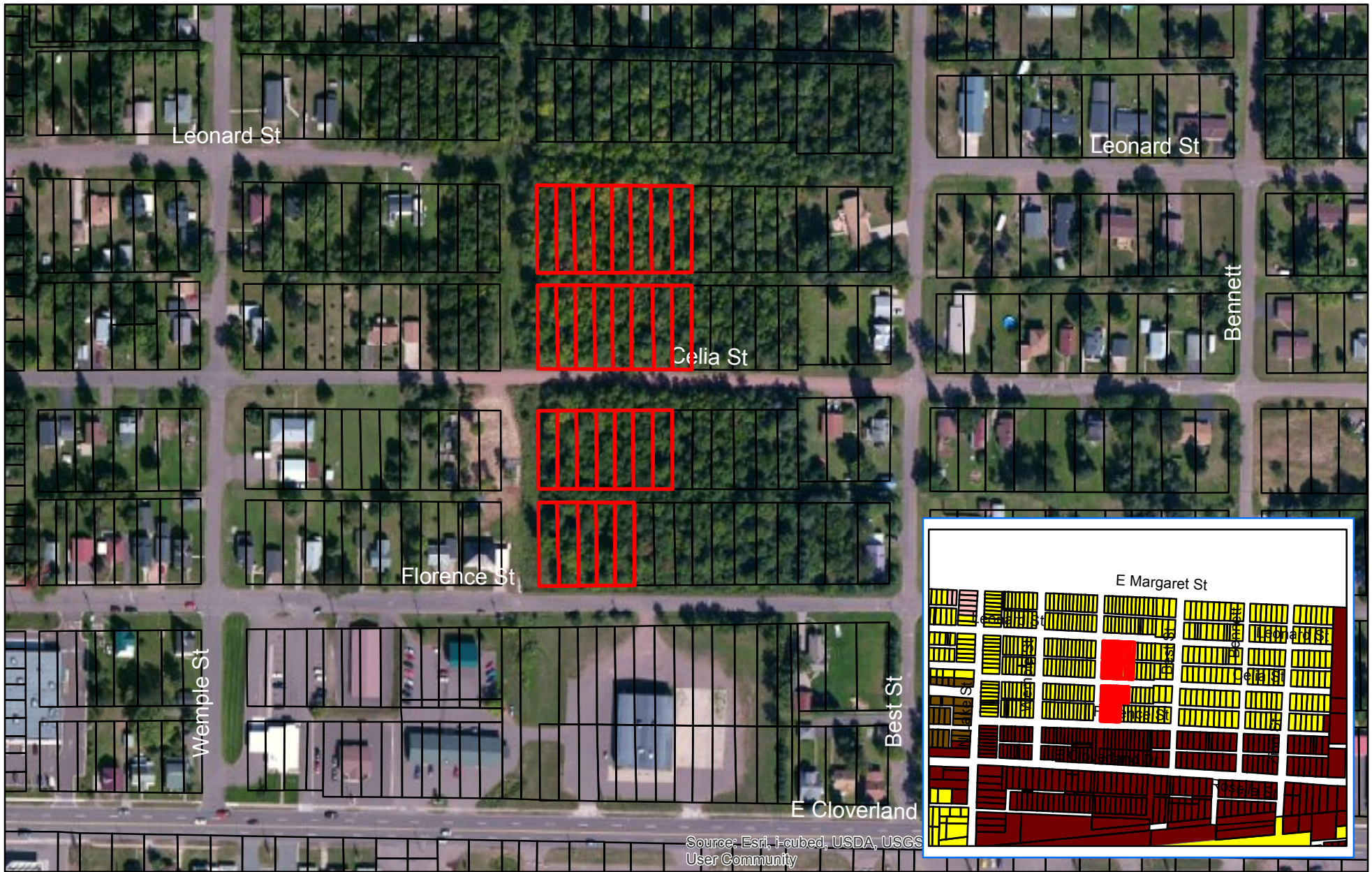
Date: May 28, 2014

Meeting Date: June 4, 2014

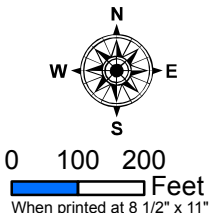
Re: 2014-006 Surplus Property Purchase Request

Attached are two requests to purchase the same surplus property from the City. Due to City Commission previous action it has decided to hold off on selling City property until the comprehensive plan is complete in order to have better policy direction on sale of City property.

Staff recommends taking no action at this time.



Source: Esri, i-cubed, USDA, USGS
User Community



PC Case 2014-006 Surplus Property Purchase Request

Wednesday, May 28, 2014



5-15-2014

Lots 14, 15 & 16

Block 7 NORTH PARK ADDITION

52-14-359-010

PART OF - 5 ON SURPLUS LIST

To whom it may concern

I, Matt Storbene the resident
of 922 Florence St Ironwood
MI am interested in the
above parcels. I would like
to purchase the above lots
for the purpose of building a
garage.

Thank You

Matt Storbene



E5299 Hannu Road
Ironwood, MI 49938
OFFICE: (906)-932-4314
FAX: (906)-932-6041
WEB: www.ruotsalaconcrete.com
EMAIL: sales@ruotsalaconcrete.com

To City of Ironwood

RCC is interested in purchasing the vacant parcels of land on both sides of the road near celia st. Rcc would be developing these parcels for future building sites. Time is of the essence for RCC to consider these parcels for purchase. Your consideration in the purchase of this land is appreciated and would need to act swiftly.

Thank you
Jason Ruotsala