



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 February 5, 2015 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 2015-001 Rezoning of 600 E. Ayer Street from R-1 to C-1
 - b. Discuss Zoning Ordinance Update
8. Project Update
 - a. Comprehensive Plan Implementation Status
9. Other Business
10. Next Meeting: April 2, 2015
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Thursday, February 5, 2015**

A Regular Meeting of the Planning Commission was held on Thursday, February 5, 2015 in the Women's Club Room, 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 5:00 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	
	6	2	Quorum	

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

3. Approval of the January 7, 2015 Meeting Minutes:

Motion by Davey to accept the January 7, 2015 Minutes. **Second** by Burchell. **Motion Carried 6 to 0.**

4. Approval of the Agenda:

Motion by Burchell to accept the Agenda. **Second** by Davey. **Motion Carried 6 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. Discuss Volunteerism Implementation – Comprehensive Plan Implementation Practice (spreadsheet): Director Brown reviewed the implementation concept and asked the Commission to provide additional groups and contact information to include in the spreadsheet in order to implement the recommendations in the plan. Discussion ensued.

b. Discuss Zoning Ordinance Update: Director Brown updated the Commission on the status of the update. He asked them to review the current zoning ordinance to be ready for when they go through the update. Bergman provided a list of topics for discussion. Discussion ensued.

8. Project Updates:

a. Comprehensive Plan Implementation Status: Director Brown discussed surplus property, trails, economic development and housing, local façade program and trail summit.

9. Other Business:

None.

10. Next Meeting: March 5, 2015 at 5:00 p.m.

11. Adjournment:

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

Adjournment at 5:50 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Tim Erickson, Community Development Assistant



MEMO

To: Chair Bergman and Planning Commission

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

Date: February 26, 2015

Meeting Date: March 5, 2015

Re: PC Case 2015-001 Rezoning Request for 600 E Ayer St

Background/Request

Before the Commission is a property rezoning request from Cynthia O'Brien to rezone 600 E Ayer St. from R-1 Single Family Residential District to C-1 Neighborhood Commercial District. She would like to open a Christian book store and community center. The property is currently vacant but has been used as a church and a business in the past. During the review it was found the proposed uses are not permitted in the C-1 District, this is discussed further below.

Consistency with the Comprehensive Plan and Zoning Regulations

The decisions the City makes and policies it sets should align with its comprehensive plan. Therefore, the following should be reviewed for consistency with the comprehensive plan in order to grant approval for the request in addition to current zoning regulations.

Guiding Principles

The guiding principles include A Thriving Community. Ironwood is a place that cultivates creativity, entrepreneurship, and business innovation- and provides economic opportunity for residents of all ages. Ironwood leverages the strength of its educational institutions, business leaders and economic development entities, cultural institutions, and technological infrastructure to create a supportive environment to grow new businesses, attract and expand existing businesses, and support those working in creative and innovative fields.

What We've Heard (What did the public say during the planning process?)

The public said improving job opportunities for existing and prospective residents and providing more places to shop and eat as well as job and retail growth and diversity were important for the future of the community. They also wanted to support and grow local businesses.

F:\Community Development\Planning Commission\PLANNING COMMISSION\Cases\2015\2015-001 600 E. Ayer Rezone from R-1 to C-1\PC Memo 2015-001 March 2015.doc

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Goals and Policies (Is this consistent with the goals and policies that are in the plan?)

Goal 3.2, 3.3, 6.1, 6.3

Policy 3.3.1, 6.1.1, 6.1.3, 6.3.4

Framing Concepts (Is this consistent with the framing concepts that are in the plan?)

Chapter 3 Land Use and Community Character: Non-residential uses such as corner stores and civic institutions (schools and churches) may be allowed with appropriate site design and form:

- Commercial uses should be local-serving (i.e. not a destination that generates a large volume of traffic or requires large truck access); includes small retail, coffee shops, or service businesses; smaller in foot print, approximately 1,000 to 2,000 square feet in size.
- Non-residential uses should have good access to arterial or collector roadways.

Chapter 6 Community Development: The Comprehensive Plan recommends an “Economic Gardening” approach to growing jobs and businesses in Ironwood to complement the quality of life and regulatory recommendations described in the plan. Economic gardening is an approach to economic development that seeks to grow the local economy from within by promoting local entrepreneurship and small and local business development. By promoting diversity of local industries and widespread prosperity, economic gardening can be a more cost-effective and sustainable strategy for economic development than providing incentives to attract large outside companies to the community.

Strategies (Is this consistent with the strategies that are in the plan?)

Strategy 3.1, 6.2, 6.3

Sub-Strategy 3.1(a)

Some of these strategies discuss updating the zoning ordinance to create a business-supportive zoning and regulatory environment. The proposed uses are not allowed in the C-1 district; however, the uses appear to be consistent with the plan and could be considered with the planned zoning ordinance update.

Recommendation

Staff consulted the City attorney on this request given the fact the proposed uses aren't permitted in the C-1 District; however, the basic rezoning request is consistent with the Comprehensive Plan. The City attorney rendered the following opinion along with staff recommendations:

1. City Attorney: The City shouldn't approve the rezoning when the proposed uses aren't permitted in the C-1 District. The following are options to consider:
 - A. If the Planning Commission believes the proposed uses are consistent with the Comprehensive Plan the Planning Commission could table the request and update the Zoning Ordinance now to include the proposed uses. If the amendment is approved then the City can proceed with the rezoning request.
2. City Staff: Concurs with the City attorney's assessment but also offers the following as options:
 - A. Staff has spoken with the applicant about different proposed uses that comply with the C-1 District. If new uses are proposed that meet the C-1 requirements then rezoning could be

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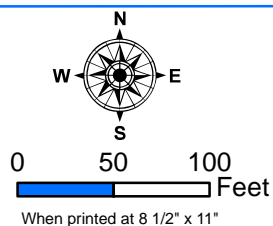
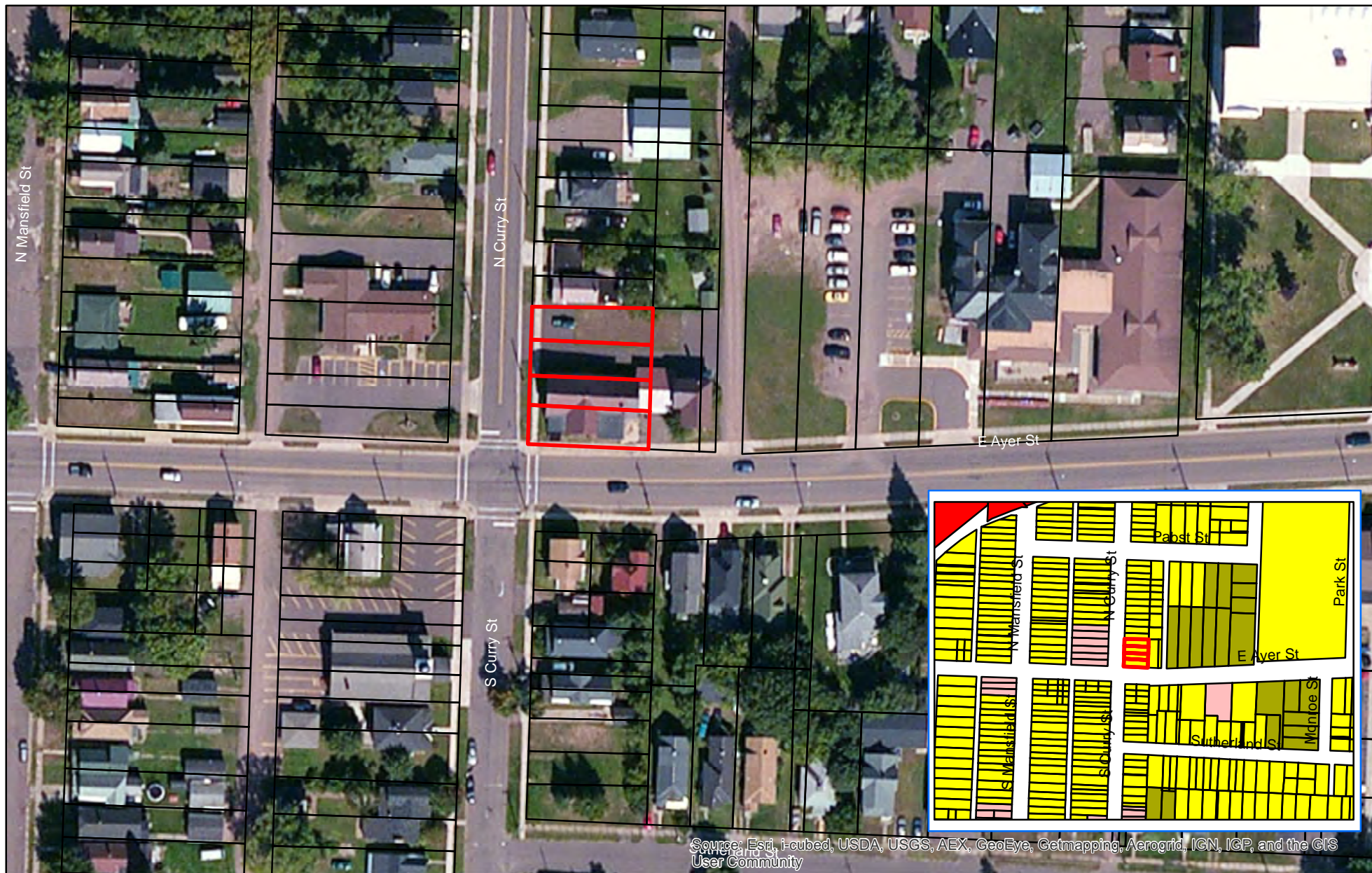
recommended for approval to the City Commission.

- B. If the Planning Commission believes the proposed uses are consistent with the Comprehensive Plan the City could table the request and wait to update the Zoning Ordinance during its full update planned for later this year and then revisit the rezoning request.

Some discussion questions to consider are:

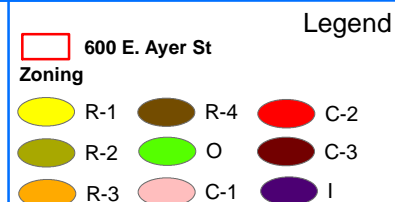
1. Is there a business plan?
2. How will this be financed?
3. What is the time frame to start up the businesses – is there time to update the ordinance over the course of the next year?
4. Have other business concepts been explored?

Staff will be available to discuss the options further with the Commission the night of the meeting.



PC Case 2015-001 Rezoning (R-1 to C-1) of 600 E. Ayer St

Monday, February 02, 2015



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