



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, 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. Discuss 789 E. Ayer Street Driving Range Rezoning Request – Ken Fahrner
 - b. Zoning Ordinance Update to ZBA
8. Project Update
 - a. Comprehensive Plan Implementation Status
 - b. Zoning Ordinance Update
9. Other Business
10. Next Meeting: August 6, 2015
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Thursday, April 2, 2015**

A Regular Meeting of the Planning Commission was held on Thursday, April 2, 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	X	
Cayer, Joseph Sr.	X			
Davey, Sam		X	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.

3. Approval of the March 5, 2015 Meeting Minutes:

Motion by Cayer to accept the March 5, 2015 Minutes. **Second** by Lemke. **Motion Carried 5 to 0.**

4. Approval of the Agenda:

Motion by Johnson to accept the Agenda. **Second** by Silver. **Motion Carried 5 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. Public Hearing and Consideration of PC Case 2015-002 Zoning Text Amendment to C-1 District: Director Brown presented the proposed zoning text amendment to add "Community Centers" and "Books Stores"; the Public Hearing was opened and closed without comment; discussion followed.

Motion by Silver to add "Community Centers" and "Book Stores" to be allowed in the C-1 District. **Second** by Johnson. **Motion Carried 5 to 0.**

- b. Consideration of PC Case 2015-001 rezoning of 600 E. Ayer Street from R-1 to C-1:

Motion by Cayer to recommend to the City Commission to rezone 600 E. Ayer Street from R-1 to C-1 contingent on the approval of PC Case 2015-002. **Second** by Silver. **Motion Carried 5 to 0.**

8. Project Updates:

- a. Comprehensive Plan Implementation Status: Director Brown discussed the zoning ordinance update and Miners Memorial Heritage Park Survey.
- b. Zoning Ordinance Update: The update was discussed in item 8a.

9. Other Business:

- a. Semo asked the status of the State Medical Marijuana law that the commission was preparing to act on; Director Brown stated that it has stalled at the State level.
- b. Semo informed the Commission about proposal 1, which will be on the ballot in May of 2015.

10. Next Meeting: May 6, 2015 at 5:00 p.m.

11. Adjournment:

Motion by Cayer to adjourn the meeting. **Second** by Johnson. **Motion Carried 5 to 0.**

Adjournment at 5:29 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Tim Erickson, Community Development Assistant



MEMO

To: Chair Bergman and the Planning Commission

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

Date: June 24, 2015

Meeting Date: July 2, 2015

Re: 789 E Ayer St Rezoning Request

An informal request has been made by Ken Fahrner to rezone 789 E Ayer St (Parcel 52-23-177-010) from O-Open Space to a business/industrial zoning in order to construct and operate a self-storage facility similar to the Hobby Wheel storage facility on Ayer Street; this is the site of the driving range.

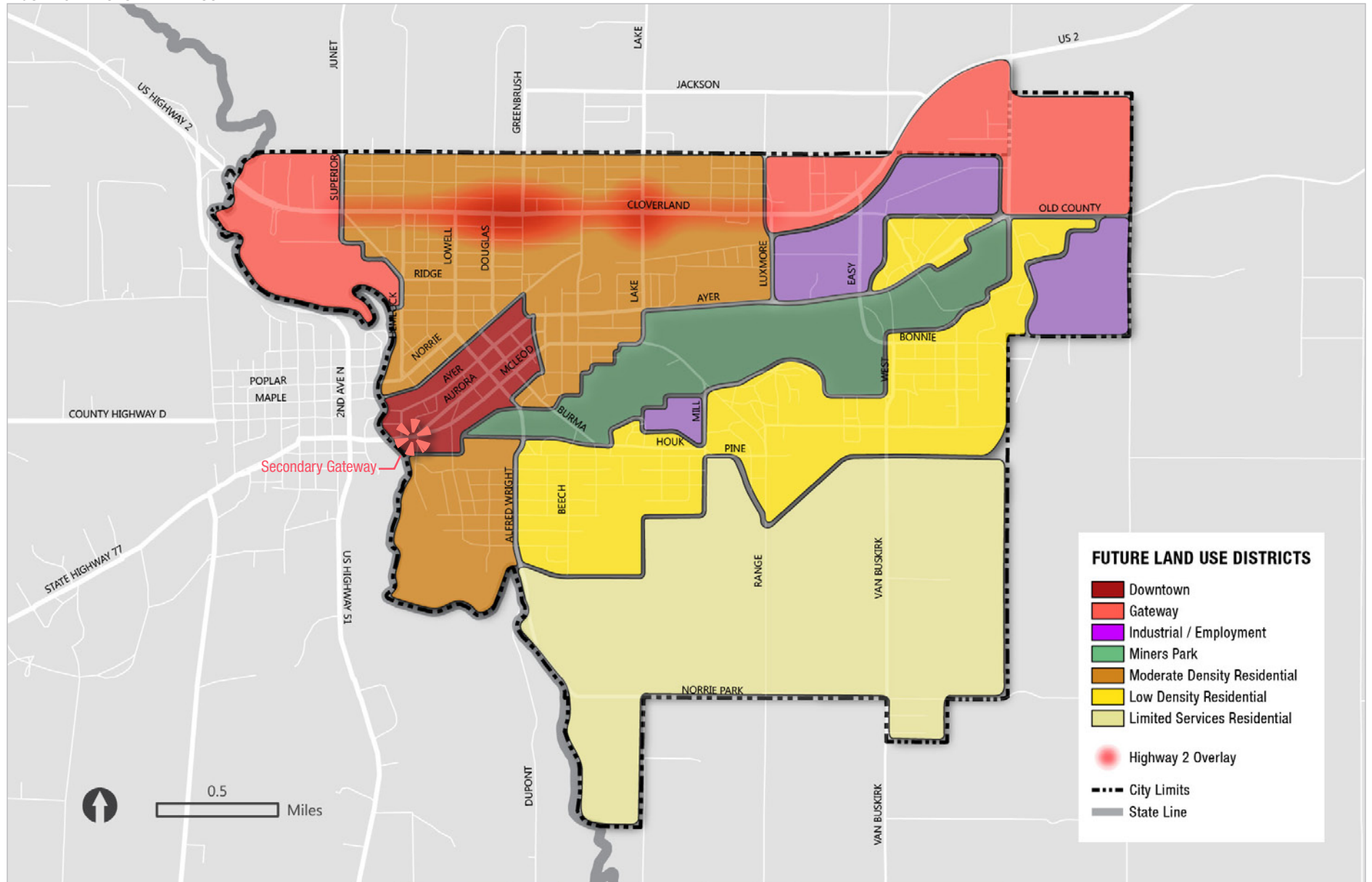
Comprehensive Plan

The decisions the City makes and policies it sets should align with its comprehensive plan. Figure 3-1 Future Land Use Map of the plan designates this area as Miners Park. Table 3-1 Future Land Use & Applicable Zoning District indicates the current O-Open Space zoning is consistent with the Miners Park Land Use classification. The framing concepts on page 3-13 of the plan also indicate this area's land use should be kept as open space.

Therefore, the request to rezone to a business/industrial zoning to construct and operate a self-storage facility is not consistent with the plan. For the City to rezone the property the Comprehensive Plan would need to be amended as State law requires a municipality's zoning decisions to be consistent with its plan. The plan's implementation chapter indicates the plan should be updated for a number of reasons, and one would be a significant economic change; the question now is the proposed development considered a significant economic change. There are a number of other questions that would need to be evaluated as part of this consideration. In addition the amendment process required by law would need to be complied with which has notification requirements and longer time frames for review and approvals. An amendment is not something that should be taken lightly.

The Planning Commission should discuss this. I have encouraged Mr. Fahrner to evaluate other properties that are appropriately zoned which would include the C-2, C-3 and I zoning districts. Within all of these districts storage units are considered a conditional use. Mr. Fahrner would eventually return before the Planning Commissions for Site Plan Review and Conditional Use approvals.

FIGURE 3-1. FUTURE LAND USE MAP





MEMO

To: Chair Bergman and the Planning Commission

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

Date: June 24, 2015

Meeting Date: July 2, 2015

Re: ZBA Zoning Text Update

The City Commission and the Planning Commission have recently discussed the need to remove the City Commission from making decisions as the Zoning Board of Appeals (ZBA) and creating a new board of appointed officials to act as the ZBA. In addition, the Planning Commission has also discussed removing the option for use variances from the regulations. The Planning Commission should discuss these proposed revisions. If the Planning Commission is interested in moving forward staff will have a conversation with the City Commission to gauge its interest as well.