



Planning Commission Agenda

**213 S. Marquette Street, Ironwood, MI 49938
Memorial Building, Women's Club Room, 2nd Floor**

1. Recording of the Roll
2. Approval of the March 2, 2017 Meeting Minutes.
3. Approval of the Agenda
4. Citizens wishing to address the Commission regarding Items on the Agenda (Three-minute limit)
5. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit)
6. Items for Discussion and Consideration
 - A. MSU Extension Medical Marijuana Workshop review
 - B. Discussion and consideration of purchase of city owned parcel on the corner of Ayer St. and May St. by Ken Fahrner
 - C. Discussion of a dog grooming facility in the R-1 Zoning District
 - D. Comprehensive Plan Implementation Status of Priority Action Items
 - I. Strategy 3.1(a) Update the Zoning Ordinance
 - II. Strategy 3.1(b) Update the Zoning Map
 - III. Strategy 4.2 Prepare a Wayfinding Master Plan
 - IV. Strategy 4.4 Prioritize, plan for and construct pedestrian system improvements
 - V. Strategy 5.8(a) & 6.8(a) Develop a community-wide arts plan
7. Other Business
8. Next Meeting: May 4, 2017
9. Adjournment



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, March 1, 2017

A Regular Meeting of the Planning Commission was held on Thursday, March 1, 2017 in the Women's Club Room, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order: Chair Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Vacant				
Burchell, Bob		X	X	
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Lemke, Joseph		X	X	
Nancy Korpela	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark	X			
	5	2	Quorum	

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson

3. Approval of the February 2, 2017 Meeting Minutes:

Motion by Silver to accept the February 2, 2017 Minutes. **Second** by Cayer. **Motion Carried 5 to 0.**

4. Approval of the Agenda:

Motion by Cayer to accept the Agenda. **Second** by Korpela. **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. Medical Marijuana Discussion: Director Bergman and the Commission discussed options.

Terry Decker from the audience addressed the Commission discussing his lab that is currently in the City of Ironwood and his plans for it if the City passes the ordinance.

- B. Discussion of City owned parcel on the corner of Ayer St. and May St.: Director Bergman introduced the site map attached to the Agenda. Bergman stated that the Commission could ask Fahrner to submit a site plan for the Commission to review. Fahrner addressed the Commission with his plan. The Commission asked to see proposed lots before a decision is made.

Motion by Silver to exempt Fahrner from the formal RFP process. **Second** by Silver.
Motion Carried 5 to 0.

- C. Comprehensive Plan Implementation Status of Priority Action Items:

- I. Strategy 3.1(a) Update the Zoning Ordinance
 1. Director Bergman stated that Ryan Soucy with the Michigan Economic Development Corporation has emailed him with good news about the Redevelopment Ready Communities program.
- II. Strategy 3.1(b) Update the Zoning Map
 1. Director Bergman stated that the map has not been worked on yet.
- III. Strategy 4.2 Prepare a Wayfinding Master Plan
 1. Director Bergman discussed a funding opportunity through the State for entrance signs to the community.
- IV. Strategy 4.4 Prioritize, plan for and construct pedestrian system improvements
 1. Director Bergman stated that the pedestrian system is going to the City Commission for a workshop.
- V. Strategy 5.8(a) & 6.8(a) Develop a community-wide arts plan
 1. Korpela discussed the Upper Peninsula Arts and Culture Alliance that is forming. She stated that the City can potentially use the Alliance master plan to use for implementation.

8. Other Business: None.

9. Next Meeting: April 6, 2017 at 5:00 p.m.

10. Adjournment:

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

Adjournment at 5:24 p.m.

Respectfully submitted

Sam Davey, Chairman

Tim Erickson, Community Development Assistant



To: Chair Davey and Planning Commission

From: Tom Bergman, Community Development Director

Date: March 31, 2017

Meeting Date: April 6, 2017

Re: Dog Grooming Home Occupation

Attached to this memo is information from the zoning ordinance regarding the R-1 Zoning District, prohibited home occupations and permitted home occupations. Home occupations are allowed in the R-1 district. The City was contacted by an individual that is interested in having a dog grooming business in their home. Their property is zoned R-1. My request to the Planning Commission is to review the information from the ordinance and determine if a dog grooming business is permitted or prohibited in the R-1 District. If it is permitted the individual would still have to go through the conditional use process.

DIVISION 2. - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 34-51. - Purpose.

The purpose of the regulations covering the R-1 single-family residential district are to provide a stable and sound family residential environment with its appropriately related level of urban utilities, facilities and services. The essential difference between this and any other residential district is that a moderate density of urban-type residential development will be permitted through the construction and occupancy of one-family structures on moderately sized lot areas. There is no intent to promote, by these regulations for R-1 districts, any lower quality of livability than that possible in any other residential district.

(Ord. No. 468, 5-26-09)

Sec. 34-52. - Permitted uses.

- (1) Permitted uses in the R-1 single-family residential district include one-family residences, churches, schools, parks and accessory structures thereof and providing, if public water supply and public storm drainage systems are available or constructed, that appropriate connections are made thereto. Mobile homes placed in this district shall comply with section 621 of the building code and be no more than one (1) year old, eighty-five (85) feet in length, have a 6/12 roof pitch and have a minimum 24-foot cross section along the entire length. Churches and schools shall submit plans and specifications under the provisions of the site plan review.
- (2) Special care facilities are subject to review and approval as outlined in section 34-6.

(Ord. No. 468, 5-26-09)

Sec. 34-53. - Accessory buildings.

- (1) Accessory buildings are permitted in the R-1 single-family residential district but not prior to erection of the principal buildings.
- (2) Accessory buildings shall be permitted in the R-1 district, provided the following regulations are met:
 - (a) The total area and dimensions of all detached accessory buildings shall not exceed the following:
 - (i) For lots of ten thousand (10,000) square feet in area or less, the accessory building shall not exceed twenty-six (26) feet by twenty-six (26) feet or six hundred seventy-six (676) square feet. They shall not exceed fifteen (15) feet in height.
 - (ii) For lots greater than ten-thousand (10,000) square feet in area, up to one (1) acre, the accessory building shall not exceed thirty (30) feet by thirty (30) feet or nine hundred (900) square feet. They shall not exceed eighteen (18) feet in height.
 - (iii) For lots greater than one (1) acre, the accessory building shall not exceed thirty-six (36) feet by thirty-six (36) feet or one thousand two hundred ninety-six (1,296) square feet. They shall not exceed eighteen (18) feet in height.
- (3) An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area;
- (4) Accessory buildings in excess of two hundred (200) square feet must be designed, constructed, and finished such that the exterior appearance is compatible in terms of materials, color, and general construction with that of the main building;
- (5) Detached accessory buildings shall be located according to the following:

- (a) For lots less than seventy (70) feet in width, no wall of a detached accessory building shall be closer than three (3) feet from any point along the adjoining property lines, and the drip edge shall not be closer than two (2) feet from any point along the adjoining property line; and
- (b) For lots greater than or equal to seventy (70) feet in width, no wall of a detached accessory building shall be closer than five (5) feet from any point along the adjoining property lines, and the drip edge shall not be closer than three (3) feet from any point along the adjoining property line.
- (6) The use of temporary tent type buildings is strictly prohibited in the R-1 district. All accessory buildings shall be of wood frame construction, and shall meet all applicable building codes. This does not prohibit the use of tents for temporary events such as garage sales, weddings, or other similar events.
- (7) One (1) accessory building, in addition to the principal garage, is permitted, but may not exceed two hundred (200) square feet.
- (8) No part of any front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

(Ord. No. 468, 5-26-09)

Sec. 34-54. - Dimensional requirements.

The following minimum dimensions for lot area and width and for floor area, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in the R-1 single-family residential district, except as noted:

- (1) *Minimum lot area.* No lots, except as otherwise established for specifically permitted uses, shall hereafter be subdivided to provide less than eight thousand four hundred (8,400) square feet of lot area.
- (2) *Minimum lot width.* The lot width shall be an average of seventy-five (75) feet, but no less than seventy (70) feet, along the street upon which the lot fronts. In the case where a curvilinear street pattern produces irregular shaped lots with nonparallel side lot lines, a lesser frontage width at the street line may be permitted, provided that the lot width at the minimum permitted building setback line averages no less than seventy-five (75) feet, but no lot shall be less than seventy (70) feet in width.
- (3) *Maximum lot coverage.* All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.
- (4) *Maximum building height.* No structure shall exceed two (2) stories or thirty-five (35) feet.
- (5) *Minimum finished living space.* The minimum gross living space area per family shall not be less than eight hundred fifty (850) square feet of floor area on the first floor if one (1) story, six hundred fifty (650) square feet of floor area on the first floor if two (2) stories, but not less than two hundred fifty (250) square feet of floor area on the second floor level, or a total of not less than one thousand (1,000) square feet of floor area if a split level single-family dwelling.
- (6) *Minimum yard dimensions.* Minimum yard dimensions shall be as follows:
 - a. *Front yard.* Thirty-five (35) feet, minimum setback from street;
 - b. *Side yards:*
 - i. For lots seventy (70) feet or more in width at the building line, the least width of each yard shall be eight (8) feet, with a total of twenty (20) feet; and
 - ii. For corner lots, the side yard abutting a street may have the setback reduced to no more than ten (10) feet by the zoning board of appeals.

- c. *Rear yard.* For lots up to one hundred fifty (150) feet in depth, the rear yard shall not be less than thirty (30) feet in depth. For lots over one hundred fifty (150) feet in depth, the rear yard shall not be less than forty (40) feet in depth from the principal structure; and

(7) *Minimum lot depth of 120 feet.*

- (8) *Parking restrictions.* No parking of motor vehicles or commercial (i.e., construction) trailers with a carrying capacity of greater than one (1) ton shall occur in this district. Parking of boats or recreational vehicles is restricted to side or rear yards unless parked within an enclosed garage.

(Ord. No. 468, 5-26-09)

Secs. 34-55—34-70. - Reserved.

Sec. 34-224. - Prohibited home occupations.

- (1) The following are prohibited as home occupations:

- a. Amusement or dance parlor;
- b. Funeral home or chapel;
- c. Health salons, gyms;
- d. Kennel or other boarding of animals;
- e. Medical or dental clinic, hospital;
- f. Motor vehicle repair, parts sales, or upholstery;
- g. Small engine repair, parts, sales;
- h. Motor vehicle sales;
- i. Motor vehicle fleet storage;
- j. Nursing home;
- k. Private club;
- l. Repair or testing of internal combustion engines;
- m. Restaurant;
- n. Tavern;
- o. Veterinary clinic or animal hospital; or
- p. Similar types of businesses.

The above list is not exclusive.

- (2) Any proposed home occupation that is neither specifically permitted nor specifically prohibited shall be considered for a conditional use permit to be granted or denied by the planning commission subsequent to a public hearing, in accordance with the conditions set forth in section 34-222 above. In many cases, determination whether a proposed use may be conducted in a dwelling will turn on the nature and extent of the particular professional operation rather than its classification.

(Ord. No. 468, 5-26-09)

Sec. 34-223. - Permitted home occupations.

The following are permitted home occupations provided they do not violate any of the provisions of the R-1, R-2 and R-3 districts, and that they are consistent with state and local licensing requirements:

- (1) Bed and breakfast operation;
- (2) Catering, home cooking and preserving;
- (3) Child care;
- (4) Computer programming and services (excluding retail sales);
- (5) Decorator;
- (6) Direct sale product distribution, e.g., Amway, Avon, Mary-Kay;
- (7) Taxidermy;
- (8) Dressmaking, sewing and tailoring;
- (9) Drafting and graphic services;
- (10) Flower arranging;
- (11) Home crafts such as model making, rug weaving, lapidary work, jewelry making, woodworking and upholstery;
- (12) Individual musical instrument instruction provided that no instrument is amplified;
- (13) Interior designers;
- (14) Laundry and ironing services;
- (15) Locksmith;
- (16) Mail order catalogue services;
- (17) Office of minister, rabbi or priest;
- (18) Painting, sculpturing, photography or writing;
- (19) Secretarial services;
- (20) Telephone answering or solicitation work;
- (21) Tutoring or educational instruction;
- (22) Or similar types of businesses as approved by the planning commission. The above list is not exclusive.

(Ord. No. 468, 5-26-09)