

**CITY OF IRON RIVER
REGULAR MEETING
PLANNING COMMISSION
Thursday, January 05, 2017
9 AM
Minutes**

Chairman Rick Commenator called the meeting to order at 9 a.m., in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Roll Call: Pete Djupe, Jere Fritsche, Darren Mercier and Commenator.

Absent: Ben Smith, Charlotte Soderbloom and Bob Byczek, Jr.

Also present: Attorney Mark Tousignant, City Manager/Zoning Administrator David Thayer and City Clerk Rachel Andreski.

Public in attendance:

None.

PUBLIC COMMENT:

None.

APPROVE AGENDA

Djupe moved, with support from Fritsche, to approve the Agenda with the following additions: 8) New Business b) 2017 Meeting Schedule and c) Reschedule February Meeting. All in favor; Motion carried. Absent: Smith, Soderbloom and Byczek.

APPROVE MINUTES

Djupe moved, Mercier supported, to approve the following minutes as written:

- November 3, 2016 Regular Meeting Minutes

All in favor; Motion carried. Absent: Smith, Soderbloom and Byczek.

REPORTS

Manager's Report: Thayer appointed an interim police chief, however, will continue to help with the administrative duties of the department. He will have more time in the near future to address some of the planning issues that have been currently discussed. In review of the zoning ordinance, all but Chapter 7, 8 and 10 have been completed. Article 7 deals with PUD's and the City's current ordinance is not very thorough. Thayer handed out an example of Article 7 – PUDs and would like the group to review for next meeting.

Aspirus has made contact with Thayer for the development of a new medical clinic. Plans and specifications should arrive shortly and a representative of Aspirus would like to attend the next meeting. Thayer noted there is no set-back from a water's edge addressed in the current ordinance, however, the standard is 50'. Thayer added the preliminary drawings show the proposed setbacks at

76'. The proposed clinic will have separate water and sewer taps and construct a new parking lot which will be incorporated into the existing. The ingress/egress will be from South Ice Lake Road. Thayer is concerned with traffic impact and if the City will need to upgrade South Ice Lake Road. He requested a traffic census from Aspirus. Commentator feels if an upgrade is needed, Aspirus should have to incorporate that into their design plans.

Tousignant added that North half of the lower level will not be immediately utilized, however the lower south half will be for physical therapy/orthopedics. The upper floor will be used for offices and future growth and this is a \$7 million project. Tousignant added the only off-site facility Aspirus will not utilize is the office located at the Riverside Plaza which is being leased.

Djupe asked if this would be an economical boost to the community, in which Thayer feels it will. Tousignant noted that Aspirus is always looking for and recruiting physicians. At this time, Thayer doesn't see anything on the preliminary plans that is out of order.

Thayer will organize the zoning map/ordinance language this Spring along with the self-evaluation Michigan Economic Development Corporation Redevelopment Ready Community (RRC). Thayer included a copy of the RRC Resolution which was passed at the last Regular City Council Meeting. The first step of the process is training (which Thayer will attend the second segment on January 24th), passing their resolution and then the self-evaluation review. Once submitted, RRC will review our self-evaluation, critique it, and once an agreement is made on how to move forward with the improvement plan, we will then be qualified to receive grants. Thayer can visualize a two-year process once an agreement has been made to implement the RRC Plan.

UNFINISHED BUSINESS

Part 5: General and Special Provisions: Commentator felt that Section 5.12 dealing with permanent garage sales, does not fit with our community and should be removed. He doesn't witness the permanent sale visible in this community and feels more discussion should be held. Thayer felt this could tie into the Home Business Section which also will need more review. Mercier thought it should be considered to modify it and lighten the restrictions rather than remove it. He noted signs advertising sales stay up for weeks if they are even taken down.

Part 6: Environmental Protection and Design Provisions:

No discussion was held.

NEW BUSINESS

Review of Lindwall Temporary Land Use Permit: Thayer explained that Lindwall Motors sold their business to Stateline Chevrolet. The junk cars behind the building are being removed, however, Stateline will not sell used cars. Lindwall approached Thayer requesting a temporary permit to store the used cars until they can be moved or sold. Thayer approved the temporary permit until June 30, 2017, and subject to the Commission's review. Mercier moved to approve the temporary land use permit issued to Edward Lindwall as outlined in Thayer's December 19, 2016 correspondence. Djupe seconded. All in favor; Motion carried. Absent: Smith, Soderbloom and Byczek.

2017 Meeting Schedule: Thayer requested the regular meetings be moved back a week and suspend July and December's meeting altogether. State statute requires the group meets a minimum

of four (4) times per year. Mercier moved to hold the meeting on the second Thursday of each month, excluding July and December at 9 a.m. Fritsche supported. All in favor; Motion carried. Absent: Smith, Soderbloom and Byczek.

Move February Regular Meeting: Seeing as the proposed 2017 Meeting Schedule was adopted, there is no conflict, therefore, no action was taken.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS:

None.

ADJOURNMENT

Mercier moved to adjourn at 9:48 am. Djupe seconded. All in favor; Motion carried.



Rachel Andreski, City Clerk