

**STEERING COMMITTEE  
PLANNING COMMISSION / CITY COUNCIL  
REGULAR MEETING  
Wednesday, June 15, 2022  
2 PM  
Minutes**

Chairman Jere Fritsche called the meeting to order at 2:03 p.m., in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Roll Call: Dennis Powell, Michael Hoinowski, Benjamin Garcia (2:10) and Fritsche.

Absent: Rodney Dood, Jim Dellies and Bob Byczek.

Also present: City Manager/Zoning Administrator Rachel Andreski and City Clerk Bernadette Coates and John Lacoangeli (Beckett & Raeder)

**DISCUSSION – Creation of a New Zoning Ordinance**

The City of Iron River is seeking to revise its Zoning Ordinance to regulate the development and redevelopment of land and accomplish the goals as laid out in the recently adopted Master Plan. The City also wishes to adopt a Zoning Ordinance that meets the requirements of the MEDC Redevelopment Ready Program. There is a unique opportunity to evaluate the historical development patterns of Iron River, Stambaugh, and Mineral Hills to ensure that regulations and dimensional requirements do not create unnecessary nonconformities or impair growth and redevelopment while furthering the unification of these three former municipalities into one regulated zoning code.

The new Zoning Ordinance will provide language that is easy to use for staff, residents and developers; will lay out a clear path for obtaining approvals; will incorporate graphics to assist visually representing regulations; will comply with the requirements outlined in the Michigan Zoning Enabling Act; will ensure consistency with Redevelopment Ready Communities Best Practices; and will align with the goals of the City of Iron River Master Plan

Lacoangeli asked if there were concerns with the current ordinance or items that could be added. Andreski asked Lacoangeli what, in his experience, does he recommend regarding the ZBA body. He responded that the ZBA is a separate body, not City Council, that traditionally has one member of the Planning Commission.

Andreski added that residents would like the allowance of chickens (hens), shipping containers for storage accessory buildings without primary residences, privacy fences and Air BNB's.

**PUBLIC COMMENT**

None.

**COMMISSIONER COMMENTS**

None.

**ADJOURNMENT**

Fritsche adjourned the meeting at 3:26 p.m.



Bernadette Coates, City Clerk