

**STEERING COMMITTEE
PLANNING COMMISSION / CITY COUNCIL
REGULAR MEETING
Wednesday, March 15, 2023
9 AM
Minutes**

Mayor Powell called the meeting to order at 9:39 a.m., in the Council Chambers of the Iron River City Hall.

Roll Call: Benjamin Garcia, Mike Hoinowski, Rodney Dood (9:39 a.m.), and Dennis Powell,
Absent: Jim Dellies and Bob Byczek.

Also present: City Manager/Zoning Administrator Rachel Andreski, City Attorney Mark Tousignant and Jon Lacoangli (Beckett & Raeder).

APPROVAL OF MINUTES

Dood moved with support from Garcia to approve the January 25, 2023, Regular Meeting Minutes as presented. All in favor; Motion carried. Absent: Dellies and Byczek.

DISCUSSION

Discussion began at 9:06 a.m. while the group waited for Dood to arrive to have a quorum. Lacoangli addressed the removal of 6.2.2 completely and said because the City is a Redevelopment Ready Community, at least three of their parking topics need to be addressed in the ordinance. He chose the maximum number of cars, shared parking and main corridor parking while allowing the use front street parking towards their allotment.

Tousignant said his concern with the parking on rear or side lots is that most of the businesses along US2 and M189 corridor is in front and side lot parking. He said there was always a minimum of spots available to alleviate congestion. He said he has no problem with the maximum number but said the minimum also needs to be addressed based upon the square footage or type of business.

Lacoangli said people are switching from the minimum to maximum number of parking spots because the minimum may be based on the square footage but they are putting in more spots than needed and parking lots are being unused, thus the need for a maximum number of parking spots allowable.

Tousignant said Iron River is built in a river valley therefore the amount of flat property that can be utilized is very little and a minimum should still be addressed. He said a minimum would ensure new businesses were not utilizing other's parking lots.

Lacoangli said the ordinance could use a minimum/maximum phrase to cover both.

6.3 Non-Motorized Transportation

Lacoangli said the way the Non-Motorized Transportation is set up, it would focus on US2 and M189 corridors in order to provide sidewalks along the road. He said the requirements are ADA compliant. He said it is always good to incorporate walk trails outside the core downtown area. He said one way is to make sidewalks a requirement or to grant an easement for future sidewalks.

Tousignant said along US 2 there is no buffer zone because the sidewalk is along the right-of-way. He said there is no room to put sidewalks in.

Dood arrived at 9:39 a.m. and the meeting was officially called to order.

Articles discussed in this session were:

- a. Article 14 – Definitions

Tousignant asked if electric vehicles and charging stations should be included under Automobile Service Stations.

Tousignant asked how the Mining Impaired District would be defined. He said M189 from Selden Road to the Iron River Country Club could all be considered Mining Impaired. Lacoangeli said it is all in relation with the Master Plan in terms of future land use for all the property located north of Iron River in which information was received from the County Mine Inspector. Tousignant said he would like to see a definition for Mining Impaired because a lot of the area is undermined. Lacoangeli said he was interested in earth movements that would affect the foundation. Tousignant said there were large parcels of land that had not been undermined that would not fall into this category and would be deemed useless. Lacoangeli said under the zoning district of mining impaired properties, identified areas of, golf areas, public use areas, commercial solar energy areas, farming, greenhouses etc would be included. Lacoangeli said based on the information he received from the State and the Iron County Mine Inspector, the Mining Impaired Land is where one should be a bit more concerned about building upon. It is meant to give people the use of the property while limiting deep foundations. These areas can be found on page 33 of the Master Plan. Tousignant suggested Lacoangeli getting archival information from Michigan Technological University which includes comprehensive information of the local mines in which he used to have a copy of.

Tousignant said there is existing language in the old marihuana zoning ordinance that needs to be brought forward to this new ordinance. The information is regarding where the business can be located, hours of operation, types of facilities etc. He said it helps the City regulate the marihuana industry.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Dood moved with support from Hoinowski to adjourn the meeting at 10:35 a.m. Absent: Jim Dellies and Bob Byczek.



Transcribed by: Bernadette Coates, City Clerk