

**CITY OF IRON RIVER
PLANNING COMMISSION
REGULAR MEETING
Thursday, September 14, 2023
9 AM
Minutes**

Chairman Bob Byczek called the meeting to order at 9:01 a.m., in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Roll Call: Jim Dellies, Pete Djupe, Michael Hoinowski, Dennis Powell, Jim Wester and Byczek.
Absent: None.

Also present: City Manager Rachel Andreski and Clerk Bernadette Coates.

Public in attendance – Jared Kleczka.

PUBLIC COMMENT:

None.

APPROVE AGENDA

Andreski added to 9. New Business a. Conditional Use Permit Application – Kleczka.
Dellies moved with support from Djupe to approve the Agenda with the addition. All in favor;
Motion carried.

APPROVE MINUTES

Djupe moved with support from Hoinowski to approve the minutes of June 8, 2023, with the addition of naming Caleb Greenough as the City’s new police cadet on page 2. All were in favor;
Motion carried.

MANAGER’S REPORT

Miscellaneous Information

All the pipe installation has been completed in Mineral Hills in conjunction with the MEDC WRI grant project. The first course of pavement has been laid and the final course and restoration will be completed later. FA Industrial has moved to Division Street and the sewer and water have been installed. Arrow Construction has completed the curbs and gutters. FA Industrial will complete the final grading and Pitlik and Wick will lay pavement.

Associated Constructors have torn down the two burned houses on Adams Street and they have begun to tear down the Cherry Street house. They have also started the culvert installation at the intersection of Stambaugh Avenue and Kofmehl Road. They will then head to the RV Park to begin the sewer addition and culvert replacement there.

The City was not awarded funding for the MEDC Public Gathering Space Initiative Grant for Bachman Park.

No news on the Sparks Grant for Ice Lake Park.

Richardson (WICKWIRE) had provided a proposal to the DDA for the Tailings Disc Golf Course parking lot. They tabled the item until the next meeting to allow for input from the Committee that uses the course.

The Beautification Committee is still busy making improvements around the City, especially in the Pocket Park.

The LCC Telecommunications tower had been approved for lease and the City has begun receiving lease payments. People should begin to see better cell coverage west of town when it is completed.

The City had applied for State of Emergency funds for the flooding that occurred in the spring. The City will be receiving \$250,000 from the State of Michigan because FEMA had denied any funding. The MSP will be appealing the FEMA denial.

The Steering Committee for the new zoning ordinance met and they are reviewing smaller sections at a time. An extension to the City's contract under the grant has been granted by the MEDC.

NEW BUSINESS

Conditional Use Permit Application - Kleczka

Andreski handed a printout of the Conditional Land Use ordinance. A business is allowable in the R-2 District under Conditional Use and a public/private park would also be allowable without conditions. Andreski said her only concern would be noise generated from the RC park.

Kleczka said he is interested in revitalizing the old Baker Store on Cherry Street in the former Stambaugh. It would be an old school general store where there would be a co-op with local farmers and they would provide general needs and services. It would be Iron County's first solarized co-op store. Kleczka said he does a lot of hunting, trapping, and fishing. He said he has a laser machine and offers to help people use old school, new tools and give them a chance to express themselves by providing creative workshops. He said the property behind the store he calls Jasmine Heights RC Park. He has been working on it for quite some time and has hand dug a RC racetrack for veterans. Admission would be free to all veterans, but others would be charged a \$5 fee. He would also offer community garden spots that are 36 feet by 36 feet. He said the area would be a safe place for the community to learn by hosting creative workshops. Kleczka said it is a lot of work for one guy and now he wants the community to get involved. He will add an area for parking and ask neighboring businesses to allow parking on their property in the future.

Djupe moved with support from Hoinowski to allow Kleczka to proceed with his project as presented with the condition that there is to be no gas RC during evening hours and no circuit racing until further review. All were in favor. Motion carried.

UNFINISHED BUSINESS

CY2024 CIP

Andreski said WICKWIRE's Preliminary Opinion of Probable Project Costs for 2024 Street Improvements are \$1,394,000, however, only \$457,000 would be available.

Byczek said he would like to see Kofmehl, Coolidge and Iris Streets repaired because if housing opportunities are going to utilize City property in that area, roads need to be improved. Djupe said he would like to add to the list of future improvements; W. Genesee Street from M189 to 9th Avenue and 9th Avenue from Adams Street to Genesee Street. Byczek said he would like to add all Truman Avenue.

Djupe moved with support from Wester to prioritize the following street improvements from the presented proposal and put them out on bids; (4) Iris Street from Wilson Avenue to Coledge Avenue, (5) Iris Street from Coolidge Avenue to the City Limits, (6) Kofmehl Road from Stambaugh Avenue to Coolidge Avenue, (7) Coolidge Avenue from Kofmehl Road to Iris Street, (14) Garnet Street from Wilson Avenue to Harding Avenue and (15) Harding Avenue from Garnet Street to Fern Street. If cuts need to be made, then (5) would be eliminated. All were in favor. Motion carried.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

Wester asked when cold patching would resume.

ADJOURNMENT

Byczek moved with support from Wester to adjourn at 10:48 a.m. All were in favor. Motion carried.



Bernadette Coates, City Clerk