

**CITY OF IRON RIVER
PLANNING COMMISSION
SPECIAL MEETING
Tuesday, September 19, 2023
9 AM
Minutes**

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

Roll Call: Pete Djupe, Michael Hoinowski, Dennis Powell, and Byczek.

Absent: Jim Dellies and Jim Wester.

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

Public in attendance – Rodney Dood and Mike Harris (Harris Automotive).

PUBLIC COMMENT

None.

APPROVE AGENDA

Powell moved, with support from Hoinowski to approve the Agenda as presented. All in favor; Motion carried. Absent: Dellies and Wester.

NEW BUSINESS

Harris Automotive (Michael Harris) – Conditional Land Use

Andreski explained that Harris wanted to expand his business and previously, she worked with him to get his address changed since the business faces Washington Avenue. Now, he is ready to add a used car dealership. It is allowable as a conditional use.

Harris said he will not have a lot of cars because his main business is automotive repair. He said he does see a need for used car sales and he has access to them. He would be purchasing them from Illinois and would then repair and sell them and he would keep the price point under \$10K. He said he has permission to use property across Washington Avenue if needed but he does not want to have to do that. He would rather own the property than lease it. He offered to purchase one of the lots but they wanted more than what he could pay at the time. He said he does have a lot of parking at his shop and it should be more than what he would ever need.

When asked if he would be paving the lot, he said eventually he would but because the cost of concrete is expensive it would take some time. Each year, he said he has saved enough to update the property little by little and he said he keeps his lot clean and free of scrap metal and tires.

Djupe moved with support from Hoinowski to approve the conditional use for the purpose of a used car sales lot with not more than 20 vehicles parked on the property at a time.

Roll Call: Ayes – 4: Djupe, Hoinowski, Powell and Byczek. Nays – 0: Absent – 2: Dellies and Wester. Motion carried.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Powell moved with support from Djupe to adjourn at 9:26 a.m. All in favor. Motion carried.
Absent: Dellies and Wester.



Bernadette Coates
Bernadette Coates, City Clerk