

**CITY OF IRON RIVER
PLANNING COMMISSION
REGULAR MEETING
Thursday, January 9, 2025
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: Michael Poindexter, Pete Djupe, Jim Dellies, Michael Hoinowski, Benjamin Garcia, John Kolbas and Byczek.

Absent: None.

Also present: City Manager Rachel Andreski and City Clerk Tyana Elenbaas.

PUBLIC COMMENT:

None.

APPROVE AGENDA

Andreski added under 9. New Business e) Conditional Use Permit – Amanda Bett of “Diamond Garage Auto Detailing.”

Garcia moved, Hoinowski seconded, to approve the Agenda with the addition. All in favor; Motion carried.

APPROVE MINUTES

Dellies moved with support from Djupe to approve November 14, 2024, Regular Meeting Minutes. All in favor; Motion carried.

MANAGER’S REPORT

- MDNR Conversion Issue – Andreski stated that the Alexa property was not suitable for satisfying the conversion issue. It was determined that the value was not equal to that of the Ice Lake property. She has been in contact with Rhonda Angeli regarding the property she owns along the Iron River. Mrs. Angeli was not opposed to selling but would need to confer with her daughters first. It was discussed possibly naming the park after her late husband Everett Angeli, who was dedicated to the outdoors and recreation.
- New City Hall- Bids began January 8, 2025, and are due February 12, 2025.
- Apple Blossom Trail – Bids were out January 8, 2025, and are due February 12, 2025. Andreski is hoping the bids will come in low, so we can use just the funding we received from Shared Street and Spaces. She noted that we also applied for a Hazard Mitigation Grant for other areas that sustained damage during the spring flooding. These grants require an upgrade to today’s standards, not just replacing.
- Northern Getaway – The property has been sold, and the new owner hopes that she will open in the Spring of 2025.
- Medical Equipment Business – Andreski has been in contact with a gentleman who will be leasing the old Ford garage building to sell medical equipment. There is a need within the community for this service. Andreski will keep working with the gentleman to help him establish his business.

- Used Equipment – Andreski quickly touched on the used equipment we had sold in 2024.
- Emily Evanoff – Andreski explained Ms. Evanoff is collecting donations to help fund as part of the Mac’s Creek Foundation shelter for those in emergency situations.

Djupe asked if there is a need in our community for this kind of shelter because Iron Mountain has one. Andreski stated that this isn’t just for abused women, it would be for any type of emergency. She noted it could be for a family whose furnace went out and can’t afford a hotel for a night.

- Jason Wicklund – Andreski stated that Officer Wicklund has agreed to join the IRPD full-time and will be relocating to the area.
- Storage Units – Andreski explained that she has been in contact with a gentleman who would like to put up storage units. The proposed location is zoned correctly but she will continue to work with him to help usher in the new business.

Garcia motioned with the support of Kolbas to accept the Manager’s Report. All in favor; Motion carried.

OLD BUSINESS

Zoning Ordinance Rewrite

Andreski noted that she had John Lacoangeli correct the clerical and spelling errors but would like input from the Commission on any other edits they would like.

Hoinowski expressed concerns over the maps, he noted that not all the streets are labeled and with the print, it is hard to clearly read. He suggested making it larger.

Andreski stated that internally we can adjust the size of the map, through WICKWIRE, as they have done in the past.

Garcia noted that the Committee has been working on this document for over a year and doesn’t think any changes need to be made. He stated that we could always change items as we deem later, but at this point, he believes it is ready for the next step.

Andreski explained that the next step would be a public hearing, where the public would be allowed to voice their concerns.

Garcia stated that he would like to give the public a chance to comment, so he suggested having the meeting in the evening. After some discussion, it was decided to set the meeting time for 6 p.m.

Garcia motioned with the support of Byczek to set the Public Hearing for February 12, 2025, at 6 p.m. Roll Call: Ayes – 7: Poindexter, Djupe, Dellies, Hoinowski, Kolbas, Garcia and Byczek. Nays – 0. Motion carried.

NEW BUSINESS

Election of Chairperson and Vice Chairperson

Djupe nominated Byczek as Chairperson with support from Garcia. Byczek accepted the nomination.

Roll call: Ayes – 7: Poindexter, Djupe, Dellis, Hoinowski, Kolbas, Garcia and Byczek. Nays – 0. Motion carried.

Djupe nominated Kolbas as Vice Chairperson with the support of Garcia. Kolbas accepted the nomination.

Roll call: Ayes – 7: Poindexter, Djupe, Dellis, Hoinowski, Kolbas, Garcia and Byczek. Nays – 0. Motion carried.

Set CY2025 Meeting Dates

Byczek motioned with support from Garcia to accept the meeting dates as present with the amendment of February's date to: February 12, 2025, at 6 p.m. All in favor; Motion carried.

All in favor; Motion carried.

CY2024 Annual Report

Byczek motioned with support from Hoinowski to send the CY2024 Annual Report to the City Council. All in favor; Motion carried.

CY2026 CIP

Andreski stated that WICKWIRE has supplied us with an estimate of the cost of replacing one alley in Stambaugh. The repairs would include tearing out the old asphalt and correctly resurfacing it with a black top. The DPW doesn't have the equipment, nor the personnel to perform the work.

Garcia asked if we could put some of the alleys on the yearly street project to help keep the mobilization fees down. Andreski agreed that we could and reminded the Planning Commission that the DDA is funding the replacement of alleys within the DDA district.

Poindexter asked what options we could use for funding an alley project. Andreski stated we receive major and local streets money from the State. We could utilize some of that funding. She added there currently isn't any grant funding available. The Planning Commission could always propose a millage, just like the Parks and Recreation Committee did. She informed the Commission that the Parks and Recreation Committee asked the public for a half a millage to help with their strict budget and that the public had passed it.

Dellis asked where the two marijuana business taxes are going? He asked if the funds could be earmarked for streets. Andreski explained that if the Planning Commission would like her to ask the City Council to earmark money, she would oblige.

Byczek expressed confusion over the Parks and Recreation Millage. Andreski explained the process and assured Byczek that the City is in compliance with Michigan Laws.

Conditional Use Permit – Amanda Bett (Diamond Garage Auto Detailing)

Andreski explained that Ms. Bett submitted a conditional use permit regarding an auto detailing business that she will be running part-time out of her residence. Her residence is zoned C-1, so there would be no need for a change in zoning. Included in her conditional use permit is a request for signage at her residence to advertise.

Hoinowski expressed concerns over the limited parking spaces around her residence. Andreski explained that it is Ms. Bett's responsibility to provide parking and most of her business will be inside her two-car garage.

Garcia asked what would happen if Ms. Bett was not to comply with the ordinance. Andreski explained that it is up to the Planning Commission to set the conditions, and they are allowed to revoke permits as well if they aren't adhering to the terms.

Garcia motioned with the support from Poindexter to approve Ms. Bett's conditional use permit and to set her hours of operation consistent with the City's noise ordinance (6 a.m. – 11 p.m.) Roll Call: Ayes – 7: Djupe, Dellies, Hoinowski, Kolbas, Poindexter, Garcia and Byczek. Nays – 0. Motion carried.

PUBLIC COMMENT

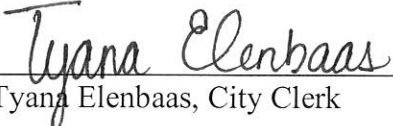
None.

COMMISSIONER COMMENTS

- Website – Byczek would like Police Secretary Kate Erickson to take more pictures for the Cities website.
- Conditional Use Permits – Dellies would like all permits to be given to the Commission earlier. He stated that this would allow for more time for the Commission to thoroughly review each application.
- Sidewalks – Byczek would like each business to maintain their sidewalks. He would also like new businesses to be required to put in new sidewalks to connect to the existing City sidewalks.
- Conservation Easement – Byczek questioned the Conservation Easement signage on the Apple Blossom Trail. He was curious to know if we needed the signage and if there would be room for expanding the RV Park. Andreski explained that per the DNR we are required to have signage and, in the past, expanding the park had been discussed.
- Chicken, Duck and Hens – Concerns were brought up about the ordinance and the rumored outbreak of Bird Flu. Hoinowski asked why the permission of the neighbors is needed to obtain the permit. He was curious about what would happen if the neighbors were feuding, and the neighbor didn't give the written consent. Garcia stated that the City Council had discussed this and agreed that it would be the best process to help avoid neighborly issues.

ADJOURNMENT

Garcia moved with support from Djupe to adjourn at 11:09 a.m. All were in favor; Motion carried.



Tyana Elenbaas, City Clerk