

City of Iron River

Where You are Always Home!

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IRON RIVER, MICHIGAN 49935

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AGENDA

CITY OF IRON RIVER PLANNING COMMISSION

Regular Meeting

Thursday, June 12, 2025

9AM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. **Public Comment** (Regarding Items on the Agenda) –Each public comment is limited to three (3) minutes, which will begin when the speaker approaches the podium.

Public comment shall not be disruptive, nor contain any profanity, racial, ethnic, religious, sexual, or national origin slurs or overtones. Public comment shall not contain defaming or slanderous personal attacks. All public comments shall be directed to the Commission. The Commission will not respond during public comment.

Any violation of Public Comment Procedures shall constitute a breach of the peace. If a member of the public engages in such breach of the peace, they may be ordered to be seated immediately, or removed from the meeting, by the Chair.

5. Approval of Agenda
6. Approval of Minutes
 - May 8, 2025, Regular Meeting Minutes
7. Manager's Report
 - a)
8. Old Business
 - a) CY2026 CIP
9. New Business
 - a) Conditional Use Permit – Home Occupation, P. Gruss Dog Grooming Business
 - b) Rental Registration and Inspection Ordinance
 - c) Food Truck Ordinance
 - d) Short-Term Rentals/ Air BnB's

10. **Public Comment** (Regarding Items Not on the Agenda) –Each public comment is limited to three (3) minutes, which will begin when the speaker approaches the podium.

Public comment shall not be disruptive, nor contain any profanity, racial, ethnic, religious, sexual, or national origin slurs or overtones. Public comment shall not contain defaming or slanderous personal attacks. All public comments shall be directed to the Commission. The Commission will not respond during public comment.

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public engages in such breach of the peace, they may be ordered to be seated immediately, or removed from the meeting, by the Chair.

11. Commissioner Comments

12. Adjournment

I, Tyana Elenbaas, City Clerk for the City of Iron River, do certify the above agenda was posted in Iron River City Hall on Wednesday, June 4, 2025, at 3:30 p.m. in accordance with the Michigan Open Meetings Act.



Tyana Elenbaas, City Clerk

**CITY OF IRON RIVER
PLANNING COMMISSION
REGULAR MEETING
Thursday, May 8, 2025
9 AM
Minutes**

Vice Chairman John Kolbas 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, Michael Hoinowski, Benjamin Garcia, and Kolbas.

Absent: Jim Dellies, Pete Djupe and Bob Byczek.

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

Public in attendance: Holly Harvey, Paige Gannon and Timm Ballinger.

PUBLIC COMMENT:

None.

APPROVE AGENDA

Andreski asked that we move New Business to before the Manager's report, so Ms. Harvey doesn't have to sit through the entire meeting.

Garcia moved, Hoinowski seconded, to approve the agenda and move New Business to before the Manager's Report. All in favor; Motion carried. Absent: 3 - Dellies, Djupe and Byczek.

NEW BUSINESS

Conditional Use Permit – Home Occupation, H. Harvey Body Art Studio

Holly Harvey applied for a Conditional Use Permit to run a Body Art Studio out of her residence. She had been in communication with her neighbors, and all were made aware of her potential business, and none were opposed. Her studio will be by appointment only, so parking will not be an issue.

Garcia moved with support from Hoinowski to approve the Conditional Use Permit- Home Occupation, H. Harvey Body Art Studio contingent on her obtaining her State of Michigan licensing.

Roll Call: Ayes: 4 – Poindexter, Hoinowski, Garcia and Kolbas. Nays: 0. Absent: 3 - Dellies, Djupe and Byczek.

APPROVE MINUTES

Hoinowski moved with support from Garcia to approve March 18, 2025, Public Hearing and Regular Meeting Minutes. All in favor; Motion carried. Absent: 3 - Dellies, Djupe and Byczek.

MANAGER'S REPORT

- Planning Commission Event – Andreski informed the Commission that there is training available in Iron Mountain on May 15, 2025, she encouraged those that could attend to do so.

- DPW – The street sweeper is being utilized, cleaning up the downtown area of all the wintertime debris. The DPW will continue to clean up from the winter and open the remaining parks.
- MDNR Conversion Issue – Andreski shared that she authored a column on the Conversion Issue for *The Reporter*, expressing hope that it will help inform and educate the public. She also met with Sara Basso, the attorney who previously worked pro bono on seeking a resolution during David Thayer's tenure as City Manager. Andreski remains optimistic that Aspirus may be open to engaging with the City to explore potential solutions. Additionally, she mentioned the possibility of reaching out to key stakeholders in Wausau to further pursue a resolution to the Conversion issue.
- Reporter Building – Andreski noted that the renovations to the building are moving along. IT has been running cables; the offices have been framed out. Currently, there is no move in date, but the project is scheduled to be completed at the beginning of October.
- Apple Blossom Trail – The City Council has adopted the Resolution and work will begin soon. The Shared Street and Spaces Grant in the amount of \$200,000 has been received and can now be applied to the project. The MDOT grant is a reimbursement grant so once the work is completed, we can utilize those funds.
- DDA Parking Lot Project – Andreski stated that in August or possibly September the berms will be removed from the City Parking lots. Martha Rypstra, of Taproot Community Farm, will try to salvage flowers and plants to relocate and replant.
- Beautification Committee – They will be holding their annual Community Clean Up day on Friday, May 9, 2025, at 9 a.m. Volunteers will be given garbage bags and a vest and are allowed to clean up any area they chose within the City. They have also purchased hardware for the flags and senior banners for Downtown. The DPW will be getting them up before graduation and Memorial Day.
- The City's annual Large Item Clean-Up will take place on Saturday, May 10, 2025, from 8 a.m. to 12 noon. Trailers will not be permitted this year. This change comes after observations that some residents were stockpiling items in trailers throughout the year in anticipation of the event. This practice has significantly increased the cost and burden of the program. Andreski discussed the future of the Large Item Clean-Up. While this service has been popular, it is expensive to operate—costing between \$4,000 and \$5,000 per event—and is funded by all taxpayers, even though not all residents use it. In previous years, the City held this event multiple times annually, but due to rising costs and abuse, the possibility of phasing out the program is under consideration.
- Congressional Spending Grant - Andreski stated that with the assistance of WICKWIRE, two grants have been applied for. One would cover a new DPW dump truck with a plow and a front-end loader. The other grant would be for the last section of old water main and repainting the water tanks. Both grants are a 25% match. October we will be notified. She noted that the City will need a new plow truck, as one in our current fleet has been totaled by the insurance company.
- McDonald's – WICKWIRE has been working on a quote to repave North Washington Avenue between East Genesee and Adams Street in front of McDonald's. This is a universally used area and is eroding where the storm sewer is. WICKWIRE will obtain a quote.
- Zoning Administrator – The City Council has tentatively agreed to look for a Zoning Administrator. The new Zoning Ordinance will go into effect on May 30, 2025.
- Equipment Sharing – Mike Stafford Bates Township Supervisor and Scott Tarsi Iron River Township Supervisor contacted Andreski regarding cost sharing on Meter Reading equipment.

Garcia motioned with the support of Kolbas to accept the Manager's Report. All in favor; Motion carried. Absent: 3 - Dellies, Djupe and Byczek.

OLD BUSINESS

CY2026 CIP

Andreski stated that WICKWIRE has conducted the PASER Study, and it details the condition of each street within City limits. Most of the roads are in bad condition, and some of the roads that were just redone were already showing signs of wear and tear. The salt has been deteriorating the roads faster than we can repair them..

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

Kolbas asked about the City-Wide Deer Hunt, stating that he has seen a lot of deer in the City. Andreski stated that the hunt was brought to the City Council and at that time, they decided that the risk did not outweigh the reward.

Garcia added that at the time, Interim City Attorney Hannah L. Goodman suggested that the liability was a big factor that Council needed to consider. He continued that it could be placed in front of Council again, if Kolbas would like.

Poindexter asked when the City Council had decided this, and since the decisions were made so recently, why send it back for their review? Kolbas stated that he has participated in Iron Mountains Deer Hunt, and the reward has outweighed the risk for them. He suggested we continue to research a City-Wide Deer Hunt.

Garcia stated that the City needs to start to enforce the Rental Ordinances. He noted that "Slum Lords" are purchasing up houses from auction and not fixing them up accordingly. He also stated that we should investigate hiring a building inspector to make sure rentals are up to code and compliant with City Ordinances.

Kolbas inquired about an ordinance directly dealing with Air BNBs. He suggested an increased fee on Air BNBs that are not locally owned and operated. He believes this will help keep money within the City.

Garcia added that we should start putting something together for the Air BNB and for rentals. He added that we should limit how many Air BNBs operate within the City.

ADJOURNMENT

Garcia moved with support from Hoinowski to adjourn at 10:15 a.m. All were in favor; Motion carried. Absent: 3 - Dellies, Djupe and Byczek.

Tyana Elenbaas, City Clerk

THE ZONING ORDINANCE CAN BE REVIEWED IN ITS ENTIRETY ONLINE AT ironriver.org

LAND USE PERMIT
APPLICATION
CITY OF IRON RIVER

PERMIT # 1244
FEE \$ 250.00
CHECK # 27-25
Rec'd by: TE

DATE: 6/3/25

ZONING DISTRICT:

- ☒ R-1A (single-family residential, low density)
☐ R-1B (single-family residential, medium density)
☐ R-2 (multi-family residential)
☐ C-1 (local service)
☐ C-2 (general business)
☐ CBD (central business district)
☐ I-1 (industrial)
☐ AG/OS (Agriculture District/Open Space)

REQUIRED SET-BACKS:

Front: _____
Back: _____
Side: _____
Side: _____

Parcel No. and St. Address: # 103 Mineral Ave Lot Size: _____

Property Owner: Jake Grouss

Mailing Address: 103 Mineral Ave Iron River MT 49935

Phone: 262-909-3317 E-Mail: plopez1500@gmail.com

General Contractor/Developer: _____ Starting Date of Work _____

Phone: _____ E-Mail: _____ License No. _____

Street Corner Lot: YES _____ NO _____ EST. PROJECT COST \$ _____

TYPE OF IMPROVEMENT

- | | |
|---|--|
| <input type="checkbox"/> NEW SINGLE OR MULTI-FAMILY CONSTRUCTION | <input type="checkbox"/> LAND DEVELOPMENT PROJECT |
| <input type="checkbox"/> SINGLE OR MULTI-FAMILY ADDITIONS/ALTERATIONS | <input type="checkbox"/> SIGNS |
| <input type="checkbox"/> ACCESSORY STRUCTURES | <input type="checkbox"/> VARIANCE REQUEST |
| <input type="checkbox"/> FENCES/WALLS/SCREENING | <input checked="" type="checkbox"/> CONDITIONAL LAND USE |
| <input type="checkbox"/> DRIVEWAY, OFF-STREET PARKING | <input type="checkbox"/> ZBA APPEAL |
| <input type="checkbox"/> NEW COMMERCIAL CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> COMMERCIAL ADDITION/ALTERATIONS | <input type="checkbox"/> OTHER: _____ |

PURPOSE/DESCRIPTION FOR LAND USE PERMIT: (Dog)

I own a small at home grooming business (Northern Paws Grooming Boutique). I am generally seasonal as I groom out of a camper. I have 15 years experience and would love to continue offering my services to Iron County. I go by appointment only and usually only groom at most a few appointments 12-3 days out of the week as I am part time.

Page 2 of 3



103 E. Mineral



CITY OF IRON RIVER

MOWER | MARY | ELLI | ESTATE

W. Simsell Lake Rd

PAULSEN RANDY (LLOYD)

CITY OF IRON RIVER

W

W

CITY OF IRON RIVE

SIROM/SCOTT

SHERWOOD STONE LLC

1913

2

Roberts Di

103 Mineral

Sec. 151.090. - Home occupations.

Home occupations may be permitted in single family residences subject to the following requirements:

- (A) A Home Occupation must be clearly incidental and secondary to the primary use of the dwelling unit for dwelling purposes. No more than 25 percent of the sum of ground floor area of dwelling shall be devoted to a home occupation.
- (B) A Home Occupation use shall not change the character of the residential nature of the premises, both in terms of use and appearance.
- (C) A Home Occupation use shall not create a nuisance or endanger the health, safety, welfare, or enjoyment of any other person in the area, by reason of noise, vibration, glare, fumes, odor, unsanitary or unsightly conditions, fire hazards, or the like, involved in or resulting from such Home Occupation.
- (D) A Home Occupation shall not generate sewage or water use in excess of what is normally generated from a single-family dwelling in a residential area.
- (E) No employees shall be permitted other than members of the immediate family residing in the dwelling unit unless specifically approved in advance.
- (F) All activities shall be carried on within an enclosed structure. There shall be no outside display of any kind, or other external or visible evidence of the conduct of a Home Occupation. An unanimated, non-illuminated wall sign less than four square feet is allowed provided a permit is granted. The Home Occupation may not be conducted within an accessory building.
- (G) There shall be no vehicular traffic permitted for the Home Occupation, other than that which is normally generated for a single dwelling unit in a residential area, both as to volume and type of vehicles. Off-street parking is required for any employees. Parking layout will be subject to lot size and characteristics of the neighborhood.
- (H) Hours of operation will be stated in the conditional use permit.

(Ord. No. 2017-02, 10-18-2017)

CHAPTER 154. - RENTAL REGISTRATION AND INSPECTION

Sec. 154.01. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Dwelling unit. See Section 151.003.

Landlord. Any person who owns or controls a dwelling, dwelling unit, or rental unit and rents such unit, either personally or through a designated agent, to any person.

Owner. The legal title holder of a rental unit or the premises within which the rental unit is situated.

Owner-occupied rental unit. A rental unit that is occupied in whole or in part by an individual whose name specifically appears on the deed for the property where the rental unit is located.

Person. Any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation or received, executor, personal representative, trust, trustee, conservator or other representative appointed by order of any court.

Premises. A lot, plot or parcel of land, including the buildings or structures thereon, which also includes dwelling units and dwellings.

Rental unit. Any dwelling unit or residential structure containing sleeping units, including but not limited to apartments, boarding houses, or sleeping rooms, which is leased or rented from the owner or other person in control of such units, to any tenant, whether by day, week, month, year or any other term.

Responsible local agent. A natural person having his or her place of residence in the State of Michigan and designated by the property owner as the agent responsible for operating such property in compliance with the ordinances adopted by the city.

Tenant. Any individual who has the temporary use and occupancy of real property owned by another person in subordination to that other person's title and with that other person's consent; for example, a person who rents or leases a dwelling, dwelling unit, or rental unit from a landlord.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.02. - Requirements.

No person shall lease, rent, occupy, or otherwise allow a rental unit within the city to be occupied, unless all of the following requirements have first been met:

(A)

The owner of the rental unit shall have registered the rental unit with the Building Official and Zoning Department by completing and filing a current registration form with the City Zoning Administrator, or his or her designee, as provided in Section 154.03;

- (B) An inspection shall have been completed to the satisfaction of the City Zoning Administrator, or his or her designee;
- (C) A valid certificate of compliance shall have been issued by the City Zoning Administrator, his or her designee or by an official engaged by the Iron County Housing Commission; and
- (D) All fees, if any, charged by the city for the registration and inspection of the rental unit shall be paid in full.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.03. - Registration.

No person shall lease, rent, occupy, or otherwise allow a rental unit within the city to be occupied without first registering the rental unit with the City Zoning Administrator, or his or her designee, and designating a responsible local agent.

- (A) *Registration forms.* Registration shall be made upon forms furnished by the City Zoning Administrator, or his or her designee, and shall require all of the following information:
 - (1) The street address of the rental unit(s);
 - (2) The number and types of rental units within the rental property;
 - (3) Name, business and residence address, telephone number, and where applicable an e-mail address, mobile telephone number, and facsimile number of all property owners of the rental unit(s);
 - (4) Name, business and residence address, telephone number, and where applicable an e-mail address, mobile telephone number, and facsimile number of the responsible local agent designated by the owner;
 - (5) The maximum number of occupants proposed for each rental unit;
 - (6) Name, residence address, telephone number, and where applicable an e-mail address, mobile telephone number, and facsimile number of the person authorized to order repairs or services for the property if different than the owner or responsible local agent, if in violation of city or state codes, if the person is other than the owner or the responsible local agent; and
 - (7) Information relating to the size of all habitable rooms.
- (B) *Accurate and complete information.* All information provided on the registration form shall be accurate and complete. No person shall provide inaccurate information for the registration of a rental unit, or fail to provide the information required for such registration. The registration

form shall be signed by the property owner(s) or the designated responsible local agent. Where the owner is not a natural person, the owner information shall be that of the president, general manager, or other chief executive of the organization.

- (C) *Change in registration information or transfer of property.* The property owner of a rental unit registered with the city shall re-register within 30 calendar days after any change occurs in the registration information. If the property is transferred to a new owner, the new property owner of a registered rental unit shall re-register the rental unit within 30 calendar days following the transfer of the property. If a transfer of ownership occurs and there is a current certificate of compliance on file, the new owner will only have to pay the registration fee upon the expiration of the current registration. It will still be required that the new owner fill out a new registration form.
- (D) *Responsible local agent.* The designated responsible local agent shall be responsible for all of the following:
 - (1) Operating the registered rental unit in compliance with all applicable city ordinances;
 - (2) Providing access to the rental unit for the purpose of making any and all inspections necessary to ensure compliance with the applicable city ordinances, except where the tenant has refused entry;
 - (3) Maintaining a list of the names and number of occupants of each rental unit for which he or she is responsible; and
 - (4) Accepting all legal notices or services of process with respect to the rental unit.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.04. - Inspections.

- (A) *Registration requirements.* All facilities, areas and rental units governed by this chapter shall be inspected and shall comply with the standards and provisions of the ordinances and codes adopted by the city, including Chapter 152. The City Zoning Administrator, or his or her designee, may inspect buildings and structures to secure the health safety and welfare of the occupants and of the general public and to obtain and maintain compliance with the standards of this chapter. Landlords may request a pre-compliance review before yielding to an inspection.
- (B) Unless the rental unit has been inspected by an official of the Iron County Housing Commission and found to be in conformance with standards issued by the United States Department of Housing and Urban Development, the property owner shall provide to the city an inspection certification report on a form as provided by the city which is signed by a licensed residential building contractor or residential maintenance contractor that rental unit is in satisfactory

condition. Such an inspection certification report shall be provided when an applicant applies for a certificate of compliance and/or after it has been determined that the rental unit does not meet a code requirement.

(C) The City Zoning Administrator, or his or her designee, may not inspect a residential rental more than once every three years, except under any of the following circumstances:

- (1) If registration and/or re-registration and certification of a rental unit is required by this chapter;
- (2) Upon the request of an owner of a rental unit for an advisory inspection;
- (3) Upon receipt of a complaint from an owner or occupant that the premises are in violation of this chapter;
- (4) Upon receipt of a report or a referral from the police department, other public agency or department, or any individual indicating that the premises are in violation of this chapter, which report or referral is based on the personal knowledge of the person making the report or referral;
- (5) If an exterior survey of the premises gives the enforcing officer probable cause to believe that the premises are in violation of this chapter;
- (6) Upon the enforcing officer's receipt of information that a rental unit is not registered with the city as required by this chapter;
- (7) Upon receiving a report or making an observation that a dwelling unit is unoccupied and unsecured or that a dwelling is damaged by fire;
- (8) If there is a need to determine compliance with a notice or an order issued by the city;
- (9) Annually if the dwelling unit had a problem with its heating system, hot water heater, or if five or more code violations were present at the last regular inspection prior to any re-inspections or at the time of a complaint inspection; or
- (10) If a life safety issue or an emergency is observed or is reasonably believed to exist.

(D) *Term.* A certificate of compliance is valid for three years from the date of issuance. A new inspection and certificate shall not be required prior to a transfer if a certificate of compliance was issued within one year prior to the transfer of title.

(E) *Transfer exemptions.* For purposes of this section, only a sale or transfer does not include a transfer:

- (1) After which the transferor retains an ownership interest in the property;
- (2) The property is transferred to a trust for the benefit of the transferor; or
- (3) The transfer is from a trust or estate to beneficiaries of the trust or estate without consideration.

(F)

Compliance before transfer. All major violations cited shall be corrected prior to transfer of title, unless the new owner submits a signed affidavit prior to the transfer to the Building Official and Zoning Department in which the new owner states that the new owner will assume responsibility to make the necessary corrections.

(G) *Inspection procedures.*

- (1) Once the City Zoning Administrator, or his or her designee, has determined that a rental unit is in compliance with all of the ordinances adopted by the city, the inspection required for issuance of a certificate of compliance shall be satisfied.
- (2) If, upon completion of an inspection, the premises are found to be in violation of one or more provisions of the applicable city code, the City Zoning Administrator, or his or her designee, shall provide the registered local agent and/or owner with written notice of such violations. The City Zoning Administrator, or his or her designee, shall set a re-inspection date before which such violation shall be corrected. If such violation has been corrected within that period, the inspection required for issuance of a certificate of compliance shall be satisfied. If such violations have not been corrected within that period, the City Zoning Administrator, or his or her designee, shall not issue the certificate of compliance and may take any action necessary to enforce compliance with applicable city and state codes and ordinances.
- (3) If there is a complaint filed on a property with the City Zoning Administrator, or his or her designee, the owner and/or responsible local agent will be notified in writing. In the event that the complaint is of an emergency nature, as determined by the City Zoning Administrator, or his or her designee, it will require immediate compliance with Chapter 152. If the complaint is not of an emergency nature, the owner will be granted an appropriate period of time to correct such violation, after this a reinspection or written verification from owner and/or responsible local agent and complaining party that the violation has been corrected will be required.
- (4) If an inspection is initiated by a complaint and no violation is found to exist, no inspection fee will be assessed against the owner of the inspected rental unit in compliance.
- (5) Where a re-inspection must be made to ensure conformity with this chapter or before a certificate of compliance is issued for those rental units that have been issued violation notices, the city will charge a separate inspection fee for every inspection when the violation has not been abated or corrected as provided in this chapter.
- (6) If an inspection is scheduled and the owner or responsible local agent fails to appear, an inspection fee shall be assessed against the owner and/or the responsible local agent, and an additional inspection fee shall be charged for the actual inspection.

(H) *Transfer of ownership inspections.*

- (1)

When there is a transfer of ownership of any rental unit, including an owner-occupied rental unit, and a current certificate of compliance exists for the unit, then the City Zoning Administrator, or his or her designee, shall waive the inspection if a certificate of compliance was issued within one year prior to the transfer of title. The new owner shall comply with the requirements of Section 154.03 by re-registering the rental unit within 30 calendar days following the transfer of property.

- (2) When there is a transfer of ownership of any rental unit, including an owner occupied rental unit, and a current certificate of compliance which is less than one year old does not exist for the unit, then the City Zoning Administrator, or his or her designee, shall conduct an inspection within 30 calendar days following the notification of the transfer of ownership as required by Section 154.03. If violations of this chapter or any other city ordinance or code are found, a notice of violation shall be issued to the owner.
- (3) If ownership of any rental unit is transferred contrary to subsections (1) or (2) of this subsection (H), or if the new owner fails to re-register a rental unit as required by Section 154.03, the property will not be in compliance with this chapter and the certificate of compliance and rental unit registration shall be deemed to expire within 60 days of the transfer unless appropriate steps are taken to obtain a rental unit registration and certificate of compliance.
- (4) Within 30 calendar days of the transfer of ownership of a rental unit, the new owner shall notify all residents of a rental unit which undergoes a transfer of ownership while the individuals are residing in that unit, including an owner-occupied rental unit, of the transfer of ownership.

(Ord. No. 3-2014, 10-15-2014; Ord. No. 2020-01, § 32, 2-19-2020)

Sec. 154.05. - Certificate of compliance.

No person shall own, operate, lease, rent, occupy, or otherwise allow a rental unit within the city to be occupied unless there is a valid certificate of compliance or temporary certificate issued by the City Zoning Administrator, or his or her designee, for the rental unit. A certificate of compliance shall be issued for each building containing a rental unit.

- (A) *Requirements.* A certificate of compliance shall be issued only after all of the following requirements have been satisfactorily completed:
 - (1) Registration of the rental unit with the Building Official and Zoning Department;
 - (2) Designation of the responsible local agent;
 - (3) Payment in full of any and all required fees for registration and inspection fees; and
 - (4) Inspection by the Building Official and Zoning Department resulting in a determination that the rental unit and the property complies with all city ordinances and state law.
- (B) *Temporary certificates.*

- (1) Temporary certificates of compliance for up to three years may be issued without prior inspection by the Building Official and Zoning department for those occupied rental units existing as of September 29, 2014. Such temporary certificates of compliance may be issued as of the effective date of the initial registration following September 29, 2014, to allow property owners to operate such rental units until such time as an inspection may be made by the City Zoning Administrator, or his or her designee. At such time as an inspection is made and the City Zoning Administrator, or his or her designee, has determined that provisions of this chapter have been complied with, the temporary certificate shall expire.
- (2) When a rental certificate of compliance is required, the City Zoning Administrator, or his or her designee, may issue a temporary rental certificate of compliance if all of the following circumstances exist:
 - (a) The City Zoning Administrator, or his or her designee, is unable to complete an inspection of a rental unit to verify compliance with this chapter;
 - (b) The enforcing officer is not aware of any current major violations;
 - (c) The property owner has paid the annual registration fee and the inspection fees assessed against the property owner; and
- (3) The City Zoning Administrator, or his or her designee, may issue a temporary rental certificate of compliance for a newly registered rental unit.
- (4) The City Zoning Administrator, or his or her designee, may issue a temporary rental certificate of compliance for a rental unit subject to a housing order notice containing major or minor violations if the property owner is in the process of correcting such violations and can show proof of same.
- (5) Except as otherwise provided, a temporary rental certificate of compliance shall be valid until the enforcing officer completes an inspection and issues an order granting or denying a rental certificate of compliance. A temporary rental certificate of compliance may also be revoked by the Building Official if the property owner refuses to schedule and/or permit an inspection after having been given a 14-day notice that an inspection must be scheduled, unless the tenant has refused access to the Building Official.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.06. - Suspension and expiration.

- (A) The City Zoning Administrator, or his or her designee, may suspend a three-year rental certificate of compliance for a rental unit if the responsible person fails to comply with a housing order notice which was issued as the result of any required inspection, or if the responsible person fails to pay any fee as required by this chapter.

- (B) In such event, the enforcing officer may placard the property and order that it be vacated. The City Zoning Administrator, or his or her designee, shall reinstate a suspended certificate of compliance upon a determination that all violations are corrected and upon payment of the re-inspection fees. The reinstated rental certificate of compliance shall be issued for a period of not more than three years from the date of the original certificate.
- (C) A certificate of compliance or a temporary rental certificate of compliance shall expire on the date stated on the certificate. Sixty days after such expiration date, no person shall occupy a rental unit unless a new certificate of compliance has been issued.
- (D) If the City Zoning Administrator, or his or her designee, suspends a rental certificate of compliance, or if a three-year rental certificate of compliance has expired, then the City Zoning Administrator, or his or her designee, shall notify the occupant(s) of the suspension or expiration. The notice shall inform the occupant(s) that he or she may pay rent into a self-established escrow account until he or she vacates the unit, the rental certificate of compliance is reinstated or renewed, or a temporary rental certificate of compliance has been issued, whichever occurs first. This section shall not apply if the property owner establishes that the suspension of the rental certificate of compliance is due to violations that were caused by the occupant(s) of the rental unit. Once the rental certificate of compliance is reinstated or a temporary rental certificate of compliance has been issued, the rent shall again become due and payable in accordance with the terms of the lease or other agreement between the property owner and the occupant(s) or as determined by a court of law.
- (E) The City Zoning Administrator, or his or her designee, shall immediately notify the owner of any decision affecting the status of a rental certificate of compliance and advise the owner of their right to appeal and the procedures therefore. A tenant shall be notified if a certificate of compliance is revoked.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.07. - Fees.

- (A) The annual registration fee per dwelling unit shall be determined, from time to time, by the Iron River City Council. The annual registration fee shall be owing as of June 1 of each and/or at the time that a dwelling unit is first rented. Property owners who have dwelling units which are being rented at the time of this chapter or who are seeking to renew the annual registrations shall be billed at least 30 days prior to the due date of the annual registration fee. The annual registration fee shall not be prorated for any partial rental year.
- (B) In addition to any annual registration fee, a rental inspection fee shall be charged. The rental inspection fee and rates shall be as established by the City Council from time to time. The rental inspection fee, if any, shall be due at the time that a property owner is required to apply for a

certificate of compliance and also at the time that a property owner is required to apply for a renewal of a certificate of compliance. The rental inspection fee shall be owing in accordance with the following:

- (1) For one re-inspection following the initial inspection or the initial notice of deficiency, no additional fee shall be owing;
- (2) If an inspection is initiated by a complaint and no violation is found to exist, no inspection fee will be assessed against the owner of the inspected rental unit in compliance;
- (3) If an inspection is initiated by a complaint and if a violation is found to exist, a fee of \$35.00 shall be owing;
- (4) For the second additional inspection following the initial inspection and notice of deficiency, an additional fee of \$100.00 shall be owing; and
- (5) For all inspections after the second additional inspection and notice of deficiency, an additional fee of \$200.00 per inspection shall be owing. All rental inspection fees shall be paid within 30 days of billing. If the rental inspection fees are not paid within such time period, then at the option of the city, the certificate of compliance shall be suspended, and the dwelling unit for which the rental inspection fee is not paid is to be vacated by the tenant(s).

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.08. - Maintenance of records.

All records, files and documents pertaining to the rental registration and inspection ordinance shall be maintained by the City Zoning Administrator, or his or her designee, and made available to the public as allowed or required by state law.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.09. - Enforcement authority.

- (A) *Enforcing officer.* It shall be the duty and responsibility of the City Zoning Administrator, or his or her designee, to enforce the provisions of this chapter as herein provided. The term enforcing officer shall mean the City Zoning Administrator, or his or her designee. The enforcing officer has authority to issue and serve a municipal civil infraction citation in regard to the enforcement of this chapter and is hereby designated as an authorized local official to write municipal civil infraction tickets.
- (B) *Coordination of enforcement.* Inspection of premises and the issuing of orders in connection therewith under the provisions of this chapter shall be the exclusive responsibility of the enforcing officer. Wherever, in the opinion of the enforcing officer, it is necessary or desirable to have inspections of any condition by any other department, he or she shall arrange for this to be done in such manner that the owners or occupants of buildings shall not be subjected to visits by

numerous inspectors or to multiple or conflicting orders, to the extent reasonably practicable under the circumstances. No order for correction of any violation under this chapter shall be issued without the approval of the enforcing officer.

- (C) *Administrative liability.* Except as may otherwise be provided by state statute, local law or ordinance, an officer, agent or employee of the city charged with the enforcement of this chapter shall not render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his or her duties under this chapter. A person who institutes or assists in a prosecution under this chapter shall not be liable for damages, hereunder, as long as the person who institutes or assists in the prosecution has reasonable cause to believe that the party accused or prosecuted was responsible of any unlawful act or omission. Any suit brought against any officer, agent or employee of the jurisdiction, as a result of any act required or permitted in the discharge of his or her duties under this chapter, shall be defended by the legal representative of the city until the final determination of the proceedings.
- (D) *Inspections.* The enforcing officer may make or cause to be made inspections to determine the conditions of all structures and premises in order to safeguard the safety, health and welfare of the public under the provisions of this chapter.
- (E) *Right of entry.* When an inspection shall be made, the enforcing officer may request permission to enter the premises at any reasonable time for the purpose of performing his or her duties under this chapter. Permission to access the premises may be granted by the owner of the premises, his or her agent, or a tenant occupying the premises or any other occupant of the premises. If there is an emergency, then the enforcing officer shall have the right to enter at any time.
- (F) *Access by owner.* Every tenant or other occupant of a property in the city shall give the owner thereof, or his or her agent or employee, access to any part of the premises at reasonable times for the purpose of making such inspections, maintenance, repairs or alterations as are necessary to comply with the provisions of this chapter.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.10. - Other enforcement actions.

The city shall have the right to obtain an order of mandamus and/or an injunction so as to enforce the terms and conditions of this chapter. All remedies which are provided by this chapter shall be cumulative.

(Ord. No. 3-2014, 10-15-2014)

Sec. 154.99. - Penalty.

- (A) Any person who shall violate a provision of this chapter, or who fails to comply therewith, or with any of the requirements thereof, shall be guilty of a municipal civil infraction as defined in Chapter 31.
- (B) Unless otherwise provided in this chapter, any person, firm, corporation, or any owner of any building, structure, or premises, or part thereof, where any condition in violation of this chapter shall exist or shall be created, shall be responsible for a municipal civil infraction. A violation includes any act which is prohibited or made or declared to be unlawful or an offense by this chapter, or any omission or failure to act where the act is required by this chapter. Upon a finding of responsibility, a defendant shall be responsible for civil fine for each infraction as provided for in Chapter 31, plus any costs, damages, expenses and other sanctions, as authorized under Chapter 31, Chapter 87 of Act 236 of the Public Acts of 1961, as amended, and other applicable laws.
- (C) For a first offense, a civil fine of not less than \$100 plus costs shall be levied. The civil fine for any first repeat offense shall be not less than \$200.00 plus costs. A civil fine for any offense which is a second repeat offense or any subsequent repeat offense shall be not less than \$500.00 plus costs. A sanction shall be a civil fine as provided for above, plus costs, damages, expenses, actual attorney fees and other sanctions, as authorized under Chapter 87 of Act 236 of the Public Acts of 1961, as amended, and other applicable laws. As used in this section, repeat offense means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision:
- (1) Committed by a person or entity within any 12-month period; and
 - (2) For which the person admits responsibility or is determined to be responsible.
- (D) Each day on which any violation of this chapter continues shall constitute a separate offense and shall be subject to penalties or sanctions as a separate offense. In addition to any remedies available at law, the city may bring an action for an injunction or other process against a person to restrain, prevent or abate any violation for any section of this chapter which is declared to be a civil infraction.
- (E) In the event that a person or entity who is found responsible fails to obey any correction order or order of mandamus which may be issued by a court, such person or entity may be required by a court of law to pay all reasonable costs and expenses which are incurred by the city in making the corrective action or actions.

(Ord. No. 3-2014, 10-15-2014)

Ordinance No. 3.08

AN ORDINANCE TO REGULATE MOBILE FOOD VEHICLE VENDORS WITHIN THE CITY OF CRYSTAL FALLS

THE CITY OF CRYSTAL FALLS ORDAINS:

Intent. In the interest of encouraging mobile food vendors who add to the vibrancy and desirability of the City of Crystal Falls, while providing a framework under which such businesses operate, this ordinance is established.

Definitions:

Mobile Food Vehicle – A motorized vehicle which may upon issuance of a license by the City Clerk and conformance with the regulations established by the ordinance may temporarily park upon a public street or private property and engage in the service, sale or distribution of ready to eat food for individual portion service to the general public directly from the vehicle.

Mobile Food Vending – shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit which meets the definition of a Food Service Establishment under Public Act 92 of 2000, which may include the ancillary sales of branded items consistent with the food, such as a t-shirt that bears the name of the organization engaged in mobile food vending.

Vendor – shall mean any individual engaged in the business of mobile food vending; if more than one individual is operating a single stand, cart, trailer, kiosk, grill or other means of conveyance, then vendor shall mean all individuals operating such single stand, care or other means of conveyance that is designed to be portable and not permanently attached to the ground on a public street, highway, or public parking place.

Operate – shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the mobile food vending unit is open for business.

Scope:

The provisions of this ordinance apply to mobile food vehicles engaged in the business of cooking, preparing and distributing food or beverage with or without charge upon or in public and private restricted spaces. This ordinance does not apply to vehicles which dispense food and that move from place to place and are stationary in the same location for no more than 15 minutes at a time, such as ice cream trucks, or food vending pushcarts and stands located on sidewalks.

Permit Required.

No vendor shall engage in Mobile Food Vending without a permit from the City Clerk authorizing such vending. The City Clerk shall prescribe the form of such permits and application for such permit. All permits shall be prominently displayed on the mobile food vending unit. No vending through a Mobile Food Vending Unit of food and/or other human consumables shall be permitted unless it meets the definition of Mobile Food Vending as defined by this ordinance. A permit issued under this ordinance shall not be transferable from person to person. A permit is valid for one vehicle only and shall not be transferred between vehicles. Permits will still be required if the food truck is hired by an organization or business for their use.

The permit application shall include the following:

1. Name, signature, phone number, email contact and business address of the applicant.
2. A description of the preparation methods and food product offered for sale including the intended menu.
3. Information on the mobile food vehicle to include year, make and model of the vehicle and dimensions, which shall not exceed thirty (30) feet in length and ten (10) feet in width.
4. Information setting forth the proposed hours of operation, area of operations, plans for power access, water supply and wastewater disposal.
5. Copies of all necessary license or permits issued by local Health Departments, a copy shall be displayed in clear site of customers.
6. Insurance Coverage:
 - a) Proof of General Comprehensive Liability policy with limits of no less than **\$1 million** Combined Single Limit Coverage issued by an insurer licensed to do business in the State of Michigan and which names the City as an additional injured.
 - b) Proof of Public Liability and Property Damage motor vehicle policy with limits of no less than \$1 million issued by an insurer licensed to do business in the State of Michigan.

Fees

All vendors receiving a permit under this ordinance shall pay the fee as set from time to time by the City Council. There shall be no proration of fees. Fees are not refundable once a permit has been issued by the City Clerk.

Regulations

Any vendor engaging in Mobile Food Vending shall comply with the following regulations:

1. No operator of a mobile food vehicle shall park, stand or move a vehicle and conduct business within the areas of the City where the permit holder has not been authorized to operate. The City Council shall by resolution identify those streets and public areas where parking by mobile food vehicles is permitted.
2. The customer service area for mobile food vehicles shall be on the side of the truck that faces a curb lawn or sidewalk when parked. No food shall be prepared, sold, or displayed outside of mobile food vehicles.
3. All mobile food vehicle vendors shall provide a waste container for public use which the vendor shall empty at its own expense. All trash and garbage originating from the preparation of mobile food vehicles shall be collected and disposed of off-site by the operators each day. Spills of food or food by-products shall be cleaned up, and no dumping of gray water on the street is allowed.
4. Mobile Food Vendors shall comply with the City's Noise Ordinance, Sign Ordinance and all other City Ordinances.
5. Mobile food vehicles when parked on public streets shall be parked in conformance with all applicable parking restrictions, and shall not hinder the lawful parking or operation of other

vehicles. Not set up or locate in a place that blocks or impedes wheelchair or handicapped access or travel on sidewalks.

6. A mobile food vehicle shall not be parked on the street overnight or left unattended and unsecured at any time food is in the vehicle. Any mobile food vehicle found to be unattended shall be considered a public safety hazard and may be ticketed and impounded or towed.
7. A vendor shall not operate a mobile food vehicle within 500 feet of any fair, festival, special event or civic event that is licensed or sanctioned by the City unless the vendor has obtained permission from the event sponsor.
8. A vendor shall not operate on private property without first obtaining written consent to operate from the affected private property owner. A private property owner shall not permit parking by a mobile food vehicle until a permit has been obtained to allow for such use. Not utilize any electricity or power without prior written authorization of power customer.
9. Any power required for the mobile food vehicle located on public way shall be self-contained and a mobile food vehicle shall not use utilities drawn from the public right-of-way. All power sources must be self-contained. No power or cable equipment shall be extended at or across any City street, alley or sidewalk.
10. Prices must be clear and posted on vendor's location. Vendors shall not use any flashing, blinking or strobe lights or similar effects to draw attention to the food truck. Vendors shall not use loud music, amplification devices or crying out or other methods to gain attention which causes a disruption or safety hazard.
11. A food vendor shall locate no closer than 150 feet from any businesses that sell the same food product as the mobile food vendor without the prior written permission of the local business.
12. A mobile food vendor may only operate the follow hours:
9:00 AM – 9:00 PM in residential areas
7:00 AM – 11:00 PM in commercial areas

Other Permits

A permit obtained under this ordinance shall not relieve any vendor of the responsibility for obtaining any other permit, or authorization required by any other ordinance, statute or administrative rule by the state or county health board.

Revocation

The City Clerk shall revoke the permit of any vendor engaged in Mobile Food Vending who ceases to meet any requirement of this Ordinance or violates any other federal, state or local regulation, makes a false statement on their application, or conducts activity in a manner that is adverse to the protection of the public health, safety and welfare. Immediately upon such revocation, the permit shall be come null and void.

Complaints; Appeals

If a permit is denied or revoked by the City Clerk, the applicant or holder of a permit may appeal to and have a hearing before the City Manager. The City Manager shall make a written determination. If the

City Manager's denial or revocation is supported the applicant may appeal the City Manager's decision to City Council.

Enforcement

Any permit holder operating a mobile food vehicle in violation of any provision of this ordinance or any rules and regulations promulgated by the City shall be subject to a civil fine of \$500 per day. Each day of violation shall constitute a separate and distinct offense.

Exemption

Persons under the age of 16 years of age, where all proceeds are retained by the person shall be exempt from the license fee. No adult of business shall hire or subcontract with persons under 16 years of age in an attempt to evade the provisions of this ordinance.

Food Trucks may be hired by residents or local businesses to serve private events so long as no cash food sales are made at the event. All other rules need to be followed.

Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Adopted Date: October 11, 2021

Effective Date: November 10, 2021

Michael McCarthy
Mayor

Tara L. Peltoma
City Clerk

APPLICATION FOR MOBILE FOOD VEHICLE LICENSE

City of Crystal Falls
Office of the City Clerk/Treasurer
401 Superior Ave.
Crystal Falls, MI 49920

(Please print or type)

APPLICATION INFORMATION

Business Name _____

Applicant's Name _____

Business Address _____

City _____

State _____

Zip code _____

Phone _____

Email Address _____

Mobile Phone _____

GENERAL BUSINESS DESCRIPTION

Please provide a general description of the food products to be offered and the preparation methods to be used (grilling, frying, hot beverage service, etc...). Please include a menu with this application, if available.

Food products: _____

Food preparation methods: _____

VEHICLE INFORMATION

Make _____

Model _____

Year _____

Length _____

Width _____

(Note: max size allowed is 36' L x 9' W)

Please describe your sources of power and fresh water and your plan for disposal of wastewater:

AREA OR LOCATION OF ACTIVITY

Please list the streets or areas of the city in which you plan to operate (for general information, not restrictive):

DATES AND TIMES OF ACTIVITY

Please indicate the days and times you expect to be operating (for general information, not restrictive):

Times

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

ADDITIONAL DOCUMENTS REQUIRED

In order for this application to be complete, you must also submit the following documents:

_____ copies of all necessary licenses and permits issued by the Iron County Health Department

_____ *Check here if the Health Department has indicated a permit is not required for your type of food truck operation.*

_____ proof of General Comprehensive Liability insurance with limits of no less than \$2 million Combined Single Limit coverage issued by an insurer licensed to do business in this state and which names the City and its agents, officials, employees as an additional insured

_____ proof of Public Liability and Property Damage motor vehicle policy with limits of no less than \$1 million issued by an insurer licensed to do business in this State.

I understand that of operation of Mobile Food Vehicles is regulated by Ordinance #2.25 of the City of Crystal Falls, and violations of this ordinance or any rules and regulations promulgated by the City of the operation of Mobile Food Vehicles shall be subject to a municipal civil infraction with penalties in accordance with the Ordinance. Once a license has been issued it may be revoked, suspended or not renewed by the City Clerk/Treasurer for failure to comply with the provisions of this ordinance and any rules or regulations promulgated by the City.

Applicant's Signature: _____

Date _____

5/29/2025

CITY OF IRON RIVER
RENTAL LIST

UNITS	STREET	ADDRESS	NAME	STATUS	
	1ST AVE	15	FIRE RIDGE PROPERTIES	NS7W26479 MOUNTAIN MEADOWS DR SUSSEX WI 53089	
	1ST AVE	1110	CRAIG DOBSON		LEVI LINCOLN
	1ST AVE	1122	CARROL BROTHERS		KELLY GARAVET
	1ST AVE	1130	LANCE OCHAMPAUGH		TRENT OCHAMPAUGH
	1ST AVE	1203	ARIC HICKS		
	1ST AVE	1309	ROSSMANN'S RENTALS		
	2ND AVE	614	LIANA HANDLEY		
	2ND AVE	1232	PAM & DAVE TAPE		CHRIS HILL
	2ND AVE	1235	LVD BAND OF INDIANS		
	2ND AVE	1406	GREG LOVEJOY		
	3RD AVE	1106	ED & HOPE HALL	301 REAGAN, IR 49935	
	3RD AVE	1344	DOUG STAFFORD		
3	4TH AVE	813	ERIC OSBORNE	522 W CAYUGA, IR 49935	
3	4TH AVE	209	FRED HILTONEN	263 PARKS FARM RD CRYSTAL FALLS MI 49920	
	4TH AVE	39	MIKE HILL	39 4TH AVE, APT 1, IR	DUPLEX
	4TH AVE	45	MIKE HILL	39 4TH AVE, APT 1, IR	DUPLEX
	4TH AVE	514	DOUBLE T RENTALS	318 W ADAMS, IR	APARTMENTS
	4TH AVE	623	JANET OLSON	RENTED TO CANDICE PRIOR	
	4TH AVE	947	JACOB LUCKEY	941 4TH AVE, IR	
2	5TH AVE	718	SHELDON HAMILTON	JANICE JEVEDIN 545 PALM AVE CORONADO CA 92118	VACANT
2	5TH AVE	832	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
	5TH AVE	48	DARLA SPRAGUE	42 N 5TH AVE, IR 49935	VACANT
	5TH AVE	315	JML HOMES	1196 MAPLE LANE #14, ARBOR VITAE, WI 54568	VACANT
	5TH AVE	11	LARRY & DEBRA DOBSON	1737 HOMER RD, IR 49935	DANIELLE DOBSON
	5TH AVE	35	ANDREW YUNGERMAN	35 5TH AVE, IR 49935	JOSEPH ROSS
	5TH AVE	22	PATRICIA LAUREANO	22 N 5TH AVE, IR 49935	MIKE LAUREANO
	5TH AVE	118	JACK DALE	118 N 5TH AVE	MELISSA HERMANSON
	5TH AVE	126	KHRISTOPHER STUBRUD	105 W ROSS, IR 49935	
	5TH AVE	138	GARY HOMER	138 5TH AVE	DUPLEX?
	5TH AVE	1017	NAOMI & JAMES WELCH		
	5TH AVE	1046	DICK HARRIS		DAVID & SANDY BERTSCH
	5TH AVE	229	SHEENA & DAN ELICH	203 N 5TH AVE, IR 49935	KATHLEEN ARNOLDI
2	6TH AVE	803	BRIAN & AMY BRZOZNOWSKI	607 FERN STREET, IR 49935	
2	6TH AVE	724	MIKE LAURIE	SAME	SINGLE FAMILY?
	6TH AVE	815	BRIAN & AMY BRZOZNOWSKI	607 FERN STREET, IR 49935	
	6TH AVE	1013	DEAN JACKSON		AMYLEE CUNNINGHAM
	6TH AVE	1016	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
	6TH AVE	1020	ED & HOPE HALL	301 REAGAN, IR 49935	
	6TH AVE	1026	DENNIS CARROLL		
	6TH AVE	635	HARMONEY INVESTMENTS	11945 LILLY PAD RD TIPLER WI 54542	
	6TH AVE	816	TERRY AYERS	1566 S TIPSICO LK RD MILFORD MI 48380	
	7TH AVE	52	FRANK BOSTER		MINDY WILLISON
2	7TH AVE	832	ALEC COAD & HALEY COLWELL	SAME	DUPLEX STILL?
	7TH AVE	1018	JOE PARKER	1005 SUNRISE AVE IRON RIVER MI	
	7TH AVE	712	DARLA SPRAGUE	42 N 5TH AVE, IR 49935	
	7TH AVE	707	JEAN MOORE	1393 Main Street, Marinette, WI 54143	
	7TH AVE	221	JIM DELLIES	601 W GENESEE ST, IR	
3	7TH AVE	631	TWIN FALLS		
2	8TH AVE	628	ARTHUR MAKI	SAME - NICK MAKI	SINGLE FAMILY?
	8TH AVE	25	BEVERLY EGGERT	PO BOX 148, CASPIAN, MI 49915	
	8TH AVE	136	GARY & KAREN CARNES	1440 JOHNSON AVE, SAN LUIS OBISPO, CA 93401	AMY CARLISLE
	8TH AVE	1019	JACI MCMAHON PETTIT		JOSH POMEROY
	8TH AVE	102	ART & MARY HEBERT		GAIL KURTZ
	9TH AVE	211	DEBORAH CIESLINSKI	211 9TH AVE, IR 49935	EMILY RIDOLFI
	9TH AVE	34	MIKE & WES TAKALA	547 LIND RD, CRYSTAL FALLS, MI 49920	
	9TH AVE	1327	SEAN REMPERT		VACANT
	10TH AVE	102	BLAKE BIALIK	426 HAGERMAN LAKE RD, IR 49935	JESSE DUGINSKI
	10TH AVE	103	JOE BACLICH	103 10TH AVE	ABBY GIRARD
	10TH AVE	222	CARL NOLINGBERG	9329 W HIDDEN VALLEY DR N, SUN CITY, AZ 85351	MAXINE NOLINGBERG
	14TH AVE	813	NATALIE STROHM		MATHEW DORNBACH
	16TH AVE	1217	LOIS COOPER		
2	ADAMS W	619	CARROLL BROTHERS	NS7W26479 MOUNTAIN MEADOWS DR SUSSEX WI 53089	
2	ADAMS W	621	HARMONEY INVESTMENTS	11945 LILLY PAD RD TIPLER WI 54542	
2	ADAMS W	715	TRACEY WEST	4121 RIVER ROAD EAGLE RIVER WI 54521	
	ADAMS W	812	DENNIS POWELL	611 MINERAL AVE, IR 49935	
	ADAMS W	816	DENNIS POWELL	611 MINERAL AVE, IR 49935	
	ADAMS W	510	TODD SCHMIDT	3299 E US 2, IR	VACANT
	ALLEN E	32	CATHRYN GORMAN		
2	ALLEN E	37	A SUPERIOR REAL ESTATE	10th Deserette/Nicole Teedder	VACANT
2	ALLEN E	31	TERRY AYERS	1566 S TIPSICO LK RD MILFORD MI 48380	
	ALLEN E	79	MARK MCNAMEE		BRIAN JONES
	AMBER	212	LIDSTER		AMANDA SMITH
	AMBER	329	DAVE HAMILTON	PO BOX 31, CASPIAN, MI 49915	KELLY WESTER
	AMBER	402	DAVID HAMILTON	PO BOX 31, CASPIAN, MI 49915	
	AMBER	412	BERGLUND INVESTMENTS	120 W CAYUGA ST, IR 49935	
	AMBER	424	ALNE BLENDA		AL PIFKE
	AMBER	428	REBECCA SUTTON		CAMERON REINKE
	BLOSSOM	111	RYAN ROHAN		KRYSTAL KOBE
	BLOSSOM	206	HERB ADAMS		
	BLOSSOM	210	SUPERIOR REAL		MICHAEL LANHART
	BLOSSOM	302	NANCY COSSIDENT		ED BUYTAERT
2	BLOSSOM	310	DOUG ZARZYCKI	5004 PINE ST GLENVIEW MI 48737	VACANT
	BLOSSOM	413	ED & HOPE HALL	301 REAGAN, IR 49935	
	BLOSSOM	420	DEB ACHATZ	21 DEAD END RD TROUT CREEK MT 59847	
	BLOSSOM	407	DARREN & TRICIA MERCIER	NS888 STATE HWY 180, MARINETTE, WI 54143	VACANT
	BLOSSOM	401	DARREN & TRICIA MERCIER	NS888 STATE HWY 180, MARINETTE, WI 54143	VACANT
2	BLOSSOM A&B	504	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
2	BOYINGTON W	321	ELIZABETH FULLER	SAME	SINGLE FAMILY?
2	BOYINGTON W	18	TIM BENN	116 FLORINA CT WOODDALE IL 60191	

	BOYINGTON W	228	BENJAMIN GARCIA	216 W BOYINGTON	
	BOYINGTON W	1002	MARK & PETER SAIGH	PO BOX AB, IR 49935	
2	BOYINGTON W A&B	320	BRAD CALLAHAN	N-113920 CD RD CC TOMAHAWK WI 54487	
2	CAYUGA W	522	LAURALEE PIERQUET	SAME	DUPLEX STILL?
2	CAYUGA W	417	MIKE & TONI JACOBS	405 CAYUGA, IR 49935	
2	CAYUGA W	708	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
3	CAYUGA W	134	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
2	CAYUGA W	812	BERGLUND INVESTMENTS	132 W CAYUGA ST	
	CAYUGA W	320	JOE PARKER	1005 SUNRISE AVE IRON RIVER MI	VACANT
	CAYUGA W	427	PAUL JACOBS	405 CAYUGA, IR 49935	VACANT
	CEDAR	505	AARON LINDHOLM	16795 SKANEE RD, LANSE, MI 49946	TIMOTHY BROCKHAGEN
	CEDAR	530	STEPHEN RYAN	3169 E US2, IR 49935	
	CEDAR	609	STEPHEN RYAN	3169 E US2, IR 49935	
	CEDAR	610	DEANNA NICKLESON	3169 E US2, IR 49935	
2	CHERRY	411	JAMES CRIST & JORDAN SNYDER	SAME	SINGLE FAMILY?
2	CHERRY	228	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
	CHERRY	209	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
	CHERRY	203	FIVE STONES	158 BATES GAASTRA RD, IR 49935	
	CHERRY	308	JACK LAWRENCE	PO BOX 138 IRON RIVER, MI 49935	
	CHERRY	218	STEPHEN RYAN	3169 E US2, IR 49935	VACANT
2	DIAMOND	209	BRAD CALLAHAN	186 MEADOWWOOD DR, IR	
4	DIAMOND	216	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
2	DIAMOND	223	KENNETH MORRIS	4 APARTMENTS	
2	DIAMOND	427	SAMUEL & WILLIAM HAWKINS	SAME	DUPLEX STILL?
	DIAMOND	215	JOE PARKER	1005 SUNRISE AVE IRON RIVER MI	
	DIVISION	221	LISA CHADWICH		AMANDA & WILLIAM CARPENTER
	DIVISION	325	MARY & BRIAN BLEYER	1472 LARRY'S DR, STEVENS POINT, WI 54482	ABBY JC
	FRANKLIN	1305	TIMOTHY MCHUGH	3471 CNTY RD 571 NE, KALKASKA, MI 49646	ON VRBO
2	GENESEE W	13	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
2	GENESEE W	127	JOSEPH PARKER	1005 SUNRISE AVE IRON RIVER MI	
2	GENESEE W	604	DEBBIE SHAMION	PO BOX 303 CASPIAN MI 49915	
2	GENESEE W	707	MATHEW MUNDTH	3916 US HWY 2, IR 49935	DUPLEX STILL?
2	GENESEE W	719	KEVIN CRONKRIGHT	SAME	DUPLEX
	GENESEE W	221	JOE PARKER	1005 SUNRISE AVE IRON RIVER MI	
	GENESEE W	619	BRIAN & AMY BRZOZNOWSKI	607 FERN STREET, IR 49935	
	GENESEE W	302	PETER GARCIA	406 TRUMAN IRON RIVER	APARTMENTS
	GENESEE W	23	DON GASPERINI	PO BOX 288, IR 49935	
	GENESEE W	101	MIKE HILL	39 4TH AVE, APT 1, IR	APARTMENT
	GENESEE W	105	MIKE HILL	39 4TH AVE, APT 1, IR	APARTMENT
	GENESEE W	807	DAWN PALMER	102 N IRON LAKE RD, IR	
	GENESEE W	809	WIKB	7025 RAYMOND RD, MADISON, WI 53719	APARTMENT
	GENESEE W	519	DARREN & TRICIA MERCIER	N5888 STATE HWY 180, MARINETTE, WI 54143	VACANT
	HARDING	330	HARMONY INVESTMENTS	11945 LULLY PAD RD TIPLER WI 54542	
	HEMLOCK E	118	GLORIA LUCKEY	3237 US2 EAST, IR	
	HIAWATHA	127	RYAN LOHREY	2193 LAKE OTTAWA RD, IR 49935	KAREN & DAVE RULLCOSKI
	HIAWATHA	220	AL SHINDORF	06840 US 31 SOUTH, CHARLEVOIX, MI 49720	TRAILER PARK
	HOLLY	402	CARROLL BROTHERS	N57W26470 MOUNTAIN MEADOWS DR SUSEK WI 53089	
	JASPER	409	LISA & MARK GASPERINI	182 SECTION 16 RD, IR 49935	
2	MAHONEY	908	I C HOUSING	210 N 3RD ST, CRYSTAL FALLS, MI 49920	
2	MAHONEY	904	I C HOUSING	210 N 3RD ST, CRYSTAL FALLS, MI 49920	
2	MAHONEY	900	I C HOUSING	210 N 3RD ST, CRYSTAL FALLS, MI 49920	
	MAPLE E	104	CARROLL BROTHERS	N57W26470 MOUNTAIN MEADOWS DR SUSEK WI 53089	
2	MAPLE W	17	PETER GARCIA	406 TRUMAN IRON RIVER	
2	MAPLE W	27	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
3	MAPLE W	126	CHAD & TARA PENDLUM	SAME	DUPLEX STILL?
	MAPLE W	622	NIKOLAS BERGQUIST	8878 DELLA DRIVE, WOODRUFF, WI 54568	KRISTINE DEREKOWSKI
	MAPLE W	430	PARKER & MITCH INVESTMENTS	49 N 5TH AVE, IR 49935	
2	MINCKLER	506	DEBRA ACHATZ	21 DEAD END RD TROUT CREEK MT 59847	
2	MINCKLER	708	JEAN MOORE	420 MARINE LANE PESHIGO WI 54157	
2	MINCKLER	416	MIKE & KIRA DALLAVALLE	PO BOX 11, CASPIAN, MI 49915	
2	MINCKLER	427	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
2	MINCKLER	726	BEV & TIM MODERT	SAME	SINGLE FAMILY?
	MINCKLER	814	ED & HOPE HALL	301 REAGAN, IR 49935	
	MONROE	1207	ROGER ZANON	2226 LAKE OTTAWA RD, IR 49935	
	OPAL	414	DANNY YARGER	414 OPAL, IR 49935	ZACHARY HALL
	OPAL	430	PETER SWIFT	430 OPAL, IR 49935	NICOLE ANDRES
	PETERSON	1609	TODD SCHMIDT	3299 E US 2, IR	
	PLUM	329	STEPHEN RYAN	3169 E US2, IR 49935	VACANT
2	RIVER	305	STINE INVESTMENTS	PO BOX 425, IR, MI 49935	
	RIVER AVE	1419	DEB ACHATZ	21 DEAD END RD TROUT CREEK MT 59847	
	ROOSEVELT	610	FIVE STONES	158 BATES GAASTRA RD, IR 49935	
3	ROSS W	130	JACK LAWRENCE	PO BOX 138 IRON RIVER, MI 49915	
	ROSS W	107	FIRE RIDGE PROPERTIES	N57W26470 MOUNTAIN MEADOWS DR SUSEK WI 53089	
	SELDEN	650	HIAWATHA APARTMENTS	PO BOX 1179, HICKSVILLE, NY 11802	
	SELDEN	408	HARMONY INVESTMENTS	11945 LULLY PAD RD TIPLER WI 54542	
	SELDEN RD	1001	KURT & SELINA JOHNSON	58710 WOLVERINE ST, CALUMET, MI 49913	WALES INN
2	SPRUCE E	209	GLORIA LUCKEY	3237 HWY US2 EAST	
2	STAMBAUGH	605	FIVE STONES	158 BATES GAASTRA RD, IR 49935	
	STAMBAUGH	606	JOE PARKER	1005 SUNRISE AVE IRON RIVER MI	
	STAMBAUGH	307	KEN AUTIO	CASPIAN	
	TRUMAN	414	MARK BUHLER	302 DIAMOND ST, IR 49935	
2	WASHINGTON N	304	ANTHONY NIELSEN	304 WASHINGTON, IR 49935	
	WASHINGTON N	313	STAN BRZOZNOWSKI	102 W GENESEE ST, IR 49935	
	WASHINGTON N	815	ED & HOPE HALL	301 REAGAN, IR 49935	
	WASHINGTON N	418	BENJAMIN GARCIA	216 W BOYINGTON	APARTMENTS
	WASHINGTON N	314	JML HOMES	1196 MAPLE LANE #14, ARBOR VITAE, WI 54568	
	WASHINGTON N	5	DARREN & TRICIA MERCIER	N5888 STATE HWY 180, MARINETTE, WI 54143	VACANT
	WILSON	702	ED & HOPE HALL	301 REAGAN, IR 49935	
	WILSON	515	DEB ACHATZ	21 DEAD END RD TROUT CREEK MT 59847	
	WASHINGTON N	529	906 REALTY	555 N RIVER, IR 49935	
	WASHINGTON N	1305	JAMES & JANET SOVA	318 N 3RD ST, MEDFORD, WI 54451	AMBER LANGIAHR
	WASHINGTON N	801	RYAN MCCULLOUGH	735 N 4TH AVE, IR 49935	