

**CITY OF IRON RIVER  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
Tuesday, July 16, 2025  
4:30 PM  
Minutes**

Chair Rodney Dood called the meeting to order at 4:30 p.m., in the Council Chambers of the Iron River City Hall.

Roll Call: Anthony Clements, Benjamin Garcia, Ronjo Leonoff and Dood.

Absent: Powell

Also present, City Manager/Zoning Administrator Rachel Andreski, City Clerk Tyana Elenbaas and Interim City Attorney Hannah L. Goodman.

Public in attendance: Todd Johnson.

**Approval of Minutes**

- a. June 10, 2025, Public Hearing Meeting Minutes

Clements motioned with the support from Leonoff approve the minutes as presented. All in favor. Motion carried. Absent: Powell.

**Election of Officers**

Andreski stated as per City Ordinance, this is the organizational meeting where the election of ZBA officers takes place.

Garcia asked if appointments can be made in a temporary fashion as the ordinance was just passed. He suggested keeping the same members until a new ZBA board may be established.

Garcia motioned with support from Leonoff to keep the ZBA officers the same until a new board may be established.

Roll Call: Ayes – 4: Clements, Leonoff, Garcia, and Dood. Nays – 0. Absent – 1: Powell. Motion carried.

**Todd Johnson – The construction or placement of a self- storage facility. The proposed structure(s) do not conform to the Requirement of the Zoning Ordinance pertaining to the minimum five (5) acre minimum lot area. The property is located near 100 Spruce Street.**

**Public Comment**

None.

**Consideration of Appeal**

Todd Johnson stated he could request an additional two acres if needed. Garcia inquired whether development had already begun, referencing visible construction. Johnson clarified that a separate permit for a culvert accounted for the work observed.

Attorney Goodman raised concerns regarding the order of operations, noting that if proper procedures had been followed, the issue might have been avoided. She emphasized that established case law holds that variances should not be granted for self-created issues. Goodman also


referenced a variance worksheet included in each member's packet and recommended its consistent use to reduce the risk of future litigation.

Garcia motioned with support from Clements to not grant the variance as presented and recommended that Mr. Johnson investigate obtaining additional acreage.

Roll Call: Ayes – 4: Leonoff, Clements, Garcia and Dood. Nays – 0. Absent – 1: Powell. Motion carried.

#### **ADJOURNMENT**

Dood moved with support from Garcia to adjourn at 4:55 p.m. All in favor; Motion carried. Absent: Powell.

  
\_\_\_\_\_  
Tyana Elenbaas, City Clerk