

**CITY OF IRON RIVER
ZONING BOARD OF APPEALS
PUBLIC HEARING
Thursday, August 28, 2025
4:00 PM
Minutes**

Chair Rodney Dood called the meeting to order at 4:00 p.m., in the Council Chambers of the Iron River City Hall.

Roll Call: Dennis Powell, Anthony Clements, Ronjo Leonoff and Dood.

Absent: Benjamin Garcia

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

Public in attendance: Vicky Powell, Todd Johnson and Karen Wales.

Approval of Minutes

- a. July 16, 2025, Public Hearing Meeting Minutes

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

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 but to allow the start of construction prior to obtaining the additional two (2) acres needed. The Property is located near 100 W. Spruce Street.

Public Comment

None.

Consideration of Appeal

Todd Johnson explained that he is actively working with Steve Raymond, Troy Sparpani, and Gary Pisoni to obtain an additional two acres of land. He expressed frustration over the lack of clarity in the process, stating that he has already invested significant funds into the construction of storage units and emphasized the short building season. He requested to proceed with pouring concrete while continuing efforts to acquire the remaining land.

Leonoff requested proof of ownership or, at minimum, a purchase agreement for the additional acreage. Mr. Johnson responded that he is in possession of a purchase agreement.

Clements noted that once Mr. Johnson secures the additional acreage, he would be in compliance with the City Ordinance and would no longer require a variance.

Attorney Goodman expressed concerns regarding the validity of the purchase agreement. She questioned whether Troy Sparpani had indeed purchased land from Steve Raymond under a land contract. Mr. Johnson stated that he was unsure about the specifics of that transaction but maintained that his own purchase is being done legally.

Dood asked Mr. Johnson how many units he would have room for on the three (3) acres he currently owns. Mr. Johnson stated that he believes he can get approximately 21 units.

Attorney Goodman reiterated her recommendation for caution, stressing that the previous variance request had been denied due to the issue being self-created.

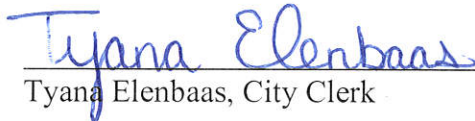
Mr. Johnson acknowledged his lack of knowledge, stating that he is both computer illiterate and illiterate, and admitted he should have asked more questions at the start of the process.

Dood motioned with support from Powell to not grant the variance as presented and recommended that Mr. Johnson obtain the other two (2) acres of land needed to be compliant with the City Ordinance.

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

ADJOURNMENT

Dood moved with support from Clements to adjourn at 4:45 p.m. All in favor; Motion carried. Absent: Garcia.



Tyana Elenbaas, City Clerk