

**CITY OF IRON RIVER  
PLANNING COMMISSION  
REGULAR MEETING  
Thursday, September 11, 2025  
9 AM  
Minutes**

Chairman Bob Byczek called the meeting to order at 9:05 a.m., in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Roll Call: Michael Poindexter, Benjamin Garcia, Mike Hoinowski, John Kolbas (9:18 a.m.) and Byczek.

Absent: Jim Dellies.

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

Public in attendance: Adrienne Baker, Greg Scott (Bump's Burger's) and Jeanne Nacius.

**APPROVE AGENDA**

Hoinowski motioned with support from Garcia to approve the agenda as presented. All in favor; Motion carried. Absent: Dellies.

**APPROVE MINUTES**

Garcia moved with support from Hoinowski to approve August 14, 2025, Regular Meeting Minutes. All in favor; Motion carried. Absent: Dellies.

**PUBLIC COMMENT:**

Greg Scott (Bump's Burgers) shared his perspective on the proposed food truck ordinance, drawing on over twenty years of experience in the restaurant industry. As the owner of a brick-and-mortar business that pays taxes to the City, he emphasized his ongoing commitment to the local community, including providing in-kind services, something he noted that many non-local food trucks do not do. Scott expressed concern about the potential over-saturation of food trucks at local events. He suggested that the City limit the number of permits issued for such events, arguing that when too many vendors are present, none can operate profitably. He emphasized that a balanced, well-regulated approach is necessary to ensure all food vendors- especially those with long-term local investments can succeed.

Poindexter asked if Mr. Scott was mobile. Scott noted that he does catering and has hosted events on the sidewalk outside of his physical business.

**MANAGER'S REPORT**

- Construction – Andreski noted that construction season is upon us and seemed to happen all at once. She added that the construction companies have coordinated together. All is coming together and will look great once completed.
- MDNR Conversion Issue – Andreski reported that the proposal was scheduled to go before the U.P. Board on September 4, 2025, but there was no quorum. Glenn Dobson CFO of Aspirus has been in contact with Andreski, stating that Corporate would like the proposal to go in front of the Corporate Leadership Board at an unscheduled date.

- Reporter Building – Andreski noted that things are coming together quickly and the flooring is being completed. She added that with some cost savings the siding may be completed on the building and Ponchaud has volunteered to do the labor free of cost.
- Clean Water State Revolving Fund (CWSRF) Project Plan – Andreski reported that despite encountering significant red tape, progress is being made with the assistance from WICKWIRE. Roustala Construction has expressed interest in beginning construction tentatively next week, pending final approvals.
- Drinking Water State Revolving Fund (DWSRF) – We were notified that our request is 56<sup>th</sup> out of over a hundred of applications. Andreski stated it's safe to assume we were not chosen for the grant this round.
- Apple Blossom Boardwalk – The project is almost complete and looking great. There will be ribbon cutting possibly during the Harvest and Haunt Festival.
- DDA Parking Lot Project – Bacco Construction will tentatively start paving next week.
- McDonald's – Work has begun for the road in front of the McDonalds.
- 3<sup>rd</sup> and Boyington – Andreski updated the Commission on a scale that had been removed at the City's expense. This scale was located off 3<sup>rd</sup> and Boyington and once belonged to a private business. When the business was sold, the real estate agents were supposed to disclose the fact that the scale would need to be removed at the new owner's cost. Unfortunately, when Andreski had contacted the new owners, they were unaware of the scale and the contingency. Andreski stated that she moved forward by just having the scale removed at the expense of the City.
- Burned Houses – Andreski stated that she has sent letters to both burned out houses. The one located off 7<sup>th</sup> is looking to sell the house, while the other house located on Genesee, the owner has not responded.
- Accessory Structure – Andreski added that there is a resident within our City who has got a shipping container and placed it on his property without obtaining the proper permitting. A certified letter was sent to the owner, which he has not signed for. She noted that she would be contacting the Interim City Attorney to help get the resident in compliance with local ordinances.
- Blight – Andreski stated that there are 8 properties that remain out of compliance with the blight ordinance. She noted that a few of the properties have foundation issues, while others are being over run with pigeons.

Hoinowski stated that two houses in his neighborhood are blighted. He added that the Mexicans that live next door disappeared and left the windows opened. He worried that animals were entering the home. Andreski asked if he was referring to the properties he had been in contact with Chief Harrington about. He confirmed. Andreski stated that Chief is aware of the two homes and had been in discussion with Hoinowski regarding the two parcels.

Kolbas questioned if the City planned on hosting a Ribbon Cutting in honor of the Apple Blossom Boardwalk completion. Garcia agreed that having a ribbon cutting would be great and suggested hosting it at the same time as Harvest and Haunt. He then added that he would be out of town for the Harvest and Haunt Festival.

Hoinowski asked if the Apple Blossom Trail has lighting throughout the trail. Andreski noted that there aren't any lights. Garcia suggested looking into solar lighting for the trail.

Garcia motioned with the support of Kolbas to accept the Manager's Report. All in favor; Motion Carried. Absent: Dellies.

## **OLD BUSINESS**

### **CY2026 CIP**

Andreski asked if the Commission had any other ideas that could be added to the CIP. Garcia stated that he would like to see the City owned lot located on the bottom of Stambaugh Hill be used for signage for the businesses that are located on top of the hill. Byczek suggested signage be placed on the property acquired from Mark Gasperini along US-2. He inquired about how many billboards are permitted in the City. Andreski stated that billboard permits are equivalent to alcohol permits, there are only so many issued per municipality by the State. Hoinowski suggested placing picnic tables in the City owned lot.

### **Rental Registration and Inspection Ordinance**

Byczek stated that the Commission must first find a qualified individual to perform the rental inspections, noting he is not certified or an expert. Kolbas recalled prior discussions about hiring for the position, suggesting a combination of the Zoning Administrator and Rental Inspector roles to create a full-time position. Garcia emphasized that the role requires specific training, and Andreski noted that a certified home inspector or someone with a real estate certification would meet the qualifications, referencing a previous statement by John Locoangeli.

Garcia proposed that the job description requires certification to be obtained within a set timeframe after hiring, with the City covering the cost. He recommended including a clause requiring the employee to work for the City for a certain period or repay the certification fees if they leave early. Garcia added that this is important because it ensures that rental houses are livable and helps restore rental quality. He also noted that this effort may encourage non-compliant landlords to come into compliance.

Poindexter noted that the current ordinance allows for inspections every three years, he expressed concern over the timeline. He suggested changing inspections to yearly. He stated that he doesn't feel that the Commission needs to rewrite the ordinance as one is already there. He continued that his only change would be to make sure inspections are annual and there is a fee attached to the inspections.

Hoinowski asked if the State regulates the inspections. Garcia responded that it's just a local ordinance. Kolbas stated that this is nothing new and an ordinance already is in place. Andreski added that the ordinance has been in place but has not been enforced due to manpower. Hoinowski stated that we could keep the position part-time and the inspector would get paid per inspection. Garcia stated that this will take some time and inquired about the cost schedule in the current ordinance. Andreski provided an update stating the ordinance states that fees are agreed upon by Council and may be amended. She noted that this has never been done so no fee has been scheduled.

Garcia stated that the building inspector position would pay for itself, adding that it would take some of the burden off Andreski so she can focus on the growth of the City.

Hoinowski asked about compliance and what would happen if the rental property were not deemed livable. Andreski reiterated that the ordinance has not been enforced, and the fees are to be set by Council.

Adrienne Baker stated that she believes that the positions should remain separate because the person might become overburdened.

Garcia stated that this needs to move forward. Andreski asked the Commission to ponder what fee they would like to impose. She added that in the next agenda, she will include Iron Mountain's check list regarding rental inspections to help the Commission with tools they need to move forward. Garcia asked for a generic one and a detailed list to help aid the Commission.

Garcia motioned with the support of Hoinowski to recommend that, at the Councils discretion, they create a role for the rental inspector as either combined with the Zoning Administrator position or as its own part-time role. All in favor; Motion Carried. Absent: Dellies.

### **Food Truck Ordinance**

Byczek began by asking the Commissioners if they felt that an ordinance was necessary. All agreed that an ordinance is necessary.

Greg Scott stated that some events draw many people and food trucks. He reiterated that oversaturation doesn't allow any business to be profitable. He added that not all food trucks serve the same items, as some serve food while others serve desserts or just beverages.

Kolbas emphasized the importance of protecting local brick-and-mortar establishments, which contribute to the community through taxes and reinvestment, unlike outside vendors. Poindexter acknowledged this concern but stressed the need to balance protection of local businesses by encouraging outside vendors to participate in community events.

Garcia proposed implementing a tiered fee structure, suggesting reduced fees for local food trucks to promote local economic growth. He also recommended creating an event-specific fee or a category-based permit system for food truck operators.

Kolbas asked for clarification on the definition of "local," specifically whether Iron County residents would qualify. After some discussion, it was agreed that "local" refers to residents of Iron County and that brick-and-mortar businesses located in the City of Iron River would be exempt from food truck fees.

Additionally, Kolbas suggested using the vacant city lot near McDonald's as a designated food truck area, citing issues with scattered placement during downtown Market Days for the Rodeo, which led to reduced visibility for some vendors. Garcia supported this idea.

Finally, Poindexter recommended that we model our ordinance after the City of Crystal Falls. Hoinowski agreed but stated that the fees needed to be revised.

Kolbas with the support of Garcia agreed to table this item to allow the Commission more time to make notes and suggestions, which will be discussed at the next meeting. All in favor; Motion Carried. Absent: Dellies.

### **PUBLIC COMMENT**

Adrienne Baker explained that she didn't agree with the process to renew a chicken license. She began with stating that the first egg produced is called the "thousand-dollar egg." She included the costs that she had incurred was equivalent. She added neighbors can be vindictive and they should not be able to dictate what she does with her property. She concluded by stating that raising chickens is her fundamental right.

Garcia agreed with Ms. Baker, stating that he was opposed to the language at the time of creating the ordinance. He suggested the Planning Commission revisit the ordinance.

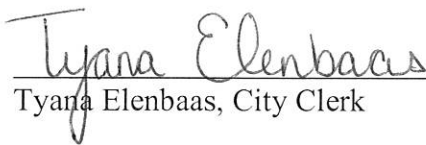
### **COMMISSIONER COMMENTS**

Kolbas asked if the rumors he heard about Bachman Park getting updates were true. Andreski stated that as of right now, no improvements have been approved.

Garcia asked the Commissioner's to do their homework and come prepared to the next meeting.

### **ADJOURNMENT**

Byczek moved with support from Garcia to adjourn at 10:45 a.m. All were in favor; Motion carried. Absent: Dellies.

  
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Tyana Elenbaas, City Clerk