

CITY OF IRON RIVER
PLANNING COMMISSION WORK SESSION
Thursday, December 15, 2025
9 AM
Minutes

Vice Chair Michael Poindexter called the meeting to order at 9 a.m., in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Present: Adrienne Baker, Benjamin Garcia, Jacob Pietrzak, Mike Hoinowski, and Poindexter.
Absent: Byczek.

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

Public in attendance: None.

PUBLIC COMMENT

None.

Rental Registration and Inspection Ordinance

Garcia suggested that the committee go through line-by-line and change as things arise.

In the definition section, Baker took issue with “Responsible local agent,” she suggested having a local agent, limiting it to a radius of 50 miles. Hoinowski suggested taking away the “State of Michigan” and replacing it with “Local Resident.” Poindexter felt that 50 miles is limiting and there should be someone designated. Poindexter suggested having a responsible local agent. Garcia stated that nothing has been enforced yet. Garcia stated that as long as a responsible agent is available, he doesn’t feel the need to restrict where the local agent is. Poindexter stated that if the local agent is reachable, he is fine with allowing the location restriction.

In the Registration section Baker noted a spelling error on A) (3.) The current ordinance states renal and should say “rental.” There were other clerical errors with indentations on D.)

In the Inspection section, B) it was suggested that the definition of license individual be changed to city official. It was discussed that Andreski should rewrite the section so it better fits the City. It was decided that HUD should do HUD inspections and the City will conduct their own inspections. In section C) it was decided that annual inspections would replace the said three years.

Garcia suggested that in Section C), we have the City Attorney review items 2 & 3 to check on the liability with the City. He also suggested that under Item 4), the word “individual” be struck out. Baker suggested not allowing complaints to be anonymous. There were some questions regarding the definition of “Dwelling Unit.” Andreski will provide the Commissioners with the definition at the next workshop.

Andreski stated that Iron Mountain has a similar ordinance to ours, reasonable cause is required before entering a property. Garcia suggested that the City has the rental checklist available for landlords before the inspection so they may better prepare the properties. Hoinowski agreed that this may help new landlords as they assume responsibility for their new homes. Andreski stated that

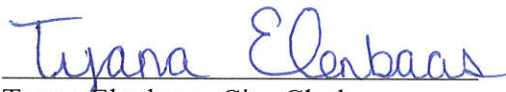
enforcement will be tough. Poindexter cautioned against adding too much work for the Rental Inspector.

Next Section G) item 3) was discussed. Poindexter asked what is an appropriate timeline for inspections to be conducted? Andreski stated that Iron Mountain has timeframe to rectify complaints, but it is addressed on an individual basis. Garcia suggested implementing Iron Mountain's language into the update. Garcia also suggested issuing something to the landlord to show that they have scheduled an appointment and are trying to become compliant.

Garcia suggested that the Commission take a break and pick up at the next meeting in January.

ADJOURNMENT

Hoinowski with the support of Baker adjourned at 10:30 a.m. All in favor; Motion Carried. Absent – 1: Byczek.



Tyana Elenbaas, City Clerk