

**CITY OF IRON RIVER
PLANNING COMMISSION
REGULAR MEETING
Thursday, November 7, 2019
9 AM
Minutes**

Chairman Rick Commenator 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.

Roll Call: Jim Wester, Pete Djupe, Jere Fritsche, Darren Mercier, Robert Byczek, Jr. and Commenator.

Absent: Mary McCreary.

Also present: City Manager/Zoning Administrator David Thayer and City Clerk Rachel Andreski.

Public in attendance: None.

PUBLIC COMMENT:

None.

APPROVE AGENDA

Wester moved, Mercier seconded, to approve the Agenda as presented. All in favor; Motion carried. Absent: McCreary.

APPROVE MINUTES

Mercier noticed a mistake on Page 2 under New Business: S&L Lumber Company Development Plan regarding proposed time of operations. The draft minutes reflect 9 a.m. and it should read 9 p.m. Mercier moved, Djupe seconded to approve the October 3, 2019 Regular Meeting Minutes as amended. All were in favor; Motion carried. Absent: McCreary.

REPORTS

Manager's Report: Thayer scheduled a Zoning Board of Appeals (ZBA) Training with Brad Newman of the MSU Extension Office. He is extending the invitation to the Planning Commission, along with other ZBA Members residing in Iron County. The training is scheduled for Thursday, January 23, 2020 from 6-9 p.m. in the Council Chambers.

The City owns 10.6 acres of land just north of the RV trail, south of Franklin Street near the Parker farm, which is listed with the State as a priority sale property as part of the RRC Program. Thayer said a national site acquisitional firm contacted Thayer looking for property. He added they are working with a Canadian outerwear apparel company that is interested in constructing a 50,000-100,000 square foot product distribution center. Thayer will provide updates as he receives them.

Thayer also reported the State has filed a motion in Iron County Circuit Court to abandon any reversionary rights to the Iron County Armory. He added anyone with interest in the property is required to come forth within a 45-day period. After that time, the Judge will rule and could abandon any revisionary claim to title. Until this matter is resolved, the property cannot be sold. Commenator provided history that the M.A. Hanna Mining Company donated the property for the construction of the armory. Seeing as the H.A. Hanna Company is no longer, this process is necessary.

UNFINISHED BUSINESS

Review Capital Improvement Plans (CIP) for CY2020 and CY2021: Thayer said he hasn't priced out the road projects yet but budgeted \$550,000. In order to be compliant with PA51, the guidelines stipulate 25% of our PA51 Major Street funding can be transferred from Major to Local Street Funds each year. Thayer had been accumulating monies in the Major Street Fund as these were the projects that were being undertaken, so there wasn't much transferring of funds to Local Streets. Thayer said currently, Legislature is looking to do away with separate Major and Local Street Funds and just creating one street fund. He added this has been proposed in the past, however, MDOT opposed it.

Thayer would like to add the purchase of a used trailer, with a minimum 7-ton capacity, to transfer equipment. Mercier suggested purchasing one with a dump capacity feature, which would eliminate the purchase of a used one-ton dump style truck.

Wester asked if the new box for the snowplow truck will be stainless-steel, along with the spreader. Thayer said the corners of the box will be, but the cost for an all stainless-steel box was too great.

Thayer is confident he has identified funds for the 4th Avenue, 2nd and 3rd Avenue loop and Sturgeon Street water projects and the rebuilding of Well #1.

As part of the 4th Avenue water project, the street can be rebuilt as an allowable expense. In June, Thayer entered into a contract with General Concrete for the installation of a sidewalk along Washington Avenue by US-2. However, the contractor has not yet started the project.

Thayer will provide numbers in January, for the approval of the Commission where it can then be sent to Council for their review.

As for 2021, Thayer may move vehicle purchases to 2022 as we currently have a good dependable fleet. Thayer just ordered a new F-350 pickup truck for the DPW and an explorer for the PD.

At this time, Thayer reported there may not be enough funds to perform the Forbes Location water project. There is a possibility with legislation stemming from the Flint water issue, funding may be provided.

Thayer explained he would like to have another PASER study performed in June to use as a guide. (Byczek left at 9:31 a.m.).

Lastly, Thayer is going to publish draft copies of the CIP on the City's website as they are updated.

Zoning Ordinance Amendment Review: Thayer said he and Municipal Code have completed their legal review of the Zoning Ordinance. There are two to three amendments of substance, otherwise minor name changes of state departments and grammar corrections as needed. Thayer explained each proposed amendment. He will compile a summary page before the recommend amendments are considered for adoption.

Djupe moved, Wester seconded to approve the recommended amendments as discussed. All in favor; Motion carried. Absent: McCreary.

Commenator asked if these amendments will address the rezoning of the former Joe's Tavern on Cayuga Street. Thayer said yes, it will be updated on the map.

NEW BUSINESS

Resignation: Thayer received a letter of resignation from Mary McCreary. He thanked her for her service. Thayer added the Commission has seven seats, and with this resignation, one will be vacant. Currently, Fritsche is serving as a member of Council, however, he would like to fulfill McCreary's seat. Council will appoint the member seat at the organizational meeting in January.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Wester moved, Mercier seconded, to adjourn at 11:08 a.m. All were in favor; Motion carried. Absent: McCreary.



Rachel Andreski, City Clerk