

**Charter Township of Ironwood  
Planning Commission Minutes  
Regular Meeting/Public Hearing Minutes  
January 20, 2022**

**Call to Order: 6:00 p.m.** The Regular Meeting/Public Hearing was called to order with the Pledge of Allegiance.

**Roll Call:** Jason Hofstede, Joe Kafczynski, Joe Rohde, Gabe Justinak, George Kivi, Bob Lynn, Sandy Lahtinen

**Absent:** Jason Hofstede

**Also Present:** LeRoy Johnson, Brenda Aili-Angus, Ray Novascone, Jake Novascone

**Public Comment:** none

**Additions and /or Approval of Agenda:** Motion by Rohde, seconded by Lynn to approve the agenda as is. All in favor. Motion carried.

**Approval of Dec. 16, 2021 minutes:** Motion by Rohde, seconded by Kafczynski to approve the December 16, 2021 minutes as presented. Motion carried.

**Purpose of Public Hearing:**

PUBLIC NOTICE  
REGULAR MEETING AND PUBLIC HEARING  
CHARTER TOWNSHIP OF IRONWOOD PLANNING COMMISSION  
**At the Gogebic Community College Room B21**  
IRONWOOD MICHIGAN 49938  
906-932-5800

The Charter Township of Ironwood Planning Commission will be holding a public hearing on Thursday January 20, 2022 at the **Gogebic Community College in Room B-21**, Ironwood, MI 49938 at 6:00 Pm. To consider text amendments to the Charter Township of Ironwood Zoning Ordinance, Ordinance No. 53, including amendments and supplements to definitions, classifications of zoning districts, adding or deleting permitted uses/special uses within a particular zoning district, changing restrictions within a zoning district, adding new provisions: site plan review and procedural changes.

Table of Contents

Article I	Introduction-purpose	Article XI	Variances -Zoning
Board of Appeals			
Article II	Title Enacting Clause	Article XII	Off-Street parking

Article III	Definitions	Article XIII	(Un) Loading Space
Requirements			
Article IV	Zoning Districts	Article XIV	Fences and Obscuring
Walls			
	R-1: Single Family Residential	Article XV	Communication Towers
	TR-1: Residential Transitional	Article XVI	Wind Energy
Conversion Systems			
	R-2: Multi-family Residential	Article XVII	Outdoor Wood Burning
Boilers and	C: Commercial		
Appliances			
	I: Industrial	Article XVIII	Construction Debris
Disposal			
	R.A.F: Recreation, Agriculture & Forestry	Article XIX	Site Plan Review
Article V	Lands Fronting on Lake Superior	Article XX	Administration
Article VI	Property Uses on Lakes and Streams	Article XXI	Removed
Article VII	Home Occupations	Article XXII	Fees
Article VIII	Special Uses	Article XXIII	Ordinance Provisions
Validity			
Article IX	Amendment Procedures	Article XXIV	Nuisances- Blight
Prevention			
Article X	Continuances of Existing Nonconforming	Article XXV	Open Space R-1 and TR-
1 Zoning	Uses, Structures and Lot Dimensions		Areas
		Article XXVI	Adoption and Effective
Date			

A true copy of the proposed Ordinance can be inspected or obtained from the Township Clerk during normal business hours. Written comments may be sent to: Zoning Administrator, Charter Township of Ironwood, N10892 Lake Road. Ironwood, MI. 49938. The comments must be received by 6:00 p.m. on January 20, 2022. The Charter Township of Ironwood Planning Commission will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired, to individuals with disabilities at the hearing upon three (3) days' notice. Individuals with disabilities requiring auxiliary aids or services should contact Mary Segalin, Clerk, (906) 932-8446

**Directions to Room B-21: park in Lot C, enter through Door #12 (the number is posed on the door), go down the stairs and turn left Room B-21 will be in the left corner at the end of the hallway. Masks are expected on campus.**

**Public Hearing:**

**Open Public Hearing:**

**A motion to open the public hearing made by Rohde, supported by Kafczynski, to enter into the Public Hearing. Roll Call Vote: All in favor, Public hearing entered into at 6:05 p.m.**

Correspondence from Zoning Administrator: LeRoy Johnson – As George indicated, this has been a two (2) year process to get to this point, we're making the text amendments to the present zoning ordinance 53 and what I've done is put a table of contents together of definitions and zoning districts which adds

or changes some of the words or add words to the text of our ordinance. I'll sort of go through this quickly, Page 2 is the Table of Contents, that's been revised, the old one had 64 pages, by reducing the text it's down to 60 pages, the other one had a couple of errors in articles, so those were corrected as well, that's why that's highlighted in yellow, definitions, we added a number of definitions on page 6 and everybody can follow along in the text document that was provided to everybody, that was added. Pages 6 and 7, driveways, driveways shared was added, Page 7, fences, permanent fences, temporary was added. Page 8, the definition of household pets was added, the old ordinance only had pets, which caused some concern for a resident, although chickens is well documented in the ordinance as being farm animals and agricultural animals, and also in the state statute it's well defined, so what we did is make it a better definition for that, some changes of conditional uses were sporadically omitted, and we call it special uses rather than conditional uses, the change is almost interchangeable, so we changed that to make sure that it was special. Self service storage units was added, it was added into various sections of the districts of the zoning ordinance, Shipping containers was added into various sections of the ordinance, changes in the R-1 district, household pets was added to permitted uses and showing as a defined definition of pets and special uses chicken raising was added, regulations and requirements and site plan review, and driveways and roads was added in the TR-1 district, self-service storage units, they were already in our TR1 Zoning district, so that made it a commercial use and it was added there, also special uses, chicken raising was added along with the regulations, enforcement, requirements, fencing, site plan review, driveways, in the R-2 district, added special uses, single family chicken raising regulations, site plan review, added in L driveways, page 24-25, commercial use district, we added self serve storage units and the first one was shipping containers, added along streets, there was some word missing for that definition, along a street where there was a lot front, which is lot fronts for that definition, and in site plan review added driveways, driveways and roads were required to have a site plan review, primarily there's a number of statutes that apply to them, road commission standards require that there is a road permit and a driveway permit for them and requires that there's a culvert permit and a driveway permit for them and a driveway permit for a city, village, township and that's where it was added into it. It's required, the ordinance didn't cover exactly, so we made it clearer so that everyone can understand it. Page 26 and 28, industrial, permitted uses, added shipping containers, requirements and b, added again along a street upon which a lot fronts, and site plan review added driveways, the RAF districts added shipping containers, the minimum lot width was sixty feet and 100 lot width was the standard for the township, it was probably when the ordinance was that most lots were 60 feet, so that was missed. Site plan review added driveways, page 34 special use, procedure a and b, changes conditional to special, as I mentioned before, page 50, enforcement and new language, added civil infractions, I know we discussed that in the past and that sort of clarifies that language, administration made simple changes to a person filling out complaints so that they can give it verbally and they can do it in writing, and if it's given to me I have to fill out a complaint form, indicating who it was and then I can work from there as to investigating the violation or a violation of a zoning ordinance. Administrations made to persons filling out complaints, the supervisor could take complaints but then it would have to be brought to the PC and/or the township board. I simplified that so the supervisor can just give me the complaints and I can handle it from there. There is a little conflict of interest where the supervisor does/appoints the planning commission and there's strong language in most of my training documents that the supervisor should not be doing those things, it should be done by the zoning administrator, Fees, I gave you a copy of the fees, there were some fees that were in the zoning, that's highly not recommended, because some changes go back all the way to 1977, the same fee structure is there, so you're changing that so that all fees are established by the township board by resolution. So they can be changed at any time by resolution of the township board. Not having to amend the ordinance itself. So it makes things a lot easier. Causes of Blight, a language change there, on page 58, changed license to registration plate to comply with statute they're not licensed, they're

registration plates. We had some conflicts with several residents saying that 1., they don't have to put the registration plates on their vehicle they can take it off whenever they want and the statute says you put it on and it has to be, it's required to be on your vehicle, you can't take it off after it's issued. That took awhile to convince several people because of verbage in our ordinance, now it'll follow statutory definitions. Enforcement by the supervisor/zoning administrator, the old ordinance 48 which was replaced by ord. 60, charter townships civil infraction ordinance that Mr. McDonald had looked at ordinance 48 and said that it was not valid, so we corrected that and we changed that in the ordinance and the twsp. Zoning ordinance so it complies with the actual ordinance. Now if there's questions from anyone in regards to it, I suppose the chair can open it up to the public for comment.

Kivi – would anyone like to comment on the zoning changes that LeRoy just covered.

**Correspondence from Residents:** (Written material to be read by secretary): none

**Public Comments:** a citizen (not signed in) commented, I would like to say something, I don't know a whole lot about what's going on but I certainly don't have no problems with people raising chickens and I think there might be some guidelines for it, I know there's been some discussion in the manner as to whether chickens can be considered pets. General consensus that they are not, I think most of us here are probably past the age of having teenagers but if we have grandkids and they have chickens and those chickens have names, I'd say that's a pet. Unless you want to tell a five or six year old child, boy or girl, that that's not their pet, I don't think you want to do that. In that regard I don't why some of these guidelines for the chickens they seem a little restrictive, as far as maybe having numbers, not having roosters, as for roosters, I don't know what the problem is with a rooster, certainly they don't make any more noise,( Kivi – actually they do,) than some dogs, Unless you're outside a lot, like I am, unless you're sitting in your room or in your house on your computer all day, but that's not the point, but if you're outside a lot and there's barking dogs, one from this direction, and the other from this direction, and a couple from this direction, that's a lot more disturbing than a couple chickens or a few roosters. And I see there's also like an odor can be addressed too, but that applies to chickens, but I see that as well as dogs, because I have a situation where the people next door don't clean up after their dogs and when I can smell it from their back yard all the way to my back yard to the front of my house and in the street, I think that's a problem, and that a lot of people in power, that might be the sheriff's department, they don't seem to think that's any issue at all, or township boards, they seem to like to look the other way. Basically that's about it, but I think what's applied to chickens can also be applied to other animals, domesticated or not, because it's not so much the animal that's domesticated as the people that own the animal, they'll let it bark

Kivi– you can actually domesticate a dog, you cannot domesticate chickens....

Citizen-Domesticate the dog how, to do tricks.....

Kivi– no, to behave, to stay in your yard, that's probably the common problem of dogs

Citizen- People aren't doing that and that becomes the issue, I'd rather have a chicken come at me than a dog, anyday. There's people that walk down the road and things like that, or ride a bike, I ride a bike, and I'd rather have a chicken come out on a road than a dog, chances are a lot of people aren't responsible as they once were. So that's an issue, so I'll let you say something

**Kivi** – that issue has been brought up to me about six (6) months ago, dogs running loose, no one's going to restrict the ownership of dogs, they're too ingrained into society, but ownership should take more responsibility with their dogs, I grew up in the township and we knew what roads we could ride our bikes on and what roads we couldn't because of dogs and that's not correct

**Citizen** - Now I want to address that too because back in your day and maybe in my day there wasn't nearly as many dogs as there are now, there's a lot more people that owns dogs now than what there was maybe 50 years ago when you were riding a bike or doing whatever it is, hopefully you're still riding one, but people's dogs come up on you, it's not pleasant.

**Kivi** – it's my point that it was raised before and it could come up again, I know that there is supposed to be responsibility for dog behavior, I'm not sure who enforces it, (Justinak- animal control) how well they do that, but as a walker and a runner I've been chased down the road, my own road by dogs as people have moved in and out of the addresses so yeah it's still a problem and it may be something that has to be addressed in the future.

**Citizen** -I think they're worthless (animal control), and you can tell them I said that, I think it should be addressed now as well into the future, like I said, I'd rather have a chicken come out than somebody's damn dog

**Kivi** – And right now it's not a tonight's agenda

**Citizen** – And I hear that, tonight's revolved around chickens, and I don't have a problem with them, thank you.

**Johnson** – chickens are not allowed in the R1, R2 and TR1 district right now, because they are farm animals and that's why we put all the special conditions and made it a special use, so that we have six (6) chickens are put onto a residential lot, there are conditions that they have to follow, the property owner, has to follow and maintain so that we don't have problems with the chickens. Not having roosters eliminates that crowing problem that I get complaints on quite often, neighbors are always calling and saying the roosters are keeping me up, they start at 4 in the morning, yup they do, chickens run loose, they go in their neighbor's yard and stay there. The owner finally gathers them up, and these are in the r1 district, you cite them and they say chickens are my pets, I have them in the house, well the housing code says you can't have a chicken in a dwelling or you can't have a chicken in your back yard, that's the housing code.

**Citizen** – in the incidences that you refer to about being in someone else's yard are they properly fenced. I mean do they have the fence, are they meeting all the other regulations. I mean if they have the fence would that kind of eliminate the problem. That's the issue because a fence is required. Like I said, I'm not up on all of these things.

**Johnson** – well, they're not properly fenced if they're in the neighbor's yard. That's being added. Right now there are no regulations for chickens, in the R1, R2, and TR1 districts. Now there's regulations and a special use permit that they have to get to have chickens because chickens ordinarily are not allowed in those districts so you can't make it a permitted use because it's not a permitted use, we have to make it a special use, with restrictions, and that's the whole purpose of putting it in the ordinance. People want to have chickens and that's what we're allowing

**Citizen** – I think they should be able to have chickens

**Kivi** – that’s what we’ve done for the past year is to put together this list of conditions that people can hopefully live with, if your neighbors have chickens.

**Close Public Hearing:**

**A motion to close the Public Hearing and reconvene the Regular Meeting made by Rhode, supported by Lynn. Roll call vote: All in favor. Motion carried. Reconvened to regular meeting at 6:25 p.m.**

**Regular meeting reconvened at 6:25 p.m. to:**

To consider text amendments to the Charter Township of Ironwood Zoning Ordinance, Ordinance No. 53, including amendments and supplements to definitions, classifications of zoning districts, adding or deleting permitted uses/special uses within a particular zoning district, changing restrictions within a zoning district, adding new provisions: site plan review and procedural changes. (see attached text amendments).

A motion by Rohde, supported by Justinak, to approve the attached text amendments (highlighted in yellow) to the Charter Township of Ironwood Zoning Ordinance, To consider text amendments to the Charter Township of Ironwood Zoning Ordinance, Ordinance No. 53, including amendments and supplements to definitions, classifications of zoning districts, adding or deleting permitted uses/special uses within a particular zoning district, changing restrictions within a zoning district, adding new provisions: site plan review and procedural changes. Roll call vote: All in favor, motion carried.

**New Business:**

**Election of Officers:** Motion by Lahtinen to elect Kivi as chairperson, seconded by Lynn. Discussion on whether the board could elect an officer if they were absent at the election meeting. Lahtinen made a motion to take her previous motion off the floor to elect Kivi as chairperson, seconded by Kafczynski, all in favor. Motion carried. Motion by Rohde, seconded by Lahtinen to keep officers the same as the previous year, and if Hofstede declines the chairperson position, a new chairperson/vice-chairperson would be elected at the next meeting. All in favor, motion carried.

**Special Use Permits for Short term rentals** – Johnson distributed copies of housing documents, including sample ordinances on housing/Rental properties. Justinak will bring this information before the regular township board at their next scheduled meeting.

**Summary of 2021-** The summary of the Planning commission was reviewed and placed on file

**Old Business:**

Jake’s site plan review- Jake’s site plan review was discussed. After considerable discussion a motion by Rohde, seconded by Lynn, to send both Jake’s Excavating and Coleman Engineering, another letter(certified letter), citing the deficiencies of the current site plan that have to be corrected before the plan will be approved. A carbon copy of the certified letter will also be

sent to the planning commission for their review. The Planning Commission will hold a special meeting at a future date to address this issue. All in favor, motion carried.

**Zoning Administrators Report:**

Zoning Administrators Daily Log and Yearly Report were reviewed and placed on file.

**Public Comment:** none

**Adjournment/Schedule Next Meeting:** Motion by Rohde, seconded by Kafczynski, to adjourn the meeting. Meeting adjourned at 7:48 p.m. The next regular meeting will be held on April 21, 2022 at 6:00 p.m.

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Jason Hofstede, Chairman

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Sandy Lahtinen, Secretary