

Special Meeting of the Common Council, City of Iron Mountain, County of Dickinson, Michigan held on Monday, April 23, 2007 at 6:00 p.m. in the Council Room:

Presiding: Mayor Tousignant
Present: Council Members Burke, Caudell, Tchokreff, Rigoni, VanLaanen and Jacobs
Also Present: City Atty. Ceello

The agenda was approved as submitted.

Agenda

Public Hearing

Mayor Tousignant opened the Public Hearing.

Jim Blomquist – 1120 Iron Mountain St. – discussed the family history of the property proposed to be developed and the property surrounding it.

Sale of City Property

Margaret Johnson – 1122 Bayshore Dr. – stated that the proposed development was not something that the Main Street Program representatives approved of.

The Public Hearing was closed.

Old Business

Mayor Tousignant read a letter submitted by Phyllis Ewig that was in opposition to selling the City owned property.

Council Member Jacobs feels that there is not enough room for the development in regards to parking, green space and traffic issues. She also noted all the space currently available downtown.

Council Member VanLaanen stated he has a problem with the site plan, particularly the parking and building location. He said Mr. Blomquist brought his site plan before the Dickinson Corridor/Access Management Advisory Committee of which Council Member VanLaanen is a member. The Committee recommended changes to the site plan but Council Member VanLaanen believes no changes were made. He said Mr. Blomquist went for and received variances for items on the site plan that were in conflict with the Access Management Ordinance. VanLaanen cannot support selling the property which would allow this development to take place.

Council Member Rigoni noted that the Zoning Board of Appeals heard the case and granted the variances. He said the site plan went through the proper channels for approval.

Council Member VanLaanen believes that variances should be granted for hardship, not because a site plan cannot comply.

Council Member Tchokreff said a lot of the older buildings downtown are vacant because they are expensive to repair. He thinks that a new development will spur other new development in the downtown.

Council Member Caudell wanted it clarified that the site plan submitted was approved by the Planning Board. City Manager Marquart said it was approved. Caudell said this Council should encourage new development for the downtown and an increase of the tax base.

Council Member Burke stated more development and competition downtown would be in the best interest of the City.

Mayor Tousignant agrees that competition downtown is a good thing.

Council Member Jacobs stated that there currently is a traffic problem downtown and this development could make congestion worst.

Mayor Tousignant believes congestion and busyness is good for the downtown.

Council Member Caudell said we have recommendations by various committees for the development but the decision today is only to sell City property, not how the property will be developed.

Council Member Burke stated this development will add jobs and he supports that.

Council Member Rigoni is in favor of selling the property and the Council shouldn't worry about traffic flow and how the developer wants to develop at this point. He said competition should help other downtown businesses.

Council Member VanLaanen stated, Mr. Blomquist made no changes to the site plan at the request of the Planning Board. McDonald's and Walgreen's made significant changes to come in compliance with the Access Management Ordinance.

Mayor Tousignant reiterated that the purpose of this meeting is to sell City property, not to determine how the building looks.

City Manager Marquart told Council Member Jacobs that as the development moves forward, issues such as traffic will be addressed by the City Council.

It was moved by Tchokreff and supported by Burke to authorize the City Manager and City Attorney to develop a purchase agreement with Mr. Mark Blomquist for the sale of certain City property subject to certain conditions, including, but not limited to: 1) payment to the City of the appraised value of the property 2) a time frame to apply for and take out a building permit 3) a time frame for initiating and completing construction 4) entering into a developer's agreement with the City per the site plan and other Planning Board stipulations 5) executing a binding letter of intent with the adjoining property owner for access, etc. Upon completion of and agreement by the parties, said purchase agreement shall be forwarded to the City Council for their ratification at a regular City Council meeting.

Motion prevailed to wit:

Ayes: (5) Burke, Rigoni, Tousignant, Tchokreff and Jacobs

Nays: (1) VanLaanen

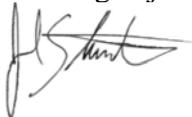
Abs: (1) Caudell

Motion carries.

New Business

None

Meeting adjourned at 7:10 p.m.



Jordan Stanchina
Clerk-Treasurer