

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
OF DECEMBER 11, 2017**

The Public Hearing on the proposed Master Plan was opened at 6:00 p.m. by Chairperson David Lucchesi.

The following persons submitted emails opposing form base coding language in the proposed Master Plan.

Dave Chesney	Emily & Frank Fiala
Mary Lepisto	Jim & Sue Nutini
Dolores Kilpela	Sam Sweitz
William De Herder	Ellie Alexander
Jack Tuomikoski	Karen Bess
Wendy Anderson	Shirley McArthur
Clarence Fisher	Jennifer Becker & Eric Seagren
Seth DePasqual	Rob Roy
Emily Fisher	Michael Mardiros
Lori Ruonavaara	Phil Kukkonen
Carrie Flashpoler	John & Susan Rosemurgy
Elissa Labyak	

Jeff Ratcliffe submitted email comments of context on current economic activity, adding Mt. Ripley and the marina, mentioning Redevelopment Ready Community, and better identification of commercial or industrial activity.

John Haeussler submitted 3 pages of technical corrections.

The following persons made public comments:

Susan Boxer- commented on:

- Multi-unit housing
- Family definition
- Parking concerns
- Waterfront development, what's left?
- Green belt buffers
- Way finding signage needs
- Undertake a parking study
- Look into flood insurance
- Bird mess in parks and along waterfront

Susan Burack-commented on:

- Undertake a parking study
- Address bird and animal waste along waterfront
- Encouraged the Master Plan Committee to remain active

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Steve Walton commented on:

- Form based code not needed now
- Support current community/neighborhood
- Preserve historic nature of community

Seth DePasqual commented on:

- Preserve rare historic neighborhoods
- supports downtown direction
- Identified some value for form based codes, but not in Hancock
- Retain R-1 zoning

Dave Chesney commented on:

- Against form based codes
- Keep R-1 zoning districts
- Concerned about rental conversions
- Neighborhoods should be listened to
- Discussed negative aspects of form based coding
- Recommended language changes

The Public Hearing was closed at 6:35 p.m.

The Special Planning Commission meeting was called to order by Chairperson David Lucchesi on Monday, December 11, 2017 at 6:35 p.m. with the following members present: Deb Mann, Devin Leonarduzzi, David Lucchesi, Lisa McKenzie, Ron Blau, Bob Wenc and Glenn Anderson

Absent: Tony Wilmers and Stephanie Swartzendruber

Guests:

John Wisti, 107 Center St.
Kali Katerberg, 719 Quincy St.
Susan Boxer, 326 Navy St.
Elizabeth Toutant, 919 Prospect St.
John Haeussler, 1203 Portage Dr.
Judy Albee, 708 Hecla St.
Steve Albee, 708 Hecla St.
Susan Burack, 103 Quincy St.
Amanda McConnen, 939 Maple St.
Steven Walton, 310 Mason Ave.
Emily Fisher, 312 Center St.
Susanna Peters, 324 Harris Ave.
Seth DePasqual, 311 Center St.
Dave Chesney, 310 Center St.
Ellie Alexander, 212 Harris Ave.

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Marnie Polkky, 212 Center St.
Vicki Chesney, 310 Center St.
Cindy Figures, 209 Harris Ave.
Doug Hamar, 300 Cooper Ave.
Shelby Hamar, 300 Cooper Ave.
Jeff Ratcliffe, 1002 Crestwood Dr.
Kevin Mackey, 204 Harris Ave.
Eric Seagren, 200 Cooper Ave.
Damon Greer, 218 Blanche, Houghton
Matt Stieber, 218 Blanche, Houghton
Michele Lahti-Blau, 403 Cooper Ave.
Richard Murley, 49118 Vivian St., Hancock

Other public comment: Elizabeth Toutant expressed concern on a parking issue at a Poplar Street rental.

It was moved by Blau and seconded by Mann to approve the agenda, with one change, move up discussion and consideration of proposed Master Plan Public Hearing comments to the front part of the agenda.

AYES: All

NAYES: None

Motion Carried

It was moved by McKenzie and seconded by Leonarduzzi to approve the October 23, 2017 minutes.

AYES: All

NAYES: None

Motion Carried

The Commission discussed the written and verbal comments received on the proposed Master Plan draft.

Lisa McKenzie said no zoning changes were imminent and the Commission was focused on preserving and protecting the historic and neighborhood qualities city wide.

McKenzie thanked the residents who made comments at the Public Hearing, the 120 resident comments made at the two community forums and thanked the members of the Master Plan Task Force, who held several meetings in 2016 and 2017.

Ron Blau suggested the City remove the form based code language from the draft Master Plan.

Deb Mann talked about the success the City has had on addressing the missing middle housing market in the downtown, with over 70 housing units added to the downtown in

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the last several years. Mann mentioned the numerous opportunities the public has had in reviewing and compiling the proposed Master Plan.

The Commission reviewed David Chesney's proposed language changes to the draft Master Plan to simply remove any and all connections between the residential districts and form based coding, page 49 & 50 of the draft.

It was moved by Anderson and seconded by Leonarduzzi to adopt the following language "The residential districts will remain under density based (R-1, single family dwelling) zoning regulations. Form-based coding may be adopted for individual neighborhoods upon request of the majority of neighborhood residents and only after a thorough review process."

AYES: All

NAYES: None

Motion Carried

It was moved by Blau and seconded by McKenzie to accept John Haeussler's technical and edit corrections for the plan.

AYES: All

NAYES: None

Motion Carried

It was moved by Blau and seconded by McKenzie to accept Jeff Ratcliffe's suggestions into the plan.

AYES: All

NAYES: None

Motion Carried

Updates/Information

-Heard the City had secured both the COE and DEQ permits for the \$400,000 new beach dock project

-Reviewed the update on Mt. Ripley, including the acquisition of a new piston bully groomer, and plans to construct a new beginner trail on the far East side of the ski hill

-Reviewed proposed bike and pedestrian way finding signs proposed by the City's Bike and Pedestrian Committee

-Received an update on one project completed in late November to eliminate a sewer inflow location on Navy St. near the Jutila Building

-Heard an update on the MEDC project to rehab 6 apartments at the Sayen's building, 112 Quincy St., including new South side decks.

-Discussed proposed federal tax changes including the future of historic tax credits

-Heard Richard Owen had sold his 40-acre parcel located in Quincy Twp. to the adjacent property owner

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The Commission reviewed MDOT's 5-year construction plan 2018-2021 in the Ishpeming TSC's jurisdiction, including:

- a \$500,000 project repaving of US41 from Boston Rd. to the airport in 2019
- a \$1,750,000 project repaving US41 from Scott Street to Lake Annie Road in 2020
- a \$6,500,000 project to reconstruct College Ave. in the City of Houghton in 2021

It was moved by Blau and seconded by McKenzei to adjourn at 7:25 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary