

**CITY OF HANCOCK  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, AUGUST 22, 2022**

Call to order by Chairperson Rickard at 6:02 p.m.

Present: Harris, Burack, Walton, Rickard, LaBine, Lahti, Wenc, Blau and Griffis.

Absent: None

Also Present: Mike Markham, Stephen Roblee, Ginger Alberti, Erin Smith, Michele Blau, Tim Clark, Boone Fiala and other members of the community.

Motion by Member Blau and supported by Member LaBine to approve the agenda with one addition to New Business #4: Discuss revisions to zoning ord., make a list of revisions.

Yes: All

No: None

Motion Carried

**Public Comment**

Marina Tanasova-concerned about the re-zoning behind Sylvan Estates

- o What kind of businesses will be there
- o Wants it to stay residential
- o Doesn't understand why it is being re-zoned

Motion by Member LaBine and supported by Member Wenc to approve the meeting minutes of 7-25-2022 with one correction. Steve Walton was absent.

Yes: All

No: None

Motion Carried

**Correspondence**

Alex Hirzel-August 10, 2022

Motion by Member LaBine and supported by Member Wenc, to accept this correspondence from Alex Hirzel and place it on file.

Yes: All

No: None

Motion Carried

**Old Business**

1. Solar/Wind Ordinance
  - a. There was discussion regarding the height of the towers, blades, guide wires and fences.
2. Zoning Ordinance 309 Update
  - a. City Council approved the ordinance and it will take effect in 30 days.

**New Business**

1. Motion by Member Burack and supported by Member LaBine to approve the zoning permit for 426 Quincy Street addition.

Roll Call

Yes: Griffis, Blau, Wenc, Lahti, LaBine, Rickard, Walton, Burack, Harris

No: None

Motion Carried

2. Motion by Member Blau and supported by Member Wenc to approve the zoning permit of the James Additions plan for an additional 3 units and 2 garages.

Roll Call

Yes: Harris, Burack, Walton, Rickard, LaBine, Wenc, Griffis

No: None

Abstain: Lahti and Blau

Motion Carried

3. Motion by Member LaBine and supported by Member Harris to recommend to the City Council the Master Plan Review Proposal with 45 North.

Roll Call

Yes: Griffis, Blau, Wenc, Lahti, LaBine, Rickard, Walton, Burack, Harris

No: None

Motion Carried

4. Discuss revisions to zoning ordinance; make a list of revisions. Audience members spoke:
  - o Glenn Bugni- 340 Navy Street-What are the plans for the Shoreline Mixed use?, grant applied with the State of Michigan, convert to walking trail, status of the grant.
  - o Stephen Roblee- 712 Lake Ave.- has easement papers from year 2000, easement was granted by the City Council and Planning Commission, lots owned by Finlandia and Portage Health, property from Forest Street going east should be rezoned to R-1, solar power kilowatts.
  - o Glenn Bugni- 340 Navy Street-waterfront, access is an issue, what businesses can go in, Finlandia lot going west should be R-1.
  - o Erin Smith- 936 Prospect Street- curious of the rationale of the zoning behind Sylvan Estates, concerned about the connection way from Birch Street to North 41, more traffic would have an impact on the area.
  - o Hilary Anderson-resident of Sylvan Estates-what kind of businesses would be allowed?, the area is very family friendly area with a lot of kids, very concerned about the businesses, the neighborhood loves being by the nature trails, what kind of lighting and parking will there be, wants the area back to R-1.
  - o Boone Fiala-resident of East Hancock-question about the northwest corner of Elevation Street to Campus Dr., Birch Street to Campus Dr. would eliminate traffic off of Elevation Street, might be a safer route.
  - o Erin Smith-936 Prospect Street-Hancock's recreational area is a feather in the city's cap. Maasto Hiihto is a very special place and an attraction to people buying houses in the city.
  - o Tim Clark-resident of Quincy Street-downtown area-what is the fascination with developing businesses by Sylvan Estates. Why is it getting re-zoned. Put money in the downtown area.

- Ginger Alberti-932 Ethel Ave and owner of Sew Cranky shop in downtown Hancock-questioning private space in a building across from her and business is a farce in a different building across from her.

**Public Comment**

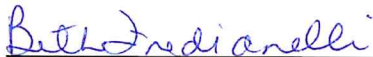
Danielle Ahrens, 1222 Minnesota Street-spoke about solar energy being great and that people can invest and save money. Beneficial to the community. Items discussed large turbines, blades and guide wire concerns, wants to help and participate.

Motion by Member LaBine and supported by Member Blau to adjourn the meeting at 7:58 p.m.

Yes: All

No: None

Motion Carried



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Beth Fredianelli, Deputy Clerk