

CITY OF HANCOCK  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MARCH 27, 2023

**Regular Meeting**

Call to order by Chairperson Rickard at 6:00 p.m.

Present: Harris, Burack, Walton, Rickard, Griffis, Blau

Absent: LaBine, Lahti, Wenc

Also present: Glenn Bugni, Frank Fiala, Garrett Neese, Patrick Visser and other members of the community.

Motion by Member Blau and supported by Member Griffis to approve the agenda as presented.

Yes: All

No: None

Motion Carried

**Public Comment**-Glenn Bugni, President of Portage Lake Condo Association and Patrick Visser, VP of Portage Lake Condo Association Board:

See attached correspondence

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## GARAGE PATHWAY PLCA POSITION

March 27, 2023

My name is Glenn Bugni, President of the Portage Lakeside Condo Association (PLCA). I would also like to introduce somebody that everybody knows, Patrick Visser, Vice-President of our PLCA Board. We are here in regard to our petition letter sent to Mary Babcock, City of Hancock Administrator, and to the City of Hancock Planning Commission and the Hancock City Council.

After reviewing these drawings and property descriptions, I observe the surveyor drawings show that we own more property North of our garages—up to the old railroad grade than formerly suggested. We were not previously aware of how much property to the North belonged to the PLCA. We are also aware, that **a 33-foot easement was granted to the City of Hancock which occupies a large portion of that parcel North of the garages.** Drawings from the Houghton County Register of Deeds show that the two-track trail North of our garages is not located within the boundaries of the easement and trespasses on our property North of the PLCA garages. **According to these drawings, the south edge of the easement to on the West should be 15.1 feet from the northwest corner of the PLCA garage wall and less near the east side of our garages. Presently, the two-track trail lies approximately 3 feet from the back garage wall. For this infraction, we express our objection to the City of Hancock.**

The PLCA agrees that we as a property owner cannot stop trespassing traffic on the existing two-track trail without public outcry. The most direct solution is to relocate the trail onto the City of Hancock's 33-foot easement (at no cost to the PLCA).

Last week, we posted two "Private Property—No Trespassing" signs behind our garages—one to the East and one to the West on our property to the North of our garage wall.

We are also concerned about the land development to our West on former Finlandia property (now belonging to Andy Lahti) using that two-track trail for access of heavy construction equipment and further damaging our garage wall. Not all vendors may be aware of this restriction. If a house is built on the former Finlandia property, potential owners will need to access the property from the West and not from the East—a long drive.

Additionally, it needs to be noted that the PLCA parking lots cannot be used as access from either East or West as it is private property.

To summarize, the Portage Lake Condo Association is asking the Hancock Planning Commission to formulate written options to remedy the trespass issue for PLCA review:

First and foremost to relocate the traffic traversing PLCA property to within the boundaries of the existing easement.

Once the infraction is corrected by relocation to within the easement, we recognize that the City will have the final authority to designate the intended use of the easement corridor.

We would like council action on the following:

- I. For the City of Hancock to relocate the walking trail according to the Houghton county surveyor drawings. That would mean moving the existing walking trail that is now approximately 3 feet from our back garage wall on our West side to at least 15.1 feet from our back garage wall—less on the East side. That would mean cutting into the dirt wall approximately 5 feet. This would insure that PLCA is not liable for injuries on our property.

Motion by Member Griffis and supported by Member Walton to accept this correspondence and place on file.

Yes: All  
 No: None  
 Motion Carried

**Review and approval of meeting minutes**

Motion by Member Blau and supported by Member Harris to approve the minutes of February 27, 2023 with one correction- Paul LaBine was not absent, he was present.

Yes: All  
No: None  
Motion Carried

**Updates**

- Master Plan-2 Public Input Sessions-April 12<sup>th</sup>, 2023 and April 13<sup>th</sup>, 2023
- Joint Meeting Feedback
- Spring Clean-up-May 12<sup>th</sup> and May 13<sup>th</sup>, 2023
- Scrap Tire Event

**Old Business**

Motion by Member Burack and supported by Member Griffis to recommend the draft copy of Solar/Wind Ordinance to the City Council for consideration.

Roll Call  
Yes: Harris, Burack, Walton, Rickard, Griffis, Blau  
No: None  
Motion Carried

Public Comment-Steve Walton-discussed “community solar”, micro utility and private developer.

Motion by Member Blau and supported by Member Griffis to adjourn the meeting at 7:27 p.m.  
Yes: All  
No: None  
Motion Carried

  
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Beth Fredianelli, Recording Secretary