

**CITY OF HANCOCK  
PLANNING COMMISSION  
MINUTES OF AUGUST 23, 2010**

The regular Planning Commission meeting for Monday, August 23, 2010 was called to order at 6:00 p.m. by Chairperson Dan Lorenzetti with the following members present: Dan Lorenzetti, Bill Baxandall, Terry Monson, Dave Lucchesi, Glenn Anderson, Bob Wenc and Bill Laitila.

Absent: Tom Gemignani and Tony Wilmers

Guests: Cynthia Cote  
Duane Aho  
Stan Kaczmarek  
Tracie Williams  
Ross Eberlein

Chris Salani  
Karin Cooper  
Taryn Juidici  
Chris Nielsen  
H.A. "Kiko" de Melo Silva

Public Comments: None

It was moved by Lucchesi and seconded by Baxandall to approve the agenda and agreeing to move up new business to the beginning of the meeting.

AYES: All

NAYES: None

Motion Carried

It was moved by Monson and seconded by Lucchesi to approve the July 26, 2010 minutes.

AYES: All

NAYES: None

Motion Carried

UPEA Architect Karin Cooper and Ross Eberlein presented a power point slide presentation on a development concept for the extensive renovation of the Copper Country Community Arts Center, 126 Quincy St.

The arts center received a Kresge Foundation Planning Grant to develop green energy and sustainability design into the renovations with a goal of receiving at least a silver LEED certification.

The arts center undertook a public education effort on green building design, and held 3 informal design meetings to identify needed changes to incorporate into the building.

Among the outcomes to the design meetings was to reduce the building footprint, improve handicap access, use most of the deconstruct material, incorporate passive solar energy, and make a bold design statement. The front façade would incorporate new windows and an awning over the entrance, and the West and South side of the building

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would contain a 6' overhang off of the roof to adjust for sunlight. No air conditioning is being proposed for the 3 story renovations, only natural ventilation.

The commission was pleased with the design and asked that it be kept updated as further plans are developed for the project.

Tracie Williams, OHM and Finlandia University Athletic Director Chris Salani presented a revised site plan for the Condon Field renovation project. Williams went through a 17 page design dated August 23, 2010 and included the site layout, a 50 year storm water detention pond, storm sewer design, lighting design, parking design, water main relocation design, 20' pathway design, and six retaining wall designs.

Chris Salani and Duane Aho stated that Phase I work on the project would likely start in the Spring of 2011 and be done by August, 2010.

The 50 year storm water detention would be a maximum depth of 7 feet, have a security fence, and be designed to hold 27,845 cubic feet of water.

The football/soccer field would be lighted with 4 light poles, and the softball field would be lighted with 6 light poles.

It was moved by Baxandall and seconded by Lucchesi to approve the site plan for the Finlandia University Condon Field Complex with plans dated August 23, 2010 for a one year time period, with an option of extending the approval for a second year and request Finlandia University provide the commission with a 60 day advance notice of the start of construction. Any site plan changes would need to be reviewed and approved by the commission.

AYES: All

NAYES: None

Motion Carried.

#### Updates/Information

-Reviewed the July 8, 2010 US41/M26 meeting notes.

-Heard that construction had started last week on the \$5 million 24-unit Quincy Haven Apartment project located on M203 and owned by the Hancock Housing Foundation. Construction by the contractor, Yalmer Mattila, should be done within a year.

-Heard that the Western UP Health Dept. will hold a complete streets training session on Sept. 30, 2010. Bill Baxandall will attend the session.

-Heard that the \$4million sewer rehab project is close to being bid out.

-The city is hopeful the water rehab project can also be bid out this fall.

-Heard that Finlandia University and the city are collaborating to develop the Ryan Street Community Gardens to be ready for public use next year.

-Heard that the new 4,200 sq. ft., \$690,000 transit facility is 80% complete and should be done by the end of October.

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- Reviewed the options available to the city on 116 Quincy St. building, including stabilization or demolition.
- Heard that Mike Lahti is expected to construct 10 new housing units on the 2 upper floors of the 424 Hancock St. building.
- Learned that OHM will be moving into the newly renovated 1<sup>st</sup> floor office space at 424 Hancock St. later this week.
- Heard that 8 units were leased at the Canal Crossing Condo building located by the bridge
- Heard that FU had a significant enrollment gain of 18%, to around 670 students.
- Heard tha FU has a student housing task force to look at new housing options as they hope to have 720 students by next fall.
- Heard Bob Wenc proposed to have a MTU Sr. design project to look at constructing a year round fountain at or near Porvoo Park.
- Heard Mayor Laitila discuss the recent bridge problem and the need to improve communication to the public.
- Heard that Bleachers Bar is considering filling in the buildings coal chute, and may be asking the city for help in cost sharing for the project.
- Decided to return to 7:00 p.m. meeting starting times for the September meeting.

It was moved by Laitila and seconded by Monson to adjourn at 8:10 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson  
Secretary