

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
OF AUGUST 22, 2011**

The regular Planning Commission meeting of Monday, August 22, 2011 was called to order by Chairperson Dan Lorenzetti at 6:00 p.m. at City Hall with the following members present:

Tony Wilmers, Bill Baxandall, Glenn Anderson, Dan Lorenzetti, Terry Monson, Dave Lucchesi, Lisa McKenzie (arrived at 6:15 p.m.), Bill Laitila (arrived at 6:20 p.m.) and Bob Wenc (arrived at 6:25 p.m.)

Absent: None

Guests: Roland Burgan and John Haeussler

It was moved by Monson and seconded by Baxandall to approve the agenda.

AYES: All

NAYES: None

Motion Carried.

It was moved by Baxandall and seconded by Monson to approve the July 25, 2011 minutes.

AYES: All

NAYES: None

Motion Carried.

There were no public comments.

Updates/Information

-Reviewed the July 14, 2011 meeting notes of the US41/M26 Corridor Committee.

-Noted the city had hired McGrath Inc. for \$4,165 to repair a small portion of the firehall roof which had been leaking.

-Looked at the 60th Annual Houghton County Fair Board schedule of events for August 25th to the 28th.

-Noted that the city had gained 48 dwelling units since the 2010 Census was taken, with 8 new apartments at 424 Hancock Ave., a new 3-plex townhouse on Hancock Ave., 24 units in the now open Quincy Haven apartments (August 2011) and increased occupancy of the Canal Crossings apartment/condo (13/21). The goal is 100 new dwelling units in 10 years. The city had 128 new dwelling units from 2000 to 2010 exceeding the city's strategic goal of 10 per year.

-Reviewed an August 12th letter from the DEQ issuing a violation notice to Jonathan Julien for filling in .08 acre of wetlands on his land on Ingot Street just East of the city water tank. No restoration was required by the DEQ.

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- Noted that since the sewer rehab project started in April the city has had 4 months of reduced sewer flow compared to last year.
- Reviewed a list of cooperation, collaboration and consolidation plans prepared for both cities of Hancock & Houghton. The plan is a new requirement by the State of Michigan to continue to receive state shared revenue payments.
- Heard that some elected officials in the state legislature are discussing a proposal to eliminate personal property taxes in Michigan. The city receives about 7% of its tax payments, or \$70,000 a year, from personal property taxes. For cities who have major industrial plants, the percentage often exceeds 50% of their tax base.
- Learned that the City of Houghton had been approved for RD loans for a \$3.288 million water rehab project and \$1.409 million for sewer rehab work, possibly starting next year.
- Received updates on both the water and sewer rehab projects underway in the city.
- Heard the 116 Quincy St. Bradway Building is scheduled for an August 27th county tax sale for the value of the 3 year back taxes plus interest, around \$18,000.
- Heard that both the Merrit and Peninsula fiber optic lines were to be installed through the city later this year. They both received federal stimulus funds to expand their networks.
- Heard that MDOT is promoting a 10 mile long Copper Heritage Trail between Hancock & Lake Linden following the old Mineral Range Railroad grade which would use compacted limestone gravel. MDOT would apply for a federal enhancement grant to undertake construction, if there was local support.
- Heard that the first game to use the new McAfee Field Complex will be the Hancock JV football team which will play a game on August 25th.
- Heard that Bacco Construction completed its \$921,000 MDOT US41 repaving project in the city.

The Planning Commission reviewed additional sewer work that may be added to the project utilizing the remaining contingency funds. The locations proposed include:

- A. Upper Ryan Street from White St. to Shafter St.
- B. Wright from Ravine St. to Tezcuco St.
- C. Forest between M-203 and Minnesota St.
- D. 35' of Ravine St. ROW sewer on Navy St.
- E. The West section of Hancock Ave. located West of S. Lincoln Dr.

The additional construction cost is estimated 180,000 plus 29,000 for engineering.

The commission reviewed \$703,476 of additional water distribution work added to the water project because the original bid was under the project budget. Work most likely would continue into the 2012 construction season. The additional locations will include new 8" water main to replace the current 4" undersized mains at the following locations:

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<u>Street</u>	<u>From</u>	<u>To</u>
Fir	Elevation	Poplar
Maple	West end near Poplar	
Ethel	Hill	Ingot
Ash	Ingot	Prospect
Prospect	Ash	Lynn
Lynn	Prospect	Ingot
Ohio	Michigan	Ethel
Mill	Water	Lake
M-203	Campground-new PRV	

The Planning Commission reviewed a site plan submitted by Mike Lahti to construct an 8 bay car garage, 22' x 96'8", in the rear of the building located at 424 Hancock Ave. OHM prepared the site plan dated August 18, 2011, along with a copy of the dual pitch truss design, and a side profile. Tim Palosaari, Project Manager, indicated that the front of the building would use the original sandstone block taken from the window cut outs of the original 424 Hancock 3-story building.

The commission asked that the owner consider stucco material for each side of the garage to match the elevator addition, to discuss garage door operation if power goes out, and if the Michigan Building Code requires a second exit per garage bay, with the owner.

It was moved by Lucchesi and seconded by Baxandall to approve the Lahti site plan for a 22' x 96'8" 8 bay, 1 story garage at 424 Hancock Ave. with plans done by OHM dated August 18, 2011, subject to stucco on both sidewalls, and emergency exit plan, and a building code clarification on a 2nd exit.

AYES: All

NAYES: None

Motion Carried.

The commission heard that a MTU Sr. Design Class will be attending the September 26th meeting to discuss the class project of drafting a complete streets plan for the city, and to make a final presentation in December.

It was moved by Wilmers and seconded by Lucchesi to cancel the November 28th and December 26th Planning Commission meeting and schedule a new meeting for Monday, December 5th @ 7:00 p.m.

AYES: All

NAYES: None

Motion Carried

Chairperson Lorenzetti assigned the following members to revise and edit the following sections of the city's 5-Year Strategic Plan, which starts January 1, 2012:

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<u>Section</u>	<u>Member Assignment</u>
Introduction	Lorenzetti & Anderson
Public Infrastructure & Services & Housing	Monson, Baxandall & Anderson
Economic Development and City Center	Lucchesi & Wilmers
Transportation and Community Recreation & Cultural Facilities	McKenzie & Laitila
Tourism, Civic Design and Community relations & Partnerships	McKenzie & Wenc

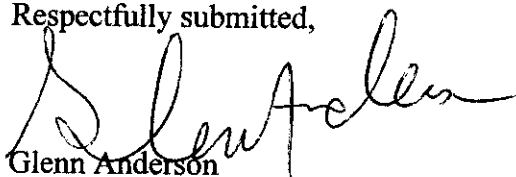
It was moved by Laitila and seconded by McKenzie to adjourn at 6:55 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,



Glenn Anderson
Secretary