

CITY OF HANCOCK  
PLANNING COMMISSION MINUTES  
MONDAY, MARCH 23, 2009

Chairperson Dan Lorenzetti called the public hearing to order at 6:00 p.m. on Finlandia University's Condon Athletic Complex proposal.

Chris Salani, Finlandia University Director of Intercollegiate Athletics presented a power point presentation on the \$4 million three phase proposal.

Phase One includes construction of a soccer/football field with lighting and synthetic surface, two football practice fields, and a 1500 seat grandstand with locker room (phase 1 & 2).

Phase Two includes a nature trail, softball diamond and lighting, and an alumni pavilion.

Phase three includes new tennis courts and lights.

John Slivon said he thought it was a great plan but requested a walkway from Spruce St. to Emma St. to allow neighborhood residents to safely walk, especially in winter, to access the downtown area. He said Birch St. and Ethel St. although alternate routes, were dangerous routes in the winter.

Tom Gemignani said his daughter lives in the neighborhood and supported a walking path to connect Spruce St. to Emma Street.

Chris Salani said a walking trail could be built East of Cedar Street on the Northern boundary of the practice field and west of the DNR trail south to Emma Street.

John Slivon said the proposed route would be fine if it stayed away from the DNR snowmobile trail.

Thomas Griffin, Pastor of the new Lighthouse Pentecostal Church located on the corner of Emma Street and Atlantic Street, asked about the impact of construction activities on church events.

Stan Kaczmarek, Senior Estimator, Gundlach Champion, whose firm would be involved in the project, said construction work would occur from 7:00 a.m. to 5:00 p.m. Monday thru Friday and dust and noise would be happening during construction. He noted no weekend work would be scheduled which shouldn't affect church events on weekends.

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Dorothy Grandelis, 1235 Minnesota St. said she supports the project but asked if the project includes a fence on her property line and asked that the project not disturb the flowers and plants that grow in the area adjacent to her home.

Chris Salani said no fence would be installed on her property line, but a fence would be constructed around the athletic fields. He said care would be taken in constructing the detention pond and nature trail as to minimize its impact on the plants and flowers.

Richard Salani, 1219 Anthony St. said he has lived on Anthony Street for over 30 years and strongly supports the project and pointed out that alternate routes exist for walking to access the downtown.

John Slivon said any new walking path needs to be wide enough to snow plow in the winter.

Chairperson Dan Lorenzetti read a letter from Barry Givens, 1301 Garden Street saying he supports the project and the vacation of a portion of Anthony Street to accommodate the project. He said the improvements will provide a facility for Finlandia to expand its sports programs and still provide utilization by the Hancock Public Schools. He also cited community access for the new facilities is an important consideration.

Chairperson Dan Lorenzetti read an email from Planning Commission member Terry Monson saying he wholeheartedly endorsed the project but asked about the likelihood of the project being completed this year and asked if the Hancock Schools have a contingency plan to play football this fall if the new field is not ready.

Superintendent John Vaara said that if the new football field was not ready this fall, the High School games would be played at MTU's field.

Chairperson Lorenzetti closed the public hearing at 6:30 p.m.

The regular meeting of the March 23, 2009 Planning Commission meeting was called to order at 6:30 p.m. with the following members present: Dan Lorenzetti, Bill Baxandall, Bill Laitila, Tony Wilmers, Dave Lucchesi, Tom Gemignani and Glenn Anderson.

Absent: Terry Monson and Bob Wenc.

Guests: Stan Kasmareck, Chris Salani, Tracie Williams, John Slivon, Tom Kearly, Monica Healy, John Vaara, Richard Salani, Marja Salani, Thomas Griffin, Dorothy Grandelis, John Grandelis, Lou Meyette, Rick Freeman and Don Berger.

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

AYES: All

NAYES: None

Motion Carried.

It was moved by Wilmers and seconded by Laitila to approve the February 23, 2009 minutes with two additions, insert that Bob Wenc arrived at 7:10 p.m. and that Bob Wenc said he would not be able to make the March meeting.

AYES: All

NAYES: None

Motion Carried.

Public Comments on agenda items: None

Chairperson Lorenzetti called for Old Business then New Business and then Updates/Information as the new agenda order.

Glenn Anderson suggested that FU consider establishing a walking path in conjunction with the new water main corridor, perhaps on the Northern boundary of the project. An alternate route would be through the complex, but Chris Salani said security would be a concern. Chris Salani said they would look into adding a walking path.

Dan Lorenzetti said he was pleased with the neighborhood support for the project and the desire of FU to be flexible in accommodating local concerns.

Tom Gemignani said having a walkable neighborhood was important.

Bill Baxandall reviewed the submitted detention pond and storm water runoff calculations and suggested using the 100 year event if it is feasible.

Dan Lorenzetti said Hitch/OHM will begin a more thorough storm water design once the snow is gone and topo. readings can be taken.

Dave Lucchesi said that storm water will run through the synthetic surface and the field will have an underdrain system installed.

Chairperson Lorenzetti thanked all audience and commission members for their comments.

It was moved by Lucchesi and seconded by Wilmers to tentatively approve the Finlandia University's Condon Athletic Complex site plan subject to a final site plan submittal and recommend to the City Council that Anthony St. between Spruce Street and Emma St. be vacated as requested.

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AYES: All

NAYES: None

Motion Carried

Lou Meyette, Project Manager with Hitch/OHM presented a revised site plan for the new Middle School addition to the High School Building which includes a new eight (8) lane asphalt paved track, a practice football field, and a 30' x 40' storage building to be built on the existing soccer/recreation field. The track and practice field would have a 4' high perimeter fence installed, the field would have irrigation, and that drainage would be directed to the ditch line on Tomasi Dr. North of the field. No additional parking is proposed at this time but additional future parking sites have been identified if the field is converted as the official high school football field site. The storage building would have two 10' x 10' garage doors and one man door with metal siding. The hillside on the Eastern side of the field would be used for future event seating. The field will have handicap access.

John Vaara, Hancock Public Schools Superintendent, said the practice field will be used for football practice and P.E. classes, and the track would be asphalt coated.

Lou Meyette said the surface area around the field sheet flows to the detention pond, with the under field drain going to the North ditch.

Chairperson Lorenzetti asked Lou and the City to verify the North ditch has the capacity to accept the new storm water.

Lou Meyette said the detention pond for the Middle School project was roughed in last fall, and the pipe was installed, but seed and mulch of the site was not completed.

It was moved by Wilmers and seconded by Baxandall to approve the amended Middle School site plan to incorporate an eight (8) lane track, practice football field and a 30' x 40' storage building subject to final drainage outlet review by Hitch/OHM and Glenn Anderson.

AYES: All

NAYES: None

Motion Carried

The Commission was advised that Franklin Twp. opened bids on March 5, 2009 on the new Quincy Hill sewer project and that Bill Siler Contracting was the low bidder at \$1,767,604.75.

The Commission was briefed on the selection of Hitch/OHM as the design firm for the new transit facility to be constructed this fall. Hitch/OHM was one of three firms interviewed by the city based on the firm's qualifications. The construction budget,

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including \$120,000 in federal stimulus funds, is estimated at \$598,473. The project is expected to be bid out this summer with construction of the estimated 4200 to 4500 sq.ft. building to be completed by January of 2010. The council has approved the design agreement and it has been sent to MDOT for review and approval.

The Commission was briefed on the city's proposal to apply for \$8.2 million in federal stimulus funds for infrastructure upgrades including \$4.2 million for water and \$4 million for sewer. The water project would include replacing about 3 miles of 16" transmission main and numerous distribution improvements in the city.

The sewer project would include about 27,000 lineal feet of cured in place pipe rehabilitation and 6500 feet of open cut trench pipe replacement.

The city is eligible for a 75% grant for the water project and a 50% grant for sewer. The commission agreed to start their **April, May, June, July and August meetings at 6:00 p.m. instead of 7:00 p.m.**

#### Updates/Information

- Heard the Scott Hotel occupancy was now at 79% with 22 out of 28 units rented out.
- Looked at the MML March/April Magazine article on Houghton and Hancock highlighting the high tech sector.
- Noted about \$70 million in construction projects will occur this year in Houghton County, not including the \$25 million MTU Great Lake Research building.
- Learned that transit ridership grew 7% in 2008 over 2007, for a total of \$20,323 riders.
- Reviewed 2008 building permits with a value of \$1,492,400, and included 6 new single family dwelling units.
- Noted the city has received \$356,000 in federal stimulus funds to date, including \$90,000 for streets, \$120,000 for the transit facility and \$146,000 for the housing commission.
- Heard the city was considering applying for a MSHDA Neighborhood Stabilization Grant with an emphasis on demolition of vacant buildings.
- Heard that the city was in the process of identifying road candidates for two MDOT Small Urban grants.
- Heard that UPPCO's contractor Asplund Tree Services has started tree trimming in the city on March 16<sup>th</sup> along electric lines.
- Noted that the Keweenaw Land Trust was applying for federal funds to acquire land by Boston Pond and Paavola Wetlands.
- Heard that Spring Clean up has been scheduled for May 1<sup>st</sup> and 2<sup>nd</sup> from 7:00 a.m. to 7:00 p.m.
- Heard the city has ordered a new garbage truck at a cost of \$132,193 to replace the 1997 unit.

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-Heard that the Hancock Housing Foundation was trying to sell \$3.1 million of federal special needs tax credits for capital for the 24-unit, 3-story Quincy Haven Project. The sale of tax credits has slowed significantly because of the national economic slow down.

-Heard the city recreation commission will be updating the 5-year recreation plan this year.

-Heard that the Quincy Smelter had obtained \$285,000 in federal FY 09 funds for building stabilization.

It was moved by Wilmers and seconded by Lucchesi to adjourn at 7:30 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson, Secretary