

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
OF SEPTEMBER 23, 2013**

The regular monthly Planning Commission meeting was called to order by Chairperson Dan Lorenzetti on Monday, September 23, 2013 at 6:00 p.m. with the following members present: Dave Lucchesi, Bill Baxandall, Dan Lorenzetti, Bill Laitila, Deb Mann and Glenn Anderson.

Absent: Lisa McKenzie, Tony Wilmers and Bob Wenc

Guests: None

It was moved by Laitila and seconded by Baxandall to accept the agenda.

AYES: All

NAYES: None

Motion Carried

It was moved by Baxandall and seconded by Mann to approve the July 22, 2013 minutes.

AYES: All

NAYES: None

Motion Carried

There was no public comments.

Updates/Information

-heard that Siler Contracting had completed the Campus Drive West reconstruction project in the bid amount of \$144,284, including the installation of 650 lineal feet of water main, and 5 service laterals. The road section was from Poplar St. to Pleasant Valley Dr.

-Reviewed a Thank You letter from FinnFest USA Board President thanking the community for hosting the June 2013 FinnFest event, which attracted over 8,000 participants.

-reviewed the July 11th US 41/ M 26 Corridor Advisory Committee meeting notes.

-reviewed the July 24th and August 22nd Hancock Bike & Pedestrian Committee meeting minutes.

-Heard Deb Mann was chairing the Saturday, October 26th Make a Difference Day event from 10 am to 2 pm.

-heard that the installation on the steel pilings at the Navy St. Park Boardwalk project was completed.

-noted that the city received a preliminary scoring by the DNR of 160 out of 200 points for the pending PASSPORT grant application for the beach dock upgrade project. Last year, the city scored 135 out of 200 possible points.

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- heard that J. Clark Construction had finished Phase II of the Front St. wall rehab project which repaired and painted the retaining wall from Center St. to Dunstan St. at a cost of \$10,900.
- received an update on the E. Hancock historic stair rehab project. J. Clark Construction has completed the \$13,000 mortar & cement repair, and Coon Electric will be installing 3 light bollards this fall.
- reviewed the Kissell Chevrolet site plan for a new dealership to be built mainly in the City of Houghton between the Mall and Walmart.
- reviewed the design for the new façade for 314 Quincy St., owned by Greg Piper.
- reviewed a draft of the City of Houghton Master Plan, copies were provided to all members.
- heard Siler Contracting will be starting construction this fall on the Ripley sewer project, with an emphasis on M 26 sewer crossings this year, and the remainder of the distribution system to be constructed in 2014.
- heard that Franklin Township is working on obtaining \$500,000 of financing to construct a public sewer system in the community of Paavola.
- reviewed campground use through Sept. 8th.
- heard that UPPCO was planning to install a 2-track to access the Pat's IGA hillside.

The Commission received an update on the proposed LifePoint/Portage Health joint venture, scheduled to close around December 1st. LifePoint has agreed to invest \$60,000,000 in new capital over 10 years, including a new clinic in Calumet and an office expansion in Hancock, as well as to expand services into cardiology and psychiatry. The State Attorney General's Office held a public forum in Houghton prior to tonight's meeting. The joint venture would prohibit LifePoint from selling Portage Health within the first 10 years of the date of closing. The Attorney General has hired Cain Brothers of Chicago to undertake an independent valuation of Portage Health.

The Commission reviewed plans to dredge a portion of Portage Lake in Ripley where the Portage Lake Gas & Coke Company had a gasification plant in the early 1900's so that coal tar could be removed. American Electric Power/Indiana Michigan Power Company has volunteered to clean up the site. Work is expected to get underway this fall.

The Commission heard the city was awarded another MSHDA grant to reconstruct rental units at the following downtown locations:

308 Quincy St., Blast from the Past Bldg., 4 units, \$120,000

234 Quincy St., Kaleva Bldg., 3 units, \$105,000

228 Hancock St., Masonic Bldg., 4 units, \$140,000

324 Quincy St., WMPL, 2 units, \$70,000

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The Commission reviewed the preliminary floor plan for both the first and second floors of the Masonic Building located at 228 Hancock St. Each floor would have two apartments, and the first floor would have two small commercial offices.

The Commission reviewed existing parking regulations and requirements from Hancock, Iron Mountain, Sault Ste. Marie, Marquette and Houghton. The Commission asked Bill Baxandall and Glenn Anderson to review the different parking requirement to determine if the city should make parking changes.

The Commission noted that the Old Apostolic Church is expected to submit a site plan for the next meeting for a major expansion project at their current location at 1501 N. Elevation St.

Deb Mann discussed the use of Jake Brakes in the city, and the possibility of regulating their use.

Dave Lucchesi discussed the inadequate parking at the high school/middle school complex even for routine sporting events.

It was moved by Baxandall and seconded by Mann to adjourn at 8:32 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary