

CITY OF HANCOCK PLANNING COMMISSION MINUTES OF JUNE 22, 2015

The regular monthly Planning Commission meeting was called to order by Chairperson Dave Lucchesi on Monday, June 22, 2015 with the following members present: Tony Wilmers, Clark Korpela, Dave Lucchesi, Lisa McKenzie, Bob Wenc, Deb Mann and Glenn Anderson.

Absent: Dan Seguin and Ron Blau

Staff/Guests: Guy Steward and Jay Martineau

It was moved by McKenzie and seconded by Korpela to approve the agenda.

AYES: All

NAYES: None

Motion Carried.

The April 27, 2015 minutes were not ready for review at this meeting.

Public Comments: None

Updates/Information

-looked over the May/June 2015 MML magazine article on campus and community

-reviewed the May 21, 2015 meeting minutes of the Hancock Bike and Pedestrian Committee

-Heard the City had low bidder Payne and Dolan pave several City streets identified as eligible with the paver ratings, and put down 1,168 tons of black top material for a price of \$134,671.

-Heard the Loading Dock sub, soup and salad shop opened on June 15th at 100 Navy Street

-Heard the PLWSA refinanced bonds for a net savings of \$154,804 to be received over the next 6 years.

-Reviewed the 2015 Canal Rock Music schedule held on Friday's at Porvoo Park

-Looked at the March 12, 2015 US41/M-26 Corridor meeting minutes.

-Heard the City plans to proceed with a downtown income survey, if the MEDC authorizes the application.

-Heard the City will host the 40th annual Canal Run on Saturday, July 18, 2015.

-Noted a new small winery is expected to open at 350 N. Lincoln Dr. by Gitchee Gumees Cider Works, Inc. The property is zoned B-1 Business, and will be using local apples in its wine.

-Heard that Vollwerth's has been approved to start hiring new employees by the MEDC while the City waits for the final grant paperwork.

- Heard the County will have one foreclosed property tax parcel in the City for sale at the August 6th land auction, located at 628.5 Water St., originally owned by John Szczucki.
- Learned that the City plans to demolish the cabin located just west of Swedetown Creek on M-203.
- Heard the property owner demolished, seeded and mulched the fire destroyed apt. building located at 309 Scallon St.
- Heard the property owner demolished, seeded and mulched the fire destroyed house located at 1400 Anthony St.
- Discussed the May 27th fire damaged trailer #29 located at 1845 Jasberg St., Beachview Trailer Park, owned by Devin Joyal, and who is responsible for clean up. The trailer owner did not have insurance. The trailer park is licensed by the State of Michigan and has 16 trailers, of which 5 are currently vacant.

OLD BUSINESS

-Guy Stewart from Real Estate Solutions, 3703 North Point Dr., Stevens Point, WI was present at the request of the Commission to answer questions and give an update on the cell tower project at 635 Emma Street. Guy's company handled the real estate and site plan on behalf of the tower owners and Verizon.

He noted no lights will be on the tower, work should start this summer, and Verizon would use the tower mainly to beef up 4G coverage to City of Hancock residents who have their services. He indicated that soil borings were complete, and a foundation design was underway. Chairperson Lucchesi asked for a copy of the foundation plan when it is ready.

The site plan called for a 6' high cyclone fence with a one foot barb wire top. Dave Lucchesi suggested that the fence height be increased to 8 to 10 feet for safety and security. Mr. Stewart said he would present the request to the tower company.

The Commission received an update on the 2016 water project and financing. Rural Development has offered a \$1,808,000 grant and a \$1,992,000 low interest loan for the project. The City Council on June 17th approved the project engineering contract with OHM Advisors.

The Commission reviewed the opinion of probable construction costs prepared by OHM Advisors for the 2016 project, including:

MDOT US41 reconstruction	\$4,975,270
City US41 water replacement	\$992,559
Streetscape MDOT/City	<u>\$1, 241,541</u>
Total construction	\$7,209,370

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The Commission reviewed the City local cost requirements for the 2016 project including a 3% administration fee on the US 41 water project, estimated \$40,000 cost to relocate 11 Front Street light ballards, downtown street name signs, and parking lane painting.

NEW BUSINESS

Jay Martineau was present representing property owner Alfred Lazzari, who owns a duplex located at 860/870 Valley View Drive, Lot 6 of the Plat of Valley View Estates. He has submitted a lot split application to make 3 parcels out of Lot 6, with a survey prepared by Jeffrey West, UPEA, Lazzari would like to divide the existing duplex into 2 separate units, and build a new house on the 3rd split. Lot A would have .42 acres, Lot B would have .28 acres and Lot C would have .42 acres. Lot A would be the location of a new single family house, and it would meet existing zoning set backs.

It was moved by Mann and seconded by McKenzie to approve the lot split from one parcel to 3 parcels for Lot 6, Plat of Valley View Estates, owned by Alfred Lazzari with the stipulation that each unit of the duplex obtain separate water and sewer laterals, and recommend approval to the City Council.

AYES: All

NAYES: None

Motion Carried

The Commission reviewed the area of concerns prepared by the City Pedestrian & Bike Committee identifying the following areas:

Bridge Approach/Front St.

West end underpass/ Front St.

Holiday Gas Station/Hancock St.

Scott Hotel intersection/Reservation/Quincy St.

Krist Oil intersection US41/ M203

The Pedestrian & Bike Committee is meeting with MDOT officials to discuss ways to improve access and safety in these areas.

Bob Wenc asked if the 2016 Parade of Nations would be held in Hancock and Glenn Anderson said it depends on the construction progress, which will be from East to West, so there is a chance Quincy Street could be completed up to Quincy Green, which is the parade staging area.

Deb Mann expressed her concern on the condition of some of the trailers and shed additions, as well as propane and oil tanks at Beach View Trailer Park. She reported she contacted the owner to express her concern about the condition of some of the trailers. Out of the 16 trailers, 6 are currently vacant, one was damaged (trailer #29) by a

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May 27th fire. She asked that the city review the condition of the trailers, and see what authority the city has with a state licensed mobile home park.

It was moved by Wenc and seconded by Wilmers to adjourn at 7:20 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary