

CITY OF HANCOCK  
PLANNING COMMISSION MINUTES  
OF APRIL 27, 2015

The regular monthly Planning Commission meeting was called to order by Vice-Chairperson Dave Lucchesi on Monday, April 27, 2015 with the following members present: Dan Seguin, Debbie Mann, Ron Blau, Dave Lucchesi, Tony Wilmers, Lisa McKenzie, Glenn Anderson and Clark Korpela

Absent: Bob Wenc

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

AYES: All

NAYES: None

Motion Carried

It was moved by Blau and seconded by McKenzie to approve the March 23, 2015 minutes with one name spelling correction for Dan Seguin.

AYES: All

NAYES: None

Motion Carried

Vice-Chair Dave Lucchesi welcomed Clark Korpela to the Commission for a term ending February 15, 2018.

The commission held a moment of silence for Dan Lorenzetti, who recently passed away. He was a member for 20 years and Chairperson for 15 years.

Public Comments: None

Updates/Information

-Heard the City Police Dept. was co-hosting the May 15<sup>th</sup> Peace Officers Memorial event at MTU.

-Reviewed the spring 2015 Notes on Torch Lake by DEQ employee Amy Keranen, which focused on the DEQ's search for PCB sources in and around Torch Lake.

-Reviewed a letter dated March 31, 2015 from SHPO indicating the proposed façade work at Vollwerth's, 200 Hancock Street, would have no historic impact. The City is working with the MEDC on a \$176,390 grant to help the company manufacturing capacity and hire 10 new employees.

-Heard the City on March 27<sup>th</sup> received a new MSHDA grant # M-2012-0657 for \$256,000 family rehab and homebuyer assistance for low to mod income persons.

-Noted that with the new MSHDA grant, the City has received over \$4.2 million of MSHDA housing rehab grants since 1996.

-Noted that over the last several months, the City has been awarded \$3,540,390 in grants.

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-With the latest grants, the City has received over \$23 million in grants in the last 19 years, which included \$9.3 million of American Recovery and Reinvestment Act grant funds.

-Heard that Pat & Jan Campioni are building a new home at 810 Valley View Dr.

-Noted spring clean up will be held May 8<sup>th</sup> and 9<sup>th</sup>

-Reviewed a draft of a possible ordinance that if enacted would allow a household to have up to 6 chicken hens.

-Noted the City Council has scheduled a public hearing on May 20<sup>th</sup> on a proposal to keep Scott Street hill from Summit St. to Elm St. closed year round. The City received several requests from area residents to consider this.

-Received an update on the MDOT Lift Bridge rehab project.

-Heard the City was undertaking a fence upgrade at all 3 baseball fields at the Driving Park.

Patrick Coleman, owner of North of 45 Planning, presented a proposal to update the City of Hancock Master Plan. His budget estimate was for \$22,000 to undertake a master plan, and an additional \$10,000 for a community survey if one was needed.

The Commission was informed that the City Recreation Commission will be updating the 5 year Recreation Plan this fall, and has hired WUPPDR to assist the City.

It was moved by McKenzie and seconded by Mann to nominate and elect David Lucchesi as Chairperson.

AYES; All

NAYES: None

Motion Carried.

It was moved by Blau and seconded by McKenzie to nominate and elect Debra Mann as Vice-Chairperson.

AYES: All

NAYES: None

Motion Carried

It was moved by Blau and seconded by Wilmers to nominate and elect Glenn Anderson as Secretary.

AYES; ALL

NAYES: None

Motion Carried

It was moved by Blau and seconded by Korpela to reschedule the meeting start time from 7:00 p.m. to 6:00 p.m. from May through September.

AYES: All

NAYES: None

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Motion Carried.

The Commission reviewed in detail the work plan for the 2016 \$3.8 million water system distribution plan, funded with a \$1,808,000 grant and a \$1,992,000 low interest loan. 3 PRV vaults will be replaced, 80 water service laterals will be replaced, 28 valves will be replaced, 21 hydrants will be replaced, and new water mains will be installed, including Quincy Street from Reservation St. to S. Lincoln Dr.

The Commission reviewed a site plan, site # MI-00-0205, submitted by Central States Tower III, LLC, 323 South Hale Street, Wheaton, IL 60187 to construct an 80 foot high monopole cell tower (85 feet overall) on leased land at 635 Emma Street. The land is owned by Jan and Becky Bruin-Slot. The site will have an 11' 6" x 25' 5" equipment building with generator, and have a 6 foot high cyclone fence with a 1 foot high barb wire top. The tower will be leased to Verizon Wireless to serve users in the City of Hancock. The tower will have a lightning antenna on the top, and will have one bank of antennas to start, but will be capable of 3 additional antenna banks on lower elevations.

Glenn Anderson, Zoning Administrator submitted a zoning opinion, after consulting with City Attorney Kevin Mackey that Pursuant to Section 1600 under article XVI, General Exceptions, (1) states that "essential services (see definition) shall be permitted as authorized and regulated by law and other ordinances of the City, it being the intention hereof to exempt such essential services from the application of this ordinance.

Pursuant to Section Article II, Section 200 definitions, essential services is defined as "the erection, construction, alteration or maintenance by public utilities or municipal departments or underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewer, pipes, conduits, hydrants and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments of the general health, safety, or welfare."

As Zoning Administrator for the City of Hancock, it is my opinion that pursuant to Article II definition of essential services that communication towers and facilities are deemed essential services, and therefore, pursuant to Article XVI, Section 1600 (1) communication towers and facilities are exempt from the application of the City Zoning Ordinance and is therefore allowable to be built and is further exempt from the site plan provision contained in Article XV, Section 1513 (1).

The property # is 31-051-641-009-00 and is described as the N 10 feet of Lot 9, Lot 10 & Lot 11, Block 1 of Condon's Third Addition to the City of Hancock. The property is zoned I-1 Industrial.

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The Commission asked if a representatives of the Tower Company could attend the next Commission meeting to discuss the overall tower project.

Construction is expected to start this summer.

Dave Luccehsi stated his position that the City should continue supporting the construction of a second Portage Lake Bridge crossing with MDOT and State elected officials.

It was moved by McKenzie and seconded by Wilmers to adjourn at 8:35 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson  
Secretary