

**CITY OF HANCOCK  
PLANNING COMMISSION MINUTES (DRAFT)  
MONDAY, AUGUST 24, 2009**

The regular Planning Commission meeting on Monday, August 24, 2009 was called to order at 6:02 p.m. with the following members present: Dave Lucchesi, Bill Laitila, Dan Lorenzetti, Terry Monson and Bill Baxandall.

Members Absent: Robert Wenc, Glenn Anderson, Tom Gemignani and Tony Wilmers.  
Guests: Jim Nutini, Director of H.C. Medical Care and Chuck Johnson, Hitch/OHM

It was moved by Monson and supported by Lucchesi to approve the agenda with one addition to New Business: Zoning Ordinance Definitions.

AYES: All

NAYES: None

Motion Carried.

It was moved by Monson and supported by Baxandall to approve the July 27, 2009 minutes, with one correction; commission is spelled wrong on the top of the page in the title.

AYES: All

NAYES: None

Motion Carried.

There was no Public Comment.

Dan Lorenzetti and Bill Laitila reviewed information in the packet:

- MSHDA NSP grant award for \$150,000 to be used for dwelling demolitions at \$10,000 per unit. Glenn got the go ahead for this, will include 922 Summit and maybe some Finlandia houses?
- DPW catch basin repair on Hancock Street-manholes are collapsing, MDOT to give the city \$25,000 to fix them. They are all marked.
- 116 Quincy Street fire insurance retention-city received a check for \$81,689.00 from State Farm, have to wait and see what Derek Bradway is going to do with the building.
- 2009 Labor Day Walk
- Birch Grove Mobile Home Park is now full with 31 lots-will Mike Lahti expand?
- CMX essential air issue
- Santori's Curve repaving request-repave curve only
- MTEC SmartZone tenant update.
- LDFA & MTEC Audits for FY 07/08
- US41/M26 Corridor Committee meeting notes.
- ARRA federal funds in Houghton County as of Aug. 10<sup>th</sup> of \$42,847,253
- City ARRA funding awards and pending application-in the amount of \$5,239,000

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OLD BUSINESS

1. The city's award of \$2,975,000 ARRA grant and \$1,225,000 loan at 2.625% and for \$4.2 million water project. Engineering has started and per Chuck Johnson-bids will be going out the end of winter, early spring.
2. City's award of \$1,908,000 ARRA grant and \$2,092,000 loan at 2.625% for \$4.0 million sewer project. Engineering has started.

NEW BUSINESS

1. Consider site plan approval of new parking lot for Houghton County Medical Care Facility.

Chuck Johnson addressed the commission with the site plan of the new parking lot. It is a 63 vehicle parking lot, with access in 2 different directions. Some items discussed were: water run off, the retention pond, the slope in the parking lot where water will gather in the middle, the elevation and drop of the slope, erosion of the hillside, water runoff of the existing parking lot and snow removal. There was a guard rail on the plans where the snow will be dumped. Dan suggested that Jim Nutini get the answers for these two major concerns: **Elevations of the parking lot, definitive answers on water management and snow removal.**

Moved by Laitila and supported by Monson that final approval is contingent upon Chuck and Jim coming back to Baxandall, Anderson and Lorenzetti with their concerns answered and will have a special meeting if need be.

AYES: All

NAYES: None

Motion Carried

2. Review of Zoning Ordinance Definitions (prepared by Monson and Wenc)

Some items the commission discussed were: Mobile homes, manufactured homes, variances (who grants them and are they a one time thing). **Some major concerns: Zoning of R1, 2 and 3 and waterfront, boat moorings and height of boat houses and taking dry cleaners out of B-1**

Baxandall said he will have his notes typed up for the next meeting. Commission will review them then.

Moved by Laitila and supported by Baxandall to adjourn the meeting at 7:05 p.m.

Respectfully submitted,

Beth Harry  
Recording Secretary