

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
MONDAY, JULY 27, 2009**

The regular Planning Commission meeting on Monday, July 27, 2009 was called to order at 6:00 p.m. with the following members present: Dave Lucchesi, Bill Laitila, Dan Lorenzetti, Terry Monson, Bob Wenc, Tony Wilmers, Tom Gemignani, and Glenn Anderson

Members Absent: Bill Baxandall

Guests: Jonathan Julien and John Slivon

It was moved by Laitila and seconded by Monson to approve the agenda.

AYES: All

NAYES: None

Motion Carried

It was moved by Monson and seconded by Laitila to approve the June 22, 2009 minutes.

AYES: All

NAYES: None

Motion Carried.

There was no public comment.

Information/Updates

- Reviewed the June 16, 2009 US41/M26 Corridor Committee meeting notes.
- Received an update on the DDA façade mini grants. 12 grants have been awarded.
- Heard that Canal Crossings Condominium project developed by Moyle Real Estate & Development Co. LLC has finally filed their master deed in July.
- Heard that the Recreation Commission has started work on the 5-year Recreation plan update and retained the services of WUPPDR to help the process.
- Heard that the city was expecting federal ARRA grants and loans for the \$4.2 million water project and the \$4.0 million sewer project. Construction work would begin in 2010. Both projects have received the Finding of No Significant Impact (FONSI) on the human environment.
- Heard that Mayor Laitila and Council Member John Slivon will represent the city at the July 29th Quincy Smelter Work Group meeting called by Senator Carl Levin.
- Heard the city held a public hearing on acquiring a quit claim deed for the property located at 922 Summit St.
- Heard there was \$31,564,000 worth of federal ARRA projects approved for Houghton County as of July 7, 2009.

- Received an update on the MTEC SmartZone, including tenant updates.
- Heard that Extreme Tool was closing its design center in Hancock but that the space will be taken over by two other growing companies.
- Heard that UPPCO is requesting a 12.7% rebate increase for 2010.
- Heard that buildings located at 118 & 122 Hancock St. has a pending purchase offer.
- Heard that MDOT is hiring city DPW crews to repair US41 storm catch basin covers located within the city.
- Noted that Glenn Anderson will miss the August 24th meeting as he will be out of town on city business.
- Bob Wenc asked about the status of the Masonic Temple Building.
- Glenn Anderson briefed the commission on the tragic fire of July 25th at 116 Quincy Street.

Chairperson Lorenzetti made the following subcommittees to review sections of the city's zoning ordinance and building regulations and development ordinances:

<u>Section</u>	<u>Assigned Members</u>	<u>Time</u>
A. Zoning Ordinance Definitions	Terry Monson, Bob Wenc	Aug. 24
B. R1, R2 & R3 Uses	Dave Lucchesi, Tom Gemignani	Aug. 24
C. B1, B2, B3, I1 & CD Uses	Tony Wilmers, Bill Baxandall	Aug. 24
D. Building Regulations, Commercial Trailers, & Housing Codes	Glenn Anderson, Dan Lorenzetti, Bill Laitila	Sept. 28
E. Subdivision Regulations	Glenn Anderson, Dan Lorenzetti Bill Laitila	Sept. 28

The commission reviewed the site plan for the 4,100 sq.ft. \$650,000 transit facility. The facility will have 4 storage bays, one mechanic bay, and one wash bay. It will also have a small office, 2 bathrooms with showers, and a training room. The city is waiting for environmental clearance from the federal transit agency and federal ARRA approval. The project is funded with a FY 08 federal earmark and \$120,000 in ARRA funds.

It was moved by Lucchesi and seconded by Monson to approve the site plan for a 4,100 sq. ft. transit facility to be located adjacent to the DPW facility at 1601 Tomasi Drive.

AYES: All

NAYES: None

Motion Carried.

Jonathan Julien, President of Julien Properties LLC presented a concept site plan for a 16 unit, two story, 16,260 sq. ft. assisted living complex to be located on 5 acres of land adjacent to the city's million gallon tank on Ingot St. The 12,470 sq. ft. basement floor could be used to add another 11 units to the project if demand was achieved. U.P. Engineers presented a preliminary layout, site plan and sketches.

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Julien said he is undertaking efforts to verify market conditions and line up financing for the project before he commits to the final project. He is proposing small kitchens in each unit and initially no central on site kitchen. He said he had preliminary talks with Portage Health on providing some level of contract food service.

It was moved by Lucchesi and seconded by Wenc to approve the concept site plan for the proposed 16 unit, 16,260 sq.ft. assisted living facility as proposed by Julien Properties, LLC on the 5 acre parcel.

AYES: All

NAYES: None

Motion Carried.

It was moved by Wilmers and seconded by Lucchesi to adjourn at 7:10 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson, Secretary