

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES OF
JUNE 27, 2016**

The regular monthly Planning Commission meeting was called to order by Chairperson Dave Lucchesi at 6:00 p.m. on Monday, June 27, 2016 with the following members present: Deb Mann, Bob Wenc, Lisa McKenzie, Dave Lucchesi, Dan Seguin, Tony Wilmers and Glenn Anderson

Absent: Clark Korpela and Ron Blau

Guests: None

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

AYES: All

NAYES: None

Motion Carried

It was moved by McKenzie and seconded by Seguin to approve the May 23, 2016 minutes with one correction, insert the correct spelling of bleachers on the second page.

AYES: All

NAYES: None

Motion Carried

Public Comments: None

Updates/Information

-Reviewed the May 12, 2016 US41/M26 corridor meeting minutes

-Heard that the lift bridge was delayed to vehicle traffic one time with stuck safety barrier arms

-Heard the 41st Annual Canal Run will be held July 16th

-Heard that the 3rd Annual Key Ingredients will be held Friday, July 15th from 6-8 p.m., and 14 music groups are signed up

-Heard that the City closed on its \$2,065,000 water project loan from Rural Development on June 8th, and secured a 1.75% interest rate. In addition, the City received a \$2,025,000 RD grant for the project

-Heard four peregrine falcon chicks hatched this spring on the North tower of the lift bridge

-Reviewed the Michigan Court of Appeals case dated May 26, 2016 on the dark store assessing controversy in Michigan

-Heard that DP Construction Co. is expected to start work on the M & M Powersport project in late July

-Heard the next and third Master Plan meeting will be held on Monday, July 18th at 6:00 p.m.

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-Heard that Itiviti located at 101 Quincy St. and Northern Mutual Insurance Co. located at 201 Quincy St will be connecting to the new Peninsula Fiber Network being installed on Quincy St. as part of the MDOT reconstruct project
-Heard that Huntington Bank will be taking over First Merit Bank

The Planning Commission received a detailed update on the MDOT Quincy Street \$7.1 million reconstruct project from City Manager Glenn Anderson.

The Commission received an update on the \$2.1 million water distribution project being undertaken by Siler Contracting. One block of Tezcuco St. and Mine Street have been completed to date, and the water main on Wright St will be next to be replaced. As part of the water project, 1,499 residential water meters will be replaced along with an antenna read system for water and sewer billing.

The Commission reviewed excerpts from the Houghton County 2016 Target residential Market Analysis recently completed by Land Use USA and funded by the MEDC & MSHDA. The City of Hancock's biggest life style cluster was True Grit Americans, followed by Bohemian Groove, Colleges and Cafes, and Digital Dependents. The study, using the aggressive scenarios, over a 3 year market, concluded that the city will need small/large mid rise apartments, large multiplex, live in townhouses, and some triplex and fourplexes. The TMA residential report is used by MSHDA to determine need for housing rehab grants. WUPPDR administered the TMA project.

Commission member Bob Wenc stated he likes the traffic flow on Hancock St. now that it is 2 way, and likes the traffic light at the corner of US 41/M203.

Commission member Tony Wilmers inquired about the new width from face of curb to face of curb on the new Quincy St. reconstruct project.

It was moved by McKenzie and seconded by Sequin to adjourn at 7:50 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson, Recording Secretary