

**CITY OF HANCOCK  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 28, 2011**

The regular meeting of the City of Hancock Planning Commission on Monday, February 28, 2011 was called to order by Chairperson Dan Lorenzetti at 7:00 p.m. with the following members present: Terry Monson, Bill Laitila, Dan Lorenzetti, Bill Baxandall, Dave Lucchesi, and Glenn Anderson.

Absent: Tony Wilmers, Bob Wenc and Lisa McKenzie

Guests: Ray Sharp

It was moved by Baxandall and seconded by Laitila to approve the agenda with one change, to move up the FU site plan review to the beginning of the meeting.

AYES: All

NAYES: None

Motion Carried

It was moved by Monson and seconded by Baxandall to approve the January 24, 2011 minutes.

AYES: All

NAYES: None

Motion Carried.

There were no public comments.

Jon Julien, President, LJJ Construction, was present to present the site plan for a 2,500 sq.ft. addition to Finlandia Hall. The project will construct a one story, 2,200 sq. ft. addition to the South side of the building, and construct a 300 sq. ft. walk in cooler on the West side of the building.

Included in the \$1,000,000 project is some interior renovations to Finlandia Hall, and kitchen equipment acquisition. The original Finlandia Hall was constructed in 1983/84. The roof drains will be connected to the Summit Street storm sewer.

The Hancock Mine Adit is located in the vicinity about 40 feet below the area, and the contractor has acknowledged its location.

The commission discussed the potential ice buildup on the existing pitched roof, and the impact of the new flat roof. Julien said the roof will be constructed with spancrete panels, and reinforced where ice would likely fall.

The commission reviewed the UPEA storm water roof calculations which indicated 47.7 GPM rate of flow.

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Julien was asked by the commission to confirm the storm water calculations for the project, prepared by UPEA, included the portion of the existing buildings roof.

Julien said he hopes to start demolition work in late March, and have the project complete by August 15<sup>th</sup> in time for fall school start up.

It was moved by Lucchesi and seconded by Monson to approve the Finlandia University site plan for a 2,500 sq. ft. one story addition to Finlandia Hall for a new cafeteria, pursuant to a sealed site plan signed by Greg Kingstrom, PE, UPEA, dated February 25, 2011.

AYES: All

NAYES: None

Motion Carried

Ray Sharp, Manager of Community Planning and Preparedness, Western Upper Peninsula Health Dept., gave a presentation to the commission on the State of Michigan's new Complete Streets Initiative and presented the commission a few sample ordinances. Sharp explained that Complete Streets is a new process that would assure that new roadways are planned, designed and constructed to accommodate safe access for all users, including vehicles, pedestrians, bicyclists, and transit to safely move along and across city streets.

### Updates/Information

-Learned that MDOT will be opening bids on the repaving of Hancock Street and other portions of US41 on April 1.

-Heard that the sewer project is expected to begin in late April, and that the relining contractor is expected to undertake about 2 blocks of sewer rehab each day of work.

-The water project will be bid on March 30<sup>th</sup>.

-Reviewed the US41/M26 Corridor Committee meeting notes for January 13<sup>th</sup> and February 10<sup>th</sup>, 2011

-Looked at the possible \$104,859 loss in State Shared Revenue under Gov. Snyder's proposal.

-Looked at the January 5<sup>th</sup> PLLB Emergency Mgt. Long Term Bridge Outage Group.

-Noted that the city has received all 3 COE & DNRE permits for the Navy Street storm sewer outlet replacements and is still waiting for the M&M Powersports COE permit.

-Reviewed an RFP for the Quincy Smelter Works Revitalization project.

-Heard that the US 2010 Census will release Michigan's numbers in March.

-Heard an update on the 24 unit Quincy Haven Apartment project, the elevator will be installed in March, and the project should be done in early July, and occupancy to start in August.

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The Commission reviewed preliminary plans for a 382 lineal foot, \$350,000 Navy Street Park Boardwalk, proposed to be constructed out into Portage Lake. The city plans to apply for a \$262,500 MNRTF grant, and the DDA has agreed to fund the balance.

It was moved by Lucchesi and seconded by Monson to authorize Chairperson Lorenzetti to sign a letter of support for the grant application.

AYES: All

NAYES: None

Motion Carried.

The Commission discussed the need for MDOT to reconstruct US41, including Front St., Reservation St., and all of Quincy Street at an estimated cost of \$6 million. MDOT is trying to obtain funding for this project for 2016.

If the 2016 does not get funding approval, MDOT has a backup plan for 2015 to reconstruct Front St. and Reservation St. for an estimated cost of \$2 million.

Finlandia University is expected to have a representative to attend the March Commission meeting to provide an update on the Condon Field reconstruct project.

It was moved by Baxandall and seconded by Monson to adjourn at 8:15 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson  
Secretary