

**CITY OF HANCOCK  
PLANNING COMMISSION MINUTES  
OF OCTOBER 28, 2013**

The regular Planning Commission meeting was called to order by Chairperson Dan Lorenzetti on Monday, October 28, 2013 at 7:00 p.m. with the following members present: Dave Lucchesi, Bill Baxandall, Dan Lorenzetti, Deb Mann, Lisa McKenzie, and Glenn Anderson.

Absent: Tony Wilmers, Bill Laitila and Bob Wenc

Guests: Roland Burgan, Lou Meyette, Kyle Oja and Derick Lavitainen

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

AYES: All

NAYES: None

Motion Carried

It was moved by McKenzie and seconded by Mann to approve the September 23, 2013 minutes with 2 corrections adding, "deck stringers" under Navy St. Park Boardwalk update and adding, " Road" in lieu of "2 track" under UPPCO updates.

AYES: All

NAYES: None

Motion Carried

Public Comments: None

Updates/Information

- Reviewed the September 12, 2013 US41/M-26 Corridor Committee meeting notes.
- Reviewed the September 26, 2013 City Bike & Pedestrian Committee meeting notes.
- Heard that about 40% of the Navy Street Park Boardwalk deck had been installed. Commission members recommended that both entrance ramps to the boardwalk be fenced in during the winter to prevent snowmobile access.
- Heard that UPPCO and Charter have started installing buried electric cable and installing transformers on Valley View Drive and SEMCO was expected to start soon on the natural gas installation.
- Noted that the campground had revenue of \$79,330.75 for the 2013 season, down slightly from the year before.
- Reviewed the possible impact on U. P. Electric rates if the Presque Isle Power Plant closes in Marquette. The electric costs could increase up to 71% if stranded capital costs are not passed on to a wider region.
- Heard that Canal Crossings Apartments are 80 % occupied with 17 of 21 units.
- Reviewed the October 9<sup>th</sup> summary of 2013 downtown reshape projects completed.
- Noted that the city had developed 62 Downtown Rental Housing in the last 8 years:

Scott Building	29 Units
116 Quincy St.	7 units
234 Quincy St.	3 units
308 Quincy St.	4 units
228 Quincy St.	4 units
324 Quincy St.	2 units
424 Hancock St. Building	8 units
<u>422 Hancock St. (3 Townhouses &amp; 2 single family)</u>	<u>5 units</u>
Total	62 units

- Heard that Bill Marlor was hired as DPW Director, and will start work November 11<sup>th</sup>.
- Heard that the Quincy Smelter property was delisted by the EPA as a Superfund Site effective October 15, 2013.
- Noted the various downtown façade work going on this fall.
- Heard the Mark Dennis will again put on the historic fires of Hancock on October 30<sup>th</sup> as part of the City's Sesquicentennial history presentation.
- Noted 400 volunteers participated in the October 26<sup>th</sup> Make a Difference Day organized by Deb Mann.

The Commission reviewed the 2008 site plan for the Hancock Middle School Addition, which complied with the city's parking regulations. 226 parking spaces were provided for both the Middle School and High School, when only 94 were required by the ordinance. Members noted that many high school students now have cars, and that during even routine sport events, the parking lot is nearly full. Overflow parking is available in the evening at the hospital, but it is rarely used for that purpose. Chairman Lorenzetti assigned Baxandall and Anderson to review the city's parking regulations to determine if they should be increased for certain uses. The school has proposed additional parking, but didn't have the funds to complete the project as part of the Middle School financing.

The Commission reviewed a site plan submittal by Lou Meyette PE, representing the Old Apostolic Lutheran Church, 1501 N. Elevation Street. The project would add-on an addition to the building of 16,271 sq. ft., add 681 seats, add 297 paved parking spaces, and add 325 overflow grass parking spaces. The project would add a new parking lot North of the church building which will have 4 light poles with shoe box type lighting. The project would also add parking to the South section of the existing lot, and a new service road would be built on the West side of the church to access the new North parking lot.

The proposed site plan called for two storm water detention ponds, but the commission felt the North pond was not necessary. For the South detention pond, the commission asked for a wider and longer rock rip-rap spillway. The project includes two large snow storage areas, one on the North side, and one on the West side of the parking lots.

Page 3.

The project will disrupt on existing Maasto Hiihto Ski Trail, but the church has given permission to the city and the Keweenaw Nordic Ski Club to reroute the trail on other areas of the church property.

It was moved by Baxandall and seconded by Mann to approve the site plans as corrected by the commission for the expansion of the Old Apostolic Lutheran Church located at 1501 N. Elevation St. for a 16,271 sq. ft. building addition and parking enhancements subject to a final sealed site plan submitted by the church.

AYES: All

NAYES: None

Motion Carried

The commission reviewed a parcel division application from William Mitchell, 1440 Copper Dr. to take the South 40 feet from Lot 22, Mineral Heights and add it to the Lot 21, Mineral Heights. Lot 22 will have a reduced frontage from 190 feet to 150 feet.

It was moved by Baxandall and seconded by McKenzie to approve the Mitchell Lot split request to remove the South 40 feet from Lot 22 and add it to Lot 21, Mineral Heights and recommend same to the City Council.

AYES: All

NAYES: None

Motion Carried

The commission reviewed the proposed Life Point/Portage Health joint venture, which is expected to close on or near December 1<sup>st</sup>.

Dave Lucchesi said he recently participated in a program from Efficiency United to reduce his electric usage at Bruno's Motors.

Deb Mann handed out information on compression release engine braking provided by Jacobs Vehicle Systems.

It was moved by McKenzie and seconded by Lucchesi to cancel the November 25<sup>th</sup> and December 23<sup>rd</sup> meetings and schedule a special meeting for Monday, December 9<sup>th</sup> at 7:00 p.m.

AYES: All

NAYES: None

Motion Carried

It was moved by Lucchesi and seconded by McKenzie to adjourn at 8:15 p.m.

AYES: All

NAYES: None

Motion Carried

Page 4.

Respectfully submitted,

Glenn Anderson  
Secretary