

CITY OF HANCOCK PLANNING COMMISSION MINUTES OF AUGUST 24, 2015

The regular monthly Planning Commission meeting was called to order by Chairperson Dave Lucchesi on Monday, August 24, 2015 with the following members present: Clark Korpela, Dave Lucchesi, Dan Seguin, Bob Wenc, Lisa McKenzie, Ron Blau, Tony Wilmer and Glenn Anderson

Absent: Deb Mann

Guests: Adam Manderfield, Jay Martineau, Ron Fisher and Karin Cooper, Susan Boxer

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

AYES: All

NAYES: None

Motion Carried

It was moved by McKenzie and seconded by Seguin to approve the July 27, 2015 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments:

Susan Boxer, 326 Navy Street asked the Commission to develop a landscaping plan for the area between the DNR Trail and Water Street from Montezuma Street to Tezcuco St. and suggested getting professional advice on suitable plants and shrubs that would grow on the hillside which gets a lot of sun. She also expressed concern about double parking on the sidewalk in front of Vollwerth's Building, 200 Hancock Street which makes it very hard to see for a vehicle making a right turn on Tezcuco to Hancock Street.

Update/Information

-reviewed the MML article on Innovation Shore highlighting the 3 UP SmartZones and 3 UP State University efforts in economic development

-heard the City was undertaking a 2 year property reappraisal by Erhart Assessing, LLC, along with a PRE homestead exemption audit

-looked at the FU home football schedule with the first home game against Alma College on September 5th

-heard that the annual Parade of Nations will be held on Saturday, September 19th at 11:00 a.m.

-heard that Fred Lazzari has started construction on a new single family house at 876 Valley View Dr. The new house was built on the lot split recently approved by the City Council and Commission for Lot 6, Plat of Valley View

Page 2.

- reviewed an attorney opinion written by Kevin Mackey which reviewed City ordinances on solar panels and concluded solar panels are allowed in the City.
- heard the City received notification from MEDC allowing CDBG costs to be incurred for the Vollwerth's project effective July 28, 2015
- reviewed various projects underway in the City

The Commission reviewed price quotes from Bill Siler Contracting for \$26,050 and MJO Contracting for \$34,538.44 for the new entrance sidewalk project at the Barkell Elementary School funded in part with a \$15,000 Western UP Health Dept. grant and \$6,050 from the Hancock Public Schools. Work is expected to be completed by Sept. 7th.

The Commission reviewed a legal opinion on cross walk issues prepared by City Attorney Kevin Mackey which indicated the City would not increase its liability if it enacted yield to pedestrian in cross walks that MDOT is now allowing on state highways in downtown areas.

Karin Cooper, Architect with UPEA, presented a site plan dated 7-31-15 for façade renovations, office addition and new loading dock addition for Vollwerth's Inc., 200 Hancock Street. The property would demolish a 15' x 24' existing stand alone garage on the West side of the property, construct a new enclosed loading dock 28' x 34' sq. ft. addition, enclose the existing loading dock and convert the area to a meeting room and office, and improve the façade on the front of the building. The new loading dock will have a 12' West side set back to the existing retaining wall, and have a single slope roof. A new dumpster location is also included in the rear of the building. No additional exterior lighting will be added, and roof runoff will be similar to the existing footprint runoff. There is no storm sewers in the area of the property

It was moved by Clark and seconded by McKenzie to approve the 7-31-15 site plan prepared by UPEA for a new 952 sq. ft. loading dock addition, new dumpster pad, enclosing the existing loading dock, updated façade work, and demolition of an existing garage.

AYES: All

NAYES: None

Motion Carried.

The Commission reviewed MDOT Job #128053A which will construct 4 new North side cross walk bump outs on Hancock Street on the NW corners of Dakota, Ravine and Tezcuco and the NE corner of Montezuma St. as part of a pedestrian enhancement project. The bid date is November 6, 2015, with work to be done after Hancock Street is no longer 3 lanes, which could be late 2016 or early 2017 construction. The crosswalk bump outs were requested by the City's Bike & Pedestrian Committee and the City Council.

Page 3.

The Commission heard the City's Bike & Pedestrian Committee and City Council has requested MDOT to consider painting a 5 foot wide bike lane on the South side of Hancock Street from M-203 to Reservation Street once the 3 lane configuration is done. MDOT is considering the request.

It was moved by McKenzie and seconded by Blau to reschedule the September Planning Commission meeting from September 28th to Monday, September 21st at 6:00 p.m.

AYES: All

NAYES: None

Motion Carried

It was moved by Wenc and seconded by Seguin to adjourn at 7:10 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary