

**CITY OF HANCOCK  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, SEPTEMBER 25, 2023**

**Public Hearing**

Rezoning of two parcels (051-503-002-50 and 503-002-25) from Industrial to R-1 Residential Single Family.

**Public Comment**

Mary Pekkala – 2008 St Ann Circle

Carol and Dennis Simila – 2010 St Ann Circle

They are against the rezoning of Parcels 1 and 2. The parcels are connected to their back yards and act as a noise buffer.

**Regular Meeting**

Call to order by Chairperson Griffis at 6:05 pm.

Present: Harris, Wenc, Walton, Lahti, Griffis, Rickard, Blau, Knoop

Absent: Burack

Motion by Member Wenc and supported by Member Rickard to approve the agenda.

Yes: All

No: None

Motion Carried

**Public Comment**

Glenn Bugni – 340 Navy St Unit 8 – Concerned about the road easement. The construction could disturb the hillside and it could cause a landslide that could take out their garages and its contents. He suggests having an independent engineering study done before any decisions are made.

Nancy Bugni – 340 Navy St Unit 8 – Read a letter from John Drake the owner of Portage Lakeside Condo Association – He has concerns about the roadway easement and construction.

Steve Roblee – 712 Lake Ave – The City and its residents will benefit from development of the waterfront but there are several concerns that need to be investigated before a decision is made. Vote no on J.S. Stringer Properties zoning applications until the problems presented are discussed and resolved.

Mark Strang – 334 Navy St Unit C – Read a letter from Jack Chamberlain a resident of PLCA – Concerns about the roadway easement and what construction can do to the hillside.

Brenda Ochodnicky – 712 Lake Ave – Vote no on J.S. Stringer Properties applications until all concerns are looked at and a plan is made.

**Presentation**

Master Plan update provided by Progressive Architect and Engineers – not available

**Review and approval of meeting minutes**

Motion by Member Blau and supported by Member Walton to approve the minutes from the August 28, 2023 meeting at next month’s meeting since they are unavailable in this month’s packet.

Yes: All  
No: None  
Motion Carried

**Updates**

Master Plan – September 21, 2023 – Orpheum Theater – 7 different stations and 75 people attended. The draft will be done in November and a meeting will be scheduled once it is received.

**New Business**

1. Motion by Member Rickard and supported by Member Wenc to approve the zoning application for 306 Hancock Street for an addition to current structure for a duplex.

Roll Call  
Yes: Harris, Wenc, Walton, Lahti, Griffis, Rickard, Blau, Knoop  
No: None  
Motion Carried

2. Motion by Member Rickard and supported by Member Knoop to approve the rezoning of two parcels (051-503-002-40 and 051-503-002-25) from Industrial to R-1 Residential Single Family.

Roll Call  
Yes: Knoop, Blau, Rickard, Griffis, Walton, Wenc, Harris  
No: None  
Abstained: Lahti  
Motion Carried

3. Commission action not needed. City Manager Babcock will take care of the zoning application for J.S. Stringer Properties single family home on Navy Street.
4. No motion made in support on the approval of the zoning application for J.S. Stringer Properties 9-unit multifamily building on Navy Street.
5. Motion by Member Rickard and supported by Member Wenc to approve the zoning application for Mark Koski Properties for a 5-unit townhouse building on North Lincoln Drive.

Yes: All  
No: None  
Motion Carried

- a. Motion by Member Griffis and supported by Member Harris to amend the motion to approve the zoning application for Mark Koski Properties for a 5-unit townhouse building on North Lincoln Drive contingent with submitting parking, landscaping, and electrical plans.

Amended Motion

Yes: All

No: None

Motion Carried

**Public Comment**

None

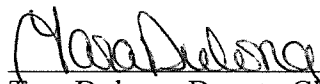
**Adjourn**

Motion by Member Blau and supported by Member Rickard to adjourn the meeting at 6:51 pm.

Yes: All

No: None

Motion Carried



Tara Dulong, Deputy Clerk