

CITY OF HANCOCK PLANNING COMMISSION MINUTES OF JUNE 25, 2018

The regular monthly Planning Commission meeting was called to order by Chairperson Deb Mann on Monday, June 25, 2018 at 6:00 p.m. with the following members present: Deb Mann, Andrew Lahti, Ron Blau, Glenn Anderson, Bob Wenc, Lisa McKenzie, Jeffrey Kelley and Devin Leonarduzzi.

Absent: Tony Wilmers

Guests: John Haeussler, Steven Walton and David Chesney

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

AYES: All

NAYES: None

Motion Carried

It was moved by McKenzie and seconded by Wenc to approve the May 21, 2018 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments:

John Haeussler, 1203 Portage Dr. commented on the difference of the Master Plan versus the Zoning Ordinance pointing out that a zoning ordinance is law and a Master Plan is a policy document. He mentioned the changes made by the City Council on May 23, 2018.

Steven Walton, 310 Mason St. asked the City keep local zoning districts and suggested the City keep in the plan the majority of neighborhood property owners when requesting changes.

David Chesney, 310 Center St. is concerned about keeping in the Master Plan language that a zoning change needs a majority of the neighborhood property owners affected to support the change prior to enactment.

Updates/Information

-Noted the State is hiring a consultant to test all municipal water systems for Perfluoroalkyl and polyfluoroalloy substances (PFAS).

-Reviewed an update from UPSET WEST.

-Reviewed information on the Hancock Public Schools 1.5 mil sinking fund proposal scheduled for a vote on August 7th. If approved, the millage would run 5 years and raise \$1.39 million for capital improvements.

-Noted the current Hancock Public School debt levy for 2018 will be 9.45 mills.

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- Noted that A-1 Construction has purchased the building located at 315 Dakota Street.
- Noted Gino's Restaurant is now open
- Noted that 1Q1 co-working space is now open at 101 Quincy St.
- Reviewed recent beach monitoring results by the WUPHD.

The Commission reviewed the bid results for the 2018 MDOT Small Urban repaving project. Payne and Dolan was low bidder at \$324,042.29, the second bid was from Bacco Construction for \$429,091.40

The Commission reviewed changes the City Council made on the proposed Master Plan at its meeting held on May 23rd, 2018. The Commission decided to make two changes to the City Council wording.

It was moved by McKenzie and seconded by Blau to accept the May 23, 2018 City Council changes to the proposed Master Plan with two changes:

Page 11, item 2 " The statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act (Act 110 of 2006) states a zoning ordinance shall be based upon a plan."

Page 50, General Residential/Historic Residential "The City or a neighborhood may initiate a proposal for over lays or design guidelines to protect and preserve neighborhood character, which the City may adopt only after a thorough public review process."

AYES: All

NAYES: None

Motion Carried

It was moved by Leonarduzzi and seconded by Anderson to schedule a public hearing on the revised Master Plan for Monday, July 23, 2018 at 6:00 p.m.

AYES: All

NAYES: None

Motion Carried

The Commission received an update on the June 17th Father's Day flood damage in the City and reviewed a preliminary cost estimate of \$11,147,850 in total damages.

The Commission reviewed MDOT's bid for a temporary bridge over the Swedetown Creek on M-203. MJO, Inc. was low bid at \$392,000, Lindberg Construction bid was \$533,900 and Zenith Tech's bid was \$593,500. MDOT hopes to have the temporary bridge constructed by late July.

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It was moved by Blau and seconded by McKenzie to adjourn at 7:15p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary