

CITY OF HANCOCK PLANNING COMMISSION
MINUTES OF JULY 23, 2018

The regular monthly Planning Commission meeting was called to order by Vice-Chairperson Devin Leonarduzzi on Monday, July 23, 2018 at 6:00 p.m. at City Hall with the following members present: Andrew Lahti, Ron Blau, Bob Wenc, Lisa McKenzie, Jeffrey Kelley, Tony Wilmers, Glenn Anderson and Devin Leonarduzzi

Absent: Deb Mann

Guests: Stephen Smith, Ruth Ann Smith, Will Lytle, Bill Deephouse, Marcia Goodrich, Max Jouppe, Nick Simonson, John Haeussler, Jack Haeussler, Maggie Haeussler, Susan Burack, Ross Muonio and Jay Ruohonen

Vice-Chairperson Leonarduzzi called the Public Hearing to order at 6:01 p.m. on the proposed revised final draft of the Master Plan, 2018.

Will Lytle, 330 Cooper Ave.

- Supports complete streets implementation.
- Questioned why forestry was included in working lands on Page 42 when gravel mining is now the dominate activity.
- Expressed concern of the erosion along the West Driving Park boundary.
- Mentioned short term vs. long term City goals for natural resources protection.

Marcia Goodrich, 627 Lake Ave.

- Encouraged the City to preserve undeveloped waterfront properties.

Bill Deephouse, 627 Lake Ave.

- Commented on the proposed waterfront conceptual waterfront area plan on Page 45.
- Encouraged keeping City owned property that is currently not developed in a natural state in the future.
- Suggested the City add the June 17th and July 12th flood events on Page 24.

Susan Burack, 103 East Quincy St.

- Delete reference to MCACA on Page 55 and 57.
- Add Michigan Historical Preservation Network on Page 59.
- Recommended to the Planning Commission to develop a time line for implementation of the plan.

Lisa McKenzie

- Thanked all the public for their thoughtful comments.
- Thanked the Master Plan subcommittee for its participation in the process which started in June, 2016.
- Thanked community members who attended the two community wide participation sessions held on September 12, 2016 and March 20, 2017.

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- Noted that the City held its first of two public hearings on December 11, 2017 on the proposed Master Plan.
- Thanked OHM Advisors for its technical help.

The Public Hearing was closed at 6:15 p.m.

It was moved by McKenzie and seconded by Wenc to approve the agenda

AYES: All

NAYES: None

Motion Carried

It was moved by Blau and seconded by McKenzie to approve the June 25, 2018 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments: None

Updates & Information

-Received an update on flood damage and potential funding sources, including the FHWA. The City has estimated \$10,856,000 in infrastructure damage caused by the June 17, 2018 flood.

-Heard the M-203 one lane temporary bridge should be completed by the end of July.

-Discussed Swedetown Gorge Ski Trail options after the 3 bridges were damaged in the flood.

-Heard the City is trying to install the 3 new playground structures this year at Terrace Park, Third St. Park and Montezuma Park. The flood has delayed the projects.

-Received an update on the flood recovery initiatives being run by the Portage Health Foundation and the Keweenaw Community Foundation.

-Noted the continued WUPHD beach monitoring since the June 17th flood.

-Heard that Life Point Health plans to be acquired by Apollo Global Management, a private equity firm by the end of the year

-Heard the new City Manager, Barry Givens will start on December 1st.

The Commission received an update on the 2018 Small Urban repaving project scheduled to be undertaken by Payne and Dolan in September. Portions of E. Quincy St., Dunstan, Tezcuco, Elevation and Water St. will be milled and repaved.

The Commission was briefed on the new beach dock construction project. MJO Contracting has installed all eleven steel pilings and will start installing the beams in August.

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The Commission heard the City Council on July 18th supported the final draft of the Master Plan and rescinded its November 12, 2017 action asserting the right of final approval of the Master Plan contained in MCL 125.3843 subsection (3).

Max Jouppe, representing the Old Apostolic Lutheran Church, 1501 N. Elevation St. presented a site plan for a new 8,000 sq. ft. addition onto the West side of the existing 35,950 sq. ft. main building to be used for Sunday School classes. The current location is a concrete slab used for a temporary tent, so that the new addition will not add additional storm water run off that existed before the new addition is built. The new addition will house up to 19 school classrooms. Mike Drewyor, PE is doing the roof truss design for the project. Construction will be block wall with a brick front faced to match the main building. Foundation work may start this fall but overall completion will occur in 2019. Lou Meyette, PE will stamp the site plan prior to construction starting.

It was moved by McKenzie and seconded by Blau to approve the site plan for an 8,000 sq. ft. addition onto the Old Apostolic Lutheran Church at 1501 N. Elevation St. contingent upon final submittal of a sealed site plan by Lou Meyette, PE.

The Commission discussed the comments received at the public hearing on the final draft Master Plan.

It was moved by McKenzie and seconded by Kelley to approve the 2018 Master Plan with the following changes:

1. Delete references to MCACA on Page 55 and replace with the Michigan Downtown Association.
2. Delete references to MCACA on Page 57 and replace with the Michigan Downtown Association
3. Add the Michigan Historical Preservation Network on Page 59.
4. Change the word adopt to after in 3rd paragraph, on Page 50.
5. Add reference to the June 17th and July 12th flood events to Page 24.

AYES: All

NAYES: None

Motion Carried

Commission member Bob Wenc discussed the flood erosion on Mount Ripley.

Commission member McKenzie thanked Stephen and Ruth Ann Smith for this year successful 5th Annual Key Ingredients event held on July 20th.

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It was moved by Wenc and seconded by Kelley to adjourn at 6:45 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary