

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
MONDAY, MAY 18, 2009**

The regular Planning Commission meeting of May 18, 2009 was called to order at 6:00 p.m. with the following members present: Dave Lucchesi, Tony Wilmers, Bill Laitila, Bill Baxandall, Dan Lorenzetti, Terry Monson and Glenn Anderson.

Absent: Bob Wenc and Tom Gemignani

Guests: None

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

AYES: All

NAYES: None

Motion Carried

It was moved by Monson and seconded by Laitila to approve the April 27, 2009 minutes.

AYES: All

NAYES: None

Motion Carried.

There were no public Comments.

Updates/Information

-Heard that the city has been awarded a \$305,000 MSHDA grant to be split 50/50 for single family house rehabilitation and rental rehabilitation for the North Downtown Target area.

-Heard the city was still in the running for a \$210,000 MSHDA Neighborhood Stabilization grant for dwelling demolitions.

-Learned that MJO Contracting was underway in completing the \$3,650,000 water upgrade project, with the project expected to be done by the end of June.

-Heard that the TORI was starting up for the season on June 3rd and will be held every Wednesday and Saturday from 9:00 a.m. to 2:00 p.m.

-Learned the State was cutting state shared revenue for the current FY 09 budget which will cost the city about \$15,000.

-Heard that Gundluch Champion was low bidder at \$1,326,000 for the FU project to upgrade the upper floors of the Jutila Center Building located at 200 Michigan Ave.

-Learned that the Recreation Commission was working on upgrading the city's 5 year recreation plan.

-Heard that the city received approval from MDOT for the Hitch/OHM design contract for the new transit facility.

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-Heard that FU was still exploring a Steam District Heating proposal of its 13 buildings and could offer it to the local downtown area if built.

-The Scott Hotel had 86% occupancy with 24 out of 28 units rented.

-Heard that Mike Lahti may be interested in building an apartment building on Hancock St. at the old Cash & Carry lot.

-Heard that Fine Line Tire may pursue rezoning a parcel of land they own located just West of the DNR Trail Right-of-Way.

The Commission discussed the need to name a new street between Forest and Birch St. that will go through the old DPW property and agreed to consider possible names.

The Commission received a request for a lot split for a parcel owned by Robert Nominelli on Minnesota Street. The parent parcel would be divided into two lots, one with the house at .39 acres and the second one at .29 acres.

It was moved by Wilmers and seconded by Lucchesi to approve the lot split for the Nominelli property into 2 parcels of .39 and .29 acres. The second description is the South half of Lot 3 and Lots 4 through 6, except the West 19.5 feet of said South half of Lots 3 and Lots 4 through 6 Block 7, Condon's Third Addition to the city.

AYES: All

NAYES: None

Motion Carried.

The commission reviewed a submittal from Hitch/OHM Engineer Tracie Williams and Taryn Juidici of Hitch/OHM on the Quincy Haven 24 unit apartment drainage design. According to the submittal, the storm sewer computations indicate that the existing city/MDOT storm sewer system is adequately sized to accommodate the increase in run off attributable to the increase in impervious surface associated with this project. The design was based on a 10 year storm event.

Bill Baxandall pointed out that the Portage Lake outflow is at a smaller diameter of 27 inches than the earlier pipe sections, which are 36 inches in diameter. Baxandall asked if Hitch/OHM could run a 50 year storm event calculations for review. The commission agreed to ask Hitch/OHM for additional information on the design and 50 year storm event to review for the June meeting.

It was moved by Laitila and seconded by Lucchesi to adjourn at 7:00 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson
City Manager

