

# **CITY OF HANCOCK**

## **PLANNING COMMISSION**

### **MEETING MINUTES OF JULY 26, 2010**

The regular Planning Commission meeting for Monday, July 28, 2010 was called to order at 6:00 p.m. by Chairperson Lorenzetti with the following members present: Dan Lorenzetti, Bill Baxandall, Terry Monson, Tom Gemignani, Dave Lucchesi and Glenn Anderson.

Absent: Tony Wilmers, Bob Wenc and Bill Laitila

Guests: None

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

AYES: All

NAYES: None

Motion Carried.

It was move by Monson and seconded by Gemignani to approve the June 28, 2010 minutes.

AYES: All

NAYES: None

Motion Carried.

#### Updates/Information

- Reviewed the June 10, 2010 meeting notes of the US41/M26 Corridor Committee.
- Heard that the DPW had completed a new 6" water service to Vollwerth's Company Building and a new 6" water & sewer service to 424 Hancock St. Lahti building.
- The new water project will replace most of the old water service laterals on Hancock St.
- MDOT is planning to pave Hancock St. and portions of S. Lincoln Dr. and N. Lincoln Dr. in 2011 after the water lateral work is done.
- Heard the city was expecting a grant award of \$9,000 from DNRE to undertake an inventory of city trees on ROW and prepare an Emerald Ash Borer response plan.
- Heard that Pat Campioni was looking at starting up the development of Valley View Estates.
- Heard that the DDA downtown marketing campaign was fully underway, including a 15 week newspaper and radio ad buy, banners, facebook, and placemats.
- Reviewed the Hancock Public Schools all school reunion schedule for July 29, 30 and 31<sup>st</sup>.
- Reviewed a DNRE permit denial for a walkway on Navy St. by the Coon Electric Building.
- Reviewed an article on Michigan's Medical Marihuana law and related zoning issues.

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The Commission received a project update on the new construction of the 4,200 sq. ft., \$690,000 transit facility. The site work is 50% done, block structure is 100 % done, the veneer is 25% done, structural steel work is 80% done, and electrical and mechanical work has started.

The Commission heard the \$5 million, 24 unit Quincy Haven Apt. project owned by the Hancock Housing Foundation is scheduled to hold a groundbreaking ceremony on August 13<sup>th</sup>.

The Commission heard that plans and specifications for the \$4 million sewer project are completed and have been sent into RD and DNRE for approval.

The Commission reviewed the maximum height for R-3 versus B-3 zoning districts and noted they were the same at 60 feet. The Commission has been requested by the Portage Lakeside Condominium Associates to consider rezoning the property from B-3 to R-3. The condo master deed requires the use to only be single family dwelling purposes, so rezoning may not be needed for the parcel. Mike Mattila still owns the property adjacent to the condo's on the west side and had been proposed for use as a 12-unit condo project. The commission did not feel rezoning would be needed at this time.

The Commission learned the city had approved a contract with FVB energy for the district heating study at \$35,000, funded by a State DLEG grant.

The Commission reviewed a proposed upgrade to the Hancock CITGO Station, which would include new interior restrooms, enlarging the main cooler, and modifying the mansard over the main entrance. Because there are no changes to the footprint of the building, there are, no site plan approval is required by the Commission.

The Commission tabled a discussion on the Bob Wenc Porvoo Park fountain concept.

Dan Lorenzetti noted that a sewer upgrade would be required for a reuse of the Diekman house located on M203 in Gov't Lot 5, West of the cemetery road.

It was moved by Lucchesi and seconded by Gemignani to adjourn at 6:55 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson, Secretary