

CITY OF HANCOCK PLANNING COMMISSION MINUTES OF JUNE 25, 2012

The regular Planning Commission meeting on Monday, June 25, 2012 was called to order by Chairperson Dan Lorenzetti at 6:00 p.m., at City Hall, with the following members present: Bill Baxandall, Bill Laitila, Dan Lorenzetti, Glenn Anderson, Dave Lucchesi, Lisa McKenzie, Bob Wenc, Tony Wilmers and Terry Monson arrived at 6:30 p.m.

Absent: None

Guests: Roland Burgan and John Haeussler

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

AYES: All

NAYES: None

Motion Carried.

It was moved by Lucchesi and seconded by McKenzie to approve the April 23, 2012 minutes.

AYES: All

NAYES: None

Motion Carried.

John Haeussler asked if city residency was required for a member to be on the Planning Commission.

John Haeussler briefed the commission on fund raising efforts to be a sesquicentennial publication sponsor, which ranges from \$150 to \$1,500.

Updates/Information

- Heard that the city council, following a public hearing, voted to remove the 91 parking meters from the 3 downtown blocks. The DDA supported removing the meters.
- Noted that the city millage rate will remain the same as last year at 14.2021.
- Noted that the city's SEV, for the first time in many years, went down from \$100,638,272 to \$99,998,195, but the taxable value increased 1.67% to \$85,437,000.
- Noted that Houghton County has 2 tax foreclosed properties in the city, an empty lot at 922 Summit St. and a house at 935 Summit St. The city declined to purchase the two properties and the county will sell both properties.
- Reviewed proposed reforms to the personal property tax in Michigan. The first would eliminate personal properties below \$40,000 taxable value in 2013 which if enacted would cost the city about \$13,700. The second proposal is to phase out the remaining personal property starting in 2016, which would cost the city another \$50,956 once the phase down was complete.
- Reviewed a draft schedule of FinnFest 2013 programming events.

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-Reviewed the following meeting notes:

- May 10, 2012 US41/M26 Corridor Committee
- May 9, 2012 PLLB
- April 4, 2012 PLLB

-Noted the city council approved putting up for sale a 3.1 acre parcel in Portage Township for \$30,000 and the old Sampson St. water tank parcel in Quincy Twp. for \$5,000.

-Heard the city council reduced the sale price of lots 21 thru 27, Spruce Haven Estates from \$20,000 to \$16,000.

-Noted that Franklin Township is planning to install a new sewer distribution system in Ripley in 2013.

-Reviewed MDOT's plan for 2014 to reconstruct M-26 from the Lift Bridge to Jerry's Transmission.

-Heard the city contracted with pasty.com to install WI-MAX to the campground, and noted there is good coverage except the SE & SW corners of the campground.

-Noted that Louie's Superfoods is planning on constructing a new 44,000 sq.ft. grocery, hardware and McDonald's complex on US 41 in Osceola Township near Calumet.

The commission reviewed the 2010 Census data in detail and noted the following highlights over the 2000 Census:

Population grew by 7.2%

Median age went from 36.8 to 34.1

Hispanic/Latino population grew 103%

Asian population grew 69.6%

Housing units grew by 6.5%

Housing vacancy increased from 214 to 229 or 7%

Group quarter population grew 23.2%

College housing grew 84.1%

The commission reviewed a letter from MSHDA dated June 11, 2012 authorizing the city to incur MSHDA rental rehab grant funds for the Lahti project at 116 Quincy St., and the letter noted the environmental review requirements had been met by the city.

The commission reviewed the city council notice for a Show Cause Hearing scheduled for Wednesday, June 20, 2012 on the condition of the Soren Dresch building located at 228 Hancock St.

The commission reviewed a Draft White Paper on the Emergency Preparedness Plan for the MDOT Lift Bridge written by Houghton County Emergency Preparedness Coordinator Jack Deweke.

The commission noted the city council has asked MSHDA for a grant amendment to the rental rehab grant for possible new downtown housing projects:

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<u>Address</u>	<u>Owner</u>	<u>Units</u>	<u>Amount</u>
326 Quincy St.	Umbrella Tree Prop., LLC	2	\$70,000
308 Quincy St.	Al McClellan	4	\$140,000
234 Quincy St.	Kaleva Corp.	3	\$105,000

It was moved by Baxandall and seconded by Monson to adjourn at 6:50 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary