

CITY OF HANCOCK PLANNING COMMISSION MINUTES OF MONDAY, APRIL 27, 2009

The regular meeting of the April 27, 2009 Planning Commission meeting was called to order at 6:00 p.m. with the following members present: Dave Lucchesi, Tom Gemignani, Tony Wilmers, Bill Laitila, Bill Baxandall, Dan Lorenzetti, Terry Monson, Bob Wenc and Glenn Anderson.

Absent: None

Guests: Gail Ross, Tracie Williams and Taryn Judici

It was moved by Laitila and seconded by Baxandall to approve the March 23, 2009 minutes, with one correction, delete the \$ sign from 20,323 transit riders on page 5, 4th section under updates and information.

AYES: All

NAYES: None

Motion Carried

It was moved by Monson and seconded by Laitila to accept the agenda.

AYES: All

NAYES: None

Motion Carried.

There were no public comments.

Updates/Information

-Reviewed the US41/M26 Corridor Committee notes on February 17, 2009.

-Reviewed the planned detour changes in Houghton this year related to the two MDOT construction projects and discussed the height of the two pedestrian walkways located above Cliff Drive on the MTU Campus which will become a detour route.

-Noted spring clean up will be held at the DPW for drop offs on May 1st and 2nd, the leaf and branch pick up will start May 11th, and the City will hold a trash pick up on May 9th.

-Heard that MDOT is adding several new paving projects on US 41, M26, and M28 because of extra federal stimulus funds.

-Received an update on the Charter Communications Bankruptcy.

-Heard that the city has applied for a \$210,000 MSHDA Neighborhood Stabilization Program (NSP) grant for demolition of 11 buildings in the city. The grant would pay for up to \$14,000 per demo. Five demo houses are located on the FU Campus Dr.

-Heard that the Hancock Schools were holding an election on May 5th with a non-homestead 18 mill levy and will select three board members.

Page 2.

-Heard that the city has held its first meeting on designing the new city transit facility to be built near the existing DPW building.

-Heard that FU will be opening bids on May 5th for the Jutila Building Phase II renovation.

-Learned that FU was exploring construction of a new Central Steam Heating Plant to serve the main campus and possibly the Jutila Building, and is working with Thermal Ventures, Inc.

-Heard that MJO Contracting was starting to work on the water upgrade project which has 10 hydrants and 19 valves to complete the project, mostly in the downtown area.

-Heard that Asplund Tree trimming of the electric lines was going well with the city receiving very few complaints.

-Learned that this year the June 26 & 27 Relay for Life event will be held at the Houghton County Fair Grounds.

-Heard that the city council gave preliminary approval to FU to vacate a portion of Anthony Street for the Condon Field project.

Glenn Anderson reported that Hitch/OHM has amended its drainage plan for the new track/practice football field at the High School Complex to divert the under drains on the field to the retention pond, leaving the North side underdrain going to the North open ditch line of Tomasi Dr. The original plan had the field and track under drain also going to the North open ditch.

It was moved by Baxandall and seconded by Lucchesi to accept the revised track/practice football field under drain system as redesigned by Hitch/OHM which has all of the track and field underdrain going to the storm water detention pond.

AYES: All

NAYES: None

Motion Carried.

Tracie Williams from Hitch/OHM presented the proposed final site plan for the 3 story, 24 unit Quincy Haven Apartment Building to be located adjacent to Lakeview Manor High Rise Building on M203 (W. Quincy). The project will have 18 one bedroom and 6 two bedroom units, all built to ADA requirements.

Williams said MSHDA has asked that final project design be submitted in June, and project approval is expected in August which would allow a September construction start. Financing is from a federal special needs tax credit which MSHDA is purchasing at 0.85 cents on the dollar, and Federal Home Bank funds of \$720,000 has been received, along with a MSHDA \$44,000 grant and \$350,000 of James Addition sale proceeds.

Construction is expected to take 12 months.

It was moved by Baxandall and seconded by Lucchesi to approve the final site plan for Quincy Haven Apartments which includes a three story, 24-unit complex, plans dated

Page 3.

April 23, 2009 with a stipulation that final storm drain calculations and storm water pipe size and location information be submitted to the commission.

AYES: All

NAYES: None

Motion Carried.

Glenn Anderson presented two MDOT Small Urban Grant funded projects for upcoming road projects. One is a federal stimulus funded project with a budget of \$90,000 to construct one new block of Campus Dr. from Elevation to Poplar Street. The project would be bid out for 2010 construction.

The second project has grant funds of \$125,000 with a city match of \$32,000 to repave ½ mile of Campus Drive from US 41 to the area by the High School. The project is proposed to be funded for the federal FY 2011 budget which means construction may occur in 2012.

It was moved by Lucchesi and seconded by Gemignani to approve the two MDOT Small Urban projects as presented by the city.

AYES: All

NAYES: None

Motion Carried.

The commission was briefed on the scope of work for the proposed \$4.2 million water improvement project. An application to Rural Development for federal stimulus grant funds along with loan funds will be submitted by the city. The project would include replacing 15,100 feet of 16" water transmission main from the Houghton valve house South to Petro Lane, replace 80 service laterals with freezing problems, replace 4" water mains located on Ohio St. Minnesota Street, W. Franklin St. Water St. Dunstan St. Elevation St. Michigan St. Lake Ave., Atlantic St. replace PRV valves, eliminate some dead end loops and paint the 1 million gallon tank.

In addition to the water project, the city is planning to apply for a \$4.0 million sewer improvement project. The project would include 7.25 miles of cured in place sewer main repair, .44 miles of sewer main replacement, .33 mile of new storm sewer, manhole repair, manhole replacement, and other improvements.

It was moved by Gemignani and seconded by Laitila to support the proposed water and sewer improvements as proposed by the city.

AYES: All

NAYES: None

Motion Carried

Page 4.

It was moved by Gemignani and seconded by Wenc to reschedule the May meeting to Monday, May 18th at 6:00 p.m.

AYES: All

NAYES: None

Motion Carried

It was moved by Baxandall and seconded by Monson to adjourn at 7:25 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson
Secretary