

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
OF FEBRUARY 24, 2014**

The regular Planning Commission meeting was called to order by Chairperson Dan Lorenzetti on Monday, February 24, 2014 at 7:00 p.m. with the following members present: Deb Mann, Bill Baxandall, Dan Lorenzetti, Dave Lucchesi, Lisa McKenzie, Bob Wenc, and Glenn Anderson.

Absent: Tony Wilmers

Guests: Roland Burgan, Ray Sharp, Risto Alholinna, Lane Alholinna

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

AYES: All

NAYES: None

Motion Carried

It was moved by Lucchesi and seconded by Baxandall to approve of the December 9, 2013 meeting minutes.

AYES: All

NAYES: None

Motion Carried

Chairperson Dan Lorenzetti congratulated Planning Commission members Bill Baxandall and Bob Wenc, both who were recently reappointed by Mayor McKenzie and City Council to 3 year terms.

There were no public comments.

Updates/Information

-Heard that MDOT was receiving design service RFP's until March 3rd for the 2016 Quincy St. reconstruct design.

-Noted the City Council approved an agreement between Franklin Twp. and the PLWSA to add the Paavola Neighborhood to the Sewage Treatment plant.

-Heard bids are due March 7th for the MDOT M-26 reconstruct through Ripley

-Heard that the Keweenaw National Historical Park Advisory Commission was very close to fund raising the \$335,000 acquisition price for the Quincy Smelter property

-Reviewed the Highland Copper Company's explorations for copper in the Western Upper Peninsula and learned that they have a purchase agreement to buy Orvanna's Copper Wood Mine Project North of Wakefield.

-Reviewed Houghton County Building permits for 2013 and noted 52 new homes were built in the County.

-Reviewed DEQ investigation plans for 2014 around Houghton County

-Reviewed the 2014 DEQ campground license for 58 modern sites and 14 primitive sites.

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- Heard that the city's transit had a 6.9% increase in rides for 2013, for a total of 20,267 riders.
- Reviewed the January 9, 2014 US41/M26 Corridor Advisory Committee meeting notes.
- Heard that the DEQ will be holding a lottery soon to select the first municipalities to receive asset management grants, Phase I will be \$97 million.
- Heard MDOT is finalizing design and detour plans for the upcoming Winter of 2014/15 Portage Lake Lift Bridge rehab project.

Ray Sharp from the Western U.P. Health Dept. was in attendance to present a revised draft complete streets ordinance following the commission's previous discussions with Sharp on some language changes. The Commission reviewed the new draft language and made one change to allow the Planning Commission to approve the non-motorized transportation network plan prior to the plan being submitted to the City Council. Ray Sharp said he plans to incorporate the recommendations of the MTU Senior Design class into the non-motorized plan.

It was moved by Mann and seconded by McKenzie to endorse the final draft complete streets ordinance with the new language changes and to recommend the ordinance for favorable consideration to the City Council.

AYES: All

NAYES: None

Motion Carried

The Planning Commission received the final sealed site plan dated February 17, 2014 from Louis Meyette, PE, for the old Apostolic Lutheran Church addition and parking lot expansion, incorporating the changes the commission outlined during the initial site plan review at the October 28, 2013 meeting.

It was moved by Baxandall and seconded by Wenc to approve the final site plan dated February 17, 2014 for the old Apostolic Lutheran Church addition, 1501 N. Elevation St.

AYES: All

NAYES: None

Motion Carried

The parking subcommittee of Baxandall and Anderson presented the Commission with a preliminary report on parking issues, and compared the city's parking requirements to 6 other municipalities and other available standards, and discussed the parking problems at the Hancock Public Schools High School/Middle School complex, the Portage Health complex, and the Finlandia University's McAfee field complex. The committee provided maps showing parking expansion options for all three sites, and discussed general ideas for improving parking in the city.

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The Commission reviewed a sealed site plan prepared by OHM Advisors dated February 19, 2014 from Risto's Hardware, for a 2,707 sq.ft. addition to the Northerly side of the existing 5,627 sq. ft. facility located at 435 Hancock Street.

Risto Alholinna, owner, was present to discuss his project. He stated he would like to start construction in April, and be done with the project by June. The project includes 8 on site parking spaces, including one handicap space, along with on street parking on Mensnard Street and the North side of Hancock Street. Deliveries will be made on Mesnard Street although depending on the time of day, the delivery truck can park on his property. The property is zoned B-2 Community Business. The Commission reminded Risto that any outside lighting be directed down to minimize the impact.

The Commission discussed drainage and access for Lot # 13, Block 1, First Addition, which is a parking lot owned by Mike Lahti, Lot 13 will need a new curb cut off of Mesnard St., and new storm catch basin. Risto said he and Lahti have had discussions, and Lahti is aware of the two issues. Risto said he would offer his equipment to help Lahti undertake the changes. City Manager Anderson said he will coordinate work with both owners when the project gets underway.

It was moved by Baxandall and seconded by Wenc to approve the final site plan for a 2,707 sq. ft. addition to the building located at 435 Hancock St., the sealed site plan is dated February 19, 2014.

AYES: All

NAYES: None

Motion Carried.

It was moved by Baxandall and seconded by Lucchesi to adjourn at 8:40 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson
Secretary