

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES
OF DECEMBER 7, 2015**

The regular monthly Planning Commission meeting was called to order by Chairperson Dave Lucchesi at 7:00 p.m. on Monday, December 7, 2015 with the following members present: Tony Wilmers, Clark Korpela, Dan Seguin, Deb Mann, Dave Lucchesi and Glenn Anderson

Absent: Bob Wenc, Lisa McKenzie and Ron Blau

Guest: Pete Mackin

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

AYES: All

NAYES: None

Motion Carried

It was moved by Korpela and seconded by Seguin to approve the October 26, 2015 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments:

Pete Mackin, Business Manager for Evergreen Technolgy, 200 Quincy St. was present to discuss the remodeling of the building recently purchased from Houghton County. Lason Contracting is the general contractor, both RC Mechancial and Aire Care are sub-contractors. Offices will be located on the main floor and research labs will be built in the lower level. The company is expecting to employ 10-15 persons within 3 years. UPEA is the engineer/architect for the project. The company is with Shaanxi Futianbao Environmental located in Xian, Shaanxi, China.

Updates/Information:

- Reviewed the November 12, 2015 US41/M-26 Corridor Advisory meeting notes.
- Heard that WUPPDR had received a grant and has hired Land Use USA to conduct a housing target market analysis (TMA) for the 6 county region, including the bigger cities in the region.
- Reviewed the 71 life style clusters that will be used in the TMA.
- Noted a new house is being built for Dan Mikkola by LR Contracting at 1431 Silver Dr.
- heard that the Hancock Public School Alumni Association will be holding an All-School Reunion on July 28th, 29th & 30th, 2016.
- Learned that MDOT and its contractor will be doing 30 minute lift bridge tests late in January, mostly at night, and final lift bridge testing the end of March or early April.

Page 2.

-Reviewed the plans for 4 new apartments on the 3rd floor of the Wisti-Lawton building, 101 Quincy St. The city has applied for a MSHDA rental rehab grant of \$160,000 for this project.

The City was informed on October 28, 2015 that the City has been awarded a DEQ SAW grant of \$1,419,043 which will allow the City to intensively examine the condition of its sanitary distribution system and storm sewer distribution system. OHM Advisors will be the engineering firm to do the study, and will lead to a sanitary sewer and storm sewer asset management plans. The sanitary sewer work, including cleaning and televising most sewer pipes should be completed in 2016 with the storm sewer work will be done in 2017.

The Planning Commission heard an update on the non-motorized transportation network plan. The City's Bike and Pedestrian Committee is currently reviewing a draft plan and the committee expects to complete the plan by the spring of 2016.

The Planning Commission reviewed excerpts from the updated 5-year Recreation Plan, 2016 to 2020, being prepared by the Recreation Commission and WUPPDR. The City hopes to finalize the plan, put the plan out for public comment in late January, and final approval of the City Council at the February 17, 2016 council meeting.

The Commission reviewed the new State of Michigan \$600 million funding increase for roads that will start on January 1, 2017. Vehicle registration fees will increase 20% and gas taxes will increase 7.3 cents per gallon from 19 cents to 26.3 cents per gallon.

After January 1, 2022, the per gallon gas tax will increase by the CPI or 5%, whichever is less. An additional \$600 million per year is supposed to come from the general fund which will be phased in to FY 2021.

The Commission discussed the status of the old 1860 Quincy Mine Cemetery on Ingot Street.

Dave Lucchesi encouraged the City to increase business interaction during the MDOT Street reconstruct project.

It was moved by Korpela and seconded by Wilmer to adjourn at 7:55 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson, Secretary

