

CITY OF HANCOCK

PLANNING COMMISSION MINUTES

MONDAY, JUNE 22, 2009

The regular Planning Commission meeting on Monday, June 22, 2009 was called to order at 6:00 p.m. with the following members present: Dave Lucchesi, Bill Laitila, Bill Baxandall, Dan Lorenzetti, Terry Monson, and Glenn Anderson.

Absent: Bob Wenc, Tony Wilmers, and Tom Gemignani

Guests: Barry Givens, Tracie Williams and Chris Salani

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

AYES: All

NAYES: None

Motion Carried.

It was moved by Lucchesi and seconded by Baxandall to approve the May 18, 2009 minutes.

AYES: All

NAYES: None

Motion Carried

There were no public comments.

Information/Updates

-Reviewed the April 20, 2009 and the May 19, 2009 US 41/M26 corridor meeting notes.

-Learned that Finlandia University hired Duane Aho as Vice President for external relations effective in June.

-Reviewed a summary of 8 projects that funded 10 dwelling unit rehabs under the 2007 MSHDA rental rehab project. The project is now complete.

-Discussed the new 2009 MSHDA rental (\$137,500) and single family (\$137,500) rehab program targeted for the North Downtown hillside area, and noted applications were now being accepted. The grant offers up to \$14,999 for rental rehab and \$35,000 for single family. The property owner must provide a 25% match.

-heard that the city was expecting decisions soon on the applications to RD for \$4.2 million water upgrade project and a \$4.0 million sewer upgrade project under the federal ARRA Stimulus Program.

-Reviewed the highlights of the 2008/09 \$3.65 million water upgrade project. The project replaced 102 hydrants, 70 valves, replaced 1.48 miles of 8" water main, replaced .42 mile of 12" transmission main which includes a second Portage Lake Crossing, replaced or added four new PRV valves, and replaced 83 service laterals.

Page 2.

- Heard that the 28 residential units at the Scott Building were now full.
- Heard that Canal Crossings Condo project was expected to receive the MDOT driveway easement this month which will allow units to be sold. The 7 units on the first floor are completed and leased and the 2nd floor is under construction to get the units ready, including 2 model units.
- Received an update that Champion/Gundlach has started work on the rehab of the upper floors of the Jutila Building (old hospital) owned by Finlandia University. The \$1,588,000 work is funded in part with a \$952,800 federal EDA grant. The project will rehab the 6th and 7th floors into business incubators bringing a total of 4 floors in use for this purpose. The 5th floor will be converted into teaching and faculty office space. The 8th and 9th floor is still available for other reuse.
- Heard that the MTU Building located at 1051 Ethel Ave. has been retrofitted into an Alternative Energy Research Facility and is currently researching the cold properties of Ethanol.
- Heard that MTU has leased the 5th floor of the Citizen Bank Building for the accounting dept. which now has MTU leasing six floors of the building, and MTU is looking into leasing the first floor (basement) as well.
- Downtown Hancock space vacancy is the lowest in years.
- Reviewed the states new Medical Marijuana Law.
- Reviewed updated DDA Downtown Façade Mini Grants.
- Heard the city has about \$10 milling in federal ARRA applications pending.
- Head the Seaman Mineral Museum was exploring a possible new interim location off the MTU campus, including relocating to Hancock.
- Heard that MDOT has almost complete on the US41 Traffic Modeling Study.
- Heard that the Quincy Smelter work group will be holding a meeting on July 29th and 30th.
- Heard that Houghton County Medical Care Facility was purchasing 1.85 acres from Finlandia University just West of the Jutila Building for \$156,000.
- Heard that Fine Line Tire may be asking for a rezoning of a small parcel just west of their main building.
- Heard that Osceola Twp. has received funding for a new sewer project for Dollar Bay, and there was some local opposition to the project.
- Heard the C.C. Arts Center received a planning grant for \$60,000 from the Kreske Foundation.
- Heard that Quincy Haven Apt. project has applied for TCAP funds under the Federal ARRA to buyback the federal tax credits issued for the project, which would be used to fund the project.

Chris Salani, FU Director of Intercollegiate Athletics presented a project update on the Condon Field project and gave a revised project schedule. Chris said he hoped to start the project later this fall by starting construction in September and completion of field work by late July 2010. The 1st phase is now estimated to cost \$1,632,510, Hitch/OHM has started field work surveying the property. FU is on schedule to add Division 3 football in 2012.

Page 3.

Dan Lorenzetti reminded Mr. Salani that the outflow pipe of the proposed storm detention pond be installed underground to the Birch Street storm sewer.

Tracie Williams, Hitch/OHM was present to discuss the storm water design for Quincy Haven Apt. project. She previously presented a 10 year storm event and the planning commission asked to review a 50 year storm event computation. Tracie also reported that two homes were demolished recently to prepare for anticipated fall construction.

It was moved by Baxandall and seconded by Lucchesi to accept the 10 year storm event computation and approve the final site plan for the 3 story, 24 unit Quincy Haven Special Needs apartment project proposed by the Hancock Housing Commission Foundation for the NE corner of W. Quincy and Hecla Streets.

AYES: All

NAYES: None

Motion Carried.

The commission reviewed a draft site plan for the new 4,100 sq. ft. Transit Facility proposed to be located near the DPW Facility at 1601 Tomasi Dr. The estimated project cost is \$649,500. The facility would have 4 storage bays, one wash bay, and one mechanic bay, along with a small office area.

Barry Givens, Givens Consulting presented a site plan for a rental house to be located at 2121 Jasberg St., owned by Ted Monticello currently residing in Ft.Lauderdale, FL. Givens presented a site plan for a two story, 3 bedroom house with a one car garage. The first floor footprint including the garage is 24' x 30'. Givens said Monticello owns a .9 acre parcel which is zoned B-1 and has plans to add dwelling units in the future, if rental demand is sufficient. The house meets city setback requirements. The commission reminded Givens that a MDOT driveway permit will be needed. The commission suggested the owner consider constructing a 2 car garage. The commission encouraged Givens to design water and sewer laterals large enough to handle future expansion. It was moved by Monson and seconded by Lucchesi to approve the site plan for one new 24' x 30' rental house as 2121 Jasberg St.

AYES: All

NAYES: None

Motion Carried

The commission reviewed a legal opinion from David Mechlin on enforcing city ordinances that have higher standards than the Michigan Building Code. Mechlin's opinion stated that the provisions of the State Construction Code preclude a municipality in which the State Construction Code remain in effect from enforcing ordinances that attempt to impose requirements that are in addition to those set forth in the code.

Page 4.

Chairperson Lorenzetti said he hopes to assign portions of the city zoning and development ordinances to various subcommittees to review at the next meeting.

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

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson, Secretary