

CITY OF HANCOCK
PLANNING COMMISSION MINUTES
MONDAY, SEPTEMBER 28, 2009

The regular Planning Commission meeting on Monday, September 28, 2009 was called to order at 6:00 p.m. by Chairperson Lorenzetti with the following members present: Monson, Laitila, Lorenzetti, Baxandall, Lucchesi and Anderson.

Absent: Wilmers, Wenc and Gemignani

Guests: Carol Fisher, Dave Fisher, Duane Aho, David Corry, Rick Freeman, Tom Greenlees, Bonnie Holland, Travis Brush, Riley Gressues, Tim Doell, Bill Leder, Jack Eberhard, Cynthia Cote, Kurt Haugle, Andy Sikkema, Rob Tervo, and Aaron Johnson.

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

AYES: All

NAYES: None

Motion Carried.

It was moved by Baxandall and seconded by Monson to approve the August 24, 2009 minutes.

AYES: All

NAYES: None

Motion Carried.

Public Comments, None.

Andy Sikkema, TSC Manager, Rob Tervo, Development Engineer, and Aaron Johnson, Traffic Engineer, all with MDOT's Ishpeming Office, presented the final Synchro computer traffic model to the commission on the question could Hancock Street be converted to 3 lanes one lane in opposite directions and a middle turn lane and handle the current and future US41 traffic.

The 21 member Ad Hoc City Traffic Flow Committee has requested on October 10, 2007 to have MDOT undertake a comprehensive traffic study to determine if Hancock Street could be configured into a two way three lane road to become the US41 route, and Quincy Street would no longer be a US41 North bound route. The City Council endorsed the request on October 17, 2007. On June 16, 2009 MDOT presented a preliminary review to the City Council on the model.

MDOT staff, Planning Commission members, and guests reviewed and discussed the model results for about one and one half hours. Various intersections were looked at by adjusting traffic volumes. MDOT staff reported on the basic conclusions of the study:

1. Current one way pairs on Quincy St. Northbound and Hancock St. South bound are adequate with minimal accident history, including some side swipe accidents.
2. Hancock Street proposed 3 lane 2-way US 41 North and South bound corridor can accommodate both current and future traffic, allowing Quincy St. to become a city major street, if Hancock Street became three lanes.
3. If the block of Reservation Street was changed to 2 way traffic between Hancock and Quincy Streets a traffic light at Hancock and Reservation would be needed.
4. If Hancock Street becomes 3 lanes, then geometric changes to 3 intersections would be required at:

M-203/South Lincoln Dr.

Quincy St./South Lincoln Dr.

Hancock St../ South Lincoln Dr.

5. Estimated cost to make Hancock Street 3 lanes is \$441,000 including:

| | |
|--|-----------|
| Repainting center lines and new signage | \$98,000 |
| M203/ S. Lincoln Dr. intersection change | \$250,000 |
| Hancock St./S. Lincoln Dr. intersection change | \$40,000 |
| Catch basin change | \$28,000 |
| Engineering | \$25,000 |

Chairperson Lorenzetti ended the MDOT Traffic Modeling discussion at 7:30 p.m. saying the presentation was thorough and interesting and now will give the city time to review the pros and cons of US 41 traffic rerouting option.

Updates/Information

- Reviewed US41/M26 Corridor meeting notes of August 18, 2009.
- Heard that OHM has been undertaking survey work in preparation for the 2010 water improvement project.
- Heard that OHM has also done survey work for the sewer project and will be hiring a sewer cleaner/TV subcontractor within 30 days.
- Heard that the Hancock Housing Commission is waiting for MSHDA approval of ARRA TCAP funds to purchase the federal tax credits for \$3,577,000 to fund Quincy Haven Apts.
- Heard that Lahti's plat of Pleasant Ridge has sold 13 of 19 lots, with 6 left. The 31 unit Birch Grove Mfg. Housing is full.
- Reviewed the 22 zoning permits issued as of today, 2 are on hold, and 10 were for new single family homes.
- Read a letter from the US Post Office confirming that all mail carriers will be relocated to the Houghton Post Office as of September 25, 2009. About 12 employees will be transferred. The front desk will continue to be open. The post office had a 75 year history of full service, including mail carriers.

Page 3.

- Heard that the Copper Country Arts Center received a \$60,000 Kreske Foundation Planning Grant and has scheduled 3 speaker presentations on energy efficiencies.
- Heard that MTU's Advanced Energy research building on Ethel Ave. is being considered for expansion.
- Heard that Northend Excavating has been hired for \$75,000 to remove fire debris and board up windows for 116 Quincy St.
- Heard that Spruce Haven Estates, which is city owned, has sold 13 lots with 14 lots still available for sale. 1st United Methodist Church has recently purchased Lot 3 for a new parsonage.
- Heard that two of the three Tonne waterfront lots have been sold.
- Heard that MDOT contracted with the city to repair several catch basins on US41 in the city and the city hired Siler Contracting to do the work.
- Heard that Mike Lahti will be constructing 4 single family houses on 4 lots at the old Cash & Carry parcel on Hancock St. with 2 homes built this fall.

The commission continued its discussions on the Houghton County Medical Care Facility parking lot expansion project site plan that was reviewed at the September meeting.

Dan Lorenzetti said he, Bill Baxandall and Glenn Anderson met with the project engineer, Charles Johnson and HCMCF Administrator Jim Nutini, to go over the city's concern on erosion management. The city asked for a guarantee that if erosion occurred before the grass started to grow on the hillside, that the contractor, engineer or owner would guarantee the work. OHM presented a proposed one year work guaranty that the commission reviewed. The commission requested that the engineers and owner develop a better erosion warranty for the project prior to the start of the project, and to provide evidence of the new warranty to the commission.

It was moved by Laitila and seconded by Lucchesi to adjourn at 8:10 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Glenn Anderson
Secretary