

**SPECIAL PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
JUNE 24, 2013**

A special meeting of the Escanaba Planning Commission was held on Monday, June 24, 2013, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Tom Warstler, Vice Chairperson Patrick Connor, Commissioners Roy Webber, Todd Milkiewicz, Brian Black, Kel Smyth and Christine Williams

ALSO PRESENT: City Manager Jim O'Toole and Executive Secretary Kim Peterson

Chairperson Warstler called the meeting to order at 6:00 p.m.

Roll Call

Executive Secretary Kim Peterson conducted the roll call.

Approval/Correction of the June 11, 2013, Planning Commission Meeting Minutes

A motion was made by Chairperson Webber, seconded by Commissioner Williams, to approve the June 11, 2013, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

Chairperson Warstler stated there would be an adjustment to the agenda with moving Public Hearing 2. Bell's Brewery, Inc. – 3712 19th Avenue North to Public Hearing 1.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Smyth, to approve the meeting agenda with the adjustment. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

Bell's Brewery, Inc. – 3712 19th Avenue North

City Manager O'Toole stated a site plan hearing is being conducted for a proposed 11,550 s.f. brewery and bottling manufacturing plant. He entered the following information into the record.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction will be located on property which is zoned Industrial Park (F-1) Industrial Park. The use is a permitted use by right as outlined in Section 1402.1.M. Bottling Works.
2. The proposed construction meets the setback standards of the districts.

3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.
4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, a staff meeting was conducted on June 24, 2013, at 10:00 a.m.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, an official City administration preliminary review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration will deem the site diagram to be complete.
8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

SITE PLAN APPROVAL STANDARDS

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrance faces the street upon which the lot fronts.
- B. All roof mounted equipment shall be screened.

- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation. Sidewalks will be installed when installed throughout the industrial park.
- G. A pedestrian circulation system is provided within the footprint of the building. Public sidewalks will be installed when installed throughout the industrial park.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Minimal curb curbs are being proposed.
- J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

Staff is recommending approval of the site plan diagram for the following reasons:

- A. The proposed use is consistent with the zoning designation for the district.
- B. The proposed use is an approved use by right in accordance with the zoning ordinance.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval: All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate to occupy the facility is issued.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$1,300,000. Approximately five new jobs are being projected.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

STANDARDS AND QUESTIONS (FINDING OF FACTS):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?
2. Is the development designed to minimize nuisance impacts on adjoining parcels?
3. Is the development designed to ensure safe and functional traffic access and parking?
4. Is the development designed to minimize impacts on sensitive environmental resources?

Civil Engineer Danielle Holmgren from Byce Associates from Kalamazoo was present. She stated the project is just under 10,000 s.f. and will be a production and brewery facility with no retail sales. There will be minimal parking in the front due to the extra useable space in the building as a lot of space will be taken up by tanks and equipment. All storm water will be detained on site. Water service will be increased in size due to recent communications with City Engineer Bill Farrell. Minimal trees will be added to the project as per zoning requirements. There is a tree demo list and trees will be replaced if they are removed for the construction area.

Chairperson Warstler questioned the increase in water service. City Manager O'Toole stated he believed that was due to the building now being sprinkled. Civil Engineer Holmgren stated she has not had a discussion with Larry Bell on whether the building will be sprinkled or not as the code is written this project would fall under the required square footage of 12,000 s.f. to be required to be sprinkled. She stated the water service would be increased due to the large water usage of the production process itself.

Larry Bell from Upper Hand Brewery stated one gallon of beer consumes four gallons of water.

Vice Chairperson Connor questioned the future sidewalks. Civil Engineer Holmgren stated sidewalks are a City requirement and it is expected when the entire Whitetail Industrial Park is developed, then the sidewalk will go along 19th Avenue North connecting to each property. As neighboring parcels are developed this will be implemented. City Manager O'Toole stated there are no sidewalks located currently in the Whitetail Industrial Park.

Commissioner Webber questioned if retail sales would take place in the future with expansions. Mr. Bell stated under current law retail sales are not allowed at the facility. If the law changed, he would probably not look at retail sales in this location as it is an industrial park just for their production facility.

Commissioner Black questioned what would be done with the spent grain. Mr. Bell stated he has been approached by a farmer interested in purchasing the spent grain and does not see any problem with disposal of such. In the process of making beer, they are left with spent grain. After the sugar is extracted from the grain in liquid form there is wet grain leftover and this is typically sold to dairy operations.

Chairperson Warstler questioned the volume. Mr. Bell stated they intend to produce 4,000 barrels of beer, but could be more. There would be a small amount of spent grain with an approximate amount of a couple truck loads a year.

Commissioner Williams questioned an article she read about the beer produced being sold only in the U.P. Mr. Bell stated the intent is to sell the beer produced to Northern Wisconsin, U.P., North Dakota and Minnesota. The beer will not be sold below the bridge.

Mr. Bell thanked the administration and the Planning Commission for all their help with this project. Commissioner Williams stated she appreciated the architectural features of the industrial building and how they have taken care in making it look more presentable than just a pole building. Mr. Bell stated they intend to have some nice things for employees with solar light tubes to bring natural light in to improve the moral of the employees with getting day light. They are also working on some of the inside design work as they will have tours with a small bar room for sampling. The touring area will be safe and compact fashion. The property was closed on this afternoon.

EDA Director Vicki Schwab stated this is an exciting opportunity for the community and respectfully ask, on behalf of the Commerce Center organization, that the site plan be approved.

Chairperson Warstler closed the Public Hearing.

A motion was made by Commissioner Webber, seconded by Vice Chairperson Connor, to approve the site plan as presented with the condition that all landscaping as shown in the site plan drawing be installed, inspected and approved no later than one year after the certificate of occupy is issued. Ayes were unanimous.

OSF Health Care System/OSF St. Francis Hospital – 300 Willow Creek Road

City Manager O'Toole stated a site plan hearing is being conducted for a proposed 14,513 s.f. physical therapy, occupational therapy and office building. He read the following into the record:

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing (F). The use is a permitted use by right as outlined in Section 1302.1.M.1 Hospital.
2. The proposed construction meets the setback standards of the districts.
3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.
4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, a staff meeting was conducted on June 18, 2013.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, on June 6, 2013, an official City administration review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration deemed the site diagram to be complete.
8. All fee and notification requirements of the Ordinance have been accommodated.

Duties of the Planning Commission were reviewed.

SITE PLAN APPROVAL STANDARDS

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrance faces the street upon which the lot fronts.
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.

- D. The building is arranged to permit adequate emergency access to all sides. Future considerations for a road/access from Willow Creek Road to the primary hospital have been accommodated for.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. A pedestrian circulation system is provided.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Unnecessary curb cuts were eliminated.
- J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

Staff is recommending approval of the site plan diagram for the following reasons:

- A. The proposed use is consistent with the zoning designation for the district.
- B. The proposed use is an approved use by right in accordance with the zoning ordinance.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval: All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than one year after the certificate to occupy the facility is issued.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$2,900,000.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

Standards and Questions (Findings of Facts) were reviewed.

St. Francis Hospital CEO Dave Lord was present. He stated the space is outgrown at their current facility which was built in 1985 and moved in the facility in 1986. They currently occupy from four to five different spaces throughout the hospital and are trying to gain some efficiency and also provide a much more copasetic facility. There would be convenient parking and access in one location for the new project. This is also in the process by which they have a facility master plan and the first step is to free up additional space.

Chairperson Warstler asked why they decided to build a standalone facility. CEO Lord stated they evaluated a couple of different ways to accomplish this project as an addition to the hospital would put in additional requirements attached to the health care facility which would drive up the cost per square foot.

Vice Chairperson Connor questioned whether once entering the entrance there would be directional signage coming out. CEO Lord stated correct and their hope and desire is to connect an access from this facility to the hospital. The road is mapped out and they are working in the beginning phase of engaging C2AE for architectural and engineering as a lot of the current designs were done internally. They are in the process of finalizing bids. He stated they are aware of the traffic and how people would like to avoid the light.

Vice Chairperson Connor questioned whether this proposed road would be a private drive from Willow Creek Road to the hospital. City Manager O'Toole responded yes.

Commissioner Black stated he is curious about historical traffic issues related to the hospital access. City Manager O'Toole stated it has always been the desire and conversations have taken place on access from this proposed development to the hospital. Traffic studies conducted by MDOT did not justify a traffic light by the hospital and Menard's entrances.

Commissioner Williams questioned whether there would be any future plans to expand Willow Creek Road to widen it. City Manager O'Toole responded no as the road was put in 8-9 years ago and was designed using the traffic volumes of the hospital and everything south.

Chairperson Warstler opened the Public Hearing.

EDA Director Schwab stated in addition to providing compassionate care to patients from all over the U.P., the hospital is one of the largest employers and provide direct economic impact to our community for the past 129 years. She respectfully asks the Planning Commission to approve the site plan.

Kathy Mason, resident of 6th Avenue South, thanked the Planning Commission for the invitation and thanked OSF for their physical therapy department and is excited about the new facility. She had concerns with traffic patterns on Willow Creek Road and the increased amount of traffic in the area neighborhoods. She would like to see if there are any alternative accesses that can be done.

Chairperson Warstler closed the Public Hearing.

Commissioner Webber stated connecting Willow Creek Road to the hospital campus would be desirable and believes a traffic study would be beneficial. City Manager O'Toole stated he can coordinate a traffic study with the City Engineer and CUPPAD as the entire project is within the City limits and not the State right-of-way.

Discussed this area being a growth area with the vacant land area that surrounds it. Anticipate more houses being built in the area with the recent construction of the park at 8th Avenue South and South 30th Street.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Williams, to approve the site plan as presented with the condition that all landscaping as shown in the site plan drawing be installed, inspected and approved no later than one year after the certificate of occupy is issued. Ayes were unanimous.

NEW BUSINESS

Project Updates:

- a. Zoning Board of Appeals Hearings/Decisions
Board of Appeals for June 2013 was cancelled due to lack of agenda items.
- b. Delta County Planning Commission Update
Vice Chairperson Connor stated a meeting was held on June 3, 2013, for one item from Mark Pomeroy in Nahma Township. Mr. Pomeroy wanted to divide twenty acres with a minimum of ten full acres, but has no access to the property and an approved road by the County definition is a County Road. This appeal was denied.
- c. Ordinance and Policy Review/Development
Mr. O'Toole stated there hasn't been a lot of activity with the Ordinance and Policy Review/Development, but will resume after July 2013.
- d. Zoning/Land Use Permit Update
Mr. O'Toole stated figures are being put together and will be incorporated into the July E-Newsletter.
- e. Various
None.

GENERAL PUBLIC COMMENT

Planning Commission Chairperson for Mason Township Dave Holmgren stated he was impressed with the process of this meeting and would like to speak with someone to get some knowledge of the procedures to take back and put in place for his Commission.


COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

No July Meeting is scheduled.

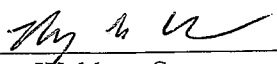
Adjournment

A motion was made by Vice Chairperson Connor, seconded by Commissioner Webber, to adjourn the meeting. The meeting adjourned at 6:44 p.m. Ayes were unanimous.

Stephen Buckbee, Chairperson
Escanaba Planning Commission



James V. O'Toole, City Manager
City of Escanaba



Roy Webber, Secretary
Escanaba Planning Commission