

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
February 8, 2018**

A meeting of the Escanaba Planning Commission was held on Thursday, February 8, 2018, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Kel Smyth, Vice-Chairperson Christine Williams, Secretary Brian Black, Deputy Secretary James Hellerman, Commissioners Paul Caswell and Craig Gierke

ALSO PRESENT: Planning and Zoning Administrator Blaine DeGrave, Executive Assistant Lisa Glish, Electric Superintendent Mike Furmanski, Delta County Airport Manager Kelly Smith, Senior Vice-President for the Woda Group Craig Patterson, Architect for Hooke DeJong, Inc. Chad Grinwis, Vice-President of the Management for the Woda Group Raelyn Darby, and City Council Liaison Ronald Beauchamp

ALSO PRESENT (VIA PHONE): Senior Site Acquisition Specialist for Black and Veatch Christina Suarez

ABSENT: Commissioners Dominic Benetti and Richard Clark

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

ROLL CALL

Executive Assistant Lisa Glish conducted roll call.

APPROVAL/CORRECTION OF THE JANUARY 17, 2018 PLANNING COMMISSION MEETING MINUTES

Commissioner Gierke stated that on Page 2 of the proposed minutes under item 2. Discussion “OfficeMax” needed to be updated to “Staples”.

Vice-Chairperson Williams stated that on Page 2 the word “addition” located in 3. b. Delta County Planning Commission Update, needed to be updated to “additional”.

A motion was made by Chairperson Gierke, seconded by Deputy Secretary Hellerman to approve the January 17, 2018 Planning Commission meeting minutes with noted edits. Ayes were unanimous.

APPROVAL/ADJUSTMENTS TO THE FEBRUARY 8, 2018 PLANNING COMMISSION MEETING AGENDA

A motion was made by Chairperson Kel Smyth, to approve the February 8, 2018 Planning Commission meeting agenda as submitted. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING(S)

1. Site Plan Review – 3300 Airport Road – Community Solar Project.

Blaine DeGrave stated that in accordance with the Escanaba Zoning Ordinance Section 1803.3, a site plan review of a 10-Acre Site for a 1MW (DC) Municipal Utility Led Community Solar Project to be located within the Delta County Airport property located at 3300 Airport Road, Escanaba will take place.

Blaine DeGrave then read the administration’s position paper into record:

**CITY OF ESCANABA
LAND USE PERMIT REVIEW REPORT
CASE NO. PC-020818-01**

REFERENCE: Escanaba Solar Generation Facility

DATE: February 8, 2018

PROPERTY OWNER/APPLICANT ADDRESS:

Delta County Airport
3300 Airport Road
Escanaba, MI 49829

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1801.3 Site Plan Required of Escanaba’s Zoning Ordinance, the applicant is requesting a land use permit to construct a 1MW (DC) Municipal Utility Led Community Solar Project with the property located within to the Delta County Airport property.

CURRENT ZONING:

Light Manufacturing “F”

ORDINANCE:

Ordinance No. 1028 Escanaba
Zoning Ordinance.

**COMPLIANCE WITH
DEVELOPMENT STANDARDS:**



1. The proposed constructions will be located on property which is zoned Light Manufacturing “F” and is a use as permitted by right under Section 1302, PRINCIPLE USES PERMITTED BY RIGHT, Subsection 1302.1 General; Line Item “O”- Light Manufacturing, including airplane repair and manufacture, novelty manufacture, battery charging and repair, soft drink manufacturing, etc. and other similar uses, provided, however, that such industry is not

obnoxious or offensive by reason of emission of odor, fumes, dust smoke, waste, noise, or vibration.

2. The proposed construction meets setback standards of a Commercial “F” District, Section 1305 “Setbacks”.
3. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.
5. 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, 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, 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, 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 1804.1. General. A site plan shall conform to all applicable requirements of the local, State and federal laws and ordinances.

STAFF FINDINGS, COMMENT

The proposed construction site plan complies with zoning requirements as listed in Chapter 13, Light Manufacturing “F” and applicable site plan standards.

Staff is recommending approval of the site plan diagram.

FISCAL IMPACT:

The construction value of the building is estimated to be One-Million Seven-Hundred Thousand (\$1,700,000).

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.

Staff report was posted on the City of Escanaba website for public review.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

Impact on the adjoining parcel

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval.
2. Site Plan Diagram.
3. Assessor's Property Information Card.
4. 300' radius property owner/tenant notification letter.
5. 300' radius property owner/tenant name and address list.

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Electric Superintendent Mike Furmanski stated the proposed site has gone through the required geo-testing in late October 2017, in which no issues with the site were found. He went onto state that there is currently an RFP out for bid to vendors for the panels, set-up, etc. He then stated that the site size is not completely set yet, it will all depend upon the proposals, but he feels the panel field will be around 6 acres. Mike Furmanski then stated that they are also looking at the option of adding batteries for the energy that would be harvested during the peak times of the day. He then stated that the proposed site is currently owned by Delta County and the City of Escanaba would lease the land from them.

He presented the following pages to the Commissioners:

Escanaba Solar Project Site

- ~ 10 acre site at the Delta County Airport, west of the Terminal and Portage Creek
- Site Location and Construction approved by FAA
- 1 MW (DC) solar generation will be connected to the city-wide distribution system for all Escanaba Electric customers to benefit.



Escanaba Solar Project Site – Planning Commission 2018-02-08

Project Timetable

	Date
Project RFP Released	January 22, 2018
Finalize Lease & Seek FAA Lease Approval	February 2018
Proposals Due	March 9, 2018
Bid Evaluation	March 10 – 30th, 2018
Select Best Proposal to Seek Council Approval	April 5 – 12th, 2018
Sign Contract by	April 20th, 2018
Time to Purchase, Deliver & Construct Project	6 ½ months
Complete Start up on or before	November 9th, 2018

- One action may be to not accept any bids if the RFP Proposals do not meet our 25 Year Levelized Cost of Generation objectives.
- Unlike other regional solar projects, the proposed Escanaba Solar Project may include Solar generation plus Battery Storage (e.g., 2 MWH) to time-shift the generation to reduce Transmission and Capacity costs.

Regional Solar Generation Projects

In late 2016, Heritage Sustainable Energy completed the construction of a 1.1 MW(DC) solar facility. The solar facility is located near Garden, MI.

3,500 individual 315 watt solar panels (slightly more panels than the Escanaba Solar Project) are supported on concrete slabs with vertical posts



In September 2017, the Marquette Board of Light & Power completed a 0.15 MW(DC) solar facility, using 480 individual 320 watt solar panels.

Escanaba Solar Project Site – Planning Commission 2018-02-08

Vice-Chairperson Williams questioned what type of maintenance would be required on the panels during the winter months. Mike Furmanski stated that that would all depend upon the manufacturer's recommendations once a supplier is chosen.

Commissioner Caswell questioned if the proximity to the Delta County Airport Runway would cause any damage to the panels due to vibration and/or high wind speeds. Mike Furmanski stated that the panels will be running parallel to the runway and also that the panels are set for a 105 MPH build to standard so high winds will not be an issue; as for vibrations, it again will depend upon recommendations from the supplier.

Secretary Black questioned if the batteries will need to be housed in a climate controlled building. Mike Furmanski responded that he believes they would have to be. Secretary Black then went onto ask if the utilities will be hooked up underground. Mike Furmanski stated that they would be.

Vice-Chairperson Williams questioned how the customers would tie into the new utility, is this something that the customers can choose to get all of their energy from. Mike Furmanski stated that the net metering policy is not complete yet, but it will be set depending upon a point of cost basis which would be around 80-90% of their net usage.

Commissioner Gierke questioned what the cost to the customer will be. Mike Furmanski answered that the costing is still to be determined, but they are thinking of it being a one-time fee of \$500 per panel. Commissioner Gierke then questioned how far off of the ground will be panels sit. Mike Furmanski stated that they will be between 30"-36" off the ground, so there shouldn't be any issue with annual snowfalls.

Deputy Secretary Hellerman questioned how much energy the panels will generate to the grid. Mike Furmanski stated around 85%.

Deputy Secretary Hellerman then questioned Blaine DeGrave if the approval of the proposed Site Plan would be conditional/preliminary due the proposal just being of a site location verses an actual site plan. A discussion took place concluding that if something substantial would change during the site development, such as a building for batteries, etc. those changes would need to be re-proposed to the Planning Commission.

Chairperson Kel Smyth opened the floor to Public Comment.

Kelly Smith, Manager of the Delta County Airport, stated that the FAA did a determination on airspace study, and it was determined that solar glare will not be an issue with this project. She then went onto state that the runway at the airport runs East-West, so there would not be any issues with jet blasts onto the solar panels. She then stated that the FAA uses a 7:1 ratio on building, and this project is well within that ratio, along with any potential buildings that may be required on the site.

A motion was made by Vice-Chairperson Williams, seconded by Commissioner Gierke to approve the Escanaba Solar Generation Facility with the condition that if there are any major changes to the current plan, the plan will come back to the Planning Commission for further review. Ayes were unanimous.

2. Special Land Use – 505 North 26th Street – Tesla Supercharging Station at Meijer

Blaine DeGrave stated that in accordance with the Escanaba Zoning Ordinance Section 205 – Special Land Use Approval, a Public Hearing shall be conducted concerning a Special Land Use Permit Application for 505 North 26th Street, Escanaba (A.K.A. Meijer). The applicant is requesting approval for the installation of a Tesla Supercharging Station that would be located within the property’s parking lot area.

Blaine DeGrave then read the administration’s position paper into record:

**CITY OF ESCANABA
SPECIAL LAND USE PERMIT REVIEW REPORT
CASE NO. PC-020818-02**

REFERENCE: Proposed Tesla Supercharging Station

DATE: February 8, 2018

PROPERTY OWNER/APPLICANT ADDRESS:

Property Owner:
Good Will Co Inc.
2929 Walker Avenue NW
Grand Rapids MI. 49544-6402

Applicant:
Tesla, Inc.
5885 Meadows Road #700
Lake Oswego, OR 97035

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1303 Uses Allowed by Special Land Use Permit, the applicant is requesting a permit to construct an electric Supercharging Station for Hybrid electric vehicles to be located within the South East area of the parking lot of the Meijer store parking lot in Escanaba.

CURRENT ZONING:

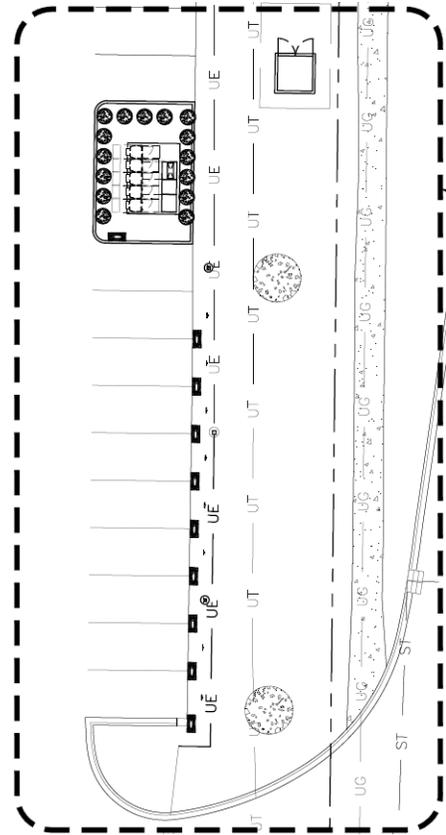
Commercial District “F”.

ORDINANCE:

Ordinance No. 1028 Escanaba Zoning Ordinance.

SECTION 203 POWERS AND DUTIES OF THE CODE OFFICIAL

Section 203.3 Review and Approvals. The Code Official shall be authorized to undertake reviews, make recommendations and grant approvals as set forth in this Ordinance: Under this authority the Code Official is recommending a review of the use/approval for the Supercharging station to be located within the Southeast area of the parking lot of the Meijer Store.



SECTION 205.1 SPECIAL LAND USE PERMIT APPROVALS

Section 205.1 General:

A hearing before the Planning Commission shall be conducted on all Special Land Use Permit requests. The procedure for the Planning Commission public hearing shall be as follows:

Section 205.2 Initiating Request:

Requests for special land use permits shall be filed with the Code Official.

Section 205.3 Filing Fees.

The filing fees for a special land use permit shall be established by the resolution of the City Council.

Section 205.3. Notices.

Notice of a request for a special land use permit will be given pursuant to the State statute.

Section 205.5 Protest

If a protest of the proposed special land use permit is presented to the Planning Commission at or before the public hearing date on the request and it is properly signed by the owners of at least twenty percent (20%) of the noticed area of land included in the request, or by owners of at least twenty percent (20%) of the area of and included within an area extending out at least one hundred (100) feet from any point on the boundary of land included in the request, then such request for special land use permit approval shall be passed only upon an affirmative vote of three-fourths of the members of the Planning Commission

DUTIES OF THE PLANNING COMMISSION

The Planning Commission must determine if the requested use as a Supercharging Station for hybrid electric vehicles is a use which may be included under Section 1303 by Special Land Use Permit, Section 1303.1 General, Line (C), Public garages, repair shops, gasoline service stations, to include electric vehicle charging stations, under a Special Land Use Permit within a Light Manufacturing District “F”.

STAFF FINDINGS, COMMENT, RECOMMENDATIONS

The proposed construction will be located on property which is zoned Commercial District “F” and may be authorized by the Planning Commission as a use allowed Under Section 1303 by Special Land Use Permit, Section 1303.1 General (C), Public garages, repair shops, service stations to include electric vehicle charging stations.

Staff is recommending approval of the Special Land Use Permit for the Supercharging Station at the Meijer store location

Staff is recommending the Planning Commission to review possible inclusion of “Electrical Vehicle Charging Stations” as a permanent allowable use under Commercial District “F”, Section 1303.1 General, Line (C).

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.

Staff report was posted on the City of Escanaba website for public review.

The meeting agenda was posted on the City’s official notice bulletin board and the City of Escanaba’s website.

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

BACK UP INFORMATION:

1. Pre-Site Plan Review Meeting Minutes.
2. Application for Special Land Use Permit.
3. Site Plan Diagram.
4. Assessor’s Property Information Card.
5. 300' radius property owner/tenant notification letter.
6. 300' radius property owner/tenant name and address list.

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Blaine DeGrave stated that Christina Suarez from Black and Veatch presenting the Tesla Charging Station project was joining the meeting via telephone, and was there to answer any questions.

Vice-Chairperson Williams asked Christina Suarez if the proposed charging stations only charge Tesla vehicles, or if they also accommodate for J-style chargers as well. Christina Suarez stated that the chargers only fit Tesla vehicles.

Vice-Chairperson Williams then asked if the chargers are Level 2 and Level 3 chargers. Christina Suarez replied that the stations are level 3 only.

Deputy Secretary Hellerman asked how the stations are metered. Christina Suarez replied that the Tesla user is not charged due to charging being an ongoing perk for being a Tesla owner. Hellerman then asked who pays for the electric bill that runs the stations. Suarez replied that Tesla does.

Commissioner Gierke asked how long an average charge takes. Suarez replied that each charge takes 35-45 minutes, and allows the driver to travel around 326 miles per charge. Gierke then asked where the next closest charging stations are. Suarez replied they are in the process of putting stations in in Swartz Creek, MI, Sault St. Marie, MI and Hudsonville, MI, it was also noted that Green Bay, WI has one.

Commissioner Gierke asked what is protecting the charging stations from the elements and snow plowing, etc. Suarez replied that under the skin of each station are two large bollards that protect the unit.

Deputy Secretary Hellerman asked who would be in charge of plowing the area. Suarez stated Meijer would maintain it since it is located (and partnered) with their property.

A motion was made by Secretary Black, seconded by Commissioner Gierke to approve the Tesla Supercharging Station to be located at 505 North 26th Street (a.k.a. Meijer) as presented. Ayes were unanimous.

3. Site Plan Review – 1401-1419 Ludington Street – 4-Story Multi-Family Apartment Building (a.k.a. Escanaba Apartments)

Blaine DeGrave stated that in accordance with the Escanaba Zoning Ordinance Section 1803.3, a site plan review of a 13,844 sq. ft building for a 4-Story Multi-Family Apartment Building to be located at 1401-1419 Ludington Street, Escanaba will take place.

Blaine DeGrave then read the administration's position paper into record:

**CITY OF ESCANABA
LAND USE PERMIT REVIEW REPORT
CASE NO. PC-020818-03**

REFERENCE: Escanaba Apartment Project

DATE: February 8, 2018

PROPERTY OWNER/APPLICANT ADDRESS:

Property Owner:
UP Enterprises, LLC
1505 North Lincoln Road
Escanaba, MI 49829

Applicant:
Bay de Noc Limited Divided
Housing Association, LP
Submitted By: P. Craig Patterson

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1801.3 Site Plan Required of Escanaba’s Zoning Ordinance, the applicant is requesting a land use permit to construct an 13,844 sq. ft. Muti-Family apartment complex at 1401-1419 Ludington formally known as Northern Motors.

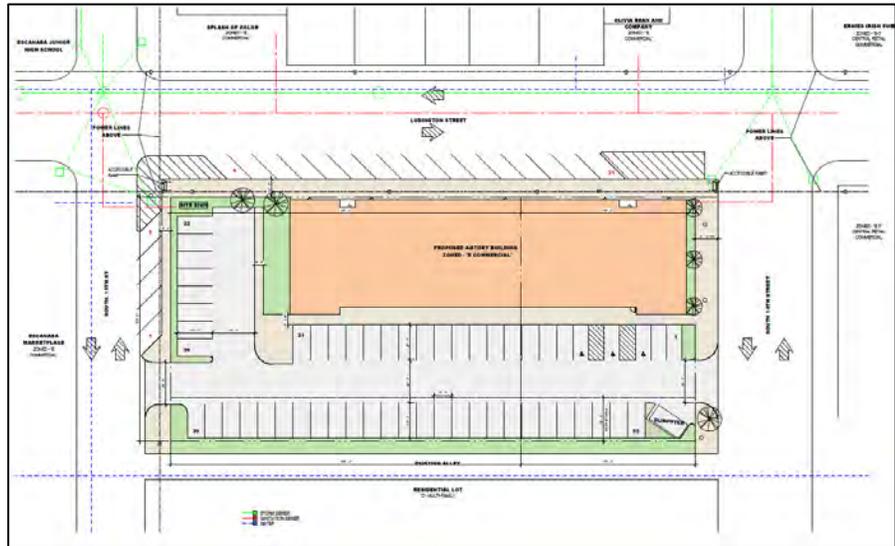
CURRENT ZONING:

Light Manufacturing “E”
District.

ORDINANCE:

Ordinance No.1028
Escanaba Zoning
Ordinance.

**COMPLIANCE WITH
DEVELOPMENT
STANDARDS:**



6. The proposed construction of a Multi-Family apartment complex will be located on property which is zoned Commercial “E” District.
7. The proposed construction for the complex meets setback standards of a Commercial “E” District.
8. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.3 Official Review, the applicant’s met on January 23, 2018, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting was: City Manager Patrick Jordan, Electrical Superintendent Mike Furmanski, Interim City Engineer Wendy Taavola, Interim Superintendent of Public Works Keith Marenger, Public Safety Director Rob LaMarche, Water/Wastewater Superintendent Jeff Lampi, Planning and Zoning Administrator Blaine DeGrave, and Executive Assistant Lisa Glish.
9. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
10. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration determined that the site plan diagram is not complete.

11. In accordance the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1806 Site Plan Amendments, Section 1806.1, A site plan may be amended as follows:

(A) **Minor Amendments:** Minor amendments are those which will have no foreseeable affect beyond the property boundary, such as minor changes in the alignment of utilities and the reconfiguration of parking areas. Minor amendments for good cause may be authorized by the code official without notice or hearing, provided no such changes shall significantly increase the size or height of structures, significantly reduce the efficiency or number of public facilities serving the development, significantly reduce useable open space, significantly reduce or increase parking areas, or significantly encroach on natural features proposed by the plan to be protected.

12. 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.

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

- A. Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
- B. All roof-mounted equipment, if any, shall be screened from recreation trails or from public sidewalks.

- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building addition is arranged to permit adequate emergency access to all sides.
- E. Every development shall have legal access to a public or private street.
- F. The development provides for vehicular circulation.
- G. A pedestrian circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.
- H. All parking areas shall be designed to facilitate safe and efficient vehicular and pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking areas.
- I. Where the opportunity exists, development shall use shared drives.
- J. All loading and unloading areas shall be properly screened which are visible from public rights-of-way.
- K. Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way.
- L. Adequate utilities shall be provided to properly serve the development.
- M. Sites at which hazardous substances and potential pollutants are stored shall be designed to prevent spills and discharges to the air, surface of the ground and groundwater.
- N. All premises shall be graded to prevent accumulation of stagnant water.

In accordance with Section 1805 Conditional Approvals, Section 1805.1 Conditional Approvals.:

- (A) The Planning Commission or Code Official may attach conditions to the approval of a site plan when such conditions:
 - (1) Would insure that public services and facilities affected by a proposed land use or activity are capable of accommodating increased service and service facilities loads caused by the land use or activity.

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

Staff is recommending conditional approval with the following conditions:

If upon conditional approval by the Planning Commission and before actual construction begins, a full scale plan complying with all required details such as water/wastewater connections, electrical supply and connections etc. shall be required to again be reviewed by City Administration for completeness and accuracy as prescribe under Section 1803.1.1.3 Official Review. Such review shall not be required to be reviewed by the Planning Commission as authorized under Section 1806 Site Plan Amendments.

FISCAL IMPACT:

The construction value of the building additions and detention pond is estimated to be Five to Six Million (\$5-6 Million).

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.

Staff report was posted on the City of Escanaba website for public review.

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?
4. Is the development designed to minimize impacts on sensitive environmental resources?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

None

BACK UP INFORMATION:

1. Pre-Site Plan Review Meeting Minutes.
2. Application for Zoning Land Use Approval.
3. Site Plan Diagram.
4. Assessor's Property Information Card.
5. Site Photographs.
6. 300' radius property owner/tenant notification letter.
7. 300' radius property owner/tenant name and address list.

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Blaine stated that Craig Patterson of the Woda Group was there to present the project.

Craig Patterson stated he was joined by Chad Grinwis of Hooker DeJong, Inc. and Raelyn Darby of the Woda Group; he went onto state that Chad Grinwis is the architect for the project, and Raelyn Darby is the Vice-President of Management for the Woda Group.

Craig Patterson stated that the project will be a \$9.3 Million investment. He went onto state that the project will be a 45 unit building with 2,000 sq. ft of offices, and a 3,300 sq. ft. white space area for commercial use. It will include 55 parking spaces and will be 4-stories in height. Patterson then explained that the current building located on the property will be demolished, and the proposed building is what would be built place of it. He then stated that the Woda Group would be in charge of managing the property along with all recruitments for tenants. Patterson then stated that each tenant would go through an extensive background check that would include credit references, criminal history, income certifications, etc.

Chairperson Smyth verified with Craig Patterson that the building will have an elevator. Patterson responded that there will be and all units are laid out to be handicap accessible.

Commissioner Caswell asked Craig Patterson if they know the present occupancy rates of the Escanaba area. Patterson responded that he does not have that information as of yet, but a market study is currently being conducted by a third-party specifically for this project. Patterson went onto state that if they found there is not a need for such housing in this area, they would not move forward for funding of this project.

Commissioner Caswell asked Patterson if they would consider converting this project into condominiums verses the apartments being proposed. Patterson responded that they would not be looking to do that at this time. Caswell questioned if they have ever completed a condo project in the past. Patterson stated that they have.

Commissioner Caswell questioned Patterson as to the reason for the aesthetics of the building. Patterson explained that they wanted to allow the building to fit into the downtown historic neighborhood. Chad Grinwis, architect for the project, stated that they wanted to keep with the historic theme of the area by designing a fully masonry building. He went onto explain that the building would have two-tone brown bricks, with storefront awnings, brick piers at the corners, etc. He then stated that they are not looking to mimic historic buildings, just attempting to keep the theme of them.

Vice-Chairperson Williams stated that she felt the current design would blend well with the current historic downtown. Williams went onto ask if since this new building would be in a historic district, has SHPO looked at this project? Patterson explained that they looked at the possibility of preserving the current building that is on the location, and due to unknown issues that may come with the building (oil separator due to the current building previously being a vehicle dealership, etc.) it would be better to demolish the current and build new.

Deputy Secretary Hellerman questioned if the developers felt the current parking ordinance restricted the ability to best use the property space. Patterson replied that they are very comfortable with 55 planned spaces for this build and the additional public spaces near the building that would be available for guests. Hellerman then asked if they were required less parking spots, do the developers think they would be able to better design the building. Chad Grinwis replied that they feel the planned parking to unit ratio is where they would prefer it. Commissioner Gierke stated that the street parking in front of the development is classified as public parking, not private.

Vice-Chairperson Williams asked if there are plans for recycling bins to be placed on the site. Chad Grinwis replied that there will be room in the dumpster area for recycling bins.

Commissioner Black suggested if the architect would add some elevated areas and detail, it may make the building more eye appealing.

Commissioner Gierke questioned what the income range will be for residents in the building. Patterson responded that income would be between \$12,000-\$32,000 per year minimum in order to meet rent. Patterson then stated that they would be looking to house young entrepreneurs, young professionals, seniors on Social Security, etc.

Commissioner Gierke questioned if they will be requesting a tax abatement. Patterson stated that they are currently requesting (2) PILOTs (Payment In Lieu of Taxes) to the Escanaba City Council; one being a PILOT plus a municipal services agreement, and the other just a PILOT, both would be paid annually.

Chairperson Smyth reminded Commission Members that the Planning Commission is not involved with any decision making for a PILOT, he went onto state that is the job of the City Council to review and/or approve or deny.

Commissioner Caswell questioned what the Planning Commission will be voting on that evening; the idea that the project may proceed or complete approval of the project? Patterson replied that they would be looking for a site plan approval letter from the Planning Commission stating that the Commission has seen the project, have reviewed it, and is acceptable at this time knowing that more approvals will be required of the project after electrical plans, water plans, etc. are developed.

Chairperson Smyth reviewed the requirements of the Planning Commission for the approval or denial. "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."

A discussion took place among the Commissioners asking if they can conditionally approve the project, so that it would come back to the Planning Commission for further approvals after it is more developed. The conclusion of the discussion was that it could come back, depending upon the motion that is passed.

Chairperson Smyth opened the floor to Public Comment.

Kevin Pratt, local resident, questioned Craig Patterson if they have any plans to add solar energy on the roofing to decrease footprint. Patterson responded that they do not have plans for that. Pratt went onto question if they plan to use local labor to construct the building. Patterson stated that they always hire local to build all of their buildings.

Aaron Casamassa, local resident, stated that he is concerned with having low income housing in the neighborhood lowering property values. Casamassa then questioned Patterson concerning the planned retail space in the building, by stating with the amount of vacant storefronts that are in Escanaba, what makes this development believe their space would be filled. Patterson stated that the space would be 3,300 sq. ft. and would be available for a business to build to suit their needs in that space.

Chairperson Smyth reminded all present that the Planning Commission cannot make their approval or denial based on the type of housing it will be, the Planning Commission is required to determine if the project fits the designated zoning in that area.

Aaron Casamassa went onto to note how he was concerned with the possible crime rates also lowering property values in that area.

Raelyn Darby, of Woda, stated that this property would be treated just like any other rental in the area, and it would have key fobs the entrances/exits for safety. She went onto state that if they find any issues with tenants in any of their facilities they take care of the issue. Raelyn went onto state that if drugs or anything else illegal is found within the building, the tenant is given a 24-hour eviction notice. She went onto note that they use a third-party company to screen all potential tenants. Patterson then stated that Woda manages all of their properties very closely and has their own managers locally to monitor the property.

John Denholm, local resident, stated that he does not feel 55 parking spaces would be sufficient for the project.

Blaine DeGrave stated that the parking meets the current parking and zoning ordinances.

Ed Legault, DDA Director, stated that recommendations have been made to the City Council and Planning Commission in the past to lower the parking standards in the DDA footprint and changes have been made due to those recommendations.

Ed Legault then commented on Aaron Casamassa's concern on who will be going into the building by stating that as long as tenants are screened well, that should help. He went onto state that the alternative for this location is to have a large vacant building where in the future it will have to be torn down and not developed.

Ed Legault then went onto to state that directly behind the Escanaba Market Place facility there is a public parking lot that has 64 spots available, that is less than a block away from this development.

Jean Fulton, local property manager representing approximately 40 owners, stated that this type of housing is not needed in the community, what the City needs are housing available for older and disabled residence that her owners can't provide due to ADA standards. She went onto state that if the this development goes through, along with the House of Ludington development, it will compete with existing landlords and property owners on Ludington Street. Jean Fulton then went onto state that she is also concerned that by putting families in to this building, there would not be enough green space present for kids to play outdoors.

Paul Neumeier, local property owner, stated that he is familiar with the work that the Woda group has done and commended them for what they did with the old YMCA building in Menominee, MI. He went onto state that he agreed with Commissioner Caswell that the City of Escanaba has a tremendous need for condominiums, and not more low income housing. He went onto state that the population in this area is decreasing not increasing. Neumeier then stated that he also feels there would not be enough green space to accommodate for families that are planned to be housed in this new building. He then commented that he doesn't believe that the parking spaces will be adequate considering there is going to be both residential and commercial residents using the parking spaces.

Chairperson Smyth closed the Public Comment.

Chairperson Smyth asked Blaine DeGrave to review if the developer is looking for any variance for parking, and what those standards would be.

Blaine DeGrave stated that as pertaining to the residential parking, they are well within the requirements; he went onto state that he did not take the commercial required parking in to account and he will need to revisit this item.

A discussion took place amongst the Commissioners if this project fits into the current Master Plan for the City. It was determined that the Master Plan did state there was a need for housing for young adults and professionals downtown and this project would meet those needs.

Vice-Chairperson Williams commented on the stigma that was being set forth on the term low-moderate income, she went onto state that she believes this could be young new people just entering the workforce, folks that don't have the means to purchase property, etc. She then noted that the developers stated that they will be highly screening tenants and if there are any issues they have a no tolerance policy in place.

Commissioner Caswell stated that he believes the Commission should frame something that would allow the developers to tentatively proceed until more developments can be made; he then suggested tabling the proposal for a month.

A motion was made by Secretary Black, seconded by Vice-Chairperson Williams, to approve the Land Use Permit for the Escanaba Apartment project conditional on approval of parking plan and allowances for utilities.

A motion was made by Vice-Chairperson Williams, seconded by Secretary Black to amend the motion to include review of ordinance requirements for green space.

A rollcall vote was called for by Chairperson Smyth, votes were as follows:

Chairperson Smyth – Yes

Vice-Chairperson Williams – Yes

Secretary Black – Yes

Deputy Secretary Hellerman – No

Commissioner Caswell – No

Commissioner Gierke – No

Chairperson Smyth stated that the motion failed during rollcall vote with three (3) Yes votes to three (3) No votes.

A motion was made by Commissioner Caswell, seconded by Commissioner Gierke, to table the proposal until the recommended studies and changes can be prepared for the Planning Commission; these changes may be presented during a Special Meeting of the Planning Commission. Ayes were unanimous.

NEW BUSINESS

1. Project Updates

- a. Zoning Board of Appeals Hearings/Decisions:** Blaine DeGrave stated that a Board of Appeals meeting was held on Wednesday, February 7, 2018 for a Use

Variance for the property located at 1719 20th Avenue South for the addition of a garden and 4'-6' fence; the variance was granted.

- b. Delta County Planning Commission Updated:** Vice-Chairperson Williams stated that the Delta County Planning Commission met on Monday, February 5, 2018 and approved the wind turbine project on the Garden Peninsula with one descending vote. She then stated that there were two other projects on the agenda, one was a request to build up to a property line, the Commissioners requested that the adjacent property owner be provided input for feedback. The other item was concerning a property being converted from one zoning district to another to allow for the property owners to split the property into three to allow the sale of two parcels for building.
- c. Zoning/Land Use Permit Update:** Blaine DeGrave updated the Planning Commission with the following information:

ZONING PERMITS REPORT

January 01, 2018 thru February 8, 2018

0	NEW RESIDENTIAL HOME	\$ -
1	RESIDENTIAL REMODEL	\$ 8,150
0	NEW COMMERCIAL	\$ -
2	COMMERCIAL REMODEL	\$ 225,000
0	CHANGE OF USE	\$ -
0	HOME OCCUPATION	\$ -
0	LAND USE PERMIT	\$ -
1	DEMOLITION PERMIT	\$ 1,200
4	TOTAL	\$ 234,350

- d. Various:** None.

GENERAL PUBLIC COMMENT

Commissioner Gierke stated that he doesn't believe there is anything in the City Ordinances that allows for wind turbines within City limits; and he thinks this is something that should be addressed for future planning.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Deputy Secretary Hellerman, seconded by Commissioner Caswell, to adjourn the meeting. Ayes were unanimous.

The meeting adjourned at 8:15 p.m.



Kel Smyth, Chairperson
Escanaba Planning Commission



Blaine DeGrave, Planning and Zoning Admin
City of Escanaba



Christine Williams, Vice-Chairperson
Escanaba Planning Commission