

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

A meeting of the Escanaba Planning Commission was held on Thursday, March 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 Hellermann, Commissioners Paul Caswell, Richard Clark, and Dominic Benetti

ALSO PRESENT: Regional Director for MDOT Vincent Bevins, Planning and Zoning Administrator Blaine DeGrave, Executive Assistant Lisa Glish, and City Council Liaison Ronald Beauchamp

ABSENT: Commissioner Craig Gierke

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

ROLL CALL

Executive Assistant Lisa Glish conducted roll call.

APPROVAL/CORRECTION OF THE FEBRUARY 26, 2018 PLANNING COMMISSION SPECIAL MEETING MINUTES

A motion was made by Vice-Chairperson Williams, seconded by Commissioner Caswell to approve the February 26, 2018 Planning Commission special meeting minutes as submitted. Ayes were unanimous.

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

A motion was made by Deputy Secretary Hellermann, seconded by Vice-Chairperson Williams, to approve the March 8, 2018 Planning Commission meeting agenda as submitted. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

Vice-Chairperson Williams declared that she needed to excuse herself from discussion on the MDOT Park-and-Ride discussion due to being a property owner in the immediate area of the project.

UNFINISHED BUSINESS

1. Public Meeting – Proposed MDOT Park-and-Ride – Sylvan Point

Blaine DeGrave stated that a public meeting will take place concerning a proposed MDOT Park-and-Ride Lot to be located at the intersection of Lake Shore Drive and M-35 (a.k.a. Sylvan Point). He then went onto state that this is a public meeting only, that there would be nothing to vote on by the Commission due to the City not owning the piece of land the project is proposed to be located on, that it is controlled by the State (MDOT). He then mentioned that the meeting

was to be an open meeting discussion on the pros and cons of the project and its proposed location.

Vincent Bevins, Regional Director for the Department of Transportation, stated that the purpose for putting a park-and-ride in this area is to help accommodate carpool parking for employees of Marinette Marine (located in Marinette, WI) and for other miscellaneous travelers that would be carpooling for day-trips to Green Bay, etc. that would be located on the southern edge of the City Limits. He went on to mention that the lot would run through the bike path, but they plan to relocate that piece of the bike path to run in front of the lot to keep the path continuous. Bevins then mentioned that he has been in contact with Walt Rubin, owner of the lots located behind the lot location, and it was decided that they would be leaving enough room between the lot and his property so a frontage road could be constructed.

Commissioner Caswell questioned how many parking spots this lot would hold. Vincent Bevins stated that it would be between 16-18 spots, including a handicap spot; he went onto state that utility lines would also be avoided during construction.

Joe Kaplan, owner of 2721 and 2723 Lake Shore Drive, questioned what type of lighting the lot would receive. Bevins stated that they don't have the plans developed that far yet, but it will be a lit lot.

Secretary Black questioned if there will be bike rack present on the lot. Bevins stated that there would be. Black went onto question who would be responsible for any vegetation maintenance for the lot. Bevins stated the Delta County Road Commission would be responsible.

Lois Larson, owner of 2205 26th Avenue South, stated that she is in opposition of allowing a park-and-ride lot to be constructed at that location, due to it being a quiet neighborhood, and she believes the lot would increase traffic. She also stated that lots like this have the potential to evolve into something that could cause trouble for the area.

Joe Kaplan agreed with Larson stating that currently the lot is a nice piece of green space in the neighborhood. He went onto state that he would like to see MDOT re-propose an agreement with Meijer to use park of their unused spots as a park-and-ride location. Bevins stated that he would be in contact with Meijer to see if an arrangement could be made.

Patti Worpel, Member of the City of Escanaba Recreation Board, stated that she did not feel this would be a good location for the lot being located directly behind the "Welcome to Escanaba" sign, and suggested if they want a lot in that area, to talk with the County Airport for the use of a piece of their vacant land.

Blaine DeGrave restated that the meeting was not a public hearing, that it was a public meeting that this would not be something the Commission can accept or decline.

Vincent Bevins stated that he plans to take all comments back to MDOT and discuss them, and possibly look at alternate locations for the lot.

2. Project Updates

a. Zoning Board of Appeals Hearings/Decisions: None.

b. Delta County Planning Commission Updated: Vice-Chairperson Williams stated that she was not in attendance of the last Delta County Planning Commission meeting and had nothing to report.

- c. **Zoning/Land Use Permit Update:** Blaine DeGrave updated the Planning Commission with the following information:

ZONING PERMITS REPORT

January 01, 2018 thru March 8, 2018

0	NEW RESIDENTIAL HOME	\$ -
2	RESIDENTIAL REMODEL	\$ 16,150
2	NEW COMMERCIAL	\$ 1,735,000
3	COMMERCIAL REMODEL	\$ 225,000
0	CHANGE OF USE	\$ -
0	HOME OCCUPATION	\$ -
1	LAND USE PERMIT	\$ -
1	DEMOLITION PERMIT	\$ 1,200
9	TOTAL	\$ 1,977,350

- d. **Various:** None.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.


ADJOURNMENT

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


The meeting adjourned at 6:32 p.m.



Kel/Smyth, Chairperson
Escanaba Planning Commission



Blaine DeGrave, Planning and Zoning Admin
City of Escanaba



Christine Williams, Vice-Chairperson
Escanaba Planning Commission