



CITY COUNCIL MEETING AGENDA

March 19, 2020

Marc D. Tall, Mayor
Peggy O'Connell, Mayor Pro Tem
Ralph B. Blasier, Council Member
Tyler D. DuBord, Council Member
Karen S. Moore, Council Member

Patrick S. Jordan, City Manager
Phil DeMay, City Clerk
John Bergman, City Attorney

City Council Chambers located at: City Hall – 410 Ludington Street – Room C101 – Escanaba MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items with an asterisk (*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

Regular Meeting

Thursday, March 19, 2020, at 7:00 p.m.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – March 5, 2020

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION(S)

BRIEF PUBLIC COMMENT(S)

PUBLIC HEARINGS

1. Public Hearing – Citizen Participation – 2020 / 2021 Fiscal Year Budget Preparation.

Explanation: A public hearing will be conducted to facilitate input from citizens for the City's next fiscal year budget. This is the third of five (5) scheduled public hearings.

2. Second Reading, Public Hearing and Adoption of the Residential Planned-Unit Development Re-Zoning – Planning & Zoning.

Explanation: Administration is requesting the City Council to consider approval and adoption of the Residential Planned-Unit Development Re-Zoning for the property located at 500 North 26th Street be rezoned from F-Light Manufacturing to C2 – Residential Planned Unit Development.

3. Close-Out Public Hearing – Community Development Block Grant (CDBG) – Northern Machining & Repair #2.

Explanation: Administration is seeking Council approval to consider this the Public Hearing regarding the closeout of the #2 CDBG loan for Northern Machining & Repair.

UNFINISHED BUSINESS – None

NEW BUSINESS

1. Approval – Traffic Control Order #1004 & #1005 – Public Safety.

Explanation: Administration is seeking City Council approval of Traffic Control Order #1004 to have "No Parking" signs be installed on the East side of Sheridan Road from 15th Avenue North to Public Works (1715 Sheridan Rd) and Traffic Control Order #1005 to have "No Overnight Parking" signs be installed in the City Hall Parking Lot – 410 Ludington Street, No overnight parking shall mean between 10:00 pm and 6:00 p.m..

2. Approval – Resolution for Street Add Certification - Engineering.

Explanation: Administration is recommending Council approval to add South 32nd Street from 3rd Avenue South to 4th Avenue South to its street system.

3. Approval – Intent to Apply Form for DWRF Loan – Water Department.

Explanation: Administration is requesting City Council’s approval to submit the attached “Intent to Apply Form”, requesting a DWRF (Drinking Water State Revolving Fund), loan in the amount of \$20,000,000 for the purpose of replacing aging infrastructure within the existing water distribution system.

4. Approval – Digester #4 Repairs - Wastewater.

Explanation: Administration is requesting City Council’s approval to hire and retain the services of Terrazzo Creations and Renewal (TCR) of Norway Michigan, to conduct the repairs on digester #4 as specified in the attached quote, in an amount not to exceed \$19,700.

5. Approval – Residential Planned-Unit Development – Final Plan – Planning & Zoning.

Explanation: Administration is recommending Council approval of the Final Development Plan for a 4-story, 70-unit apartment building to be constructed at 500 North 26th Street.

6. Approval – RRC Recertification Action Plan – Planning & Zoning.

Explanation: Administration is requesting approval of the Redevelopment Ready Community (RRC) Action Plan which outlines the timetable for completing required actions to achieve recertification.

- APPOINTMENTS
- BOARD, COMMISSION, AND COMMITTEE REPORTS
- GENERAL PUBLIC COMMENT
- ANNOUNCEMENTS
- ADJOURNMENT

Respectfully Submitted



**Patrick S. Jordan
City Manager**



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Regular Meeting - Addendum

Thursday, March 19, 2020, at 7:00 p.m.

UNFINISHED BUSINESS

- 1. Approval - Adoption of the Bay de Noc PILOT Ordinance No. 1223 - An Ordinance to Amend Chapter 26 – Taxation of the Code of Ordinances of the City of Escanaba.**
Explanation: Administration is requesting the City Council to consider approval and adoption of the Bay de Noc PILOT Ordinance No. 1223, An Ordinance to Amend Chapter 26 – Taxation of the Code of Ordinances of the City of Escanaba.
- 2. Approval - Municipal Services Agreement for the Bay de Noc Apartments Project – Woda Cooper Companies.**
Explanation: Woda Cooper Companies is requesting City Council approval of a Municipal Services Agreement for the property located at 500 North 26th Street.
- 3. Approval - Adoption of Recommended Rate Schedule for Marina Slip fees.**
Explanation: Administration is seeking Council approval for a rate increase for both seasonal and transient slip fees for the 2020 boating season.

Respectfully Submitted

A handwritten signature in blue ink that reads "Patrick S. Jordan".

Patrick S. Jordan
City Manager

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, March 5, 2020**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Ralph B. Blasier, Tyler D. DuBord, Karen S. Moore, and Peggy O'Connell

Absent: None

Also Present: City Manager Patrick S. Jordan, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

O'Connell moved, Moore seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from February 20, 2020, as submitted.

ADJUSTMENTS TO THE AGENDA

O'Connell moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to add 2020 Marina Slip Fees discussion to **NB-5** and a Resolution for Escanaba Baseball Boosters to **NB-6**.

O'Connell moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as amended.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT

Mary Levesque – discussed a AAA article with council and spoke about the Bay de Noc Apartment project.

Shannon Taylor – discussed the Bay de Noc Apartment project.

Paul Caswell – discussed the rezoning that was recommended by the Planning Commission. Spoke about Public Hearings, Brownfield declarations, and DDA appointments.

Crystal Porior – discussed the 2020 Marina Slip Fees.

Helene Tebear – discussed the need for public input in Public Hearings.

Dan Young – spoke in support of Kelli VanGinhoven for the DDA opening.

Kelli VanGinhoven- discussed the Bay de Noc Apartment project.

PUBLIC HEARINGS

PH-1 Second Reading, Public Hearing and Adoption of Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified Under the Code of Ordinances.

Administration requested the City Council to consider approval and adoption of Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified under the Code of Ordinances – Building Height Change.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

PH-1 “By Council Member Blasier, seconded by Council Member DuBord;

Resolved, That Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified under the Code of Ordinances – Building Height Change, given its public hearing at this meeting, be and is hereby adopted and that it be published in accordance with the requirements of the City Charter.”

Herewith Ordinance No. 1224 adopted by title:

“AN ORDINANCE TO AMEND CHAPTER VIII OF APPENDIX A AS CODIFIED UNDER THE CODE OF ORDINANCES”

Full text in Ordinance Record “L”.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, DuBord, Moore, O’Connell, Mayor Tall

Nays: None

RESOLUTION DECLARED ADOPTED.”

PH-2 Second Reading, Public Hearing and Adoption of Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as Codified Under the Code of Ordinances.

Administration requested the City Council to consider approval and adoption of Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as

Codified under the Code of Ordinances – Zoning Map to rezone selected parcels in the North Lincoln Road corridor and Northtown areas.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

PH-1 “By Council Member O’Connell, seconded by Council Member DuBord;

Resolved, That Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as Codified under the Code of Ordinances – Zoning Map to rezone selected parcels in the North Lincoln Road corridor and Northtown areas, given its public hearing at this meeting, be and is hereby adopted and that it be published in accordance with the requirements of the City Charter.”

Herewith Ordinance No. 1225 adopted by title:

“AN ORDINANCE TO AMEND CHAPTER IV OF APPENDIX A AS CODIFIED UNDER THE CODE OF ORDINANCES”

Full text in Ordinance Record “L”.

Upon a call of the roll, the vote was as follows:

Ayes: O’Connell, DuBord, Moore, Mayor Tall

Nays: None

Abstain: Blasier

RESOLUTION DECLARED ADOPTED.”

UNFINISHED BUSINESS

UB-1 First Reading – Residential Planned-Unit Development Re-Zoning – Planning & Zoning.

Administration requested the City Council to consider this the first reading regarding the property at 500 North 26th Street be rezoned from F – Light Manufacturing to C2 – Residential Planned Unit Development. Administration further requested that the City Council set March 19, 2020, for the second reading, public hearing and adoption of the Residential Planned-Unit Development Re-Zoning.

UB-1 Blasier moved, DuBord seconded, to consider this the first reading of property at 500 North 26th Street be rezoned from F – Light Manufacturing to C2 – Residential Planned Unit Development and to set March 19, 2020, for the second reading, public hearing and adoption of the Residential Planned-Unit

Development Re-Zoning.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, DuBord, Moore, O'Connell, Mayor Tall

Nays: None

MOTION CARRIED.

NEW BUSINESS

NB-1 Discussion/Approval – Sidewalk Infill Plan – Planning & Zoning.

Administration requested City Council to approve the Sidewalk Infill Plan submitted by the Planning Commission.

Steve Davis, of the Planning Commission, presented council with information they gathered from Planning Commission meetings and the Engineering Department.

NB-1 Blasier moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to postpone **NB-1** to get more input from those in the community that are affected by the sidewalk infill plan and hold a Public Hearing on April 2 at the Regular City Council Meeting.

NB-2 Discussion/Approval – Defense Against Removing Section 1803.2 – Public Hearing Requirement – Planning & Zoning.

Administration requested discussion and direction on a proposed written defense against the removal of Section 1803.2 – Public Hearing Requirements from the Zoning Ordinance.

Roxanne Spencer, Planning and Zoning Administrator, discussed the RRC and the removal of section 1803.2 Public Hearing requirements.

Paul Caswell, of the Planning Commission, recommended against removing section 1803.2.

NB-2 Blasier moved, O'Connell seconded, to approve the removal of Section 1803.2 – Public Hearing Requirements from the Zoning Ordinance.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, O'Connell, Moore, Mayor Tall

Nays: DuBord

MOTION CARRIED.

NB-3 Brownfield Redevelopment 381 Plan – Northland Centers, 501 North Lincoln Road (Super One), Escanaba, Michigan.

Administration requested City Council to amend the City of Escanaba's Brownfield Redevelopment Act 381 Plan by including the Brownfield Redevelopment 381 Plan for property located at 501 North Lincoln Road, Escanaba, Michigan. The plan includes eligible activities, costs and estimated tax capture for reimbursement of eligible expenses under Public Act 381, of the Brownfield Redevelopment Financing Act. On February 18, 2020, the Escanaba Brownfield Redevelopment Authority conducted a public hearing and has recommended Council approval.

Myron Berry – discussed the Brownfield Redevelopment 381 Plan and fielded questions from council members.

NB-3 “Resolved by Council Member O’Connell, seconded by Council Member Blasier;

RESOLUTION 20-06

RESOLUTION APPROVING A BROWNFIELD PLAN FOR NORTHLAND CENTERS, INC. OF 501 NORTH LINCOLN ROAD PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Escanaba, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), has prepared and recommended for approval by the City Council, a Brownfield Plan (the “Plan”) pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the City Council at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the “Taxing Jurisdictions”) which are affected by the Financing Plan about the fiscal and economic implications of the proposed Financing Plan, and the City Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan in accordance with Sections 14(4) and (5) of the Act; and

WHEREAS, the City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets the requirements for a Brownfield Plan set forth in Section 13

of the Act;

- C. The proposed method of financing the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City Council wishes to approve the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. Plan Approved. Pursuant to the authority vested in the City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit “A” to this Resolution.
- 2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part declared to be invalid.
- 3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

UPON A VOTE FOR THE ADOPTION OF SAID RESOLUTION, THE VOTE WAS:

Ayes: O’Connell, Blasier, Moore, DuBord, Mayor Tall
Nays: None
Abstained: None

RESOLUTION DECLARED ADOPTED.”

NB-4 Approval – Traffic Signal Design Service – Contract Approval – Recreation.

Administration sought City Council approval to enter into a contract with OHM for the traffic signal design at Danforth Road and North 30th Street in the amount of \$13,000. This project is funded through various grants already awarded.

NB-4 Blasier moved, O’Connell seconded, to approve to enter into a contract with OHM for the traffic signal design at Danforth Road and North 30th Street in the amount of \$13,000.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, O’Connell, Moore, DuBord, Mayor Tall
Nays: None

MOTION CARRIED.

NB-5 Discussion – 2020 Marina Dock Fee Slips.

NB-5 O’Connell moved, Blasier seconded, to rescind the motion made on February 06, 2020, under New Business item #3, to approve a rate increase for both seasonal and transient slip fees for the 2020 boating season and direct staff to hold a special Harbor Advisory Committee meeting to re-evaluate the rates.

Upon a call of the roll, the vote was as follows:

Ayes: O’Connell, Blasier, Moore, DuBord, Mayor Tall
Nays: None

MOTION CARRIED.

NB-6 Approval- Resolution for Escanaba Baseball Boosters.

The Escanaba Baseball Boosters requested a resolution for charity gaming license so they can be recognized as a non-profit organization to apply for such gaming license.

NB-6 “Resolved by Council Member O’Connell, seconded by Council Member Moore;

RESOLUTION 20-07

A RESOLUTION FOR CHARITABLE GAMING LICENSES FOR PURPOSES OF BEING RECONIZED AS A NON-PROFIT ORGANIZATION

WHEREAS, at the Regular meeting of the City of Escanaba called to order by Mayor Tall on the 5th day of March, 2020, at 7:00 p.m. the following resolution was offered:

WHEREAS, moved by O’Connell and supported by Moore that the request from Escanaba Baseball Boosters of Escanaba, county of Delta, asking that they be recognized as a nonprofit organization operation in the community for the purpose of

obtaining charitable gaming licenses, be considered for approval'

NOW, THEREFORE, BE IT RESOLVED that the City of Escanaba hereby approves the Escanaba Baseball Boosters for Charitable Gaming License.

Upon a call of the roll, the vote was as follows:

Ayes: O'Connell, Moore, Blasier, DuBord, Mayor Tall

Nays: None

RESOLUTION DECLARED ADOPTED."

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

Tyler Johnson appointed to the Downtown Development Authority, term expiring April 21, 2022.

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT –

Kelli VanGinhoven – discussed her applications for DDA and the denial of the vacant position that was filled at tonight's meeting.

Mary Levesque – discussed the boat slip fees and Bay de Noc Apartment project.

Craig Taylor – spoke about low income housing and information he found on google.

Helene Tebear – discussed the Bay de Noc Apartment project and low income housing.

Kristi Latch – discussed the boat slip fees.

Dan Young – discussed the Bay de Noc Apartment project, Signage ordinance, and discussed his support for Kelli VanGinhoven for the DDA.

ANNOUNCEMENTS

- City Manager Jordan gave an election news update; if your candidate dropped out of the race you can spoil your ballot;
- Tri County Fundraiser March 13, 2020;
- Muscle on Main dates have been set;
- The animal shelter has saved 111 animals in February.

Hearing no further public comment, O'Connell moved, the Council adjourned at 8:50 p.m.

Respectfully submitted

Phil DeMay
City Clerk

Approved: _____

Marc D. Tall, Mayor

DRAFT

Agenda Item: PH-2
Date: 02-20-20

City Council Agenda Item Request

Date: February 7, 2020

Name: Patrick Jordan

Department: Administration

Item: Request from Bay de Noc Apartments for PILOT Ordinance No. 1223

Meeting date requested: February 20, 2020

Explanation for request:

A second reading on a request from Craig Patterson, VP with the Woda Cooper Companies will be conducted which authorizes a payment in lieu of taxes on their proposed project for the construction of the development of property located at 500 North 26th Street.

ORDINANCE NO. 1223

**AN ORDINANCE TO AMEND CHAPTER 26 - TAXATION
OF THE CODE OF ORDINANCES OF THE CITY OF ESCANABA**

THE CITY OF ESCANABA ORDAINS:

CHAPTER I

Chapter 26 - Taxation of the Escanaba Code of Ordinances is hereby amended by adding Division 9, Sponsor Bay de Noc Apartments Limited Dividend Housing Association Limited Partnership, to read as follows:

CHAPTER 26 - TAXATION

**ARTICLE III, SERVICE CHARGE IN LIEU OF PROPERTY TAXES
FOR HOUSING DEVELOPMENT**

**DIVISION 9, Sponsor Bay de Noc Apartments Limited Dividend Housing
Association Limited Partnership**

Sec. 26-90. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide affordable housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125.1401 et seq, MSA Section 116.114(l) et seq).. The city is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as the city will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this article for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The city acknowledges that Sponsor Bay de Noc Apartments Limited Dividend Housing Association Limited Partnership has offered, subject to receipt of the allocation under the LIHTC Program by the Michigan State Housing Development Authority to construct, own and operate a housing development identified as Bay de Noc Apartments on certain property located at 500 N. 26th Street in the City to serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing development an annual service charge for public services in lieu of all ad valorem property taxes.

Sec. 26-91. Definitions.

All terms not herein defined shall have the meanings given them in the State Housing Development Authority Act of 1966, being Public Act of 1966, of the State of Michigan, as amended.

1. *Act* means the State Housing Development Authority Act, being Michigan Public Act of 1966, as amended.
2. *Annual shelter rent* means the total collections, including rental subsidy, during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, late fees, or other utilities furnished to the occupants.

3. *Authority* means the Michigan State Housing Development Authority.
4. *Housing development* means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the authority determines improve the quality of the development as it relates to housing for persons of low income.
5. *Low Income or Moderate Income Persons* means families and persons eligible to move into a housing development.
6. *Mortgage loan* means a loan to be made by the authority to the sponsor for the construction and/or permanent financing of the housing development.
7. *Sponsor* means Bay de Noc Apartments Limited Dividend Housing Association Limited Partnership and any entity that receives or assumes a mortgage loan.
8. *Utilities* means charges for gas, electric, water, sanitary sewer service and other utilities furnished to the occupants of the housing development.

Section 26-92, Class of housing development.

It is determined that the class of housing development to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing developments for low income persons and families that are financed or with a mortgage loan. It is further determined that Bay de Noc Apartments is of this class.

Section 26-93. Establishment of annual service charge.

The housing development known as Bay de Noc Apartments and the property on which it is located shall be exempt from all property taxes as of or effective on the December 31st of the year the certified notification of exemption was filed with the City Assessor prior to November 1st. The city acknowledges that the sponsor and the authority have established the economic feasibility of the housing development in reliance upon the enactment and continuing effect of this ordinance and the qualification of the housing development for the exemption from all ad valorem property taxes and a payment in lieu of taxes as established in this ordinance. Therefore, in consideration of the Sponsor's offer to construct and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all ad valorem property taxes. Subject to receipt of a Mortgage Loan or IRS Section 42 Low Income Housing Tax Credits (LIHTC), the annual service charge shall be equal to 5% of the Annual Shelter Rents actually collected by the housing development during each operating year.

Section 26-94. Limitation on the payment of the annual service charge.

Notwithstanding Section 26-93, the service charge to be paid each year in lieu of taxes for the part of the housing development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which shall be paid on that portion of the housing development if the housing development were not tax exempt.

Section 26-95. Contractual effect of this article.

Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the city and the Sponsor, with the authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this article.

Section 26-96. Payment of service charge.

The service charge in lieu of taxes as determined under the article shall be payable in the same manner as general property taxes are payable to the city and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before on or before July 1st of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, et seq).

Section 26-97. Duration.

This article shall remain in effect and shall not terminate so long as the mortgage loan remains outstanding and unpaid or the authority and the housing development remains subject to income and rent restrictions under the LIHTC Program but in no case longer than sixteen (16) years.

CHAPTER II
SEVERABILITY

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by and court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

CHAPTER III
REPEALING CHAPTER

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency of conflict.

CHAPTER IV
EFFECTIVE DATE

This Ordinance shall be in full force and effect ten (10) days after its passage and publication, as provided in the City Charter.

APPROVED:

APPROVED:

John Bergman, City Attorney

Marc D. Tall, Mayor

ATTEST:

Phil Demay, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Escanaba, County of Delta, Michigan, at a Regular Meeting held on the ____ day of _____, 2020, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Phil Demay, City Clerk

Agenda Item: NB-1
Date: 02-20-20

City Council Agenda Item Request

Date: February 7, 2020

Name: Patrick Jordan

Department: Administration

Item: Municipal Services Agreement - Bay de Noc Apartments.

Meeting date requested: March 16, 2020

Explanation for request:

Woda Cooper Companies is requesting City Council approval of a Municipal Services Agreement for the property located at 500 North 26th Street.

MUNICIPAL SERVICES AGREEMENT

THIS MUNICIPAL SERVICES AGREEMENT entered into this ____ day of _____, 2020 between BAY DE NOC APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership of 500 South Front Street, 10th Floor, Columbus, Ohio 43215, (hereinafter referred to as the “OWNER”) and Escanaba, a Michigan municipal corporation, of 410 Ludington Street, Escanaba Michigan 49829 (hereinafter referred to as the “CITY”).

RECITALS

- A. The OWNER intends to purchase and develop a housing project for low to moderate income families, to be known as Bay de Noc Apartments, financed in part by Low Income Housing Tax Credits (LIHTC), administered by the Michigan State Housing Development Authority (MSHDA) on land legally described on Exhibit “A”, (hereinafter referred to as the “PROJECT”).
- B. The OWNER desires to guarantee that certain municipal services will be provided to the PROJECT during the term that the Payment in Lieu of Taxes (hereinafter referred to as the “PILOT”) Ordinance for this PROJECT is in place, such municipal services to exclude normal water, sewer, and other utility charges as well as special assessment charges (which must be paid separately and at duly established rates) and similar charges and to include only:
 - 1. Emergency services, including police and ambulance (at normal published rates) and fire service specifically administered through the CITY;
 - 2. Other miscellaneous services as may, from time to time, be mutually agreed to for the benefit of the PROJECT;
 - 3. Said municipal services shall be provided in the customary way, in a competent and workmanlike manner, and in accordance with all laws, rules and regulations of the United States of America, State of Michigan, County of Delta, and City of Escanaba or other applicable jurisdictions or bodies.

(All of the above collectively referred to as “Municipal Services”)

AGREEMENT

The parties agree as follows:

1. The payment for Municipal Services shall be computed as follows: Sixteen Thousand Five Hundred Dollars (\$16,500.00) will be paid concurrent with the annual PILOT payment for Bay de Noc Apartments. Each year the annual MSA payment shall be adjusted by 2%.
2. Payment for Municipal Services shall commence at the time the first PILOT payment is made and will remain in effect for as long as a payment-in-lieu-of-taxes ordinance is in place for the project.
3. The OWNER shall utilize individual city metering for water and electric services to all residential units.

IN WITNESS WHEREOF, this Municipal Services Agreement is executed as of the day and year first written above.

WITNESSES:

BAY DE NOC APARTMENTS LIMITED
 DIVIDEND HOUSING ASSOCIATION
 LIMITED PARTNERSHIP, A Michigan
 Limited Partnership

By: BAY DE NOC APARTMENTS GP,
 LLC,
 An Ohio limited liability company
 Its General Partner

By: Woda Cooper General Partner, LLC
 An Ohio limited liability company
 Its Sole Member

By: Woda Cooper Communities, LLC
 An Ohio limited liability company
 Its Sole Member

By: _____
 David Cooper Jr., Vice President &
 Associate General Counsel

CITY OF ESCANABA

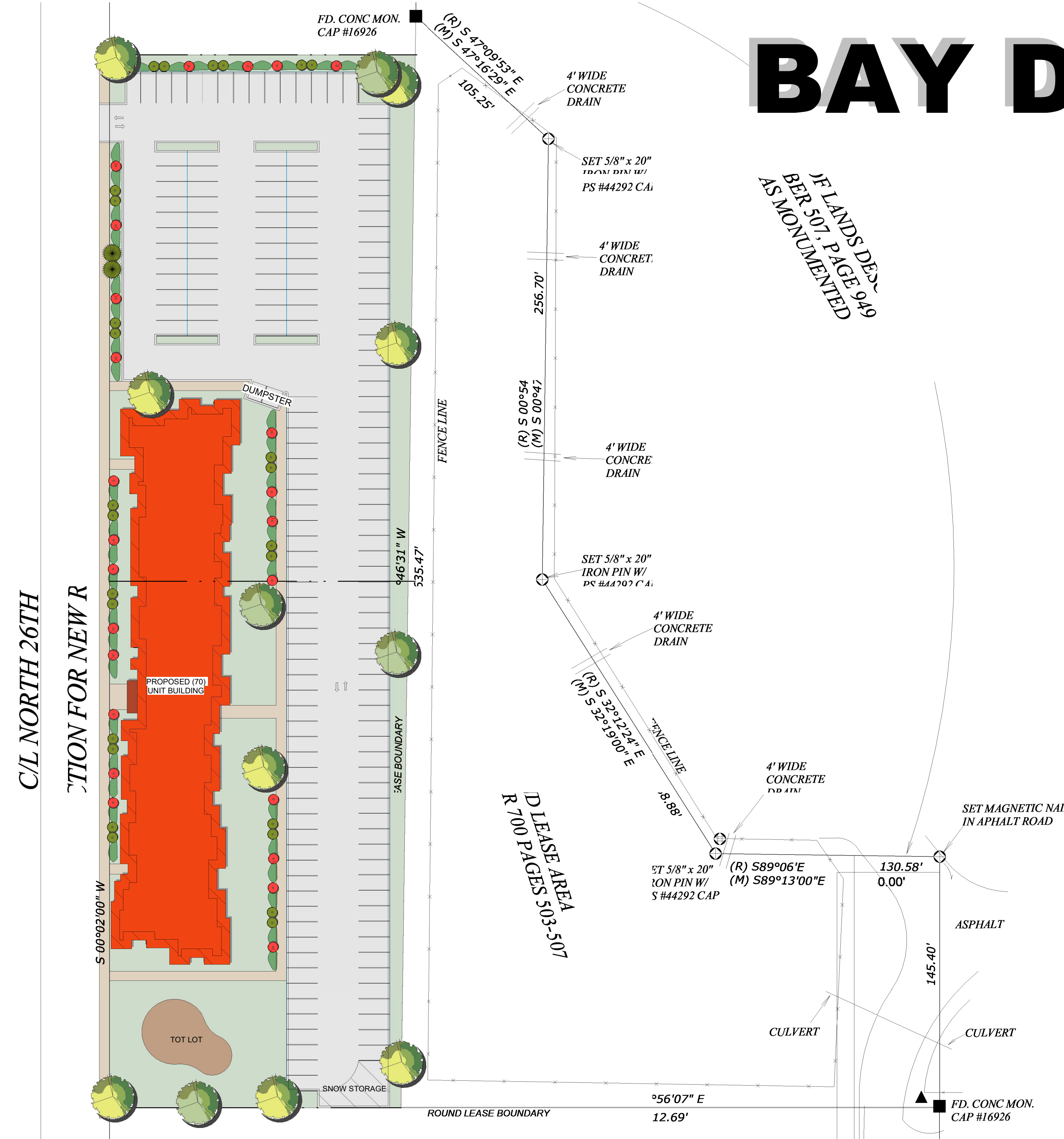
By: _____
 Its: City Manager

EXHIBIT A

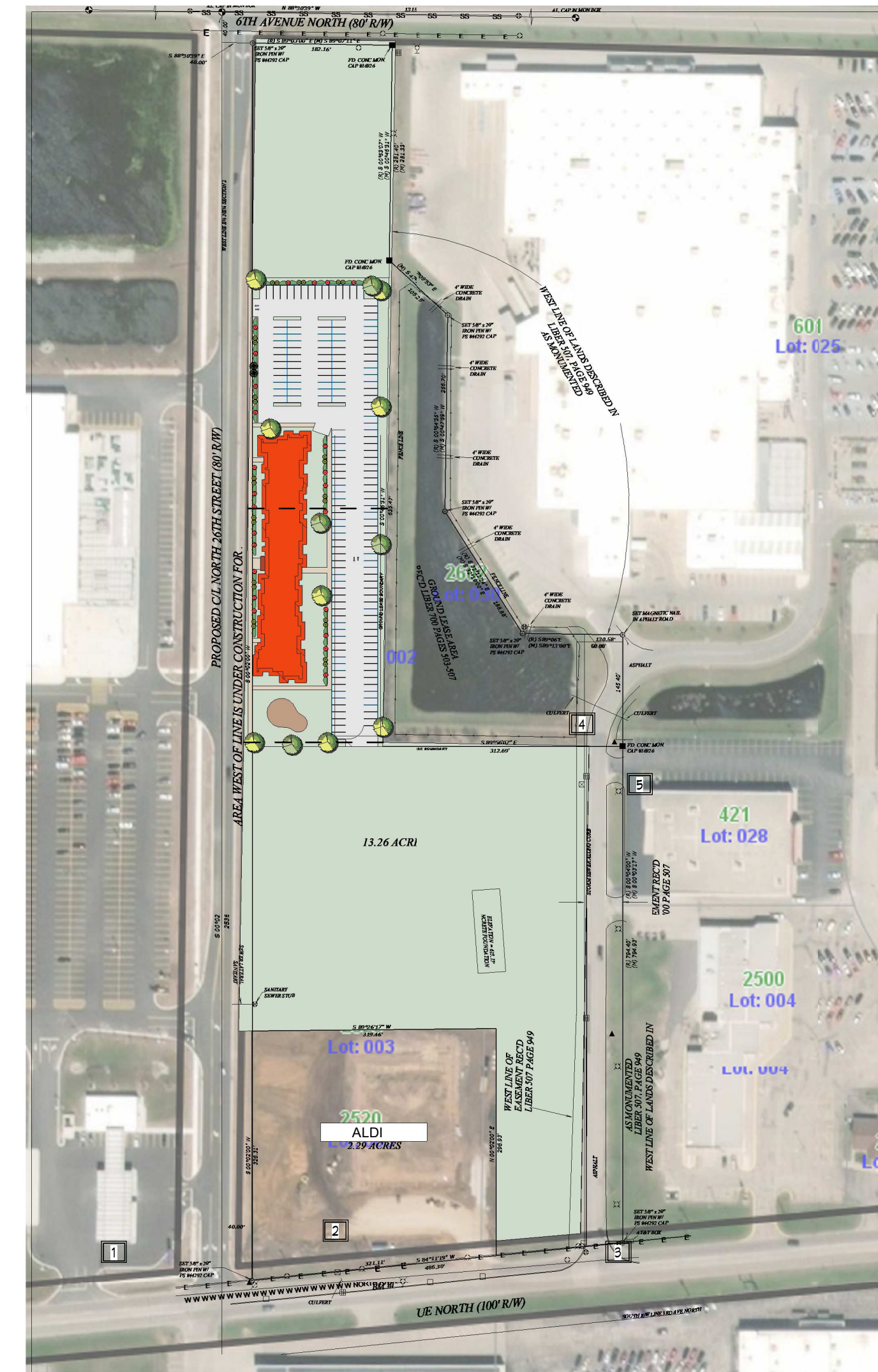
ASSESSORS SUBD NO 1 To Be Completed

BAY DE NOC APARTMENTS

500 N 26th St,
Escanaba, MI 49829



JFLANDS DES-
BER 507, PAGE 9-49
AS MONUMENTED



AERIAL PLAN

PROJECT INFORMATION

PROPOSED 70-UNIT NEW CONSTRUCTION APARTMENT BUILDING

ZONING INFORMATION: ZONED: F - LIGHT MANUFACTURING

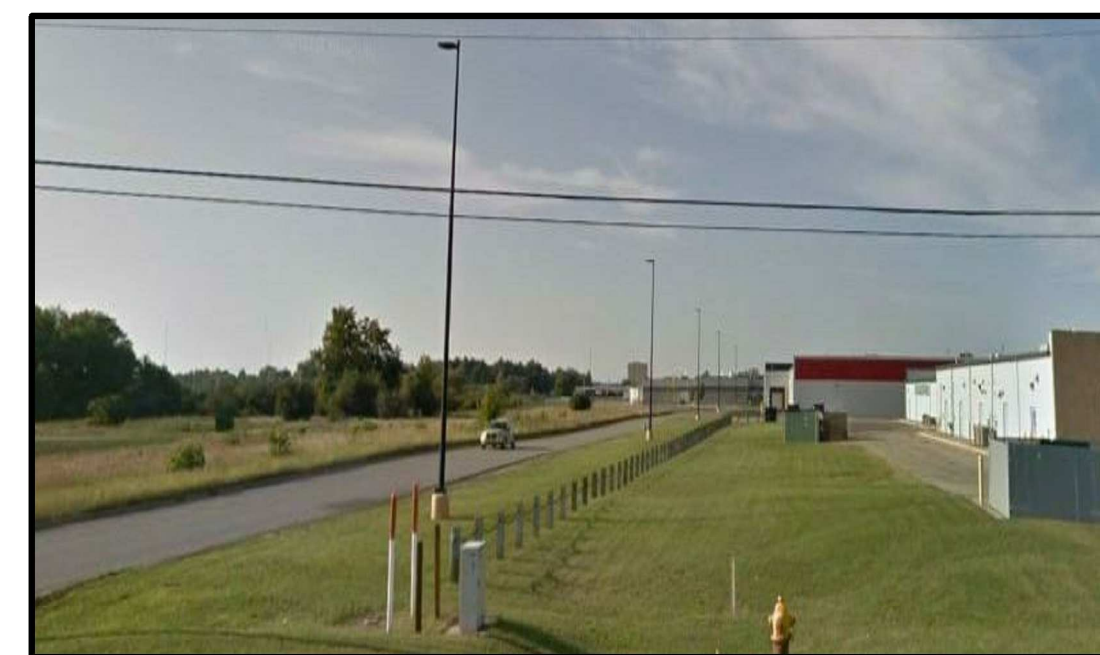
UNIT BREAKDOWN:	1BR	2BR	3BR	TOT.
1ST FLOOR:	3	8	3	16
2ND FLOOR:	6	9	4	18
3RD FLOOR:	6	9	4	18
4TH FLOOR:	6	9	3	18
TOTAL:	21	35	14	70 UNITS

TOTAL PARKING: (140) PARKING SPACES

SQ FT BREAKDOWN:

1ST FLOOR:	18,725
2ND FLOOR:	18,725
3RD FLOOR:	18,725
4TH FLOOR:	18,725
TOTAL:	74,900

EXISTING PHOTOS: SEE AERIAL PLAN



Agenda Item: UB-3

Date: 3.19.2020
7 7

City Council Agenda Item Request

Date: 01-21-2020

Name: Larry Gravatt

Department: Marina

Item: Rate Increase For Both Seasonal and Transient Slip Fees

Meeting date requested: 02-06-2020

Explanation for request:

Administration is seeking council approval for a rate increase for both seasonal and transient slip fees for the 2020 boating season.

The DNR Waterways has requested that all grant in aid marinas increase their 2020 rates. Waterways sets the rate schedules for marinas to pick from. City of Escanaba Marina always followed rate 8.

Agenda Item: PH-2
Date: 3-19-2020

City Council Agenda Item Request

Date: 03/06/2020

Name: Roxanne Spencer

Department: Planning & Zoning

Item: Residential Planned-Unit Development Re-Zoning

Meeting date requested: 03/19/2020

Explanation for request:

Administration is requesting the City Council to consider approval and adoption of the Residential Planned-Unit Development Re-Zoning for the property located at 500 North 26th Street be rezoned from F-Light Manufacturing to C2 – Residential Planned Unit Development.

PLANNING COMMISSION – STAFF REPORT

February 13, 2020

Review: Roxanne Spencer, Planning & Zoning Administrator



PROJECT OVERVIEW	
Case Number	PC-021320-01
Location	500 North 26 th Street
Tax Parcel Number	051-420-2825-200-002
Zoning District	F - Light Manufacturing
Future Land Use Map	Regional Retail
Property Dimensions/Info	613' 3" x 179' = 109,772 s.f.
Proposed Use	Multi-Family Residential (4-Story, 70-Unit Apartment Building)
Estimated Value	\$7,268,000
Property Owner	Dagenais Real Estate, Inc.
Developer	Woda Cooper Companies, Inc. – Craig Patterson
Applicant	Hooker DeJong (Architect/Engineer/Planner) – Patrick Kelderhouse

OVERVIEW PHOTO/DRAWING

BAY DE NOC APARTMENTS

500 N 26th St.
Escanaba, MI 49829

CONCEPTUAL SITE PLAN

AERIAL PLAN

PROJECT INFORMATION

PROPOSED TO UNIT NEW CONSTRUCTION APARTMENT BUILDING

ZONING INFORMATION ZONED: F - LIGHT MANUFACTURING
*PROPOSED ZONING ZONED: G2-RESIDENTIAL

UNIT BREAKDOWN:	1BR	2BR	3BR	TOT
1ST FLOOR:	3	8	3	16
2ND FLOOR:	6	9	4	19
3RD FLOOR:	6	9	4	19
4TH FLOOR:	6	9	3	18
TOTAL:	21	35	14	70 UNITS

TOTAL PARKING: 144) PARKING SPACES

FLOOR BREAKDOWN:	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
1ST FLOOR:	18,725				18,725
2ND FLOOR:		18,725			18,725
3RD FLOOR:			18,725		18,725
4TH FLOOR:				18,725	18,725
TOTAL:					75,000

BACKGROUND INFORMATION

The applicant is requesting a Residential Planned Unit Development (R-PUD) approval to construct a 4-story, 70-unit apartment building at 500 North 26th Street. An R-PUD approval is governed by Chapter 8 of the Zoning Ordinance, which includes the following key components in the process:

- Planning Commission Public Hearing, preliminary concept approval, and recommendation for re-zoning of the property to a C-2 R-PUD district.
- City Council approval of re-zoning to a C-2 R-PUD district (with Public Hearing for Zoning Map amendment).
- Planning Commission approval of final plan.
- City Council approval of final plan.

See attached Zoning Ordinance Chapter 8 –Residential Planned Unit Development for a complete description of the process and guidelines.

This zoning approval method was chosen over a straight re-zoning to a C – Multi-Family district to avoid a spot-zoning situation of having a single multi-family parcel in the middle of a commercial/light manufacturing district. With an R-PUD, the re-zoning is tied to the specific project, so that if the project is not developed, the original zoning district (in this case, F – Light Manufacturing) will remain in place. Additionally, an R-PUD has more layers of approval involving two different reviews by the Planning Commission and two by the City Council. This more complex process allows for greater flexibility in applying development standards that will ensure neighborhood compatibility, especially in this cases where the development use may be out of alignment with the Future Land Use Map in the Master Plan, but still may be considered a desirable development.

SURROUNDING LAND USES/ZONING

	Current Use	Current Zoning	Future Land Use Map
North	Vacant Land	F – Light Manufacturing	Regional Retail
East	Retail/Grocery Store (Walmart)	F – Light Manufacturing (Proposed re-zoning in process to E – Commercial)	Regional Retail
South	Vacant Land & Grocery Store (Aldi)	F – Light Manufacturing	Regional Retail
West	Retail/Grocery Store (Meijer)	E – Commercial	Regional Retail

SITE PLAN REVIEW PROCEDURE

ITEM	COMPLIANCE NOTES
Application Section 1803.1.1.2.	The applicant submitted the complete application and fee for site plan consideration on January 22, 2020 , prior to the 21-day deadline.
Official Review Sections 1803.1.1.3. & 1802.2	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development’s conformance to all applicable standards and requirements on January 23, 2020 .
Department Head Review Sections 1803.1.1.3 & 1905.1	A Pre-Site Plan Review was not held with Department Heads for the preliminary plan, as many details were not available at the this stage. A Pre-Site Plan Review will be scheduled with Department Heads prior to the Final Plan approval. However, the preliminary plans were submitted for review to the Department Heads individually. It was noted that there are no specific concerns relating to the connection of appropriate utilities. Public Safety did express some concerns regarding traffic control in the already-congested area.
Approval & Referral Section 1803.1.1.4. & 1803.3	Being deemed complete, the preliminary plan proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
Public Hearing Notifications	Notification requirements have been fulfilled as follows:

Sections 1803.3 & 814	Daily Press Newspaper	January 28, 2020
	300' Radius to Neighbors	January 24, 2020
	City of Escanaba Website & Facebook	February 6, 2020

GENERAL ZONING COMPLIANCE																
Use	Finding	MEETS STANDARD														
	Comments	Proposed use as a multi-family dwelling is a permitted use by right under Section 803.1, paragraph B.														
Setbacks	Finding	MEETS STANDARD														
	Comments	<p>Section 808 – Peripheral Yards requires setbacks to the same as the Front Yard setbacks in adjoining zoning district.</p> <table border="1"> <thead> <tr> <th></th> <th>North</th> <th>East</th> <th>South</th> <th>West</th> </tr> </thead> <tbody> <tr> <td>Required</td> <td>F – Light Man. 20'</td> <td>F – Light Man. 20'</td> <td>F – Light Man. 20'</td> <td>E – Commercial 0'</td> </tr> <tr> <td>Proposed</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>0'</td> </tr> </tbody> </table>		North	East	South	West	Required	F – Light Man. 20'	F – Light Man. 20'	F – Light Man. 20'	E – Commercial 0'	Proposed	20'	20'	20'
	North	East	South	West												
Required	F – Light Man. 20'	F – Light Man. 20'	F – Light Man. 20'	E – Commercial 0'												
Proposed	20'	20'	20'	0'												
Height	Finding	FURTHER DISCUSSION RECOMMENDED														
	Comments	<p>Section 810.1 states “In a Residence C-2 District, no building shall exceed thirty-five (35) feet in height.” The developer is proposing a 4-story building that will be 45’ in height.</p> <p>Section 804 grants the Planning Commission and the City Council the ability to grant a variance in cases where a conflict exists with other part of the Code. In this case, it should be noted that the height maximums in the surrounding zoning districts are 70’ in E – Commercial and 50’ in F – Light Manufacturing. Additionally, the height maximum in a C – Multi-Family district is 50’.</p> <p>A 3-story version of the building with a height of 35’ was submitted as an alternative if necessary. This version is <u>not</u> preferred by the developers or city staff as it requires a less desirable layout of the building and site plan features such as parking and buffering distances from neighboring parcels, but could be considered for approval if Planning Commission or City Council feels strongly about it.</p>														
Lot Density	Finding	FURTHER DISCUSSION RECOMMENDED														
	Comments	<p><u>Section 807.1 – Area</u></p> <p>Parcel Size x 35% = Max. Area to be occupied by structures 109,772 s.f. x 35% = 38,420 s.f. Proposed (4-Story) = 18,725 s.f. – Meets Standard Proposed (3-story) = 24,552 s.f. – Meets Standard</p> <p><u>Section 807.2.1 – Residential Density</u></p> <p>Net Dev. Area / 5,000 = Units Allowed 109,772 s.f. / 5,000 = 22 Units Allowed Proposed (Both versions) = 70 units – Does Not Meet Standard</p> <p>Section 807.3 gives the Planning Commission the ability to grant additional dwelling units and greater density of the location if, in its sole discretion, it deems that the plan is extraordinary in planned land use and design.</p> <p>The inclusion of the playground on the south end and the open space on the north</p>														

		end which serve as buffers from neighboring parcels could be considered in this determination. Additionally, there is a large retention pond on a parcel immediately to the east, so no development will ever take place in that area, reducing the overall residential density in the region.
Zoning History (Variances, Non-Conforming Information, Enforcement, etc.)	The site plan in review is currently part of the larger parcel known as 2510 3 rd Avenue North. The parcel would need to be legally split before the development moves forward. Review of zoning and development standards was based on the section proposed for development and not the parcel in its entirety. The parcel is currently vacant land. Files contain no other zoning history.	

SITE PLAN REVIEW – Section 1907		
Building Orientation	Finding	MEETS STANDARD
	Comments	The main entrance faces North 26th Street upon which the lot fronts.
Roof Equipment	Finding	MEETS STANDARD
	Comments	All equipment will be roof-mounted and screen by a parapet wall.
Visual & Sound Mitigation	Finding	MEETS STANDARD
	Comments	Green screening is proposed around the perimeter.
Emergency Access Chapter 17	Finding	MEETS STANDARD
	Comments	The building is arranged to permit adequate emergency access to all sides. Two fire exit doors are proposed.
Street Access Chapter 17	Finding	MEETS STANDARD
	Comments	The development has legal access to North 26 th Street.
Circulation System Chapter 17	Finding	MEETS STANDARD
	Comments	One curb cut on North 26 th Street is proposed for ingress/egress. A six-foot wide public sidewalk will be installed along the entire length of the property on North 26 th Street. Private sidewalks connecting from the rear entry to the public sidewalks on the north and south sides of the building.
Non-Motorized Circulation System Chapter 17	Finding	MEETS STANDARD
	Comments	See comments above under “Circulation System”.
Parking Areas	Finding	MEETS STANDARD

Chapter 17	Comments	Section	Required	Proposed
		1704.4 – Accessible Spaces	5	5
		1702.2 – Total Parking Spaces	140	144/143
		1703.1 – Stall Width	9'	9'
		1703.2 – Stall Length	20'	20' *
		1703.3 – Maneuvering Aisle Width	24'	24'
		1709.1 – Bicycle Parking	6	6
		Green screening separates the parking lot both from the street and from private sidewalk areas. * Drawings show 18' stall length, but it will actually be 20' as required. Correction will be made on the final site plan drawings.		
Shared Drives Chapter 17	Finding	NOT APPLICABLE		
	Comments			
Loading, Unloading, & Storage Areas Sections 1707 & 1910	Finding	MEETS STANDARD		
	Comments	The dumpster will be screened with a 6' 8" enclosure.		
Light Sources Section 1909	Finding	MEETS STANDARD		
	Comments	Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.		
Utilities	Finding	MEETS STANDARD		
	Comments	Water/Wastewater and Electric Departments have indicated they have no concerns with connecting the proper utilities needs. All utilities will be run underground.		
Environmental Issues	Finding	MEETS STANDARD		
	Comments	There are no known environmental concerns.		
Tree Preservation Section 1912	Finding	MEETS STANDARD		
	Comments	Section	Required	Proposed
		1912.9.4 A – Green Space	10% (11,557 s.f.)	28% (4-story) 18% (3-story)
		1912.9.4 B - Trees	70 (1/unit)	70
Canopies	Finding	NOT APPLICABLE		
	Comments			
Storm Water Control Plan	Finding	MEETS STANDARD		
	Comments	Public Works Department is satisfied that storm water will be carried away from the building and adjacent properties into an approved collection system.		
Special Design Standards – C-2 Construction Materials Section 1908.4	Finding	FURTHER DISCUSSION RECOMMENDED		
	Comments	<i>"Must be constructed of brick, natural stone, or other material approved by the Planning Commission. Vinyl siding, composite</i>		

		<p><i>material, and steel siding may be used only in combination with brick and natural stone on sides which do not face and adjacent street or public right-of-way. 100% vinyl siding designs which coordinated with the architectural and/or historic concepts in the neighborhood may be approved.”</i></p> <p>Exact building materials haven’t been finalized yet, but will most likely be brick, fiber cement siding, and asphalt shingles.</p>
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STAFF ANALYSIS & RECOMMENDATION	
<p>Analysis</p>	<p>While the Future Land Use Map depicts this area as Regional Retail and does not show any projected residential use in the immediate area, several factors may support the approval of a residential planned unit development at this location.</p> <ul style="list-style-type: none"> • A paragraph in the Regional Retail description refers to the underutilized properties in decline in the area which could be re-purposed to accommodate new uses. In keeping with that idea, developing a long-vacant parcel into any use, even a residential use, may be preferable to leaving the land vacant. • The proximity to retail and job opportunities within easy walking distance would make this a convenient housing location for residents. • One of the Master Plan goals is to attract new housing developments by modifying the Zoning Ordinance to allow a variety of housing types. There is a documented shortage of housing in the Escanaba area at all levels. • “There is a demand in the local housing market for units often called the ‘missing middle’. This includes market rate multi-family or clustered housing within walking distance to shops and other amenities that can help the City meet the demand from young professionals and retirees for walkable urban living.” (2016 Master Plan, p. 37) • This parcel is located in a federal/state designated “Opportunity Zone” which provides three different types of tax incentives to investors in low-income communities like Escanaba, which have historically been cut off from capital and business growth. It has been recommended that our Master Plan and Zoning Ordinance be revised to allow greater mixed use of areas in the Opportunity Zone so that the community is better prepared to process incoming development proposals such as this one. <p>While most development standards have been met during this first phase of concept approval, several items need specific direction from the Planning Commission in its decision:</p> <ul style="list-style-type: none"> • Rezoning to C-2 Residential Planned Unit Development • Height of the building (3 or 4 story proposal) • Number of units allowed • Construction Materials <p>The Planning Commission may outline additional details and conditions that need to be included in the Final Plan Review (see next section for guidance).</p>

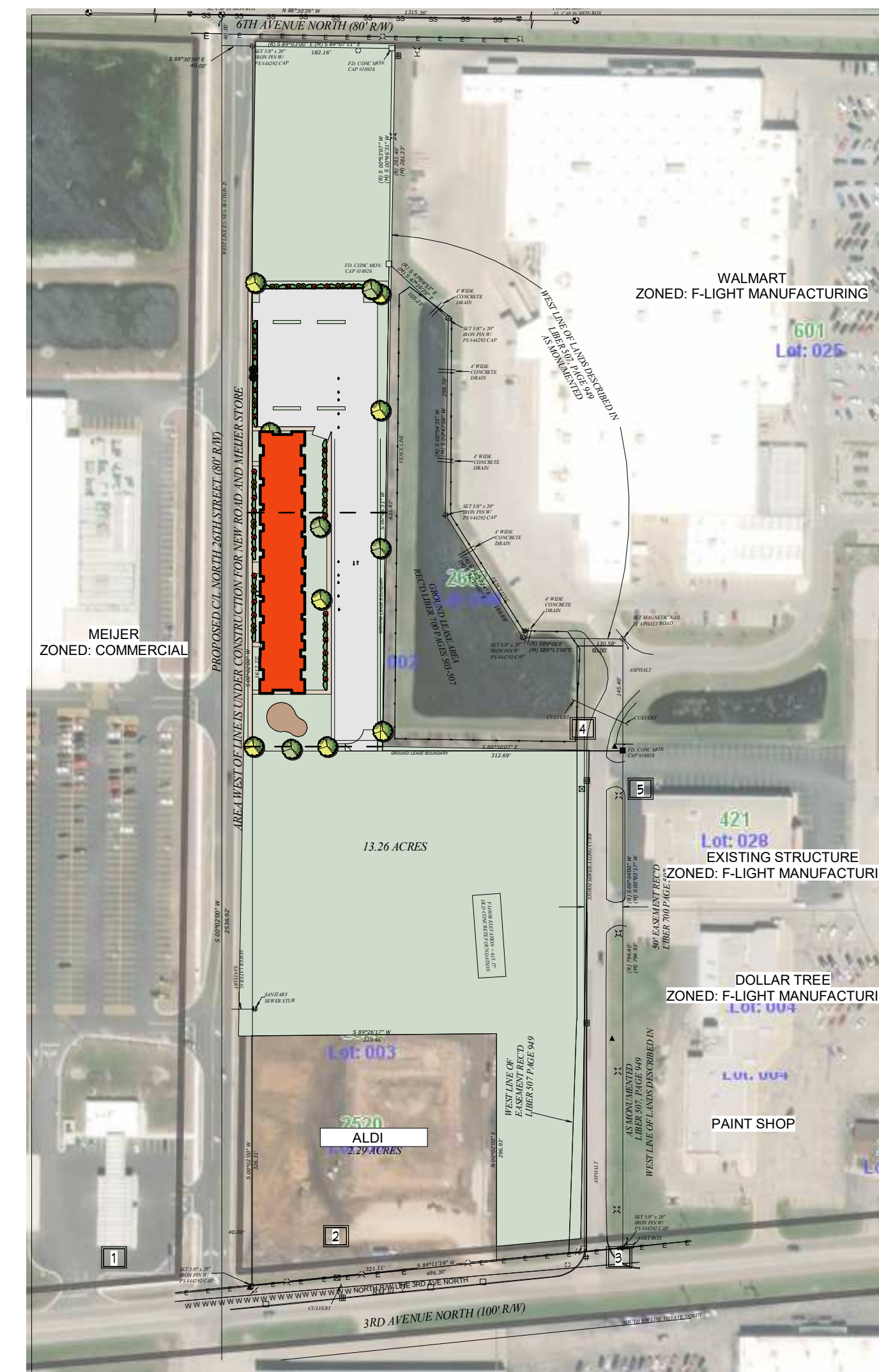
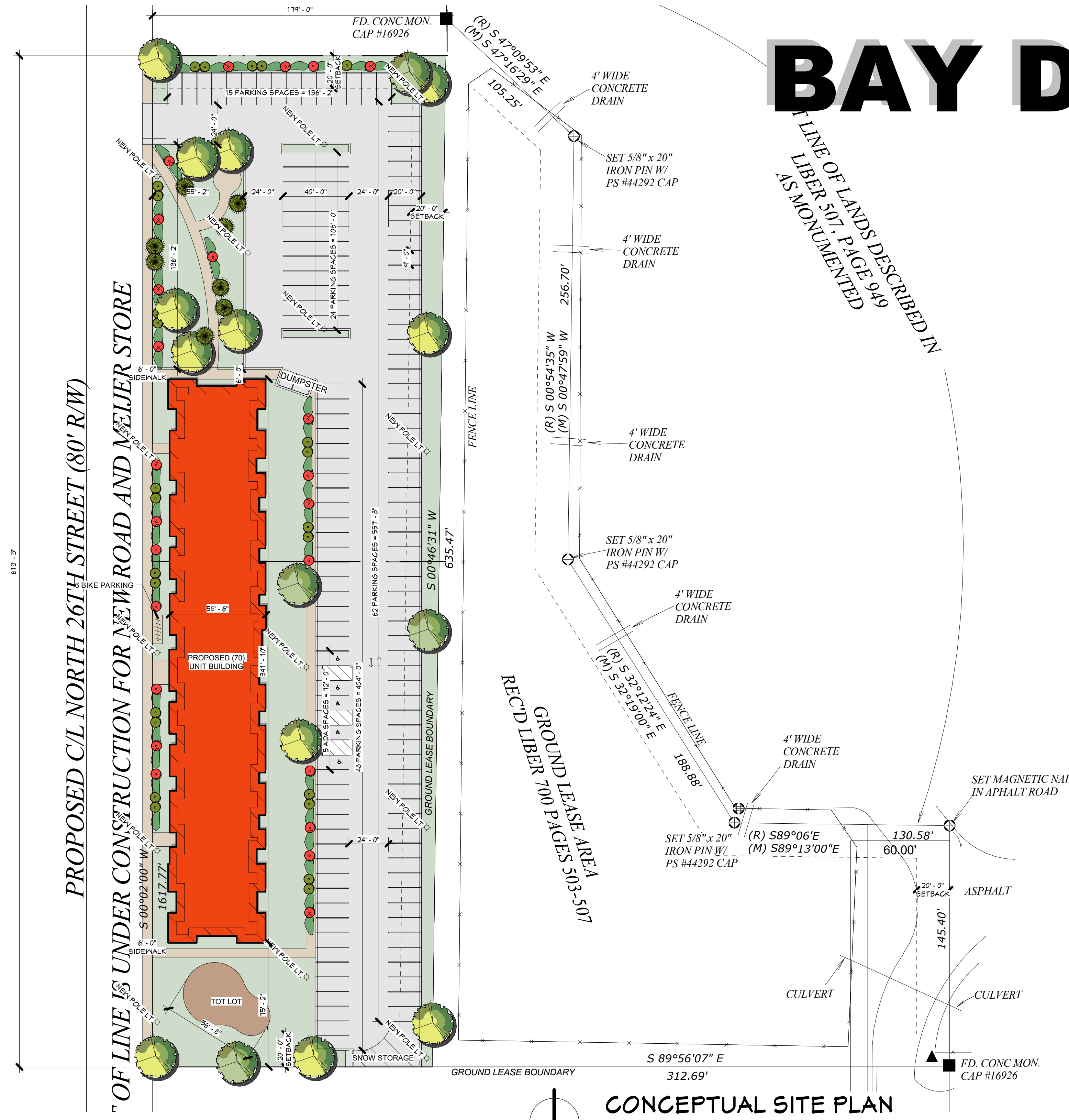
<p>Conditional Approvals Section 1805.1</p>	<p>A. The Planning Commission or Code Official may attach conditions to the approval of a site plan when such conditions:</p> <ol style="list-style-type: none"> 1. Would insure that public services and facilities affected by a proposed land use or activity are capable of accommodating increased service and service facilities loads caused by the land use or activity. 2. Would protect the built and natural environment. 3. Would insure compatibility with adjacent uses of land. <p>B. The Planning Commission or Code Official may conditionally approve a site plan on conformance with fencing, screening, buffering or landscaping requirements of this Code and may collect a performance guarantee consistent with these requirements to insure conformance. When so doing, the following finding shall be made and documented as part of the review process:</p> <ol style="list-style-type: none"> 1. That such fencing, screening, buffering or landscaping would mitigate negative effects of noise, dust, lighting, vehicular or pedestrian traffic, loading or unloading, parking or other similar impact on adjoining parcels; 2. That absent such conditions, the development would adversely affect the reasonable use, enjoyment and value of adjoining lands of like of similar benefits enjoyed by other properties in the area.
<p>Staff Recommendation (Potential motion wording)</p>	<p>To recommend to City Council 1) to conditionally-approve-in-concept the preliminary plan for the development of a multi-unit apartment building at 500 North Lincoln Road consisting of 70 units, 4 stories, and a maximum height of 50 feet (add in any other specifics required) and 2) to recommend re-zoning of the project portion of the parcel to C-2 Residential Planned Unit Development.</p>

<p>APPEAL PROCESS - Section 1803.5.1 & Chapter 3 – Zoning Board of Appeals</p>
<p>If the Planning Commission denies a site plan, the property owner or applicant may appeal the decision to the Zoning Board of Appeals within 15 working days.</p>

<p>DOCUMENTATION ATTACHMENTS</p>
<p>1. Zoning Permit Application</p>
<p>2. Site Plan Drawings</p>
<p>3. Assessor’s Property Information Card</p>
<p>4. Daily Press Public Hearing Notification</p>
<p>5. Letter to Property Owner/Occupant Within 300' Radius & Address List</p>
<p>6. Zoning Ordinance Chapter 8 – Residential Planned Unit Development C-2</p>

BAY DE NOC APARTMENTS

500 N 26th St,
Escanaba, MI 49829



AERIAL PLAN

PROJECT INFORMATION

PROPOSED 70-UNIT NEW CONSTRUCTION APARTMENT BUILDING

ZONING INFORMATION: ZONED: F - LIGHT MANUFACTURING
*PROPOSED ZONING: ZONED: C2-RESIDENTIAL

UNIT BREAKDOWN:	1BR	2BR	3BR	TOT.
1ST FLOOR:	4	9	4	16
2ND FLOOR:	6	9	4	18
3RD FLOOR:	6	9	4	18
4TH FLOOR:	5	8	2	18
TOTAL:	21	35	14	70 UNITS

TOTAL PARKING: (144) PARKING SPACES

SQ FT BREAKDOWN:

1ST FLOOR:	18,939
2ND FLOOR:	18,939
3RD FLOOR:	18,939
4TH FLOOR:	16,335
TOTAL:	73,152

SITE INFORMATION:

179' X 613' - 3" = 106,634 SQ FT

GREEN SPACE REQUIRED: 10%

GREEN SPACE PROVIDED: 28%

EXISTING PHOTOS: SEE AERIAL PLAN



4-STORY (70) UNIT CONCEPTUAL SITE PLAN | CSP.1

BAY DE NOC APARTMENTS

500 N 26th St,
Escanaba, MI 49829



4 STORY ELEVATION CONCEPT
3/32" = 1'-0" 3 STORY CONCEPT SIMILAR

Agenda Item: PH-3
Date: 3-19-2020

City Council Agenda Item Request

Date: March 3, 2020

Name: Kim G.

Department: HR Director/Treasurer

Item: Closeout Public Hearing - Community Development Block Grant (CDBG)
Northern Machining & Repair #2

Meeting date requested: March 19, 2020

Explanation for request:

Administration is seeking Council approval to consider this the Public Hearing regarding the closeout of the #2 CDBG loan for Northern Machining & Repair.

Agenda Item: NB-1
3-19-2020

City Council Agenda Item Request

Date: 2-26-2020

Name: Robert LaMarche

Department: EDPS

Item: Traffic control orders

Explanation for request:

To permanently place no parking signs on the east side of Sheridan Rd from the 1500 block to Public Works.

To permanently place no parking signs in the City Hall parking lot from 10:00pm-6:00am

See attached Traffic Control orders.

Can these be placed on the March 19th Council meeting.

City of Escanaba, Michigan

Distribution 1004

Traffic Control Order

- City Manager
- City Engineer
- City Clerk
- Public Works
- Public Safety

Traffic Control Order Number: 1004

Date of Filing: December 20, 2019

In accordance with Chapter 27 of the Escanaba Code of Ordinances as amended, we have made an investigation of the traffic conditions on: **Sheridan Road**

at or near the intersection of: **15th Avenue North to Public Works (1715 Sheridan Rd)**

And as a result of said investigation, do hereby direct that:

That NO PARKING signs be installed on the East side of Sheridan Road from 15th Avenue North to Public Works (1715 Sheridan Rd)

Further that the following controls be placed at the following locations:

Sign Direction (Facing): **South**

Sign(s) Location:

The following Traffic Control Order(s) are hereby rescinded: _____

This order shall expire 90 days from date of filing except that upon its approval by the Escanaba City Council, it shall not so expire.

12-20-19
Date of Filing with City Clerk

Signed: 
Traffic Engineer

3-11-2020
Received for filing (date)

By: 
City Clerk

Approved by the City of Escanaba Council on _____
Date

The Traffic Control Order is effective upon posting of the required street signs.

City of Escanaba, Michigan

Distribution: 1005

Traffic Control Order

- City Manager
- City Engineer
- City Clerk
- Public Works
- Public Safety

Traffic Control Order Number: 1005

Date of Filing: December 20, 2019

In accordance with Chapter 27 of the Escanaba Code of Ordinances as amended, we have made an investigation of the traffic conditions on: **City Hall Parking Lot Behind 410 Ludington Street**

at or near the intersection of:

And as a result of said investigation, do hereby direct that:

NO OVERNIGHT PARKING signs be installed in the City Hall Parking Lot - 410 Ludington Street
No overnight parking shall mean between 10:00pm - 6:00 am

Further that the following controls be placed at the following locations:

Sign Direction (Facing):
At all entrances to the parking lot

Sign(s) Location:

The following Traffic Control Order(s) are hereby rescinded: _____

This order shall expire 90 days from date of filing except that upon its approval by the Escanaba City Council, it shall not so expire.

12-20-19
Date of Filing with City Clerk

Signed: [Signature]
Traffic Engineer

3-11-2020
Received for filing (date)

By: [Signature]
City Clerk

Approved by the City of Escanaba Council on _____
Date

The Traffic Control Order is effective upon posting of the required street signs.

Agenda Item: NB-2
Date: 3-19-2020

City Council Agenda Item Request

Date: 3/11/20

Name: Bob Becotte

Department: Engineering

Item: Resolution for Street Addition

Meeting date requested: 3/19/20

Explanation for request:

Annually, the city is able to add or delete streets on its Act 51 Street Map. This is done, in part, by Council resolution.

This year, South 32nd Street from 3rd Avenue South to 4th Avenue South should be added.

Administration is requesting the City Council pass a resolution to add South 32nd Street from 3rd Avenue South to 4th Avenue South to its street system.

For Internal Use Only

Please complete this form for EACH agenda item requested. You only need to check yes or no.
The Clerk's office will handle the date and number information.

1. Is there back-up documentation required? Yes No
*If yes, attach documents with completed request form.

2. Is the back-up documentation clear of any personal information? Yes No
*Reviewed by Clerk's office: _____

3. Is a Public Hearing required? Yes No
Date sent to Daily Press: _____ Date ran in Daily Press: _____

4. Is Public Notice Required? Yes No
Date sent to Daily Press: _____ Date ran in Daily Press: _____

5. Is a Resolution needed? Yes No
Resolution Number: _____

6. Is an Ordinance needed? Yes No
Ordinance Number: _____

7. Is an agreement or contract needed? Yes No
Contract Signed by: _____ Date: _____

**RESOLUTION 20-08
FOR ADD
STREET CERTIFICATION**

Whereas, it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the center line of South 32nd Street between 3rd Avenue South and 4th Avenue South described as follows:

COMMENCING AT THE SOUTH ¼ CORNER, SECTION 25, TOWNSHIP 39 NORTH, RANGE 23 WEST, CITY OF ESCANABA, DELTA COUNTY, MICHIGAN. THENCE NORTH 0°-30'-00" EAST A DISTANCE OF 1,286.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE SOUTH, THENCE NORTH 89°-54'-50" WEST ALONG THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE SOUTH A DISTANCE OF 348.54 FEET TO THE POINT OF BEGINNING, A POINT ON THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE SOUTH AND THE CENTERLINE OF SOUTH 32ND STREET. THENCE SOUTH 00°-26'-30" WEST A DISTANCE OF 118.94 FEET, THENCE SOUTH 29°-57'-40" WEST A DISTANCE OF 483.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH EXTENDED AND THE CENTERLINE OF SOUTH 32ND STREET, THE POINT OF ENDING.

2. That said street is located within the City right-of-way and is under the control of the City of Escanaba.
3. That said street is a public street and is for public street purposes.
4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2019.

Ayes:

Nays: None

RESOLUTION DECLARED ADOPTED.

Agenda Item: NB-3

3-19-2020

City Council Agenda Item Request

Date: 3/11/2020

Name: Jeff Lampi

Department: Water

Item: Intent to Apply form for DWRF Loan

Explanation for request:

Administration is requesting City Council's approval to submit the attached "Intent to Apply Form", requesting a Drinking Water State Revolving Fund (DWRF), loan in the amount of Twenty Million Dollars (\$20,000,000.00) for the purpose of replacing aging infrastructure within the existing water distribution system.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
FINANCE DIVISION
CLEAN WATER AND DRINKING WATER STATE REVOLVING FUND/
STRATEGIC WATER QUALITY INITIATIVES FUND

INTENT TO APPLY FORM

This form should be submitted by all applicants seeking funding in the next five years. Applicants participating in the ITA process receive early indication of the funding outlook for their project(s).

DATE: March 10, 2020

PROJECT(S) NAME (Brief Identifier): Water System Improvements

PROJECT(S) PURPOSE (Including general location and public health or water quality issue being addressed): Replace lead or lead contaminate water services and miscellaneous undersized/deficient water mains located in various areas within the City of Escanaba

Applicant Legal Name: City of Escanaba, MI

Applicant Contact Name: Jeff Lampi Title: Water and Wastewater Superintendent

Mailing Address (street, city, state, zip+4): PO BOX 948, 410 Ludington Street, Escanaba, MI 49829-

Phone No.: 906-786-3291

Email: jlampi@escanaba.org

Consulting Engineer Name* (if applicable): Darren Pionk Firm: C2AE

Mailing Address (street, city, state, zip+4) [REDACTED]

Phone No.: [REDACTED]

PROJECT INFORMATION

Applicant Population: 12,181 Population Served by Project: 12,181

Treatment Facility Name (if applicable): Escanaba Water Plant

Estimated Total Project Cost: \$20,000,000

Year 1 Costs: \$8,000,000

Estimated Year 1 Costs Financed Through SRF: \$8,000,000

Future Year Costs (if applicable): \$12,000,000

Estimated Future Costs Financed Through SRF: \$12,000,000

Other Funding Sources (check all that apply): MDOT MEDC USDA Rural Development

Other Financing/Funding Agency: Click here to enter text.

Proposed Construction Start Date (mm/yyyy): 06-01-21

Completed Project-Related Planning Documents (check all that apply; do not need to submit at this time): Capital Improvements Plan Asset Management Plan Preliminary Engineering Report Environmental Report Project Plan Infiltration & Inflow Study Sanitary Sewer Evaluation Study NASSCO Report Watershed Management Plan Master Plan Reliability Study Other: Click here to enter text.

ADDITIONAL INFORMATION

Disadvantaged Community (as determined by EGLE)? Yes No Unknown

For a preliminary determination from EGLE, complete and attach the [Disadvantaged Community Status Determination Worksheet](#).

Does the proposed project include any green infrastructure, water or energy efficiency improvements, or other environmentally innovative activities? Yes No Unknown

If yes, please describe: Click here to enter text.

Deadlines: The ITA form may be submitted at any time, but is due on or before April 1, to allow for sufficient time for the pre-application meeting and to be placed on the DWSRF or CWSRF/SWQIF Project Priority List (PPL).

Pre-Application Meeting: The applicant will be contacted by an assigned Water Infrastructure Financing Section (WIFS) project manager within 14 days of receipt of this ITA form to schedule a pre-application discussion. This meeting can help to identify project funding opportunities and challenges earlier in the planning stage to better guide the efforts of the applicant and their consulting engineer. Suggested attendees would include the WIFS project manager, EGLE district engineer, applicant representative(s), and any other applicable attendees.

Questions: Please visit our website at Michigan.gov/CleanWaterRevolvingFund or Michigan.gov/DrinkingWaterRevolvingFund or call 517-284-5433.

Please submit this form by email to EGLE-WIFS@Michigan.gov.

Agenda Item: NB-4
3-19-2020

City Council Agenda Item Request

Date: 3/11/2020

Name: Jeff Lampi 

Department: Wastewater

Item: Digester #4 Repairs

Explanation for request:

Administration is requesting Council approval to hire and retain the services of Terrazzo Creations & Renewal (TCR) of Norway MI, to conduct the repairs on digester #4 as specified in the attached quote, in an amount not to exceed \$19,700.00

Money is budgeted and available for this activity in the current fiscal year.



March 5, 2020

Jeff Lampi
City of Escanaba
Water – Wastewater Dept

Re: #4 Digester Repair

Jeff

As we discussed I have included the plan and costs for the repair of the south side of the #4 digester. This repair will patch the hole that goes through the wall as well repair of all areas across 60' on the south side of the upper block wall.

- Remove broken and damaged blocks and partial blocks
- Power hydroblast 60' x 3' area across south side of digester wall
- Shotcrete as well as form and pour and hand applied concrete will be used to replace missing and damaged portions of wall.
 - By using these methods this will save you money on the roofing costs.
- Coat repaired areas
- Hydroblast interior 60'x3' portion of wall
- Apply a waterproof coating to interior side of wall to keep moisture from infiltrating repair wall and further damaging through freeze/thaw process

Costs: Exterior \$12,900
Interior \$6,800

We will work closely with you on scheduling so it helps you with your cleaning of digester.

Please let me know if you have any questions

Dean Hulce
TCR – Sales

330 Saginaw St
Norway, MI 49870
906.282.9033ph 877.591.8074fax
tcr@tcrcontractors.com







Agenda Item: NB-5
Date: 3-19-2020

City Council Agenda Item Request

Date: 3/13/20

Name: Roxanne Spencer

Department: Planning & Zoning

Item: Residential Planned-Unit Development - Final Plan Approval

Meeting date requested: 3/19/20

Explanation for request:

Administration is recommending approval of the Final Development Plan for a 4-story, 70-unit apartment building to be constructed at 500 North 26th Street.

At their 03/12/20 meeting, the Planning Commission approved the Final Development Plan as having met all development standards, with the following conditions:

1. Re-zoning to C-2 Residential Planned Unit Development district is granted by City Council.
2. The property must be legally parceled to match the approved site plan.
3. Utilities and Storm Water Control plans must be reviewed and approved by City Department Heads prior to construction.

If City Council decides to approve the Final Plan, conditions 2 and 3 above should be included in the motion wording (assuming the re-zoning has already been approved earlier in this meeting).

Attachments:

1. Staff Report from March 12, 2020 Planning Commission meeting
2. Site Plan Drawings & Renderings

PLANNING COMMISSION – STAFF REPORT

March 12, 2020

Review: Roxanne Spencer, Planning & Zoning Administrator



PROJECT OVERVIEW	
Case Number	PC-021320-01
Location	500 North 26 th Street
Tax Parcel Number	051-420-2825-200-002
Zoning District	F - Light Manufacturing
Future Land Use Map	Regional Retail
Property Dimensions/Info	613' 3" x 179' = 109,772 s.f.
Proposed Use	Multi-Family Residential (4-Story, 70-Unit Apartment Building)
Estimated Value	\$7,268,000
Property Owner	Dagenais Real Estate, Inc.
Developer	Woda Cooper Companies, Inc. – Craig Patterson
Applicant	Hooker DeJong (Architect/Engineer/Planner) – Patrick Kelderhouse

OVERVIEW PHOTO/DRAWING

BAY DE NOC APARTMENTS

500 N 26th St,
Escanaba, MI 49829

PROJECT INFORMATION

PROPOSED 70-UNIT NEW CONSTRUCTION APARTMENT BUILDING

ZONING INFORMATION ZONED: F - LIGHT MANUFACTURING
PROPOSED ZONING ZONED: CE-RESIDENTIAL

UNIT BREAKDOWN	1BR	2BR	3BR	TOTL
1ST FLOOR	4	0	4	16
2ND FLOOR	6	0	4	16
3RD FLOOR	6	0	4	16
4TH FLOOR	6	0	2	8
TOTAL	21	0	14	70 UNITS

TOTAL PARKING	TOTAL PARKING SPACES
80/11 BREAKDOWN	
1ST FLOOR	16,000
2ND FLOOR	16,000
3RD FLOOR	16,000
4TH FLOOR	16,000
TOTAL	70,000

SITE INFORMATION:
179' x 613' ±
GREEN SPACE REQUIRED: 10%
GREEN SPACE PROVIDED: 20%

CONCEPTUAL SITE PLAN



BACKGROUND INFORMATION

The applicant is requesting a Residential Planned Unit Development (R-PUD) approval to construct a 4-story, 70-unit apartment building at 500 North 26th Street. An R-PUD approval is governed by Chapter 8 of the Zoning Ordinance, which includes the following key components in the process:

- Planning Commission Public Hearing, preliminary concept approval, and recommendation for re-zoning of the property to a C-2 R-PUD district.
- City Council approval of re-zoning to a C-2 R-PUD district (with Public Hearing for Zoning Map amendment).
- Planning Commission approval of final plan.
- City Council approval of final plan.

The preliminary concept of the project was approved by the Planning Commission on February 13th with an allowance of additional units granted, and a recommendation to City Council to re-zone the property to a C-2 Residential Planned Unit Development district. Additionally, the Planning Commission recommended to City Council to amend the Zoning Ordinance by increasing the maximum height in a C-2 R-PUD district to fifty (50) feet.

At its February 20th meeting, the City Council postponed the re-zoning request to have a first reading on March 5th, with the second reading and public hearing to potentially be held on March 19th. Council did hold the first reading for the height change amendment, and set a second reading and public hearing for March 5th.

The next step in the process is for the Planning Commission to review the final plan according to development standards and make a recommendation to City Council.

SURROUNDING LAND USES/ZONING

	Current Use	Current Zoning	Future Land Use Map
North	Vacant Land	F – Light Manufacturing	Regional Retail
East	Retail/Grocery Store (Walmart)	F – Light Manufacturing (Proposed re-zoning in process to E – Commercial)	Regional Retail
South	Vacant Land & Grocery Store (Aldi)	F – Light Manufacturing	Regional Retail
West	Retail/Grocery Store (Meijer)	E – Commercial	Regional Retail

SITE PLAN REVIEW PROCEDURE

ITEM	COMPLIANCE NOTES
Application Section 1803.1.1.2.	The applicant submitted the complete application and fee for site plan consideration on January 22, 2020 , prior to the 21-day deadline.
Official Review Sections 1803.1.1.3. & 1802.2	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development's conformance to all applicable standards and requirements on January 23, 2020 . Final plans were reviewed by the Planning & Zoning Administrator on February 26, 2020 and used as the basis for this report.
Department Head Review Sections 1803.1.1.3 & 1905.1	A Pre-Site Plan Review was held with Department Heads regarding the Final Plan on February 27, 2020. (Minutes attached.) The main concern expressed was that no utilities are included on the drawings, so proper evaluations cannot be made yet. As zoning approval is required as part of the funding application guidelines, the developer is unlikely to invest in the detailed utilities drawings before the funding submission and approval. While the City prefers to have more detailed drawings submitted prior to zoning approval, it

	<p>Section 807.2.1 – Residential Density Net Dev. Area / 5,000 = Units Allowed 109,772 s.f. / 5,000 = 22 Units Allowed Proposed = 70 units – Additional Dwelling Units were granted by Planning Commission on February 13, 2020 in accordance with Section 807.3.</p>
<p>Zoning History (Variances, Non-Conforming Information, Enforcement, etc.)</p>	<p>The site plan in review is currently part of the larger parcel known as 2510 3rd Avenue North. The parcel would need to be legally split before the development moves forward. Review of zoning and development standards was based on the section proposed for development and not the parcel in its entirety. The parcel is currently vacant land. Files contain no other zoning history. <u>Recommend including in any motion for approval the requirement to have the property legally split according to the approved plans.</u></p>

SITE PLAN REVIEW – Section 1907		
Building Orientation	Finding	MEETS STANDARD
	Comments	The main entrance faces North 26th Street upon which the lot fronts.
Roof Equipment	Finding	MEETS STANDARD
	Comments	All equipment will be roof-mounted and screen by a parapet wall.
Visual & Sound Mitigation	Finding	MEETS STANDARD
	Comments	Green screening is proposed around the perimeter.
Emergency Access Chapter 17	Finding	MEETS STANDARD
	Comments	The building is arranged to permit adequate emergency access to all sides. Two fire exit doors are proposed.
Street Access Chapter 17	Finding	MEETS STANDARD
	Comments	The development has legal access to North 26 th Street.
Circulation System Chapter 17	Finding	MEETS STANDARD
	Comments	One curb cut on North 26 th Street is proposed for ingress/egress. A six-foot wide public sidewalk will be installed along the entire length of the property on North 26 th Street. Private sidewalks connecting from the rear entry to the public sidewalks on the north and south sides of the building.
Non-Motorized Circulation System Chapter 17	Finding	MEETS STANDARD
	Comments	See comments above under “Circulation System”.

Parking Areas Chapter 17	Finding	MEETS STANDARD																						
	Comments	<table border="1"> <thead> <tr> <th>Section</th> <th>Required</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>1704.4 – Accessible Spaces</td> <td>5</td> <td>5</td> </tr> <tr> <td>1702.2 – Total Parking Spaces</td> <td>140</td> <td>144</td> </tr> <tr> <td>1703.1 – Stall Width</td> <td>9'</td> <td>9'</td> </tr> <tr> <td>1703.2 – Stall Length</td> <td>20'</td> <td>20'</td> </tr> <tr> <td>1703.3 – Maneuvering Aisle Width</td> <td>24'</td> <td>24'</td> </tr> <tr> <td>1709.1 – Bicycle Parking</td> <td>6</td> <td>6</td> </tr> </tbody> </table> <p>Green screening separates the parking lot both from the street and from private sidewalk areas.</p>	Section	Required	Proposed	1704.4 – Accessible Spaces	5	5	1702.2 – Total Parking Spaces	140	144	1703.1 – Stall Width	9'	9'	1703.2 – Stall Length	20'	20'	1703.3 – Maneuvering Aisle Width	24'	24'	1709.1 – Bicycle Parking	6	6	
Section	Required	Proposed																						
1704.4 – Accessible Spaces	5	5																						
1702.2 – Total Parking Spaces	140	144																						
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1703.3 – Maneuvering Aisle Width	24'	24'																						
1709.1 – Bicycle Parking	6	6																						
Shared Drives Chapter 17	Finding	NOT APPLICABLE																						
	Comments																							
Loading, Unloading, & Storage Areas Sections 1707 & 1910	Finding	MEETS STANDARD																						
	Comments	<p>The dumpster will be screened with a 6' 8" enclosure.</p> <p>Snow storage is designated on the southeast corner of the property.</p>																						
Light Sources Section 1909	Finding	MEETS STANDARD																						
	Comments	Exterior lights will be reflected downward and away from adjacent properties and right-of-ways.																						
Utilities	Finding	FURTHER DISCUSSION RECOMMENDED																						
	Comments	<p>All utilities will be run underground.</p> <p>Water/Wastewater and Electric Departments have indicated they have the capacity to meet utilities needs, but will require the submission of detailed drawings for review and approval prior to construction. This should be included as a condition of any motion for approval.</p>																						
Environmental Issues	Finding	MEETS STANDARD																						
	Comments	There are no known environmental concerns.																						
Tree Preservation Section 1912	Finding	MEETS STANDARD																						
	Comments	<table border="1"> <thead> <tr> <th>Section</th> <th>Required</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>1912.9.4 A – Green Space</td> <td>10% (10,997 s.f.)</td> <td>28%</td> </tr> <tr> <td>1912.9.4 B - Trees</td> <td>70 (1/unit)</td> <td>70</td> </tr> </tbody> </table>	Section	Required	Proposed	1912.9.4 A – Green Space	10% (10,997 s.f.)	28%	1912.9.4 B - Trees	70 (1/unit)	70													
Section	Required	Proposed																						
1912.9.4 A – Green Space	10% (10,997 s.f.)	28%																						
1912.9.4 B - Trees	70 (1/unit)	70																						
Canopies	Finding	NOT APPLICABLE																						
	Comments	None																						
Storm Water Control Plan	Finding	FURTHER DISCUSSION RECOMMENDED																						
	Comments	As with comments under "Utilities" above, detailed storm water control plans are not yet available, but should be submitted for																						

		review and approval prior to construction. <u>This should be included as a condition of any motion for approval.</u>
Special Design Standards – C-2 Construction Materials Section 1908.4	Finding	MEETS STANDARD
	Comments	Building materials will be a combination of brick, fiber cement siding, and asphalt shingles.

STAFF ANALYSIS & RECOMMENDATION	
Analysis	<p>Development and zoning standards have primarily been met, with the following notations:</p> <ul style="list-style-type: none"> • Rezoning to C-2 Residential Planned Unit Development would need to be granted by City Council. • Changing of the building height maximum to 50’ in a C-2 R-PUD district would need to be granted by City Council. • Utilities & Storm Water Control Plans would need to be reviewed and approved by City Department Heads prior to construction. • Property would need to be legally parceled to match approved site plan. <p>It is recommended that any motion to approve include reference to each of the above items.</p>
Conditional Approvals Section 1805.1	<p>A. The Planning Commission or Code Official may attach conditions to the approval of a site plan when such conditions:</p> <ol style="list-style-type: none"> 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. 2. Would protect the built and natural environment. 3. Would insure compatibility with adjacent uses of land. <p>B. The Planning Commission or Code Official may conditionally approve a site plan on conformance with fencing, screening, buffering or landscaping requirements of this Code and may collect a performance guarantee consistent with these requirements to insure conformance. When so doing, the following finding shall be made and documented as part of the review process:</p> <ol style="list-style-type: none"> 1. That such fencing, screening, buffering or landscaping would mitigate negative effects of noise, dust, lighting, vehicular or pedestrian traffic, loading or unloading, parking or other similar impact on adjoining parcels; 2. That absent such conditions, the development would adversely affect the reasonable use, enjoyment and value of adjoining lands of like of similar benefits enjoyed by other properties in the area.

<p>Options for Action (Potential motion wording)</p>	<p>1. To recommend to City Council the approval of the Final Plan for the development of a 4-story, 70-unit apartment building at 500 North 26th Street with the following conditions:</p> <ul style="list-style-type: none"> • Rezoning to C-2 Residential Planned Unit Development would need to be granted by City Council. • Changing of the building height maximum to 50’ in a C-2 R-PUD district would need to be granted by City Council. • Utilities & Storm Water Control Plans would need to be reviewed and approved by City Department Heads prior to construction. • Property would need to be legally parceled to match approved site plan. <p>(Add/remove/modify conditions above as necessary.)</p> <p>2. To deny the Final Plan for the development of a 4-story, 70 unit apartment building at 500 North 26th Street based on the following reasons:</p> <ul style="list-style-type: none"> • (Outline specific areas that do not meet the development/zoning standards, including section numbers.)
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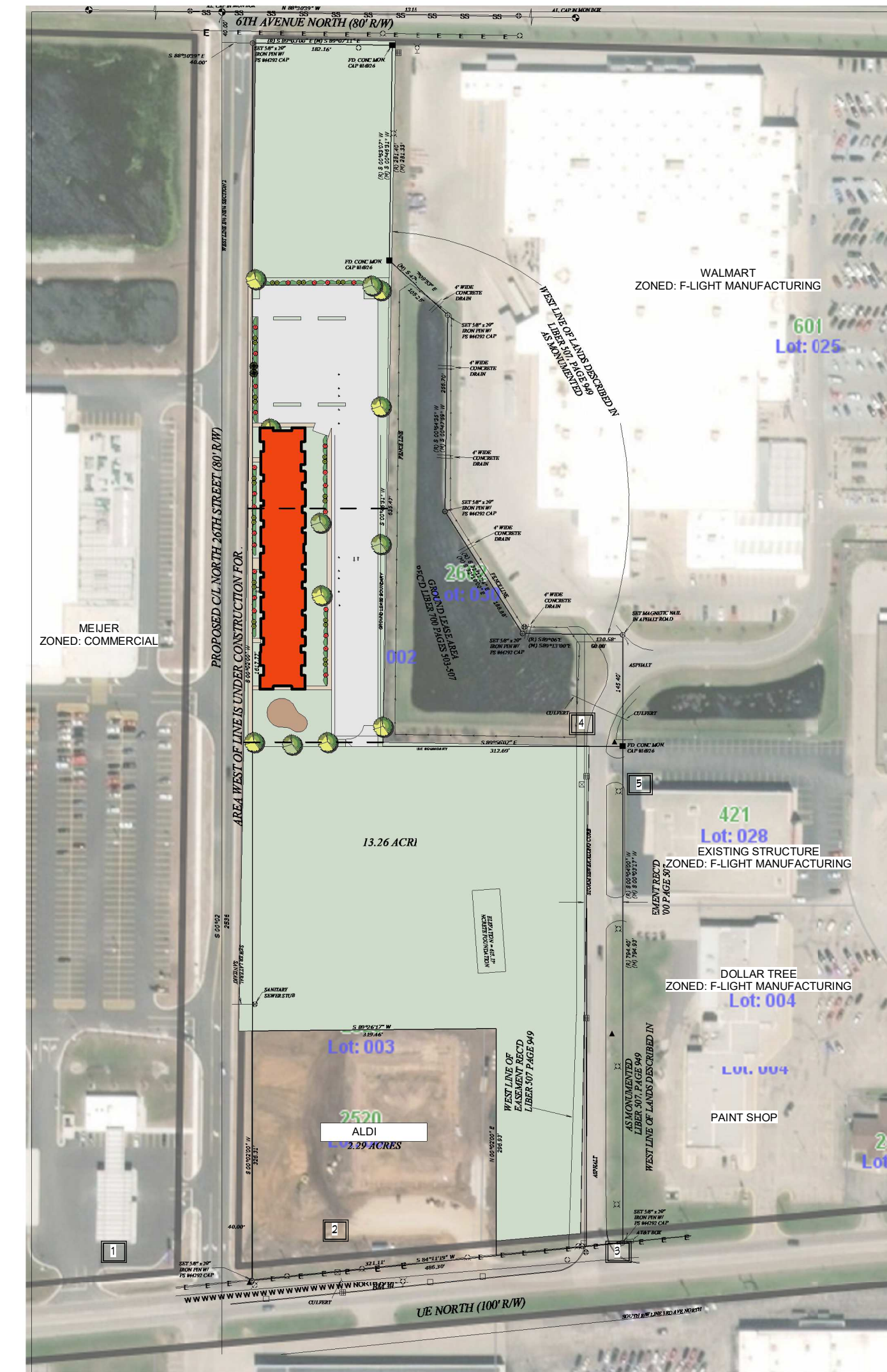
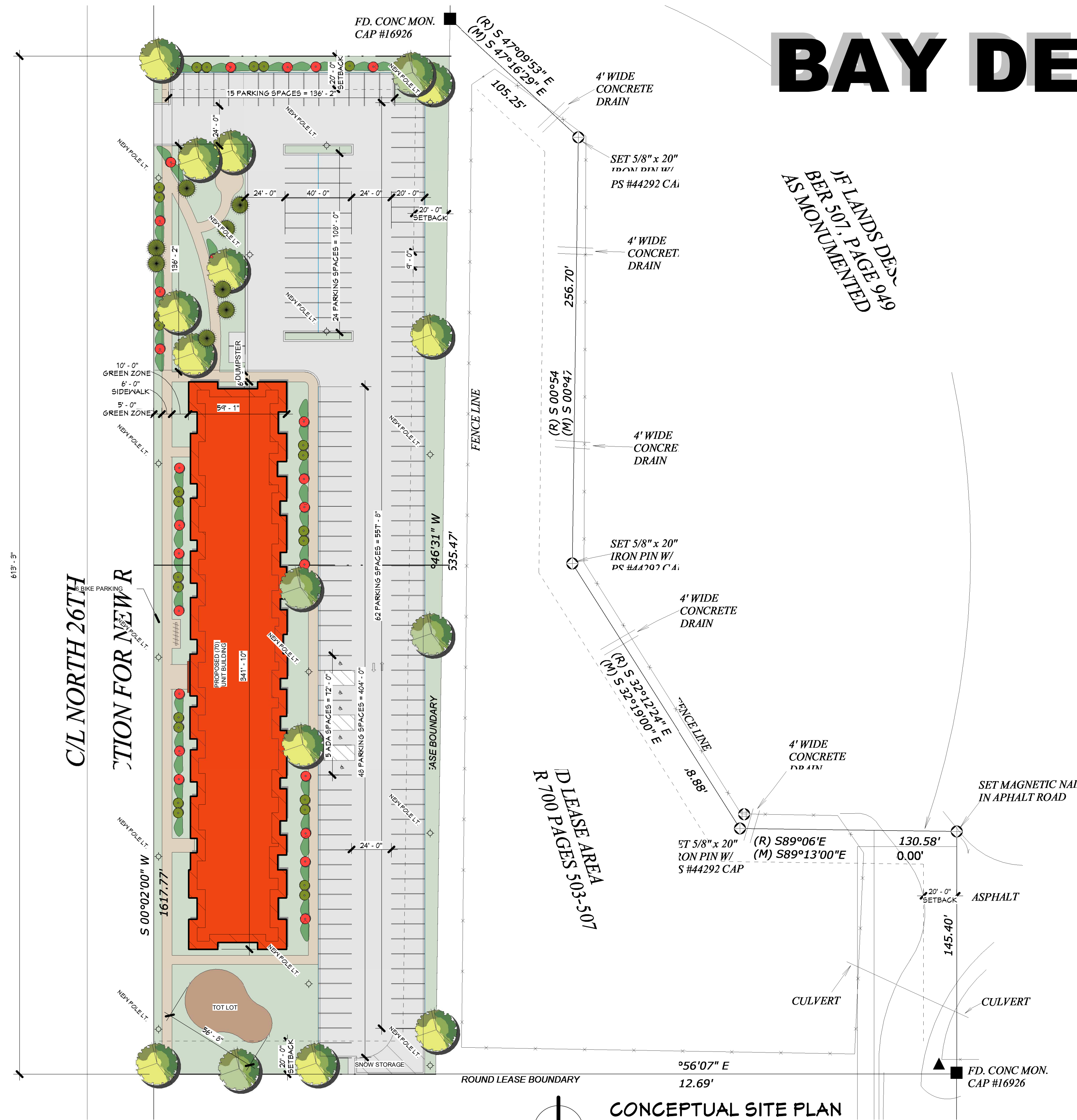
<p>APPEAL PROCESS — Section 1803.5.1 & Chapter 3 – Zoning Board of Appeals</p>
<p>If the Planning Commission denies a site plan, the property owner or applicant may appeal the decision to the Zoning Board of Appeals within 15 working days.</p>

<p>DOCUMENTATION ATTACHMENTS</p>
<p>1. Zoning Permit Application</p>
<p>2. Site Plan Drawings</p>
<p>3. Assessor’s Property Information Card</p>
<p>4. Departmental Pre-Site Plan Review Meeting Minutes</p>
<p>5. Zoning Ordinance Chapter 8 – Residential Planned Unit Development C-2</p>

BAY DE NOC APARTMENTS

500 N 26th St.
Escanaba, MI 49829

JFLANDS DES.
BER 507, PAGE 9-49
AS MONUMENTED



AERIAL PLAN

PROJECT INFORMATION

PROPOSED 70-UNIT NEW CONSTRUCTION APARTMENT BUILDING

ZONING INFORMATION: ZONED: F - LIGHT MANUFACTURING

*PROPOSED ZONING: ZONED: C2-RESIDENTIAL

UNIT BREAKDOWN:	1BR	2BR	3BR	TOT.
1ST FLOOR:	4	9	4	16
2ND FLOOR:	6	9	4	18
3RD FLOOR:	6	9	4	18
4TH FLOOR:	5	8	2	15
TOTAL:	21	35	14	70 UNITS

TOTAL PARKING: (144) PARKING SPACES

SQ FT BREAKDOWN:

1ST FLOOR:	18,939
2ND FLOOR:	18,939
3RD FLOOR:	18,939
4TH FLOOR:	18,335
TOTAL:	73,152

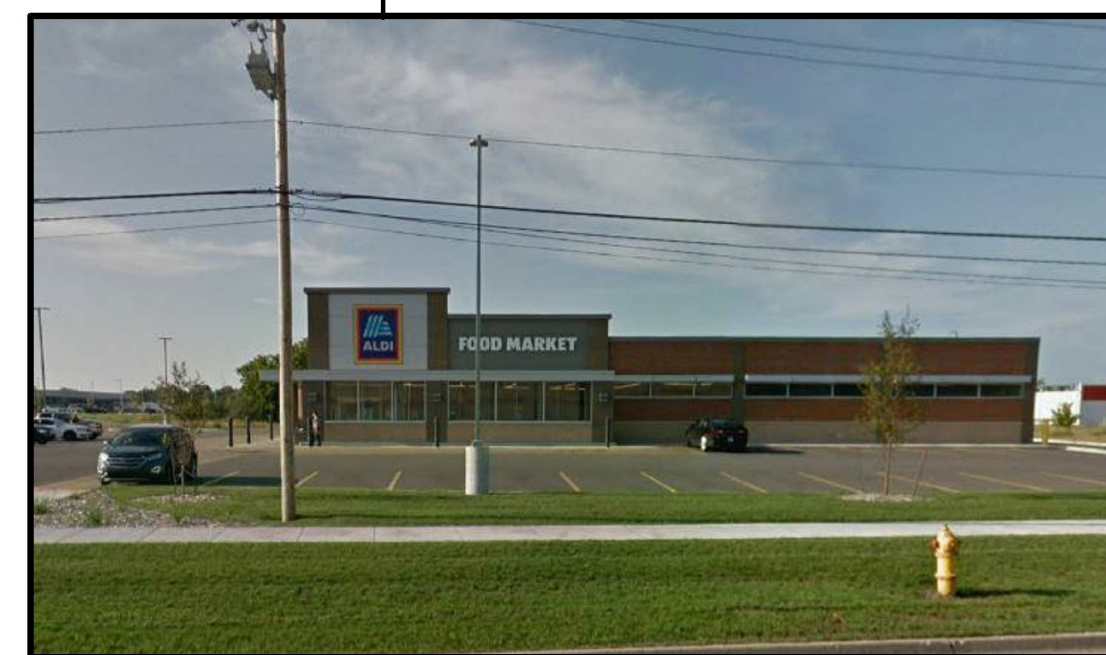
SITE INFORMATION:

179' X 613' - 3" = 106,634 SQ FT

GREEN SPACE REQUIRED: 10%

GREEN SPACE PROVIDED: 28%

EXISTING PHOTOS: SEE AERIAL PLAN



4-STORY (70) UNIT CONCEPTUAL SITE PLAN

CSP.1

BAY DE NOC APARTMENTS

500 N 26th St,
Escanaba, MI 49829



4 STORY ELEVATION CONCEPT
3/32" = 1'-0" 3 STORY CONCEPT SIMILAR

Agenda Item: NB-6
Date: 3-19-2020

City Council Agenda Item Request

Date: 3/13/20

Name: Roxanne Spencer

Department: Planning & Zoning

Item: RRC Recertification Action Plan Approval

Meeting date requested: 3/19/20

Explanation for request:

Administration is requesting approval of the Redevelopment Ready Community (RRC) Action Plan which outlines the timetable for completing required actions to achieve recertification.

RRC Recertification Action Plan – Escanaba

The table below reflects the agreed upon timetable for bringing the city back into full alignment with the RRC Best Practices in order to maintain the city’s certification status. This table reflects all the recommended actions from the recertification memo issued in December 2019 including some which have since been completed.

This action plan has been agreed upon by the RRC team and city representatives as of **XX March 2020**.

Criteria	Description	Proposed Action to Take	Target Date
1.1.1	Master Plan	Update the Planning Commission annual report to include a progress update on the city’s efforts to achieve the master plan goals and actions.	Complete – Feb 2020
1.1.4	Capital Improvements Plan	Extend the CIP to include six years (currently only five).	May 2020
1.2	Public Participation Plan	Update the public participation plan to remove outdated references and a more active evaluation component.	Complete – Feb 2020
2.1	Zoning Regulations	CUPPAD is currently conducting a zoning audit using RRC funding. Once that audit is complete, there may be minor updates needed to fully align.	Audit Complete
3.1.3	Development Review Process – Conceptual Meetings	Clearly advertise the availability of conceptual review meetings on the website. Create a checklist or guidance document outlining how to prepare and what will be covered.	April 2020
3.1.5	Development Review Process – Internal Review Process	Document the internal review process – from application to zoning permit.	September 2020
3.1.6	Development Review Process – Prompt Action	Remove the required public hearing for <i>permitted uses</i> . This hearing is not legally required and adds cost, time, and uncertainty for projects which much legally be approved as long as they meet the zoning ordinance requirements.	May 2020
3.2.1	Guide to Development	Develop a more detailed online guide to development as part of the new website.	April 2020
4.1.1*	Recruitment and Orientation	Develop position descriptions for development-related boards.	May 2020

		Document the appointment process from application to orientation.	
4.1.2*	Recruitment and Orientation	Complete the city's current efforts to create a boards and commissions handbook, including orientation sections.	May 2020
4.2.2*	Recruitment and Education – Strategy & Tracking	Create training strategies for development-related boards and commissions	May 2020
4.2.2*	Recruitment and Education – Consistent Reminders	Add training as a standing agenda item for development-related boards.	March 2020
4.2.4	Recruitment and Education – Joint Meeting	Hold a joint meeting or training with council, planning commission, and DDA (others as desired) at least annually.	Complete – Feb 2020
5.1.2	Economic Development Strategy - Reporting	Included the master plan – incorporate the annual progress update into the planning commission annual report.	Complete – Feb 2020
5.2.1	Marketing and Promotion – Marketing Strategy	Review the city's marketing strategy from 2017 and identify next steps with key partners, including a matrix of actions and responsible parties.	September 2020
6.1	Redevelopment Ready Sites	Identify a third priority site and provide the requested information to MEDC to complete three site information sheets.	April 9, 2020

*RRC is aware that the city is in the process of filling the DDA Director position and that the vacancy may delay these best practice items for the DDA. RRC will work with the city to identify DDA-specific timelines once that position.