

**CITY OF ESCANABA
PLANNING COMMISSION
Official Proceedings – Thursday, July 13, 2023**

MEETING CALLED TO ORDER

A meeting of the Escanaba Planning Commission was held on Thursday, July 13, 2023 at 6:00pm in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Chair Hellermann called the meeting to order at 6:01 pm.

ROLL CALL

Chair James Hellermann:	Present	Commr. Patrick Connor:	Present
Secretary Roy Webber:	Present	Commr. Michael Harris:	Present
Commr. Christiana Reynolds:	Present	Commr. Mark Sadowski:	Present
Commr. David Mason:	Present		

With seven in attendance, a quorum of the Planning Commission was present.

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Admin.	Ronald Beauchamp, City Council Liaison
Heather Calouette, Administrative Asst.	

Others:

Jacie Duranso, The Fire Station	Logan Stauber, The Fire Station (Virtual)
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Three other unnamed individuals were present.

MINUTES

A motion was made by Mason to approve the June 8, 2023 as presented. Supported by Webber. MOTION PASSED.

A motion was made by Mason to approve the June 29, 2023 minutes as presented. Supported by Webber. MOTION PASSED.

AGENDA

A motion was made by Connor to approve the meeting agenda as presented. Supported by Harris. MOTION PASSED.

CONFLICT OF INTEREST DECLARATIONS

None.

PUBLIC COMMENT ON AGENDA ITEMS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

NB1: Site Plan Amendment Review – 201 North Lincoln Road

Anthony introduced the site plan amendment request. As entered by James Martone on behalf of The Fire Station LLC (TFS), the request was for amendment of their already approved site plan. Specifically, TFS asked for allowance of a new vehicle access driveway, removal of an existing one at North Lincoln Road, and reduction of the building to make way for those changes.

Duranso, Director of Licensing & Compliance for TFS, announced that Stauber, co-owner of TFS, was attending the meeting virtually. She apologized that neither Wasik nor Stauber were in physical attendance. They were both away on business elsewhere in the state. Stauber thanked the Commission for excusing his and Wasik's absence. He expressed the great lengths that TFS had taken to resolve the access issue, noting a series of amendments they had proposed. He then explained that the amendment then under review was the only remaining option they had available at this site. This was established mostly from discussion with Fishbeck Inc., MDOT, and Public Works Dir. Wendy Taavola. Stauber then presented TFS's site plan, taking questions while he did so. With their new store finally being opened in Menominee, he felt that Escanaba was to see a reduction in traffic from Wisconsin.

Connor asked whether a new traffic impact study had been done for this site plan. Stauber explained that TFS did not have one done; previous studies showed all relevant traffic flow, the number of trips generated, the likelihood of accidents, and any issues with egress or ingress. Stauber stressed that the \$7,000 cost of such studies was no small sum, and that TFS had already done two studies. He added that TFS would be happy to comply if the City requested another.

Connor then asked if TFS had considered an earth berm between the neighboring lot to the west, owned by Dial Properties, and their own. Stauber stated that they had not considered such an option but were willing to explore it with the City. Connor added that, in an emergency, an earth berm might have allowed better access to the lot. Commissioners discussed this, considering that it would have occupied space already allocated for vehicle access lanes. Stauber demonstrated that TFS would need to have an electric distribution pole relocated for the proposed access driveway; they were willing to pay for that relocation.

Connor noted that a well was located beneath the driveway, to which he asked if any consideration had been made. Stauber stated his understanding with TFS's contractor that the well would not be an issue. He expressed their willingness to address it, had it become an issue.

Stauber explained how willing TFS was to make the project work because of the lot's landlocked status. He then explained that, if this proposed amendment was denied, TFS would have to pursue a prescriptive easement across Dial Properties' lot to the west. [Note: the property was not landlocked; it was a corner lot. In access terms however, its continued use was indeed jeopardized by how strongly congested the adjoining streets were at the time. Due to this congestion, MDOT discouraged any more access onto North Lincoln Road.]

Anthony asked that, if the amendment was approved, the Commission require all curb exterior corners be eased with a 4' radius curve. This would help snow removal, parking lot maintenance, and vehicle maneuvering. Stauber found this to be reasonable, and TFS was willing to comply.

Commissioners then discussed traffic concerns. They agreed that closing the existing North Lincoln Road curb cut was beneficial. Stauber presented a map which showed nearby businesses and their access driveways. He called attention to each property which had driveway conditions like those of TFS's lot, and he highlighted those which seemingly had not faced similar scrutiny.

Stauber gave his word that TFS would address any issues if they were to come up after approval. He added that contact had been made with Dial Properties for an easement per the Commission's approval. Given the politics which affected marijuana business, an easement still eluded them. Commissioners discussed options for physical separation between TFS and Dial Properties. Reynolds noted the importance of walkability for future development. TFS agreed they were happy to accommodate a physical barrier on the west property line.

A motion was made by Connor to amend the site plan as presented with the additions of parking barriers at the west property line and 4' radius curves on all concrete curb exterior corners. Supported by Harris.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, Webber, Mason, Connor, Reynolds

No: None

MOTION PASSED.

NB2: Bylaws Amendment

Anthony presented a proposed, amended version of the Commission's Bylaws. It addressed issues that were identified by the City Attorney. Namely, some items regarding Commissioner virtual voting and meeting attendance conflicted with the Open Meetings Act. Vague language regarding voting on specific types of business was also addressed. Besides those corrections, new language clarifying the duties and responsibilities of committees was added. Also included was a more complete description of expected considerations for appointments by the City Council.

After careful review, Commissioners discussed a few additional changes that they felt were useful. Commissioners then asked staff to make the proposed changes. Anthony asked if Commissioners would have liked to review the final draft before amendment. The Commission expressed comfort with the ability of staff to make the changes, and they felt it unnecessary to review the changes a second time.

A motion was made by Connor to approve the proposed changes to the Planning Commission Bylaws. Supported by Harris.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, Webber, Mason, Connor, Reynolds

No: None

MOTION PASSED.

NB3: City Image Exercise

Anthony discussed a book called *The Image of the City* by Kevin Lynch. In the book, Lynch reported on research he had worked on through MIT in the late 1950s. The research was done to find whether a mental image of a city could commonly exist among its residents. This "imageability" focused on five basic elements of physical places, how they related to one another,

and what that image meant to the city’s residents. The content of the city images studied were classified into five types of elements: path, edges, districts, nodes, and landmarks.

Commissioners then conducted a basic imageability exercise based on that research. Using only the five identified elements, Commissioners first drew a quick sketch map of the City of Escanaba, showing the most interesting and important features, and giving a stranger enough knowledge to move about without too much difficulty. Then, they made similar sketches of the route and events along two imaginary trips to the Karas Bandshell, one from Elmers County Market, and another from the Delta County Airport. Finally, they wrote a list of the parts of the city felt to be most distinctive. Each Commissioner’s work was then collected as exhibits for the minutes.

NB4: Boards & Commissions Updates

- a. Delta County Planning Commission: Connor reported that the meeting was cancelled.
- b. Zoning Board of Appeals: Anthony reported that the ZBA met on July 11th. It was a regular meeting, at which the ZBA heard and decided on a dimensional variance request.
- c. Zoning/Land Use Permits: Commissioners reviewed the report.

NB5: Training Updates

Reynolds reported that she had been reading materials by the MSU Extension. She was interested in RRC-provided training and the MSU Extension’s Citizen Planner Course. Anthony asked for an estimate of the time she had spent for the record, but Reynolds was unable to provide one. She informed Anthony that she would do so the next day.

GENERAL PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENT & ANNOUNCEMENTS

Harris inquired on the status of the 201 North 30th Street marihuana retailer. Anthony reported that the project will be on the Commission’s August regular meeting agenda.

Anthony thanked the Commission for participating in the City Image Exercise.

ADJOURNMENT

**A motion was made by Harris to adjourn the meeting. Supported by Webber.
MOTION PASSED.**

The meeting adjourned at 7:38 pm.

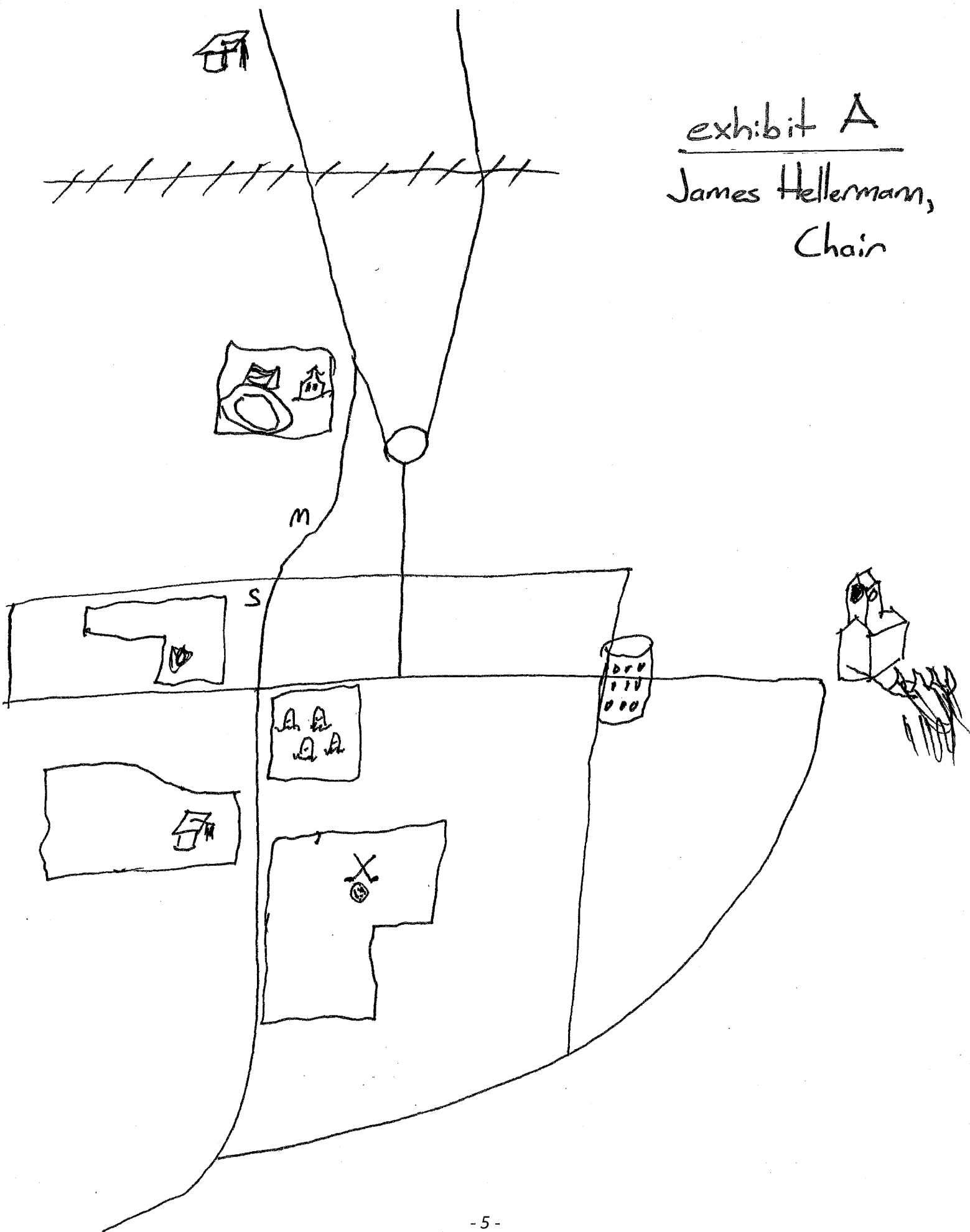
APPROVAL

These minutes approved at the 8/10/2023 meeting. HC

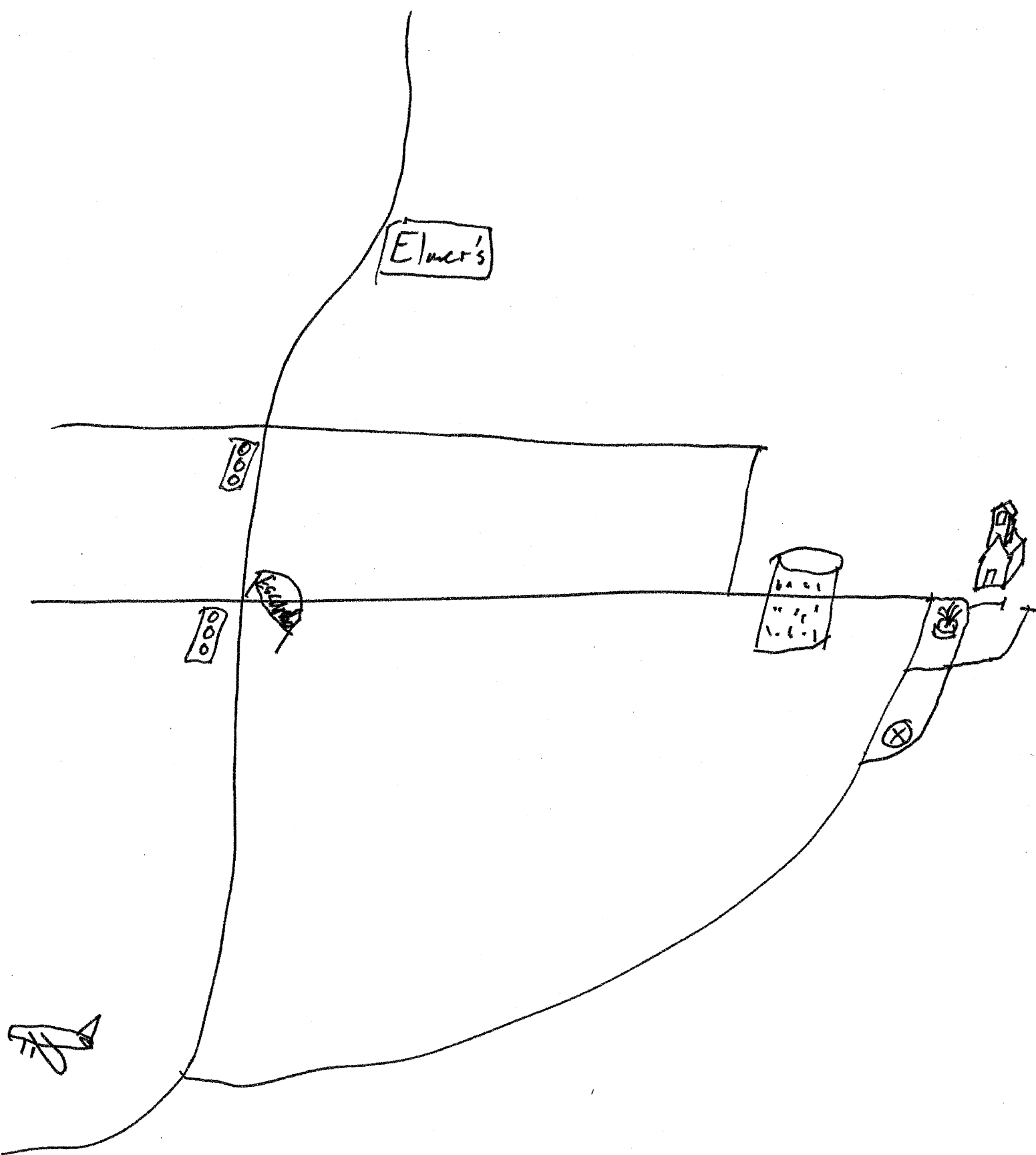

James Hellermann, Chair
Escanaba Planning Commission


Tyler Anthony, Planning & Zoning Admin.
City of Escanaba

exhibit A
James Hellermann,
Chain



Elmer's



List parts of the City you feel are
the most distinctive below:

Harbor Tower

Escanaba Sign

Park

Mall

Roundabout

Fair Grounds

Beach

Bay College

Junior High (old)

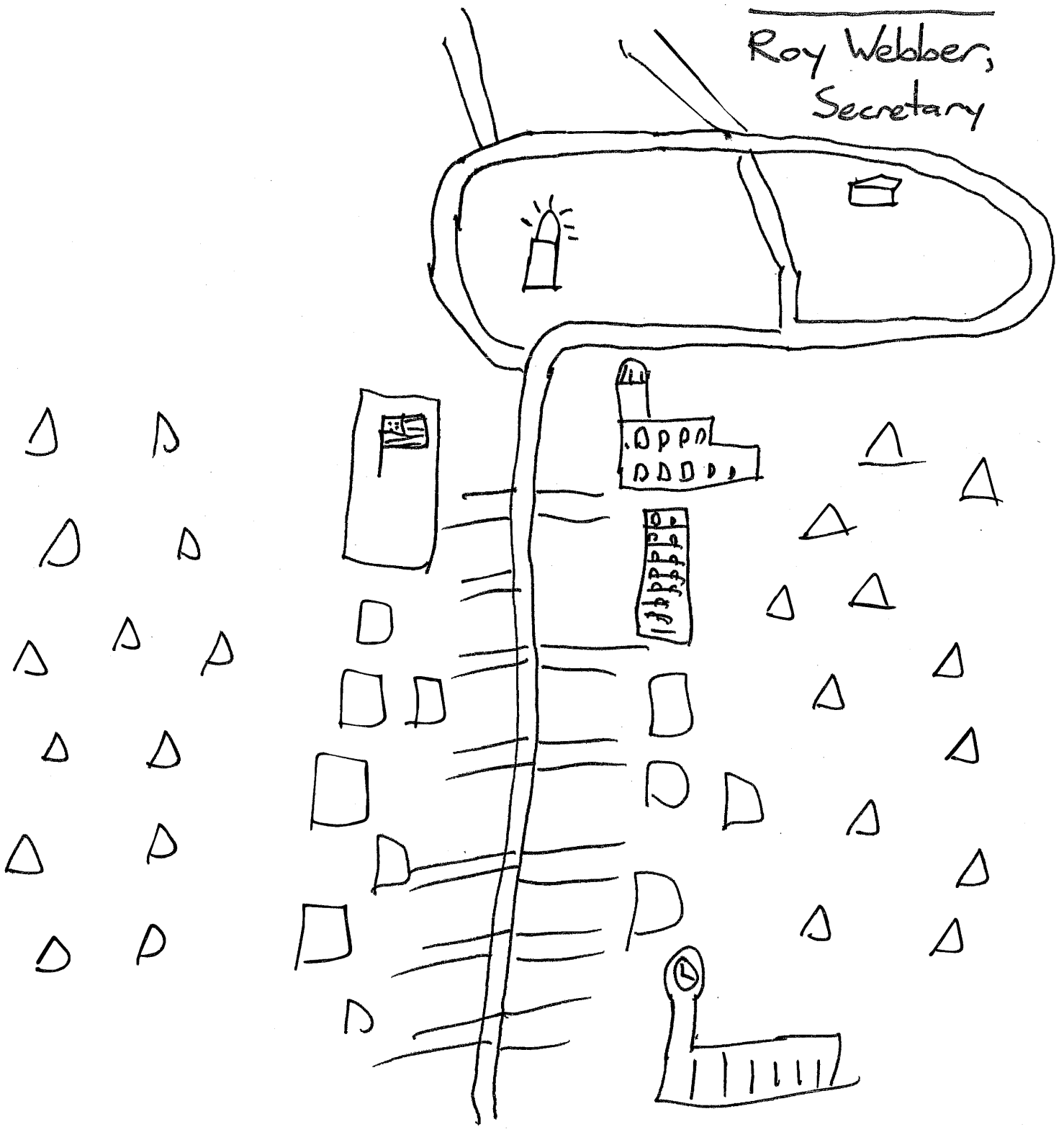
High School

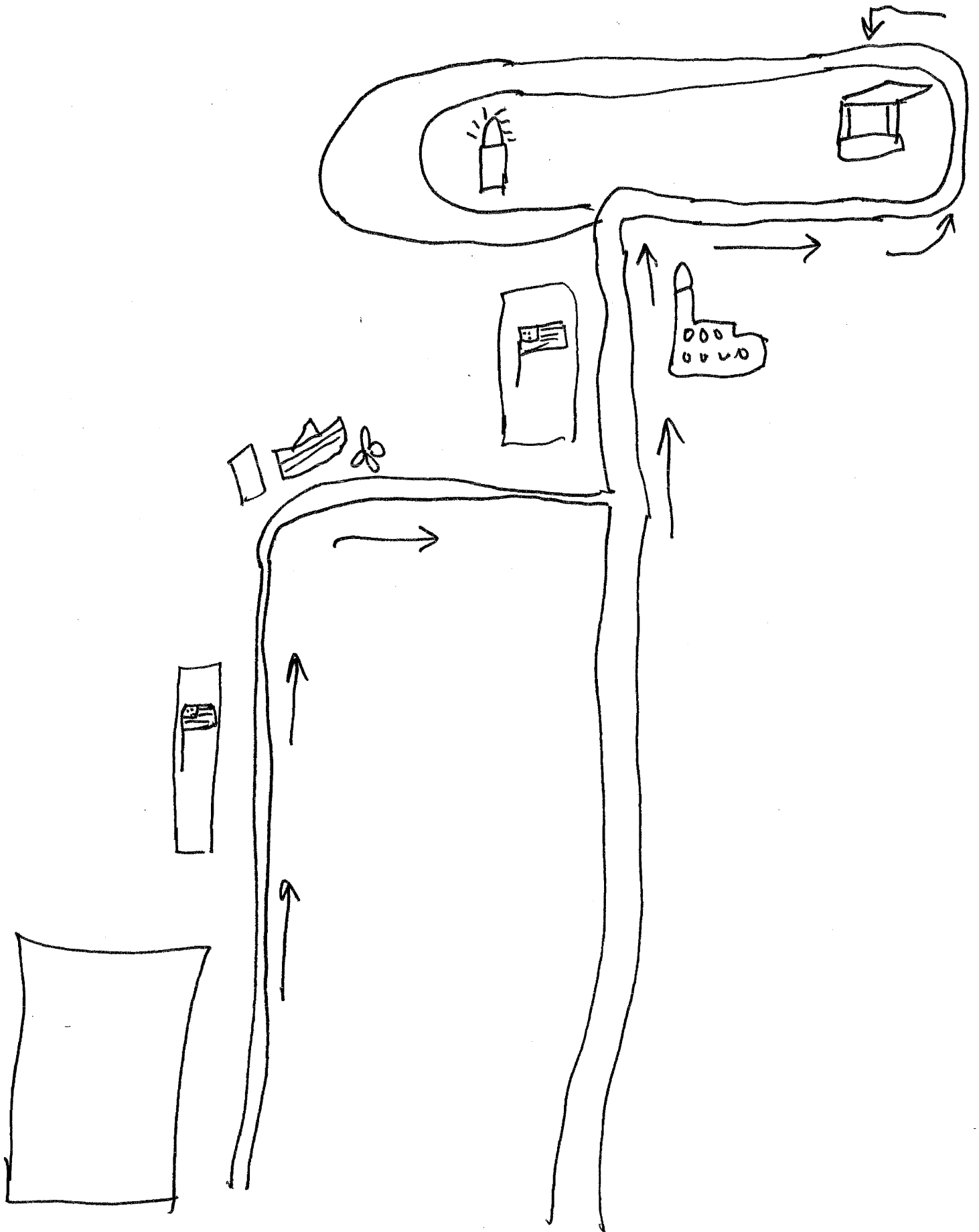
Hospital

ECC

Market place

exhibit B
Roy Webber,
Secretary





List parts of the City you feel are
the most distinctive below:

HOUSE OF LUDWIG

HARBOR TOWER

KARLS SANDSHELL

MARKT PLAZA

SECTIONS OF DOWNTOWN (VARIOUS)

HARBOR

ARWING ISLAND

LUDWIG PARK

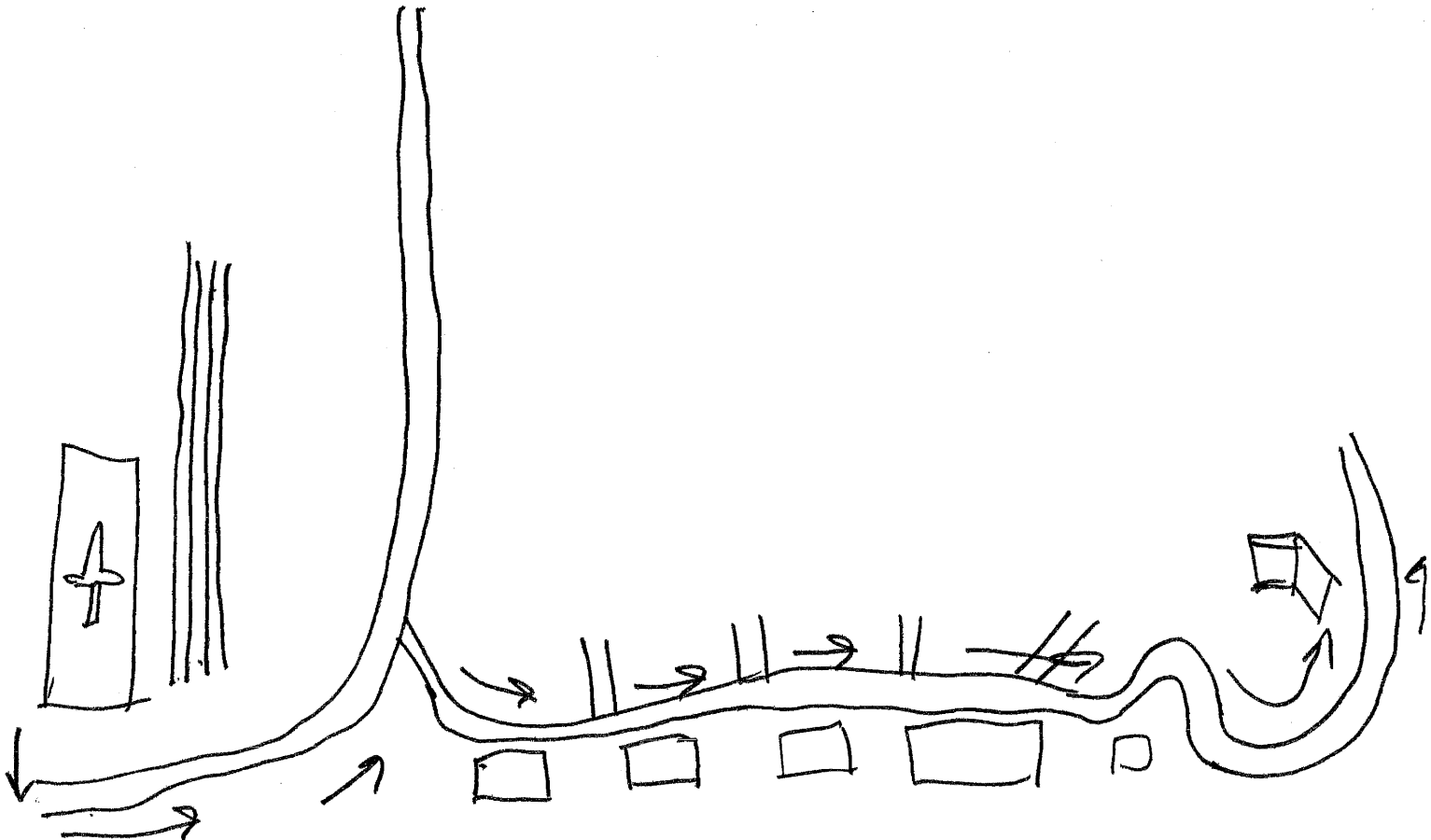
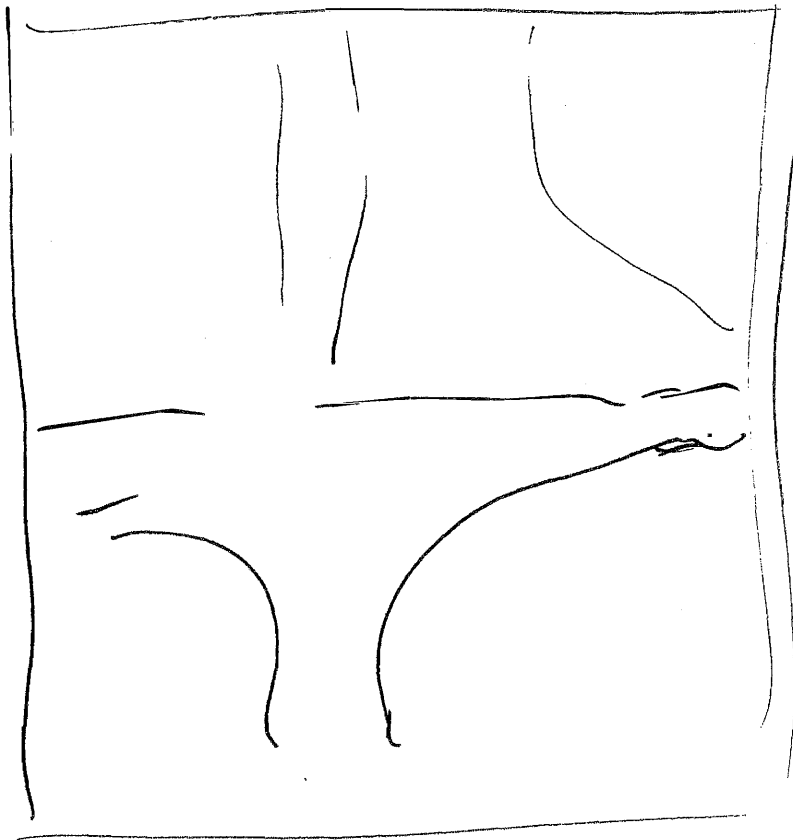
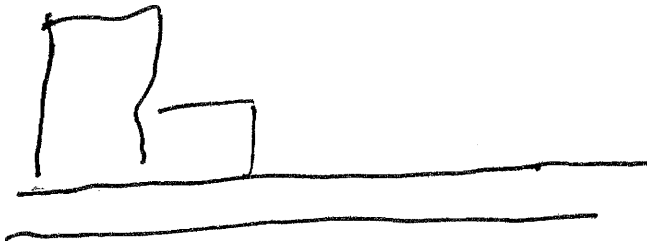
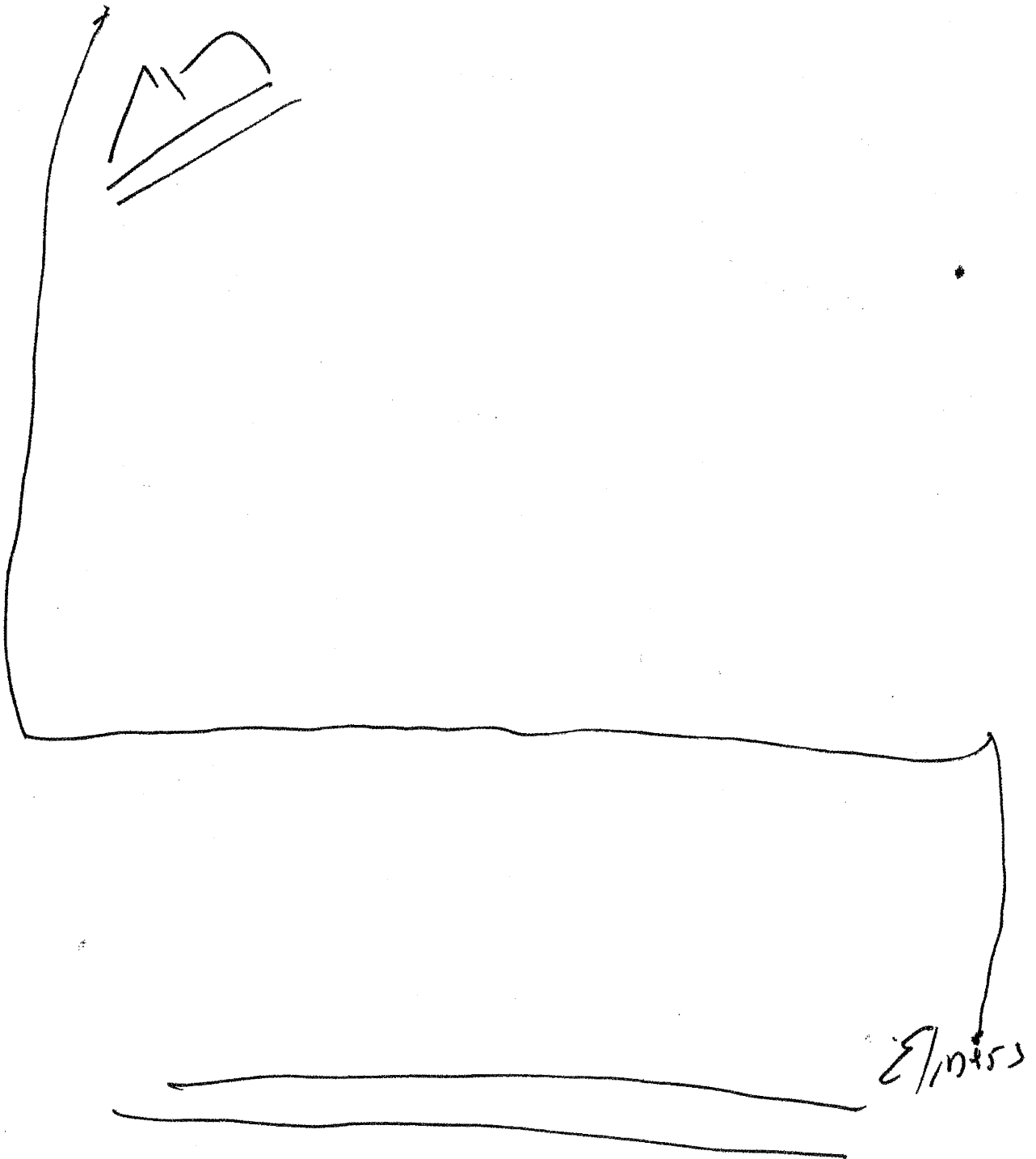
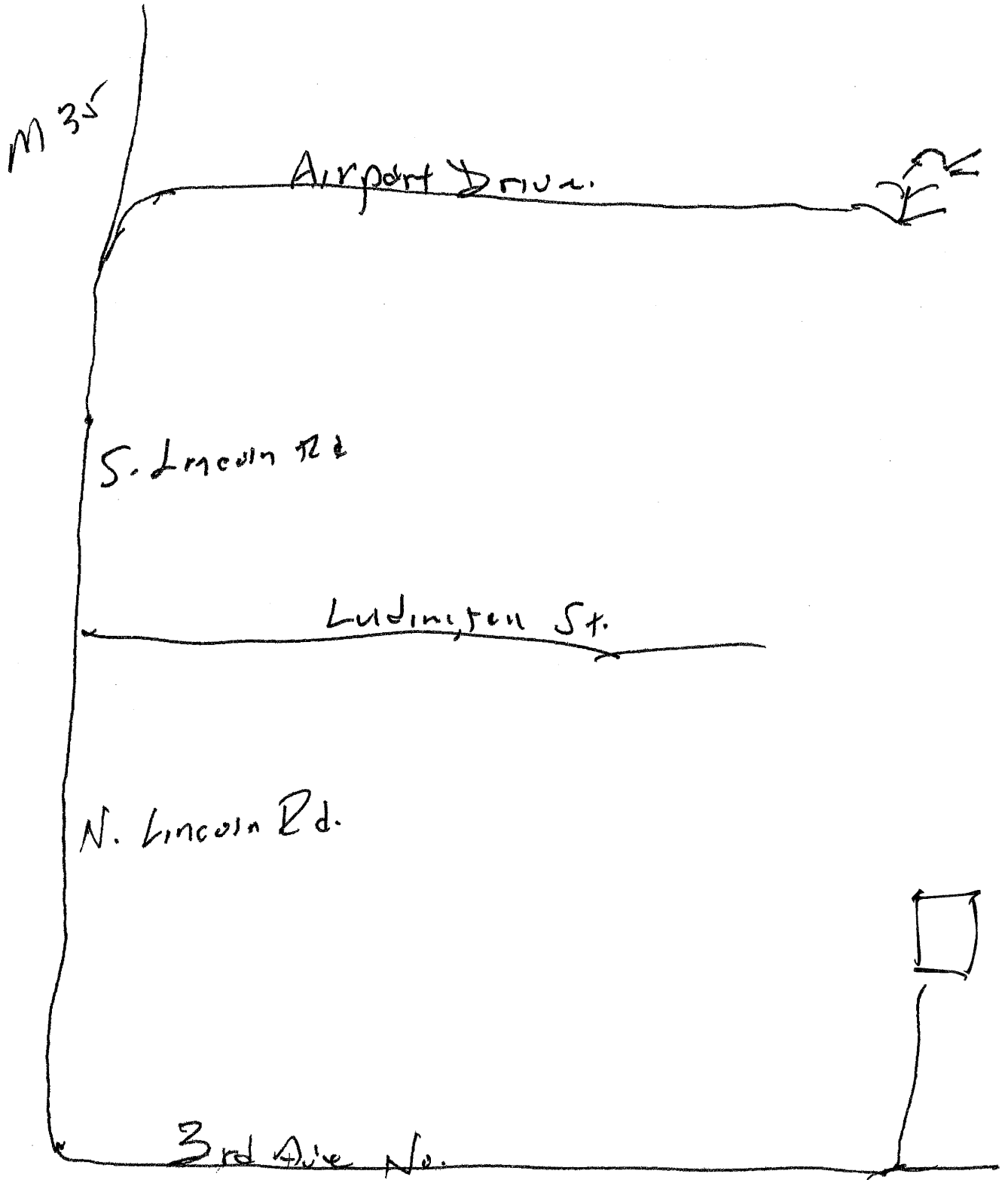


exhibit C
David Mason,
COMM.







List parts of the City you feel are
the most distinctive below:

Ludington Park.

Medical Bldg. S. Lincoln Rd.

Community College Bay

H of L.

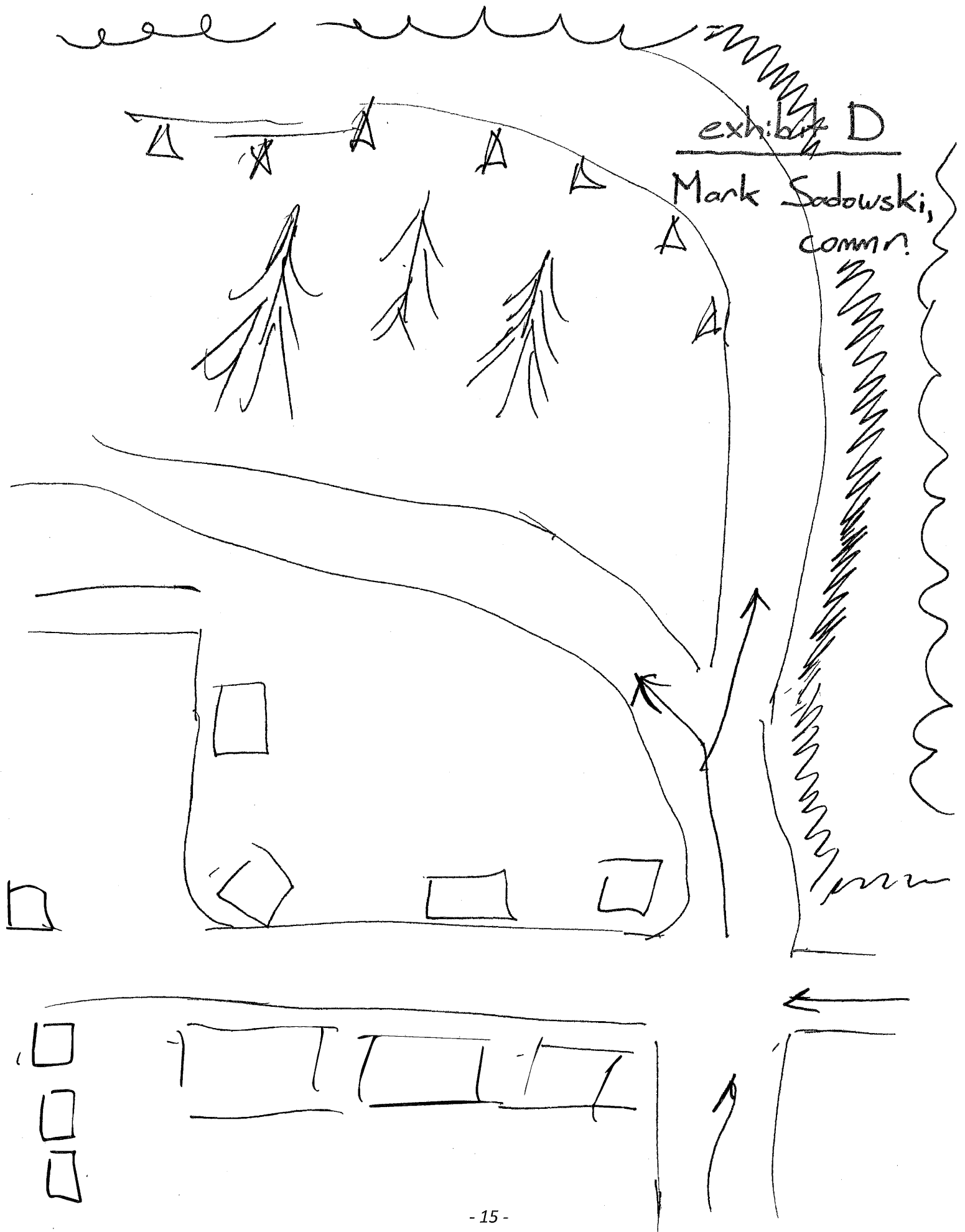
Bethany Luth. Church.

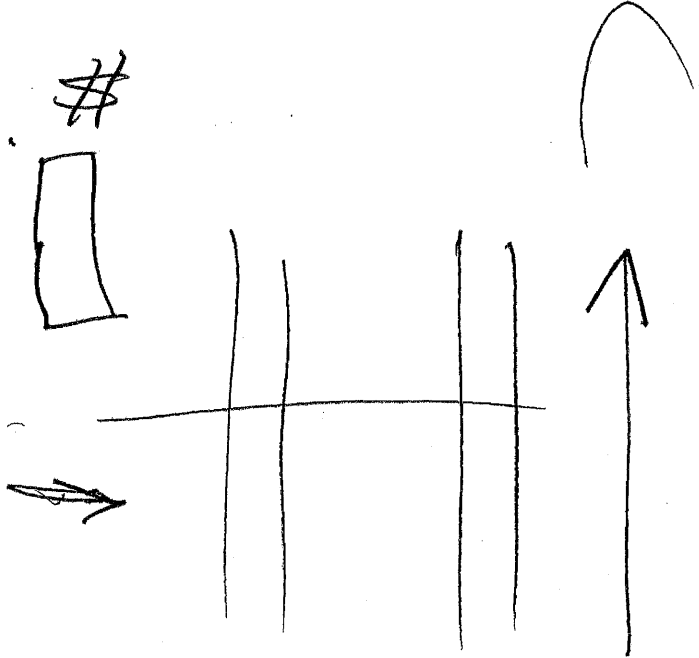
City Hall

Yacht Harbor

exhibit D

Mark Sadowski,
commr.



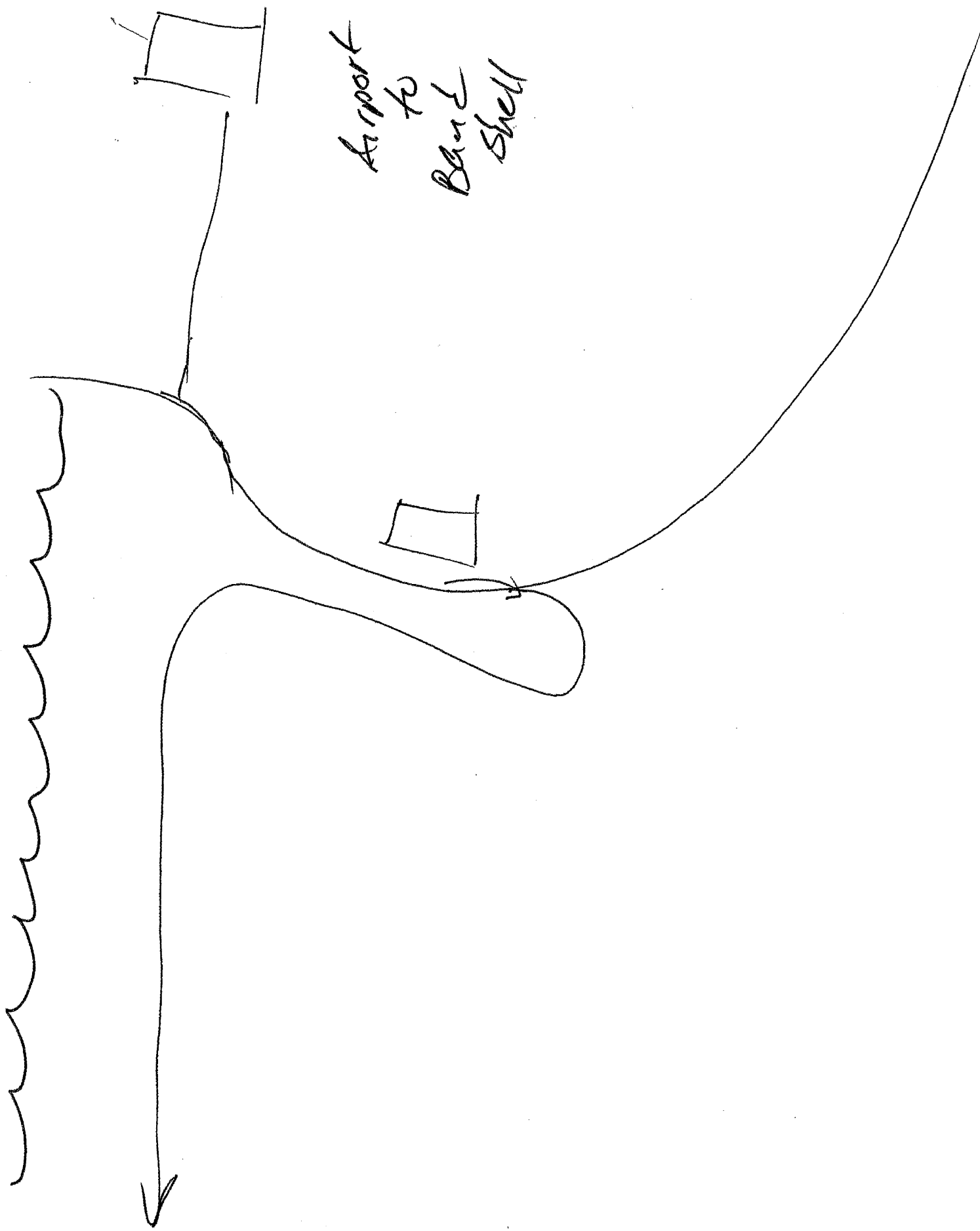


W. ↓

↘ ↙

↓ #
S

Elmers to
Rhino Shell



Airport
to
Band
Shell

List parts of the City you feel are
the most distinctive below:

Docks

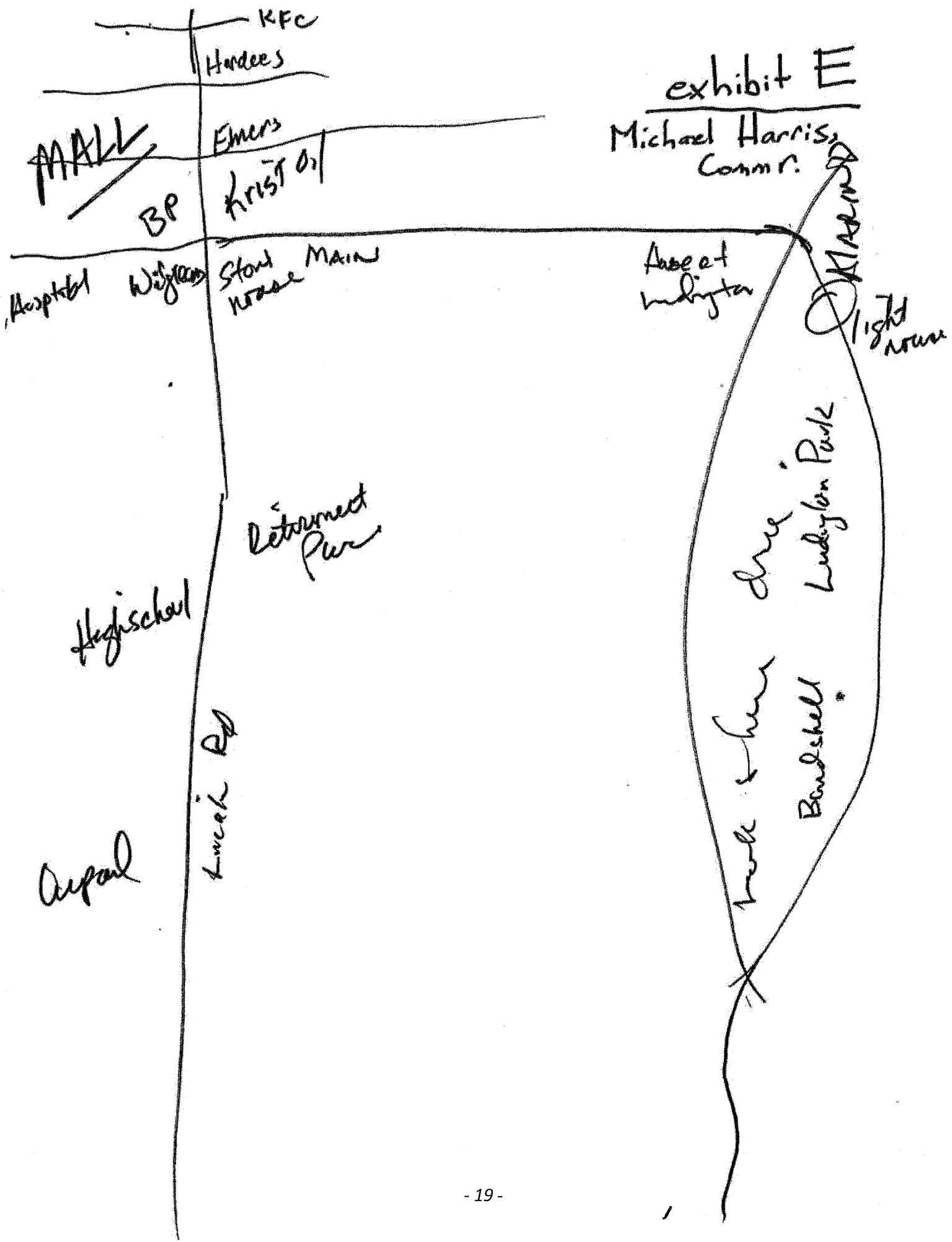
ALL WATERFRONT

MAIN STREET

Light House

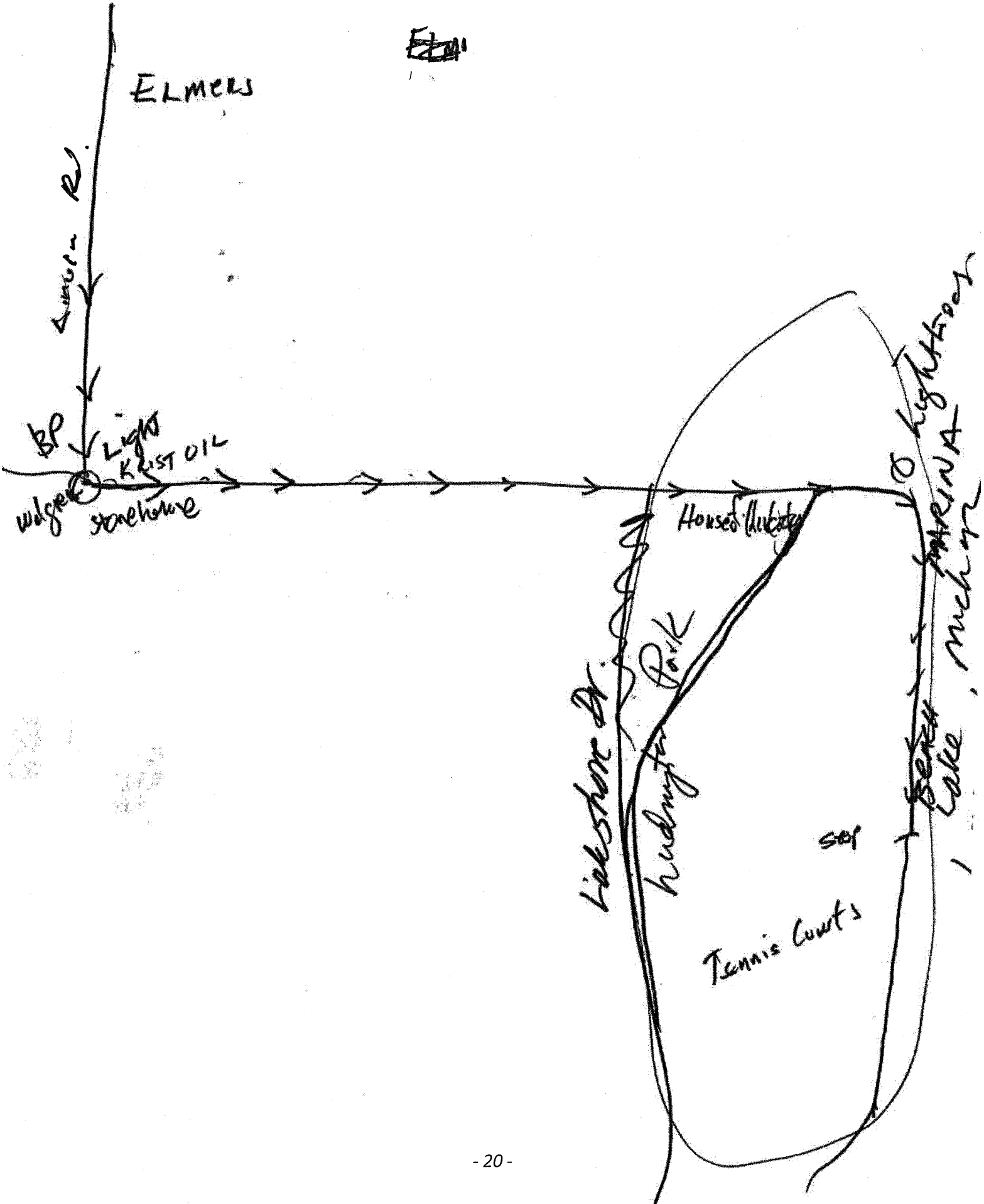
Harbor

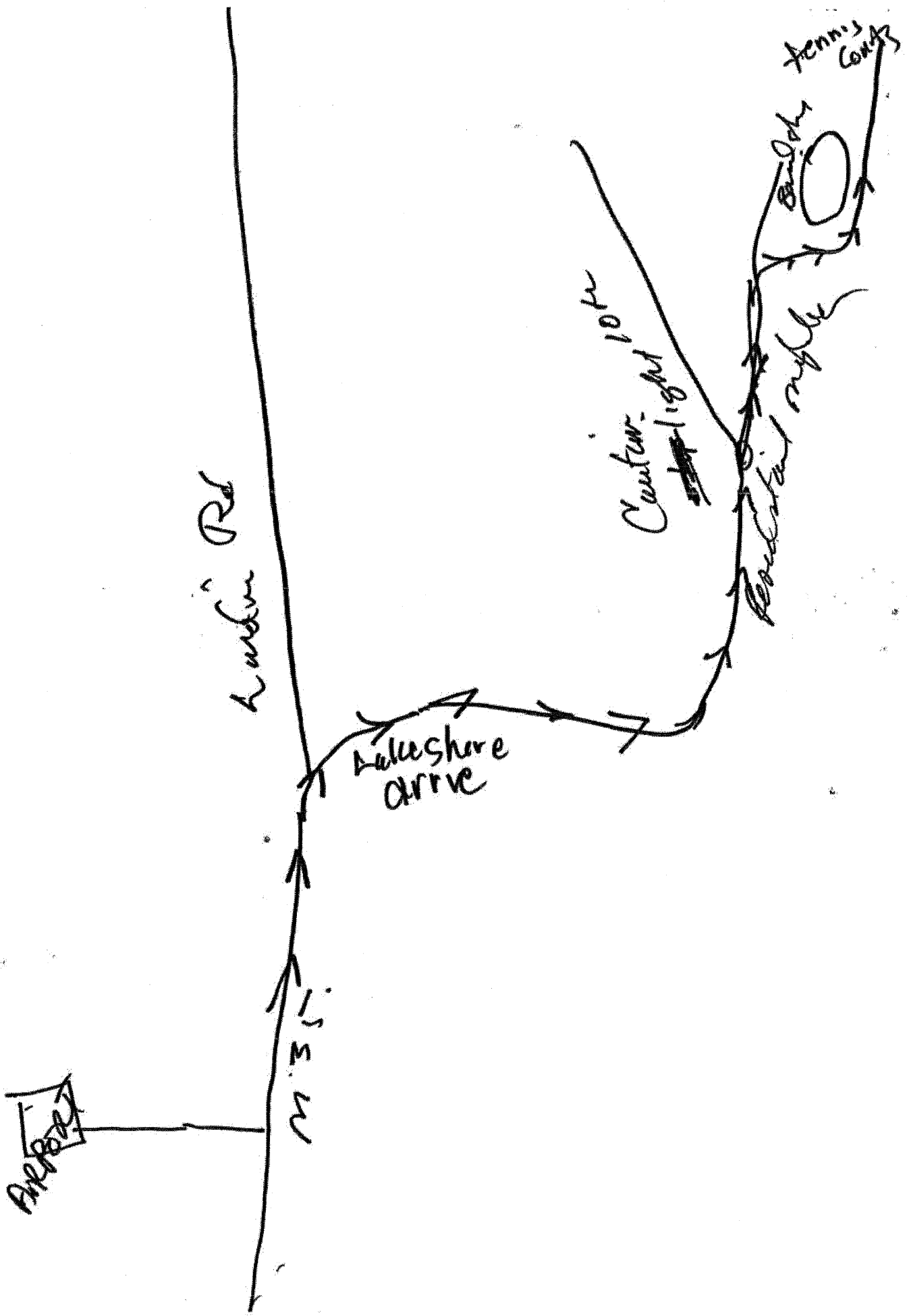
1st Ave N. Church's



~~ELMER~~

ELMER





1
List parts of the City you feel are
the most distinctive below:

Ludington Park - Marina + Bond steel
Beach

Lighthouse

House of Ludington

Harbor Tower

~~to~~ Herford + Hqs Bldg.

Stonehouse

Veterans Park

Airport

Relands.

The Mall

Hospital

Belin - Dr. Park

EMP

Buy College
M Tech

Elmers Grocery
Menards

N 30th Road
cut across.

Comfort Suites
Lincoln Fair Plaza

Walgreens

none

exhibit F

Patrick Connor,
Commr.

Water

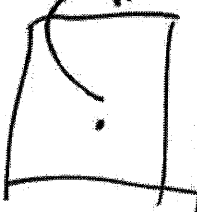


BIKE



Kids
Kingdom

This is in
meeting



House
of
Livingston

E

Basic
marine

Ludington

fountain



~~Ludington~~

450

H.S.

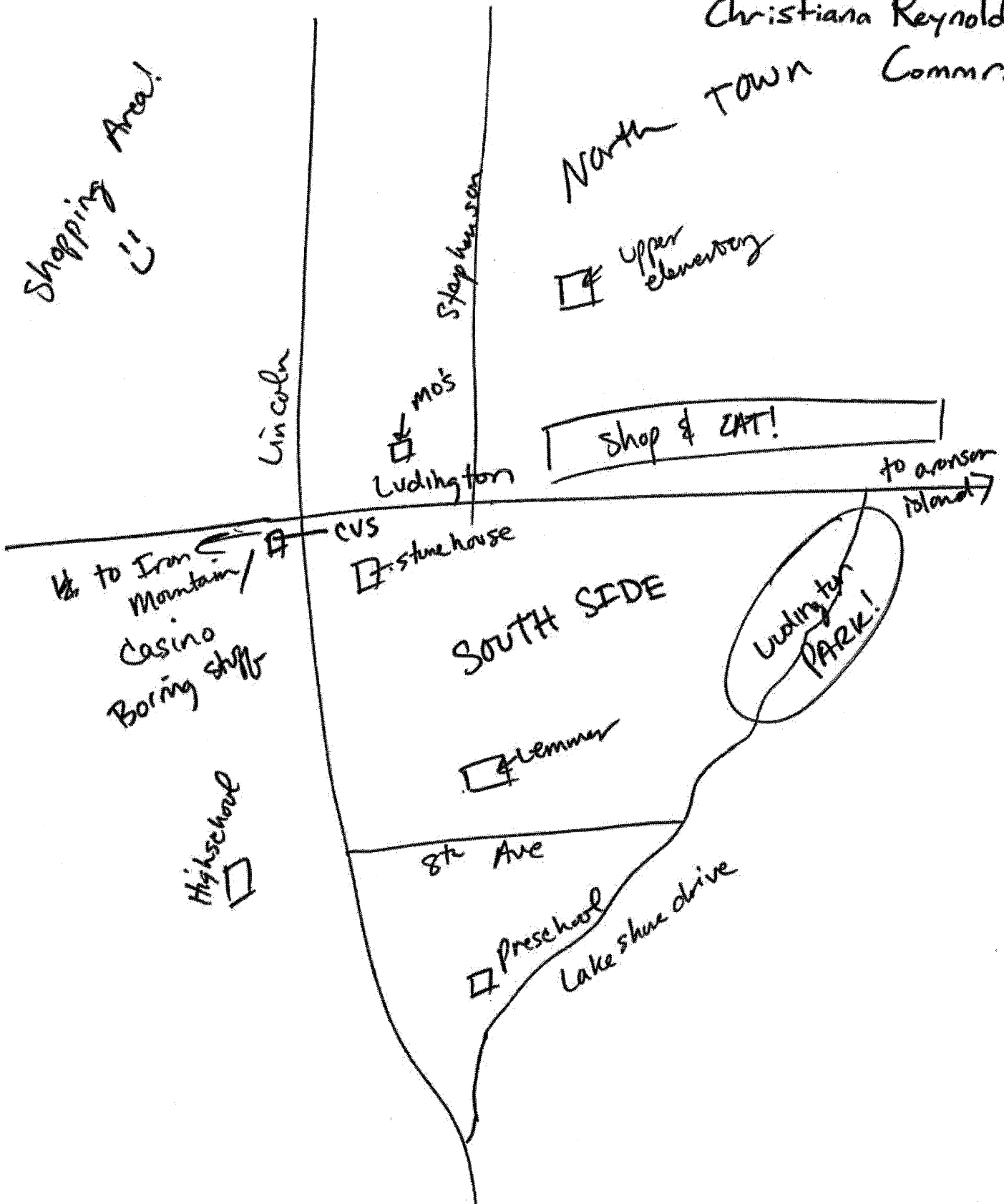
SH

MAP OF ESCANABA

exhibit G

Christiana Reynolds,
North TOWN Commr.

Shopping Area!
☺



MAP OF ESCANABA

exhibit G

Christiana Reynolds,
TOWN Commr.

Shopping Area!
☺

Upper elementary

Shop & EAT!

to Anson Island

Ludington PARK!

SOUTH SIDE

Memmer

8th Ave

Preschool

Lake shore drive

Ludington

CVS
storehouse

mo's

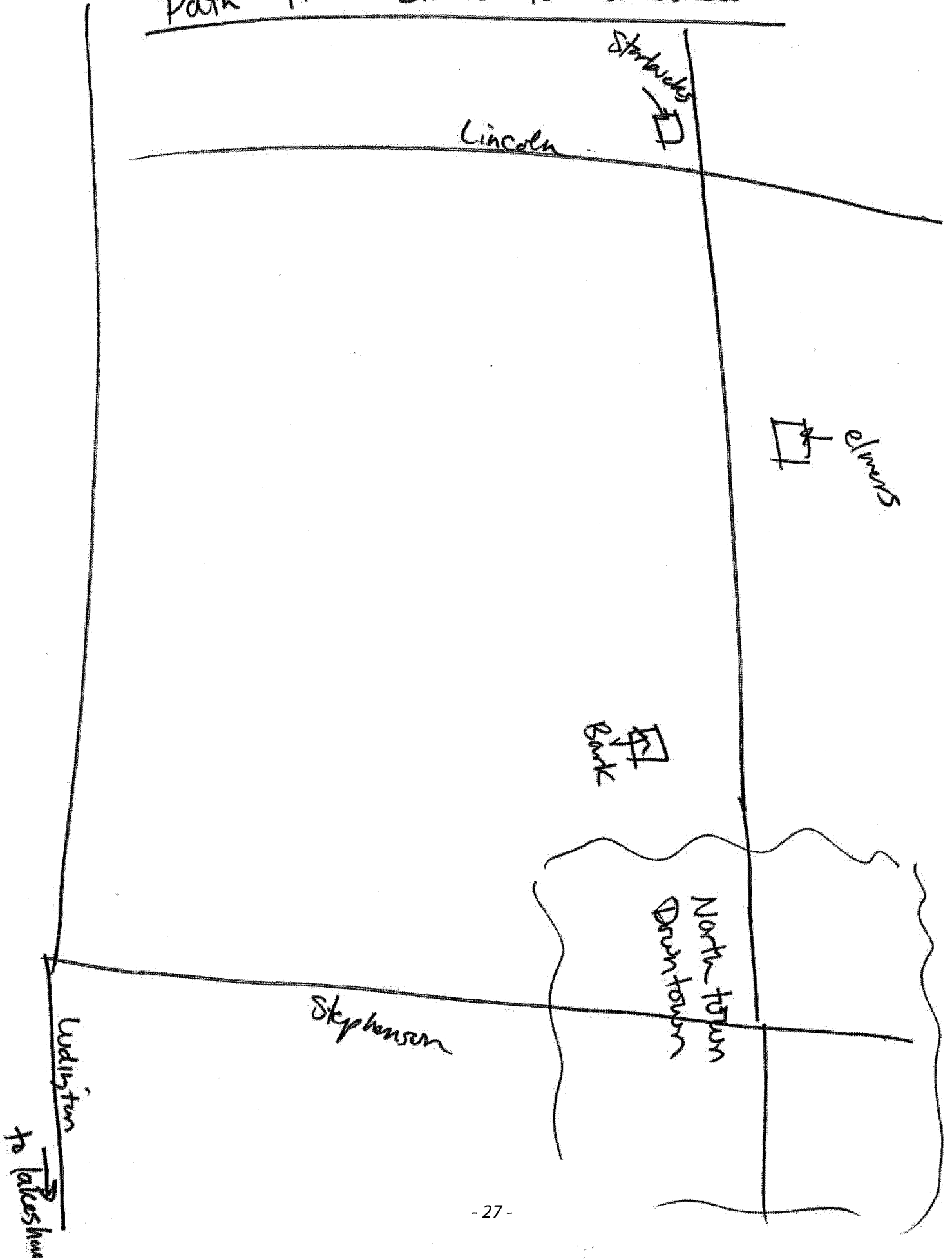
Stephenson

Lincoln

1/2 to Iron Mountain
Casino
Boring stuff

Highschool

Path From Elmers to Bandshell



If you get to
the golf course turn
around

↑
Keep going on Lakeshore
Drive.



Milkened & Sandhill cranes
HWY 2

Lake shore

City sign

Path from airport to Bondshell

List parts of the City you feel are the most distinctive below:

Paths : Ludington, Lincoln, Willow Creek, Lakeshore drive

Edges :

Districts : North town & South side

Nodes : Ludington & Lincoln, Stephenson round about, Lakeshore & Ludington, 5th Ave & Lincoln

Landmarks : Water tower, Harbor tower, House of Ludington, CVS, Starbucks, Ludington Park, All schools, Frapps Market, Sims southside, All parks