

**CITY OF ESCANABA
PLANNING COMMISSION
Official Proceedings – Thursday, August 10, 2023**

MEETING CALLED TO ORDER

A meeting of the Escanaba Planning Commission was held on Thursday, August 10, 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:	Absent		

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

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Admin.	Heather Calouette, Administrative Asst.
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Others:

Zaid Arabo, ZA Design Build (Virtual)	Jon Gartland, Roy Ness Contracting
Will Carne Jr.	

Four other unnamed individuals were present.

MINUTES

**A motion was made by Harris to approve the July 13, 2023 as presented.
Supported by Connor. MOTION PASSED.**

AGENDA

Anthony recommended that the Commission add an item to the agenda as NB4. This item was titled "City Image Exercise Results".

**A motion was made by Webber to add NB4 to the meeting agenda as presented
and approve said agenda. Supported by Reynolds. MOTION PASSED.**

CONFLICT OF INTEREST DECLARATIONS

None.

PUBLIC COMMENT ON AGENDA ITEMS

None.

PUBLIC HEARINGS

PH1: Special Land Use Review – 201 North 30th Street

Anthony introduced the item, noting that it was a Special Land Use (SLU) permit application for a marihuana retailer to be named "AHA". He explained that this review had been ongoing since

it was first brought to the Commission at their March 15, 2023 meeting. At that time, the application was denied because it failed to meet numerous sections of the Zoning Ordinance. At the same time, a Traffic Impact Study (TIS) was ordered from the applicant.

The SLU application was reviewed again at the Commission's June 8 meeting, but it was found that only the site plan had been corrected and a TIS had not been received; the review was postponed for 60 days. On July 7, staff finally received a TIS conducted by Amin Aziman, P.E.. The TIS was included in the packet.

Chair Hellermann opened the public hearing.

Will Carne Jr. spoke before the Commission. He identified himself as the then-current owner of 201 North 30th Street and explained that he had been under contract with the applicant. Carne noted that the property was included in the zoning map amendment which had occurred that past winter, placing the land in a zoning district "E" and allowing it to be used as a marijuana retailer by SLU permit. He expressed that this had been a lengthy and ongoing process, and that the project architect was attending the meeting virtually to answer any questions.

Zaid Arabo, project architect from ZA Design Build, briefly explained his role in the project. He then confirmed that a TIS was completed per the Commission's request, in addition to a certified survey. Arabo addressed the application's latest compliance with all Zoning Ordinance secs. which were not met before. He then reviewed each one of the Commission's prior concerns and where they had been addressed in the revised drawings.

Commissioners then carefully discussed existing vehicle access drives, and questioned whether any new drives were planned. Arabo stated that no new vehicle ingress or egress drives were to be built, and that the two existing access drives were combined ingress and egress.

Chair Hellermann closed the public hearing.

- a) **A motion was made by Harris to approve the special land use permit as presented for "AHA" at 201 North 30th Street. Supported by Webber.**

A roll call vote was taken with the following results:

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

No: None.

MOTION PASSED.

- b) **A motion was made by Harris to approve the site plan as presented for "AHA" at 201 North 30th Street. Supported by Webber.**

A roll call vote was taken with the following results:

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

No: None.

MOTION PASSED.

Arabo thanked the Commission and staff for their consideration.

UNFINISHED BUSINESS

None.

NEW BUSINESS**NB1: Site Plan Review – 2020 North 19th Street**

Anthony introduced the site plan for 2020 North 19th Street. The proposed site plan was for a storage and maintenance garage, accessory to a contractor's office.

Jon Gartland, engineer from Roy Ness Contracting, was invited by Chair Hellermann to speak on behalf of the applicant. He explained that the new building was intended to be an equipment maintenance garage for Bosk Equipment. He added that Bosk had operated at this location for many years, and they had taken good care of their buildings.

Chair Hellermann confirmed with staff that they had no concerns with the proposed site plan. Commr. Reynolds asked if the applicant had intended to add a new vehicle access drive, as she didn't see one on the site plan. Gartland explained that nearly all vehicle doors were to face south, directly adjoining Bosk's existing parking lot. He added that they did intend to build one new access drive for the east-facing vehicle doors, which was to open onto North 19th Street.

A motion was made by Connor to approve the site plan as presented for 2020 North 19th Street. Supported by Harris.

A roll call vote was taken with the following results:

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

No: None.

MOTION PASSED.

NB2: Boards & Commissions Updates

- a. Delta County Planning Commission: Connor reported that the meeting was cancelled, and that their next meeting was likely to be cancelled as well.
- b. Zoning Board of Appeals: Staff reported that the next ZBA meeting was scheduled for October 3, 2023.
- c. Zoning/Land Use Permits: Commissioners reviewed the report.

NB3: Training Updates

No recordable training was reported.

NB4: City Image Exercise Results

Anthony recalled the Commission's attention to an item from their July 13 meeting. During that meeting, they were introduced to *The Image of the City* by Kevin Lynch. This book reported on research he had worked on through MIT in the late 1950s, which 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 type of image meant to a city's residents.

Commissioners took part in a basic imageability exercise based on that research during their July meeting. In one part of this exercise, they drew a quick sketch map of the City, showing the most interesting and important features, and giving a stranger enough knowledge to move about

without too much difficulty. In another part of the exercise, they made lists of the parts of the city they felt to be most distinctive.

Anthony presented data collected from those two parts of the exercise in two maps, showing all elements which were noted by at least two Commissioners. One map showed those common elements found in the sketch maps, and the other showed those found in the written lists. Commissioners then discussed these maps, noting some of the differences, and examining how someone would be able to recognize certain elements by contextual clues.

GENERAL PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENT & ANNOUNCEMENTS

Anthony announced that he had secured a new textbook for the department titled Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers. He explained that he begun to open dialogue with Form-Based Code Institute, hoping to start the long-overdue zoning reform which the City so badly needed. Commr. Sadowski questioned Anthony on form-based codes. Anthony explained the basic intent and policies of such codes. Chair Hellermann asked whether the budget still held funds meant for a Zoning Ordinance overhaul during the previous fiscal year. Anthony stated that such a reform was not budget for this year. However, the funds could be requested by amendment this year, or by inclusion next year.

Hellermann announced that the U.P. State Fair was to be held August 14-20, reminding all those present to attend and have some fun.

ADJOURNMENT

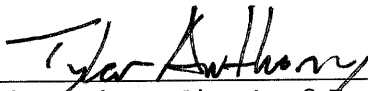
**A motion was made by Connor to adjourn the meeting. Supported by Harris.
MOTION PASSED.**

The meeting adjourned at 6:47 pm.

APPROVAL

These minutes approved at the 9-14-23 meeting. A


James Hellermann, Chair
Escanaba Planning Commission


Tyler Anthony, Planning & Zoning Admin.
City of Escanaba