



James Hellermann , Chair
Michael Harris, Commissioner
Mark Sadowski, Commissioner

Roy Webber, Secretary
Patrick Connor, Commissioner
Tyler Anthony, Planning & Zoning

Christiana Reynolds, Commissioner
David Mason, Commissioner
Ronald Beauchamp, City Council

PLANNING COMMISSION

Regular Meeting Agenda – Thursday, August 10, 2023, 6:00 PM

Council Chambers, Rm. 104 – Escanaba City Hall – 410 Ludington Street, Escanaba, MI 49829

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION TO MINUTES – Regular Meeting: July 13, 2023

APPROVAL/ADJUSTMENT TO AGENDA

CONFLICT OF INTEREST DECLARATIONS

PUBLIC COMMENT ON AGENDA ITEMS

PUBLIC HEARINGS

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

The Planning Commission will hold a public hearing and review an application for a special use permit. This is for an adult-use marijuana retailer named “AHA”.

UNFINISHED BUSINESS

NEW BUSINESS

NB1: Site Plan Review – 2020 North 19th Street

The Planning Commission will review a site plan included with a land use permit application. This is for a storage and maintenance garage, accessory to a contractor office.

NB2: Project Updates

- a. Delta County Planning Commission Report
- b. Zoning Board of Appeals Report
- c. Zoning/Land Use Permit Report

NB3: Training Updates

Commissioners will report any training which they have done since the last regular meeting.

GENERAL PUBLIC COMMENT

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

ADJOURNMENT

Respectfully submitted,

Tyler Anthony
Planning & Zoning Administrator
On behalf of the Planning Commission



James Hellermann , Chair
Michael Harris, Commissioner
Mark Sadowski, Commissioner

Roy Webber, Secretary
Patrick Connor, Commissioner
Tyler Anthony, Planning & Zoning

Christiana Reynolds, Commissioner
David Mason, Commissioner
Ronald Beauchamp, City Council

PLANNING COMMISSION

Public Participation Procedures

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days' notice to the City of Escanaba Clerk's Office by writing or calling (906) 786-9402.

Those making public comment are expected to be familiar with the issue and have prepared comments ahead of time. To help the public in preparing for the meeting, any material shall be made available without cost to members of the public by request before the meeting.

During the agenda item, when the floor is opened for public comment by the chair, individuals wishing to comment should:

1. Approach the podium.
2. Speak into the microphone.
3. State your full name and address for the record (providing spelling as necessary)
4. Direct all comments/questions to the Chairperson only.
5. Be guided by the following time limits:
 - Petitioner/aggrieved party – 15 minutes (unless amended by the Chair)
 - General public – 3 minutes (unless amended by the Chair)

The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson.

**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.
Heather Calouette, Administrative Asst.

Ronald Beauchamp, City Council Liaison

Others:

Jacie Duranso, The Fire Station

Logan Stauber, The Fire Station (Virtual)

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.

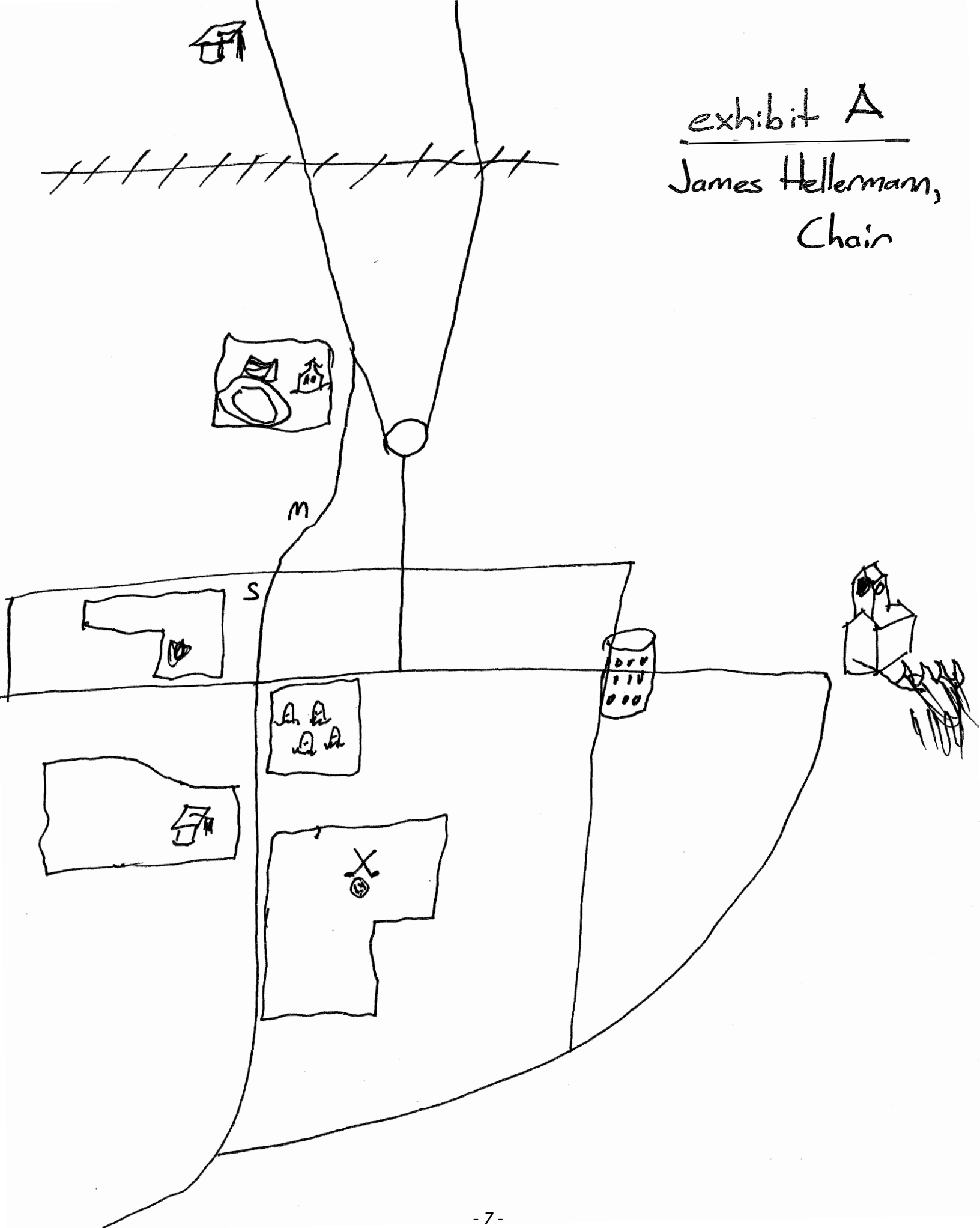
APPROVAL

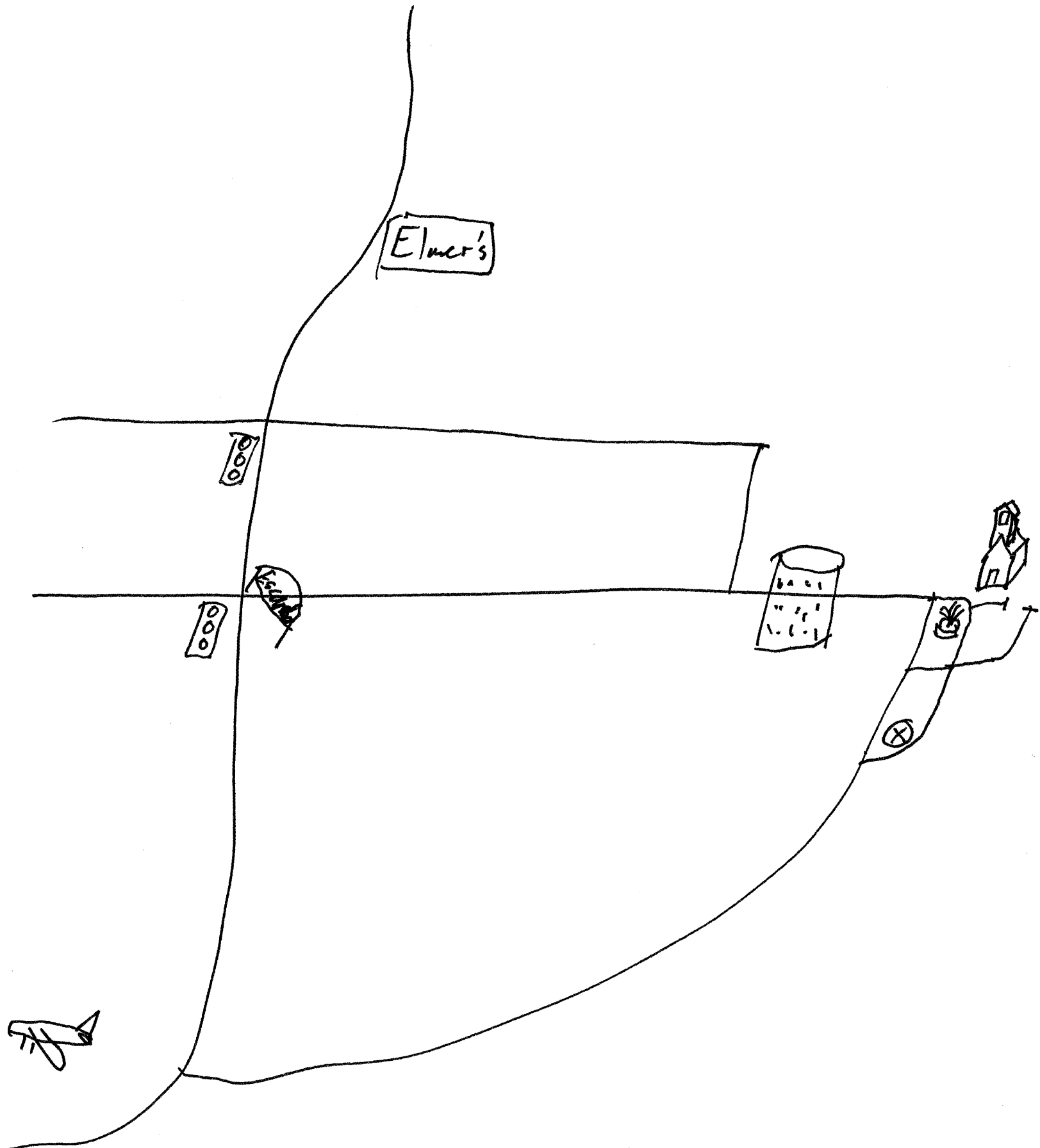
These minutes approved at the _____ meeting. ____

James Hellermann, Chair
Escanaba Planning Commission

Tyler Anthony, Planning & Zoning Admin.
City of Escanaba

exhibit A
James Hellermann,
Chain





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

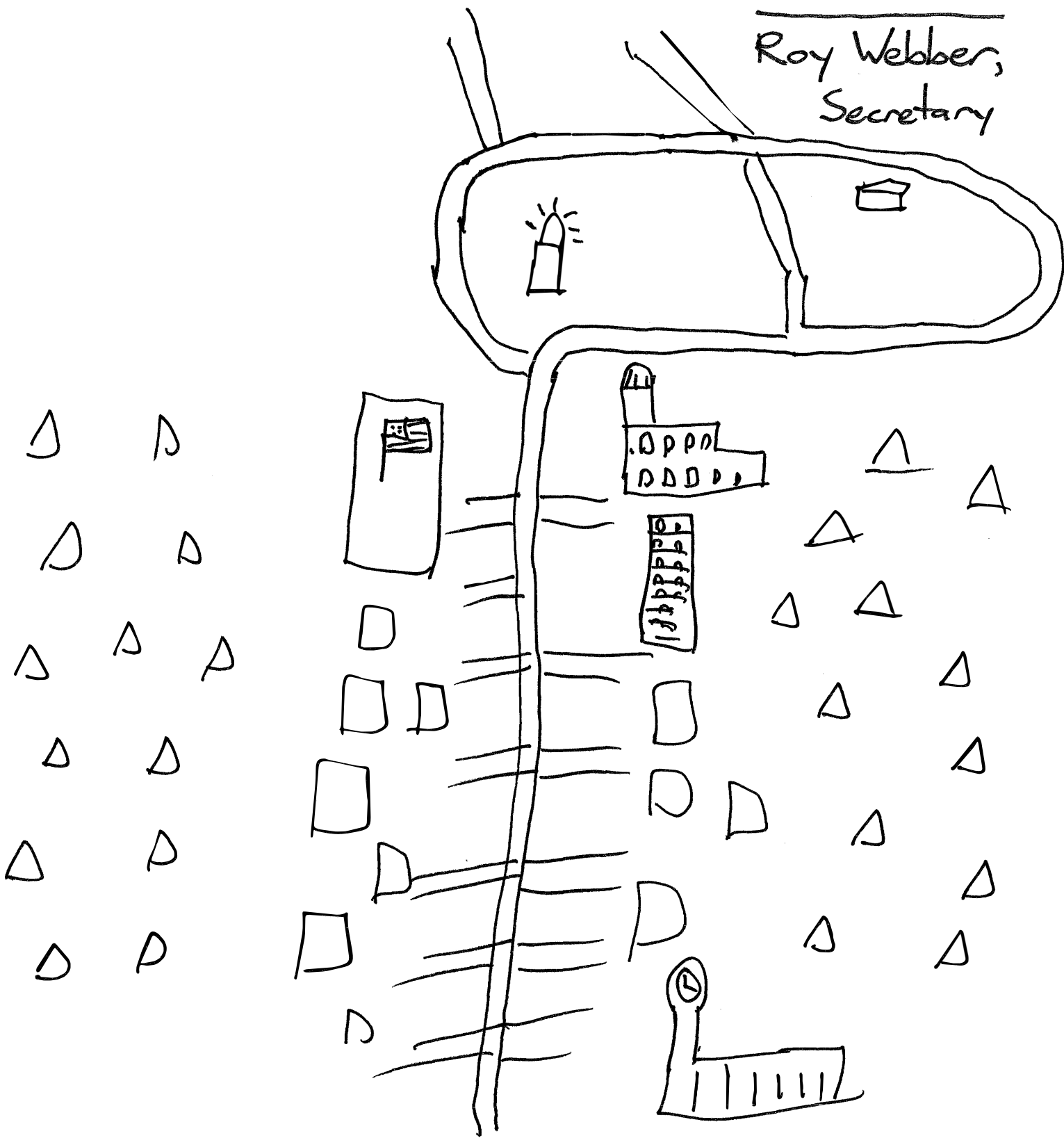
Hospital

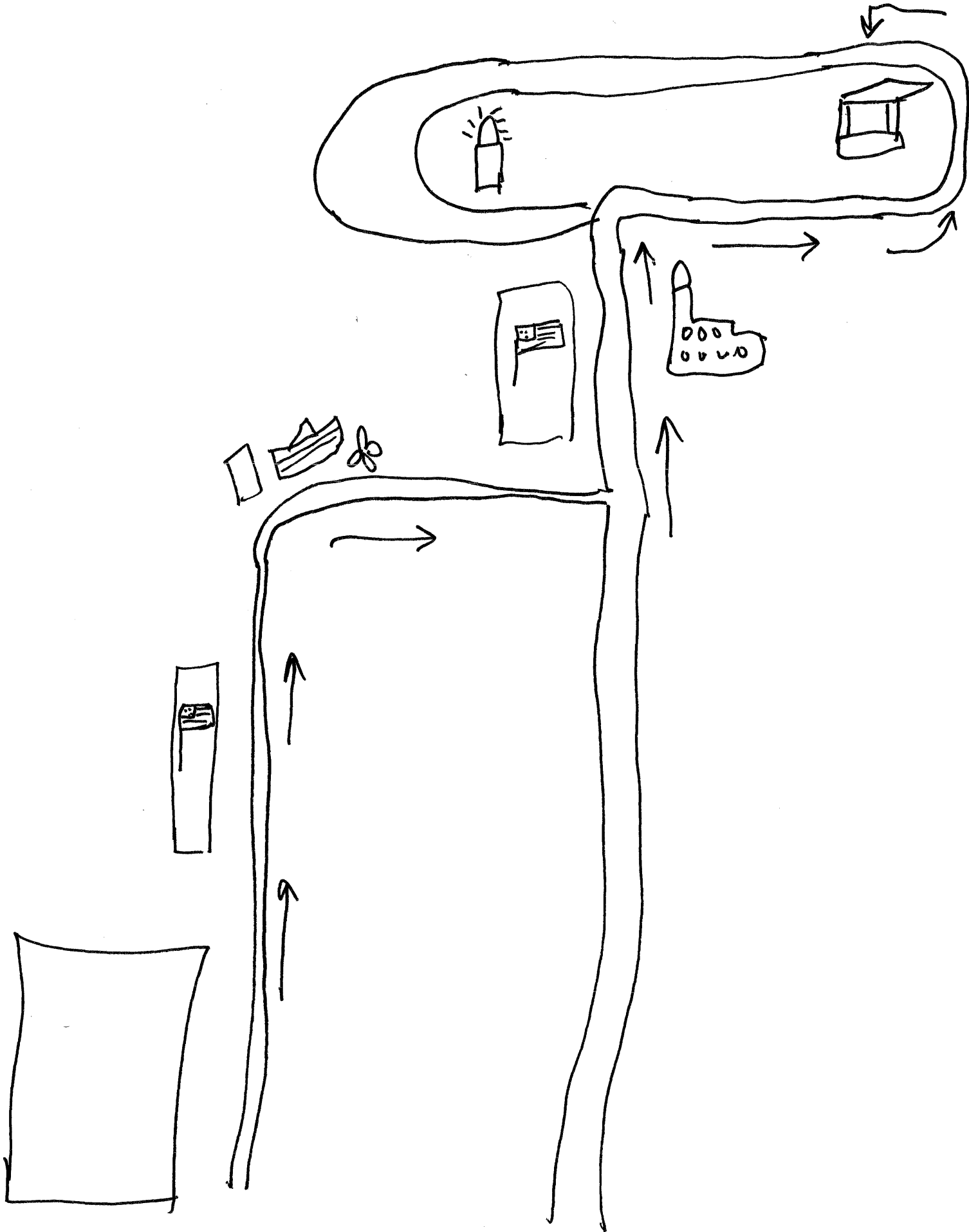
ECC

Market place

exhibit B

Roy Webber,
Secretary





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

HOUSE OF LUDWIG

HARBOR TOWER

KARAS SAND SHELL

MARKET PLACE

SECTIONS OF DOWNTOWN (VARIOUS)

HARDY

ARONSON ISLAND

LUDWIG PARK

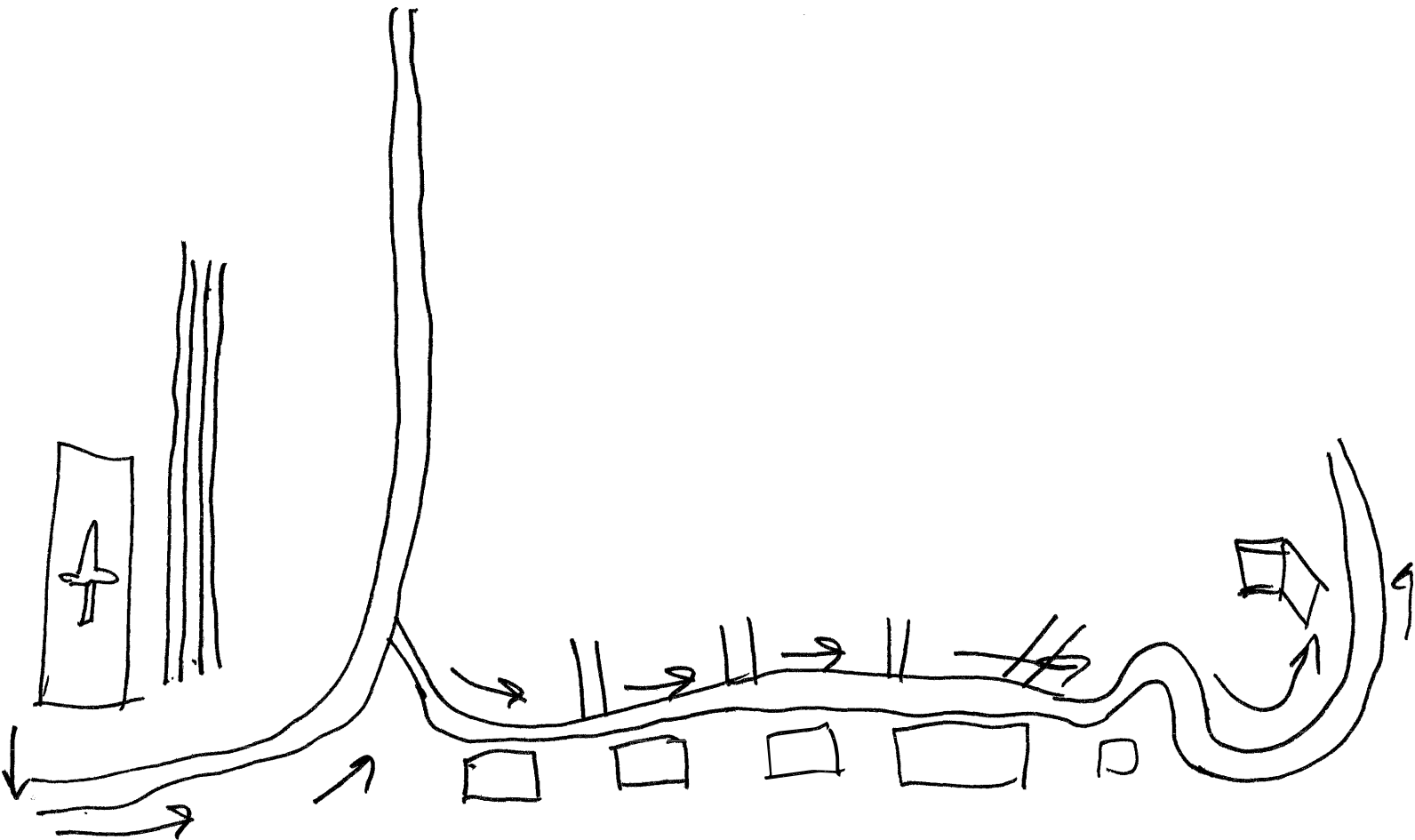
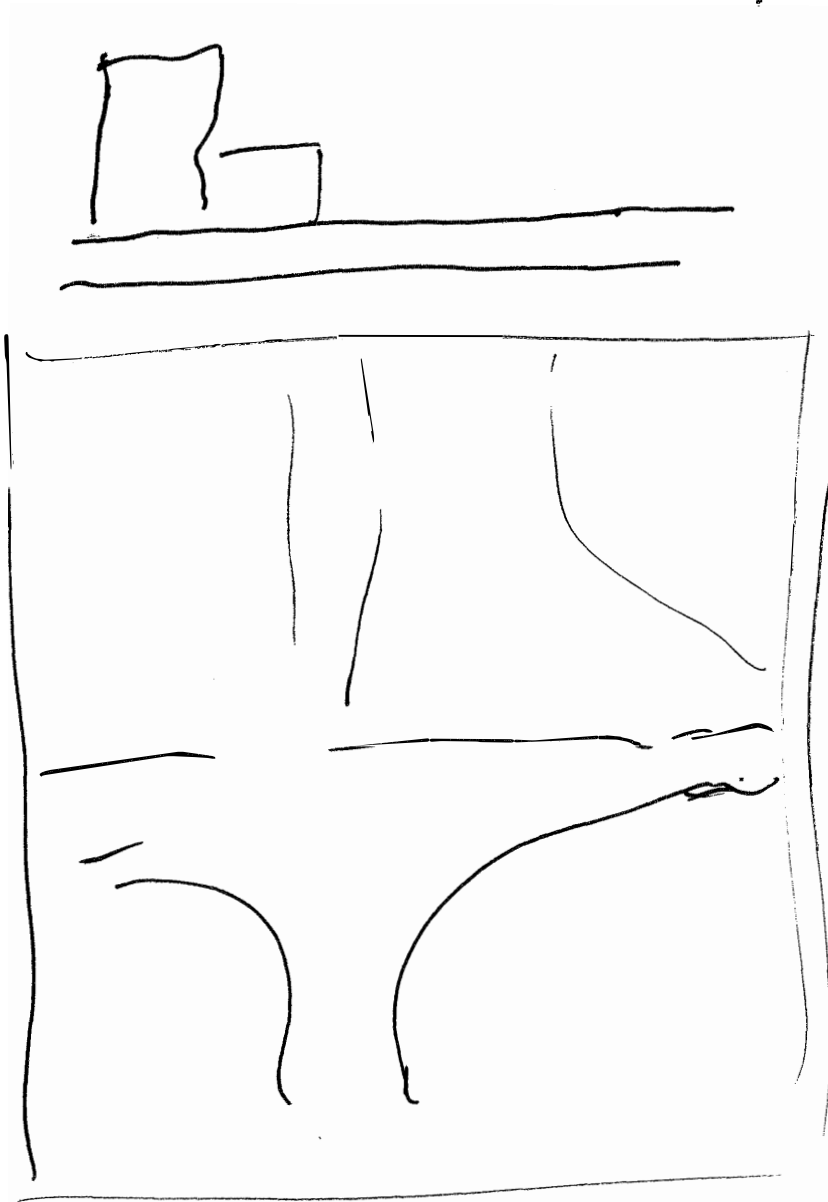
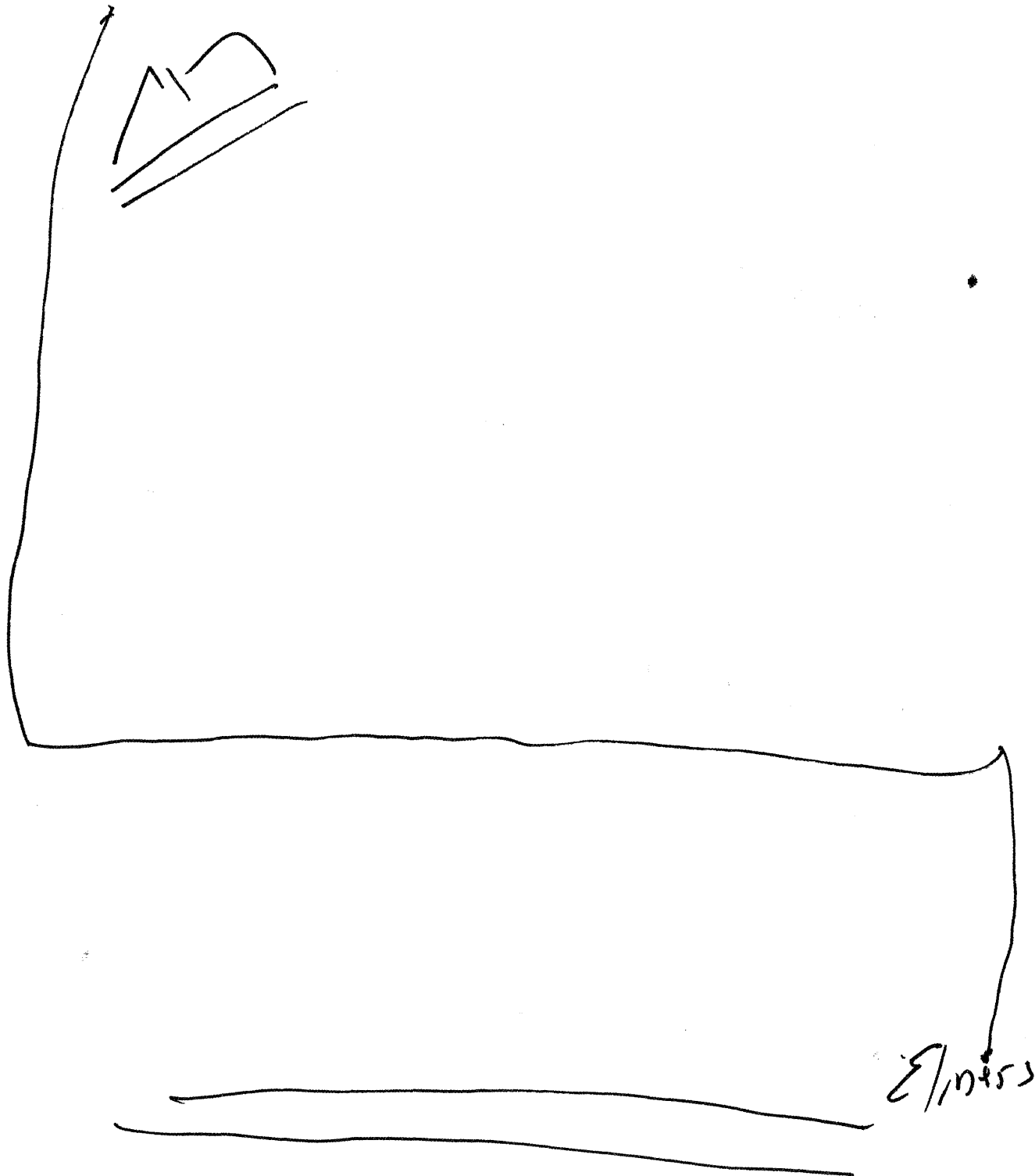
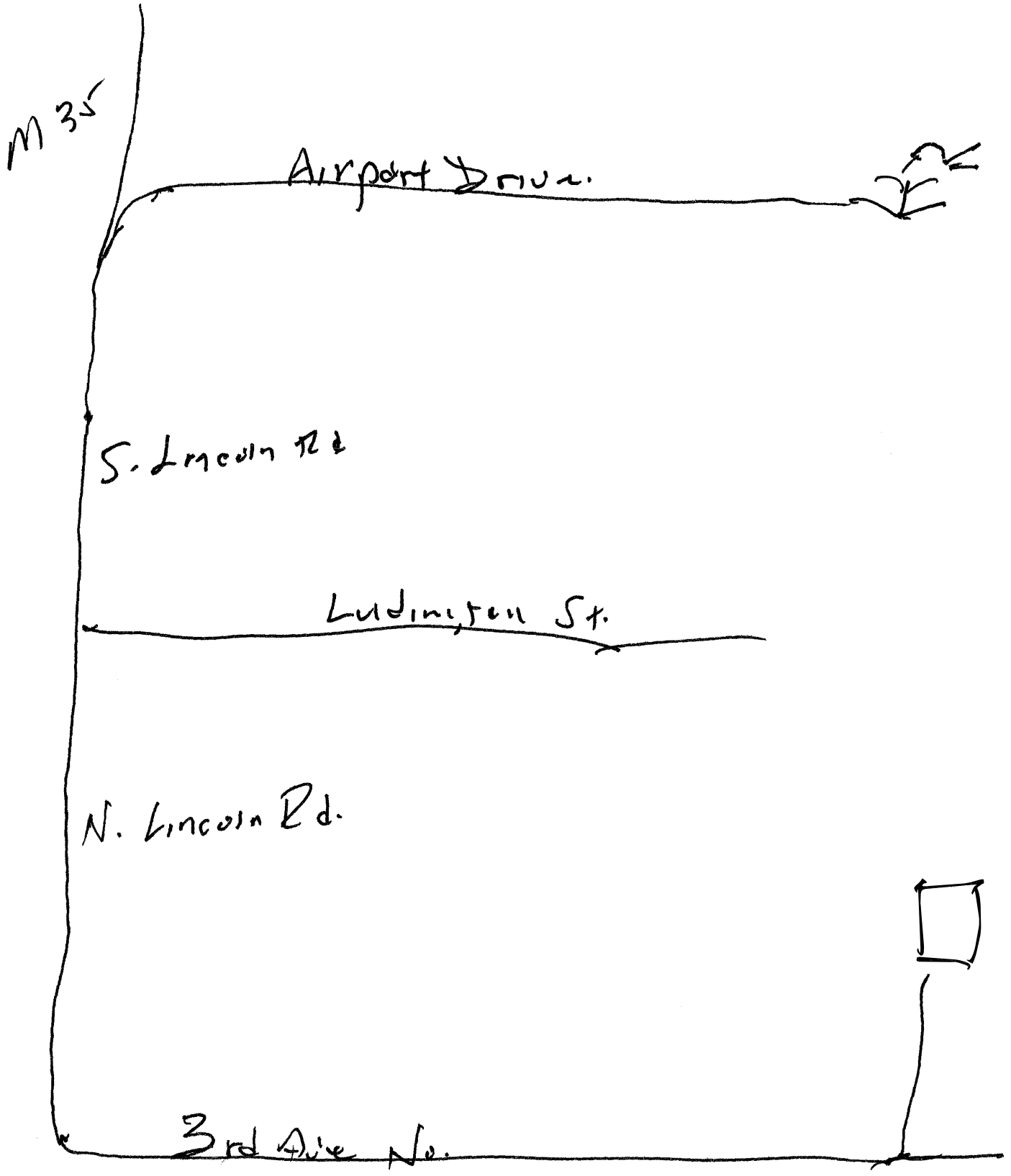


exhibit C
David Mason,
commr.







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

Ludington Park.

Medical Bldg. S. Lincoln Rd.

Community College Bay

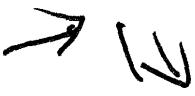
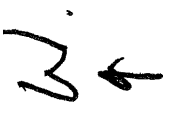
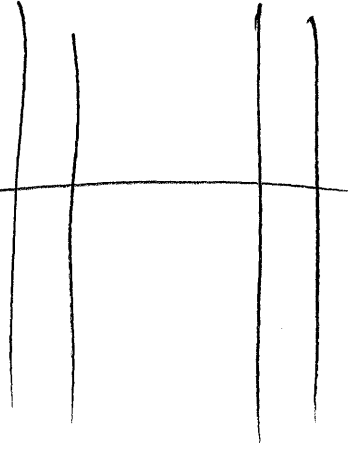
H of L.

Bethany Luth. Church.

City Hall

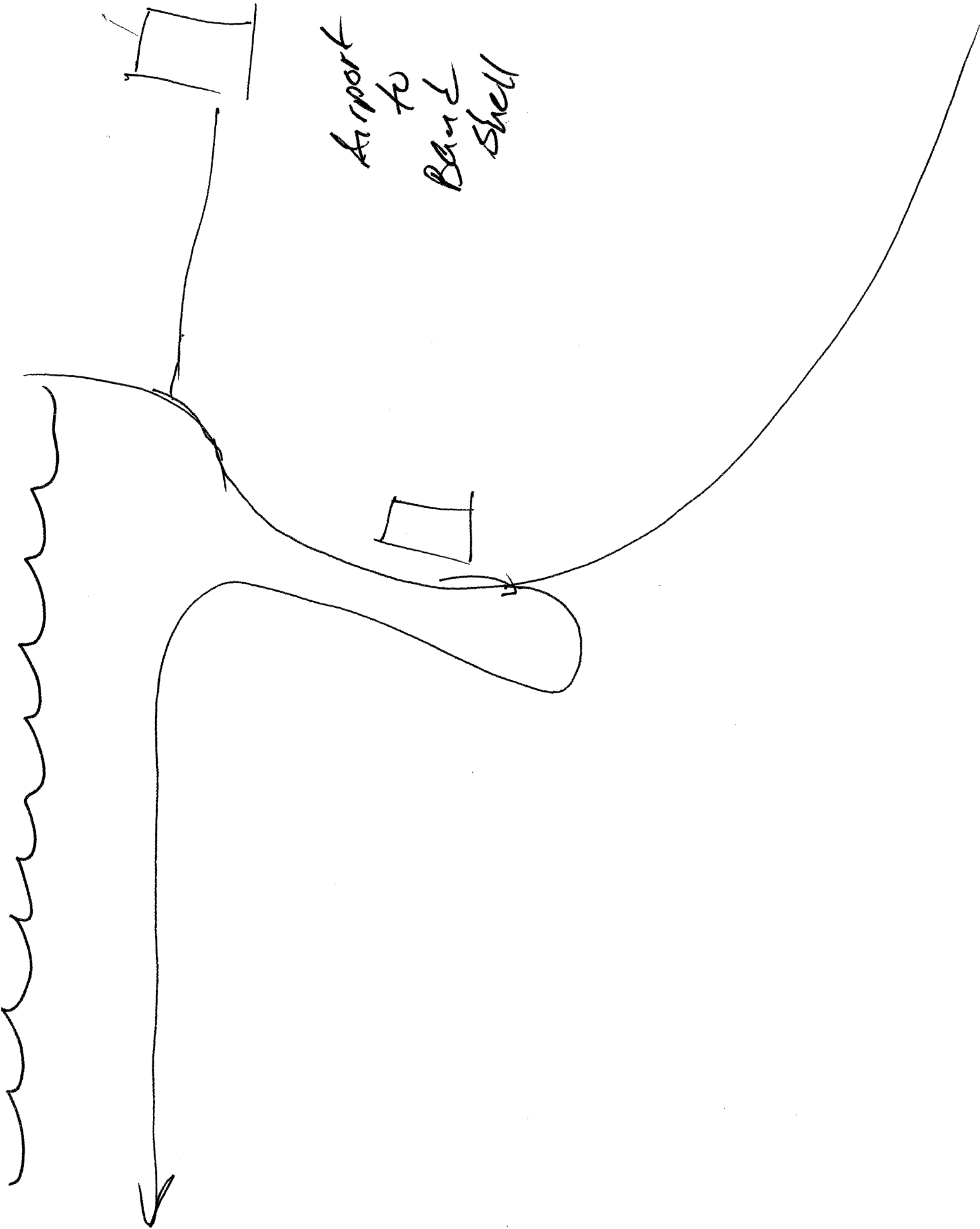
Yatch Harbor





elmers to
Rhino Seal

Airport
to
Band
Shell



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

Docks

ALL WATERFRONT

MAINS STREET

Lighthouse

Harbor

1ST AVE N. Church's

~~MALL~~

KFC
Hardees

exhibit E
Michael Harris,
Commr.

Emers
Krist Oil

BP

Asst
Ludington

Asphalt

Wigman

Stout
Kase MAIN

Light
house

Detonement
Park

Hegischel

Bankshell
Ludington Park
Bank & here drug

Asphalt

Ludwig Rd

ELMERS

~~ELMERS~~

Sumner R.

BP

Light

KRISTOL

wedge

somehow

Houses (dubious)

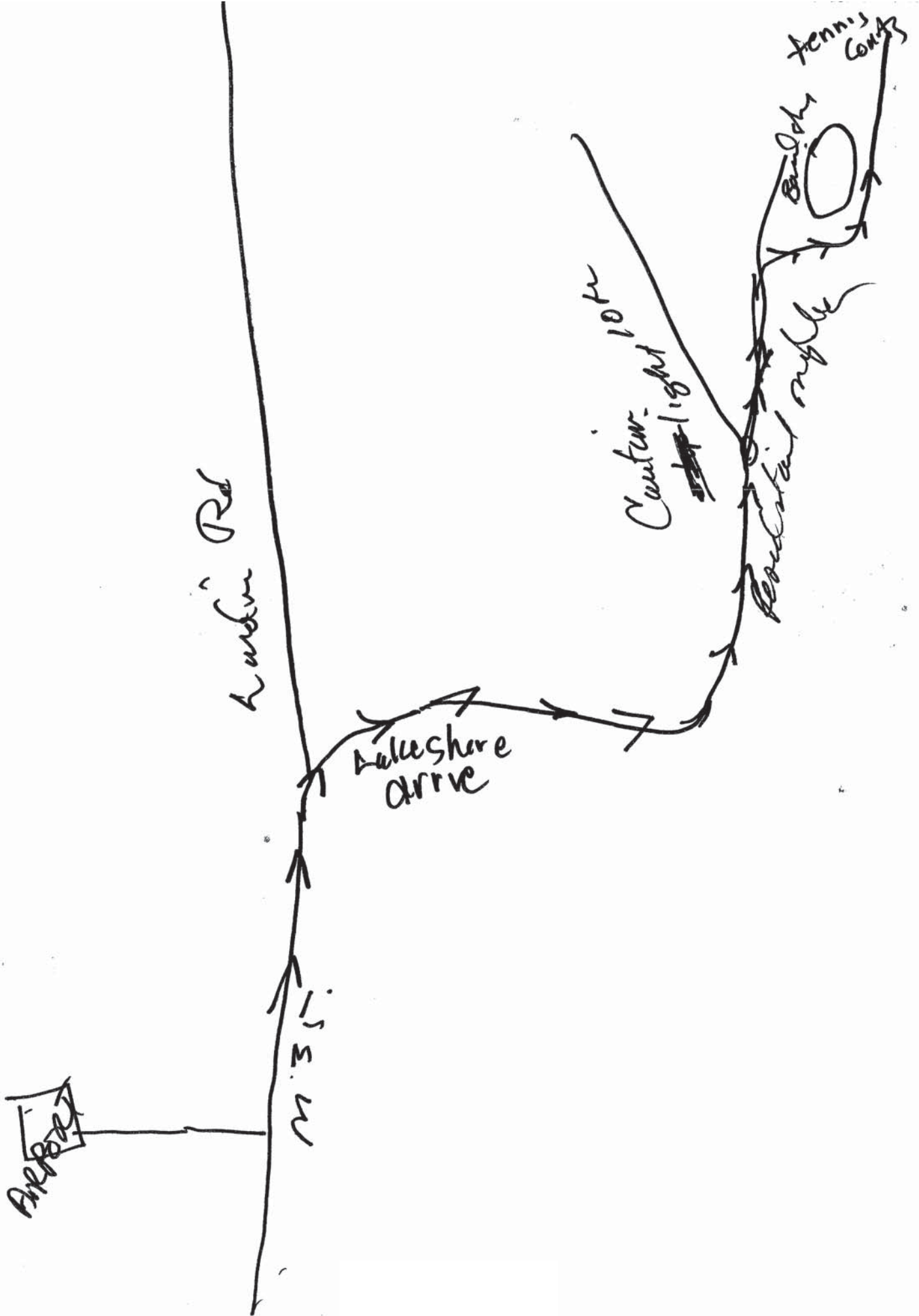
Lakshone Dr.

huddington Park

Tennis Courts

sof

high school
MARINA
lake, much more



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

Ludington Park - Marina + Bond steel
Beach
lighthouse

House of Ludington

Harbor Tower

~~the~~ Herford + Hqs Bldg.

Stonehouse

Veterans Park

Airport

Relands.

The Mall

Hospital

Belin - Drs Park

EMP

Buy College
MTech

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
me in
meeting

House
of
Ludington

E

Basic
marine

Ludington

fountain



~~Ludington~~

450

H.S.

STH

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

Harbor Tower

House of Lud.

Paper mill

Ludington St.

Saykleys

welcome sign

Airport

High School

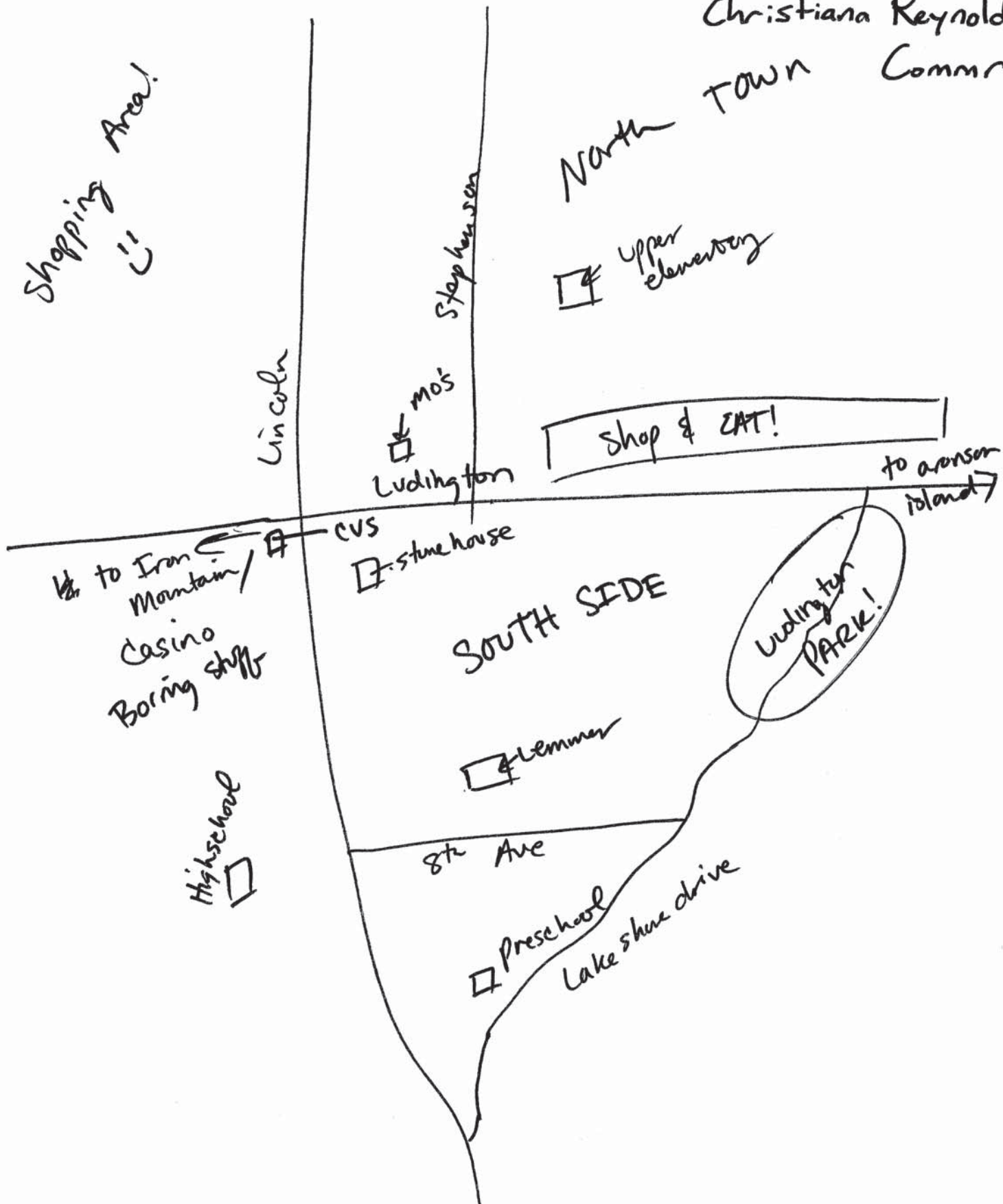
middle school

water tower

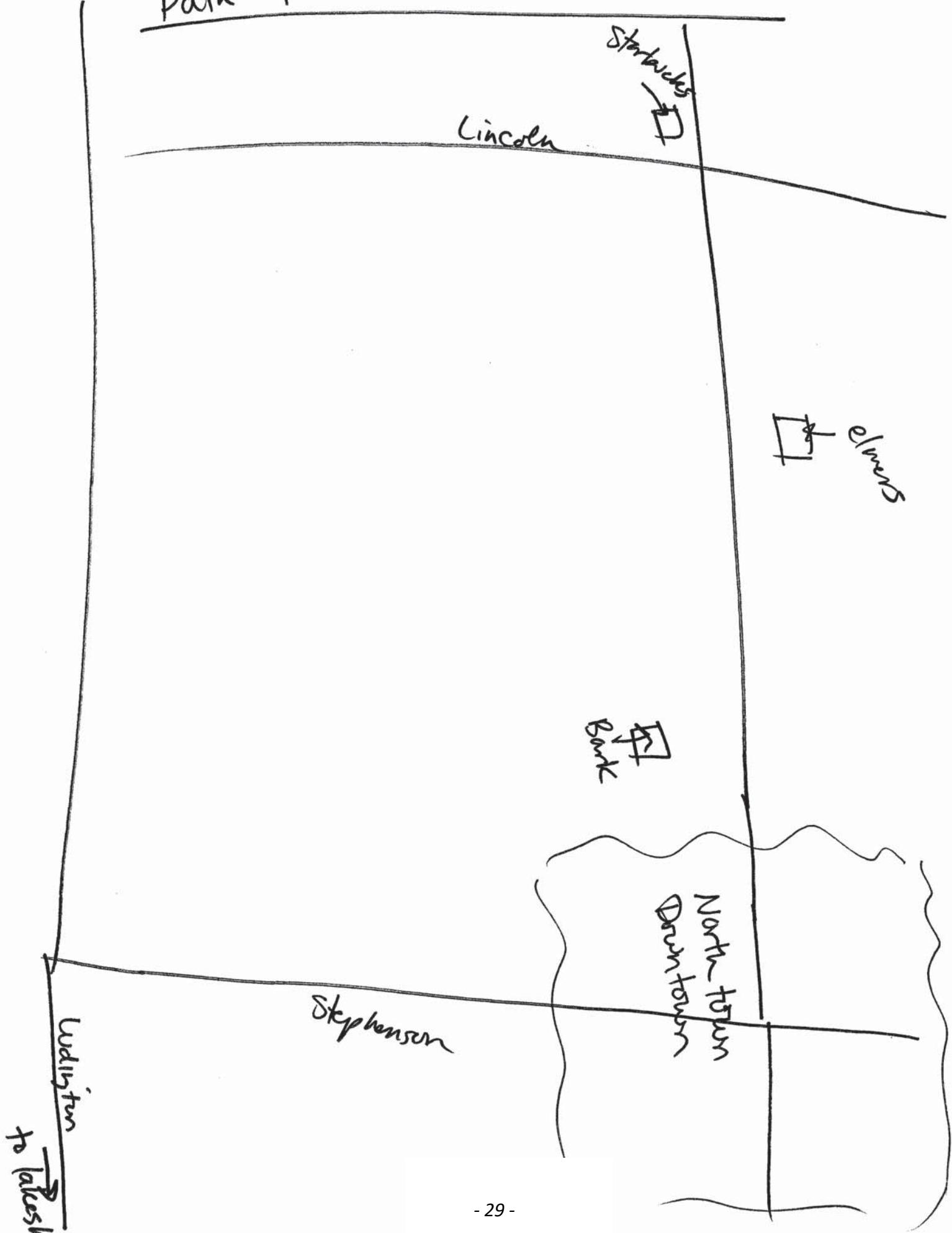
Elmens

MAP OF ESCANABA

exhibit G
Christiana Reynolds,
Town Commr.



Path From Elmers to Bondshell



If you get to
the golf course turn
around

Keep going on lakeshore
Drive.

Lake shore

City sign

Milkweed & Sandhill cranes
HWY 2

airport

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



PLANNING COMMISSION

Agenda Item Report - Thursday, August 10, 2023

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

Background:

In accordance with Zoning Ordinance 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed by AHA for a Recreational Marijuana Provisioning Center/ Retail Establishment to be located at 201 North 30th Street.

The Special Land Use was initially reviewed at the Commission’s March 15, 2023 meeting. A motion was made to deny the application for its failure to meet numerous sections of the Zoning Ordinance. A Traffic Impact Study (TIS) was ordered from the applicant by that motion.

At their regular meeting on June 8, the Commission reviewed the application again, but found that only the site plan had been corrected and no TIS was received. A motion was made to postpone review for 60 days until the site plan and TIS were completed.

A revised site plan was received on June 13 which satisfied all previously unmet standards, but no TIS was received. On July 7, a TIS conducted by Amin Aziman, P.E. was received. Per Aziman’s report, “[t]he study intersections are forecasted to operate acceptably with the addition of traffic from the proposed Marijuana Dispensary.... The queue lengths are forecasted to be at acceptable lengths, most likely not causing significant blockage during the 2029 weekday evening peak hour scenario. Additionally, the LOS for at least one intersection in the worst-case scenario is forecasted to operate at LOS D, which requires no corrective measures as denoted in the Michigan Intersection Guide manual.”

Possible Options for Action:

- A. Approve 1) the special land use and/or 2) the site plan. These approvals must be done by separate motions.
- B. Conditionally approve 1) the special land use and/or 2) the site plan. These approvals must be done by separate motions. Motions must list standards not met and conditions for approval.
- C. Deny 1) the special land use or 2) the site plan. These approvals must be done by separate motions. Motions must list standards not met and any other reasons for denial.

Attachments:

1. Special Land Use Permit Application
2. Site Plans
3. Traffic Impact Study
4. Public Hearing Notice
5. Neighbor Notification Letter & Mailing List



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

Submission Information	
<p>Application Fee: \$500</p> <p>Mail to: Planning & Zoning Department PO Box 948, Escanaba, MI 49829</p> <p>In-Person: 410 Ludington Street 2nd Floor (M-F, 7:30a-4p)</p> <p>Email: permits@escanaba.org</p>	<p>Payment due upon submittal.</p> <p>Cash, check, and credit card are accepted.</p> <p>Make checks payable to “City of Escanaba”.</p> <p>Additional processing fee applies to credit card transactions.</p> <p>Payment by credit card is accepted in-person or by phone.</p>

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

City Staff can assist with locating some information, but Applicant is responsible for submitting a complete application.

Property and Facility/Establishment Identification	
Address 201 N 30th Street Escanaba, Michigan 49829	Parcel # 051420282510007
Facility/Establishment Name AHA	<input type="checkbox"/> Medical Marihuana Facility <input checked="" type="checkbox"/> Adult Use (Recreational) Marihuana Establishment

Required Components
<p>Did you obtain pre-qualification status from the State of Michigan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Please provide the following documents to submit a complete application:</p> <ul style="list-style-type: none"> ■ Photocopy of a valid, unexpired driver’s license or state-issued identification card held by all individuals signing this application and... <ul style="list-style-type: none"> ✓ the applicant if filing as an individual, or ✓ all owners, directors, and officers of the applicant entity if filing as a non-individual. ■ (1) physical copy and (1) digital PDF copy of the complete construction drawings, including a Site Plan drawing and Architectural Floor Plans and Elevations, provided by the architect/engineer. ■ Copies of all documents issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has been prequalified for a state operating license under the Medical Marihuana Facilities Licensing Act (MMFLA) or Michigan Regulation and Taxation of Marihuana Act (MRTMA). ■ Any documents required by the Information & Standards Checklist.

Type of Facility/Establishment and Restrictions		
An establishment may not be located within 750’ of an existing public or private K-12 school.		
May not be located within 500’ of an existing single-family dwelling.	May not be located within 100’ of an existing single-family dwelling. Exception: E-3 – Central Commercial.	No additional distance restriction.
<input type="checkbox"/> Grower – Class A <input type="checkbox"/> Grower – Class B <input type="checkbox"/> Grower – Class C <input type="checkbox"/> Excess Marihuana Grower <input type="checkbox"/> Processor <input type="checkbox"/> Safety Compliance Establishment	<input checked="" type="checkbox"/> Provisioning Center/Retailer <input type="checkbox"/> Microbusiness - up to 150 plants (Adult Use Only) <input type="checkbox"/> Designated Consumption Establishment (Adult Use Only)	<input type="checkbox"/> Secure Transporter



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

Description of Project		
The interior will require a full renovation to an adult-use marijuana Retailer. The proposed use will have minimal exterior renovations and will remain harmonious to the surrounding character of adjacent properties.		
Structure Length (ft), Width (ft), Area (s.f.)	Number of Stories, Height (ft)	Project Valuation
2,386 sq ft		\$ 400,000
New utilities to be incorporated: <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> N/A		

Contact Information	
Property Owner Name	Company (if non-individual)
Christopher Yermian	
Address, City, State, ZIP	
[Redacted]	
Phone	Email
[Redacted]	
Applicant/Owner's Representative Name	Company (if non-individual)
Christopher Yermian	
Address, City, State, ZIP	
[Redacted]	
Phone	Email
[Redacted]	
Architect/Engineer Name	Company
Zaid Arabo	ZA Design Build
Address, City, State, ZIP	
[Redacted]	
Phone	Email
[Redacted]	
Contractor Name	Company
Zaid Arabo	ZA Design Build
Address, City, State, ZIP	
[Redacted]	
Phone	Email
[Redacted]	

This Section Staff Use Only	
Date Submitted	Receipt #
Fee Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Lot Type: <input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Irregular	Length, Width, Area (s.f.)
Area of Existing Structures (s.f.)	Zoning District:
Easements:	



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

INFORMATION & STANDARDS CHECKLIST

APPLICANT:

Complete the following checklist to verify that the following Site Plan Information, Development Standards, and Marihuana Establishment Special Land Use Standards have been reviewed and incorporated into the plan.

Attach a separate verification sheet referencing each checklist item number. This sheet must include explanations or evidence that would demonstrate compliance with the standard OR why the standard is not applicable to the project. Failure to address these items will delay approval. A site plan review will not be scheduled for hearing by the Planning Commission until a complete application is submitted.

Site Plan Information		Yes	N/A
SP-1	The site plan must consist of a scaled drawing at a scale of one inch equals twenty feet (1"=20') or less, showing the site, its zoning classification, location, type, and size of structures and/or land on adjacent properties within two hundred (200) feet of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-2	Boundary survey of property prepared by a registered survey showing the location of proposed and/or existing property line, dimensions, legal descriptions, setback lines, and monument locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-3	Location and type of significant existing vegetation as determined by a qualified, city approved authority.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-4	Location and elevations of existing water courses and water bodies, including county drains and manmade surface drainage ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-5	Location of existing and/or proposed buildings and intended uses thereof, as well as the length, width, and height of each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-6	Proposed location of accessory structures, buildings and uses, including but not limited to, all flagpoles, light poles, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-7	Location of snow storage areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-8	Location of existing public roads, rights-of-way, and private easements of record and abutting streets. Dedication of any right-of-way for widening, extension, or connection of major streets as shown on the official Master Street Plan, and granting of easement(s) for public utilities where required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-9	Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-10	Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-11	Location, size, and characteristics of all loading and unloading areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-12	Location and design of all sidewalks, walkways, bicycle paths and areas for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-13	Location of water supply lines and/or wells, including fire hydrants and shut-off valves, and the location and design of storm sewers, retention or detention ponds, wastewater lines, clean-out locations, connection points and treatment systems, including septic systems, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-14	Location of all other utilities on the site, including but not limited to natural gas, electric, cable TV, telephone, and steam.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-15	Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-16	Location, size, and specifications of all signs and advertising features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-17	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-18	Location, height, size and specifications of all fences, walls, and other screening features with cross sections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-19	Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-20	Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-21	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-22	Identification of any significant site amenities or unique natural features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

SP-23	Identification of any significant views onto or from the site to or from adjoining areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-24	North arrow, scale and date of original submittal and last revision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-25	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Standards for Granting Plan Approval		Yes	N/A
DS-1	Building orientation. Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-2	Roof equipment. All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from a public sidewalk adjacent to the site by a parapet wall or similar architectural feature. Exception: Solar energy collection panels do not require screening to allow maximum effectiveness.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-3	Visual and sound mitigation. Reasonable visual and sound mitigation for all structures shall be provided. Fences, walks, barriers, and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-4	Emergency access. Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-5	Street access. Every development shall have legal access to a public or private street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-6	Circulation system. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian, and bicycle ways in the area. Travel ways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-7	Non-motorized circulation system. A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-8	Parking areas. All parking areas shall be designed to facilitate safe and efficient vehicular, non-motorized vehicle traffic, pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-9	Shared drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. Shared use access between two (2) or more property owners should be encouraged through driveways constructed along property lines, connecting parking lots and construction of on-site of frontage roads and rear service drives; particularly within three hundred (300) feet of major intersections, for sites having dual frontage, at locations with site distance problems, and/or along roadway segments experiencing congestion or accidents. In such cases, shared access of some type may be the only access design allowed. In cases where a site is adjacent to an existing frontage road, parking lot of a compatible use, or rear service drive, a connection to the adjacent facility may be required by the Planning Commission through a mutual Access Easement Agreement. In cases where a site is adjacent to undeveloped property, the site should be designed to accommodate a future frontage road, parking lot connection, rear service drive or shared access drive. The applicant shall provide the City with letters of agreement or access easements from all affected property owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-10	Loading, unloading and storage areas. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. Loading docks should be located at the side yard or rear yard of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-11	Light sources. Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way to promote and enhance “dark-sky” designs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-12	Utilities. Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-13	Environmental issues. Sites at which hazardous substances and potential pollutants are stored, used, or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, creeks, or wetlands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-14	Tree Preservation Purpose and Intent. Trees are a critical part of the vegetation that serves to decrease and filter storm water runoff, to mitigate the urban heat island effect created by paved and other built surfaces, to remove pollutants from the air, to abate visual and noise pollution, and to provide habitat for wildlife. Tree removal thus increases the burden on the community to effectively address these issues. The goals of the tree preservation provisions are to reduce tree loss during development, to reduce damage to standing trees during construction, to provide for replacement of trees lost during construction, to provide for the planting of trees lost during construction, to provide for the planting of trees where none occurred previously, and to provide for the maintenance of preserved trees after construction is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-15	Storm Water Control Plan. A Storm Water Control Plan shall be designed appropriately to carry storm water away from buildings and adjacent properties into an approved collection system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

DS-16	Section 1908 reviewed for Additional Development & Design Standards in Certain Districts. (Addresses exterior materials that may/may not be used.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards		Yes	N/A
ME-1	Facilities and establishments must comply with the MMFLA or MRTMA, as applicable; all Rules; and any other applicable state laws or regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-2	Facilities and establishments must be sufficiently screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-3	Facilities and establishments must take commercially reasonable measures to ensure that odor is not detectable outside of the building or property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-4	Facilities and establishments must comply with all City codes and ordinances, including but not limited to the International Fire Code, as adopted by the City at Section 12-16 of the Code of Ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-5	Special use applicants must provide a plan for the storage and disposal of marihuana or chemicals associated with marihuana cultivation to minimize the risk of theft or harm resulting from chemical exposure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-6	No marihuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marihuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-7	An establishment may not be located within seven hundred and fifty (750) feet of an existing public or private K-12 school as measured from the nearest point of the property line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-8	The exterior appearance of a provisioning center or retailer must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-9	Building bays shall be a maximum of thirty feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. To add architectural interest and variety and avoid the effect of a single, long, or massive wall with no relation to human size, the following additional standards shall apply: <ul style="list-style-type: none"> No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades shall be prohibited. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-10	Façades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, along no less than fifty percent of the façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-11	Primary building entrances shall use clear glass and be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico to provide shelter from the inclement weather.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-12	Windows shall have clear glass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-13	Awnings shall be no longer than a single storefront.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-14	All façades shall have: <ul style="list-style-type: none"> A recognizable “base” consisting of, but not limited to: (a) thicker walls, ledges, or sills; (b) integrally textured materials such as stone or other masonry; (c) integrally colored and patterned materials such as smooth-finished stone or tile; (d) lighter or darker colored materials, mullions, or panels; or (e) planters. A recognizable “top” consisting of, but not limited to: (a) cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; (b) sloping roof with overhangs and brackets; (c) stepped parapets. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-15	Encroachments for special architectural features, such as bay windows, decorative roofs and entry features may be considered; however, in no case may such features be below a height of 8 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Provisioning Centers/Retailers		Yes	N/A
MR-1	A retailer may not be located within one hundred (100) feet of any existing one-family dwelling as measured from the nearest point of the property line, except that this distance requirement does not apply in the E-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-2	The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-3	Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-4	Provisioning centers and retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

MR-5	The public or common areas of the retail establishment must be separated from restricted or non-public areas of the marihuana establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-6	No drive-through window on the portion of the premises occupied by a retail establishment shall be permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-7	Provisioning centers and retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Growers, Processors, Safety Compliance		Yes	N/A
MG-1	A grower, processor, or safety compliance establishment may not be located within five hundred (500) feet of any existing one-family dwelling as measured from the nearest point of the property line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MG-2	<p>Marihuana growers must control and eliminate odor as follows:</p> <ul style="list-style-type: none"> The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fans must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filters shall be rated for the applicable CFM. The air scrubbing and filtration system must be maintained in working order and must be always in use. The filters must be changed per manufacturers' recommendation to ensure optimal performance. Negative air pressure must be maintained inside the building. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MG-3	Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MG-4	Cultivation must be conducted in a manner to minimize adverse impacts on the City's sanitary sewer and in compliance with the City's Wastewater Ordinance. The City's Water/Wastewater Department shall review all pertinent information relating to sewer discharges and shall provide any comments to the planning commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

All construction or addition to a structure requires zoning approval, whether or not a building permit is required.

- Please call the Delta County Building & Zoning Department at (906) 789-5189 to determine if you will need a building permit in addition to the Zoning Compliance Permit.

Property Access:

- Assessing Staff may visit the property for tax purposes, as applicable.
- Planning & Zoning Staff may visit the property for inspection and verification of compliance with this permit.

Setbacks:

- A setback is the distance required between a property line and a roof edge, excluding allowable projections and encroachments.
- Setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered as front lot lines for setback purposes. The side opposite the street address is considered the rear yard. The remaining side is the side yard.

Property Lines:

- It is the property owner’s responsibility to know the exact location of their property lines.
- The City Engineering Department can assist with locating existing property corner markers upon request. This is not a legal survey and is not guaranteed to be accurate. The City of Escanaba assumes no responsibility for property corner markings, measurements, or errors thereof.
- If greater assurance of accuracy is desired, please contact a local surveying firm for a full property survey.

Penalties for Construction Prior to Approval:

- If construction commences prior to obtaining an approved Zoning Compliance Permit, citations for civil infractions may be issued. Additionally, the structure will be required to be moved or altered to bring it to full compliance with the zoning ordinances.

Zoning Ordinance Compliance:

- The above stipulations and requirements are not all-inclusive.
- It is the applicant’s and property owner’s responsibility to review the Zoning Ordinance for all the applicable standards regarding the proposed project.

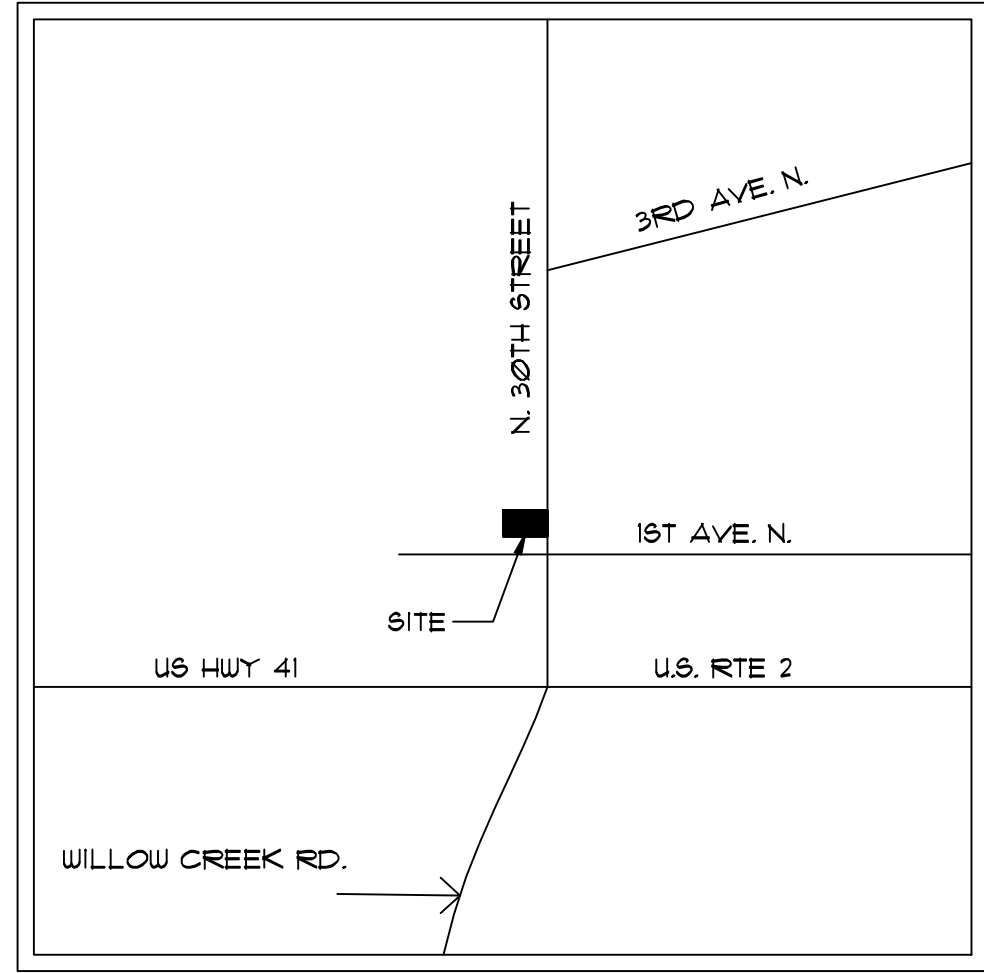
Easements:

- No structures will be permitted within any legal easement.
- Existing structures that are located within an easement will be evaluated for easement violation and may be required to be moved or removed.

Affidavit and Signature		
<p>I, the undersigned, have read and understand the above statements. I acknowledge that the information in this application is true, and if found not to be true, any zoning permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.</p>		
<small>Property Owner Signature</small>	<p style="margin: 0;">Christopher Yermian</p> <small>Printed Name</small>	<p style="margin: 0;">01/19/2023</p> <small>Date</small>
<small>Applicant Signature</small>	<p style="margin: 0;">Christopher Yermian</p> <small>Printed Name</small>	<p style="margin: 0;">01/19/2023</p> <small>Date</small>

SHEET INDEX:

- AS.1 ARCHITECTURAL SITE PLAN
- AS.2 LANDSCAPE PLAN
- AS.3 FLOOR PLAN
- AS.4 EXTERIOR ELEVATIONS
- AS.5 CERTIFIED TOPO SURVEY



PROPOSED ADULT RETAILER
THE CITY OF ESCANABA, MICHIGAN

APPLICANT:
BRIAN TOMA
800 NORTH OLD WOODWARD AVENUE, SUITE 100
BIRMINGHAM, MICHIGAN 48009
(586) 222-2232

SITE DATA:
ZONED: F - LIGHT MANUFACTURING
SIZE: 15,002 SF. = 0.34 ACRE

BUILDING DATA:
SIZE: 1,820 SF. (GROSS)
1,456 (USEABLE)
PROPOSED USE: M - MERCANTILE

BUILDING TO SITE RATIO:
BUILDING: 1,820 SF. (GROSS)
SITE: 15,002 SF. = 0.34 ACRE
BUILDING RATIO: 12.13%

PARKING DATA:
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 200 SF. (GROSS)
TOTAL REQUIRED: 1,820 SF. / 200 = 9 SPACES
TOTAL PROVIDED: 15 SPACES

HANDICAP PARKING:
REQUIRED: 1 SPACES
PROVIDED: 2 SPACES

LEGAL DESCRIPTIONS:
SEC 25 T39N R23W (MAP#42-4) PRT OF SE 1/4 OF NW 1/4 (0.34 AC.)
COM • CTR SEC TH N 0° 36' 00" E 153.15 FT TO S ROW 3RD AVE N TH
S 84° 46' 21" W 100.52 FT TO W ROW N 30TH ST TH S 0° 36' 00" W
464.73 FT TO POB TH S 0° 36' 00" W 100 FT TH N 89° 58' 22" W
150 FT TH N 0° 36' 00" W 100 FT TH S 89° 58' 22" E 150 FT TO POB.

TOP = 612.43'
INVERT = 610.75'

CULVERT

NORTH
R/W LINE

CURB &
GUTTER

MENARDS
BUILDING

ZONED F

ROCK RIP RAP

CURB

ROCK RIP RAP

N 00° 36' 00" E
100.00'

1ST AVENUE NORTH (80' R/W)

DUMPSTER ENCLOSURE PLAN
NO SCALE

DUMPSTER GATE DETAIL
NO SCALE

ADJOINERS
BLACKTOP PARKING LOT

EDGE OF
BLACKTOP

6' VINYL
FENCE

EDGE OF
BLACKTOP

GRASS SURFACE

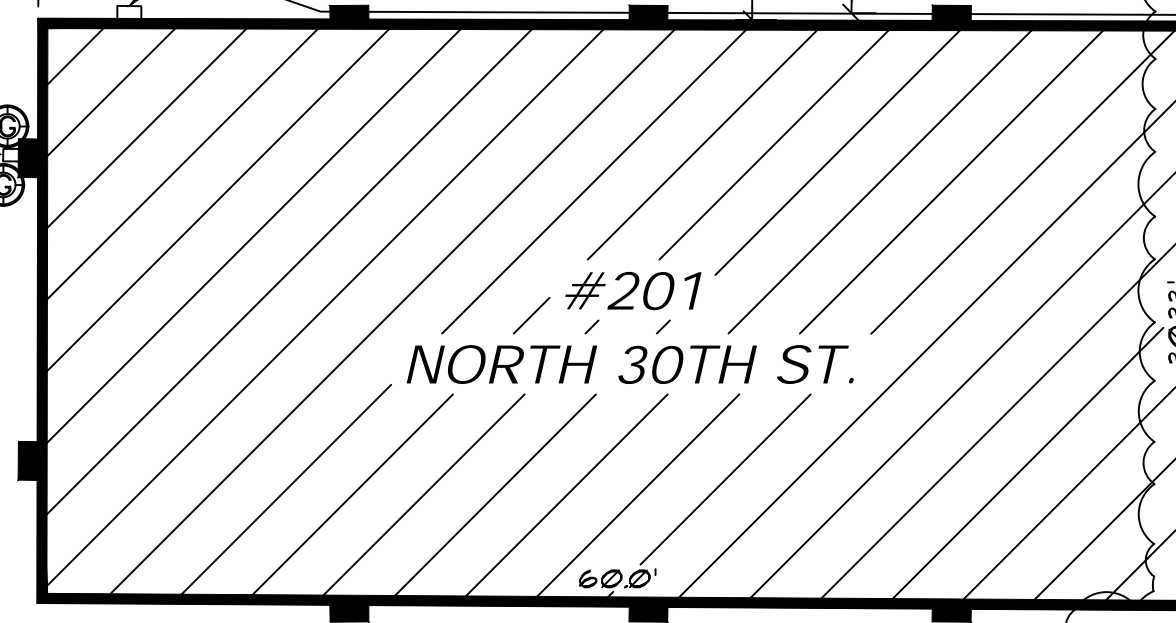
4" APPLE

4" APPLE

4" APPLE

GAS
METER

ELECTRIC METER



**0.34
ACRES**

BLACKTOP
PARKING

- NOTES:**
- PROPOSED SITE IS LOCATED IN AREA PERMITTED BY THE ZONING ORDINANCE.
 - THE PROPOSED USE DOES NOT REQUIRE ANY ZONING MAP AMENDMENTS OR VARIANCES AT THE TIME OF APPLICATION.

NEW DUMPSTER ENCLOSURES SEE DETAIL

NOTE: SIGN TO BE PLACED IN PARKING LOT STATING THAT "BUILDING IS UNDER VIDEO SURVEILLANCE"

BLACKTOP
PARKING

APPROX. 300 SF AREA FOR SNOW STORAGE

EXIST. POLE SIGN

150.00'
N 89° 58' 22" W

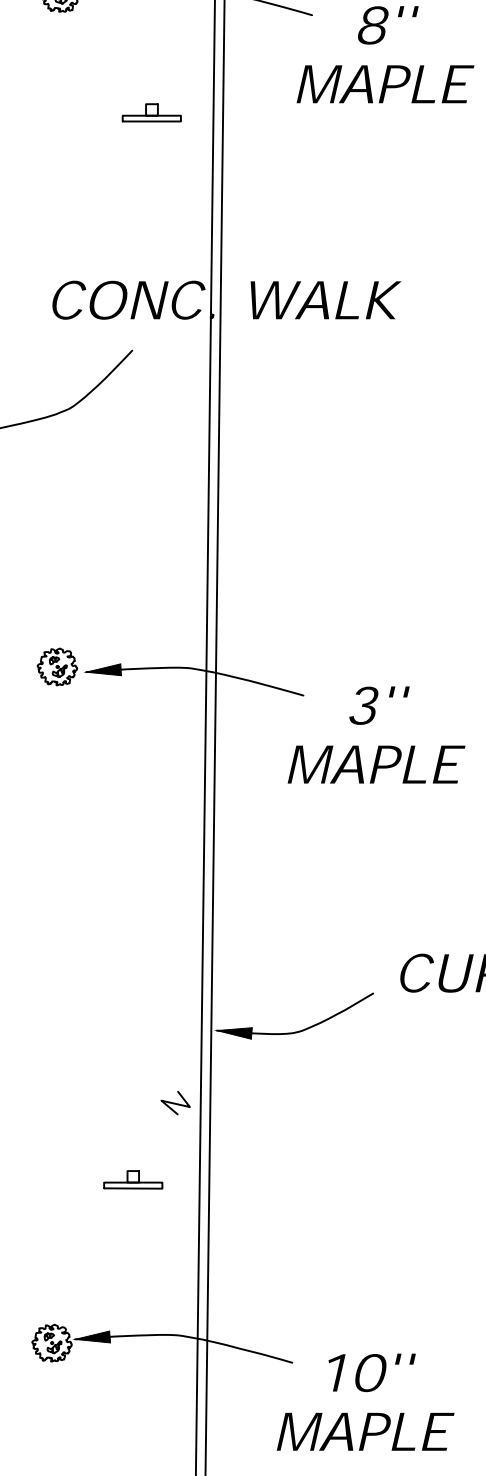
S 00° 36' 00" W
464.73'

S 00° 36' 00" W
100.00'

STREET (100' R/W)

NORTH 30TH

CURB



**Z A
D B**

31313 NORTHWESTERN HWY., SUITE 104
FARMINGTON HILLS, MICHIGAN 48334
OFFICE - 248-767-6928
FAX - 248-564-5277



PROJECT:
PROPOSED ADULT RETAILER
201 NORTH 30TH STREET
ESCANABA, MICHIGAN 49829

ISSUED FOR:
PERMIT 01-18-2023
REVISED 05-10-2023 PR. CTY.
05-23-2023 PR. CTY.

DO NOT SCALE PRINTS -
USE FIGURED DIMENSIONS ONLY

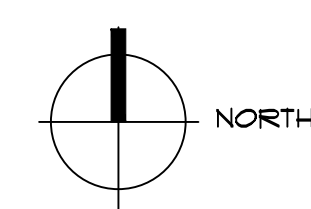
JOB NO.
23-006

SHEET NO.

AS.1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'





PROJECT:

PROPOSED
ADULT
RETAILER
201 NORTH
30TH STREET
ESCANABA,
MICHIGAN 49829

ISSUED FOR:

PERMIT
01-18-2023

REVISED
05-10-2023 PR. CTY.

DO NOT SCALE PRINTS -
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DIMENSIONS ONLY

JOB NO.

23-006

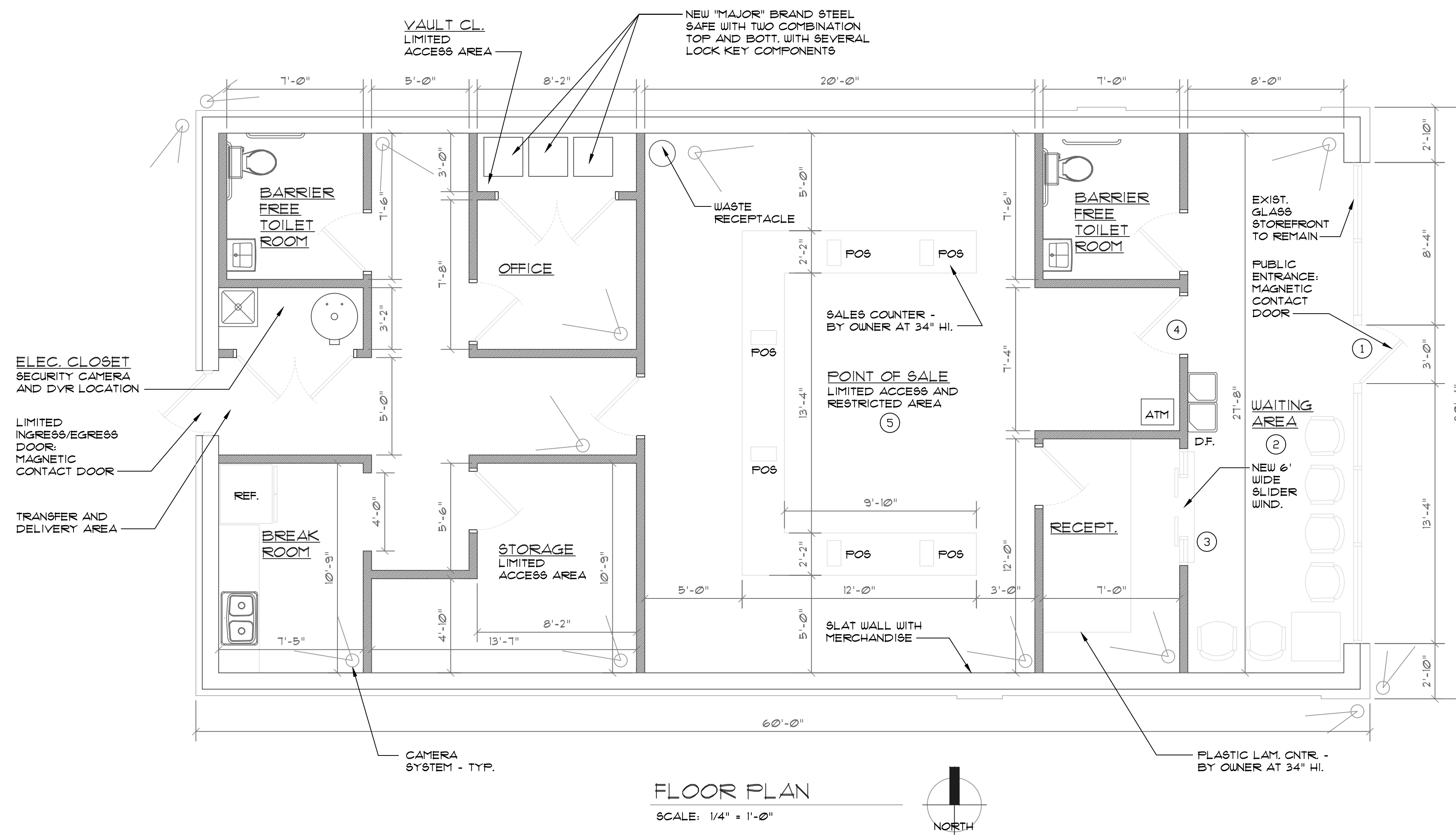
SHEET NO.

SECURITY LEGEND

1. AT THE PROVISIONING CENTER THE GENERAL PUBLIC WILL NOT HAVE ACCESS TO ANY AREA WHERE CANNABIS IS DISPENSED OR HANDLED. ALL PERSONS WILL WALK INTO A GENERAL WAITING AREA WHERE ALL PERSONS WILL BE GREETED BY A RECEPTIONIST.
2. THIS AREA WILL BE USED BY PATIENT CAREGIVERS AND THOSE WHO ARE NOT LICENSED PATIENTS. THIS AREA WILL ALSO PROVIDE INFORMATION FOR PROSPECTIVE PATIENTS AND THEIR CAREGIVERS AND ALLOW A SPACE FOR THEM TO INTERACT AND CONSULT WITH THE PROVISIONING CENTER STAFF.
3. THE RECEPTIONIST WILL NOT PERMIT ANYONE TO REMAIN ON THE PREMISES THAT IS NOT ENGAGING IN ACTIVITY PERMITTED BY THE ACT. THE AREA WILL BE MONITORED BY VIDEO SURVEILLANCE. THE OFFICER CHARGED WITH GREETING EACH PERSONS THAT ENTERS THE WAITING AREA WILL VERIFY PATIENT AND/OR CAREGIVER IDENTIFICATION.
4. ONCE VERIFICATION IS COMPLETE, THE RECEPTIONIST WILL "BUZZ" THE PATIENT OR CAREGIVER THROUGH THE INITIAL SECURITY DOOR AND INTO THE SECURED HOLDING AREA. A VIDEO CAMERA WILL RECORD THE FACE OF THE PATIENT OR CAREGIVER AFTER THE INITIAL SECURITY DOOR CLOSES. A SECOND SECURITY DOOR WILL BE OPENED BY A COUNSELOR WHO WILL GREET THE PATIENT AND BRING THEM INTO THE LIMITED ACCESS AREA.
5. PATIENTS WILL WALK UP TO THE COUNTER WHERE THEY WILL CONSULT WITH THE STAFF REGARDING THE TYPE OF PRODUCT TO BE PURCHASED AND QUANTITY. PRODUCTS ARE KEPT BEHIND A COUNTER OR IN THE DISPLAY COUNTER AWAY FROM PATIENT OR REGISTERED PRIMARY CAREGIVER. IF THERE IS THE NEED FOR MORE IN-DEPTH CONSULTATION, THE PATIENT WILL HAVE THE OPTION OF MEETING PRIVATELY IN OFFICE AREA.

NOTES:

1. NEW NATIONAL ALARM AND CAMERA SYSTEM BY SAMSUNG HI TECH LASER AND MOTION SENSOR - CAMERA SYSTEM ALSO MONITORS THE BUILDING WHEN CLOSED WITH 24 HOUR WATCH AND SPEAKER SYSTEM
2. EXIST. GAS METER IS OUTSIDE
3. OWNER TO INSTALL MOTION SENSORS, PANIC BUTTONS AND KEY FOBs TO ALL DOORS AND ROOMS
4. BUILDING IS AN EXIST. BRICK STRUCTURE
5. MAXIMUM STORAGE = 115 SF
6. NEW 50 KVA GENERATOR ON ROOF
7. NEW 5 TON MAKE UP AIR UNIT W/ HEATING AND COOLING CAPACITY FOR ODOR CONTROL ON ROOF
8. CONTRACTOR TO INSTALL FILTRATION SYSTEM PER MANUFACTURERS SPECS





PROJECT:
PROPOSED
ADULT
RETAILER
201 NORTH
30TH STREET
ESCANABA,
MICHIGAN 49829

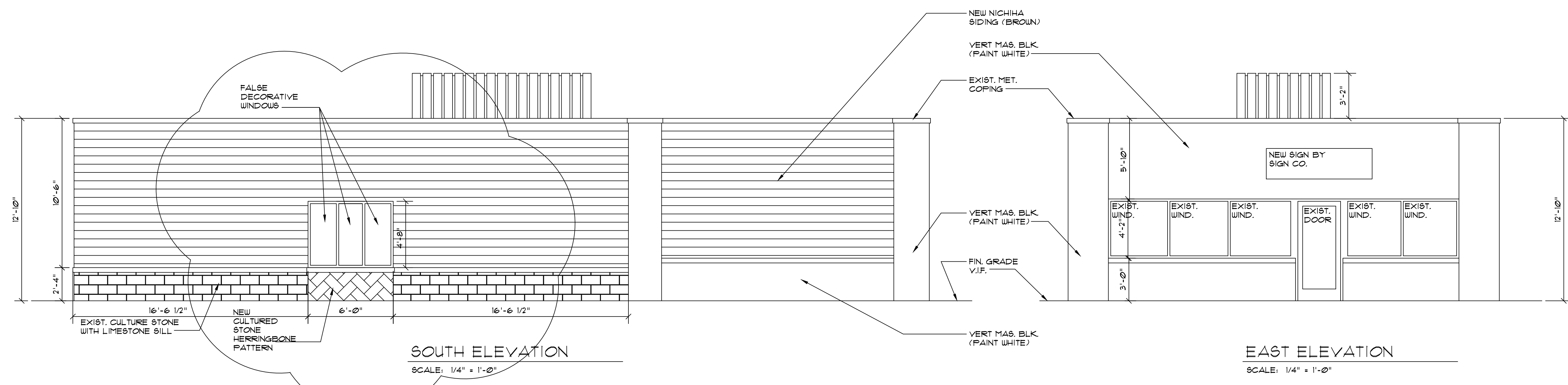
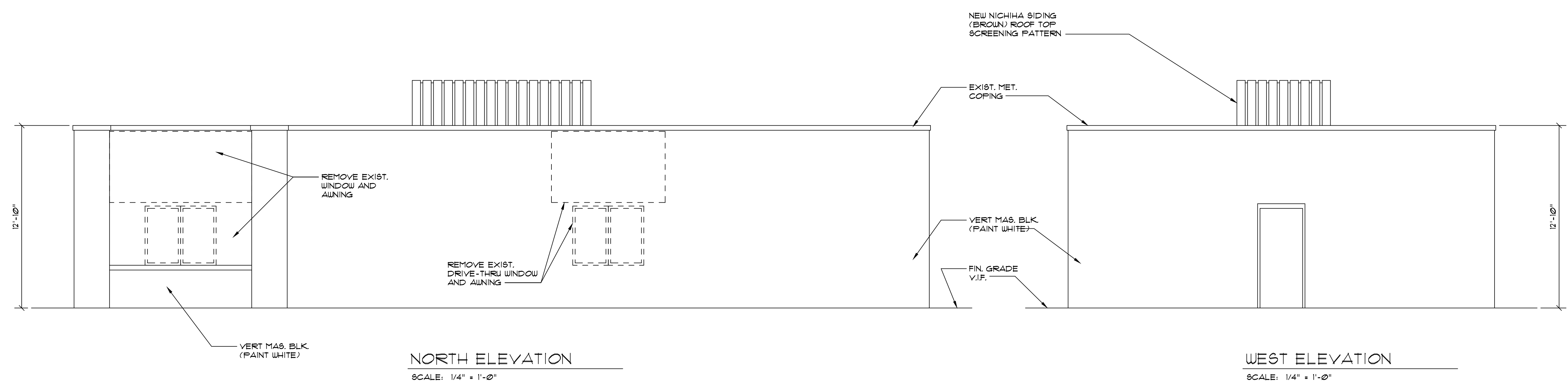
ISSUED FOR:
PERMIT
01-18-2023
REVISED
05-10-2023 PR. CTY.
05-23-2023 PR. CTY.

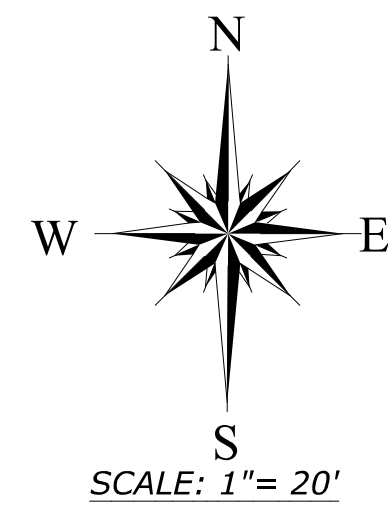
DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

JOB NO.
23-006

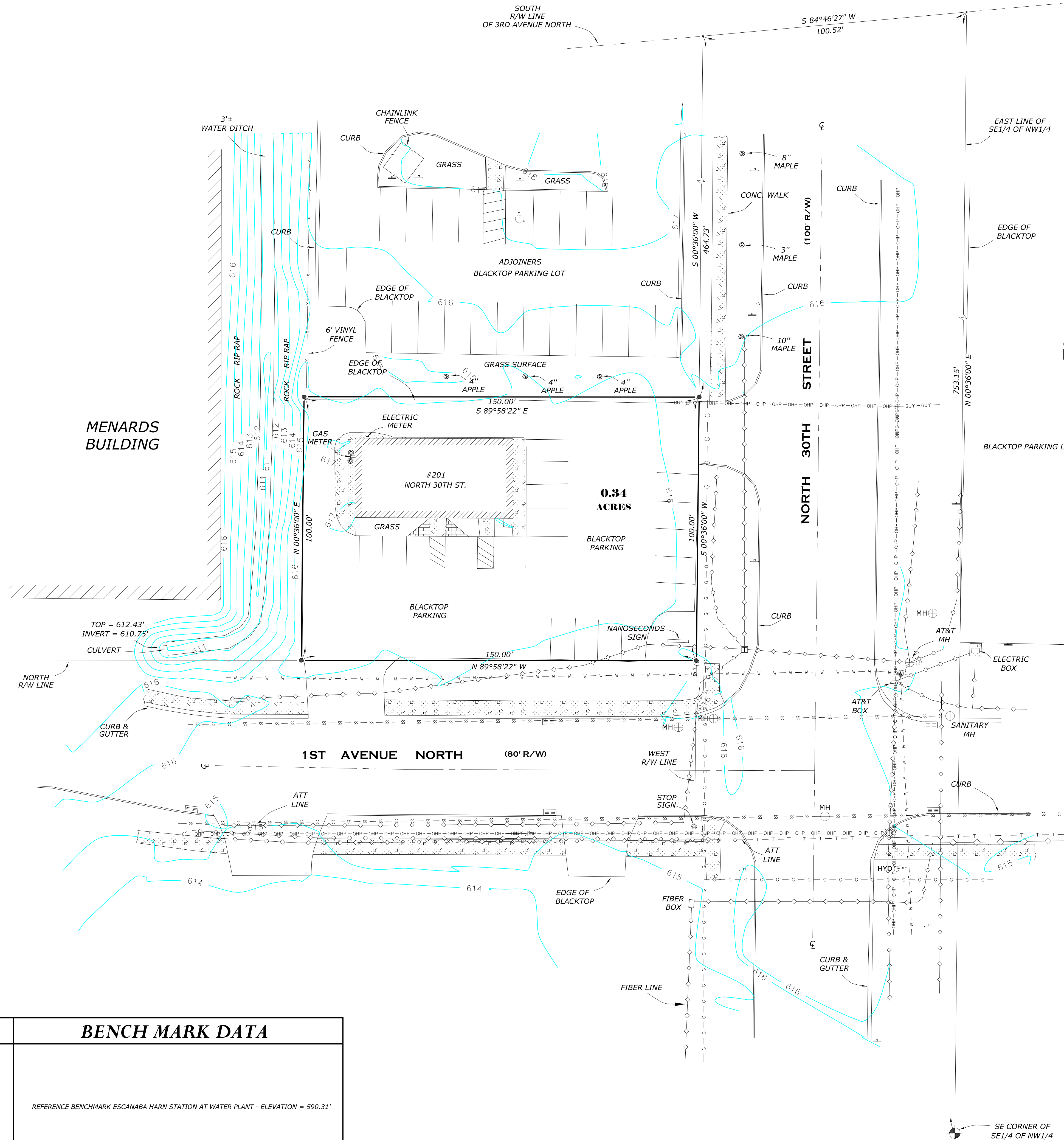
SHEET NO.

AS.4





Topographic Survey of Part of SE1/4 of NW1/4 of Section 25 T.39N., R.23W. City of Escanaba Delta County, Michigan



LEGEND

- - - INDICATES A LINE NOT DRAWN TO SCALE
- ⊕ INDICATES A CHISELED CROSS IN CONCRETE
- INDICATES AN IRON MONUMENT SET
- INDICATES AN IRON MONUMENT FOUND
- ⊞ INDICATES A SIGN
- ⊞ INDICATES A TELEPHONE JUNCTION BOX
- ⊞ INDICATES A LIGHT / POLE
- ⊞ INDICATES A UTILITY POLE
- ⊞ INDICATES A WATER VALVE
- ⊞ INDICATES A CATCH BASIN
- HYD ⊕ INDICATES A HYDRANT
- MH ⊕ INDICATES A MAN HOLE
- ⊞ INDICATES A GUARD POST
- INDICATES UNDERGROUND FIB/TELE LINE
- E—E— UNDERGROUND POWER
- OHP—OHP— OVERHEAD POWER / CABLE
- G—G— UNDERGROUND GAS LINE
- SS—SS— SANITARY SEWER LINE
- GUY—GUY— GUY WIRE
- S—S— STORM LINE
- ▨ INDICATES CONCRETE SURFACE

SURVEY NOTES:

1. OVERHEAD/UNDERGROUND UTILITIES SERVICING SUBJECT PROPERTY ARE AS SHOWN.
2. UNDERGROUND UTILITY LOCATION WERE PROVIDED BY RESPECTED UTILITY COMPANY'S AND OR BY ON SITE OBSERVATION.
3. ELEVATIONS ARE IN NGVD 29 DATUM.
4. HORIZONTAL COORDINATES ARE ASSUMED (LOCAL SITE).
5. CONTOUR INTERVAL IS 1.0'.

NOTE: THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. BEFORE ANY CONSTRUCTION OCCURS, CONTACT MISS DIG FOR THE ON-SITE STAKING OF ALL UTILITIES (800) 482-7171.

BENCH MARK DATA

REFERENCE BENCHMARK ESCANABA HARN STATION AT WATER PLANT - ELEVATION = 590.31'

W&W
LAND SURVEYORS, P.C.

1410 Ludington Street
Escanaba, Michigan 49829
Phone (906)786-1755,
Fax 786-6487

JOB NUMBER	23129 NANO 231
SURVEY FOR	BRIAN TOMA
SUBJECT	TOPOGRAPHIC SURVEY
DATE OF SURVEY	MAY 3, 2023
DATE OF MAPPING	MAY 8, 2023

TRAFFIC IMPACT STUDY

Marijuana Dispensary Escanaba, MI

I hereby certify that this report was prepared by me,
and that I am a duly Licensed Professional Engineer
under the laws of the State of Michigan.

By: 

Amin Azimian, Ph.D., P.E.
License No. 6201310903

Date: July 1, 2023



Executive Summary

Background: The N. 30th St in Escanaba, MI is proposed to be redeveloped with a new Marijuana dispensary building with 1,820 square feet. The site is on the northwest corner of N 30th St. and 1st Ave., which currently contains the smoke shop building. Access to the site will continue to be provided via the two existing driveways on N. 1st Ave. and N. 30th St. This study analyzed the proposed change/development to identify potential traffic operations issues and recommended improvements if needed.

Results: The traffic impacts of the proposed development on nearby intersections were analyzed for multiple scenarios. The principal findings are:

- 1) The proposed dispensary is anticipated to generate approximately 19 entering/exiting vehicles during a weekday a.m. peak hour, 34 entering/exiting vehicles during a weekday p.m. peak hour, and 53 entering/exiting vehicles during a Saturday midday peak hour.
- 2) All study intersections are forecasted to operate acceptably at Level of Service D or better in the 2029 projected/Build peak hour scenario.

Recommendations: No modifications to the existing transportation system will be needed to accommodate the proposed development

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1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study for a proposed marijuana dispensary to be located at 201 N 30th St, Escanaba, MI 49829. The site, which currently contains the smoke shop building, is located on the northwest corner of N 30th St and 1st Ave (see Figure 1.1). As proposed, the dispensary will be approximately 1,820 square feet in size. As denoted in the site plan. The site area already has 15 parking spaces and 2 handicapped parking spaces, and no additional parking spaces will be provided. Access to the site will continue to be provided via the two existing driveways on N. 1st Ave. and N. 30th St.

The purpose of this study is to:

- Document how the intersections adjacent to the development currently function.
- Determine how the adjacent intersections will function in 2029 with the existing condition.
- Determine how the adjacent intersections will function in 2029 after the site is redeveloped and fully occupied in late 2023.
- Recommend appropriate transportation improvements if poor operations are identified in any of the study scenarios.

The following intersections are analyzed in this study:

- US Hwy 41 (Ludington St.) and N. 30th St.
- N. 30th St. and 1st Ave.
- N. 30th St. and 3rd Ave.

Traffic capacity analyses were conducted for the weekday peak hours for the following conditions:

- Existing Conditions: Analyze the capacity of the existing intersections using the existing AM and PM peak hour traffic volumes.
- No-Build: Analyze the capacity of the existing intersections using existing peak hour traffic volumes increased by an ambient area growth factor not attributable to any particular development.
- Projected/Build conditions: Analyzed the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the net increase in traffic estimated to be generated by the proposed dispensary. For the purposes of this study, it is assumed the full development will be built and occupied in December 2023



Figure 1.1 - Study Area and Site Location.

2. Existing Conditions

2.1. Transportation Network Characteristics

US Hwy 41 is an east-west, other principal arterial road, typically accommodating two lanes in each direction along with a center two-way left turn lane in the vicinity of the site. It is a state trunkline highway maintained by the Michigan Department of Transportation (MDOT). The speed limit is posted at 55 mph for the western approach and 45 mph for the eastern approach. At the signalized intersection with N. 30th St, US Hwy 41 provides an exclusive left-turn lane, a through lane, and a combined through/right lane on both east bound and west bound approaches.

N. 30th St. is a north-south minor arterial road that generally provides a varying number of lanes in each direction near the vicinity of the site. At its signalized intersection with US Hwy 41, it offers an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the southbound approach, which has a posted speed limit of 35 mph. On its northbound direction, which is referred to as Willow Creek Rd., it provides an exclusive left-turn lane and a combined through/right lane, with a posted speed limit of 30 mph. At its unsignalized intersection with 1st Ave N, it offers one exclusive left-turn lane and a combined through/right lane on the southbound approach. On the northbound approach, it provides a combined left-turn/through lane and a through/right lane. At its unsignalized intersection with 3rd Ave N, it provides one exclusive left-turn lane and one through lane on the southbound approach. On the northbound approach, it offers one through lane and one combined through/right lane. The posted speed limit for the approaches near the unsignalized intersections is 35 mph. N. 30th St. is under the jurisdiction of the Delta County Road Commission. Figure 2.1 shows existing traffic control and lane configuration for the three intersections.

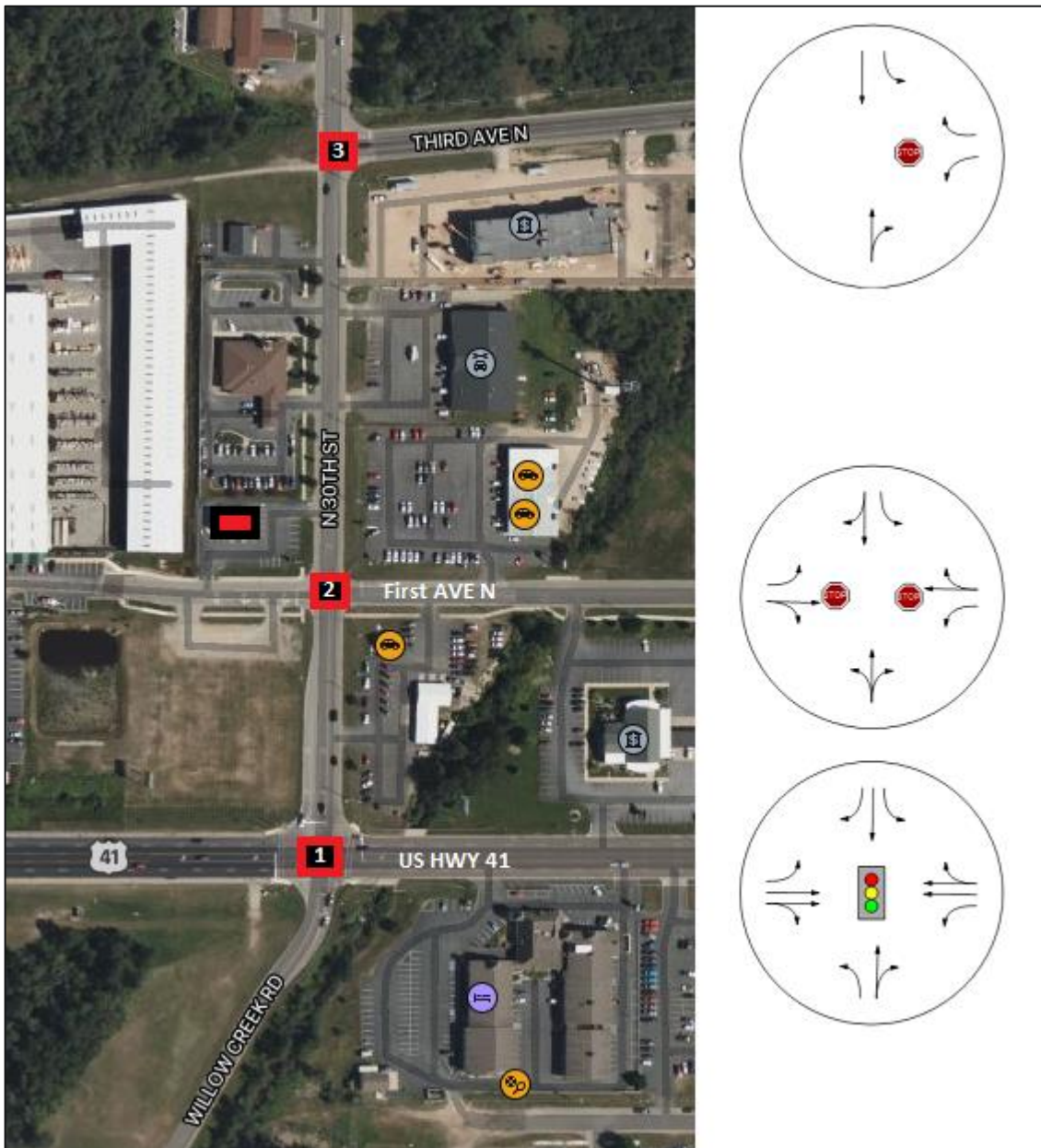


Figure 2.1 - Existing Conditions at Study Intersections.

2.1. Traffic Volumes

To assess the present traffic conditions within the study area, peak period traffic counts were gathered under normal weekday conditions on August 1, 2022. The traffic counts on US Hwy 41 (Ludington St.) and N. 30th St. were obtained from MDOT upon request. Traffic counts on N. 30th St. and 1st Ave as well as N. 30th St. and 3rd Ave obtained from Streetlight Data Inc. The 15-minute level turning movement count data is contained in Appendix A. Later, in PTV VISTRO software, the Data were adjusted using the latest (2022) regional annual growth factor of 1.004 to account for the existing (year 2023 traffic volume) and future traffic conditions (year 2029).

2.2. Level of Service

An intersection capacity analysis was conducted for the existing intersections per the Highway Capacity Manual, 7th Edition. Intersections are assigned a “Level of Service” letter grade for the peak hour of traffic based on the number of lanes at the intersection, traffic volumes, and traffic control. Level of Service A (LOS A) represents light traffic flow (free flow conditions) while Level of Service F (LOS F) represents heavy traffic flow (over capacity conditions). According to the Michigan Intersection Guide Manual¹, any intersections with a LOS worse than D may justify an operational analysis to determine if corrective measures are warranted. Figure 2.2 represents an example of the LOS grades (from a signalized intersection in San Jose, CA).

The LOS calculations were conducted based on the existing traffic conditions and lane configurations using PTV VISTRO software. Additionally, for the signalized intersection, the signal cycle length and phased designation were obtained from the MDOT upon request and are included in Appendix B. The splits were optimized for each Scenario with VISTRO. The resulting LOS for the peak hours is shown in Table 2.1. The complete LOS calculations, which include grades for individual movements, are included in Appendix C for each scenario.

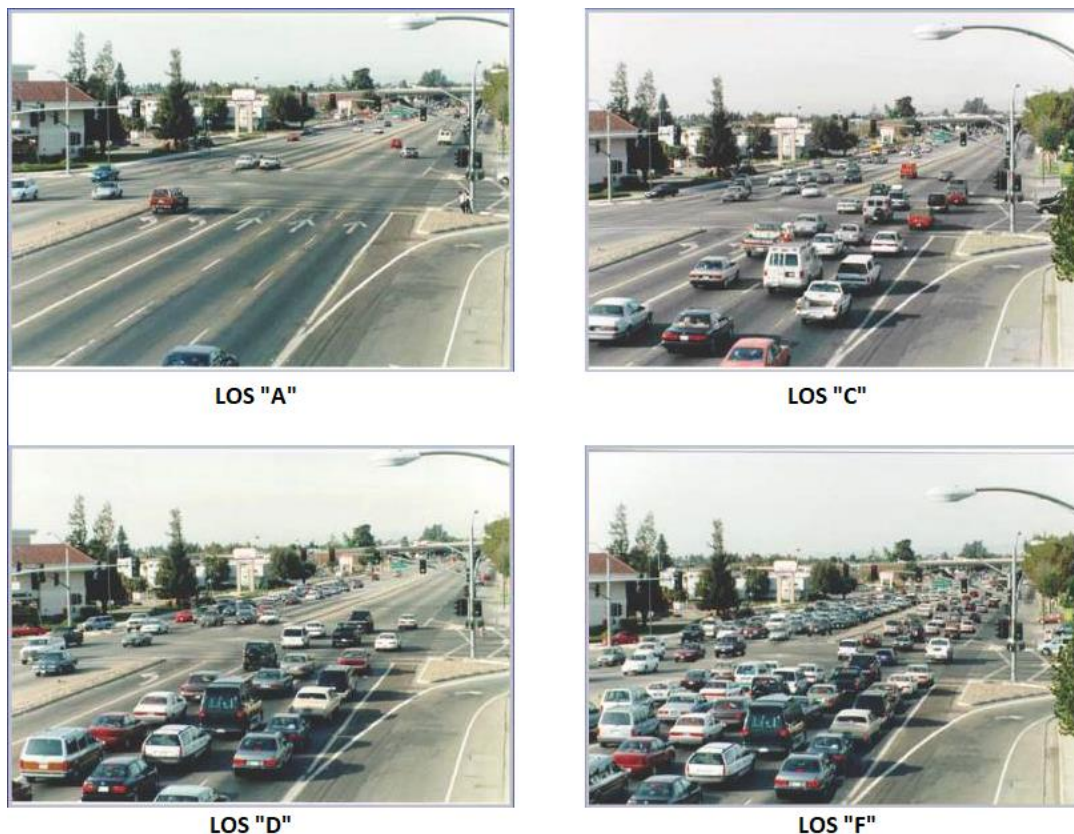


Figure 2.2 - An Example of level of services (Source: City of San Jose, CA)

Table 2.1 - Existing Peak Hour Level of Service (LOS)

Intersection	Weekday A.M Peak	Weekday P.M. Peak	Saturday Midday Peak
US Hwy 41 (Ludington St.) and N. 30th St.	C (D)	C (D)	C (C)
N. 30th St. and 1st Ave.	C (C)	D (C)	C (C)
N. 30th St. and 3rd Ave.	C (C)	D (C)	C (C)

The first letter represents the Level of Service for the intersection, while the letters in parentheses represent the Level of Service for the worst operating approach.

3. Projected Traffic Conditions

3.1. No-Build Traffic Conditions

The Year 2022 base traffic volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). According to MDOT annual growth factors of 1.004, the year 2022 traffic volumes are projected to increase by a compound annual growth rate of 0.4 %. As such, traffic volumes were increased by approximately 2.6 percent total to represent 2029 conditions. The year 2029 no-build traffic volumes, which include existing traffic volumes increased by the regional growth factor.

3.2. Site Traffic Forecasting

A trip generation analysis was performed for the development site based on the methods and rates published in the ITE Trip Generation Manual, 11th Edition. The resultant trip generation is shown in Table 3.1. The site generated trips were then added to the study roadways using a trip distribution pattern as shown in Figure 3.1. The trip distribution pattern is based on existing traffic counts. The traffic generated by the proposed dispensary was assigned to the area roadways per these distribution patterns. The peak hour forecasts are shown in Appendix C under the capacity analysis section for each study scenario.

Table 3.1 - Trip Generation

Land Use	Code	Unit	Rate	Quantity	% In	%Out	Trips In	Trips Out	
		Weekday AM Peak Hour							
Marijuana Dispensary	882	1,000 sqft	10.54	10.54	52	48	10	9	
		Weekday PM Peak Hour							
		Unit		Quantity	% In	%Out	Trips In	Trips Out	
		1,000 sqft	18.92	18.92	50	50	17	17	
		Saturday Midday Peak Hour							
		Unit		Quantity	% In	%Out	Trips In	Trips Out	
1,000 sqft	28.85	1.82	50	50	26	27			



Figure 3.2 - Trip Distribution Pattern

3.3. Total Projected Traffic Volumes

To determine the total projected traffic volumes for the year 2029 in the build scenario, the traffic generated by the proposed dispensary was added to the No-Build traffic volume, which accounted for expected traffic volumes including ambient background growth.

4. Traffic Analysis

4.1. Level of Service Analysis

Adjacent intersection analyses were performed for the weekday morning and evening peak hours as well as Saturday midday peak hour for the existing year (2023), year 2029 no-build and year 2029 build/projected scenarios. The following summarizes how the intersections are projected to operate.

US Hwy 41 with N. 30th St.:

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and evening peak hours and Saturday midday peak hour. Additionally, all approaches operate at LOS C, during all three peak hours.

Under the year 2029 no-build and the year 2029 projected scenarios, overall, this intersection will continue to operate at LOS C during all three peak hours and Saturday midday peak hour with an increase in delays of less than a second. All approaches will continue to operate at the same existing LOS with increases in delay of less than one second. This minimal increase, combined with the results of the capacity analyses, indicates that the traffic generated by the proposed dispensary will not have a significant impact on the overall operations of the intersection.

N. 30th St. with 1st Ave N.:

The results of the capacity analysis indicate that this intersection currently has an LOS of C during the weekday morning and Saturday midday peak hours and an LOS of D during the weekday evening peak hour. In particular, the northbound and southbound approaches currently operate at an LOS of A during all three peak hours. Additionally, the eastbound and westbound approaches currently have an LOS of C and B, respectively.

Under the year 2029 no-build and the year 2029 projected scenarios, overall, all approaches continue to operate at the same existing LOS during the peak hours, except for the eastbound approach, whose LOS will degrade to LOS D during the weekday evening peak hours. For this approach, the delay is expected to increase by 2.4 seconds under the projected conditions. For the remaining approaches, the change in delay will remain less than a second.

N. 30th St. with 3rd Ave N.:

The results of the capacity analysis indicate that this intersection currently has an LOS of C during the weekday morning and Saturday midday peak hours and an LOS of D during the weekday evening peak hour. In particular, the northbound and southbound approaches currently operate at an LOS of A during all three peak hours. Additionally, the westbound approach currently have an LOS of C.

Under the year 2029 no-build and the year 2029 projected scenarios, overall, all approaches continue to operate at the same existing LOS during the peak hours with increases in delay of less than one second.

LOS for each intersection as well as the worst approach are summarized in Table 4.1

Table 4.1 - 2029 Level of Service

Intersection	Weekday A.M Peak		Weekday P.M. Peak		Saturday Midday Peak	
	No-Build	Build	No-Build	Build	No-Build	Build
US Hwy 41 (Ludington St.) and N. 30th St.	C(C)	C(C)	C(C)	C(C)	C(C)	C(C)
N. 30th St. and 1st Ave.	C(C)	C(C)	D(D)	D(D)	C(C)	C(C)
N. 30th St. and 3rd Ave.	C(C)	C(C)	D(C)	D(C)	C(C)	C(C)

The first letter represents the Level of Service for the intersection, while the letters in parentheses represent the Level of Service for the worst operating approach.

4.2. Queue Length Analysis

From the simulation, the 95th percentile queue length is expected to be the highest during the weekday evening period compared to weekday morning and Saturday midday peak hours. Below summarizes the analysis of 95th percentile queue for turning movements with storage space at the signalized intersection (US Hwy 41 with N. 30th St) during the weekday evening peak hour:

- The northbound left-turn movement will experience 95th percentile queues of 78.42 ft/ln (under the 2029 no-build scenario) and 80.25 ft/ln (under the 2029 build scenario) during the weekday evening peak hour, which will be accommodated by the existing exclusive northbound left-turn lane (providing approximately 103 ft of storage).
- The northbound through/right-turn movement will experience 95th percentile queues of 23.92 ft/ln (under the 2029 no-build scenario) and 25.13 ft/ln (under the 2029 build scenario) during the weekday evening peak hour, which will be accommodated by the existing exclusive northbound left-turn lane (providing approximately 112 ft of storage).
- The southbound left-turn movement will experience 95th percentile queues of 86.7 ft/ln (under the 2029 no-build scenario) and 92.21 ft/ln (under the 2029 build scenario) during the weekday evening peak hour, which will be accommodated by the existing exclusive northbound left-turn lane (providing approximately 165 ft of storage).
- The southbound right-turn movement will experience 95th percentile queues of 229.59 ft/ln (under the 2029 no-build scenario) and 237.61 ft/ln (under the 2029 build scenario) during the weekday evening peak hour. Considering the existing storage (providing

approximately 190 ft of storage and 70 ft of taper), the queue of left-turning vehicles may occasionally extend beyond the available storage space. This may require adjusting the signal timing to manage traffic flow in this lane.

- The westbound left-turn movement will experience 95th percentile queues of 12.66 ft/ln (under the 2029 no-build scenario) and 92.21 ft/ln (under the 2029 projected scenario) during the weekday evening peak hour, which will be accommodated by the existing exclusive northbound left-turn lane (providing approximately 165 ft of storage).

5. Conclusions and Recommendations

The study intersections are forecasted to operate acceptably with the addition of traffic from the proposed Marijuana Dispensary in the 2029 Build/Projected scenarios. The queue lengths are forecasted to be at acceptable lengths, most likely not causing significant blockage during the 2029 weekday evening peak hour scenario. Additionally, the LOS for at least one intersection in the worst-case scenario is forecasted to operate at LOS D, which requires no corrective measures as denoted in the Michigan Intersection Guide manual.

Obituaries

Timothy M. DeClaire

1992 - 2023

RAPIDRIVER — Timothy M. DeClaire, age 30, of Rapid River passed away unexpectedly at home on Wednesday, July 19, 2023.

Tim was born November 24, 1992 in Pontiac, Michigan, the son of Timothy and Mary (Marshall) DeClaire. He graduated from the Gladstone High School in 2011. He was united in marriage to Victoria "Tori" DeMenter on June 11, 2016 at All Saints Church in Gladstone. Tim was an incredible husband, loving father, son and brother and a goofy nerd at heart. He was employed at the Upper Hand Brewery in Escanaba and enjoyed the outdoors, hunting, guns, working on vehicles, tinkering and reading. He was also an Eagle Scout and always gave a helping hand.



Timothy M. DeClaire

Tim is survived by his wife, Tori DeClaire of Rapid River; his children, Emma Jane, Alice Joe, Maya June and Caylee Jean; his parents, Tim and Mary DeClaire; and his sister, Melissa DeClaire of Walker, Mich.

Memorial services for Tim will be held on Wednesday, July 26 at 11:30 a.m. at the New Life Church in Escanaba. A Celebration of Life will follow at 1 p.m. at the Upper Hand Brewery. Please feel free to bring a dish to pass.

The family asks that in lieu of flowers, wind chimes and lawn decorations or ornaments are preferred.

The DeClaire family is being assisted by the Skradski Funeral Home in Gladstone.

For additional information or to leave the family a message of condolence, go to <http://www.skradski-funeralhomes.com>.



Skradski
SkradskiFuneralHomes.com

David L. DeSalvo

ESCANABA — David L. DeSalvo, 71, of Escanaba, passed away on Wednesday, July 19, 2023 at his home following a lengthy illness.

Listed among survivors are his wife, Susan.

Visitation will be held on Monday, July 31 from 2 to 4 p.m. at the Crawford Funeral Home, 302 S 13th St, Escanaba. Military honors will take place at 4 p.m. and the funeral service will immediately follow with Pastor Paul Culbertson officiating.

A complete obituary will be forthcoming.

The Crawford Funeral Homes are assisting with the arrangements.

John W. Weimer

GLADSTONE — John W. Weimer, age 80, of Gladstone passed away on June 23, 2023 at Lakeview Assisted Living.

A memorial service will be held on Monday, July 24 at 1 p.m. at the Skradski Funeral Home in Gladstone. For additional information or to leave the family a message of condolence, go to <http://www.skradskifuneralhomes.com>.

D. Thomas 'Tom' Anderson

ESCANABA — D. Thomas "Tom" Anderson, 74, of Escanaba, passed away Friday morning, July 14, 2023 at his home following a lengthy illness.

Among survivors include his wife, Cathy L. Anderson.

Visitation will be on Saturday, July 22 from 1 to 3 p.m. at the Crawford Funeral Home, 302 S. 13th St., Escanaba. The Escanaba Eagles Arie 1088 will have a memorial service at 3 p.m.

The Crawford Funeral Homes are assisting the family.

Briefs

Eskymo Fan Club meeting July 24

ESCANABA — The next Monday, July 24 at 6:30 p.m. Eskymo Fan Club meeting is in the high school library.

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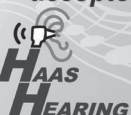


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AP photo

This July 5, 2023, image provided by Jessica Damiano shows a scarlet lily beetle on an Asiatic lily stem on Long Island, N.Y. Caught early, the pests can be controlled by knocking them off plants into a container holding water, vinegar and dish soap.

Catch garden pests and diseases early by keeping a close eye on your plants

By Jessica Damiano
Associated Press

Every morning, I head outside, coffee in hand, and usually in my pajamas, to check on my plants.

"Who's thirsty? Who needs a trim?" I ask, tending to their needs as I move from bed to bed.

Most days, the visit reveals pleasant changes, like the first Madame Julia Correvon clematis flower of the season or the emergence of a green, lumpy Voyager tomato that wasn't there the day before. But sometimes, horror strikes.

As I assessed the Domingo, Voyager and RW Cephei tomatoes growing in my Earth Boxes one day last week, I noticed small, dark dots on their stems. Hoping they were soil specks, I zoomed in on them with my phone's camera and discovered three different species of aphids feasting on them. I couldn't see their piercing, sucking mouthparts, but I knew they were embedded in the vulnerable tissue of the 3-foot-tall plants I'd lovingly started from seed in March.

When combatting garden pests and diseases, it's important to act quickly. Left unchecked, they can quickly escalate, resulting in decreased vigor, diminished flower and fruit production, or even complete decimation.

My course of action always begins with the most benign treatment possible, and I only escalate if necessary. Even then, I have my limits, as I'd rather sacrifice a flower or vegetable plant than use

harsh chemicals.

In the case of my tomatoes, since I'd caught the aphids early, I was able to rinse them off with a hose, rubbing the stubborn ones off with my fingers under a moderate stream of water. They haven't returned, but I look for them every day, just in case.

Had the invasion been severe or the water-and-rubbing method ineffective, I would have applied a spray of Neem, which kills aphids by smothering. The organic oil, derived from the seeds of the Neem tree, is safe to use on edibles and is nontoxic to people, pets and birds. Still, it should be applied after dusk when beneficial insects are less active.

That same day, I found adult scarlet lily beetles on my Asiatic lilies. They'd never shown their faces in my garden before, so, frankly, I was offended. The red insects feed on the leaves, stems, buds and flowers of all true lilies and fritillaries.

In their larval stage, which I missed in spring, they cover themselves in excrement. As you might imagine, that renders them unappetizing to predators. The coating also serves as a shield to protect them from pesticides, making it difficult to eradicate them. It's a cool defense mechanism - but also, eww!

Because I didn't notice the small poop-coated, ravenous larvae earlier in the season, they completely destroyed some of my plants, which stood stripped, brown and shriveled at the back of the bed. To prevent more carnage, I had to remove the

adults that populated the remainder of my lilies, so I tapped them off the stems into a bucket of soap- and vinegar-laced water.

On my way back into the house, I stopped to check the rhododendron by the front door, which was attacked by azalea bark scale last summer. Sure enough, the white, fuzzy insects had made a comeback. Some of the foliage was infested, so I trimmed it off. But because most of the leaves hosted just a few of the pests, I was able to eliminate them by dabbing each with a cotton swab that I'd dipped in rubbing alcohol.

Had I not noticed until all the leaves were covered in scale, the alcohol method would have become impractical -- or impossible -- to carry out. In that case, the sap-suckers' feeding could have led to yellowing, wilting, stunting and, in severe cases, death of the plant.

My early interventions slowed or stopped infestations that could have been fatal. The same would have held true for diseases, many of which also respond better to early treatments.

Take blossom end rot, a disorder of tomatoes, peppers, eggplants and squash caused by insufficient calcium, often the result of irregular watering practices or drought stress. The first symptom is a water-soaked spot on or near the blossom-end (bottom) of the fruit. As the spot grows, the affected area sinks and turns brown or black.

Catch it early, and you can

save your crop by drenching the entire plant with a calcium spray, which almost immediately corrects the deficiency. Most of the time, new fruit produced after treatment is healthy. If it isn't, a second dose should do the trick.

Monitoring ornamentals like lilacs, roses, asters, phlox, bee balm, peonies and black-eyed Susans, and crops like melons, pumpkins, squash, eggplant, tomatoes, peppers and artichokes for the presence of a dusty white leaf coating will give you a leg up on a fungal infection called powdery mildew. The disease can result in plant weakening, stunting and leaf drop if it escapes your attention.

Early treatment with a spray made by mixing 3 tablespoons each of baking soda and light horticultural oil into a gallon of water can stop spores from spreading throughout the plant or to others nearby. Neem oil is another early-treatment option that provides a similar benefit.

The best cure is prevention, and the best way to keep your plants healthy is with frequent search-and-destroy missions. They don't require much effort, and if you're anything like me, you don't even have to get dressed.

— — —
Jessica Damiano writes the award-winning Weekly Dirt Newsletter and regular gardening columns for The AP. Sign up here to get weekly gardening tips and advice delivered to your inbox.

Today

10 a.m. AA - Delta Drop. In, Escanaba. Open meeting; for anyone interested in the recovery process from alcoholism. Handicap accessible.

10 a.m. - Relapse Prevention Group - Community Center, Hannahville. Opening meeting. Handicap accessible.

12-1p.m. The Salvation Army Escanaba Free Lunch, Friendship Kitchen on Monday, Tuesday, Thursday, Friday, 3001 5th Avenue South, Escanaba

Phone: (906) 786-0590
7:30 p.m. CST AA - Twp Hall, Hwy 41, Carney - A New Way of Living - Closed meeting; for anyone having a problem with alcoholism themselves.

7:30 pm. MA - Central United Methodist Church, 322 S. Lincoln Rd., ESC (rear entrance) Closed meeting; for anyone having a problem with alcoholism themselves. Handicap accessible.

Alcoholics Anonymous
Hotline local number (906) 553-9104

Delta County Meeting Information Schedule Hotline (906) 553-9104

NAMI: National Alliance on Mental Illness of the Upper Michigan, (906) 360-7107 for more information.

Escanaba Alzheimer's Support Group is not meeting at this time please call (906) 789-2886 for more

information.

Saturday

10 a.m. AA - Delta Drop In, Escanaba - Living Sober. Open meeting; for anyone interested in the recovery process from alcoholism. Handicap accessible.

— — —

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City of Escanaba MICHIGAN

**CITY OF ESCANABA
REGULAR MEETING OF THE PLANNING COMMISSION**

At a regular meeting of the Escanaba Planning Commission on Thursday, August 10, 2023, at 6:00pm in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following Public Hearings will be conducted in accordance with zoning ordinance section 205:

Special Land Use – 201 North 30th Street
The Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marijuana Retailer named "AHA" to be located at 201 North 30th Street.

The public is cordially invited to attend this meeting should you have any questions, comments, or concerns. Special land use reviews are intended to ensure that projects conform to Escanaba's Zoning Ordinance. The Planning Commission does not have the authority to reject a project which conforms to all applicable ordinances. If you are unable to attend this meeting, you may submit your written concerns to the City of Escanaba, Planning & Zoning Dept., P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 by August 9, 2023. All written and signed correspondence will be entered into the public record.

More detailed information related to these agenda items can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829 or on the City's website at escanaba.org under the Planning Commission page one week prior to the meeting.

Escanaba Planning Commission

DAILY PRESS
600 Ludington Street
Escanaba, Michigan 49829
906-789-9122
Federal ID# 38-3365439

I RACHEL ROBINETTE

being an authorized representative of

THE DAILY PRESS/ UP ACTION NEWS

Escanaba Michigan, do hereby affirm that

REGULAR MEETING OF THE PLANNING COMMISSION

ad(s) for

CITY OF ESCANABA of ESCANABA, MICHIGAN

were inserted first on the following dates:

<u>07/21/23</u>		<u>THE DAILY PRESS</u>
<u>NOT</u>	<u>IN</u>	<u>THE TMC WEEKLY</u> and
<u>07/21/23</u>	<u>ON</u>	<u>THE DAILY PRESS WEBSITE</u>

that the attached is a true copy thereof.



signature of authorized representative

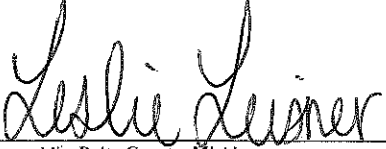
Subscribed and sworn to before me this

TWENTY FIRST

day

of

Jul-23



notary public, Delta County, Michigan

My commission expires

12-Aug-27

Leslie Leisner
Notary Public
Delta County
State of Michigan
Comm Exp: 8/12/2027



July 21, 2023

«Owner_Name»
«Address_Owners»
«City_Owners», «State_Owners» «Zip_Code_Owners»

RE: Public Hearing Notification & Invitation to Comment

Dear Property Owner:

You are receiving this letter because your property at «Address_Physical» is within 300 feet of a proposed project scheduled for a Public Hearing and Site Plan Review before the Planning Commission on **Thursday, August 10, 2023 at 6:00pm** at Escanaba City Hall, 410 Ludington St.

**Special Land Use Review—201 North 30th Street
AHA—Marihuana Retail Establishment**

You are invited to attend this meeting and provide comments should you have any interest in this project. This review is intended to ensure that the proposed project conforms to Escanaba’s Zoning Ordinance. The Planning Commission does not have the authority to reject a project which conforms to all applicable ordinances. If you have comments, but are unable to attend, please submit your written comments to the Planning & Zoning Department prior to Thursday, August 10, 2023. All written and signed comments will be entered into the public record.

One week prior to the meeting, a copy of the project plans can be viewed in the agenda packet on our website at escanaba.org or can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

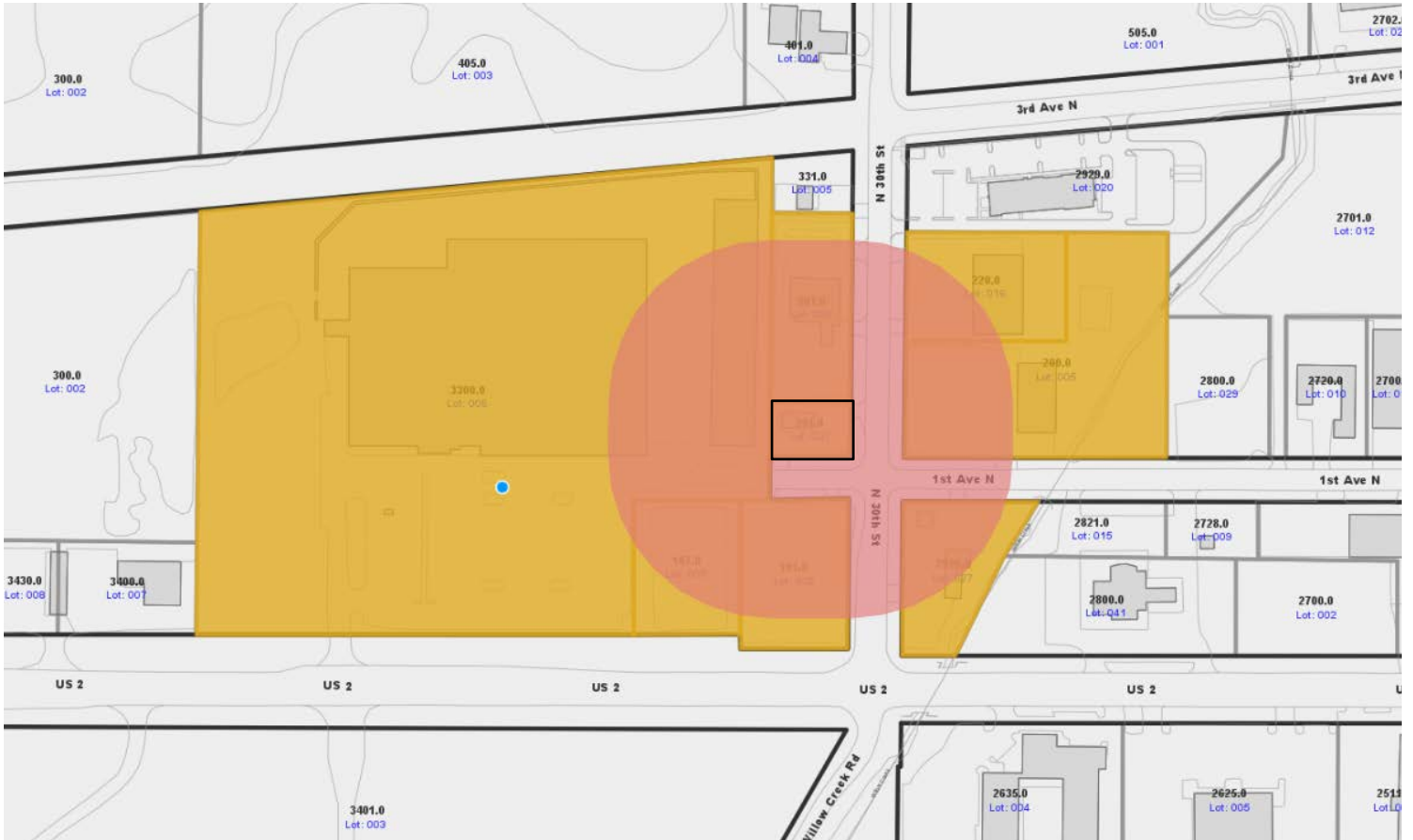
The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days’ notice to the City of Escanaba Clerk’s Office by writing or calling (906) 786-9402.

Best regards,

Tyler Anthony, Planning & Zoning Administrator
on behalf of the Escanaba Planning Commission

PROOF OF SERVICE – MAILING	
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.	
Addressee(s):	Assessed Property Owner/Occupant 300’ Radius of 201 North 30 th Street
Mailing Date:	July 21, 2023
Attested To By:	Heather Calouette City of Escanaba - City Hall

300' Radius from 201 North 30th Street



300' Radius from 201 N 30th St.

Address (Physical)	Owner Name	Address (Owner's)	City (Owner's)	State (Owner's)	Zip Code (Owner's)
3300 LUDINGTON ST	MENARDS INC #3256	5101 MENARD DR	EAU CLAIRE	WI	54703-9604
201 N 30TH ST	NANO SECONDS INC	201 N 30TH ST	ESCANABA	MI	49829-1376
301 N 30TH ST	KNAB LLC	928 N LINCOLN ROAD	ESCANABA	MI	49829-4203
200 N 30TH ST	HALBINSEL VOLKSWAGON INC	200 N 30TH ST	ESCANABA	MI	49829-1394
220 N 30TH ST	NATIONAL RETAIL PROPERTIES LP/O RYAN LLC	PO BOX 56607	ATLANTA	GA	30343-0607
101 N 30TH ST	MENARD INC	5101 MENARD DR	EAU CLAIRE	WI	54703-9604
107 N 30TH ST	MENARD INC	5101 MENARD DR	EAU CLAIRE	WI	54703-9604
2920 LUDINGTON ST	POULIOTS AUTO EXPO INC	2920 LUDINGTON ST	ESCANABA	MI	49829-1371



PLANNING COMMISSION

Agenda Item Report - Thursday, August 10, 2023

NB1: Site Plan Review – 2020 North 19th Street

Background:

In accordance with Zoning Ordinance 1801, the Planning Commission will review a site plan included with a land use permit application. This is for a storage and maintenance garage, accessory to a contractor office to be located at 2020 North 19th Street.

Possible Options for Action:

1. Approve the site plan as presented.
2. Conditionally approve the site plan. The motion must list standards not met and conditions for approval.
3. Deny the site plan. The motion must list standards not met and any reasons for denial.

Attachments:

1. Site Plan Review Application
2. Site Plan and Drawings
3. Staff Report

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SITE PLAN REVIEW APPLICATION

Planning & Zoning Department – City of Escanaba

906-786-9402 – permits@escanaba.org – 410 Ludington St. Escanaba, MI 49829

PROPERTY IDENTIFICATION	
Address 2020 North 19 th Street	Parcel # 051-420-2910-300-029

GENERAL. All construction or addition to buildings in the City of Escanaba requires a zoning permit, whether a building permit is required or not. If you are unsure if you need a building permit, please call the Delta County Building & Zoning Department at (906) 789-5189. It is the responsibility of all parties involved to review the zoning ordinance for standards which may affect their project. These conditions are not exclusive.

APPLICATION. Site Plan review ensures that developments integrate well with adjacent uses, minimize nuisance to adjoining land, provide safe and functional traffic access and parking, and reduce impacts on the environment. Site plan review applications shall be received not less than 21 calendar days before a scheduled Planning Commission review. All site plans shall be submitted to the Zoning Administrator for administrative review, who shall determine whether the site plan is complete and ready for Commission review.

STANDARDS. A site plan shall conform to all applicable local, State, and federal laws and ordinances. Approval may be conditioned upon the applicant receiving necessary local, State, and federal permits before final site plan approval. In addition, a development shall conform to the site development standards cited in City of Escanaba Zoning Ordinance sec. 1907, which shall be reflected on the site plan.

NOTICE TO NEIGHBORS. On all developments requiring site plan review by the Planning Commission, regardless of whether a public hearing is required, the City shall notify property owners within 300' of the site plan parcel of the date, time, location of the review and give information on how comments may be submitted.

PENALTIES FOR WORK DONE BEFORE APPROVAL. It is illegal to begin construction work before a zoning permit is obtained. If such work is done, citations and fines may be issued. Additionally, if the work violates any provision of the zoning ordinance, that work must be moved or altered to achieve compliance.

ACCESS BY CITY EMPLOYEES. Staff from the Planning & Zoning Dept. may visit the property for zoning permit inspections. Staff from the Assessing Dept. may visit the property for tax purposes.

PROJECT INFORMATION			
<i>What are you building? Please check only one.</i>			
NEW BUILD or ADDITION: <input type="checkbox"/> Multi-family residential building (5 units or more)	NEW BUILD or ADDITION: <input type="checkbox"/> Industrial building	NEW BUILD or ADDITION: Any building within zoning district C-2: Residential	
<input checked="" type="checkbox"/> NEW BUILD or ADDITION: Commercial building of 5,000 s.f. or more in lot coverage	<input type="checkbox"/> NEW BUILD or ADDITION: Communications tower	<input type="checkbox"/> Planned-Unit Development, E-1: Planned Commercial Development, or E-2: Special Planned Development	
<input type="checkbox"/> CHANGE OF USE: 200 to 2299 Ludington Street			
<i>Please complete the following information as fully as possible. Staff can help find some information. Submit this form with one print copy and one digital copy of a site plan compliant with zoning ordinance sec. 1802.2.</i>			
Project Description			
<div style="font-size: 2em; font-family: cursive;">Maintenance building</div>			
G	7500	1	22'
Zoning Use Type	Area (s.f.)	# of Floors Above Grade	Max Height (ft)
New utility services to be provided by the City: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> n/a			

You may submit this form in person, by USPS, or by email. Please make checks payable to "City of Escanaba".

Credit cards may be accepted in-person or by phone; an additional processing fee applies.

9

SITE PLAN REVIEW APPLICATION

Planning & Zoning Department – City of Escanaba

906-786-9402 – permits@escanaba.org – 410 Ludington St. Escanaba, MI 49829

FEES

Your actual fee is based on your lot's area in acres. To find that amount, multiply the lot area by the indicated area factor, input that amount, add the base amount, then input the actual fee. Max actual fee is \$2,000.

Lot Area (i.e.: 0.164)	Area Factor	Area Amt	Base Amt	Actual Fee
Fee = 4.050	x \$150	= \$ 607.50	+ \$400	= \$ 1007.50

CONTACT INFORMATION, AFFIDAVIT, AND SIGNATURES

I, the undersigned, have read and understand the statements on page 1 of this application. I acknowledge that the information in this application is true, and if found not to be true, any issued zoning permit may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application and not a permit. I understand that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.

If any of these entities are a company and not an individual, write: "Company Name (Contact's Name)"

Owner Name: Greg Bask
 Email: [REDACTED]

Address, City, State, ZIP: 2020 North 19th
 Phone: [REDACTED]

Signature: [Signature]
 Date: 7-5-23

Applicant (if not the Owner) Name: [REDACTED]
 Email: [REDACTED]

Address, City, State, ZIP: [REDACTED]
 Phone: [REDACTED]

Signature: [REDACTED]
 Date: [REDACTED]

Contractor (if not the Owner) Name: Roy Ness Contracting
 Email: [REDACTED]

Address, City, State, ZIP: 1801 North Lincoln RD
 Phone: 7-5-23

Signature: [Signature]
 Date: [REDACTED]

Architect/Engineer (if not the Contractor) Name: [REDACTED]
 Email: [REDACTED]

Address, City, State, ZIP: [REDACTED]
 Phone: [REDACTED]

Signature: [REDACTED]
 Date: [REDACTED]

Other (please specify) Name: [REDACTED]
 Email: [REDACTED]

Address, City, State, ZIP: [REDACTED]
 Phone: [REDACTED]

Signature: [REDACTED]
 Date: [REDACTED]

***** THIS SECTION FOR STAFF USE ONLY *****

Date Submitted: 7/5/2023
 Application correct? Yes No
 Zoning Code: Heavy Equipment
 Receipt #: 9342764/9344182
 Permit #: P2C123-0003
 Corner lot? Yes No

Easements/ROVs: 20' electric easement exists on the west side of the building


You may submit this form in person, by USPS, or by email. Please make checks payable to "City of Escanaba".
 Credit cards may be accepted in-person or by phone; an additional processing fee applies.

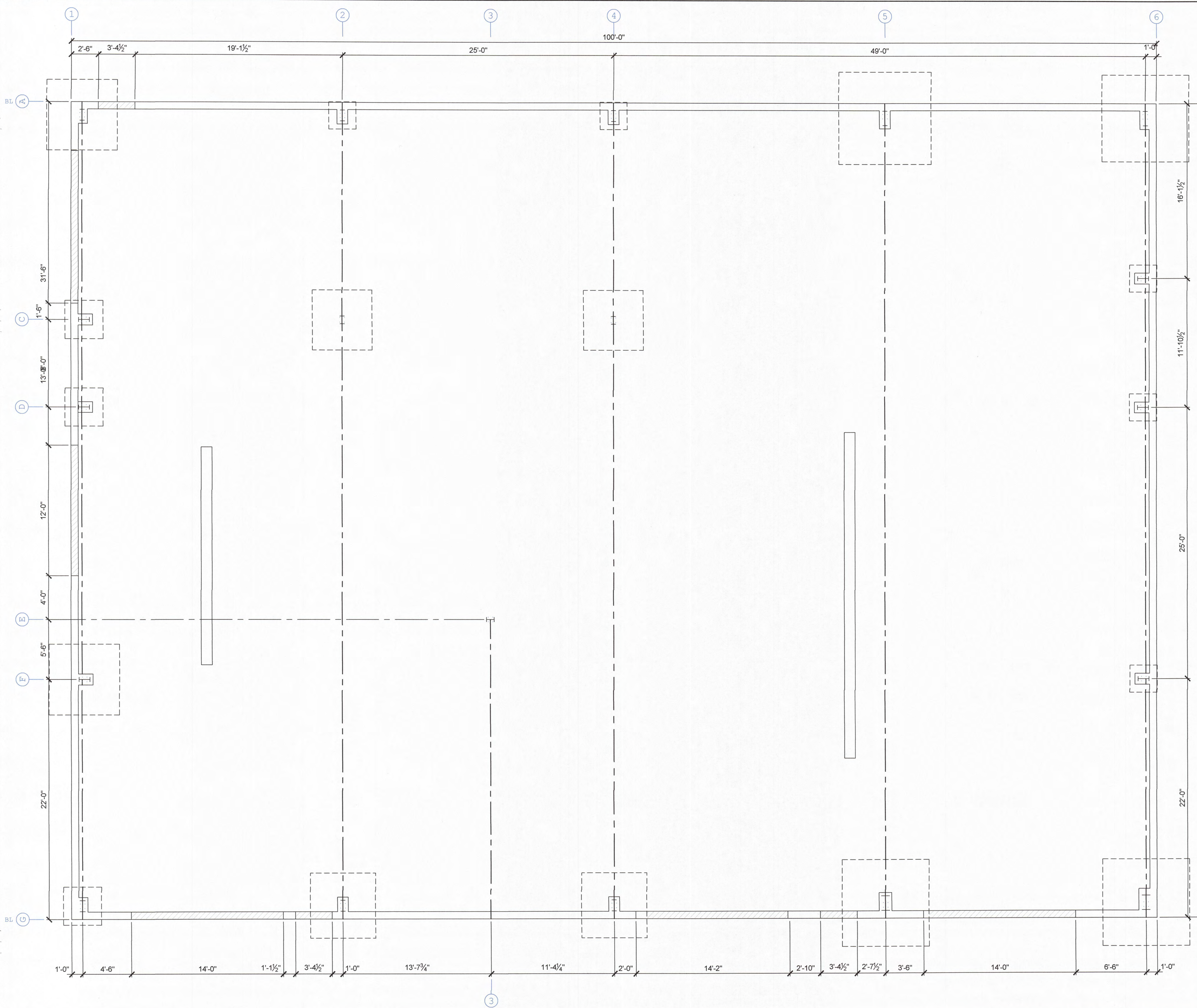


SITE PLAN

SCALE: 1" = 40'-0"




NO.		DATE	REVISIONS
DATE:		4/17/2023	BOSK CORPORATION ESCANABA, MICHIGAN
DESIGNED BY:	WINTER	DESIGNING - CONTRACTING PLANNING - ENGINEERING	SHEET: C-1
DRAWN BY:	WINTER	QUALITY CONSTRUCTION	REVISIONS: 0
CHECKED BY:	GARTLAND	SINCE 1947 TEL: 906-786-2254 FAX: 906-786-2297 AWINTER@ROYNESS.COM WWW.ROYNESS.COM	 ROY NESS Contracting & Sales Inc. Escanaba, Michigan

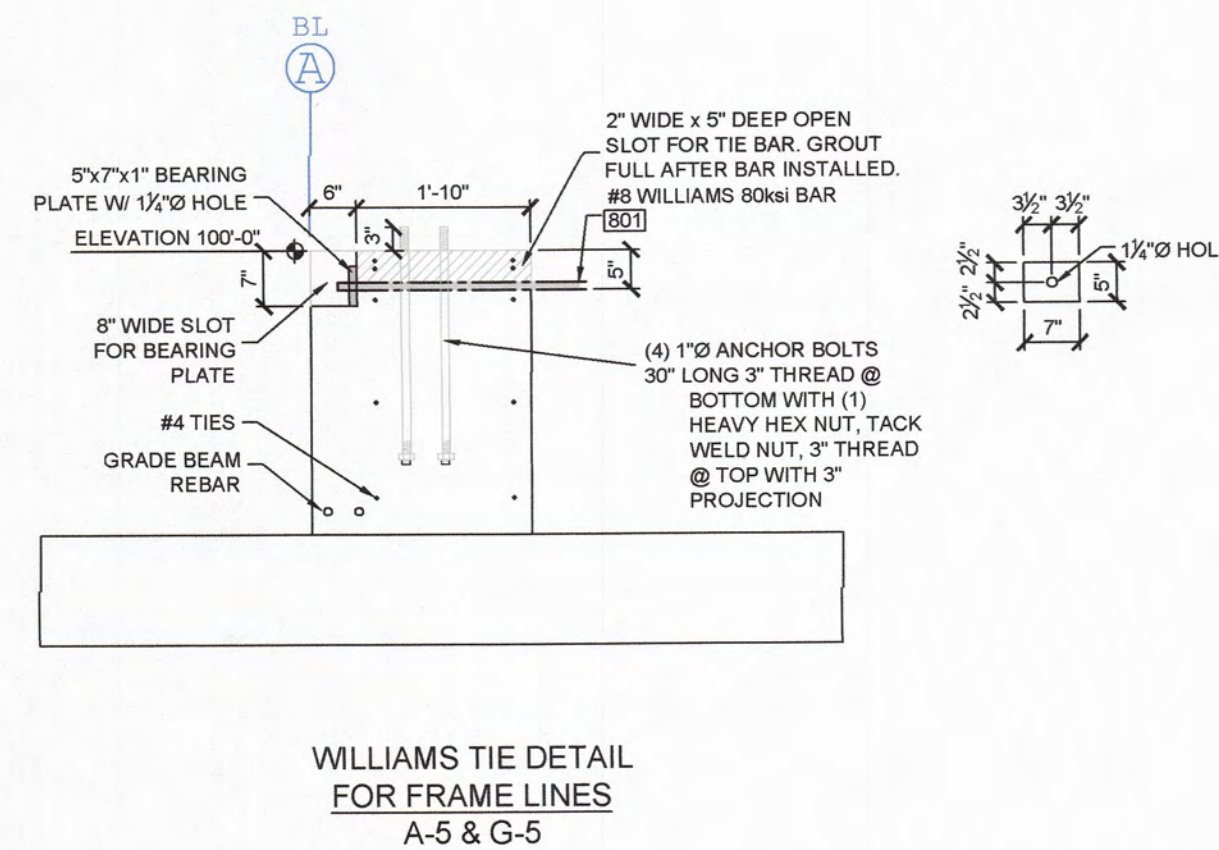
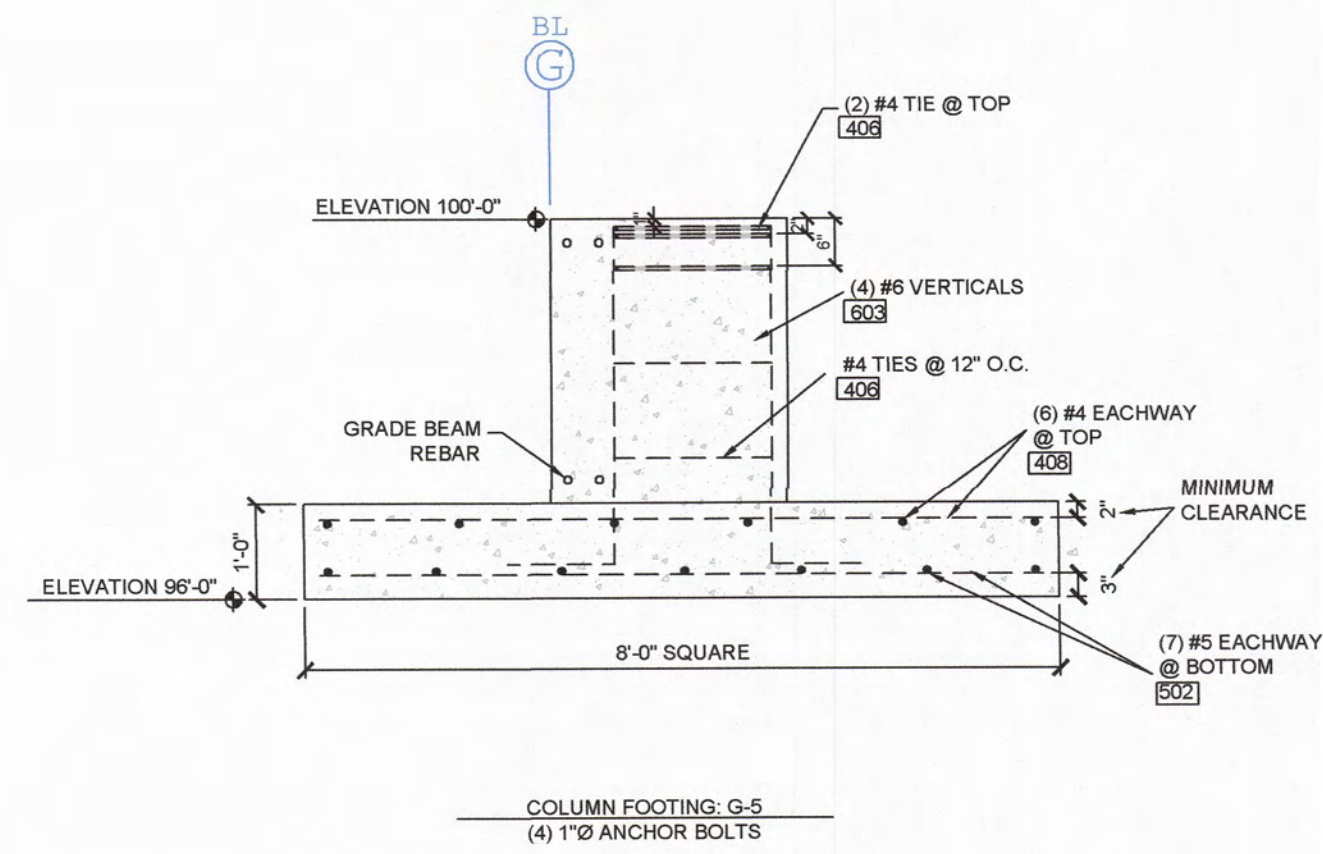
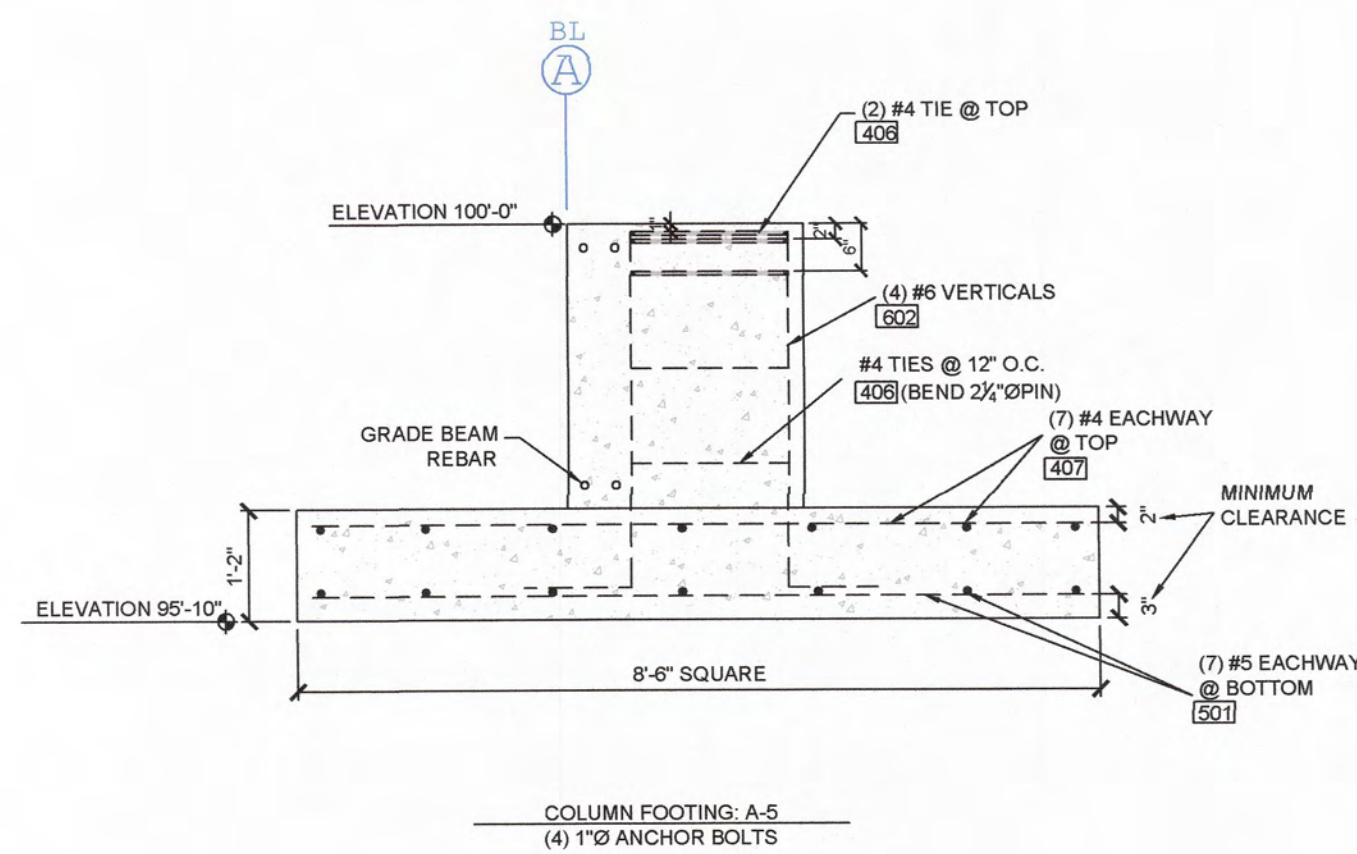
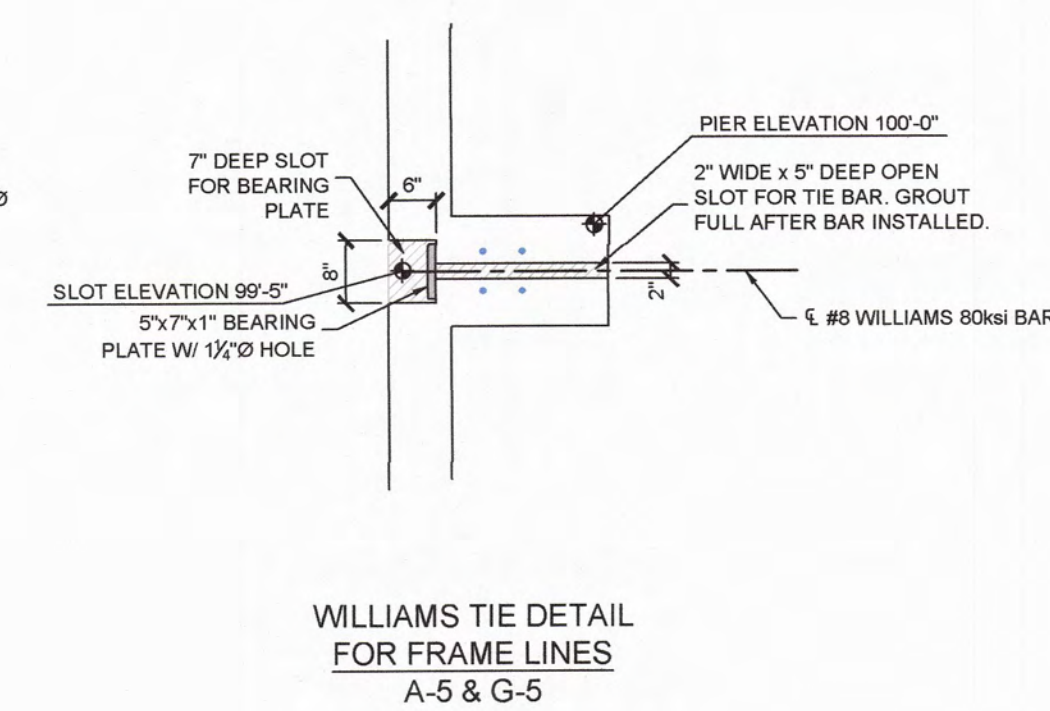
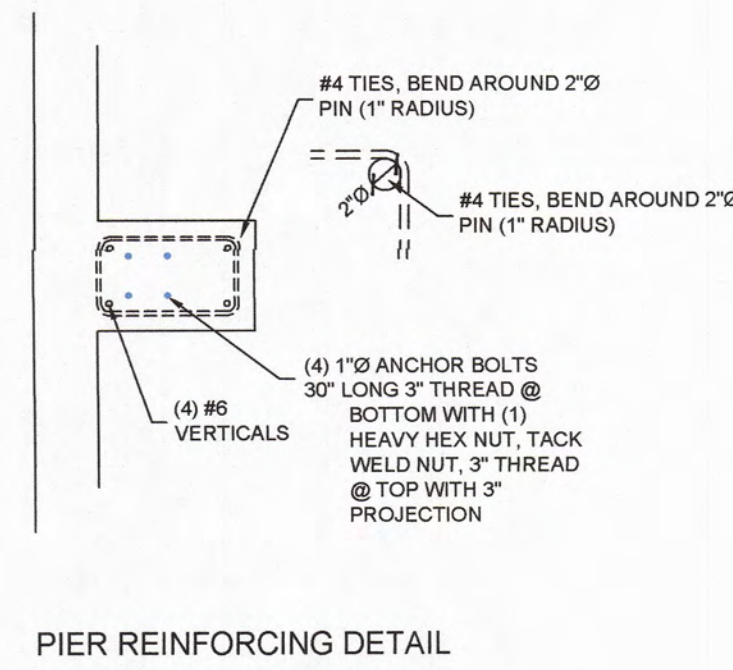
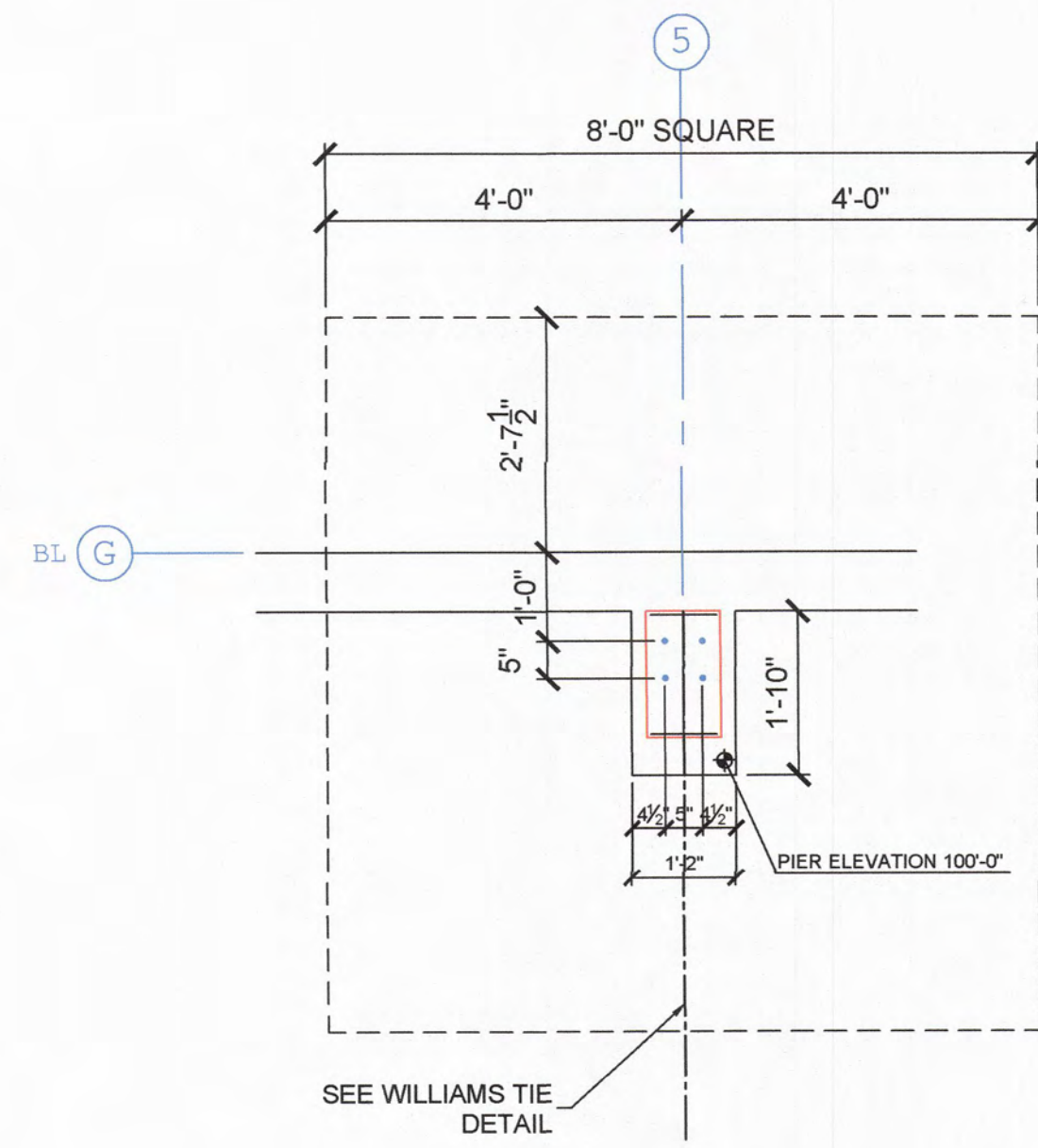
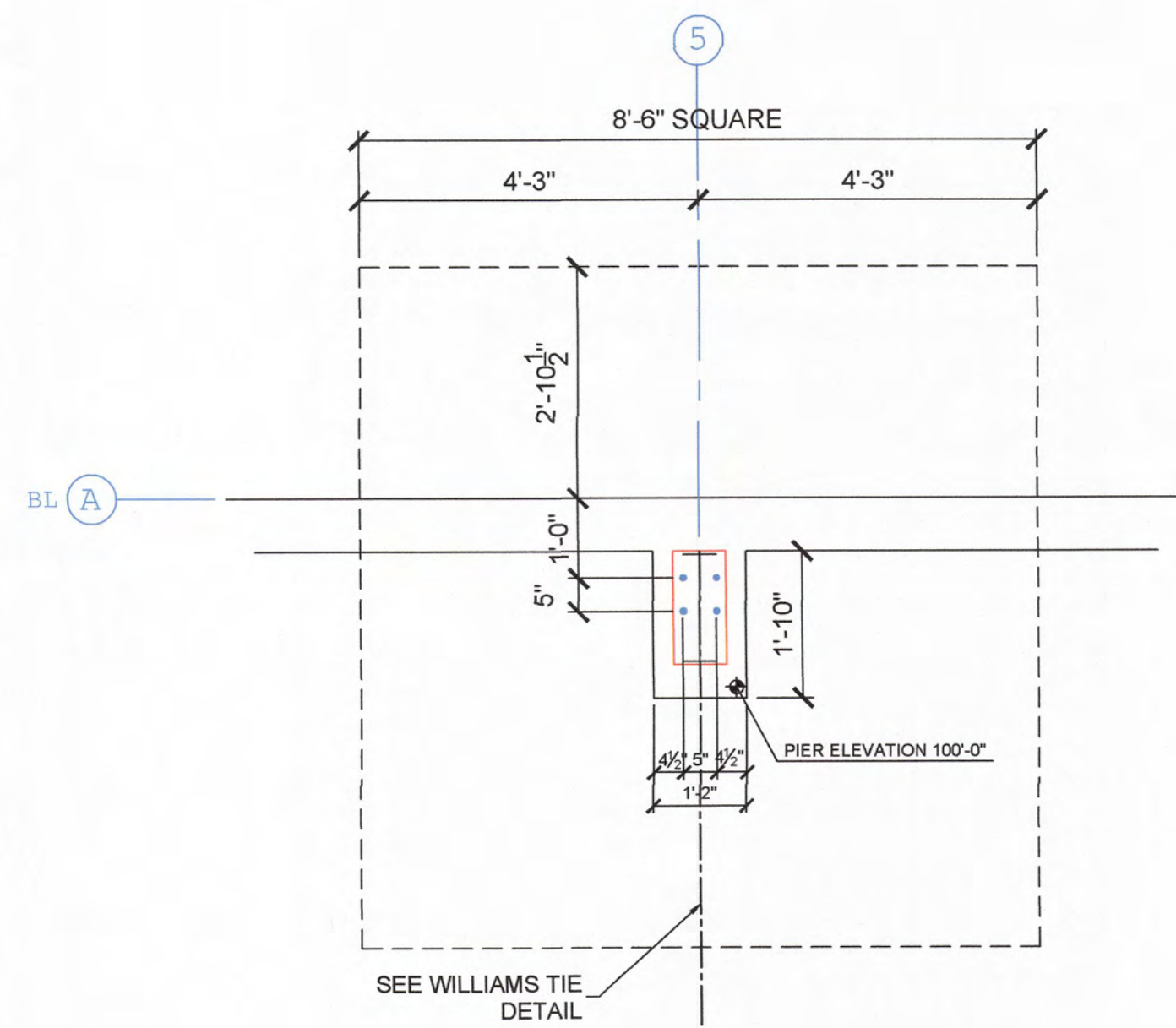
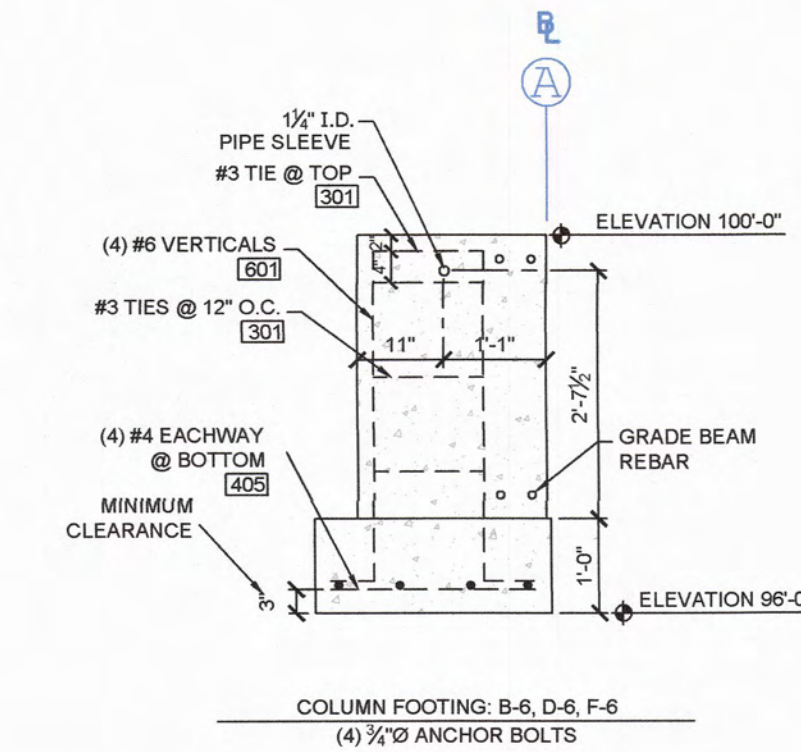
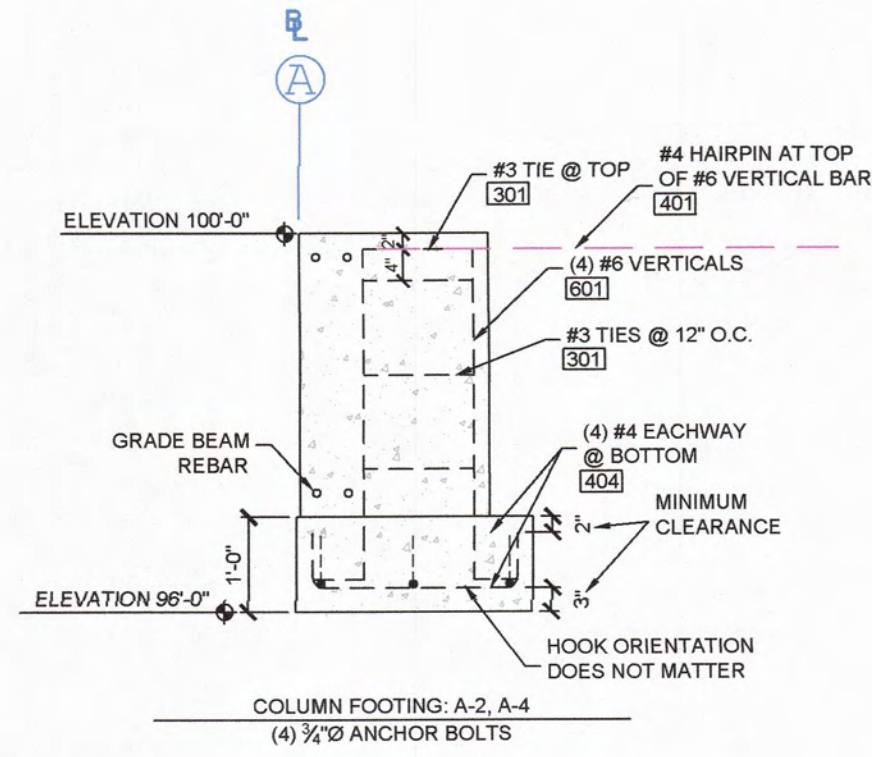
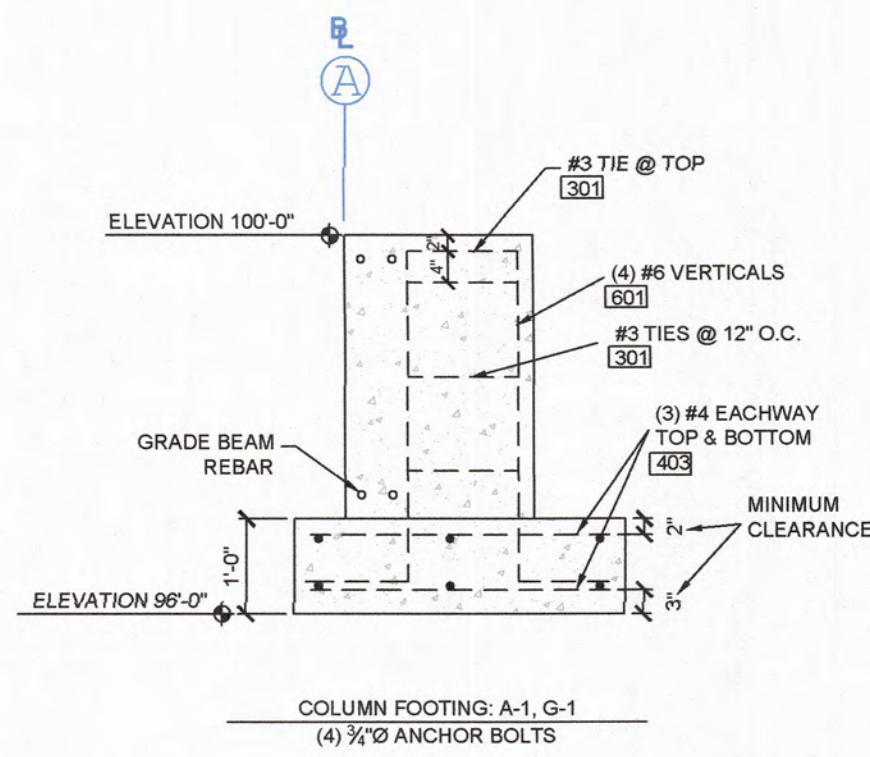
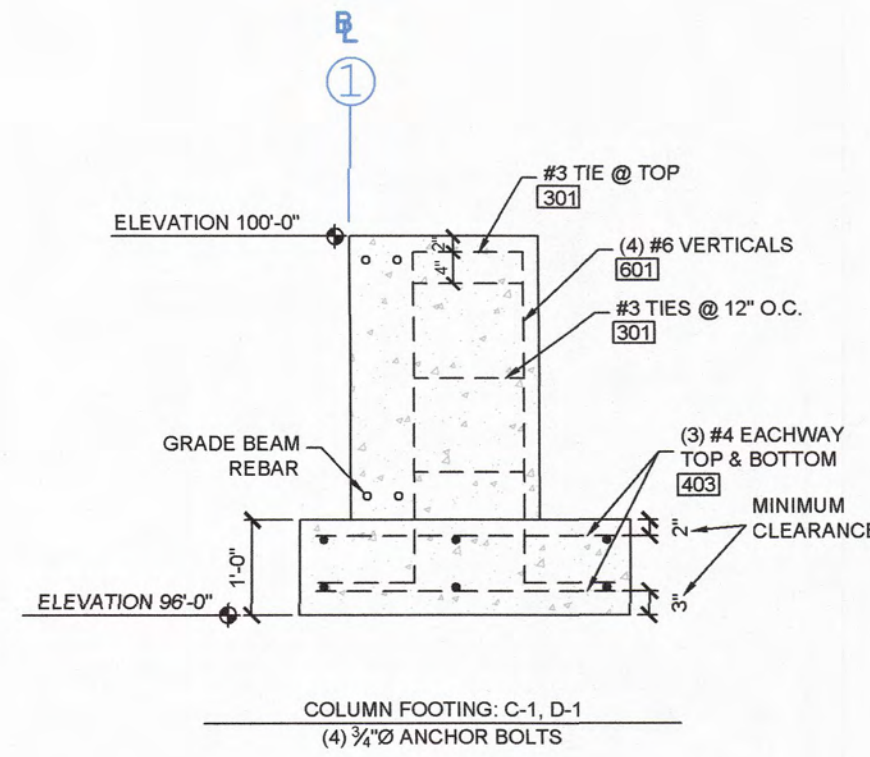
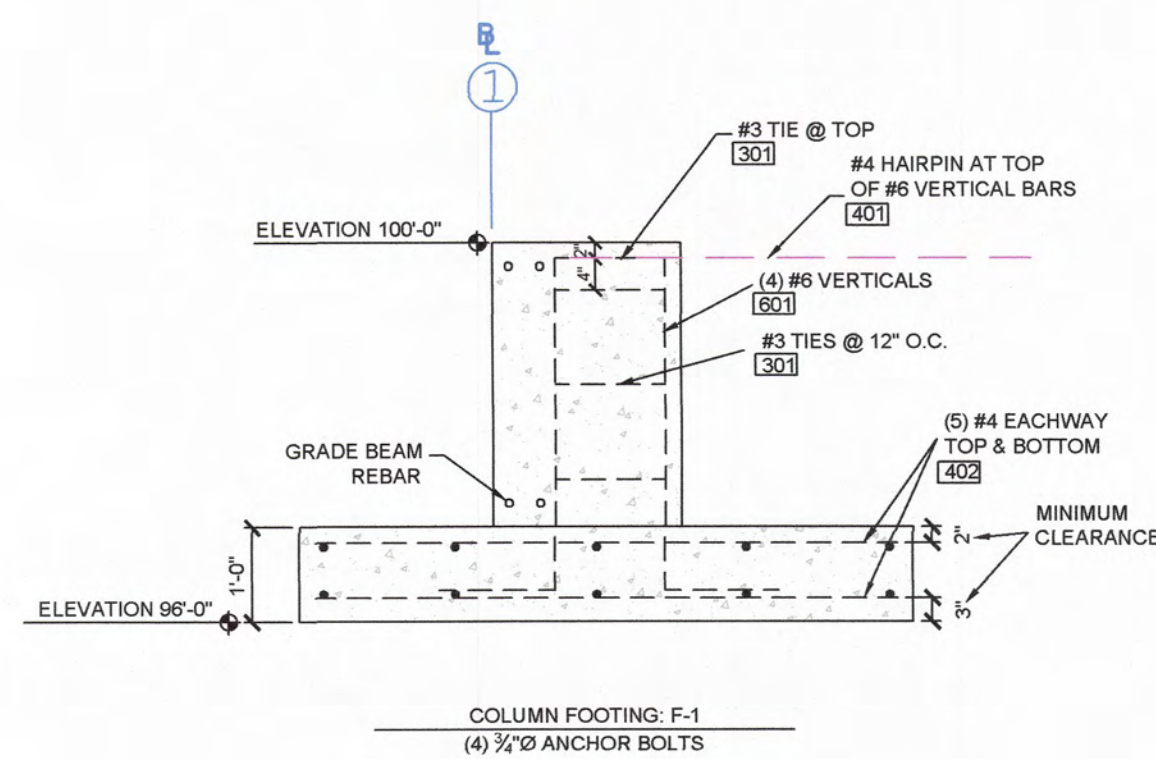
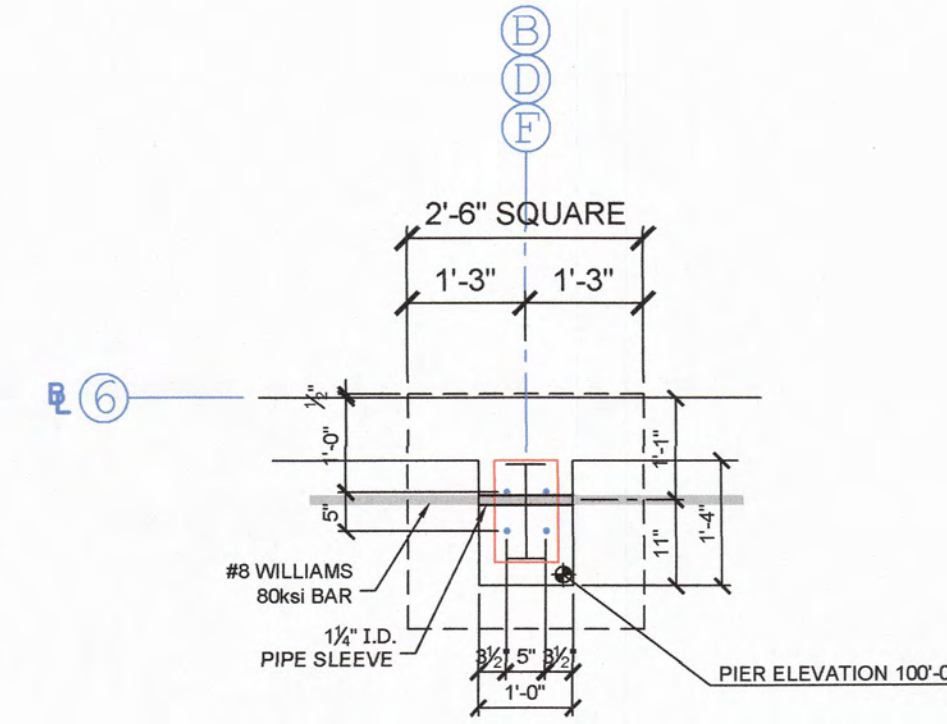
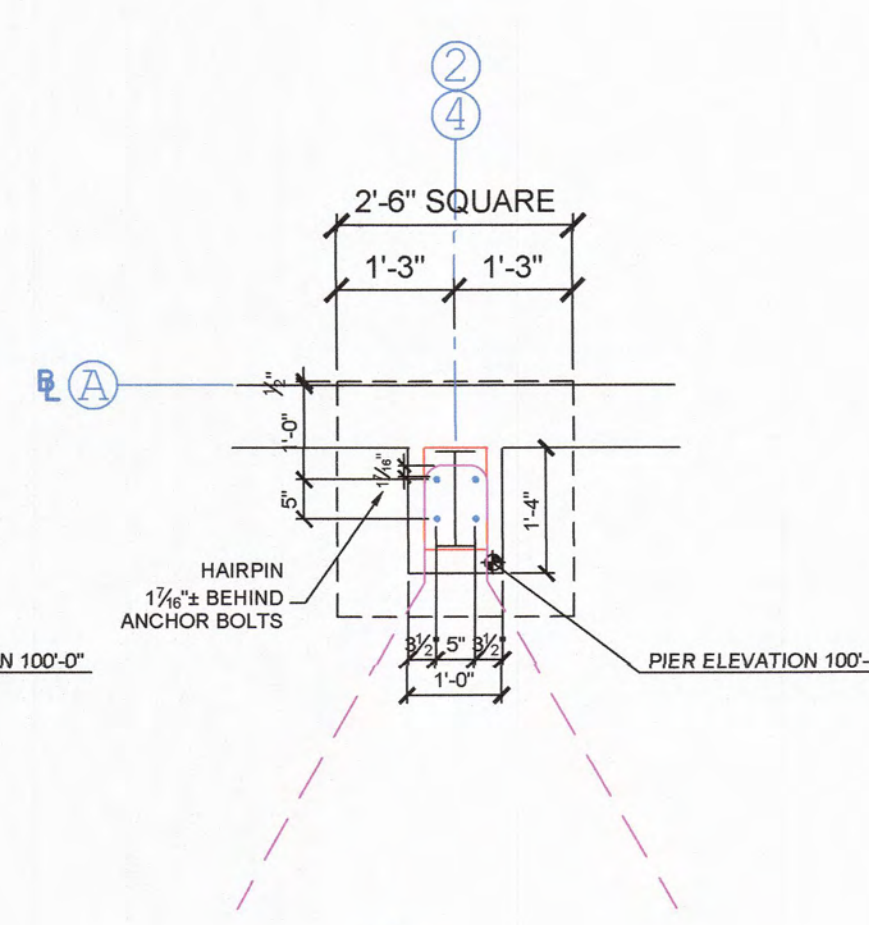
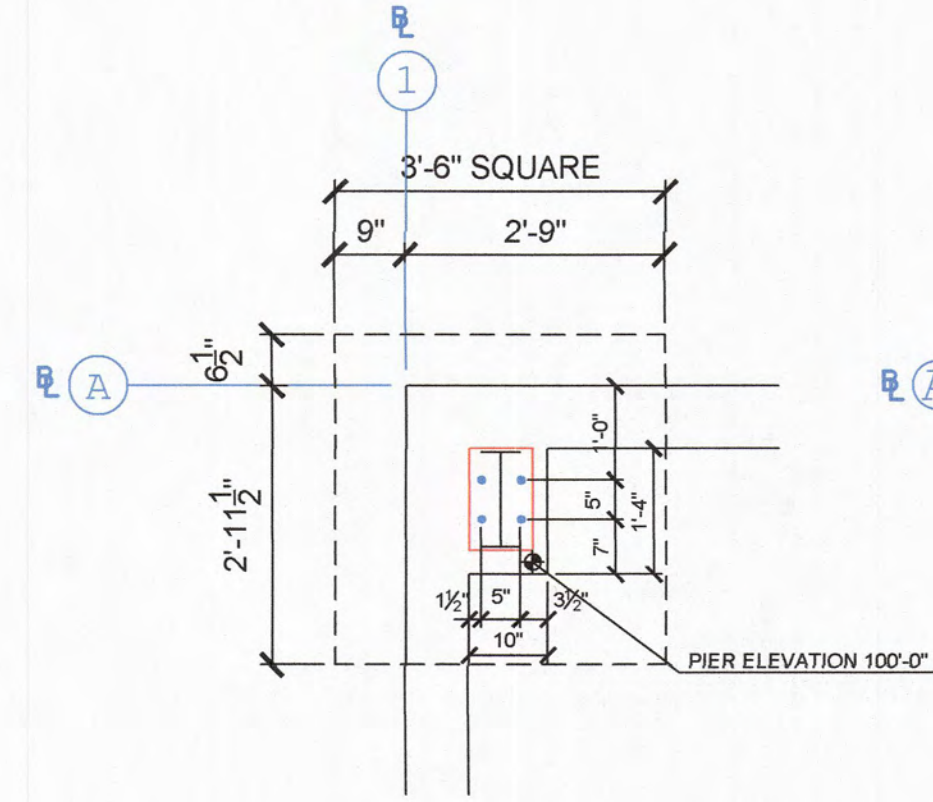
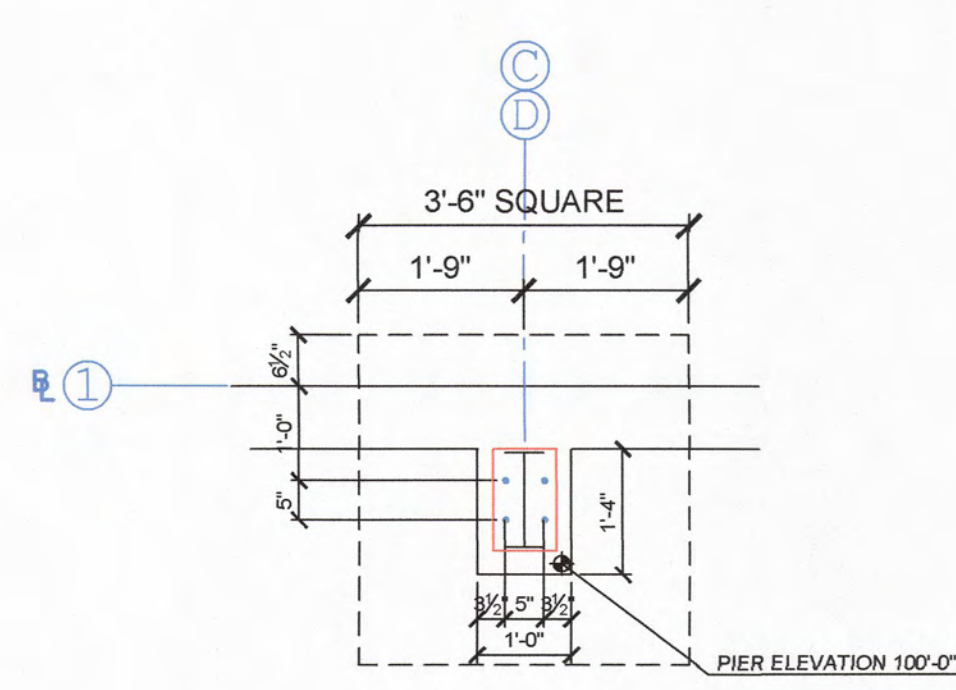
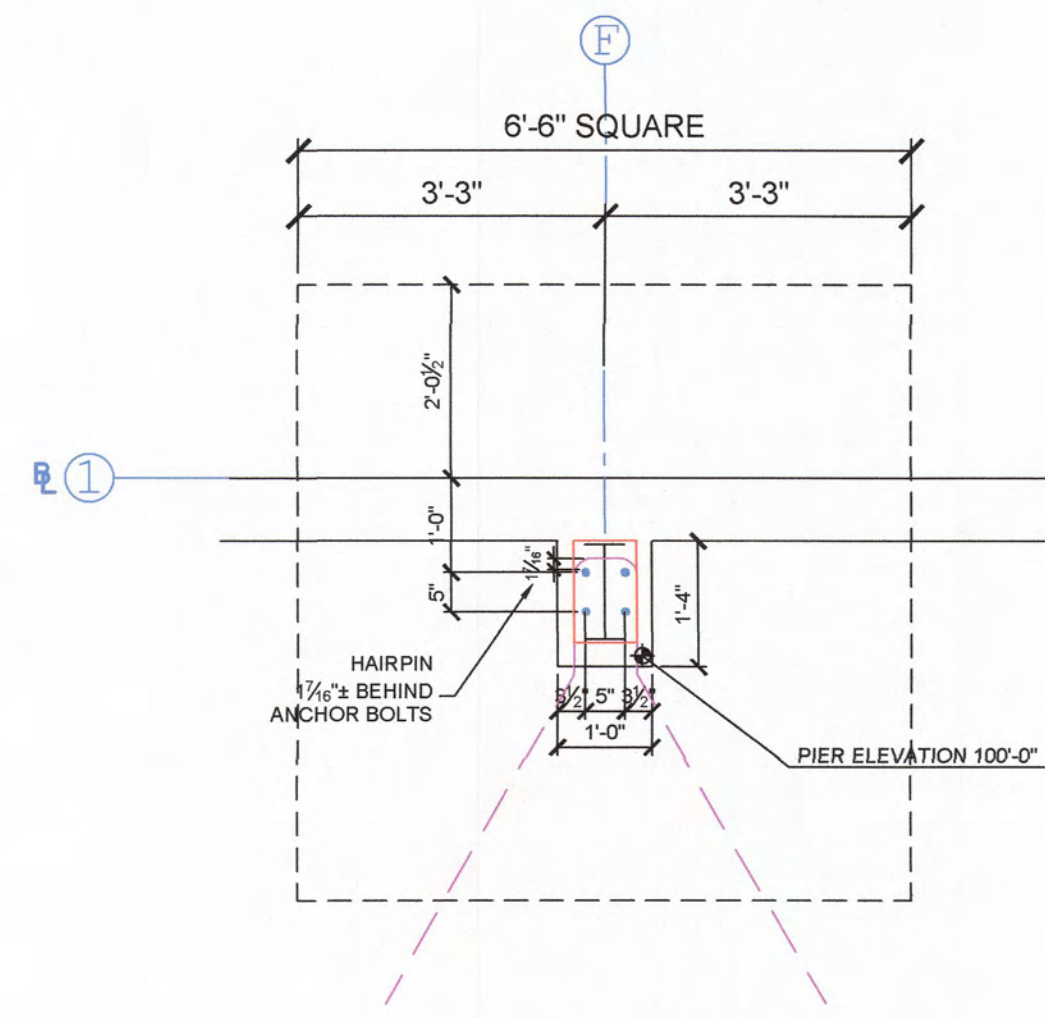


FOUNDATION PLAN

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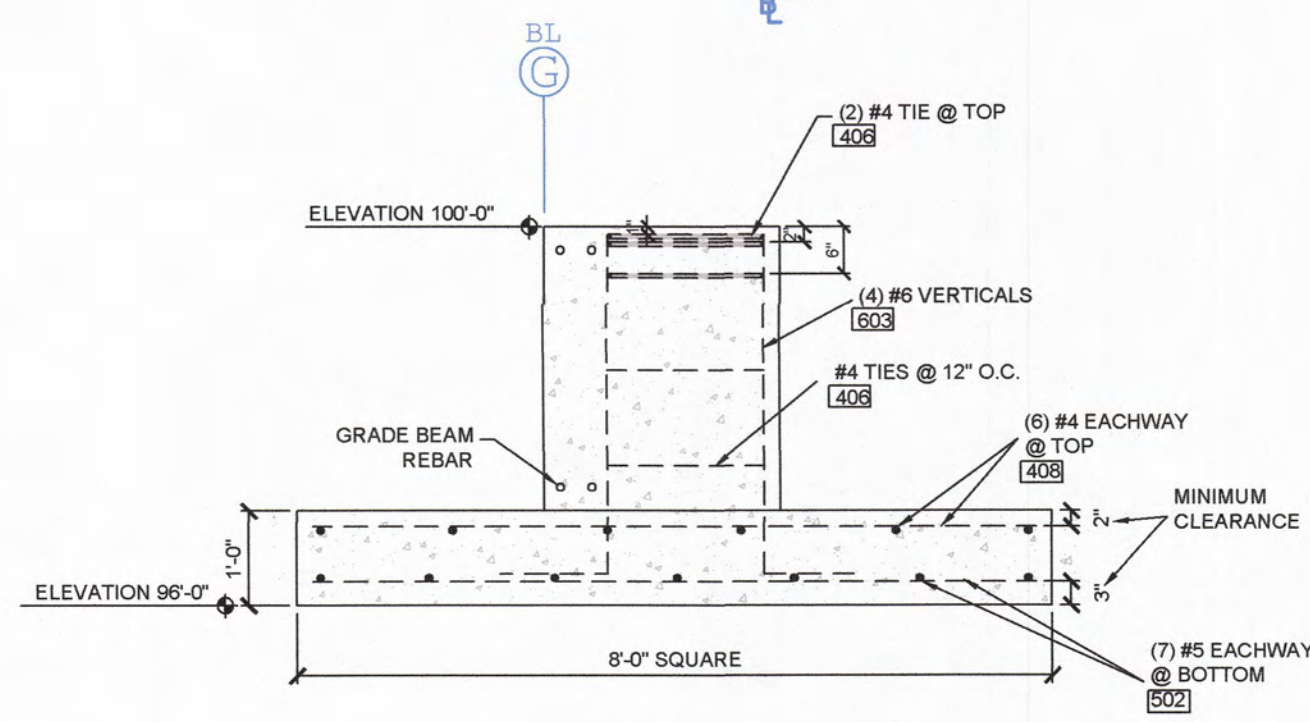
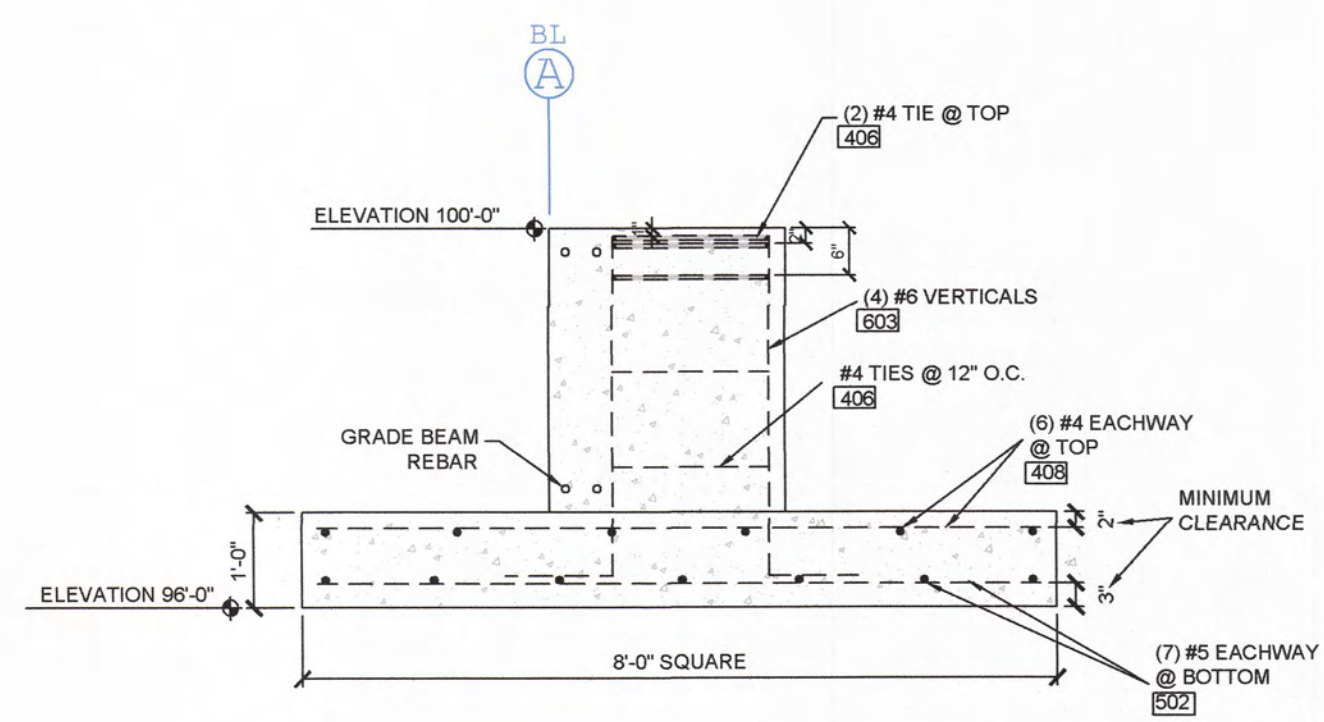
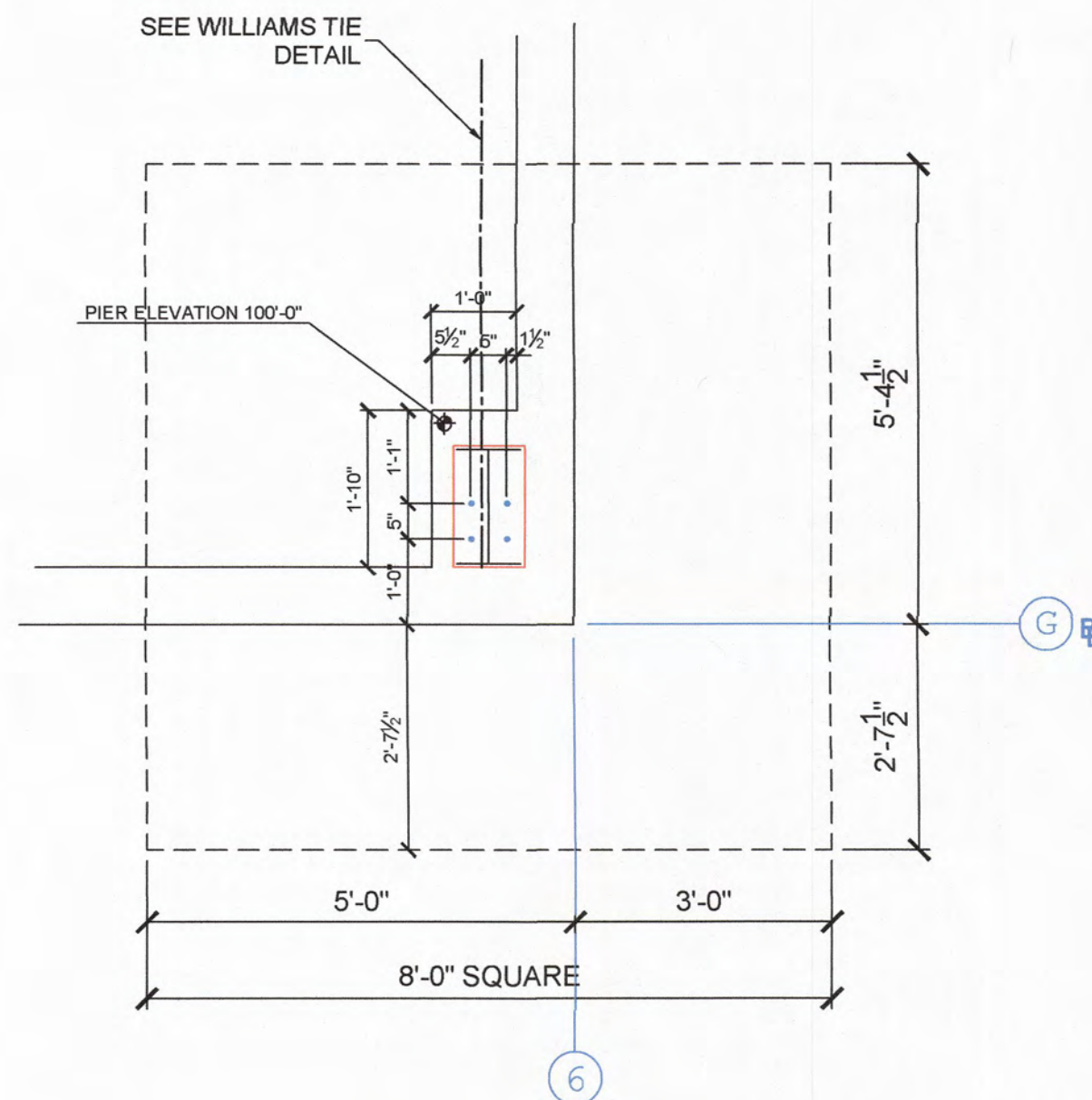
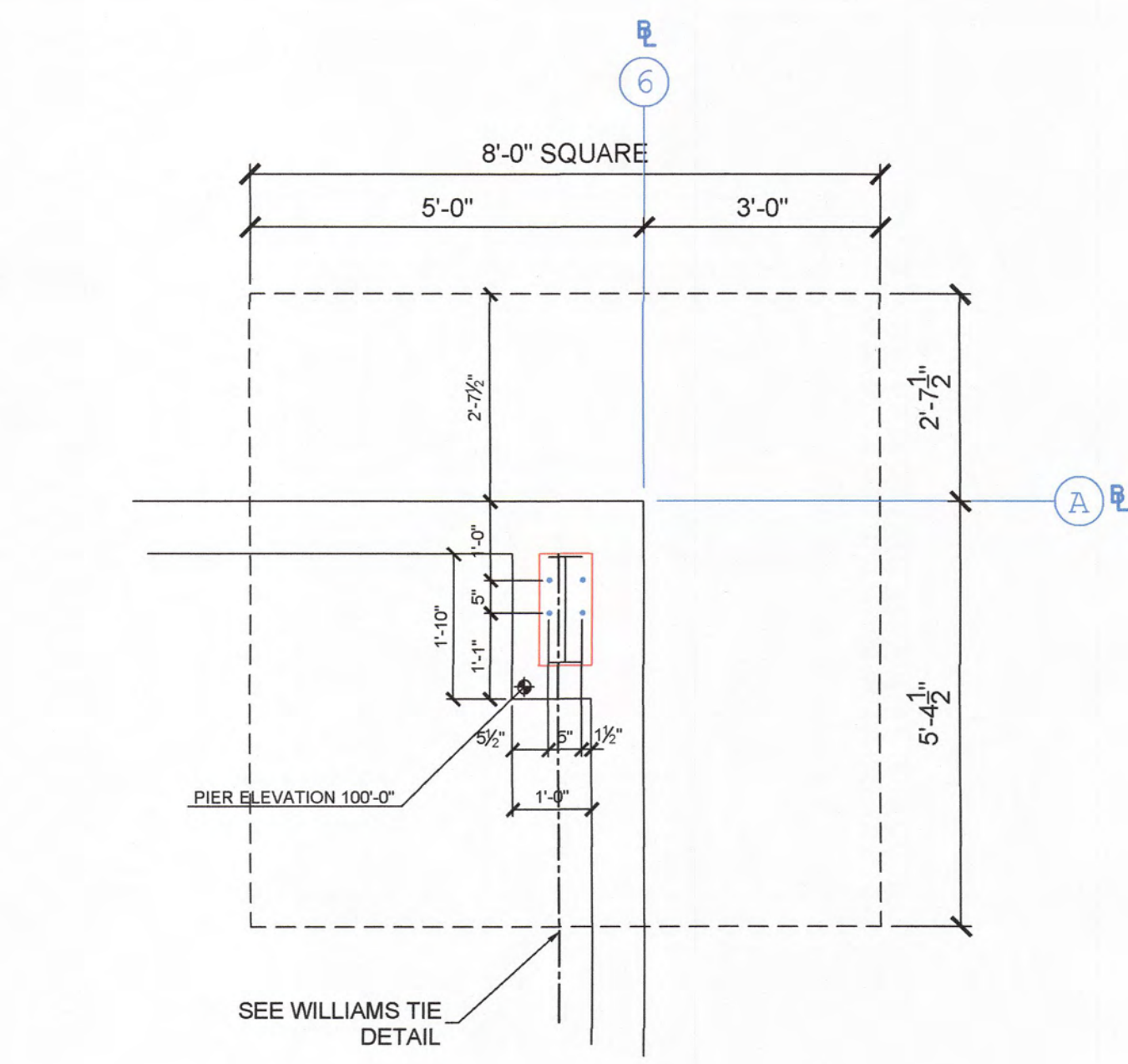
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DATE:		6/22/2023		BOSK CORPORATIN ESCANABA, MICHIGAN	
DESIGNED BY:		WINTER		SHEET: F-1	
DRAWN BY:		WINTER		REVISIONS: 0	
CHECKED BY:		NESS		 ROY NESS Contracting & Sales Inc. Escanaba, Michigan	



FOUNDATION DETAILS

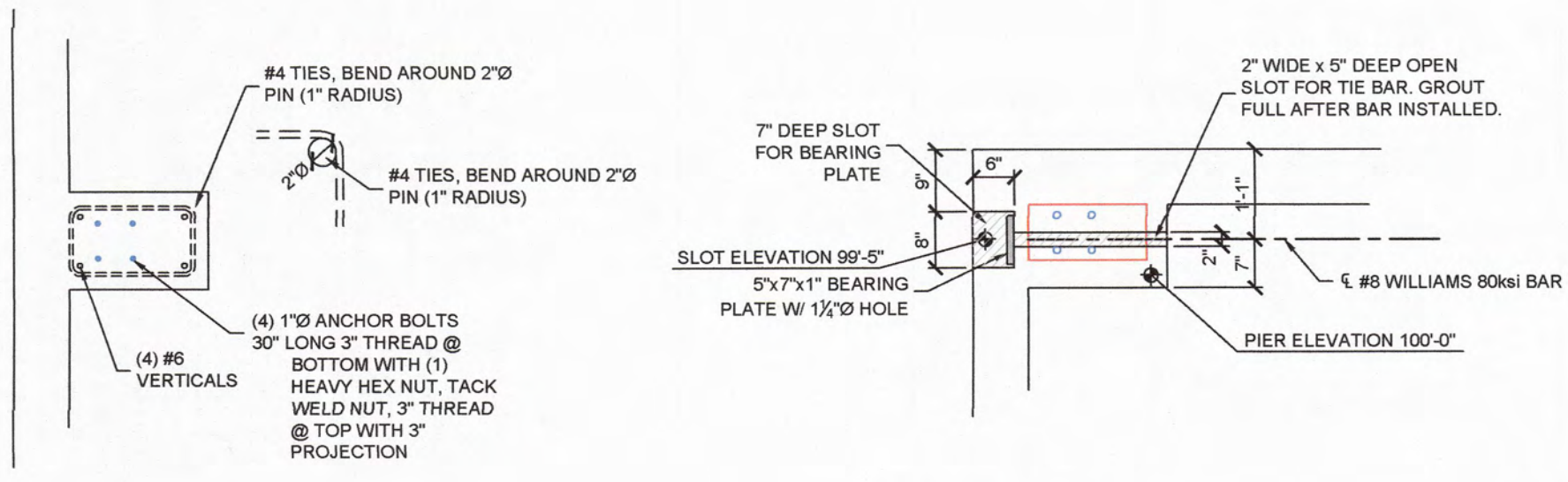
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DESIGNED BY:	WINTER	DESIGNING - CONTRACTING PLANNING - ENGINEERING QUALITY CONSTRUCTION
DRAWN BY:	WINTER	SINCE 1947 TEL: 906-786-2254
CHECKED BY:	NESS	FAX: 906-786-2297 AWINTER@ROYNESS.COM WWW.ROYNESS.COM
		ROY NESS Contracting & Sales Inc. Escanaba, Michigan
		SHEET: F-2
		REVISIONS: 0



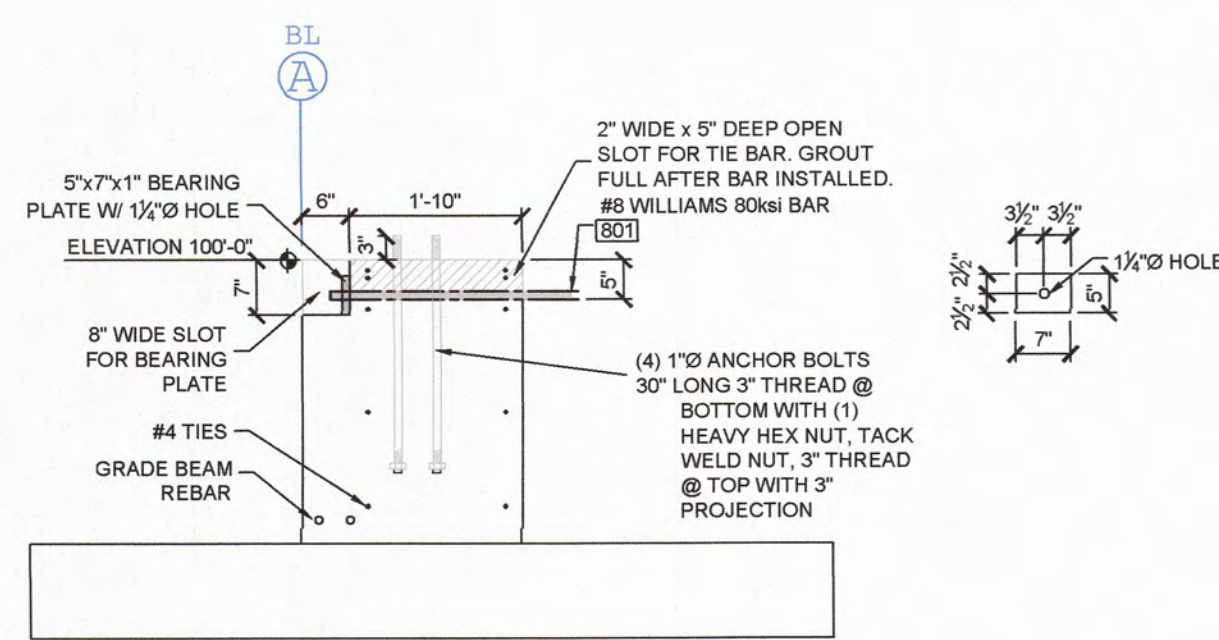
COLUMN FOOTING: A-6
(4) 1" ANCHOR BOLTS

COLUMN FOOTING: G-6
(4) 1" ANCHOR BOLTS

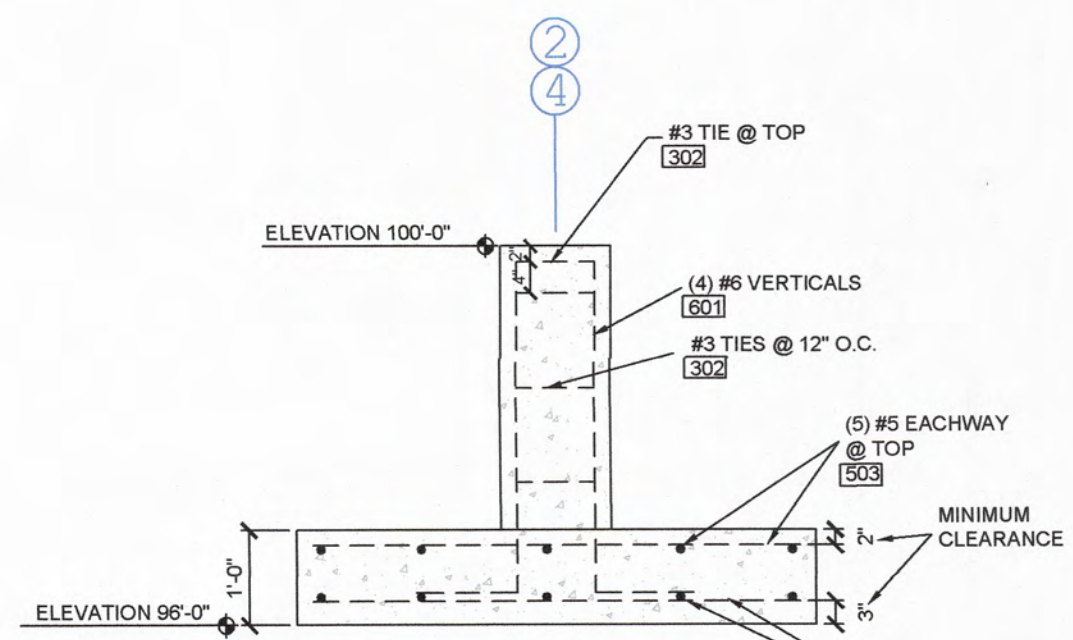
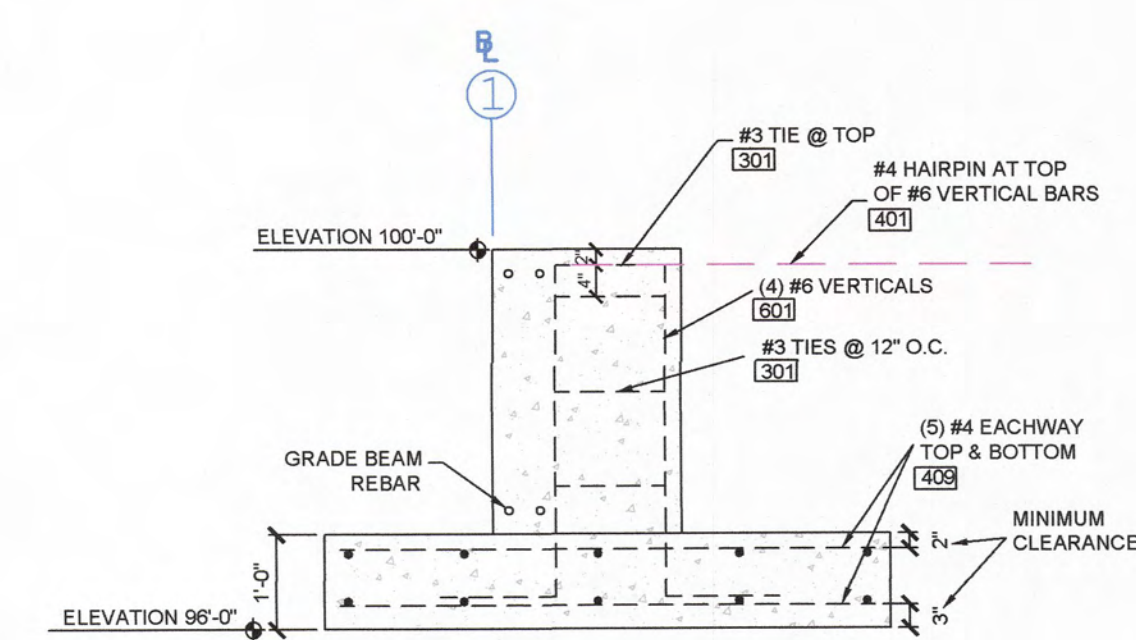
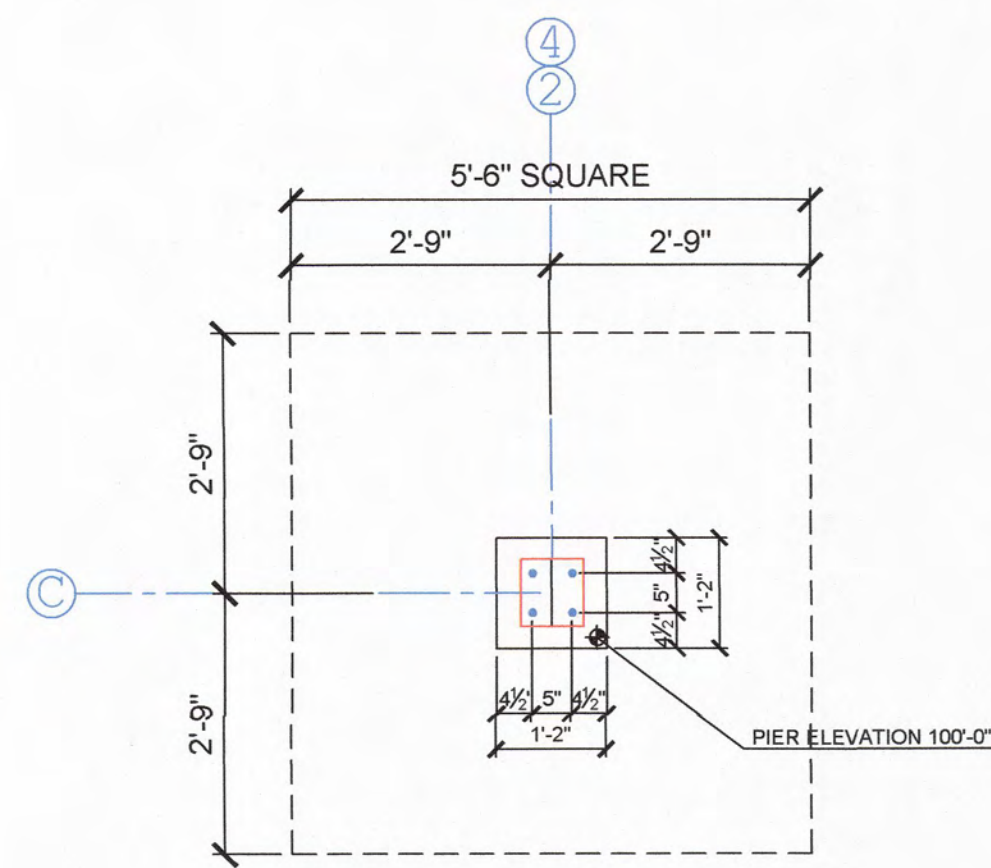
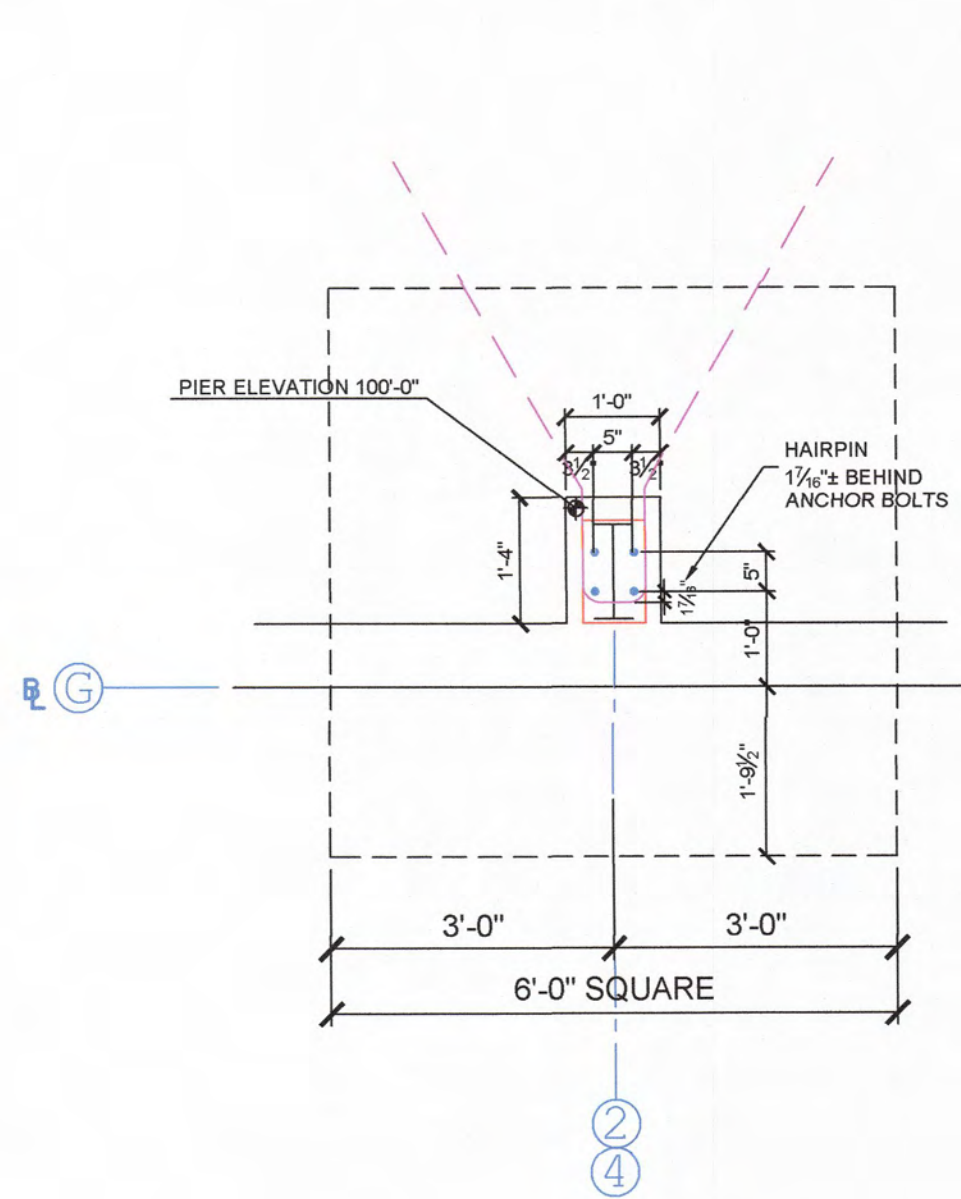


PIER REINFORCING DETAIL

WILLIAMS TIE DETAIL FOR FRAME LINES A-6 & G-6

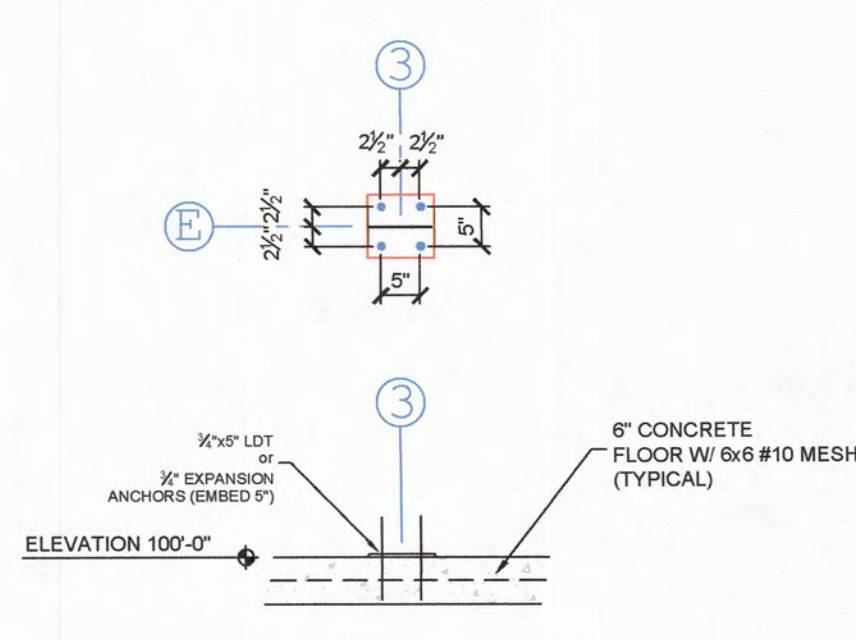


WILLIAMS TIE DETAIL FOR FRAME LINES A-6 & G-6



COLUMN FOOTING: G-2, G-4
(4) 1" ANCHOR BOLTS

COLUMN FOOTING: C-2, C-4
(4) 1" ANCHOR BOLTS



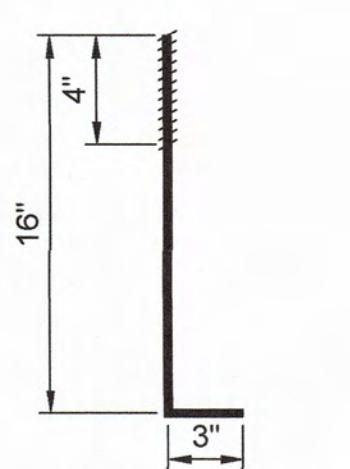
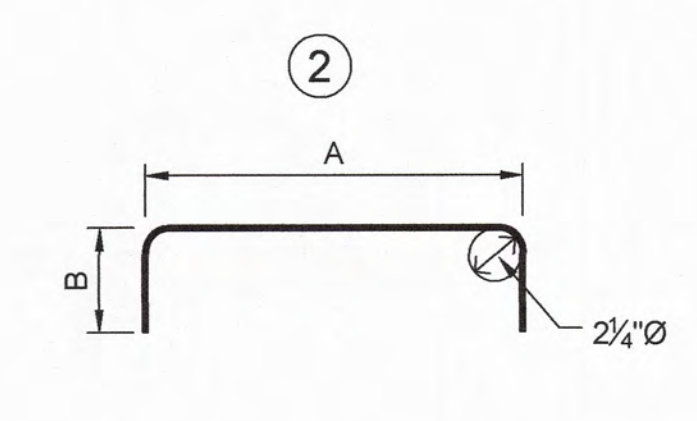
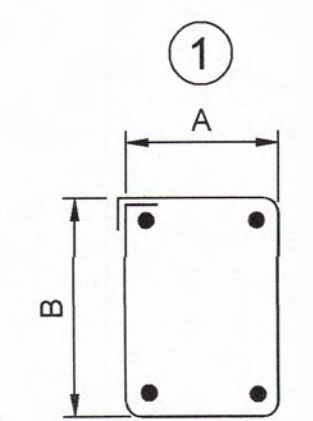
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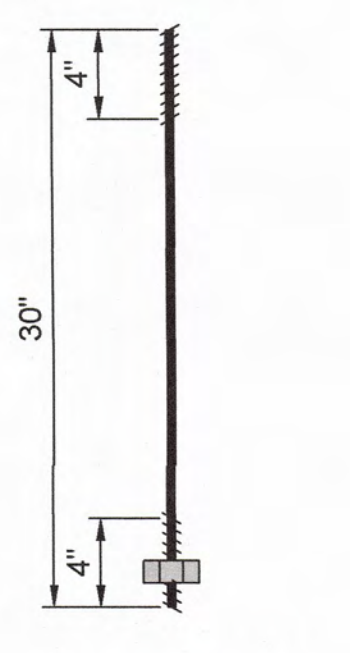
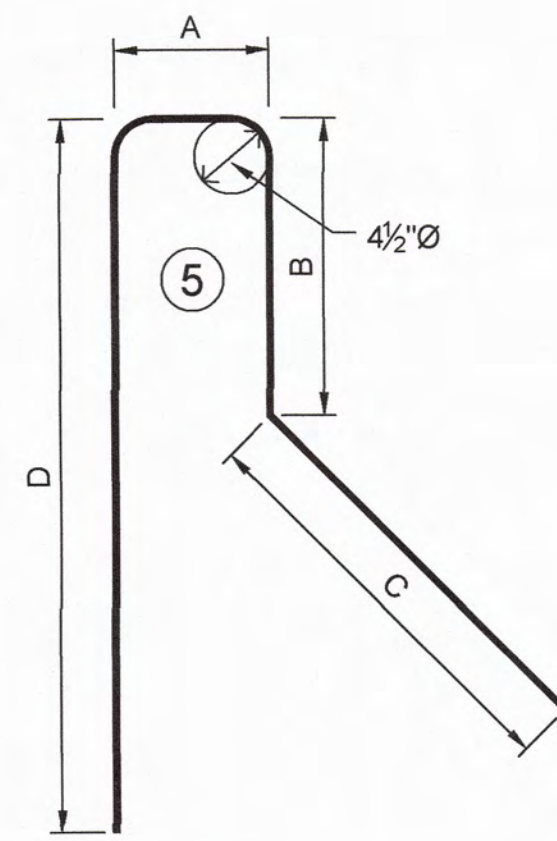
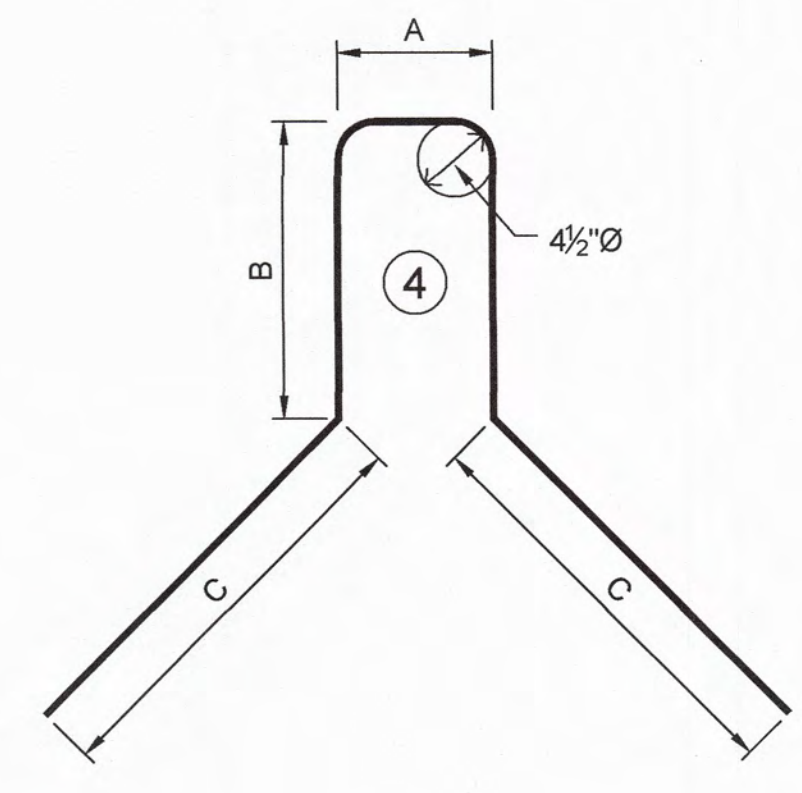
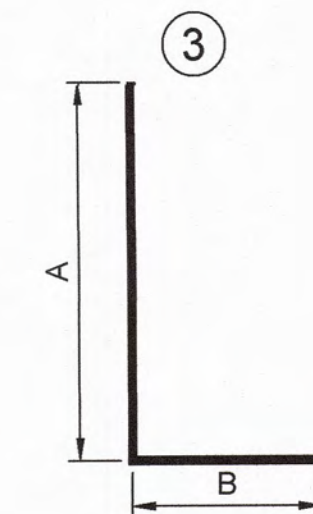
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REBAR FABRICATION LIST

QTY	MARK	SIZE	LENGTH	TYPE	A	B	C	D
48	301	#3		1	8"	14"		
8	302	#3		1	10"	10"		
5	401	#4		4	8"	15"	60"	
20	402	#4	74"					
48	403	#4	38"					
32	404	#4		2	26"	6"		
24	405	#4	26"					
20	406	#4		1	10"	20"		
14	407	#4	98"					
36	408	#4	92"					
40	409	#4	68"					
20	410	#4	62"					
14	501	#5	98"					
42	502	#5	92"					
20	503	#5	62"					
56	601	#6		3	42"	12"		
4	602	#6		3	45"	12"		
12	603	#6		3	43"	12"		

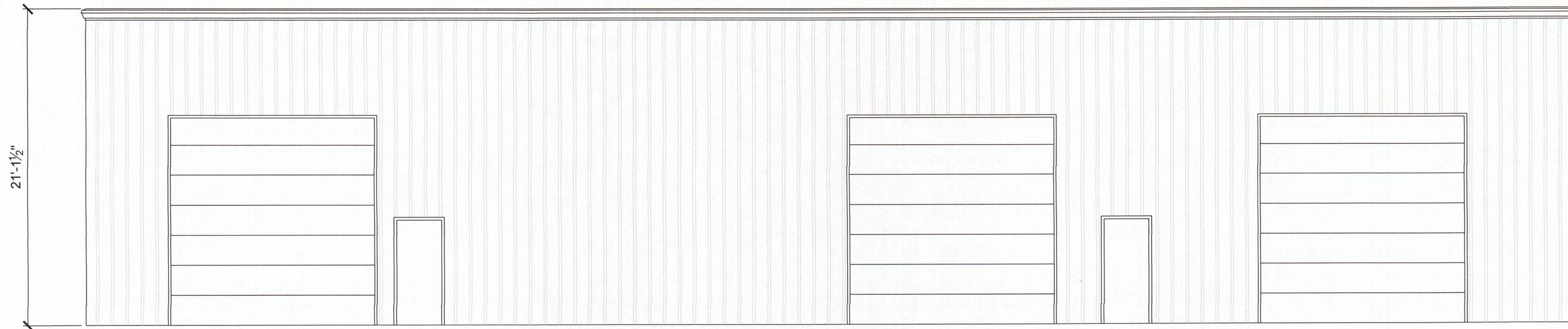


3/4" ANCHOR BOLT



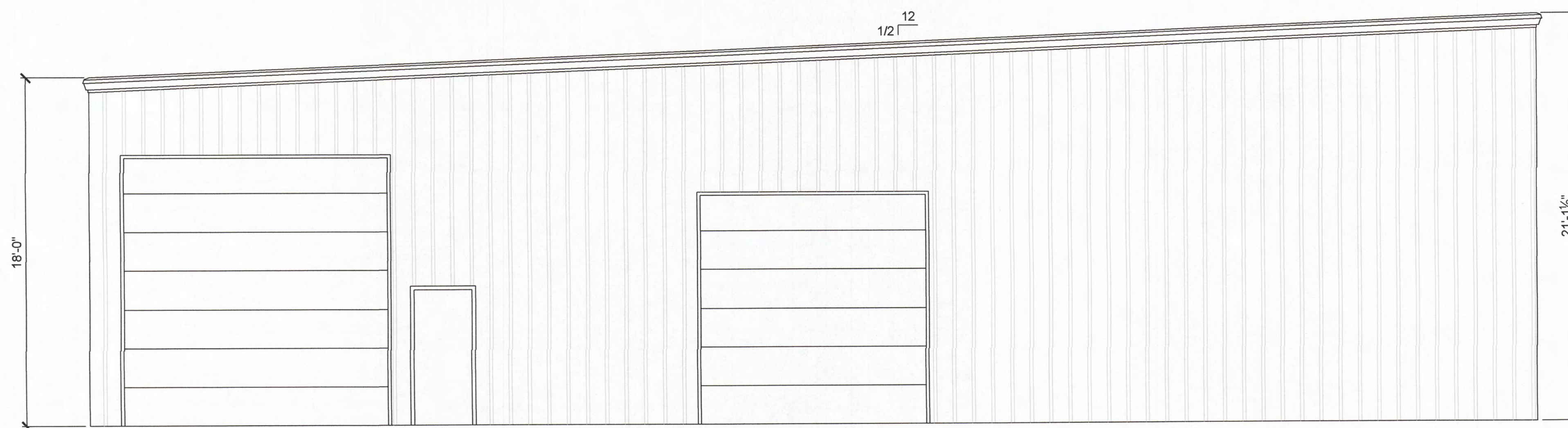
1" ANCHOR BOLT

NO.	DATE	REVISIONS
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DRAWN BY:	WINTER	PLANNING - CONTRACTING QUALITY CONSTRUCTION
CHECKED BY:	NESS	DESIGNED BY: WINTER SINCE 1947 TEL: 906-786-2254 FAX: 906-786-2297 WWW.ROYNESS.COM
		ROY NESS Contracting & Sales Inc. Escanaba, Michigan
		SHEET: F-3
		REVISIONS: 0



SOUTH ELEVATION

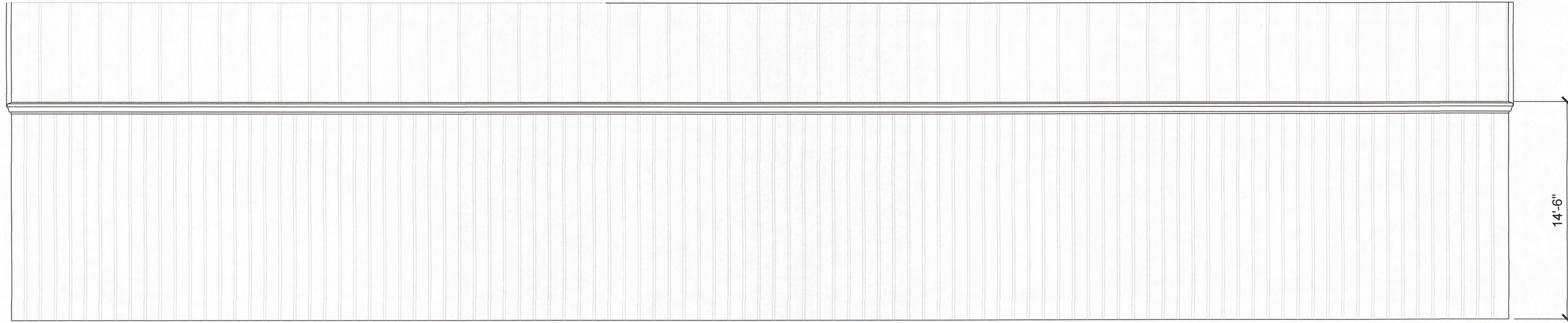
SCALE: 1/4" = 1'-0"



WEST ELEVATION

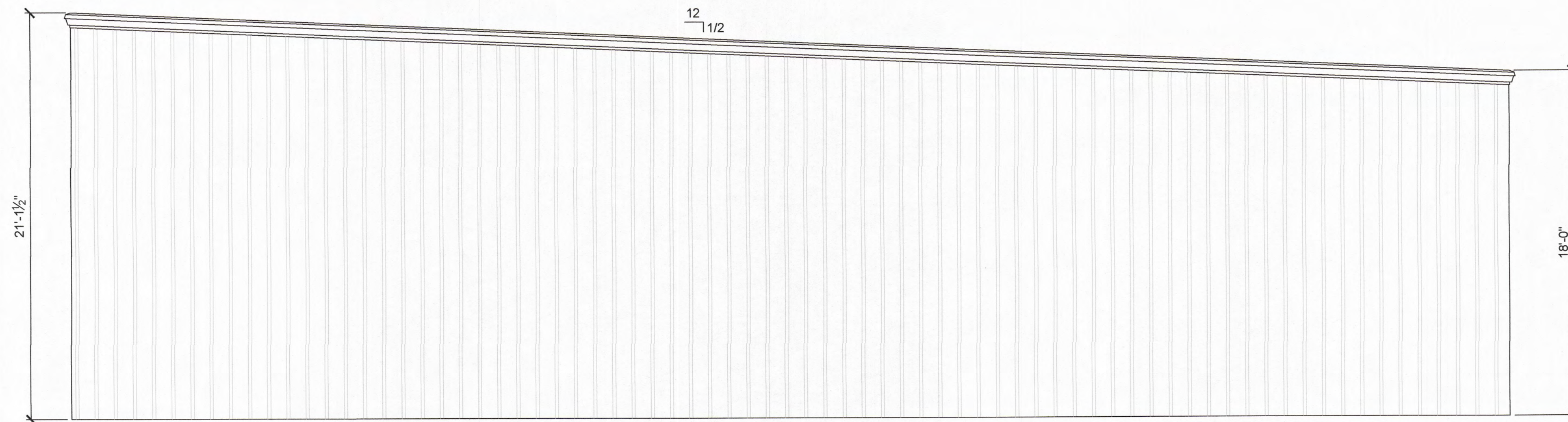
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS
DATE:	6/22/2023	BOSK CORPORATION ESCANABA, MICHIGAN
DESIGNED BY:	WINTER	DESIGNING - CONTRACTING PLANNING - ENGINEERING QUALITY CONSTRUCTION
DRAWN BY:	WINTER	SINCE 1947 TEL: 906-786-2254 FAX: 906-786-2297 WWW.ROYNESS.COM
CHECKED BY:	GARTLAND	ROY NESS Contracting & Sales Inc. Escanaba, Michigan
		SHEET: A-2
		REVISIONS: 0



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

NO.		DATE		REVISIONS	
DATE:		6/22/2023		BOSK CORPORATION ESCANABA, MICHIGAN	
DESIGNED BY:		WINTER		SHEET: A-3	
DRAWN BY:		WINTER		REVISIONS: 0	
CHECKED BY:		GARTLAND			
		<small>DESIGNING - CONTRACTING PLANNING - ENGINEERING QUALITY CONSTRUCTION SINCE 1947 TEL: 906-786-2254 FAX: 906-786-2297 WWW.ROYNESS.COM</small>		<small>ESCANABA, MICHIGAN</small>	



James Hellermann , Chair
Michael Harris, Commissioner
Mark Sadowski, Commissioner

Roy Webber, Secretary
David Mason, Commissioner
Tyler Anthony, Planning & Zoning

Patrick Connor, Commissioner
Christiana Reynolds, Commissioner
Ronald Beauchamp, City Council

PLANNING COMMISSION

Staff Report

PROJECT IDENTIFICATION

Permit # PZCL23-0003 *Property Address:* 2020 North 19th Street
Applicant: Roy Ness Contracting *Property Owner:* 4th Coast Holding LLC
Tax Parcel # 051-420-2918-300-029 *Zoning District:* Heavy Manufacturing (G)

Property Description:
SEC 18 T39N R22W PART OF NE1/4 OF SW1/4 OF SEC 18 COM AT W1/4 COR OF SEC 18 TH N89°06'W 1321.20 FT TH S0°05'E 1289.23 FT TO N R/W 20TH AVE N TH S88°39'E 45.52 FT TO POB TH S88°39'E 280 FT ALG N R/W LINE OF 20TH AVE NORTH TH N0°05'E 630 FT TH N88°39'W 280 FT TO E R/W LINE OF NORTH 19TH ST TH S0°05'W ALG SD E R/W LINE 630 FT TO POB 4.05 AC [ACREAGE #81-1]

Use Proposed:
Storage and maintenance garage, accessory to a contractor office.

SITE PLAN REVIEWS

The Planning Commission, in accordance with Zoning Ordinance sec. 1801.3, shall review site plans for certain projects. These reviews are intended to ensure developments are designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking, and minimize impacts on sensitive environmental resources. This project is required to undergo site plan review as, per sec. 1801.3.2, all industrial buildings and uses are.

The Commission shall review the site plan according to standards and requirements as stated in the Ordinance. Following said review, they shall decide whether to approve, approve with conditions, or deny the site plan.

APPLICATION HISTORY

An application for a site plan review with partial fee payment was received on Wednesday, July 5, 2023 from Jon Gartland of Roy Ness Contracting (Ness) on behalf of 4th Coast Holding LLC (Bosk). The fee was paid in full on Thursday, July 13, 2023, and the Zoning Administrator then processed the application in the usual way per the Zoning Ordinance.

PUBLIC HEARING NOTICES

Regardless of whether a public hearing is required, the Zoning Administrator shall give notice of a site plan review in accordance with sec. 1803.1.1.6. Site plan review notice requirements have been fulfilled as follows:

300' Radius to Neighbors..... 7/26/2023

PROJECT LOCALITY AND SETTING

This project is to be located north of 20th Avenue North along the east side of North 19th Street. Currently occupied by Bosk Corporation, the primary building is used as contractor offices and storage, and it is entirely characteristic of that area. There are no unique natural features on or around the property. Since its initial development, the area has maintained a mixed light/heavy industrial nature. That development pattern is expected to continue as indicated in the Master Plan.

Current zoning and uses of adjacent properties are as follows:

North:

- 2024 North 19th Street; Heavy Mfg. (G); Contractor offices and accessory storage
- 2030 North 19th Street; Heavy Mfg. (G); Vacant

East:

- 1800 20th Avenue North; Heavy Mfg. (G); Truck terminal

South:

- 1802 North 19th Street; Heavy Mfg. (G); [City Public Works] offices and accessory storage

West:

- 1920 20th Avenue North; Heavy Mfg. (G); Contractor offices and accessory storage
- 2101 North 19th Street; Heavy Mfg. (G); Wholesale business
- 2105 North 19th Street; Heavy Mfg. (G); Vacant

ZONING COMPLIANCE AND HISTORY

No code enforcement actions are recorded for this property.

1979: Lakestate Industries Inc. applied for and received a building permit to erect a 14,000 s.f. sawmill building with an included office on vacant land. (Permit B-79-4494)

1986: Bosk Paint & Sandblast Co. Inc. transferred the property to Arvid & Mary Bosk.

1989: Arvid & Mary Bosk transferred the property to Bosk Properties.

1990: Bosk Properties applied for and received a building permit to erect a 10,000 s.f. addition to the existing building. (Permit B-90-5852)

1994: Bosk Properties applied for and received a building permit to erect a “bag house” addition to the existing building. (Permit B-94-6484)

1998: Bosk Properties applied for and received a building permit to erect a 5,000 s.f. addition to the existing building. (Permit B-98-7071)

2020: Bosk Properties sold the property to 4th Coast Holdings.

Bosk Corporation applied for and received a sign permit to install an 8’ x 20’ sign on the building’s south wall. (Permit S-20-15)

PROJECT ANALYSIS

As this project is for a storage and maintenance garage, accessory to a contractor office, this type of use is restricted to zoning districts F, F1, and G; since the property is within a G district, it is a use allowed by right. The building itself is of similar size and scope to buildings on nearby lots.

Regarding the site plan, a somewhat limited amount of information is presented in this view. We have the identified setbacks to the two nearest lot lines (front and interior side), the general location of new water and sanitary sewer services, and the approximate locations of existing buildings on the same & adjoining lots, streets, and non-developed lands. Checking against sec. 1802.2 (Site Plan Diagram Requirements), some information is missing. However, I have thereby waived those requirements not met, as they serve no useful purpose for this project (sec. 1802.3).

Further checking against sec. 1907.1 (Development Standards for Granting Plan Approval), the site plan is found to be out of compliance with the following:

- G. Non-motorized circulation system. A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.
- O. Storm Water Control Plan. A Storm Water Control Plan shall be designed appropriately to carry storm water away from buildings and adjacent properties into an approved collection system.

The building's exterior is planned to be finished in all metal. Per sec. 1908.3 (Development and Design Standards in Certain Districts; E, E1, E2, F, F1, and G), metal siding may only be used in combination with one of the following materials:

- Brick, stone, or concrete masonry
- Site- or precast concrete with an oil finish or a cementitious- or epoxy-based coating.
- Glass curtain walls
- Or other materials approved by the Commission.

This shall only be allowed with Commission approval. However, metal siding may be used for the entire side and rear building walls with Commission approval (sec. 1908.3(F)). It is worth noting here what is set forth in sec. 1908.3(I): "The building exterior requirements of this section are intended to be minimum requirements and more stringent requirements may be imposed by the Planning Commission, taking into consideration public interests such as coordinating a consistent appearance and quality of construction with adjacent structures, the size of the proposed structure, the topography of the site, and the proximity of the structure to public right-of-ways [sic]." I may provide more information on this to Commrs. at their request.

Finally checking against sec. 1912 (Landscaping, Buffers, and Screening), no landscape plan is provided. In addition to general buffer, screening, and ground cover requirements, sec. 1912.9.8 lists two additional standards to be held for all projects within G zoning districts:

- A. Fifteen percent of the total lot area shall remain open green space.
- B. Two (2) trees per 10,000 square feet of lot area or fraction thereof. Trees shall be deciduous hardwood or approval of an existing tree/shrub disbursement plan which shows an equal distribution of trees surrounding the premises.

In my opinion, this project bears a striking resemblance to a site plan the Commission reviewed last year. The project, a storage and maintenance garage accessory to a contractor office at 1519 North 26th Street, was approved in spite of similar deficiencies. Per the July 14, 2022 minutes, the

motion for approval stated that “[t]he metal exterior finish for the entire building [was] approved. Landscaping and screening of parking lot from a public way [requirements were] waived.” The motion passed unanimously. With that precedent in place, it would not be unrealistic for the Commission to make a similar approval on this site plan. What language would constitute that action is for Commissioners to decide.

Respectfully submitted,



August 2, 2023

Tyler Anthony, Planning & Zoning Administrator
City of Escanaba

Date



PLANNING COMMISSION

Agenda Item Report - Thursday, August 10, 2023

NB2: Boards & Commissions Updates

Background:

The Planning Commission will be updated on the following topics:

- a. Delta County Planning Commission (commr. Connor)
- b. Zoning Board of Appeals (Staff)
- c. Zoning/Land Use Permits (Staff)

Attachments:

1. Year-to-date Permit Report
2. Year-to-date Zoning Process Report

Monthly Permit Comparison

08/02/2023

January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits	Total Permits
Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees	Permit Fees
Building												
1	0	0	0	0	0	0	0	0	0	0	0	1
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excavation or Right-of-Way												
5	1	0	6	4	5	5	0	0	0	0	0	26
\$120.00	\$30.00	\$0.00	\$180.00	\$120.00	\$150.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00
Fence												
2	0	1	6	16	13	1	0	0	0	0	0	39
\$80.00	\$0.00	\$40.00	\$240.00	\$640.00	\$520.00	\$23.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,543.20
Fence/Hedge												
5	0	0	0	0	0	5	0	0	0	0	0	10
\$76.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$221.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$298.25
Land Use Approval												
1	0	0	0	0	0	0	0	0	0	0	0	1
\$968.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$968.20
Moving												
0	0	0	0	3	0	0	0	0	0	0	0	3
\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00
Sign - Illuminated												
2	2	1	3	1	1	3	0	0	0	0	0	13
\$80.00	\$80.00	\$40.00	\$120.00	\$40.00	\$40.00	\$80.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$480.00
Sign - Non Illuminated												
3	0	1	1	3	1	1	0	0	0	0	0	10
\$80.00	\$0.00	\$40.00	\$40.00	\$120.00	\$40.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00
Zoning Compliance - Large												
3	0	0	0	0	0	0	0	0	0	0	0	3
\$1,507.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,507.50
Zoning Compliance - Marihuana												
1	0	0	1	0	0	0	0	0	0	0	0	2
\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Zoning Compliance - Small												
2	1	1	5	3	2	5	0	0	0	0	0	19
\$80.00	\$40.00	\$40.00	\$200.00	\$120.00	\$40.00	\$639.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,159.10
25	4	4	22	30	22	20	0	0	0	0	0	127
\$3,492.10	\$150.00	\$160.00	\$1,280.00	\$1,160.00	\$790.00	\$1,124.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,156.25

Population: All Records Permit.DateApplied Between 1/1/2023 12:00:00 AM AND 7/31/2023 12:00:00 AM

PZE Process Totals by Type

Engineering Callouts	30
Rezoning	1
Sign Inventory	1
Site Plan Closeout	1
Zoning Analysis	7
Zoning Board of Appeals	3
Zoning Verification Letter	1

Grand Total:	44
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08/02/2023

PlanReview.PlanReviewType Not = Special Land Use AND PlanReview.DateProcessStarted Between 1/1/2023 12:00:00 AM AND 7/31,



PLANNING COMMISSION

Agenda Item Report - Thursday, August 10, 2023

NB3: Training Updates

Background:

Per the Planning Commission by-laws, members are required to have four (4) hours per calendar year of training in planning and zoning.

Details of any training attended outside of meetings should be reported at this time. A brief synopsis of should be shared, with an emphasis on items of interest and possible action which could be taken by the Planning Commission.

The cost of any training may be reimbursed by the City. Advance approval by the Planning & Zoning Administrator must be made to ensure that Planning Commission training funds are available.

Training Options:

- MSUE: Citizen Planner Online (\$250)
Self-paced course, appx. 15 hours.
https://www.canr.msu.edu/michigan_citizen_planner/
- MSUE: Articles, Videos, & Other Resources
<https://www.canr.msu.edu/planning/index>
- RRC Online Training – RRC Best Practice & Michigan Main Street Training Series—Free.
<https://www.miplace.org/events/>