

# 2018 PLANNING COMMISSION YEAR-END REPORT

January 2, 2019

Dear City Council Members and Residents of the City of Escanaba:

It is with pleasure that the Escanaba Planning Commission submits to you this 2018 Year-End Report on issues and matters brought before the Planning Commission in Calendar Year 2018.

In carrying out the duties and responsibilities of the Planning Commission conveyed under the Municipal Planning Act, Act 285 of 1931, as amended, the City and Village Zoning Act, Act 207 of 1921, as amended, and Chapter 21 of the Escanaba Code of Ordinances, the Planning Commission hereby submits the 2018 Planning Commission Year-End Report for your review and consideration.

## ROLES OF THE PLANNING COMMISSION

The roles of the Planning Commission include some functions in addition to statutory duties and responsibilities, including the social or cultural expectation that citizens have of the service that the Planning Commission provides in helping to set and implement local land use and development policy. There are eight (8) key roles of the Planning Commission:

- A. Educate the public about local planning issues, the master plan and land use regulations
- B. Cooperate and coordinate with other units of government on planning matters
- C. Prepare, adopt and maintain a master plan
- D. Review other community's draft master plans when submitted for that purpose, and provide coordination of planning and zoning in other units of government
- E. Draft and present to the City Council a zoning ordinance and amendments, and advise on various zoning actions
- F. Review and comment on proposed public works projects
- G. Prepare and annually adopt a capital improvement program
- H. Prepare subdivision regulations and advise on proposed plats

Respectfully submitted,  
Kelvin Smyth  
Planning Commission Chairperson



### 2019 Meeting Schedule

All meetings are held at 6:00pm in the Council Chambers

- ◆ January 10, 2019
- ◆ February 14, 2019
- ◆ March 14, 2019
- ◆ April 11, 2019
- ◆ May 9, 2019
- ◆ June 13, 2019
- ◆ July 11, 2019
- ◆ August 8, 2019
- ◆ September 12, 2019
- ◆ October 10, 2019
- ◆ November 14, 2019
- ◆ December 12, 2019

## PERFORMANCE MATTERS—INDICATOR KEY:

INCREASING



STAYING ABOUT THE SAME



DECLINING



# PLANNING COMMISSION - 2018 SITE PLAN REVIEWS

## Community Solar Garden

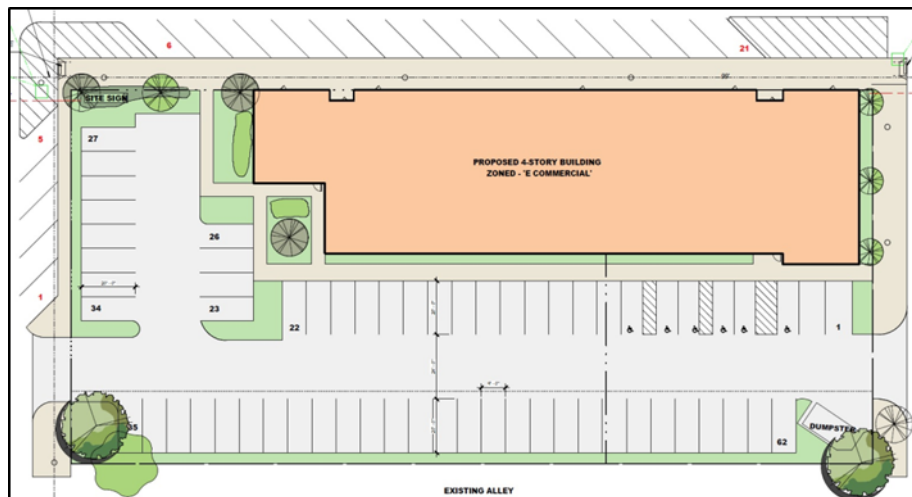
The Planning Commission conducted a Public Hearing on February 8, 2018 and approved a Site Plan for the construction of the Escanaba Solar Generation Facility to be located within the Delta County Airport property located at 3300 Airport Road.

Construction of the garden began June 4, 2018 and officially started operating August 24, 2018. This 3,510 panel system is capable of producing 1,158,300 watts of direct current energy. There are 15 inverters that convert the DC energy into AC energy at a 98.5% efficiency rate. The maximum AC output is 900 kW.



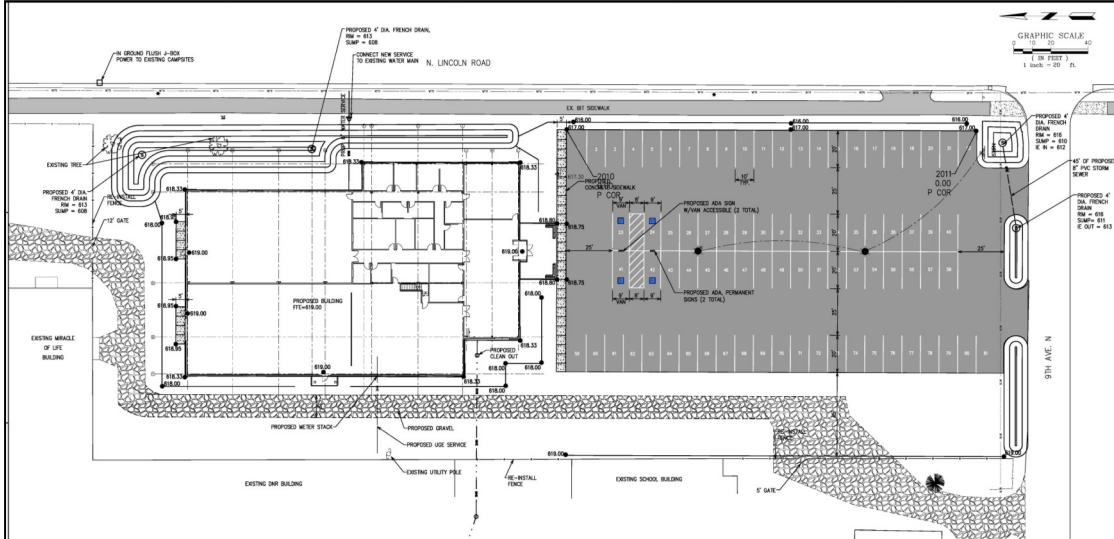
## Multi-Family Apartment Complex

The Planning Commission conducted a Public Hearing on February 8, 2018 and reviewed a Site Plan for the construction of a Multi-Family Apartment Complex at 1401-1419 Ludington Street. Requested changes to the plan were presented at a Special Meeting of the Planning Commission on February 26, 2018 when the Site Plan was denied. The decision was appealed to the Zoning Board of Appeals, which reversed the Planning Commission’s decision and granted the Site Plan approval.



# Delta County Chamber of Commerce & Veterans' Museum

The Planning Commission conducted a Public Hearing on October 11, 2018 and approved a Site Plan for the construction of the Delta County Chamber of Commerce and Veterans' Museum to be located at 1027 North Lincoln Road on the fairgrounds property.



## Bay College Athletic Locker Room Addition

The Planning Commission conducted a Public Hearing on October 11, 2018 and approved a Site Plan for the construction of the Bay College Athletic Locker Room Addition to be located at 2001 North Lincoln Road.



## Verizon Communications Tower

The Planning Commission conducted a Public Hearing on December 13, 2018 and approved a Site Plan for the construction of a communications tower at 1619 18th Avenue South (Ness Field).



## NEW RESIDENTIAL HOMES

	2017	2018	
New Residential Zoning Permits	2	4	↑
New Residential Value	\$405,000	\$1,282,000	↑

<b>1616 21st Avenue South</b>	<b>404 South 32nd Street</b>
<b>1901 Lake Shore Drive</b>	<b>610 Willow Creek Road</b>



**1616 21st Avenue South**



**1901 Lake Shore Drive**

## RESIDENTIAL REMODELS

	2017	2018	
Residential Remodel Zoning Permits	30	20	↓
Residential Remodel Value	\$539,330	\$304,789	↓

<b>1707 Lake Shore Drive</b> <i>Covered Porch Addition</i>	<b>302 South 19th Street</b> <i>Covered Porch Roof</i>	<b>925 North 20th Street</b> <i>Deck</i>
<b>1118 Washington Avenue</b> <i>Detached Garage</i>	<b>116 South 2nd Street</b> <i>Deck</i>	<b>1515 North 16th Street</b> <i>Detached Garage</i>
<b>1918 5th Avenue South</b> <i>Porch Addition</i>	<b>1924 8th Avenue South</b> <i>Shed</i>	<b>1611 Lake Shore Drive</b> <i>Pavilion</i>
<b>1906 Park Avenue</b> <i>Master Bedroom &amp; Sunroom Addition</i>	<b>518 South 28th Street</b> <i>Deck</i>	<b>2211 Lake Shore Drive</b> <i>Storage Shed</i>
<b>2404 3rd Avenue South</b> <i>Shed</i>	<b>1034 South 30th Street</b> <i>Addition to Detached Garage</i>	<b>1409 3rd Avenue North</b> <i>Wheelchair Ramp</i>
<b>629 South 14th Street</b> <i>Porch Replacement</i>	<b>310 North 12th Street</b> <i>Detached Garage</i>	<b>900 South 16th Street</b> <i>Deck</i>
<b>1407 9th Avenue South</b> <i>Shed</i>	<b>1116 9th Avenue South</b> <i>Detached Garage/Workshop</i>	



**1118 Washington Avenue**



**1918 5th Avenue South**

## NEW COMMERCIAL

	2017	2018	
New Commercial Zoning Permits	3	4	↑
New Commercial Value	\$16,774,923	\$3,880,000	↓

<b>3610 Airport Road</b> <i>Solar Generation Facility</i>	<b>110 South 5th Street</b> <i>T-Mobile Cell Tower</i>
<b>1027 North Lincoln Road</b> <i>Chamber of Commerce</i>	<b>1619 18th Avenue South</b> <i>Verizon Communication Tower</i>

## COMMERCIAL REMODELS

	2017	2018	
Commercial Remodel Zoning Permits	13	6	↓
Commercial Remodel Value	\$1,094,950	\$1,625,000	↑

<b>1008-1012 North Lincoln Road</b> Anders Co. <i>Building Addition</i>	<b>3401 Ludington Street</b> OSF Healthcare System <i>Generator Enclosure</i>
<b>1415 8th Avenue South</b> Rich Bugay <i>Garage Addition</i>	<b>2100 North Lincoln Road</b> Bosk Properties <i>Storage Building</i>
<b>2007 South 21st Street</b> Escanaba Area Public Schools <i>Lemerand Park Storage Garage &amp; Ticket Booth</i>	<b>2001 North Lincoln Road</b> Bay College <i>Locker Room Addition</i>



**1415 8th Avenue South**



**2100 North Lincoln Road**



**2007 South 21st Street—Lemerand Park**

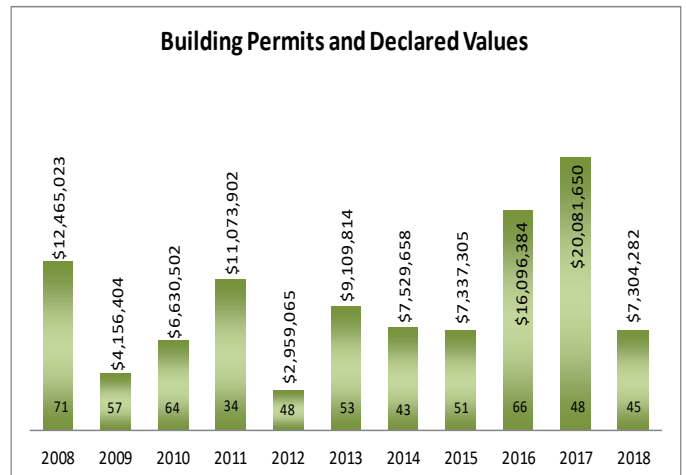
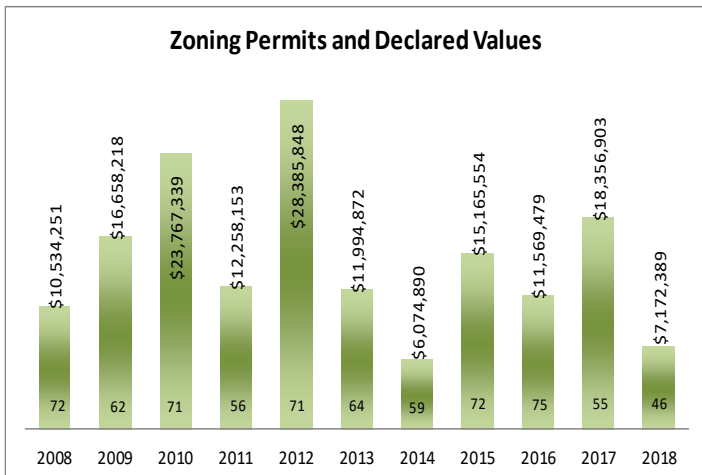
DEMOLITIONS			
	2017	2018	
Demolition Permits	5	8	↑
Demolition Value	\$42,700	\$80,600	↑

<b>1118 Washington Avenue</b> <i>Demolition of Detached Garage</i>	<b>2103 8th Avenue South</b> <i>Demolition of House</i>
<b>629 North 20th Street</b> <i>Demolition of House</i>	<b>910 Ludington Street</b> <i>Demolition of Commercial Building</i>
<b>327 North 14th Street</b> <i>Demolition of House</i>	<b>423 South 16th Street</b> <i>Demolition of House &amp; Shed</i>
<b>320 Stephenson Avenue</b> <i>Demolition of Commercial Building</i>	<b>723 Ludington Street</b> <i>Demolition of Awning</i>

LAND USE / CHANGE OF USE / HOME OCCUPATION			
	2017	2018	
Land Use Permits	1	1	↔
Change of Use Permits	1	2	↑
Home Occupation Permits	2	1	↓

<b>505 North 16th Street</b> <i>Land Use—Electric Vehicle Charging Station</i>	<b>2120 Ludington Street</b> <i>Change of Use—Retail to Restaurant</i>
<b>1010 Ludington Street</b> <i>Change of Use—Office to Retail</i>	<b>610 Willow Creek Road</b> <i>Home Occupation—Hair Salon</i>

## HISTORICAL PERMITS AND DECLARED VALUES



## SIGN PERMITS

	2017	2018	
Sign Permits	18	9	↓

<b>205 North Lincoln Road</b> Aspen Dental—Wall Signs	<b>3300 Ludington Street</b> Menard's	<b>226 South Lincoln Road</b> Alpha Omega House
<b>2507 3rd Avenue North</b> Cost Cutters	<b>516 North Lincoln Road</b> Flagstar Bank	<b>205 North Lincoln Road</b> Aspen Dental—Pole Sign
<b>319 North Lincoln Road</b> Starbucks	<b>2400 1st Avenue North</b> Hobby Lobby	<b>1835 3rd Avenue North</b> La Loca Torta



205 North Lincoln Road



2507 3rd Avenue North



3300 Ludington Street

## FENCE PERMITS

	2017	2018	
Fence Permits	69	67	↓

1903 Park Avenue	1719 20th Avenue South	1222 11th Avenue South	404 Lake Shore Drive
3525 Airport Road	505 North 26th Street	424 South 30th Street	1307 Stephenson Avenue
824 2nd Avenue South	212 1st Avenue South	204 South 8th Street	406 South 9th Street
320 North 15th Street	2726 Lakeshore Drive	1907 Park Avenue	1032 South 19th Street
1707 Lakeshore Drive	1820 1st Avenue South	239 South 22nd Street	317 South 15th Street
330 South 10th Street	1902 12th Avenue South	1918 5th Avenue South	1201 8th Avenue South
1500 Lakeshore Drive	1022 Stephenson Avenue	314 South 18th Street	1027 North 20th Street
2122 3rd Avenue South	704 South 12th Street	519 South 8th Street	112 1st Avenue South
2635 Lake Shore Drive	800 South 13th Street	1819 21st Avenue South	2711 7th Avenue South
527 South 14th Street	714 5th Avenue South	512 North 19th Street	521 South 31st Street
3026 Lake Shore Drive	1704 17th Avenue South	619 Ogden Avenue	505 South 15th Street
1002 South 11th Street	1604 North 20th Street	1216 North 19th Street	324 North 18th Street
1616 17th Avenue South	513 South 32nd Street	1111 South 16th Street	2517 1st Avenue South
1227 Lake Shore Drive	413 & 417 South 14th Street	1522 & 1514 South 13th Street	1014 8th Avenue South
2905 North Lincoln Road	1905 24th Avenue South	2425 North 30th Street	925 North 20th Street
1525 9th Avenue South	900 South 16th Street	1615 8th Avenue South	923 Washington Avenue
1426 North 18th Street	2911 14th Avenue South	1221 10th Avenue South	

## 2018 NOTABLE CAPITAL IMPROVEMENTS

### Resurfacing and Curb Repair—3rd Avenue North



Before



After

In 2018, 3rd Avenue North from North Lincoln Road to Stephenson Avenue received road surface upgrades, including curb work, sidewalk, and crosswalk upgrades. The total cost of this project was **\$235,225**.

### Resurfacing—Danforth Road

In 2018, Danforth Road from 19th Avenue North to the city limits was repaired. Work included pulverizing, shaping, and paving the road with the addition of widened shoulders to add safety to the existing non-motorized route. The total cost for the project was \$164,809.



Before



After

### Downtown Market Place Neighborhood Playground



As part of the Market Place project, a new playground was installed behind the pavilion at a cost of \$87,535. The ADA accessible Park and Play Structure was made possible through funds from the Department of Natural Resources Recreation Passport Grant.



## 2018 NOTABLE CAPITAL IMPROVEMENTS

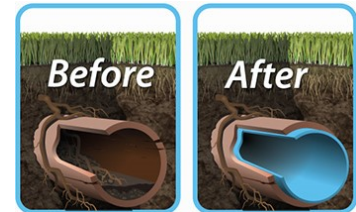
### Escanaba North Shore Substation



In 2018, work was completed on the North Shore Substation, returning the City to a more permanent three-transformer system after an electrical emergency in 2015 resulted in a temporary installation. Cost of completion for the project was \$1,344,653.

### Storm and Sewer Pipes - Replacements or Repairs

Multiple replacement/repair projects were completed to the City's Storm Sewer and Sanitary Sewer Systems. The total cost of all projects totaled \$1,592,061.



#### Storm Sewer Project Locations:

- 300 block of 1st Avenue North
- 2200 block of 5th Avenue South
- 1300-1400 blocks of 13th Avenue South
- 1300-1400 blocks of South 15th Street
- 1200 block of South 16th Street

#### Sanitary Sewer Project Locations:

- 1000-1400 blocks of 7th Avenue South
- 1400-1900 blocks of Lake Shore Drive
- 200 block of North Lincoln Road
- 800-1000 blocks of South 19th Street
- 1700-2100 blocks of 23rd Avenue South
- 2700 block of Lake Shore Drive

### Power Pole and Street Light Replacements



In 2018, approximately 100 power poles and 50 LED street lights were replaced/upgraded. The expected useable life of a wooden power pole is forty years, poles that have met or exceeded their expected lives were identified by a Pole Inspector and replaced by the City of Escanaba Electric Department. The City has also made advancements in street lighting by replacing old street lights with new power saving LED street lights. The upgrade of street lights will take multiple years to complete due to the amount of lights throughout the City (appx. 1,550 street lights and 300 dusk-to-dawn lights are in the City's distribution system). Total Cost of both projects for 2018: \$218,360.

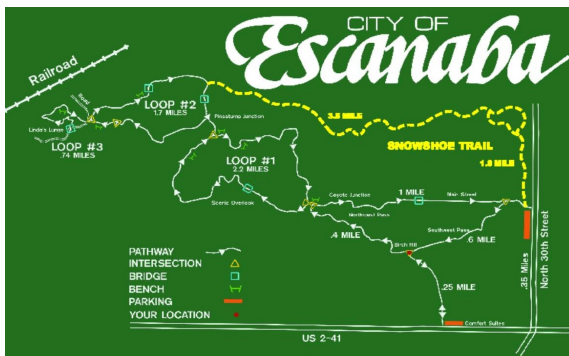
## UPCOMING CAPITAL IMPROVEMENTS FOR 2019

### Marina Dock Replacement

The docks within the Marina basin have reached and exceeded their designated usefulness and will be replaced. The target date for completion of Phase 1 is June 2019, at an estimated cost of \$350,000.



### Non-Motorized Pathway Improvement



In 2019, the City of Escanaba will begin work on connecting the gaps in the City's current non-motorized pathway system. The result of this project will be a non-motorized pathway of approximately 4,200 linear feet running from Bay College to the north city limits, as part of the Iron Belle Trail system. This project is estimated to cost \$275,000.

### Ford River Circuit Replacement

In 2019, work will take place to a portion of the Ford River circuit that is underground and is nearing the end of its useful life. The underground cables in this area will be replaced with poles and wire at an estimated cost of \$80,000.

### Water/Wastewater Department Projects

Several projects are anticipated to take place in 2019 to improve the functioning of the City of Escanaba's Water/Wastewater systems, including:

- Water Main Replacement on 1st Avenue South (800-900 blocks) —Estimated cost of \$350,000
- Blower & Motor Replacement—Estimated cost of \$325,000
- Contracting with an Engineer to create Wastewater Plant upgrades and possible expansion—Estimated cost of \$250,000
- Replacement of water meters throughout the city—Estimated cost of \$220,000

# UPCOMING DOWNTOWN IMPROVEMENTS

**Façade Update -  
413 Ludington Street**



BEFORE

**Façade Update -  
909-911-915 Ludington Street**



BEFORE

**Façade Update -  
1213-1215 Ludington Street**



BEFORE

## 2018 PLANNING COMMISSION

### 2018 Planning Commission Members

Kelvin Smyth, Chairperson	Richard Clark, Commissioner
Christine Williams, Vice-Chairperson	Craig Gierke, Commissioner
Brian Black, Deputy Secretary	Stephen Davis, Commissioner
James Hellerman, Commissioner	Blaine DeGrave, Zoning Administrator
Paul Caswell, Commissioner	Ronald Beauchamp, City Council Liaison

PLANNING COMMISSION MEETINGS			
	2017	2018	
Regular Planning Commission Meetings	9	9	↔
Special / Joint Planning Commission Meetings	1	1	↔

## 2019 PLANNING COMMISSION GOALS

### Training on Form Based Code

One of the Planning Commission’s goals is to complete training on Form Based Code by July 1, 2019. Form Based Code places more emphasis on the design (form) of development and redevelopment, and proportionately less emphasis on use. This training is intended to give an overview of this new approach to zoning to determine whether or not it should be incorporated into the City of Escanaba’s Zoning Ordinance.

### Review of Zoning Ordinance

Per Section 104 of the Zoning Ordinance, the Planning Commission is tasked with routinely reviewing the requirements of the Zoning Ordinance to ensure it is current and accurate. In 2019, the Planning Commission plans to review the following chapters:

- Chapter 21— Central Retail Commercial District (“E-3”)
- Chapter 1—General Provisions
- Chapter 2—Administration, Enforcement, and Penalty
- Chapter 3—Board of Zoning Appeals
- Chapter 4—Districts, Boundaries, and Zoning Map

Proposed changes, if any, will be presented at a Public Hearing before the Planning Commission, then forwarded to City Council for action.

## PLANNING COMMISSION ATTENDANCE AND TRAINING RECORDS

### Attendance Record

Member	Title for 2018	Appt. Date	Term Ends	January 17, 2018 (Regular)	February 8, 2018 (Regular)	February 26, 2018 (Special)	March 8, 2018 (Regular)	April 12, 2018 (Regular)	May 10, 2018 (Regular)	June 14, 2018 (Regular)	July 12, 2018 (Regular)	August 9, 2018 (Regular)	September 13, 2018 (Regular)	October 11, 2018 (Regular)	November 8, 2018 (Regular)	December 13, 2018 (Regular)		
Smyth, Kelvin	Chairperson	08/16/12	06/01/21	X	X		X	X			X	X		X	X	X		
Williams, Christine	Vice-Chairperson	02/21/13	06/01/19	X	X	X	X				X			X	X	X		
Black, Brian	Secretary	02/07/13	06/01/21	X	X	X	X	X						X	X	X		
Hellerman, James	Deputy Secretary	01/16/14	06/01/21	X	X		X		Cancelled	Cancelled	X	X	Cancelled	X	X	X		
Caswell, Paul	Commissioner	04/16/15	06/01/20		X	X	X	X			X	X				X	X	X
Benetti, Dominic	Commissioner	02/01/18	06/01/20			X	X	X			X					X	X	X
Clark, Richard	Commissioner	01/19/17	06/01/19				X	X			X	X				X	X	
Gierke, Craig	Commissioner	06/15/17	06/01/19	X	X	X		X			X	X		X		X	X	X
Davis, Stephen	Commissioner	08/23/18	06/01/20														X	X

### Training Record

Member	Title for 2018	Appt. Date	Term Ends	MAP: Planning & Zoning Essentials	MAP: Board of Appeals	Form-Based Codes	APA: Rural City Planning	Wind Ordinance Research & Development	Master Planning for City Commissioners	TOTAL TRAINING HOURS
Smyth, Kelvin	Chairperson	08/16/12	06/01/21	2	2	1				5
Williams, Christine	Vice-Chairperson	02/21/13	06/01/19				2	3	1	6
Black, Brian	Secretary	02/07/13	06/01/21	3	2					5
Hellerman, James	Deputy Secretary	01/16/14	06/01/21							0
Caswell, Paul	Commissioner	04/16/15	06/01/20							0
Benetti, Dominic	Commissioner	02/01/18	06/01/20							0
Clark, Richard	Commissioner	01/19/17	06/01/19							0
Gierke, Craig	Commissioner	06/15/17	06/01/19			3				3
Davis, Stephen	Commissioner	08/23/18	06/01/20	3						3

## 2018 ZONING BOARD OF APPEALS

### 1719 20th Avenue South—Use Variance

On February 7, 2018, the Zoning Board of Appeals held a Public Hearing for a Use Variance requested by Dan & Margo Phalen, owners of 1719 20th Avenue South. The request was for a use variance from the fence ordinance, which would allow them to construct a 24' x 32' fence with heights of 4' and 6' across an alley/right-of-way on their vacant lot. A Use Variance was granted with the stipulation that the setbacks of 70' from 20th Avenue South and 25' from South 18th Street property lines were followed.

### 1401-1419 Ludington Street— Appeal of a Planning Commission Decision

On April 24, 2018, the Zoning Board of Appeals held a Public Hearing requested by the WODA Group, Inc., developers of 4-Story Multi-Family Apartment Building to be located at 1401-1419 Ludington Street. The project was initially brought before the Planning Commission on February 8, 2018 for site plan review. Changes to the plan were requested and made, and then brought back to the Planning Commission on February 26, 2018 and denied. The WODA Group appealed the decision to the Zoning Board of Appeals, arguing that all site plan standards had been met and should therefore have been approved. The Zoning Board of Appeals agreed with the WODA Group and reversed the decision of the Planning Commission. They granted Site Plan review approval with two conditions: (1) that full utility plan drawings be submitted and (2) that any future commercial "Change of Use" in specified areas must be accompanied by the creation of additional parking.


### 527 South 14th Street—Dimensional Variance

On August 8, 2018, the Zoning Board of Appeals held a Public Hearing for a Dimensional Variance requested by John and Judi DeGrand, owners of 527 South 14th Street. The request was for a dimensional variance from the fence ordinance, which would allow them to construct a 6' fence in the front yard space. The dimensional variance was granted by the Zoning Board of Appeals.

### 1619 18th Avenue South—Use Variance

On October 17, 2018, the Zoning Board of Appeals held a Public Hearing for a Use Variance requested by Peter Schau of Ton 80 Realty Services, acting agent for PI Tower Development and Verizon Wireless, regarding a proposed communications tower to be located at 1619 18th Avenue South (Ness Field). The request was for a use variance which would allow them to place a communication tower in an O—Open Space district. The use variance was granted by the Zoning Board of Appeals.

## ZONING BOARD OF APPEALS MEETINGS

	2017	2018	
Zoning Board of Appeals Meetings	3	4	

### 2018 Zoning Board of Appeals Members

- |                             |                        |   |
|-----------------------------|------------------------|---|
| William DeHaan, Chairperson | Mark Hannemann, Member | Blaine DeGrave, Zoning Administrator    |
| Jon Liss, Vice-Chairperson  | Dennis Renken, Member  | Dr. Ralph Blasier, City Council Liaison |
| Joe Klem, Member            | Brian Thorsen, Member  |   |