

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
January 22, 2015**

A meeting of the Escanaba Planning Commission was held on Thursday, January 22, 2015, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Patrick Connor, Vice Chairperson Kelvin Smyth, Commissioners Roy Webber, Brian Black, James Hellermann, Stephen Buckbee and Tom Warstler

ALSO PRESENT: City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Secretary Kim Peterson, Daily Press Representative Jenny Lancour, WDBC Representative Craig Woerpel and CUPPAD Representative Rhiannon Haller

EXCUSED ABSENT: Commissioner Christine Williams

Chairperson Connor called the meeting to order at 6:00 p.m.

Roll Call

Executive Kim Peterson conducted the roll call.

Approval/Correction of the December 11, 2014, Planning Commission Meeting Minutes

A motion was made by Commissioner Black, seconded by Commissioner Webber, to approve the December 11, 2014, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Commissioner Smyth, seconded by Commissioner Hellermann, to accept the meeting agenda as submitted. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

None.

PUBLIC COMMENT

None.

NEW BUSINESS

Discussion – Year in Review/Goal and Objective Setting – 2014 Planning Commission Plan of Work and 2015 Planning Commission Plan of Work.

City Manager O'Toole stated the Planning Commission is being asked to review the activities and accomplishments of the Commission over calendar year 2014. Additionally, the Planning Commission is being asked to recommend Planning Commission goals and objectives for the upcoming 2015 Planning Commission Plan of Work. If a recommendation is made, the report and goals will go before the City Council at their regularly scheduled meeting on January 5, 2015, with Chairperson Connor making such presentation.

The 2014 Year-End Report of the Planning Commission was reviewed (attached to meeting minutes). One correction was made on Page 11, the address should be 109 South Lincoln Road not 109 South 9th Street.

City Manager O'Toole stated the SHPO Certified Local Government certification is moving along. The City Council adopted a resolution accepting the terms of the program and all paperwork has been submitted to the State of Michigan. SHPO has the paperwork for signature and then the agreement will be forwarded to the National Park Service for concurrence. Once the National Park Service signs off on it that process will begin. When the federal government gives the State of Michigan historical preservation money, 10% of that money is set aside for the twenty-two communities. This could be a significant amount towards historic preservation for the community.

City Manager O'Toole stated the Attorney General signed off on the Interlocal Government Agreement which is the Articles of Incorporation. The Governor's Office said everything is in line with the Act and the intent. The Governor sent a letter accepting such and invitations were sent to file a formal application which will go to the MEDC and forwarded to the Michigan Strategic Fund. Anticipate getting a first draft agreement on 01/23/15. Acuitas is working on the application. Once the application is submitted and approved, eligibility for some marketing dollars takes place. The process will then start with creating a Board of Directors, bylaws and project selection criteria. Hope to have this program running by summer and the Planning Commission will be involved with respect to projects and identifying priorities within the City that should be included in the Superior Trade Zone.

A motion was made by Chairperson Connor, seconded by Commissioner Webber, to recommend the adopted 2014 Year-End Report of the Planning Commission to the City Council at their regularly scheduled meeting on February 5, 2015. Ayes were unanimous.

A motion was made by Commissioner Warstler, seconded by Commissioner Smyth, to adopt the Goals and Objectives for calendar year 2015. Ayes were unanimous.

A motion was made by Commissioner Warstler, seconded by Commissioner Black, to have Chairperson Connor attend the regularly scheduled City Council Meeting on February 5, 2015, to present the 2014 Year-End Report of the Planning Commission and the Goals and Objectives for calendar year 2015. Ayes were unanimous.

Discussion – Community Master Plan Update.

City Manager O'Toole stated administration and the Planning Commission will discuss a proposal submitted by the Central Upper Peninsula Development Regional Commission (CUPPAD) to update the City of Escanaba's Master Plan and review the City of Escanaba's Zoning Ordinance. The Master Plan is required by law. CUPPAD is proposing to update the Master Plan for \$12,600 as the City of Escanaba is a member. In 2006 the cost was \$30,000 to update the Master Plan. Work will begin this upcoming winter 2015 and completed during spring 2016. A joint meeting of all Boards and Commissions will be held and various public input meetings will take place. The Zoning Ordinance will also be reviewed and updated where necessary.

CUPPAD Representative Rhiannon Haller stated CUPPAD currently employs six staff members to provide guidance to local units of government and private enterprises for land use planning, transportation planning, ordinance development, economic development, census data, mapping and technical assistance. In updating the Master Plan and reviewing the Zoning Ordinance, compliance with the Michigan Planning and Zoning Enabling Acts will be included.

City Manager O'Toole stated the Plan Showcase is a pilot project, at no cost to the City, CUPPAD will develop high-impact materials that summarize the Master Plan, emphasizing community ownership of the process and outlining the goals, objectives, and implementation actions developed as part of the plan update. These materials include a summary document, slideshow, and brief video, and can be used by the City to market the plan and the community of Escanaba. The goal of this showcase is to ensure that the plan remains a living, actionable document that reflects the community's vision so it can be used as a key tool for decision-making.

Commissioner Hellermann stated it would be good to see a summary page on the things that did and did not work in the Master Plan of 2006.

Discussion took place on ensuring all data would be updated and social media would be included. Parts of the current Master Plan will be carried over.

Commissioner Black stated Bay College is working on their Strategic Planning this April and would be a strong alignment. City Manager O'Toole stated working with other entities would be beneficial such as the City doing community data surveys and being used elsewhere versus everyone paying for their own data research.

City Manager O'Toole stated the Master Plan is used as a checklist and every year the goals and objectives are reviewed. The Master Plan information is used in the Five-Year Capital Improvement Plan which then is used for the budget.

Commissioner Warstler stated UPCAP is looking at the livability of Escanaba to include housing, health care, walkability, transportation, etc. and will also provide a lot of useful information when complete. Ms. Haller stated she is in contact with Johnathan Mead.

A motion was made by Vice Chairperson Smyth, seconded by Commissioner Warstler, to recommend to City Council approval of CUPPAD's proposal to update the City of Escanaba's Master Plan, to include review of the City of Escanaba's Zoning Ordinance, for \$12,600. Ayes were unanimous.

Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – None.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – City Manager O’Toole received a message from MEDC last week stating Escanaba is the next community on the list to be evaluated by the Redevelopment Ready Communities Team. They are finishing up an evaluation for the City of Marshall and anticipate beginning the City of Escanaba within the next several weeks. A land development tool box was put together and is located on the City’s website www.escanaba.org.
- C. Delta County Planning Commission Update – Chairperson Connor stated a meeting was held and a discussion took place on the wind mill ordinance as it relates to flicker and noise.
- D. Zoning/Land Use Permit Update – Nothing to date yet.
- E. Various – None.

GENERAL PUBLIC COMMENT

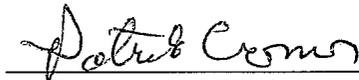
None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

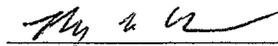
A motion was made by Commissioner Warstler, seconded by Commissioner Webber, to adjourn the meeting. The meeting adjourned at 6:40 p.m. Ayes were unanimous.



Patrick Connor, Chairperson
Escanaba Planning Commission



James V. O’Toole, City Manager
City of Escanaba



Roy Webber, Secretary
Escanaba Planning Commission

2014



2014 YEAR-END REPORT

Planning Commission

January 9, 2015

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

It is with pleasure that the Escanaba Planning Commission submits to you this 2014 Year-End Report on issues and matters brought before the Planning Commission in Calendar Year 2014.

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 2014 Planning Commission Year-End Report for your review and consideration.

ROLE OF THE PLANNING COMMISSION

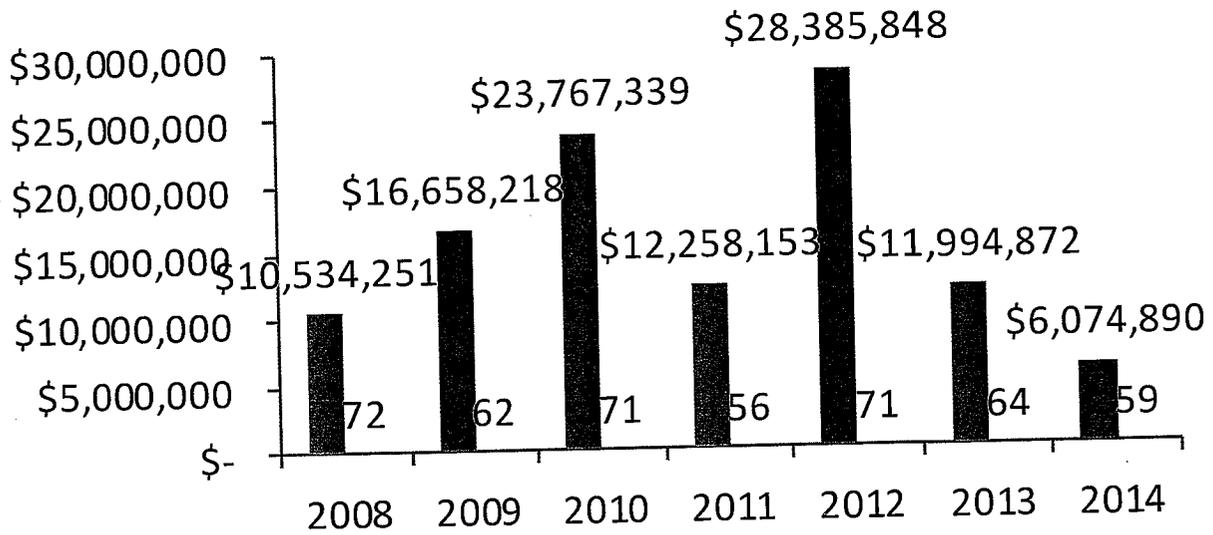
The roles of the Planning Commission include some functions in addition to the statutory duties and responsibilities. The role of the Planning Commission includes the social or cultural expectation that citizens have of the service that the Planning Commission provides in helping to set and implement 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.

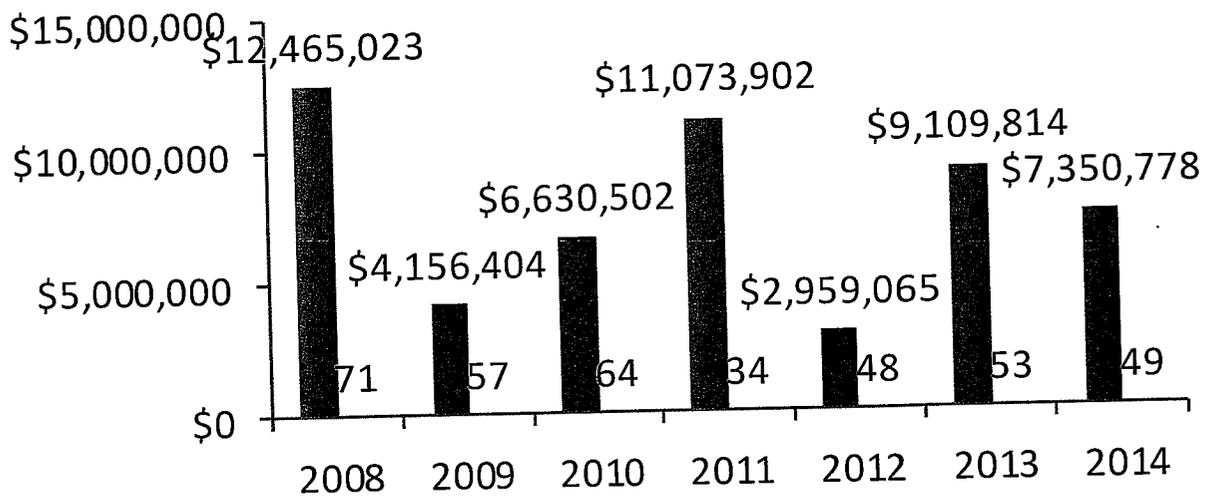
Respectfully Submitted,

Patrick Connor
Planning Commission Chairman

City of Escanaba Zoning Permits and Declared Values



Delta County Building Permits and Declared Values

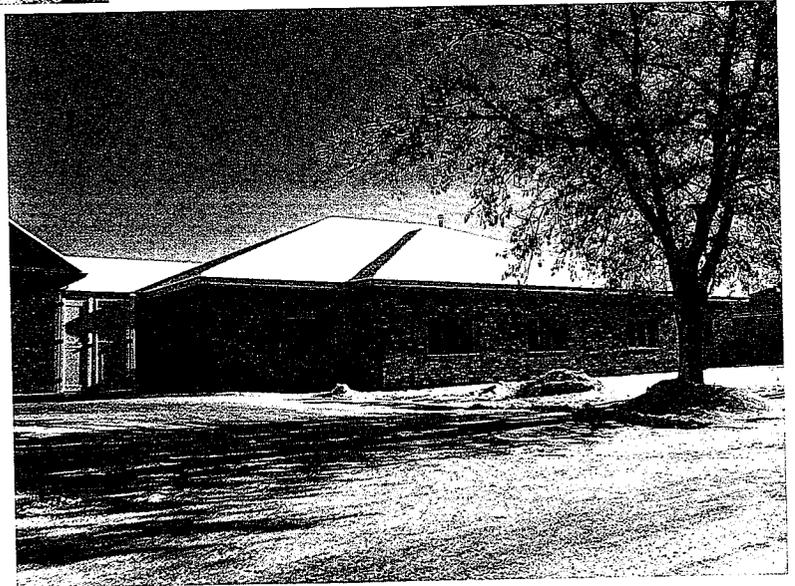
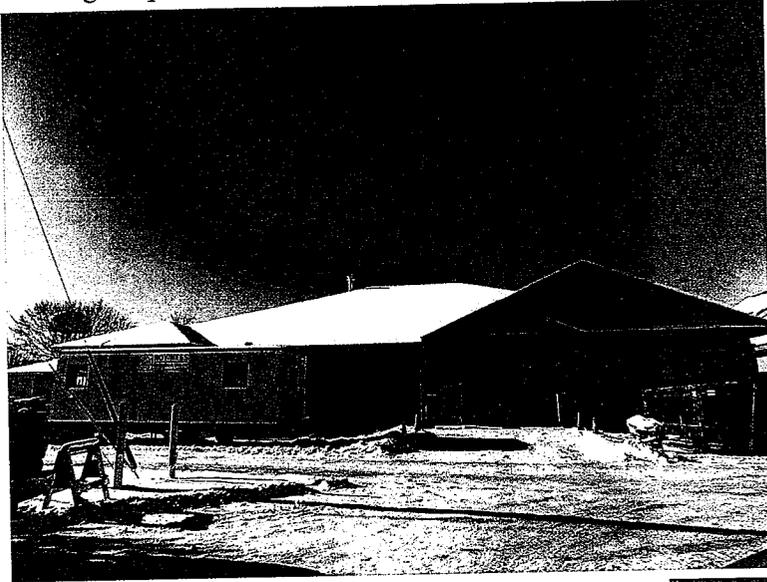


NOTE: The figures on the bottom of both charts reflect how many Zoning Land Use Permits were issued for each year.

SITE PLAN REVIEW/SPECIAL LAND USE PERMITS

NORTHERN MICHIGAN BANK AND TRUST—1921 3RD AVENUE NORTH

Amendment to the Zoning Map and Site Plan Review—1921 3rd Avenue North—Northern Michigan Bank and Trust. The Planning Commission conducted a Public Hearing and approved an Amendment to the Zoning Map and Land Use Permit to allow Northern Michigan Bank and Trust to expand their operation.



PERFORMANCE MATTERS—INDICATOR KEY:



INCREASING



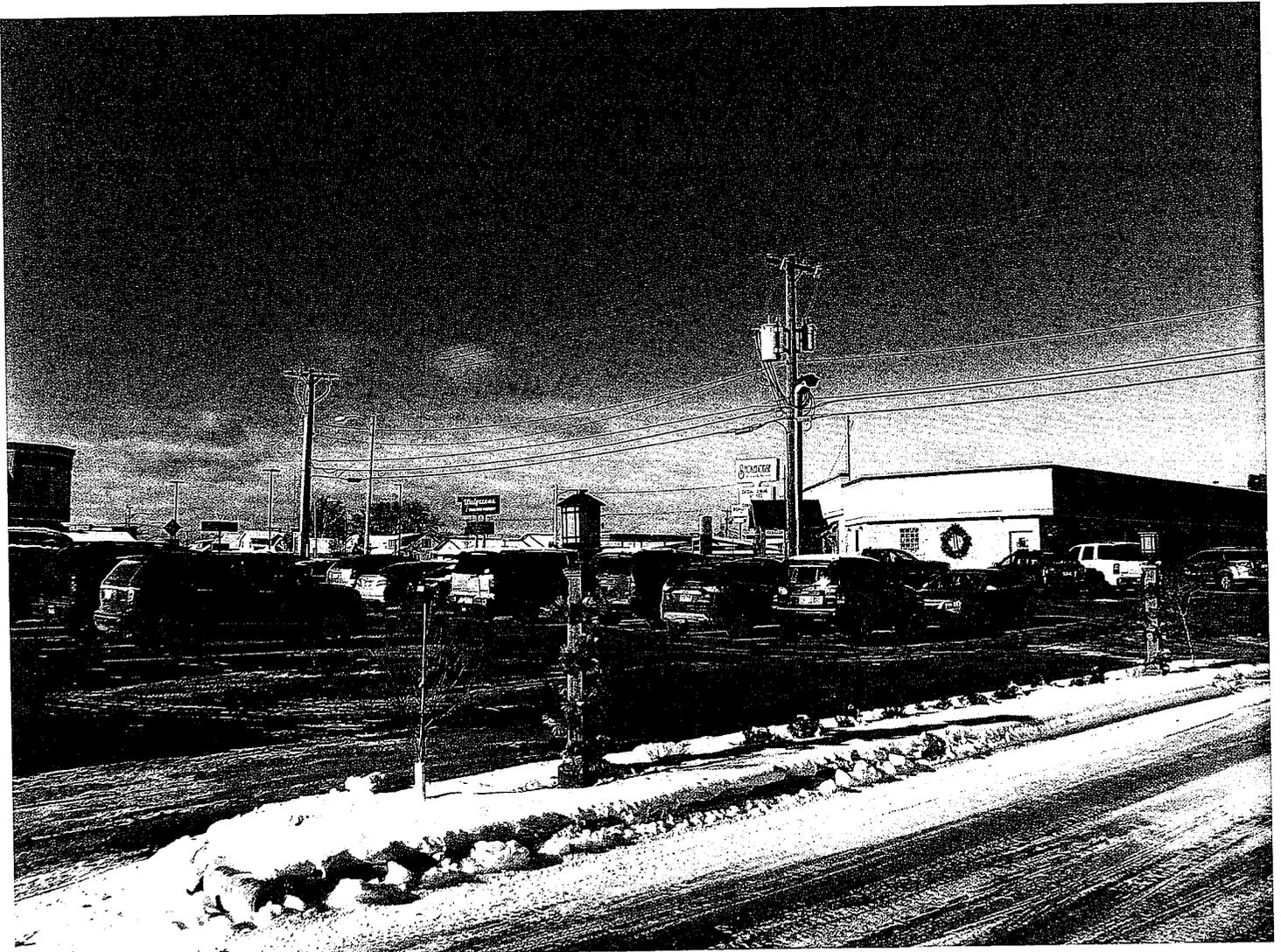
STAYING ABOUT THE SAME



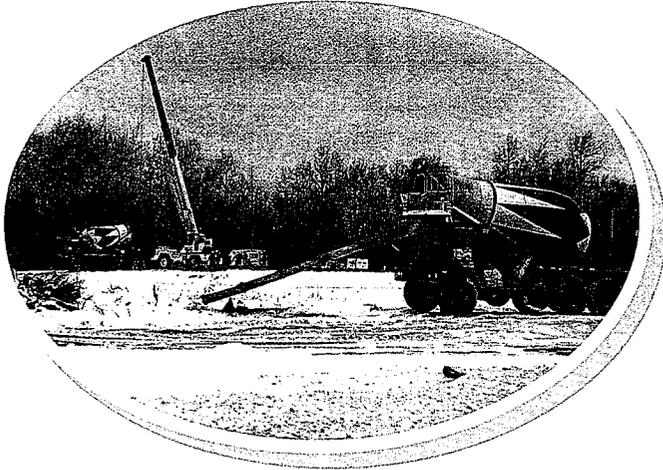
DECLINING

ROMPS FAMILY LLC (AKA STONEHOUSE RESTAURANT)
VACATE PART OF ALLEY—2223 LUDINGTON STREET/109 SOUTH LINCOLN ROAD

Site Plan Review and Request to Vacate Part of Alley—2223 Ludington Street/109 South Lincoln Road—Romps Family LLC (aka Stonehouse Restaurant). The Planning Commission conducted a Public Hearing and approved a Land Use Permit to allow vacating part of the alley for additional parking.

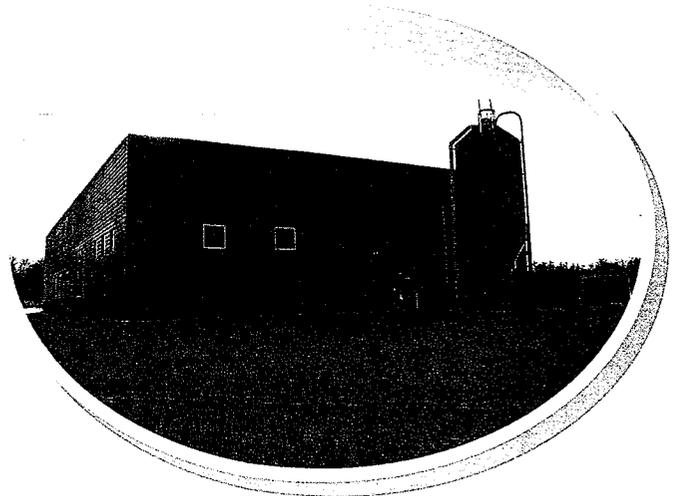
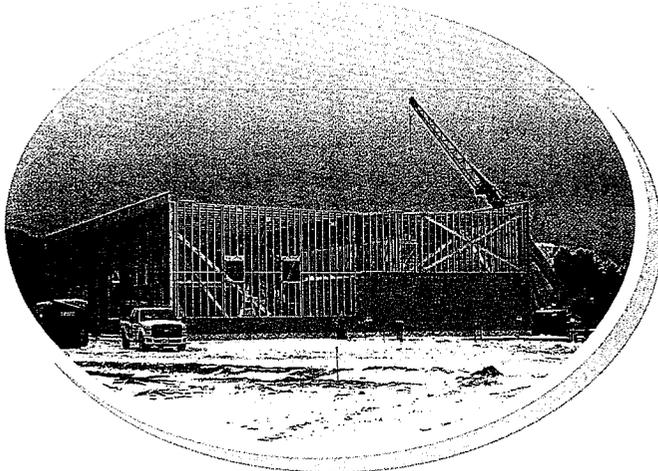


Site Plan Review/Approval—OSF Health Care System/OSF St. Francis Hospital—300 Willow Creek Road. The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow construction of a 14,513 square foot physical therapy, occupational therapy and office building.



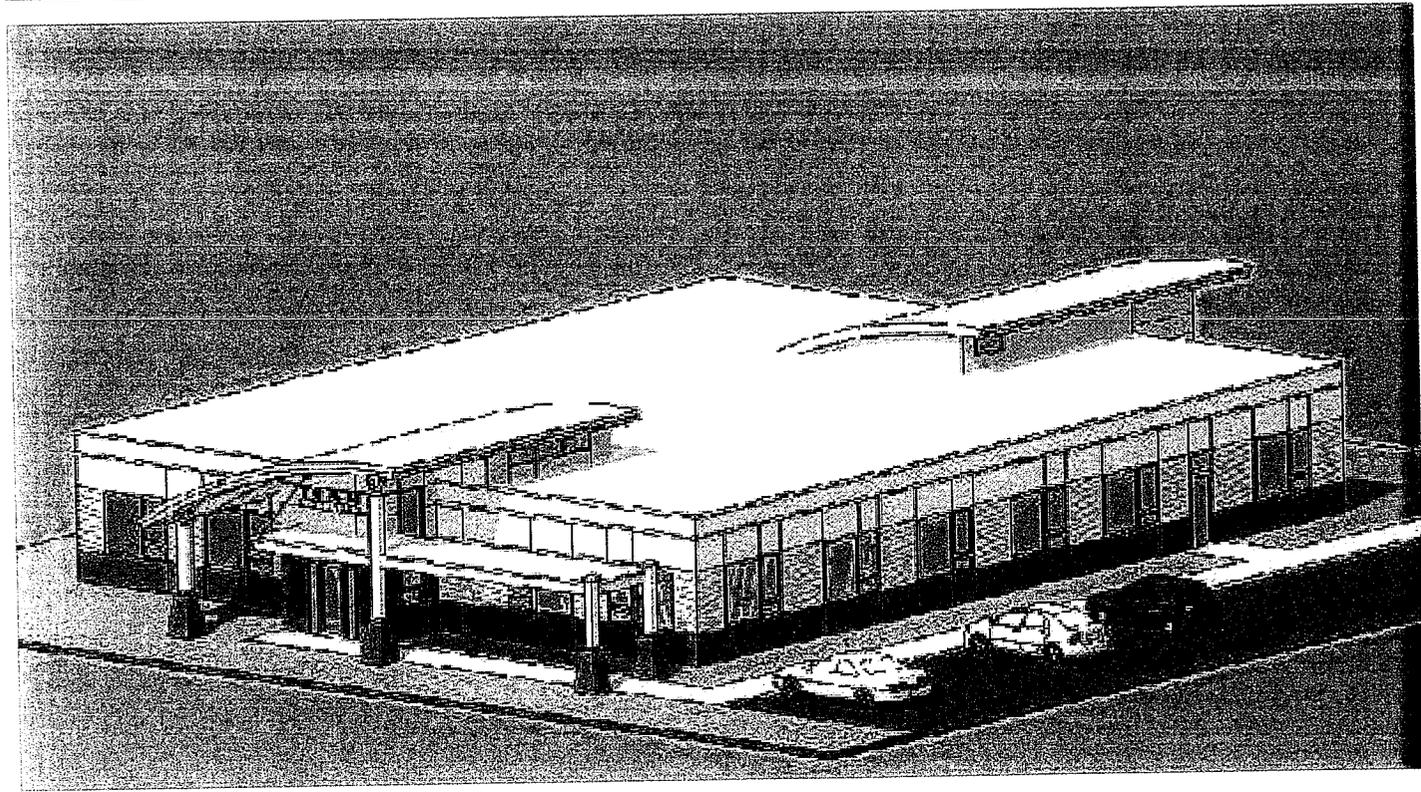
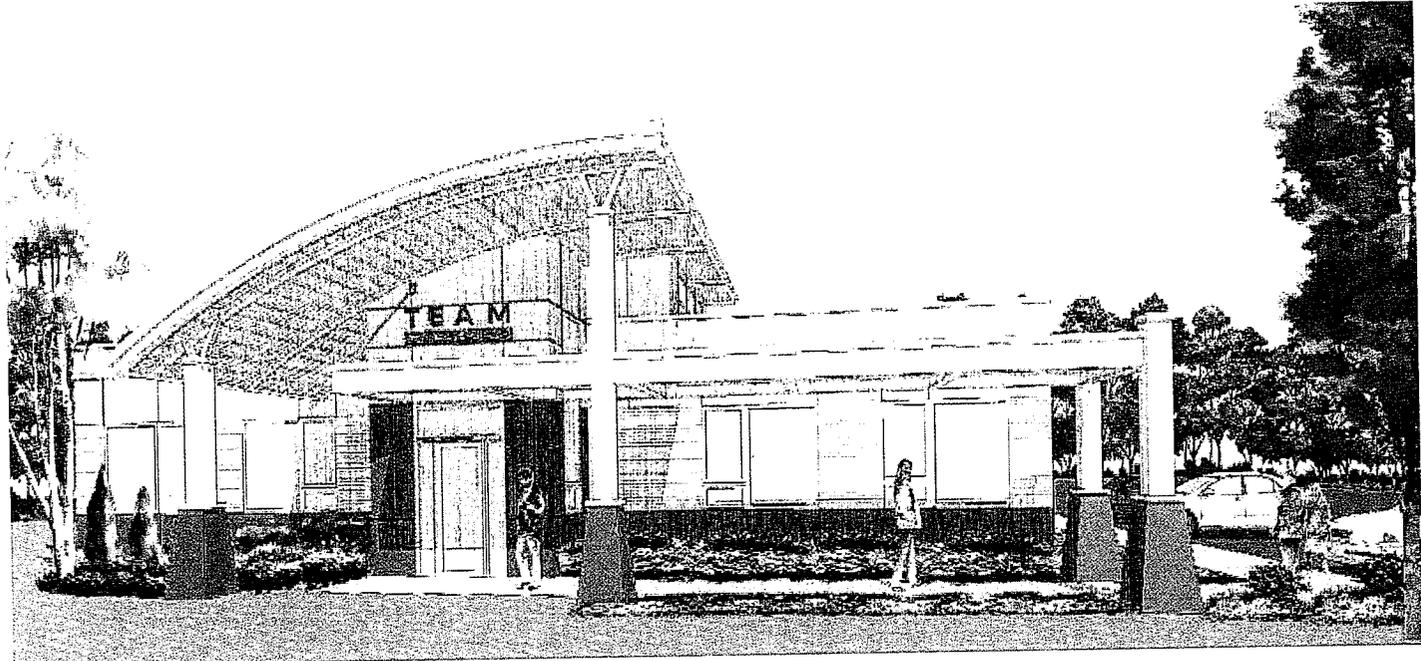
BELL'S UPPER HAND BREWERY—DELTA COUNTY RENAISSANCE ZONE

Site Plan Review/Approval—Bell's Upper Hand Brewery—Delta County Renaissance Zone. The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow construction of a 11,500 square foot bottling manufacturing plant.



JERRY BOUCHER AKA GEEPAPA ENTERPRISES INC.—1008 NORTH 30TH STREET AND ADJACENT PROPERTIES (11.20 ACRES +/-)

Site Plan Review/Zoning District Use Change and Special Land Use Permit—Jerry Boucher aka Geepapa Enterprises, Inc.—1008 North 30th Street and Adjacent Properties (11.20 acres +/-). The Planning Commission conducted a Public Hearing and approved a Land Use Permit to allow for Team Wireless to have Verizon headquarters at this site.



JOE KNAUF—1401 NORTH 26TH STREET

Special Land Use Permit Request—Joe Knauf—1401 North 26th Street. The Planning Commission conducted a Public Hearing and approved a Special Land Use Permit to allow 1401 North 26th Street to operate as an Adult Day Care Facility.



January 1, 2014, to December 31, 2014

3 New Residential Zoning Permits Were Issued

New Residential Homes—Value \$735,000



700 Willow Creek Road



1615 20th Avenue South



1720 21st Avenue South

NEW RESIDENTIAL HOMES		
	2013	2014
New Residential Zoning Permits	8	3
New Residential Value	\$2,283,800	\$735,000

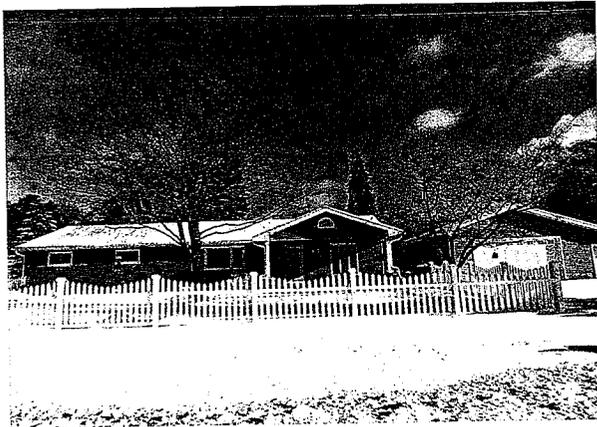


January 1, 2014, to December 31, 2014

36 Residential Remodel Zoning Permits Were Issued

Residential Remodel—Value \$624,140

248 Lake Shore Drive	1322 Sheridan Road	520 3rd Avenue North
3127 6th Avenue South	225 South 10th Street	911 South 11th Street
2107 5th Avenue South	806 North 19th Street	1415 Lake Shore Drive
627 South 17th Street	2300 Lake Shore Drive	1210 12th Avenue South
3101 Lake Shore Drive	1034 South 30th Street	2303 Lake Shore Drive
1130 South 30th Street	1218 12th Avenue South	1903 Park Avenue
1408 Lake Shore Drive	1716 Grand Avenue	1715 10th Avenue South
1302 North 18th Street	1005 Lake Shore Drive	1300 South 15th Street
901 Willow Creek Road	2100 Lake Shore Drive	1002 South 12th Street
812 1st Avenue South	1621 South 16th Street	925 6th Avenue South
1210 South 16th Street	1723 7th Avenue South	407 1st Avenue South
1615 Sheridan Road	921 Lake Shore Drive	421 South 11th Street



901 Willow Creek Road



2303 Lake Shore Drive

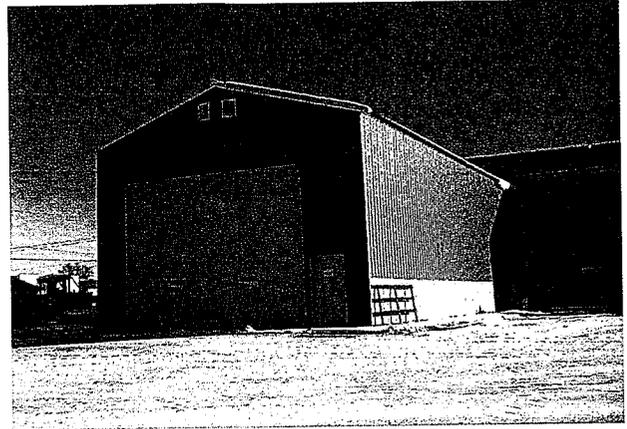
RESIDENTIAL REMODEL			
	2013	2014	
Residential Remodel Zoning Permits	29	36	↑
Residential Remodel Value	\$714,752	\$624,140	↓

January 1, 2014, to December 31, 2014

5 New Commercial Zoning Permits Were Issued

New Commercial — Value \$1,140,000

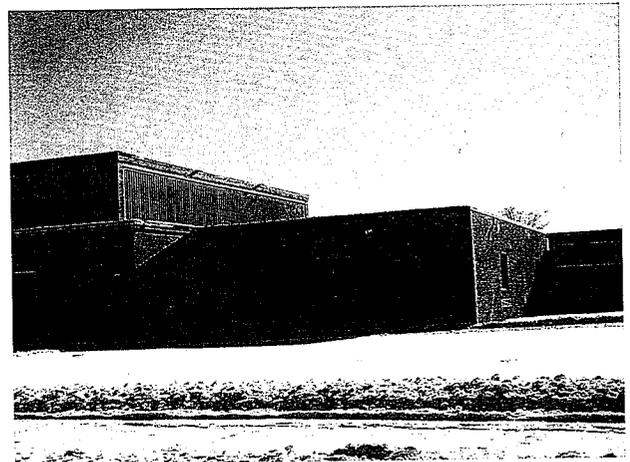
- 202 North 30th Street
- 5211 19th Avenue North
- 1701 North 28th Street
- 1008 North 30th Street
- 409 South 22nd Street



1701 North 28th Street



202 North 30th Street



409 South 22nd Street

NEW COMMERCIAL		
	2013	2014
New Commercial Zoning Permits	10	5
New Commercial Value	\$6,749,620	\$1,140,000



January 1, 2014, to December 31, 2014

4 Commercial Remodel Zoning Permits Were Issued

Commercial Remodel — Value \$2,835,000

1921 3rd Avenue North
 1422 Ludington Street
 1st Avenue North/North 9th Street
 109 South Lincoln Road



Escanaba
Market Place

COMMERCIAL REMODEL			
	2013	2014	
Commercial Remodel Permits	8	4	↓
Commercial Remodel Value	\$2,095,000	\$2,835,000	↑

8 Demolition Permits—Value \$40,500

117 Stephenson Avenue—Shed
 109 South Lincoln Road-Commercial Building
 1210 South 16th Street—Shed
 323 North 19th Street—Residential Home
 1403 Lake Shore Drive—Residential Home
 1715 10th Avenue South—Garage
 1210 South 16th Street—Garage
 1901 Lake Shore Drive— Residential Home

DEMOLITION			
	2013	2014	
Demolition Permits	4	8	↑
Demolition Value	\$46,400	\$40,500	↓

January 1, 2014, to December 31, 2014

Change of Use—Value \$250

1630 Ludington Street—Car Lot

1801 Ludington Street—Installing Handicap Ramp

CHANGE OF USE		
	2013	2014
Change of Use Permits	2	2
Change of Use Value	\$105,300	\$250



19 SIGN PERMITS

1636 Ludington Street	1711 Ludington Street
3300 Airport Road	301 North Lincoln Road
1814 North Lincoln Road	300 Willow Creek Road
2504 3rd Avenue North	2001 North Lincoln Road
1801 Ludington Street	2950 College Avenue
1900 6th Avenue North	428 South Lincoln Road
1200 North Lincoln Road	2900 27th Avenue North
423 Ludington Street	2625 Ludington Street
1606 Ludington Street	501 South Lincoln Road
	917 Ludington Street

SIGN PERMITS		
	2013	2014
Sign Permits	18	19



January 1, 2014, to December 31, 2014

50 Fence Permits Were Issued

1432 Stephenson Avenue
 901 South 19th Street
 941 Washington Avenue
 1900 14th Avenue North
 508 South 9th Street
 1416 11th Avenue South
 226 South 22nd Street
 605 North 19th Street
 521 South 13th Street
 803 South 12th Street
 601 North 18th Street
 1222 8th Avenue South
 3101 14th Avenue South
 1410 North 20th Street
 602 South 8th Street
 1129 North 18th Street
 314 South 9th Street
 1216 North 19th Street
 1504 Lake Shore Drive
 123 South 22nd Street
 1427 North 18th Street
 1100 7th Avenue South
 518 1st Avenue South
 200 North 10th Street
 1412 2nd Avenue North

1428 North 16th Street
 606 South 19th Street
 1204 10th Avenue South
 1203 Willow Creek Road
 615 Ogden Avenue
 1010 Washington Avenue
 522 2nd Avenue South
 3401 Ludington Street
 2105 5th Avenue South
 208 North 10th Street
 1512 North 19th Street
 2106 5th Avenue South
 1107 Stephenson Avenue
 329 South 14th Street
 1301 North Lincoln Road
 629 South 15th Street
 1031 Sheridan Road
 1402 Ludington Street
 215 Ogden Avenue
 519 South 8th Street
 711 Stephenson Avenue
 901 Willow Creek Road
 2115 6th Avenue South
 1608 17th Avenue South
 311 North 13th Street

FENCE PERMITS		
	2013	2014
Fence Permits	82	50



MAJOR DEVELOPMENT PLANS/PROJECTS/CAPITAL IMPROVEMENTS

MEDC Redevelopment Ready Communities Program. In 2014, the City of Escanaba was approved to participate in the MEDC Redevelopment Ready Communities Program. On May 29, 2014, a joint meeting of the Escanaba City Council, Escanaba Planning Commission, Escanaba Historical Commission and the Escanaba Downtown Development Authority was conducted with the MEDC to review the purpose of the program and to go over what the City of Escanaba could expect from the program. Under this program the City will obtain a comprehensive review of the City's Master Plan and Land Development Plans, and will also assess the City's business and residential opportunities, parking, downtown corridors, public input, targeted investments, redevelopment plans and other economic practices. Administration is recommending the Planning Commission adopt the completion of this review as a goal for 2015.

Certified Local Government. In 2014, the City of Escanaba was approved to be a "Certified Local Government" Community through the Michigan State Housing Development Authority. Under this program the City will be eligible for assistance with finances and technical support for specific projects that enhance and promote historic neighborhoods and commercial districts in the City by identifying specific preservation projects for grants administered by the Michigan State Historic Preservation Office. The City will be the second community in the U.P. to have this status and would also allow the City to apply for Historic Preservation Grants. Administration is recommending the Planning Commission adopt the implementation of this program as a goal for 2015.

Historical Registry Nomination. In 2014, The City of Escanaba's Downtown was placed on the National Registry of Historic Places through the Michigan Historic Preservation Board and the U.S. National Park Service.

Historical Façade Design Guideline. In 2014, the Planning Commission worked with the Escanaba Historic Commission, Escanaba Downtown Development Authority and Escanaba City Council on finalizing a "Downtown Façade Design Guideline". The guidelines provide guidance to property owners undertaking work within an established Historic District that is subject to review by the Historic District Commission or façade work undertaken as part of the Downtown Façade Incentive Program.

Next Development Michigan Act—Superior Trade Zone. The City of Escanaba, along with the various units of government in Delta and Marquette Counties created and submitted a proposed intergovernmental agreement to create the U.P. Next Michigan Development Corporation, also known as the "Superior Trade Zone". The agreement establishes the Superior Trade Zone as a separate legal entity having the same boundaries as the participating parties. The purpose of the agreement is to take advantage of the provisions of state law for economic development activities and the attraction of facilities and employment to the area. Administration is recommending the Planning Commission adopt the continuation for finalizing the Superior Trade Zone as a goal for 2015.

Resurfacing and Curb Repair City Wide – Major Streets/Local Streets—This included streets such as Lake Shore Drive, Ludington Street, Sheridan Road and Stephenson Avenue. Funding for Major Streets has been significantly cut by the State of Michigan. The Local Streets is classified as neighborhood streets and is included in the Major Street funding. The amount of money spent on snow removal will impact the street repairs that will be done in the following year. Once spring arrives, the City Engineering Department, along with a number of other agencies, all get together and rate every street in Escanaba using what’s called a PASER System, which is how the City determines what streets need the most work and how much money is needed for repairs. Amount budgeted was \$400,000. Sheridan Road was redone from 10th Avenue North to 17th Avenue North with a significant amount of Small Urban Grant money along with monies from the City’s Major Street Fund for a total of \$450,000.



Major Streets—Priority

5th Avenue South—Alley between South 15th, 16th and 14th Streets
12th Avenue North/North Lincoln Road at North 23rd Street—Fairgrounds Entrance

Local Streets—Priority

7th Avenue South—Lake Shore Drive
South 15th Street—9th Avenue South—10th Avenue South
14th Avenue South—Willow Creek Road/South 30th Street (chip seal)
North 16th Street—11th Avenue North and 12th Avenue North
South 15th Street—6th Avenue South and 7th Avenue South
10th Avenue South—South 14th Street and South 15th Street

Sidewalk Repair and Maintenance Program - City Wide—Routine repair and maintenance of existing sidewalk is needed City wide. Amount budgeted was \$5,000.

Non-Motorized Recreational Trail Upgrades – Year-Round Trail—This is the cross-country ski trail and snowshoe trail. The trail head was moved from North 30th Street to an area behind the Comfort Inn Suites as there is plenty of parking and lighting. Amount budgeted was \$5,000.

Civic Center Cement Entrance—The north side entrance was replaced with new cement slab. Amount budgeted was \$7,000.

DDA District Curb Repair Program—Funding was allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems for removal/replacement. Project evaluations, prioritization and ranking determined the east corner of the 100 block of South 13th Street and Ludington Street were in need of repair.

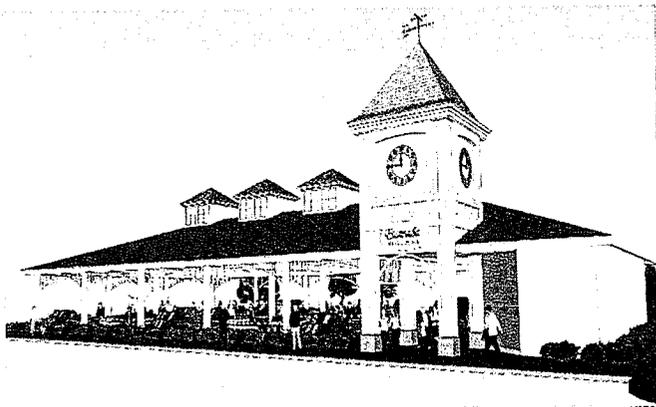
Power Pole Replacement— Power poles are being replaced throughout the City.

Street Light Replacement—There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Continued replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is being done. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.

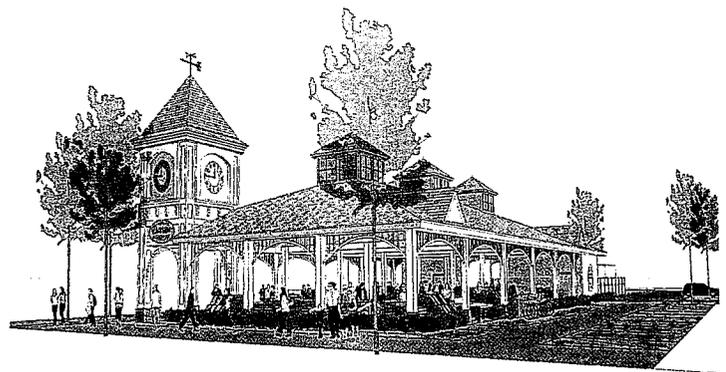
Ludington Street Resurfacing Funds—**Description:** In the Fall of 2014, the City of Escanaba received a Small Urban Grant for \$375,000 with a 20% local match to mill and resurface Ludington Street from 3rd Street to 9th Street. This grant is for the State fiscal year beginning October 2015.

Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue North—The DDA is currently in the process of finalizing bid specifications to be sent out on the parking lot improvement.

Market Place Project - Escanaba Downtown Development Authority—The Downtown Development Authority obtained site plan approval for a new Market Place Facility to be located at the current Farmer’s Market on North 9th Street and 1st Avenue North. Since that time, the DDA has decided to revisit the concept with respect to location and is in the process of obtaining cost estimates (land purchase and construction) to possibly relocate the facility to a site located on Ludington Street, South 15th Street and 1st Avenue South, commonly known as the “Northern Motor’s Outdoor Car Display” lots. The DDA Administration is seeking public comment on the new location with the belief that the property is more centrally located in downtown which should help with future business attraction in the surrounding neighborhood and in drawing people to downtown. Additionally, the “new” location would have more parking availability than the current Farmer’s Market location and allow for an additional outdoor theater or an enclosed neighborhood playground.



INITIAL PLAN—North 9th Street Location



REVISED PLAN—Potential Relocation Ludington Street

Ludington Street Drainage Study—The DDA contracted with C2AE to perform an assessment of Ludington Street’s (approximately from 9th to 14th Streets) storm sewer system and the outlet from this area to the Bay. This area was chosen because of the flooding problems that occur during high intensity, short duration rain storms, which over the years have occurred more frequently. This study will look at the existing infrastructure and assess the condition and capacity of it. The ultimate goal of the study is to develop a conceptual plan and estimated cost of a permanent fix.

ZONING BOARD OF APPEALS

VARIANCE FOR 1300 SOUTH 15TH STREET

Public Hearing for a variance request at 1300 South 15th Street. The Zoning Board of Appeals conducted a Public Hearing and approved a variance request to the minimum side yard requirement to allow for an addition to an attached garage to the main structure.



RECOMMENDED 2015 PLANNING COMMISSION GOALS/OBJECTIVES

1. Continue work on the MEDC Readiness Re-development Community Program.
2. Continue work on the MSHDA/SHPO Certified Local Government Program.
3. Continue work on the Next Michigan Development District, also known as the “Superior Trade Zone”.
4. Update the Community Master Plan which will serve as a guide to help manage the future growth of Escanaba and as a tool that will shape and maintain the community as growth occurs.

PLANNING COMMISSION MEETINGS			
	2013	2014	
Regular Planning Commission Meetings	8	8	↔
Special/Joint Planning Commission Meetings	2	2	↔