PLANNING COMMISSION
REGULAR MEETING AGENDA
June 11, 2015, at 6:00 p.m.

Patrick Connor, Chairperson
Kel Smyth, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Tom Warstler, Commissioner
James Hellermann, Commissioner

Christine Williams, Commissioner
Steve Buckbee, Commissioner
Paul Caswell, Commissioner

James V. O'Toole, City Manager
Ronald Beauchamp, City Council Liaison

City Hall/Library Complex, 410 Ludington Street, Room C101 Council Chambers, Escanaba, MI 49829
Thursday, June 11, 2015, at 6:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL/CORRECTION(S) TO MINUTES – May 14, 2015
APPROVAL/ADJUSTMENTS TO THE AGENDA
CONFLICT OF INTEREST DECLARATION
UNFINISHED BUSINESS - None
PUBLIC HEARING(S)

1. **Site Plan Review – Bay de Noc Community College – 2001 North Lincoln Road.**
   Explanation: A public hearing on a proposed 6,413 s.f. addition to the welding classroom, office and shop area at Bay de Noc Community College will be conducted.

NEW BUSINESS

1. **Update – Community Master Planning Process.**
   Explanation: Anne Shishkovsky will update the Planning Commission and public on the processes that have been implemented to launch the community master planning process. A review of census data, draft surveys and public engagement strategies will be discussed.

2. **Project Updates:**
   a. Zoning Board of Appeals Hearings/Decisions.
   b. Superior Trade Zone.
   c. MSHDA/SHPO Certified Local Government Program.
   d. Delta County Planning Commission.
   e. Redevelopment Ready Community Program.
   f. Year to Date Zoning/Land Use Permit(s).

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS
ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Patrick Connor, Chairperson
Planning Commission

PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
May 14, 2015

A meeting of the Escanaba Planning Commission was held on Thursday, May 14, 2015, at 6:00 p.m. at the City Hall/Library Complex, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Vice Chairperson Kel Smyth, Commissioners Roy Webber, Paul Caswell, James Hellermann, Stephen Buckbee, Christine Williams and Tom Warstler

EXCUSED: Chairperson Patrick Connor and Commissioner Brian Black

ALSO PRESENT: City Manager Jim O'Toole, Executive Secretary Kim Peterson, Council Liaison Ron Beauchamp and City Engineer/Public Works Superintendent Bill Farrell

Meeting called to order at 6:00 p.m. with new Planning Commissioner Paul Caswell being introduced.

Roll Call

Executive Secretary Kim Peterson conducted the roll call.

A motion was made by Commissioner Warstler, seconded by Commissioner Buckbee, to appoint Roy Webber as the temporary Chairperson. Ayes were unanimous.

Approval/Correction of the April 9, 2015, Planning Commission Meeting Minutes

A motion was made by Commissioner Hellermann, seconded by Commissioner Warstler, to approve the April 9, 2015, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Commissioner Warstler, seconded by Commissioner Williams, to approve the agenda as printed. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

Vice Chairperson Smyth took over as acting Chairperson.

PUBLIC HEARING

Street Resurfacing Priorities – 2015-2016 Citywide.

City Manager O'Toole stated annually City Administration establishes a priority list of streets to be repaved based on an evaluation system that considers such things as existing street/curb asphalt conditions, traffic volume, road failures, loose asphalt and other such factors. The

Planning Commission will conduct a public hearing on the proposed 2015-2016 Local and Major Resurfacing Priority List. There is approximately 83 miles of paved streets. Of the 83 miles there are 20% that are rated as adequate, 75% that are rated substandard and 5% are not rated at all. In the upcoming fiscal year budget there is $150,000 budgeted for local street improvements and $150,000 budgeted for major street improvements.

City Engineer/Public Works Superintendent Bill Farrell reviewed a PowerPoint Presentation on street priorities (see attachment). A review on how the streets are selected was done (see attachment). Crack sealing will be conducted in the fall when the equipment from the Delta County Road Commission is rented.

Discussion was held on giving Ludington Street a facelift from curb to curb with no utility work with a grant in 2016-17, which will be similar to the Sheridan Road funding. Ludington Street will be pulverized or grinded from 3rd Street to 9th Street.

City Engineer/Public Works Superintendent Farrell reviewed the SAW Grant Guidelines. The match is 10%. This is the beginning of the second year of third year of funding for the $97 million grant with a maximum $1 million being awarded to individual communities. The City did make the list and will be notified next year if funding is awarded. The SAW Grant will be for sanitary sewers and storm sewers to conduct comprehensive investigations of all the structures and pipes to provide data to update the utility sheets.

C2AE did modeling for the central retail district for the flooding areas and it is hoped that this cost can be reimbursed from the SAW Grant.

This is the second year that Public Works has budgeted salt and snow removal differently. Salt use was up this past year with a normal year using 800 tons of salt and approximately 1,000 tons was used this past year.

NEW BUSINESS

Project Updates:

A. Zoning Board of Appeals Hearings/Decisions – None.

B. Superior Trade Zone – City Manager O'Toole stated The Superior Trade Zone will have an inaugural meeting on June 16th at noon at the Rock's Lions Club to designate primary and alternative members to the Board, select officers and provide Rules of Procedures.

C. Delta County Planning Commission Update – None.

D. Zoning/Land Use Permit Update – City Manager O'Toole reviewed the below:

2	NEW RESIDENTIAL HOME	$634,000
4	RESIDENTIAL REMODELS	$48,600
8	NEW COMMERCIAL	$8,325,920
7	COMMERCIAL REMODELS	$289,000
1	CHANGE OF USE	$0
	HOME OCCUPATION	$0
	LAND USE PERMIT	$0
4	DEMOLITION PERMIT	$129,200
26	TOTAL	$9,426,720

E. Various – City Manager O'Toole stated there will be a Joint Meeting on May 20th at 6:00 p.m. with the City Council, Planning Commission, Downtown Development Authority and Historic District Commission to hear a report on the Redevelopment Ready Community third party review. Professor Peter Alan from the University of Michigan's Historical Department will be in attendance to report on findings from a historical standpoint on his review of some properties on Ludington Street.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Commissioner Webber, seconded by Commissioner Warstler, to adjourn the meeting. The meeting adjourned at 6:35 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

ESTIMATED COSTS

2015 Street Resurfacing List

GRANT PROJECTS

	ID	Street	Treatment Type	Class	Priority	Project Cost
	1	Lancaster Pkwy (Hwy 3) from Dr 17th Ave / 11th St (Bridge)	Mill and Fill + Overlay	Major	1	$400,000

MAJOR STREETS

	ID	Street	Treatment Type	Class	Priority	Project Cost
	304	2nd St N - 3rd Ave S to 4th Ave S	Concrete Overlay	Major	2	$129,000
	308	5th Ave S - Lincoln Rd to 19th St	Pulverize + Reprofile	Major	1	$210,000
	314	Independence Ave - 17th Ave to 3rd Ave	Concrete Overlay	Major	1	$33,000
	324	5th Ave N - Lincoln Rd to 25th St	Pulverize + Reprofile	Major	1	$33,000
	315	Independence Ave - 10th Ave to 14th Ave	Concrete Overlay	Major	1	$65,000
	326	8th Ave S - 10th St to Lind Whole Drive	Bituminous Overlay	Major	2	$25,000
	312	Gerlach Rd - West of 19th Ave to City Limits	Pulverize + Reprofile	Major	1	$240,000
	313	19th Ave N - Sheridan Rd to 3rd St	Concrete Overlay	Major	1	$90,000
	325	25th Ave S and Ave Sunnyside Park and 28th St to 29th	Bituminous Overlay	Major	2	$50,000

LOCAL STREETS

	ID	Street	Treatment Type	Class	Priority	Project Cost
	[redacted]					
	65	Arbor Creek Rd - 8th Ave S to Wright	Pulverize + Reprofile	Local	2	$189,000
	104	W 20th St - 4th Ave to 5th Ave	Pulverize + Reprofile	Local	2	$30,000
	112	N 16th St - 18th Ave to 15th Ave	Concrete Overlay	Local	4	$26,000
	119	17th Ave N - Independence to Park	Concrete Overlay	Local	3	$40,000
	122	2 Ave SE - 3rd Ave to 5th Ave	Re-Grading	Local	3	$81,000
	140	5th Ave S - 20th St to 21st Ave and 20th St	Concrete Overlay	Local	2.0	$90,000
	142	Lake Park Boulevard (Park Rd) - N 10th St	Chip Seal	Local	2.0	$12,000
	148	S 18th St - Park Ave to 20th Ave	Pulverize + Reprofile	Local	2.0	$152,000
	149	19th Ave S - Park Ave to 21st Ave	Bituminous Overlay	Local	2.0	$12,000
	151	13th St - 6th Ave to 7th Ave	Bituminous Overlay	Local	2.0	$12,000
	156	5th Ave S - 6th St to 7th Ave	Concrete Overlay	Local	2.0	$150,000

COMPLETED

[redacted]

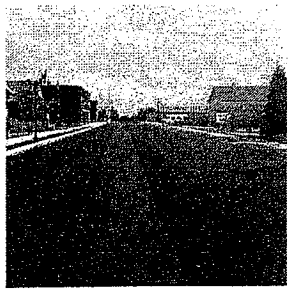
PROPOSED FY1516

PROPOSED AS FUNDING ALLOWS

WORK COMPLETED IN FY1415

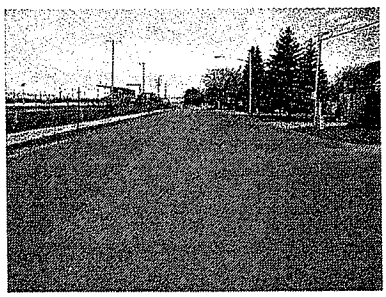
Sheridan Road
10th Ave No to 17th Ave No
(Before Improvements)

Sheridan Road
10th Ave No to 17th Ave No
(After Improvements)



12th Avenue North
North Lincoln Road to No 23rd St
(Before Improvements)

12th Avenue North
North Lincoln Road to No 23rd St
(After Improvements)



5th Avenue South
So 14th St to So 15th St
(Before Improvements)

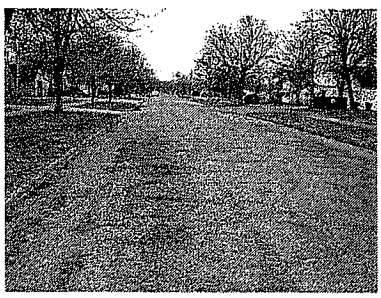
5th Avenue South
So 14th St to So 15th St
(After Improvements)

7th Avenue South
South 10th Street to Lakeshore Drive
(Before Improvements)

7th Avenue South
South 10th Street to Lakeshore Drive
(After Improvements)

14th Avenue South Chip Seal
Willow Creek Road to South 30th Street
(Completed FY1415)

South 15th Street
9th Avenue South to 10th Avenue South
(Before Improvements)



South 15th Street
9th Avenue South to 10th Avenue South
(After Improvements)

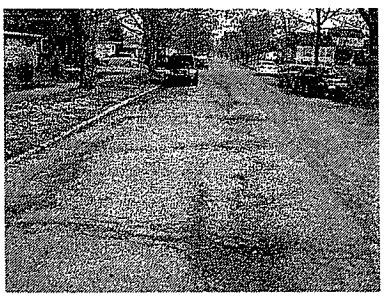
10th Avenue South
South 14th Street to South 15th Street
(Before Improvements)

10th Avenue South
South 14th Street to South 15th Street
(After Improvements)

South 15th Street
6th Avenue South to 7th Avenue South
(Before Improvements)

South 15th Street
6th Avenue South to 7th Avenue South
(After Improvements)

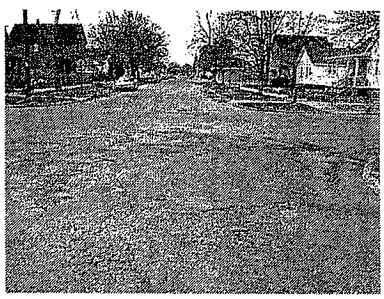
North 16th Street
11th Avenue North to 12th Avenue North
(Before Improvements)



North 16th Street
11th Avenue North to 12th Avenue North
(After Improvements)

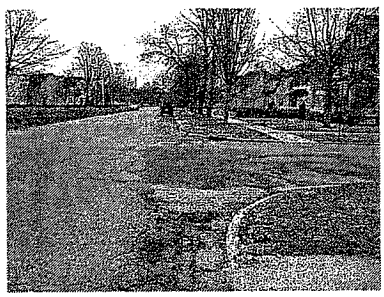
FINISH FY1415

2nd Avenue North
12th Street Intersection
(Finish FY1415)



North 16th Street
15th Avenue North Intersection
(Finish FY1415)

Ogden Avenue
South 4th Street Intersection
(Finish FY1415)



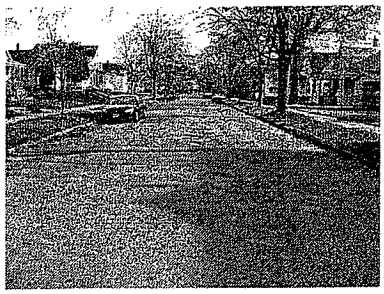
PROPOSED FY1516

Willow Creek Road
8th Avenue South to Waste Water Treatment Plant
(Proposed FY1516)

South 14th Street
3rd Avenue South to 6th Avenue South
(Proposed FY1516)

AS FUNDING ALLOWS

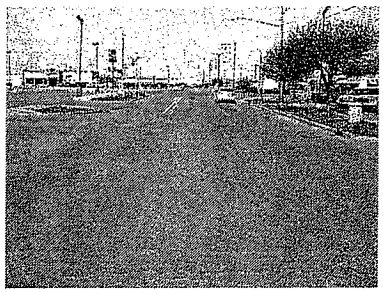
South 17th Street
3rd Avenue South to 4th Avenue South
(Proposed, as funding allows)



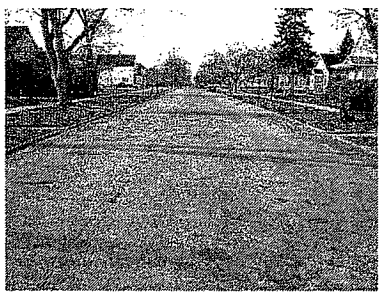
5th Avenue South
South Lincoln Road to South 19th Street
(Proposed, as funding allows)

Stephenson Avenue
12th Avenue North to 14th Avenue North
(Proposed, as funding allows)

5th Avenue North
North Lincoln Road to North 20th Street
(Proposed, as funding allows)



Stephenson Avenue
14th Avenue North to 16th Avenue North
(Proposed, as funding allows)

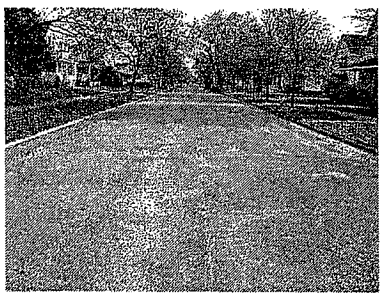


8th Avenue South
South 10th Street to Lakeshore Drive
(Proposed, as funding allows)

Danforth Road
West of 19th Avenue North to City Limits
(Proposed, as funding allows)

North 20th Street
4th Avenue North to 5th Avenue North
(Proposed, as funding allows)

North 16th Street
14th Avenue North to 15th Avenue North
(Proposed, as funding allows)



South 15th Street
11th Avenue South Intersection
(Proposed, as funding allows)

10th Avenue North
Stephenson Avenue to Washington Avenue
(Proposed, as funding allows)

Pavement Surface Evaluation and Rating (PASER)

From Wikipedia, the free encyclopedia

The **PASER** scale is a 1-10 rating system for road pavement condition developed by the University of Wisconsin-Madison Transportation Information Center. PASER uses visual inspection to evaluate pavement surface conditions. When assessed correctly, PASER ratings provide a basis for comparing the quality of roadway segments.[1] The PASER assessment method does not require measurements of individual distresses, and thus PASER ratings cannot be disaggregated into measurements of specific distress types. The advantage to this method is that roads may be assessed quickly, possibly even by "windshield survey." A primary disadvantage is that because PASER ratings cannot be disaggregated into component distress data, the metric cannot be used in mechanistic-empirical transportation asset management programs.[2]

Numerical PASER ratings are translatable to condition categories and prescribed treatment options, as shown below.

Quality	Rating	Treatment (Asphalt)	Treatment (PCC)
Excellent	9-10	No maintenance required	No maintenance required
Good	7-8	Crack sealing and minor patching	Routine maintenance
Fair	5-6	Preservation treatments (non-structural)	Surface repairs, partial-depth patching
Poor	3-4	Structural renewal (overlay)	Extensive slab or joint rehabilitation
Failed	1-2	Reconstruction	Reconstruction

The Michigan Transportation Asset Management Council has selected the PASER rating system as the statewide standard of pavement condition reporting.[3]

References

1. "Asphalt PASER Manual" (http://tic.engr.wisc.edu/Marketing/Data.lasso?myMarketingID=manuals/Asphalt-PASER_02_rev13.pdf) (PDF). University of Wisconsin-Madison.
2. *Pavement Condition Monitoring with Connected Vehicle Data.* Michigan Department of Transportation and the Center for Automotive Research. Forthcoming. Check date values in: |date= (help)
3. "Local Agency Guidelines for Developing an Asset Management Process and Plan" (http://www.mcgi.state.mi.us/mitrp/document.aspx?id=491). Michigan Transportation Asset Management Council.

- pdf files of PASER manuals (http://tic.engr.wisc.edu/Publications.lasso)

Retrieved from "http://en.wikipedia.org/w/index.php?title=Pavement_Surface_Evaluation_and_Rating_(PASER)&oldid=631952948"

Categories: University of Wisconsin–Madison

CITY OF ESCANABA
SPECIAL LAND USE PERMIT REVIEW REPORT
CASE NO. PC-061115-01

REFERENCE: Bay College Building Addition

DATE: June 6, 2015

PROPERTY OWNER/APPLICANT ADDRESS:

Bay De Noc Community College
2001 North Lincoln Road
Escanaba, MI 49829

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, the applicant is requesting a land use permit to construct a 6,413 square foot building addition to the welding classroom, office and shop area.

CURRENT ZONING:

Light Manufacturing "F" District.

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing "F".
2.
3. The proposed construction for the addition meets setback standards of a Light Manufacturing "F" District. As submitted, the addition will meet the setback standards of the existing area.

4. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements; paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.

5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicant's met on June 3, 2015, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting was: City Manager Jim O'Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Dave Bradley, MDOT and Ron Redke, Gunlach Champion.

6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.

7. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.

8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

In accordance with Section 205 of the Escanaba Zoning Ordinance, a hearing before the Planning Commission must be conducted on the request.

SITE PLAN APPROVAL STANDARDS:

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site plan conforms to the following site development standards:

A. The main entrance faces the street upon which the lot fronts.

B. All roof mounted equipment shall be screened.

C. Reasonable and visible sound mitigation measures have been taken.

D. The building addition is arranged to permit adequate emergency access to all sides.

E. The development has legal access to a public street.

F. The development provides for vehicular circulation.

G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.

H. All loading and unloading areas and outside storage areas shall be adequately screened.

I. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.

J. Adequate utilities will be provided and placed underground.

K. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

Staff is recommending approval of the site plan diagram for the following reasons:

The proposed use is consistent with the surrounding uses in the area and is a permitted use by right.

The proposed construction site plan complies with zoning requirements as listed in Chapter 13, Light Manufacturing District (F).

FISCAL IMPACT:

The construction value of the building addition is estimated to be $900,000 million. Additionally, two smaller additions are being proposed with a declared construction value of $250,000.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site.

Staff report was posted on the City of Escanaba website for public review.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

STANDARDS AND QUESTIONS (FINDING OF FACTS):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?

2. Is the development designed to minimize nuisance impacts on adjoining parcels?

3. Is the development designed to ensure safe and functional traffic access and parking?

4. Is the development designed to minimize impacts on sensitive environmental resources?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

None

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval.

2. Site Plan Diagram.

3. Assessor's Property Information Card

4. Site Photographs.

5. 300' radius property owner/tenant notification letter

6. 300' radius labels

Welding Addition
pd ck # 38021
2005

APPLICATION FOR ZONING LAND USE APPROVAL
CITY OF ESCANABA, ESCANABA, MI 49829

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit, with a plan drawn to scale, showing actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. The undersigned, owner(s)/agent(s) further understand and have received a Development Handbook for Site Plan Standards and Parking and Circulation requirements as found in Escanaba's Zoning Ordinance. **Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.**

LEGAL DESCRIPTION OF PROPERTY: See Assessor's Card Attached
ASSESSOR #: 051-420-2813-400-013

LOT INFORMATION:
PROPERTY OWNER(S): Bay de Noc Community College
PHONE NUMBER: (906) 786-5802 **E-MAIL ADDRESS:** curryr@baycollege.edu
PROPERTY ADDRESS: 2001 N. Lincoln Road, Escanaba, MI 49829
TYPE OF LOT: (circle one) (Corner Lot) *Interior Lot* *Other:* _____
*Please note the dimensions on your site plan as well
SIZE OF LOT: _____ **LENGTH OF LOT:** _____ **WIDTH OF LOT:** _____
IRREGULAR LOT: _____ **PROPERTY ZONED:** _____

****

BUILDING INFORMATION:
TYPE OF BUILDING: (check one)
☐ *Multi-family building containing 5 or more dwelling units*
☐ *A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street*
☐ *A principal nonresidential building or structures permitted in a residential district*
☐ *A communication tower*
☑ *A commercial building 5,000 square feet or more in size*
☐ *Industrial building and/or use*
☐ *A Residential Planned-Unit Development*
☐ *Special Land Use Permit Request*
☐ *Planned Commercial Development*
☐ *Special Planned District Development*
☐ *Change of Use: FROM* _____ *TO* _____
☐ *Other:* _____
SIZE OF BUILDING: 6,413 Addition **EXISTING FLOOR AREA:** 14,467 orig building
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) _____
PROPOSED USE: Welding Classrooms, Offices, and Shop Area
 # OF STORIES: 1 Story **HEIGHT OF BUILDING:** (feet and stories) 15'-6" @ Eave
ROOF TYPE: (circle one) *Gambrel* *Mansard* *Flat* (Gable) *Hip*
SETBACKS: (from property line) **FRONT:** 156'-8" **SIDES:** 248'-10" and _____ **REAR:** _____
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO ____ **YES** ____ **PANEL #** ____ **PANEL DATE** ____
ESTIMATED VALUE OF CONSTRUCTION: $900,000
APPROVED VARIANCES: _____

****

I certify that the information contained herein is true and accurate: (Please print)
COMPANY NAME/APPLICANT: Lundlach Champion, Inc **DATE:** 05/21/15
SUBMITTED BY: Elizabeth Orwin, Assistant Project Manager
SIGNATURE: [signature] **PHONE:** (906) 302-2490

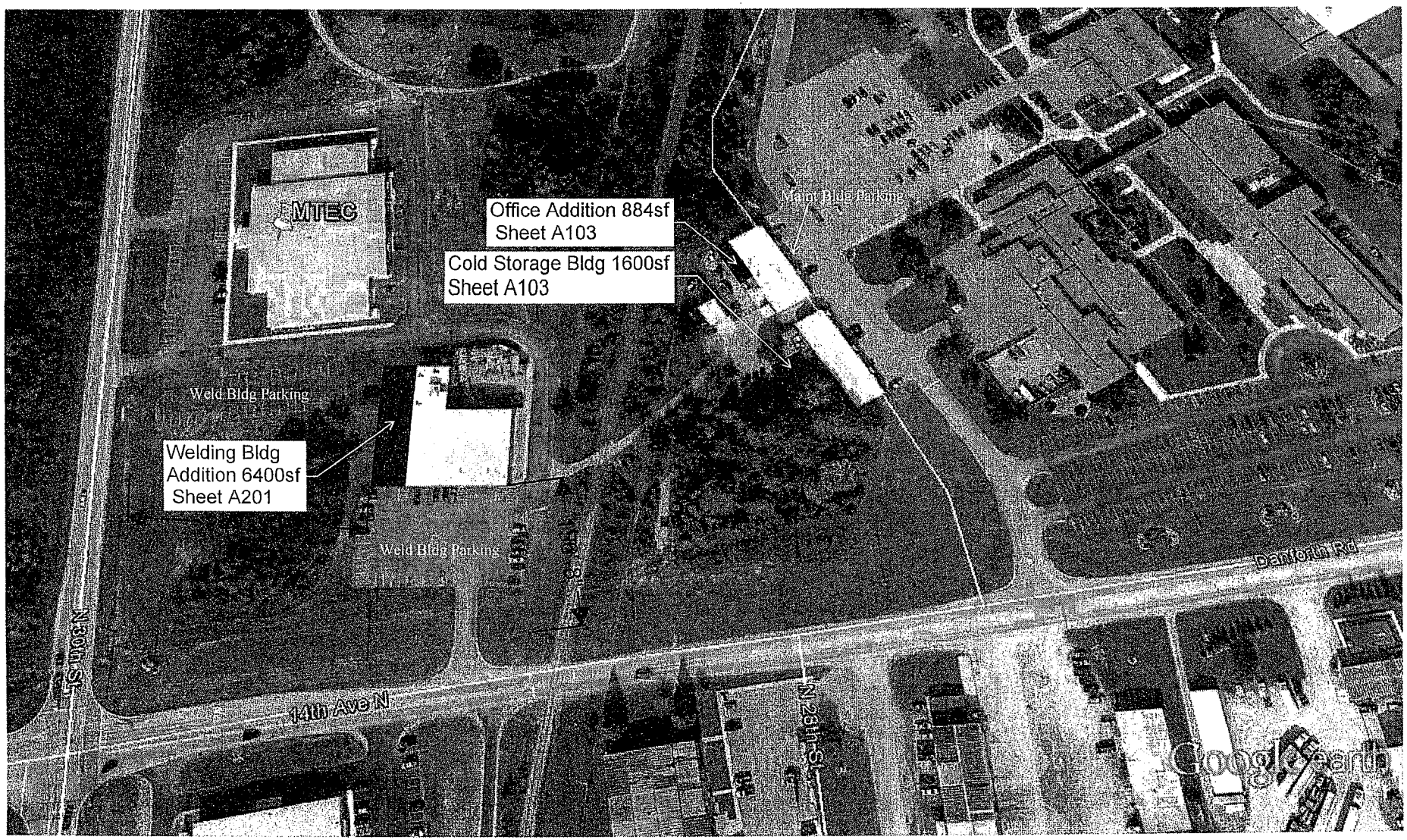
****

OFFICE USE ONLY:
DATE RECEIVED: _____ **APPROVED:** _____ **DISAPPROVED:** _____
IF APPLICATION IS DENIED, REASON FOR DENIAL: _____

SPECIAL REQUIREMENTS OF APPROVAL: _____

SIGNATURE OF REVIEWER: _____ **DATE:** _____

F:\guest\jim'sforms\zoninginformation\applicationforzoninglanduseapproval



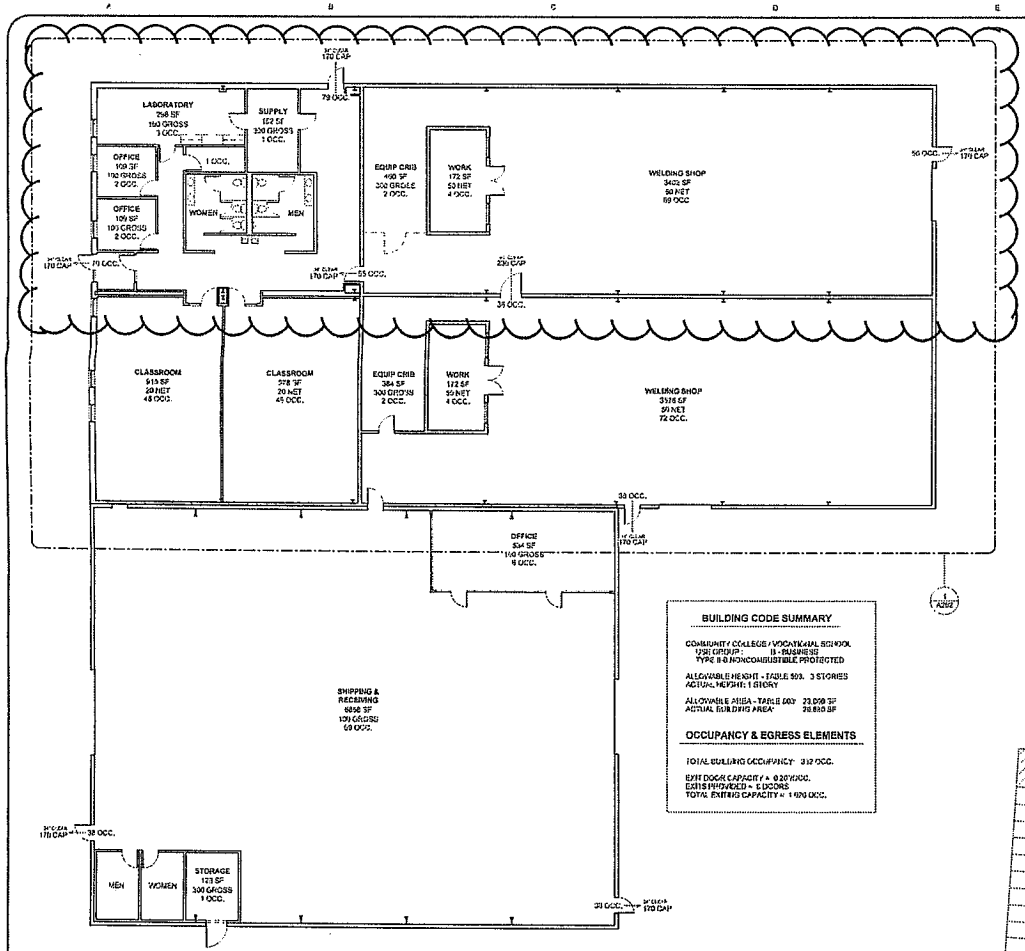
Google earth

feet 900

meters 200

CAMPUS SITE PLAN

Bay de Noc Community College
2015 Multiple Building Project
2001 North Lincoln Road
Escanaba, MI 49829



2 WELDING BUILDING - LIFE SAFETY PLAN
3/32" = 1'-0"

BUILDING CODE SUMMARY

COMMUNITY COLLEGE / VOCATIONAL SCHOOL
USE GROUP : B - BUSINESS
TYPE II-B NONCOMBUSTIBLE PROTECTED

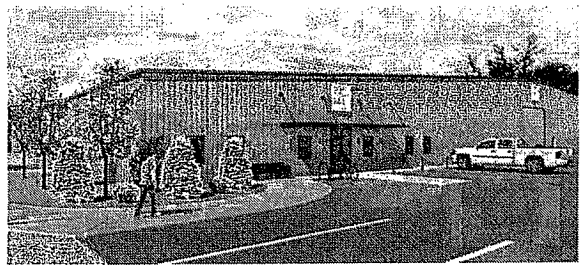
ALLOWABLE HEIGHT - TABLE 503: 3 STORIES
ACTUAL HEIGHT: 1 STORY

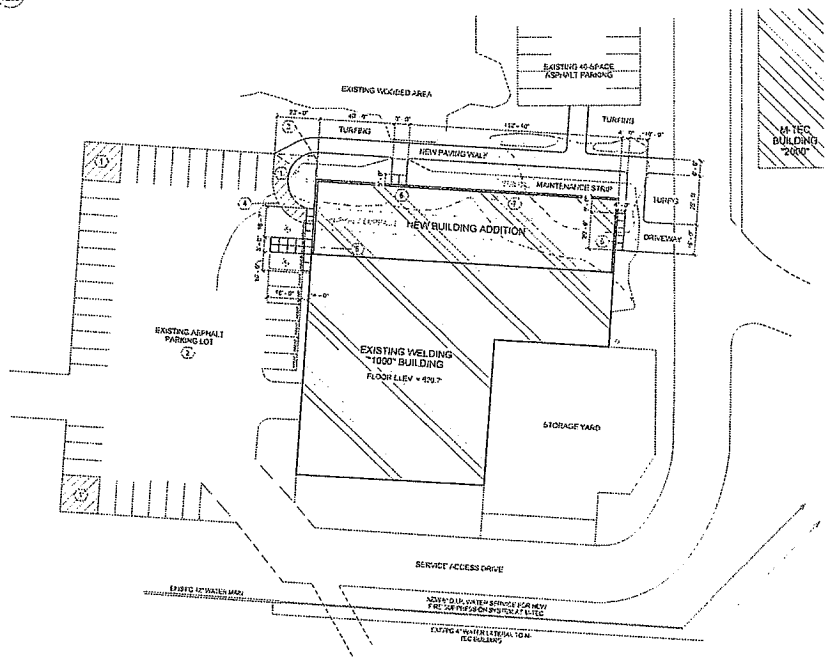
ALLOWABLE AREA - TABLE 503: 23,000 SF
ACTUAL BUILDING AREA: 20,820 SF

OCCUPANCY & EGRESS ELEMENTS

TOTAL BUILDING OCCUPANCY: 312 OCC.

EXIT DOOR CAPACITY = 0.20*OCC.
EXITS PROVIDED = 6 DOORS
TOTAL EXITING CAPACITY = 1,920 OCC.





1 WELDING BUILDING ADDITION - SITE PLAN
1" = 30'-0"

GENERAL NOTES - A201

1. PAVEMENT STRIPING HATCH FOR NO PARKING WHERE SHOWN.
2. PROVIDE NEW PAVEMENT STRIPING. VERIFY STALL DIMENSIONS WITH CITY ORDINANCE.
3. REMOVE PAVEMENT & BALLARDS NEAR AND WITHIN NEW BUILDING FOOTPRINT.
4. SAW CUT EXISTING PAVING AT WALK
5. CENTER NEW 5" REINFORCED CONCRETE WALK ON NEW ENTRY DOORS/DELIGHT OPENING. SURFACE SHALL BE 1/4"-1/2" ABOVE EXISTING PAVING SURFACE ADJACENT.
6. NEW 6" THICK REINFORCED CONCRETE APRON/STOOP
7. EXISTING BUILDING TO BE RELOCATED BY OWNER

BLOMQUIST ARCHITECTS

BLOMQUIST ARCHITECTS, PLLC
126 Woodward Ave.,
Iron Mountain, MI 49801
(ph) 906.774.7000
(fx) 888.334-7104

BAY COLLEGE

BAY DE NOC COMMUNITY COLLEGE

2015 MULTIPLE BUILDING PROJECT

2001 N. Lincoln Road,
Escanaba, MI 49829

PROJECT INFORMATION

Project Number: BA.150201

REVISIONS

#	Description	Date

DRAWING INFORMATION

Scale:	As indicated
Date:	04/13/15
Designed:	MJB
Drawn:	KRB
Checked:	MJB
Approved:	MJB
Plan Review	☒
Construction	☒
Final Record	☐

DRAWING / SHEET TITLE

Welding Site & Life Safety Plan

SHEET NUMBER

A201

Parcel Number: 051-420-2813-400-013 Jurisdiction: City of Escanaba County: Delta Printed on 05/21/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STATE BUILDING AUTHORITY	BAY DE NOC COMMUNITY COLL	0	08/01/2004	QCD	QCD	781/880		0.0
BAY DE NOC COMMUNITY COLL	STATE BUILDING AUTHORITY	1,857,400	12/01/1999	WD	ARMS-LENGTH	555/309		0.0
CITY OF ESCANABA	BAY DE NOC COMMUNITY COLL	0	10/21/1999	QCD	QCD	555/306 & 1104		0.0

Property Address

2001 NORTH LINCOLN ROAD

Class: Exempt, 090 Zoning:

School: Escanaba Schools 21010

P.R.E. 0%

Map #: 73

2015 Est TCV 0

Building Permit(s)	Date	Number	Status
	08/27/2012	2012000186	
	05/27/2009	090077	
	05/12/2009	090052	
	04/20/2009	090029	

Owner's Name/Address

BAY DE NOC CC
2001 NORTH LINCOLN ROAD
ESCANABA MI 49829

	Improved	X	Vacant

Land Value Estimates for Land Table 0.Default

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			142.61 ACRES 0

Tax Description

SEC 13 T39N R23W NW 1/4 SE 1/4 EXC ROW E&LS RR 50 FT EA SIDE CL TRCK & N 40 FT FOR ROW 37.46 AC M/L & PRT SW 1/4 SE 1/4 N OF N ROW DANFORTH RD EXC ROW ELS RR 50 FT EA SIDE CL TRCK 21.37 AC M/L & PRT SE 1/4 SE 1/4 N OF ROW DANFORTH RD & W OF W ROW HWY 12.75 AC M/L AND PRT NE 1/4 SE 1/4 W OF W ROW HWY EXC N 40 FT ROW 12.74 AC M/L & NE 1/4 SW 1/4 EXC N 40 FT FOR ROW 40 AC M/L & PRT SE 1/4 SW 1/4 N OF N ROW DANFORTH RD 26 AC M/L EXC PCL IN SE 1/4 SEC 13 COM @ SE COR SD SEC TH S 89D 19M 00S W 1281.14 FT TO E LN N 26TH ST TH

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
KD	07/10/2008	Inspected
KD	07/10/2008	Data Enter

Work Description for Permit 2012000186, Issued 08/27/2012: 10 X 20 FIBER HUT
Work Description for Permit 090077, Issued 05/27/2009: ALTER BIOLOGY LAB
Work Description for Permit 090052, Issued 05/12/2009: 30' X 30' PAVILION
Work Description for Permit 090029, Issued 04/20/2009: INT RENOVATIONS
Work Description for Permit 2007000369, Issued 11/27/2007: 13460 SQ FT PERFORMING ARTS COMPLEX AND STUDENT SERVICES AREA ADDITION TO BAY DE NOC COMMUNITY COLLEGE
Work Description for Permit 20020372, Issued 05/29/2002: INTERIOR RENOVATIONS OF APPLIED TECH BUILDING
Work Description for Permit 7233, Issued 06/22/1999: ERECT TRAINING TECHNICAL BUILDING 270' X 175'
Work Description for Permit 7047, Issued 03/27/1998: CONSTRUCT ELECTRONIC EQUIPMENT HUT
Work Description for Permit 6938, Issued 06/24/1997: NEW STORAGE BUILDING 24' X 32'
Work Description for Permit 6744, Issued 05/22/1996: ADDITION - 60' X 110'

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2013	0	0	0			0
2012	0	0	0			0

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Escanaba, County of Delta, Michigan

*** Information herein deemed reliable but not guaranteed***

mailed
5/22/15

CITY OF Escanaba

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

May 22, 2015

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A scheduled meeting of the Escanaba Planning Commission has been scheduled for June 11, 2015, at 6:00 p.m. at the City Hall/Library Complex, Room C101 Council Chambers, 410 Ludington Street, Escanaba, MI 49829. The following item will be on the agenda:

Site Plan Review – Bay de Noc Community College – 2001 North Lincoln Road

Bay de Noc Community College is proposing a 6,413 s.f. addition to the welding classroom office and shop area.

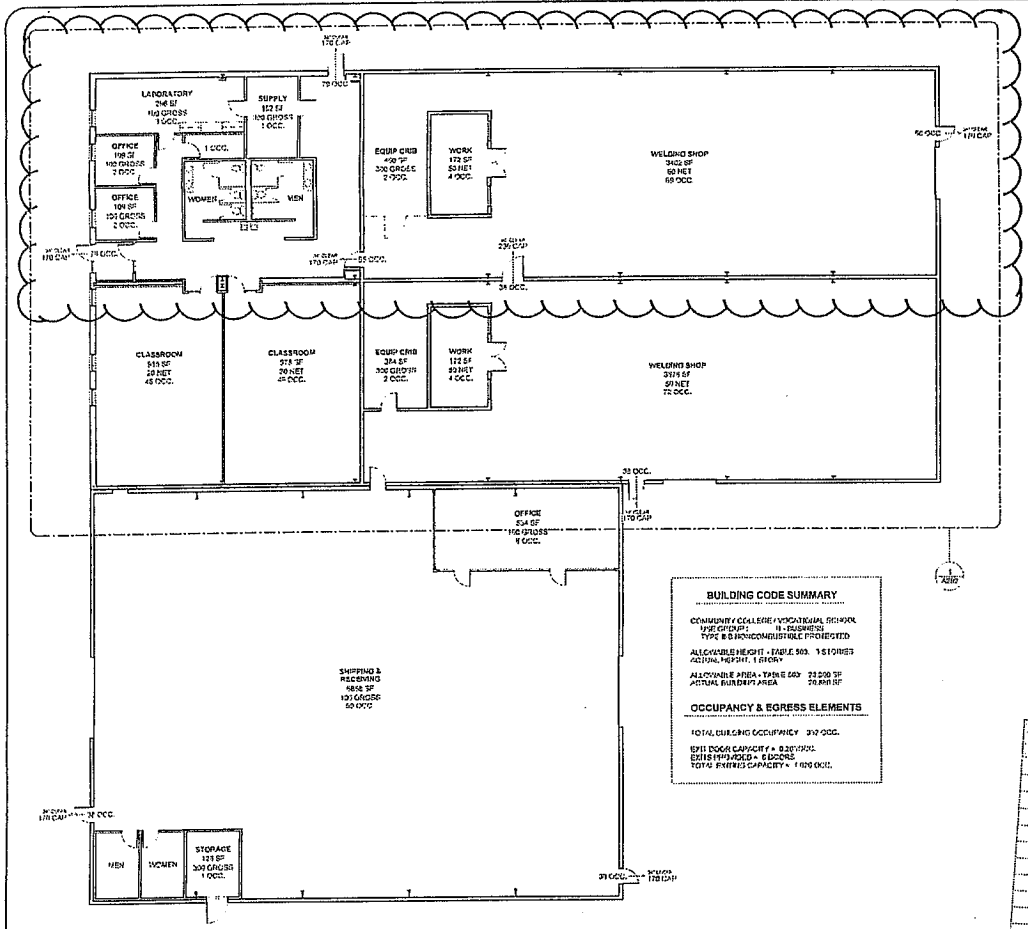
You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to June 11, 2015. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402. A copy of the proposed site plan for the referenced project can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Patrick Connor, Chairperson
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): Property Owner/Occupant
via 300' of property
Mailing Date: 5/22/15
Attested To By: KP



2 WELDING BUILDING - LIFE SAFETY PLAN
3/32" = 1'-0"

BUILDING CODE SUMMARY

COMMUNITY COLLEGE / VOCATIONAL SCHOOL
USE GROUP: B - BUSINESS
TYPE II B NONCOMBUSTIBLE PROTECTED

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ACTUAL HEIGHT: 1 STORY

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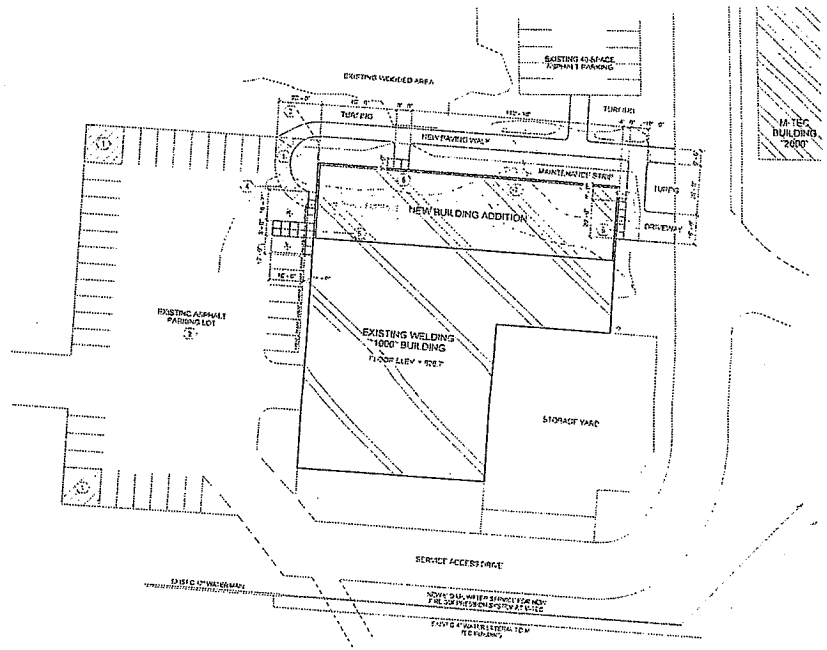
ACTUAL BUILDING AREA: 20,800 SF

OCCUPANCY & EGRESS ELEMENTS

TOTAL BUILDING OCCUPANCY: 392 OCC.

EXIT DOOR CAPACITY = 0.20 OCC.
EXITS PROVIDED = 6 DOORS
TOTAL EXITING CAPACITY = 1,020 OCC.



1 WELDING BUILDING ADDITION - SITE PLAN
1" = 30'-0"

GENERAL NOTES - A201

1. PAVEMENT STRIPING HATCH FOR NO PARKING WHERE SHOWN.
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7. EXISTING BUILDING TO BE RELOCATED BY OWNER

BLOMQUIST ARCHITECTS

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BAY COLLEGE

BAY DE NOC COMMUNITY COLLEGE

2015 MULTIPLE BUILDING PROJECT

2001 N. Lincoln Road
Escanaba, MI 49829

PROJECT INFORMATION

Project Number: BA.150201

REVISIONS

#	Description	Date

DRAWING INFORMATION

Scale	As indicated
Date	04/13/15
Designed	MJB
Drawn	KRB
Checked	MJB
Approved	MJB
Plan Review	
Construction	
Final Record	

DRAWING / SHEET TITLE

Welding Site & Life Safety Plan

SHEET NUMBER

A201

THOMPSON LISA A
1316 MINNEAPOLIS AVENUE
GLADSTONE, MI 49837

DELTA COUNTY
310 LUDINGTON STREET
ESCANABA, MI 49829

BOSK PROPERTIES
P O BOX 461
ESCANABA, MI 49829

DA ISON LLC
2722 STATE HIGHWAY M35
BARK RIVER, MI 49807

WILKEY FREDRICK & KATHY
PO BOX 42
SPALDING, MI 49886

DOYLE CHRISTOPHER W
2501 DANFORTH ROAD
ESCANABA, MI 49829

WOODAZ TOM & KATHY
301 SOUTH 7TH STREET
ESCANABA, MI 49829

BAY DE NOC CC
2001 NORTH LINCOLN ROAD
ESCANABA, MI 49829

WILBERT BURIAL VAULT WORKS
P O BOX 688
IRON MOUNTAIN, MI 49801-0688

DENMAR PROPERTIES
2527 2ND AVENUE SOUTH
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

BAY DE NOC CC
2001 NORTH LINCOLN ROAD
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

JENSEN DEVELOPMENT LLC
1600 3RD AVENUE NORTH
ESCANABA, MI 49829

DELTA COUNTY
310 LUDINGTON STREET
ESCANABA, MI 49829

BRANDT CONSTRUCTION COMPANY
1206 11TH AVENUE SOUTH
ESCANABA, MI 49829

TILBERTS INC
P O BOX 512
ESCANABA, MI 49829

STATE OF MICHIGAN
NORTH 30TH STREET
ESCANABA, MI 49829

PASCOE JOE BUILDERS INC
3205 DANFORTH ROAD
ESCANABA, MI 49829

NORTRAX INC
4042 PRK OAKS BLVD STE 200
TAMPA, FL 33610

COLLEGE AVENUE RENTAL LLC
2620 COLLEGE AVENUE
ESCANABA, MI 49829

K & K PROPERTIES DEV LLC
3676 RENNIE SCHOOL ROAD
TRAVERSE CITY, MI 49684

MBANK
PO BOX 458
ESCANABA, MI 49829

UP IMPULSE LLC
2323 NORTH LINCOLN ROAD
ESCANABA, MI 49829

BINKS COCA COLA BOTTLING
COMPANY
3001 DANFROTH ROAD
ESCANABA, MI 49829

STATE BUILDING AUTHORITY
DNRE/LAND RECORDS
P O BOX 30028
LANSING, MI 48909

KIV & MAHI HOSPITALITY INC
2301 NORTH LINCOLN RD
ESCANABA, MI 49829

COCA-COLA BOTTLING CO
3001 DANFORTH ROAD
ESCANABA, MI 49829

HEINZ RICHARD
8506 M.5 ROAD
GLADSTONE, MI 49837

BARK RIVER CONC INC
P O BOX 67
BARK RIVER, MI 49807

KNAUF LAWRENCE JR/CAROL
8215 N.7 LANE
GLADSTONE, MI 49837

KNAUF LAWRENCE & CAROL ANN
8215 N.7 LANE
GLADSTONE, MI 49837

KNAUF LAWRENCE & CAROL
2210 NORTH LINCOLN ROAD
ESCANABA, MI 49829

BOSK PROPERTIES
P O BOX 461
ESCANABA, MI 49829

ARNOLD GREGORY W JR &
JACQUELINE M
W5634 HWY US 2
HERMANSVILLE, MI 49847

CITY OF Escanaba

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

CITY OF ESCANABA PLANNING COMMISSION

At a meeting of the Escanaba Planning Commission on June 11, 2015, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following public hearings and site plan review will be conducted:

Site Plan Review – Bay de Noc Community College – 2001 North Lincoln Road

Bay de Noc Community College is proposing a 6,413 s.f. addition to the welding classroom office and shop area.

The public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to June 11, 2015. All written correspondence will be read into the public record. A copy of the proposed plans can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Patrick Connor, Chairperson
Escanaba Planning Commission

CITY OF ESCANABA PLANNING COMMISSION

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Patrick Connor, Chairperson
Escanaba Planning Commission

5/28/15

7/9 Ch# 58021
Office Addition / 200-
Cold Storage Bldg

APPLICATION FOR ZONING LAND USE APPROVAL
CITY OF ESCANABA, ESCANABA, MI 49829

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit, with a plan drawn to scale, showing actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. The undersigned, owner(s)/agent(s) further understand and have received a Development Handbook for Site Plan Standards and Parking and Circulation requirements as found in Escanaba's Zoning Ordinance. **Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.**

LEGAL DESCRIPTION OF PROPERTY: See Attached Assessor's Card
ASSESSOR #: 051-420-2813-400-013

LOT INFORMATION:
PROPERTY OWNER(S): Bay de Noc Community College
PHONE NUMBER: (906) 786-5802 **E-MAIL ADDRESS:** curryr@baycollege.edu
PROPERTY ADDRESS: 2001 N. Lincoln Road, Escanaba, MI 49829
TYPE OF LOT: (circle one) *Corner Lot* *Interior Lot* *Other:*
*Please note the dimensions on your site plan as well
SIZE OF LOT: _____ **LENGTH OF LOT:** _____ **WIDTH OF LOT:** _____
IRREGULAR LOT: _____ **PROPERTY ZONED:** _____

****

BUILDING INFORMATION:
TYPE OF BUILDING: (check one)
☐ *Multi-family building containing 5 or more dwelling units*
☐ *A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street*
☐ *A principal nonresidential building or structures permitted in a residential district*
☐ *A communication tower*
☐ *A commercial building 5,000 square feet or more in size*
☐ *A Residential Planned-Unit Development*
☐ *Planned Commercial Development*
☐ *Industrial building and/or use*
☐ *Special Land Use Permit Request*
☐ *Special Planned District Development*
☐ *Change of Use: FROM* _____ *TO* _____
☑ *Other:* Commercial building addition + new commercial building under 5,000 sf
SIZE OF BUILDING: 884 sf addition, 1600 bldg **EXISTING FLOOR AREA:** _____
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) _____
PROPOSED USE: Office addition and cold storage new building
 # OF STORIES: 1 story **HEIGHT OF BUILDING:** (feet and stories) 9'-5" @ Eave
ROOF TYPE: (circle one) *Gambrel* *Mansard* *Flat* *Gable* *Hip*
SETBACKS: (from property line) **FRONT:** More than 100' **SIDES:** More than 100' and _____ **REAR:** _____
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO ____ **YES** ____ **PANEL #** ____ **PANEL DATE** ____
ESTIMATED VALUE OF CONSTRUCTION: $250,000
APPROVED VARIANCES: _____

****

I certify that the information contained herein is true and accurate: (Please print)
COMPANY NAME/APPLICANT: Gundlach Champion, Inc. **DATE:** 05/21/15
SUBMITTED BY: Elizabeth Orwin, Assistant Project Manager
SIGNATURE: [signature] **PHONE:** (906) 302-2490

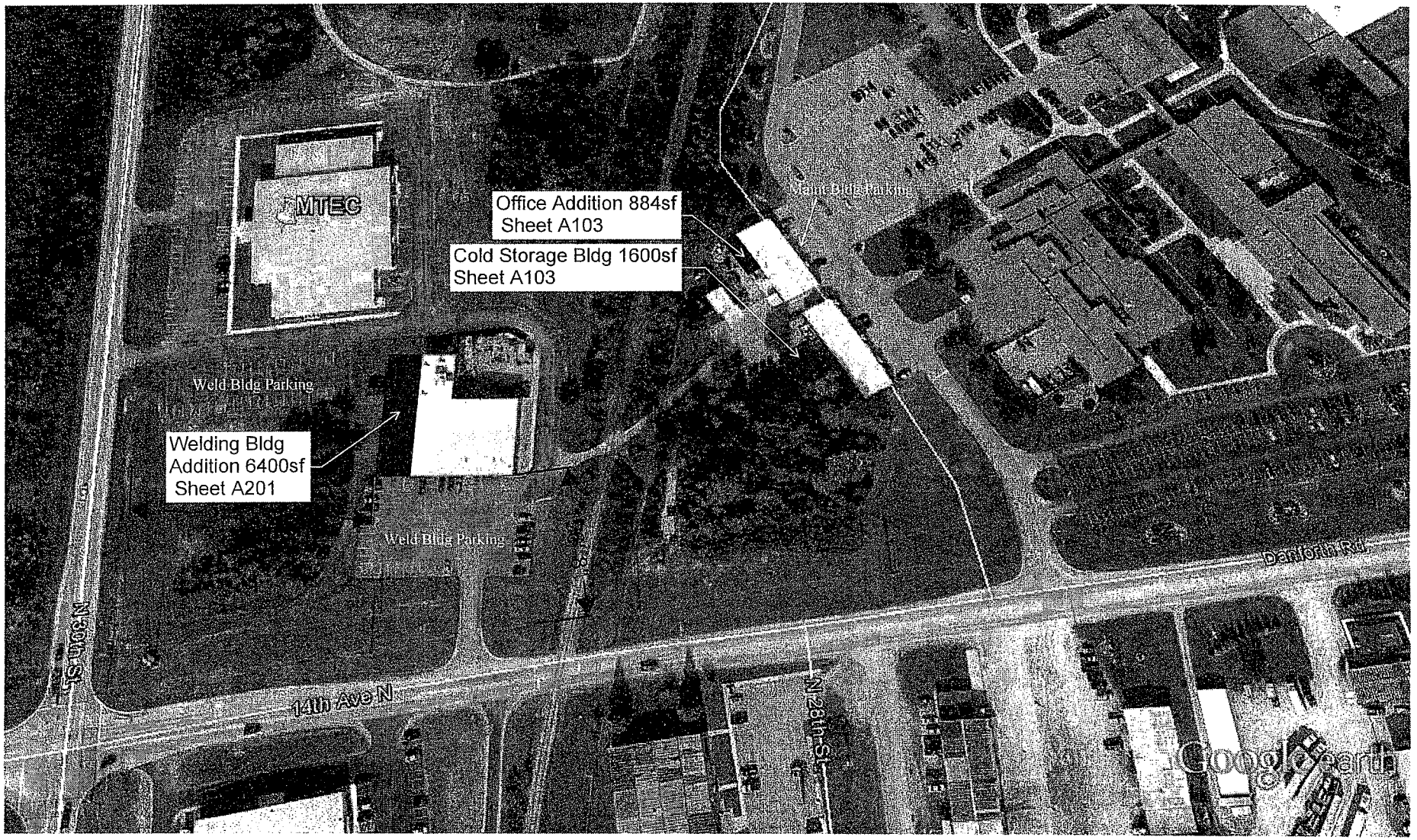
****

OFFICE USE ONLY:
DATE RECEIVED: _____ **APPROVED:** _____ **DISAPPROVED:** _____
IF APPLICATION IS DENIED, REASON FOR DENIAL: _____

SPECIAL REQUIREMENTS OF APPROVAL: _____

SIGNATURE OF REVIEWER: _____ **DATE:** _____

F:\guest\jim'sforms\zoninginformation\applicationforzoninglanduseapproval



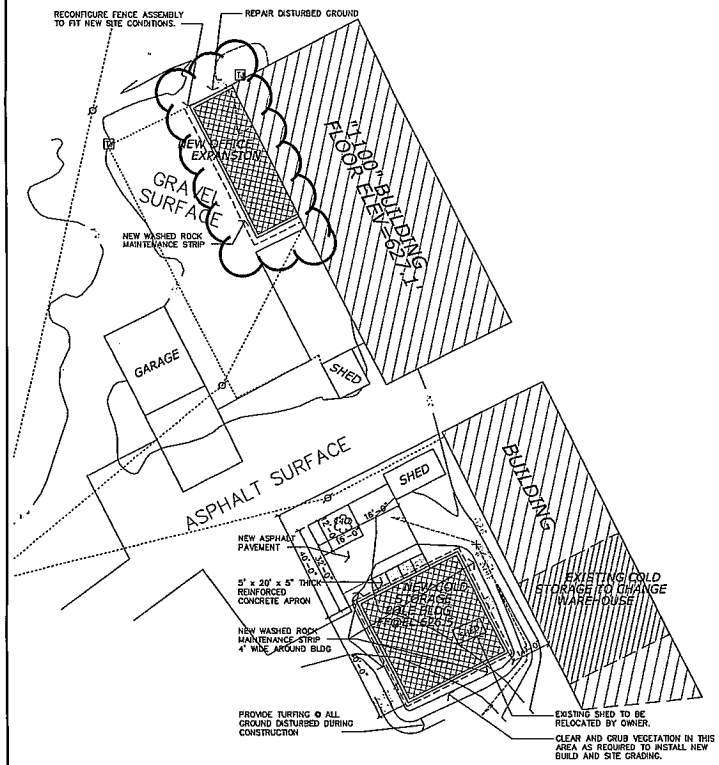
Google earth

feet 900

meters 200

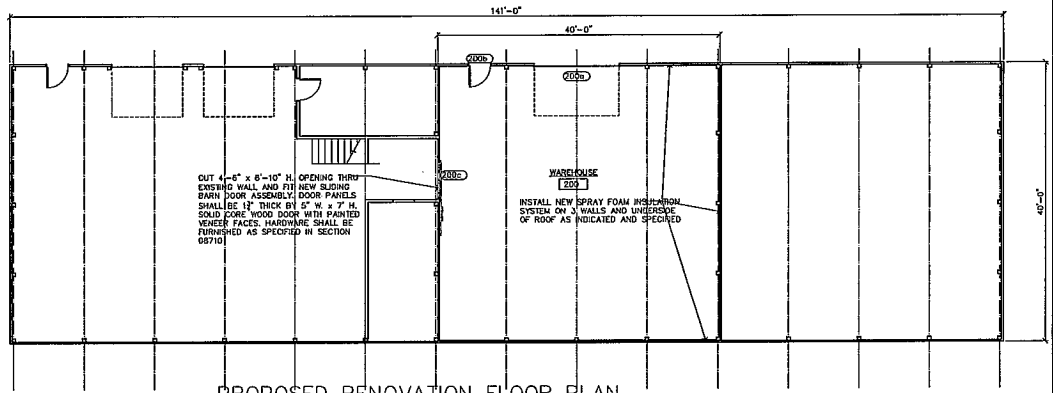
CAMPUS SITE PLAN

Bay de Noc Community College
2015 Multiple Building Project
2001 North Lincoln Road
Escanaba, MI 49829



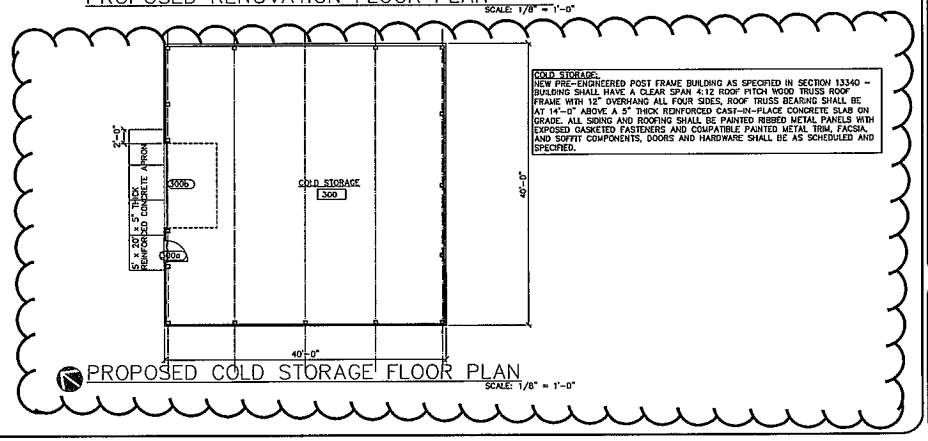
SITE PLAN

1" = 20'-0"



PROPOSED RENOVATION FLOOR PLAN

SCALE: 1/8" = 1'-0"



COLD STORAGE:
NEW PRE-ENGINEERED POST FRAME BUILDING AS SPECIFIED IN SECTION 13340 – BUILDING SHALL HAVE A CLEAR SPAN 4:12 ROOF PITCH WOOD TRUSS ROOF FRAME WITH 12" OVERHANG ALL FOUR SIDES, ROOF TRUSS BEARING SHALL BE AT 14'-0" ABOVE A 5" THICK REINFORCED CAST-IN-PLACE CONCRETE SLAB ON GRADE. ALL SIDING AND ROOFING SHALL BE PAINTED RIBBED METAL PANELS WITH EXPOSED GASKETED FASTENERS AND COMPATIBLE PAINTED METAL TRIM, FACSIA, AND SOFFIT COMPONENTS, DOORS AND HARDWARE SHALL BE AS SCHEDULED AND SPECIFIED.

PROPOSED COLD STORAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"

BLOMQUIST ARCHITECTS

BLOMQUIST ARCHITECTS, PLLC
126 Woodward Ave.,
Iron Mountain, MI 49801
(ph) 906.774.7000
(fx) 888.334-7104

BAY COLLEGE

BAY DE NOC COMMUNITY COLLEGE

2015 MULTIPLE BUILDING PROJECT

2001 N. Lincoln Road.,
Escanaba, MI 49829

PROJECT INFORMATION

Project Number: BA 150201

REVISIONS

#	Description	Date

DRAWING INFORMATION

Scale:	
Date:	04/13/15
Designed:	MB
Drawn:	PT
Checked:	MB
Approved:	MB
Plan Review	☒
Construction	☒
Final Record	☐

DRAWING / SHEET TITLE

WARM / COLD STORAGE & SITE PLAN

SHEET NUMBER

A103

Parcel Number: 051-420-2813-400-013 Jurisdiction: City of Escanaba County: Delta Printed on 05/21/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STATE BUILDING AUTHORITY	BAY DE NOC COMMUNITY COLL	0	08/01/2004	QCD	QCD	781/880		0.0
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CITY OF ESCANABA	BAY DE NOC COMMUNITY COLL	0	10/21/1999	QCD	QCD	555/306 & 1104		0.0

Property Address

2001 NORTH LINCOLN ROAD

Owner's Name/Address

BAY DE NOC CC
2001 NORTH LINCOLN ROAD
ESCANABA MI 49829

Class: Exempt, 090 Zoning:

School: Escanaba Schools 21010

P.R.E. 0%

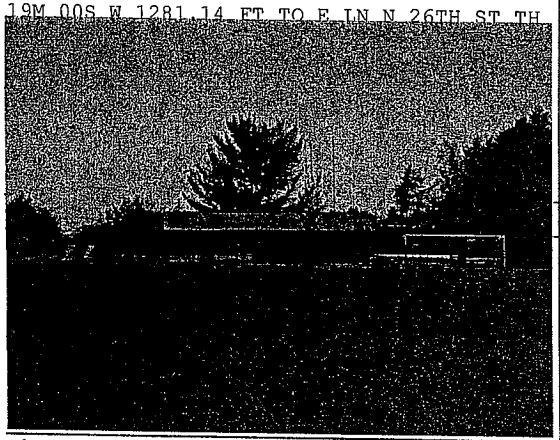
Map #: 73

2015 Est TCV 0

Building Permit(s)	Date	Number	Status
	08/27/2012	2012000186	
	05/27/2009	090077	
	05/12/2009	090052	
	04/20/2009	090029	

Tax Description

SEC 13 T39N R23W NW 1/4 SE 1/4 EXC ROW E&LS RR 50 FT EA SIDE CL TRCK & N 40 FT FOR ROW 37.46 AC M/L & PRT SW 1/4 SE 1/4 N OF N ROW DANFORTH RD EXC ROW ELS RR 50 FT EA SIDE CL TRCK 21.37 AC M/L & PRT SE 1/4 SE 1/4 N OF ROW DANFORTH RD & W OF W ROW HWY 12.75 AC M/L AND PRT NE 1/4 SE 1/4 W OF W ROW HWY EXC N 40 FT ROW 12.74 AC M/L & NE 1/4 SW 1/4 EXC N 40 FT FOR ROW 40 AC M/L & PRT SE 1/4 SW 1/4 N OF N ROW DANFORTH RD 26 AC M/L EXC PCL IN SE 1/4 SEC 13 COM @ SE COR SD SEC TH S 89D 19M 00S W 1281.14 FT TO E LN N 26TH ST TH



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	Improved	X	Vacant

Land Value Estimates for Land Table 0.Default

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	142.61 ACRES Value
			0.00	Total Acres	Total Est. Land Value =			0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
KD	07/10/2008	Inspected
KD	07/10/2008	Data Enter

Work Description for Permit 2012000186, Issued 08/27/2012: 10 X 20 FIBER HUT
Work Description for Permit 090077, Issued 05/27/2009: ALTER BIOLOGY LAB
Work Description for Permit 090052, Issued 05/12/2009: 30' X 30' PAVILION
Work Description for Permit 090029, Issued 04/20/2009: INT RENOVATIONS
Work Description for Permit 2007000369, Issued 11/27/2007: 13460 SQ FT PERFORMING ARTS COMPLEX AND STUDENT SERVICES AREA ADDITION TO BAY DE NOC COMMUNITY COLLEGE
Work Description for Permit 20020372, Issued 05/29/2002: INTERIOR RENOVATIONS OF APPLIED TECH BUILDING
Work Description for Permit 7233, Issued 06/22/1999: ERECT TRAINING TECHNICAL BUILDING 270' X 175'
Work Description for Permit 7047, Issued 03/27/1998: CONSTRUCT ELECTRONIC EQUIPMENT HUT
Work Description for Permit 6938, Issued 06/24/1997: NEW STORAGE BUILDING 24' X 32'
Work Description for Permit 6744, Issued 05/22/1996: ADDITION - 60' X 110'

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2013	0	0	0			0
2012	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

PRE-SITE PLAN MEETING

Bay de Noc Community College
2001 North Lincoln Road
June 3, 2015, AT 10:30 a.m., City Hall Council Chambers

PRESENT: City Manager Jim O'Toole, Executive Secretary Kim Peterson, Executive Assistant Buffy Smith, Water/Wastewater Superintendent Jeff Lampi, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, City Assessor Daina Norden, Electrical Superintendent Mike Furmanski, MDOT Representative Dave Bradley, Gundlach Champion Inc. Representative Ron Redke.

City Manager O'Toole stated Bay de Noc Community College is proposing a 6,400 s.f. addition to the welding building for an office, classroom and shop area. There will also be two smaller additions that will not need to go before Planning Commission.

This site plan will go before the Planning Commission on June 11, 2015.

Ron Redke stated the proposed 6,400 s.f. addition would be on the west side of the existing welding building site. The lot is a big so there is plenty of room. There is a smaller addition to the maintenance building for offices and interior work only to the 400 building.

Mr. Redke stated a new water main will be constructed as a fire service and sprinkler service to the MTech building will be installed. There are some rating issues to the fire doors and this will be corrected. New fire alarm system will also be installed. City Manager O'Toole stated the new water main service would be coordinated with Water/Wastewater Superintendent Jeff Lampi when ready.

City Manager O'Toole questioned the increase electrical loads. Mr. Redke stated they are adding a new upgraded service with one transformer being replaced with a larger one. Electric Superintendent Mike Furmanski stated he recently had conversations regarding a pad mount.

Public Safety Director Ken Vanderlinden had no police or fire concerns.

Water/Wastewater Superintendent Jeff Lampi stated he believed there may be some water issues as there was a plan for the MTech building and one for the welding shop. Mr. Redke stated a new water service was going to the MTech building. Water/Wastewater Superintendent Lampi questioned the service coming from the existing water main service at the MTech building. Mr. Redke stated where the railroad tracks go through from the welding building to the maintenance building, on the west side of the railroad tracks there is a service that are existing which would be tied into. There would be a 6" pipe around the welding building to the MTech building. Water/Wastewater Superintendent Lampi questioned whether a larger service would be installed into the welding building. Mr. Redke stated no, but he would check with Dynamic Design.

City Manager O'Toole stated the water service will be coordinated with Water/Wastewater Superintendent Jeff Lampi.

Mr. Redke stated he will be in discussions with the railroad as the tracks are located nearby to make them aware of the proposed construction so there are no concerns.

Meeting was adjourned at 10:41 p.m.