

**SPECIAL PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
AUGUST 8, 2013**

A special meeting of the Escanaba Planning Commission was held on Thursday, August 8, 2013, at 5:30 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Tom Warstler, Vice-Chairperson Patrick Connor, Secretary Roy Webber, Commissioners Todd Milkiewicz, Kel Smyth and Christine Williams

ALSO PRESENT: City Manager Jim O'Toole and Confidential Secretary Amy Peltin

ABSENT: Commissioner Brian Black

Chairperson Tom Warstler called the meeting to order at 5:30 p.m.

Roll Call

Confidential Secretary Amy Peltin conducted the roll call.

Approval/Correction of the June 24th, 2013, Special Planning Commission Meeting Minutes

A motion was made by Chairperson Warstler, seconded by Vice Chairperson Conner, to approve the June 24th, 2013, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Secretary Webber, seconded by Commissioner Black, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

Bell's Upper Hand Brewery Site Plan – Delta County Renaissance Zone

City Manager O'Toole stated a site plan review is being done in accordance with 1801.3 of the Escanaba Zoning Ordinance. A site plan hearing on a proposed 11,550 s.f. brewing and bottling manufacturing plant by Bell's Upper Hand Brewery.

In June the Planning Commission had a site plan review for Bell's Upper Hand Brewery at the Whitetail Industrial Park which passed. During initial preparations soil borings were conducted at the Whitetail Industrial Park Site and results show a peat bog located approximately 10ft down, which is not capable of supporting the structure, without costly modifications.

Larry Bell owner of Bell's Upper Hand Brewery contacted City Manager O'Toole about the problem. The City of Escanaba, Economic Development Alliance, and Delta County Airport personnel immediately began looking for an alternate property that would be suitable within the city limits for their facility. Bell's Upper Hand Brewery sent John Mallette to look at several properties out at the Red Pine Industrial Park and the Airport Renaissance Zone. Over the last two weeks Bell's has been doing site plan layouts along with the City of Escanaba's Engineers and resulted in Bell's selecting the property located in the Airport Renaissance Zone. The property is located on Airport Road just over the small bridge on the left adjacent to the creek. The building layout is generally the same as approved prior with small changes to take advantage of the natural landscape and topography features on the property.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction will be located on property which is zoned Industrial Park (F-1). The use is a permitted use by right as outlined in Section 1402.1.M Bottling Works.
2. The proposed construction meets the setback standards of the districts.
3. The preliminary 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.
4. 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. A Site Plan Meeting was conducted August 8, 2013 at 10:00 a.m. and Site Plan was found to be in substantial compliance with the ordinance.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, an official City administration preliminary review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration will deem the site diagram to be complete.
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.

SITE PLAN APPROVAL STANDARDS

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site 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 is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation. Sidewalks will be installed when installed throughout the industrial park.
- G. A pedestrian circulation system is provided within the footprint of the building. Public sidewalks will be installed when installed throughout the industrial park.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Minimal curb curbs are being proposed.
- J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. 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:

- A. The proposed use is consistent with the zoning designation for the district.
- B. The proposed use is an approved use by right in accordance with the zoning ordinance.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval: All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate of occupancy is issued.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be approximately \$1,300,000. Approximately five new jobs are being projected.

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. 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?

Civil Engineer Danielle Holmgren from Byce & Associates of Kalamazoo was present. She thanked representatives of the City of Escanaba, Delta County, and everyone involved. She stated, "Everyone was a pleasure to work with, she's heard this numerous times from John Mallette and Larry Bell. They are very glad to bringing Bell's Upper Hand Brewery to the area." The layout is the same with a 45 degree layout change and will be a manufacturing facility, office space for five employees, and a small touring/sampling area. In general nothing has changed on floor plan layout, all requirements with storm water and utilities have also remained the same. They still plan to retain all the storm water on site. They have contacted DEQ to ensure compliance with all wetlands requirements. Parking remains the same. The site plan layout changed slightly to accommodate the setting and overall remains the same.

Commissioner Williams only questions were regarding wetland, storm runoff and drainage changes, which upon review of the plans can see were addressed. Danielle Holmgren indicated she will be in contact with DEQ to ensure compliance. Danielle is aware they will have to get DEQ approval and will accommodate any requirements necessary. Commissioner Williams asked if she was aware that portage creek drains into an extensive wetland. Danielle Holmgren was aware of this and while on site today and met the County Road Commissioner and discussed the water elevation levels and spring run-off. They are aware further dredging may be necessary in the future. Commissioner Williams also appreciated the fact they are sighting the building to take advantage of the area. The plan for a road on the northern parcel has been abandoned and no further delays in construction are expected.

Chairperson Warstler stated he really liked the new plans.

Vice-Chairperson Connor asked how much of a buffer between the buildings and wetlands. Danielle Holmgren stated 20ft was preferred by Delta County and the land surveyor.

Chairperson Warstler opened the discussion for public comments.

GENERAL PUBLIC COMMENT

Vicki Schwab the Director of Economic Development for Delta County on behalf of the EDA, the Chamber of Commerce, Builders Exchange, and the Convention Visitors Bureau stated, "We want to continue to offer our wholehearted support of the process. We have had the opportunity

to work with Bell's Upper Hand Brewery for the past year and it's been a tremendous effort and we should be very proud of how our city and county work together in a collaborative manner with Bell's Upper Hand Brewery to come up with the solution shown today. Since it was discovered that the Whitetail property would not meet their needs everyone worked them as they did a thorough evaluation of all the additional possibilities in Delta County, resulting in the Renaissance Zone parcel. The project continued to be the same as we discussed a few months ago and will add significant jobs, which are important to our community. It will also result in 1.3 million in construction costs adding to the economic development within Delta County. This project will continue to help people view Escanaba and Delta County as the place to establish their business. We wholeheartedly endorse this project, we offer our complements on Bell's Upper Hand Brewery as they have been a tremendous community partner and will continue to be".

Kelly Smith the Manager of the Delta County Airport and Manager of the Renaissance Zone stated, "On behalf of herself, the Airport Advisory Board, the County of Delta, and the Renaissance Zone Committee are very excited that Bell's has chosen to stay and locate and continuing here in Escanaba. The investment Bell's is making here will not only impact the economic growth in our community and it will also be a great success story. The partnership we have shown Bell's because the City of Escanaba, the County of Delta, the Airport Boards, the EDA, and many others who have worked on this project will speak volumes to business' outside this area that we have a can do attitude, our dedication is very strong and we support their business' to come here expand, grow, and become a very welcome member of this community. On behalf of Delta County we also encourage the planning commission to approve the Site Plan for Bell's Upper Hand Brewery".

The motion was made by Vice Chairperson Connor, seconded by Chairperson Warstler, to approve the site plan as presented with the condition that all landscaping as shown in the site plan drawing be installed, inspected, and approved no later than one year after the certificate of occupancy is issued. Ayes were unanimous.

NEW BUSINESS

Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – did not meet last month so no updates at this time.
- B. Delta County Planning Commission Update – Delta County Planning Commission met on August 5th, 2013 with two items on the agenda. 1.) Taking a large Resource Production parcel and re-zoning it to Lake Shore River 2 so they can sell the parcel. 2.) A conditional use permit for the old Dell's Supper club parcel. A gentlemen and his wife want to put a truck repair facility there and a future home.
- C. Ordinance Policy Review/Development-there are no updates at this time on that issue.
- D. Zoning/Land Use Permit Update – January 1st – August 8, 2013 there were 9 residential new home permits have been issues, 9 residential remodels, 11 new commercial permits, 4 commercial remodels, 2 change of use, 1 home occupation, and 2 demolition permits with a total declared value of over 8 million dollars. Auto Zone did break ground earlier in the week located between Pizza Hut and Advanced Auto. City Manager O'Toole spoke with the architect for O'Reilly's and they will be breaking ground in short order, as will the OSF Physical Therapy Facility.

E. Various – Central U.P. Micropolitan Economic Development Project – This is a collaborative effort between units of government from Delta County and Marquette County to create a Central Upper Peninsula economic zone under the Next Michigan Development Act. We have been seeking an amendment to that act which would mandate one district in the Upper Peninsula. City Manager O'Toole stated on May 21, 2013, himself and the City of Marquette's City Manager Bill Vajda traveled to Lansing and met with several state representatives and senators and the Michigan Economic Development Alliance about the possibility of amending the Next Michigan Development Act. The Act was created in 2010 and designated five (5) districts within the State of Michigan, none of which are in the U.P. Mr. O'Toole stated they were lobbying to have the law amended to include a new 6th District specific to the U.P.

A Senate hearing regarding the two Senate Bills has been scheduled for August 15th at 8:30 a.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829. Governor Snyder will be in attendance for this hearing. City Manager O'Toole stated we are making headway in our effort to bring this Economic Development tool to the Central Upper Peninsula region. We are asking everyone to attend the meeting in support.

GENERAL PUBLIC COMMENT

None

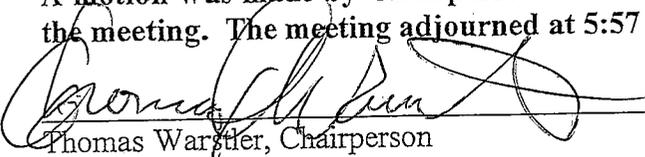
COMMISON/STAFF COMMENT AND ANNOUNCEMENTS

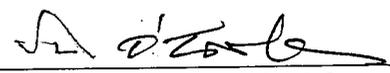
Commissioner Milkiewicz would like to figure out how we could get a parking lot behind the softball field. Little League had 68 regular season games, 8 High School games, 8 JV and Varsity games, 2 Sectionals, 2 State Championships, 4 District games, and according to the President of the League they brought over 1.5 million to Escanaba this year. He really feels with the Softball field, High School Football Field this would be a good investment in the community and will push forward in finding funding. City Manager Jim O'Toole offered to write a grant application for the Hannahville 2% monies on behalf of the City. Commissioner Milkiewicz stated it's a little gold mine in the middle of town.

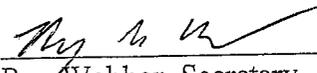
City Manager Jim O'Toole encouraged everyone to attend the hearing on August 15, 2013 at 8:30 a.m. if possible.

ADJOURNMENT

A motion was made by Chairperson Warstler, seconded by Secretary Webber, to adjourn the meeting. The meeting adjourned at 5:57 p.m. Ayes were unanimous.


Thomas Warstler, Chairperson
Escanaba Planning Commission


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


Roy Webber, Secretary
Escanaba Planning Commission