



Thomas Warstler, Chairperson
Patrick Connor, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Todd Milkiewicz, Commissioner

**PLANNING COMMISSION
REGULAR MEETING AGENDA
September 11, 2014, at 6:00 p.m.**

*Christine Williams, Commissioner
Kel Smyth, Commissioner
James Hellermann, Commissioner
Steve Buckbee, Commissioner
James V. O'Toole, City Manager
Ronald Beauchamp, City Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

Thursday, September 11, 2014, at 6:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL/CORRECTION(S) TO MINUTES – August 14, 2014
APPROVAL/ADJUSTMENTS TO THE AGENDA
CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

None.

PUBLIC HEARING

1. **Special Land Use Permit Request – Joe Knauf – 1401 North 26th Street.**
Explanation: Mr. Joe Knauf has applied for a Special Land Use Permit to operate an Adult Day Care facility at property he owns at 1401 North 26th Street.

NEW BUSINESS

1. **Project Updates:**
 - a. Zoning Board of Appeals Hearings/Decisions.
 - b. Michigan (MEDC) Redevelopment Ready Communities Program – Special Meeting Announcement.
 - c. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
 - d. Zoning/Land Use Permit Update.
 - e. Various.

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,

Thomas Warstler, Chairperson
Planning Commission

DRAFT

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
August 14, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, August 14, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Thomas Warstler, Vice Chairperson Patrick Connor, Secretary Roy Webber, Commissioners Todd Milkiewicz, Christine Williams, James Hellermann, Brian Black, and Stephen Buckbee

ALSO PRESENT: City Manager Jim O'Toole, Assistant City Assessor Kevin Dubord, City Council Liaison Ron Beauchamp, Confidential Secretary Amy Peltin and City Council Members: Mayor Marc Tall, Pat Baribeau, Matthew Sattem, and Ralph Blasier. Basic Marine Representatives: Lyle Bero, Randy Viau, and Terri Peters

ABSENT: Commissioner Kelvin Smyth

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

Roll Call

Confidential Secretary Peltin conducted the roll call.

Approval/Correction of the July 10, 2014, Planning Commission Meeting Minutes

A motion was made by Commissioner Milkiewicz, seconded by Commissioner Hellermann, to approve the July 10, 2014, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Vice Chairperson Connor, seconded by Commissioner Buckbee, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

Chairperson Warstler called for a recess at 6:02 p.m. so the members of the Planning Commission and members of the audience can tour Basic Marine.

Planning Commission reconvened at 7:10 p.m.

City Manager O'Toole stated at the last meeting everyone agreed on the land use and most of the conversation centered around the guarantee and performance regarding Basic Marine purchasing the land on 3rd Avenue North. City Manager O'Toole provided the Planning Commission members with a copy of the appraisal submitted to the City by Basic Marine, historical minutes from 2007, and the City Assessor's response to Basic Marine's appraisal.

Assistant City Assessor Kevin Dubord was present for the meeting to answer any questions. City Assessor Daina Norden was unavailable for the meeting, as she is in Lansing at tax tribunals, but did give a brief response to the Basic Marine appraisal submitted. Assistant City Assessor Dubord explained City Assessor Daina Norden's review of the appraisal. He stated the idea of an appraisal is you get 4 or 5 comparable properties that have sold and come up with an average price. The property is an industrial property and makes it more difficult to find properties to compare, so Basic Marine's appraiser gathered what they could for comparison. Usually on a residential property the appraisal institute says it is "good practice" to stay within a 15% deviation either way. Even on vacant land this percentage can be higher but when you get to an 80% variation it is a lot. City Assessor Norden feels their comparison is way out of line and has the depreciation at 100%.

Commissioner Williams asked why there was such a difference and what are they basing their analysis on. Chairperson Warstler stated the analysis being referenced is on pages 27 & 28 of the appraisal report.

Commissioner Williams asked if there was any documentation of the property being environmentally contaminated as Basic Marine's appraisal uses a residential foreclosure with potential contamination issues as a comparison. (110 North 3rd Street).

City Manager O'Toole did discuss with City Assessor Daina Norden, as well as a private appraiser, and that is where the \$133,000 recommendation originated from the two assessments. The City purchased the property in 1998 for \$65,000 and it has appreciated over the years and that was factored into the price of \$133,000 and with a private market assessment.

Commissioner Williams also noted that on page 28 of the Basic Marine appraisal it states adjustments were considered for the conditions of sale for each comparable due to the potential or having environmental contamination issues. She asked what are the contamination issues and where they were referenced as support.

City Manager O'Toole stated that City Assessor Norden considered the recent sale Basic Marine purchased (Irish property) and that the vacant property was a similar like property (the Peninsula).

Assistant City Assessor Dubord explained City Assessor Norden figured the value per square foot, which she does for all commercial property, as well as, per lineal foot. Per lineal foot - if you take the \$65,000 the City paid many years ago that comes out to \$245 per foot. Homes on Lake Shore Drive start at \$1000/ft by the park and down by Portage Marsh are \$350/ft. Basic Marine's appraisal is coming in at \$130/ft.

Chairperson Warstler asked if the City wants to sell the property and as a Planning Commission do they want to make a recommendation, and if so attach conditions to a sale.

City Manager O'Toole explained the Planning Commission is being asked the following: a) Is the proposed use consistent with the Master Plan, b) Are there any conditions of sale that might be recommended to the City Council, c) Are there any guarantees and recommendations the Planning Commission would move to the City Council, d) Planning Commission can make a recommendation not to sell the property and explain why. At the last meeting there was discussion regarding screening the property and cleaning up rubbish and debris. There was also considerable discussion regarding performance and guarantees.

Commissioner Hellermann asked if there has been a discussion regarding price. City Manager O'Toole stated there has and Basic Marine is at one number and the City at another and ultimately the City Council will decide the number they are comfortable with which will benefit the people of Escanaba.

Lyle Bero stated the best use of this property will be to allow Basic Marine to continue their break wall to allow access to larger ships. It will be a more park like setting, attract cruise ships and increase tourism. Mr. Bero discussed when Basic Marine approached the City and their campaign from 2002 "just add water" from the City of Cleveland- Cruise ships was to come in and tie up and Escanaba will be the "Riviera of the North". He went on to state industries will pop up increasing heavy industrial jobs by needing 200 temporary trade jobs to service ships and thereby increasing revenue for the City of Escanaba. Mr. Bero explained Escanaba has flat lands, museum, and lighthouse all very attractive to cruise ship passengers. Mr. Bero stated this will be the best thing for the City since Harnischfeger. Basic Marine would love to have the property at a fair price. It's important to obtain this property for what they need to do and stated it can be worked around if they have to, but it would sure make a nice presentation for our shoreline and it would be cleaned up. Heavy industrial work will not be at the end but more of a park like setting.

Commissioner Williams stated it is her job to not act on emotions but rather on fact and to her there seems to be two very different projects being presented by Basic Marine. She would like to know which project is priority, what are the timeframes involved, and when are we going to see the completion. She is really not comfortable with not having much to go on in terms of a timeline and commitment in writing from Basic Marine.

Mr. Bero explained this is a big project and takes a long time to complete and currently taking five months to drive 800 feet of pilings and a company is coming in on August 23, 2014, to start driving steel on the pier and extend it out 45 feet across and back down again. The pilings have to be installed on the dockside next. The first commitment is the steel sitting on the property to protect the shoreline and has a vision to have a harbor here to do dockside repairs and cruise ship destination. The second commitment will be installing the pilings, then dockside pilings, and then filled with rock, eliminating the piles, and having 223,000 cubic yards of sand removed. He estimated completion in two years as utilities will have to be run before concrete caps. Terri Peters explained the permit process takes approximately three months and the permit for the point is near completion. The entire project will cost \$20-25 million. Mrs. Peters stated completion of this project is expected for 2016.

Vice Chairperson Connor asked if this is such an important project for Basic Marine why Dan Kobasic was not present. Mr. Bero stated he elected not to be here. Mr. Bero cannot answer for Dan Kobasic, but Claude Kobasic was present for the tour and Terri Peters is present at this meeting and she is the Controller for Basic Marine.

Mr. Bero explained the property acquired from the Railroad is full of railroad ties, tracks and junk. Dan Kobasic has tried to clean it up however he was unable to get in without ruining heavy equipment. Once Basic Marine gets continuous shoreline, the beautification will come after the project is complete. There will also be an area for cargo containers.

Chairperson Warstler asked if Basic Marine did not acquire this property would that affect this project. Mr. Bero stated it would not stop the project but it would impact how nice the shoreline looks. Chairperson Warstler asked if they would install the pilings even if they did not own the

property. Mr. Bero stated they would not install \$300,000 of sheet piling into a property they did not own.

Commissioner Milkiewicz stated money talk is foolish considering this is a \$20-25 million project versus \$133,000. He would like to see performance based penalties to guarantee the work will be done within a certain timeframe. If Basic Marine does all the work they will not have to pay penalties and they get the property and it's what is best for the City of Escanaba in the long term.

Commissioner Black stated the project makes complete sense but what everyone is wrestling with is the community perception of Dan Kobasic and his relationship with the community and some of the things he's done in the past. Mr. Bero wanted to address that by saying Dan Kobasic has done many things for this community that no one even knows about. Mr. Bero presented a letter from the historical society rejecting his donation offer of the L.E. Block. Basic Marine was willing to spend \$50,000 to secure that ship for the community as a museum. Instead, it sat here until the time/price was right to sell it for scrap. He is also very generous in other areas around the community that people don't know about or see.

Commissioner Williams wanted to go on record stating that she doesn't have any history with Basic Marine or Dan Kobasic and she is in favor of the project but what she is struggling with is a plan before committing the City of Escanaba to selling a very important piece of property and a very valuable piece of property. She understands the desire to have a deep water port and it makes perfect sense for this area and the Upper Peninsula as a whole. She would like to see cleaning up of the property and committing to making that property attractive and accessible.

Mr. Bero responded by staying you have to look into what has happened in the last year and all that steel that is sitting there is the beginning of a commitment. The clean-up of the property a difficult job and will be completed once the continuous sheet piling in and backfilled that is when beautification begins. Basic Marine anticipates bringing in cargos from all over the world and need a place to put them.

Vice Chairperson Conner asked about the 15ft concrete wall being installed. Mr. Bero stated it will have a set back and will be able to drive on it and then next to it will be a railroad fence. Vice Chairperson Conner recalls Mr. Bero saying this would be for the public and then stated it would have a crane. Mr. Bero stated this will be heavy industrial and have a 160lb crane lifting in that area and will not be open to the public. City Manager O'Toole stated there would be one area preserved by the City between that property and the county property where the storm drain is located but is not on the lakefront and offered that this could be a condition of sale that Basic Marine pay for and install by picking up the bike path off of 1st Avenue North to the Municipal Dock and could affect price.

Commissioner Milkiewicz noted that as a result of 911 there are new security requirements with a large fence with security patrols and the general public will not have access.

Mr. Bero stated it will not be a park like area.

Commissioner Milkiewicz stated this is a good use for the property and has no problem selling at a fair price with guarantees written into the contract.

Commissioner Hellermann stated he doesn't recommend sale of property at this time as they will be able to get the jobs without purchasing the property. A deep water port will happen regardless

of the sale of the property. He would like to see cleaning and obstructions removed and may change his mind next year or two with improvements.

Commissioner Buckbee stated he likes the project, however the problem is promises not being fulfilled, and project does have very important economic benefits and if it is so important why is Basic Marine not willing to pay fair market value.

Vice Chairperson Connor stated his concern is performance and also Dan Kobasic not being present.

Commissioner Black stated questioned administration on the possibility of enforcing guarantees.

City Manager O'Toole suggested a subcommittee with one member of the Planning Commission, City Council, the City Attorney, and the City Manager and the City Assessor as ex-officio be formed to address Planning Commissioner's concerns, public concerns and come up with a viable plan and sale price, which would be forwarded to the City Council.

Commissioner Black feels this is a great opportunity given Basic Marine's past history.

Commissioner Williams stated she has no history but lacking a plan, time commitments, without that structure based on fact and not emotions she would back up City Manager O'Toole's recommendation to form a subcommittee.

Chairperson Warstler stated he supports the project but wants guarantees and the property could be Basic Marine's as fast as they could develop the property and would be foolish at any price without. Basic Marine needs to come to the table with a realistic time frame, milestones, price doesn't matter but \$33,000 is insulting considering the City paid \$65,000. He is also in favor of a subcommittee.

Commissioner Williams has a concern with this property being the only access to that area waterfront and would like to see it stay as a public access.

Mr. Bero responded by saying this piece of property is a danger right now and a liability for the City of Escanaba.

Vice Chairperson Connor made a motion to deny the request to sell City-owned property at this time until the City and Basic Marine can hammer out a contract that is beneficial to both sides, because in his opinion the offer wasn't enough; Commissioner Williams added that they involve the Planning Commission not just the City and Basic Marine.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Hellermann, to form a subcommittee comprising of one Planning Commissioner, City Council Member, City Attorney, City Manager, and City Assessor as ex-officio to come up with any conditions of sale and negotiate a price to bring to the City Council as a whole for discussion/debate for an approval or disapproval. Ayes were unanimous.

A motion was made by Commissioner Black, seconded by Vice Chairperson Connor for Chairperson Warstler to be appointed to the subcommittee.

Ayes: Commissioner Black, Vice Chairperson Connor, Commissioner Buckbee, Commissioner Milkiewicz, Commissioner Hellermann, Chairperson Warstler

Opposed: Commissioner Williams

Motion passed.

PUBLIC HEARING

None.

PUBLIC COMMENT

Randy Viau stated Basic Marine is committed and have already bought the steel for the property owned by the City.

NEW BUSINESS

1. Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – No meeting was held.
- B. Delta County Planning Commission Update – A meeting was held regarding Cretens Brothers and their purchase of property on US 41 which was approved.
- C. Zoning/Land Use Permit Update – Since January 1, 2014, 39 zoning permits have been issued with a declared construction value of \$3.8 million.
- D. Various – A ceremonial bill signing today for the Superior Trade Zone legislation under the NEXT Michigan Development Act. The Governor was here to sign and a ceremonial signing at 4:00 p.m. today went well. Working on the bylaws and corporation enabling laws with a special council work session being scheduled for early September for presentation and also going to the Joint Governmental Board and then to the September 18, 2014, City Council for action. Once approved by everyone it will be submitted to the Michigan Strategic Fund and the Attorney General for review and along with an application, if approved thereafter it will be known as the Superior Trade Zone.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Commissioner Buckbee asked for the City Website to be changed to allow a link for donating memorial of trees to be on the front page of the City website for easier access along with a small article about the program. City Manager O'Toole stated this could be done.

ADJOURNMENT

A motion was made by Commissioner Hellermann, seconded by Commissioner Black, to adjourn the meeting. The meeting adjourned at 8:30 p.m. Ayes were unanimous.

Roy Webber, Secretary
Escanaba Planning Commission

**CITY OF ESCANABA
SPECIAL LAND USE PERMIT REVIEW REPORT
CASE NO. PC-091114-01**

REFERENCE: 1401 North 26th Street

DATE: September 2, 2014

PROPERTY OWNER/APPLICANT ADDRESS:

Joseph Knauf
1401 North 26th Street
Escanaba, MI 49829

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

The applicant is requesting a special land use permit to operate an "Adult Day Care" at property located at 1401 North 26th Street.

CURRENT ZONING:

Heavy Manufacturing (G) District.

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance, Section 1503 Uses Allowed by Special Land Use Permit, paragraph C.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed use would be in a building which is already in existence and used as office space. The building is located on property which is zoned Heavy Manufacturing (G). A Special Land Use Permit is required in that the use is not specific to the uses permitted by right as found in Chapter 15 of Escanaba's Zoning Ordinance.
2. The Planning Commission may authorize principle and other uses not stated provided that such uses are consistent with the intent of Chapter 15 of the Escanaba Zoning Ordinance.
3. The proposed use is and has been for many years being conducted in the office building located next door to this facility. The use is grandfathered in as an existing use.
4. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

1. In accordance with Section 205 of the Escanaba Zoning Ordinance, a hearing before the Planning Commission must be conducted on the request.
2. In accordance with Section 205.5 Protest. If a protest of the proposed Special Land Use Permit is presented to the Planning Commission at or before the public hearing date on the request and it is properly signed by the owners of at least 20% of the noticed area of land included in the request, excluding publically owned land, or by owners of at least 20% of the area of land included within an area extending out at least 100 feet from any point on the boundary of land included in the request, excluding publicly owned land, then a request for a Special Land Use Permit must be passed only upon an affirmative vote of $\frac{3}{4}$ of the members of the Planning Commission.
3. Section 1504.1 of the Escanaba Zoning Ordinance specifically states schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted use by right is prohibited. The term human care is typically applied to uses that provide health, medical or rehabilitation services to individuals such as hospitals, convalescent homes, nursing homes, rest homes, orphanages or rehabilitation centers. These are facilities that are normally operated and occupied 24 hours a day, 7 days a week. The proposed use does not provide any of these services and is only in use Monday through Friday during the normal business day.

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

1. Staff is recommending approval of the Special Land Use Permit for the following reasons:
 - A. The proposed use is being proposed in an already existing building which has been vacant for a considerable amount of time.
 - B. The proposed use is an existing use in the building next door and the City has not received any complaints or inquiries about the use.

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.

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

None

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval
2. Assessor's Property Information Card
3. 300' radius property owner/tenant notification letter
4. 300' radius labels

Date Application Received: 08/19/14

Permit #: _____

**Application for Special Land Use Permit
City of Escanaba, Michigan**

Property Owner's Name: * Joseph Knauft
Street Address: 1401 N. 26th St.
City: Escanaba State: Mi Zip Code: 49829
Telephone: 906-786-3583 (work) _____ (home)
Email Address: jbknauft@dstech.us

* If contract purchase, please provide copy of contract

Owner's Representative: Carol Irving
Street Address: 1401 N 26th St
City: Escanaba State: Mi Zip Code: 49829
Telephone: 906-217-2002 Email Address: cirving@dstech.us

Description of Property

Location (Street Address): 1501 N 26th St Sheet: _____ Block: _____ Lot: _____
Existing Zoning Classification: Heavy Manufacturing Distr. - G
Existing Comp. Plan Designation: _____
Total land area to be utilized: .31 Acres See A/T'd Plat Survey
(please provide a recent survey of the subject property)
Parcel #: 051-420-2824-200-019
Legal Description: Sec 21 T39 N R23W...

Special Land Use Permit Purpose: The Special Land Use Permit is being requested for the purpose of (describe in detail): Permit to grant the landowner or lessee the ability to provide office space for business not directly related to manufacturing.

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Joseph Knauft
South: Joseph Knauft
East: Fair View Estates Trailer Court
West: E&LS Railroad

Certification:

I certify that the information contained herein is true and accurate:

Signed: [Signature] Property Owner Signed: Carol Irving Applicant, if different from owner

For Staff Use:

Checklist

- Adjacent Property Owners
- Completed Application
- Fees Paid
- Survey of Property
- Property Located on Tax Map
- Offers (If Applicable)
- Notice of PC Hearing Date
- PC Public Hearing Date
- Action by PC
- Notification to City Clerk

OFFICE USE ONLY:

Date Received: _____ Approved: _____ Disapproved: _____

If application is denied, reason for denial: _____

Special requirements of approval: _____

Signature of Administrator: _____ Date: _____

Danforth Road
 1325.57'
 30°E.
 NE OF OLD DANFORTH ROAD

**SURVEY OF
 1/2 OF NE1/4 OF
 T.39N., R.23W.
 ESCANABA
 COUNTY, MICHIGAN**

DESCRIPTION

1/4 OF NE1/4 OF SECTION 24
 30°W. ALONG THE WEST LINE OF
 SECTION A DISTANCE OF 1764.04 FEET
 NE OF THE OLD DANFORTH ROAD,
 ALONG SAID SOUTH RIGHT-OF-WAY
 TO THE EAST LINE OF THE NW1/4
 22°10'E. ALONG SAID EAST LINE A
 POINT OF BEGINNING OF THE LAND
 INUE S.0°22'10"E. ALONG SAID EAST
 TO THE NE CORNER OF SAID SW1/4
 ALONG THE EAST LINE OF SAID SW1/4
 FEET, THENCE N.89°45'30"W. A
 E N.0°14'30"E. A DISTANCE
 5'30"W. A DISTANCE
 1"E. A DISTANCE OF 68.95
 STANCE OF 65.64 FEET, THENCE
) FEET, THENCE S.88°39'15"E. A
 E POINT OF BEGINNING. CONTAINING

THE ABOVE DESCRIBED PARCEL BEING
 PUBLIC FOR HIGHWAY

NE CORNER OF
 SW1/4 OF NE1/4

MARKERS PLACED
 ON SURFACE

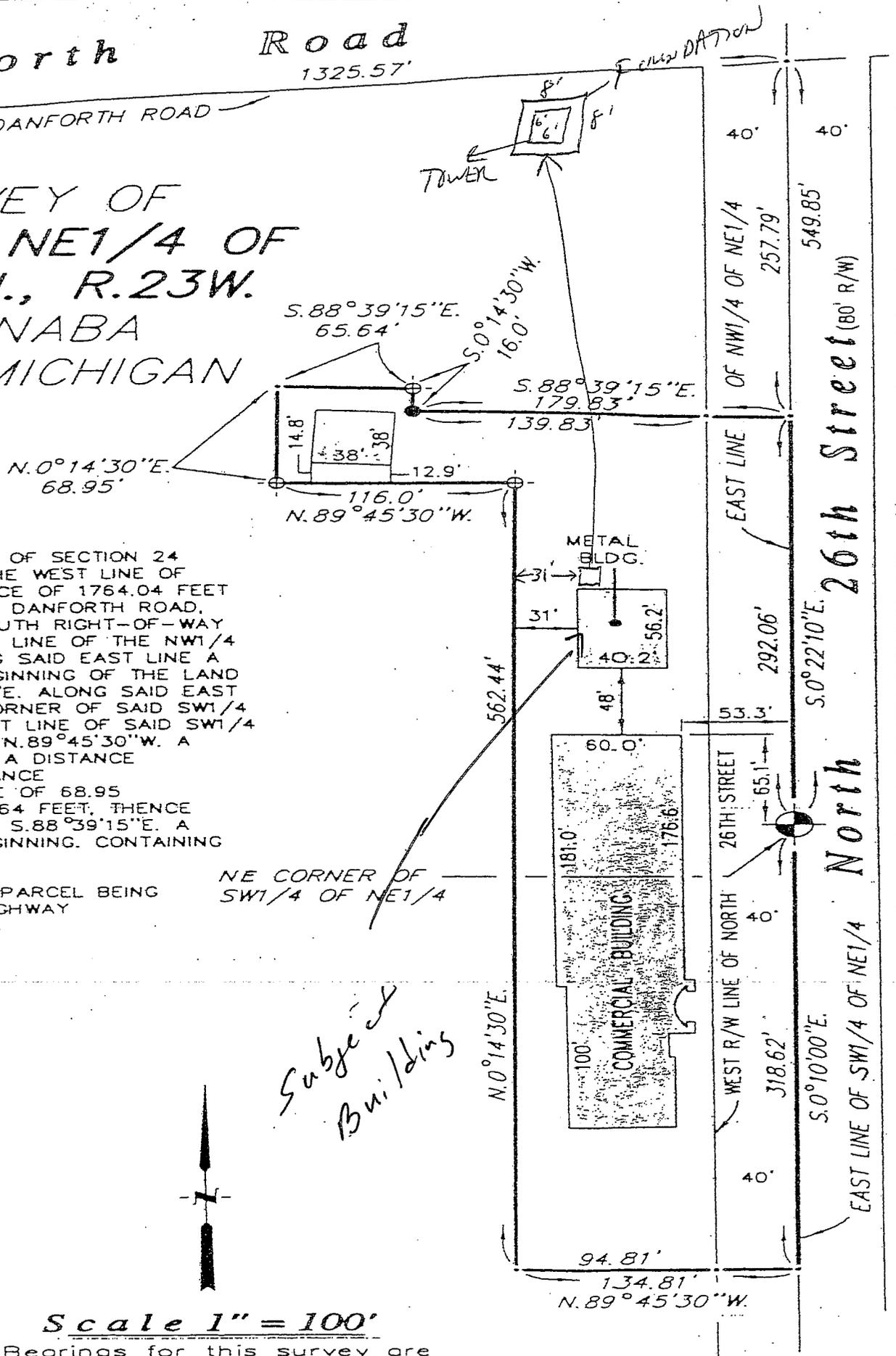
Subject Buildings



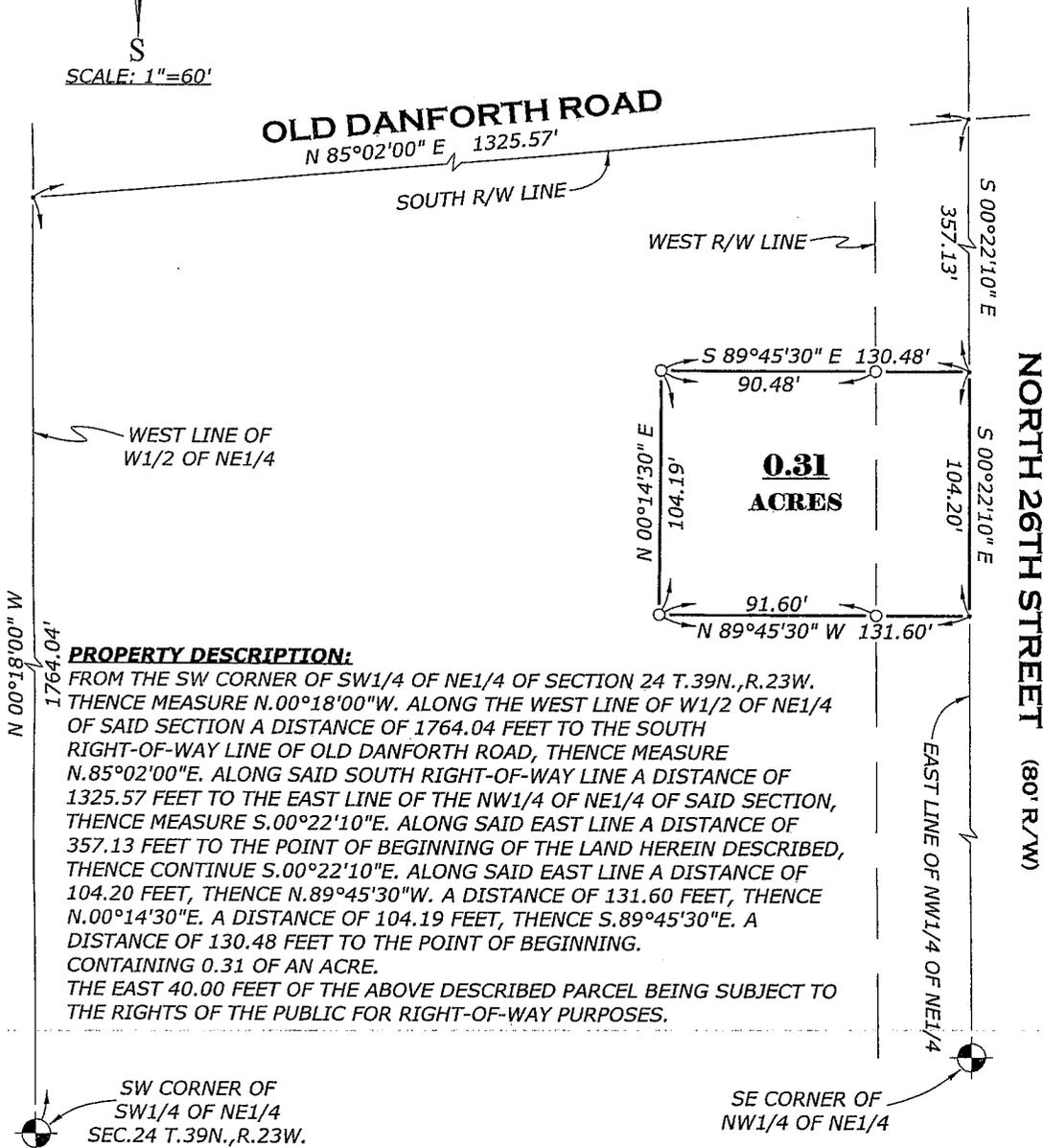
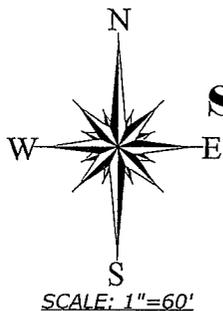
Scale 1" = 100'

Bearings for this survey are relative to the Plat of Escanaba's Industrial Park No.1, recorded in Liber "C" Pgs. 60-61.

COPY



Plat of Survey of
Part of W1/2 of NE1/4 of
Section 24 T.39N., R.23W.
 City of Escanaba
 Delta County, Michigan



PROPERTY DESCRIPTION:

FROM THE SW CORNER OF SW1/4 OF NE1/4 OF SECTION 24 T.39N., R.23W. THENCE MEASURE N.00°18'00"W. ALONG THE WEST LINE OF W1/2 OF NE1/4 OF SAID SECTION A DISTANCE OF 1764.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD DANFORTH ROAD, THENCE MEASURE N.85°02'00"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1325.57 FEET TO THE EAST LINE OF THE NW1/4 OF NE1/4 OF SAID SECTION, THENCE MEASURE S.00°22'10"E. ALONG SAID EAST LINE A DISTANCE OF 357.13 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUE S.00°22'10"E. ALONG SAID EAST LINE A DISTANCE OF 104.20 FEET, THENCE N.89°45'30"W. A DISTANCE OF 131.60 FEET, THENCE N.00°14'30"E. A DISTANCE OF 104.19 FEET, THENCE S.89°45'30"E. A DISTANCE OF 130.48 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 OF AN ACRE. THE EAST 40.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THE RIGHTS OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

SURVEY FOR **PENSTAR OFFICE CENTER**
 SUBJECT **PROPERTY DIVISION**
 DATE OF SURVEY **AUGUST 15, 2013**
 DATE OF MAPPING **AUGUST 16, 2013**
 CERTIFICATE OF SURVEY TO:
PENSTAR OFFICE CENTER
 I, TERENCE S. WANIC, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY; THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED LANDS, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OR CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 10,000.
Terence S. Wanic 8/16/13
 TERENCE S. WANIC, Professional Surveyor No. 44296

JOB NUMBER **13210B-1308**

ORIGINAL

LEGEND

- INDICATES A LINE NOT DRAWN TO SCALE
- IRON MONUMENTS SET
- IRON MONUMENTS FOUND
- CONC. MONUMENTS SET
- CONC. MONUMENTS FOUND
- ⊕ CHISELED CROSS IN CONCRETE
- (M) MEASURED DISTANCE AND/OR BEARINGS
- (R) RECORDED DISTANCE AND/OR BEARINGS
- ⊕ SECTION CONTROL CORNERS

WANIC
 LAND SURVEYORS, P.C.

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

Parcel Number: 051-420-2824-200-013

Jurisdiction: City of Escanaba

County: Delta

Printed on 03/20/2014

A#132-2

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.
PENSTAR	PENSTAR	420,000	10/24/1991	WD	QCD	370/435		0.0

Property Address	Class: Commercial, 201	Zoning: School: Escanaba Schools 21010	Building Permit(s)	Date	Number	Status
1401 NORTH 26TH STREET				05/30/2002	020378	
Owner's Name/Address	Map #: 132-2	2014 Est TCV 321,565 TCV/TFA: 10.24				
PENSTAR INC 1401 N 26TH ST STE 201 ESCANABA MI 49829	X Improved	Vacant				

Tax Description	Public Improvements	Rate	CountyMult.	Size	%Good	Cash Value
SEC 24 T39N R23W [AC# 132-2] PRT OF W1/2 OF NE1/4 [1.25 AC] COM @ SW COR SW1/4 OF NE1/4 TH N0°18'W 1764.04 FT TO S R/W OLD DANFORTH RD TH N85°02'E 1325.57 FT TH S0°22'10"E 461.33 FT TO POB TH S0°22'10"E 88.51 FT TO SE COR NW1/4 OF NE1/4 TH TH S0°10'E 318.62 FT TH N89°45'30"W 134.81 FT TH N0°14'30"E 407.12 FT TH S89°45'30"E 131.60 TO POB. THE E 40' SUBJECT TO RD R/W. [PART SPLIT TO 420-2824-200-019 & 020 FOR 2014].	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	3.20 0.870 0.370 1.24	1.27	6545	20	5,320
Comments/Influences	Topography of Site	Total Estimated Land Improvements True Cash Value = 7,770				
		Work Description for Permit 020378, Issued 05/30/2002: ELEVATOR SHAFT				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2014	6,090	154,693	160,783			153,680C
2013	10,430	182,579	193,009			187,166C
2012	15,000	172,404	187,404			182,780C
2011	15,000	178,200	193,200			177,975C

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

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

Deprec. Table : 2.25% Effective Age : 40 Physical %Good: 40 Func. %Good : 55 Economic %Good: 80	1969 Year Built 1978 Remodeled	Area: Perimeter: Type: Finished/Office (NO Rates) Heat: NO Heating or Cooling	*** Basement Info *** Area: Perimeter: Type: Finished/Office (NO Rates) Heat: NO Heating or Cooling	* Mezzanine Info * Area #1: Type #1: Office Area #2: Type #2: Office	* Sprinkler Info * Area: Type: Low
---	-----------------------------------	--	---	--	--

(1) Excavation/Site Prep: X Excavation (in cubic feet)	(7) Interior: X Frame, Offices Buildings, Class C, D, S	(11) Electric and Lighting: X Typical, Office Buildings Class	(13) Roof Structure: Slope = X Steel Joists, Steel Deck	(14) Roof Cover: X Alum./Steel Flat or Standing sea
---	--	--	--	--

(2) Foundation: X Poured Conc Brick/Stone Block	(8) Plumbing: Many Above Ave. Average Typical Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Outlets: Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Fixtures: Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer	(10) Exterior Wall: Thickness Bsmnt Insul. X Brick, Block Back-Up, 8"
--	--	---	---	--

(3) Frame: X Bearing Walls, Masonry supports on	(4) Floor Structure: X Concrete, On Ground	(5) Floor Cover: X Carpet and Pad, Indoor/Outdoor	(6) Ceiling: X Suspended Ceiling, Fiberglass
--	---	--	---

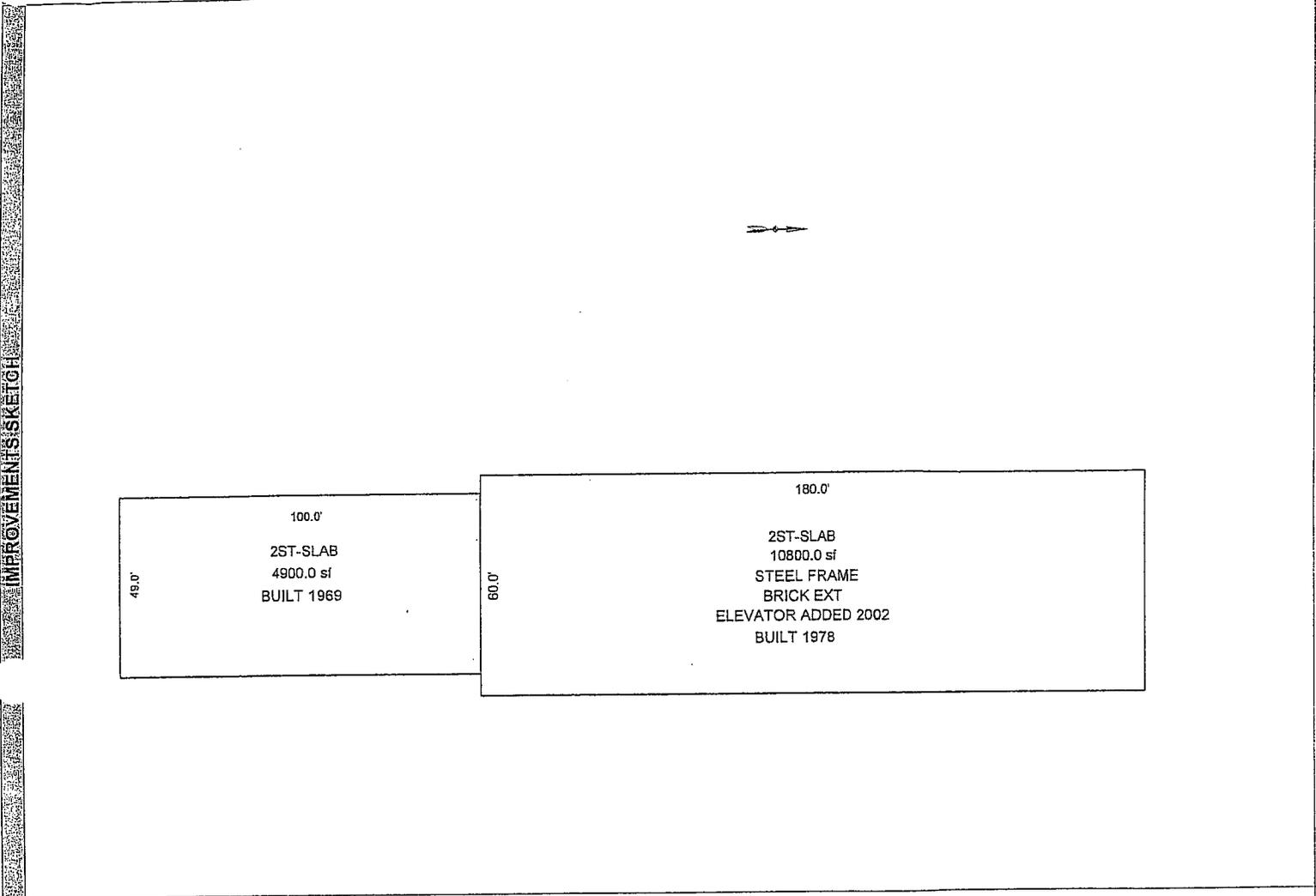
*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-420-2824-200-013

File No 1401N26ST

SUBJECT	Property Address 1401 NORTH 26TH STREET			
	City ESCANABA	County Delta	State MI	Zip 49829
	Owner PENSTAR INC			
	Appraiser Name KEVIN DUBORD		Drawn Date 1-14-14	
Modified By				



1401 NORTH 26TH STREET Scale: 1" = 45'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	2ST-SLAB	1.00	10800.00	480.0	15700.00		
	2ST-SLAB	1.00	4900.00	298.0			
Net LIVABLE Area (rounded w/ factors)					15700	Comment Table 2	Comment Table 3

TRANS. NO.	DATE	SALES PRICE	SALES RATIO	REVENUE TAXES	YEAR	APPRaisal SUMMARY
						LAND
						BLDGS
					19	TOTAL
						LAND
						BLDGS
					19	TOTAL
						LAND
						BLDGS
					19	TOTAL
						LAND

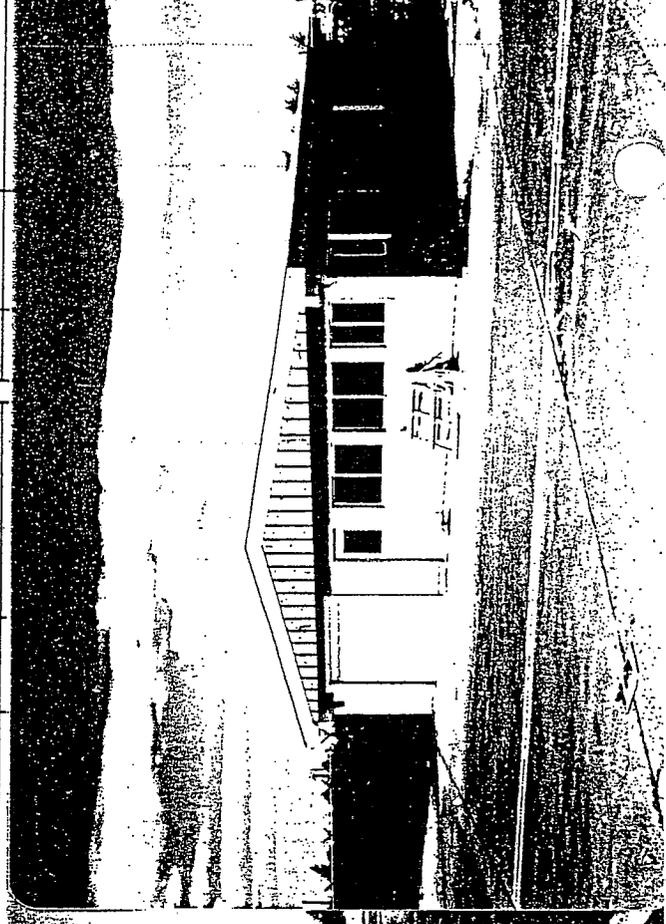
OWNER OF RECORD
 Z.Z. 21-28-24-200-013
 E & LS RR ROW desc in L 15 of Misc,
 Pgs 36-42, Delta Co. Records. Also
 exc the E 40 ft for st ROW. 10.1
 Acres M or L.

EXCEPTION DESC WHICH APPLIES TO THIS PROPERTY IS
 AS FOLL. A STRIP OF LAND 100.0 FT IN WIDTH LYING
 50.0 FT ON EACH SIDE OF THE FOLL DESC CENT LN FRM
 THE N QUAR COR SEC 24 T 39 N R 23 W MEAS S 0
 DEG 18 MIN E ALG THE N AND S QUAR LN OF SD SEC A
 DIST OF 891.28 FT TO THE SLY ROW LN OF OLD DANFORTH
 RD TH MEAS N 85 DEG 02 MIN E ALG SD SLY ROW LN
 A DIST OF 259.87 FT TO THE POB OF SD CENT LN TH
 SWLY ALG A 1659.21 FT RADIUS CURVE TO THE RT A
 CHD BEARING OF S 8 DEG 47 MIN 46 SEC W A DIST OF
 567.43 FT TH S 18 DEG 38 MIN 30 SEC W A DIST OF
 50.70 FT TO THE BEG OF A 1898.61 FT RAD CUR TO THE
 LEFT TH SWLY ALG SD CUR A CHD BEARING OF S 9 DEG 10
 MIN 05 SEC W A DIST OF 625 FT TO A PT THAT IS 50.0
 FT E OF AND MEAS AT RT ANG FRM SD N & S QUAR LN
 TH S 0 DEG 18 MIN E // TO SD N & S QUAR LN A DIST
 OF 332.03 FT

Part of the West 1/2 of the NE 1/4 of Section 24, Township 39 North, Range 23 West, described as follows: From
 the SW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 39 North, Range 23 West, measure North 0°
 18' 00" West along the West line of the West 1/2 of the NE 1/4 of said Section a distance of 565.70 feet to the
 Point of Beginning of the land herein described; thence continue North 0° 18' 00" West along said West line a
 distance of 1198.34 feet to the South right of way line of the Old Danforth Road; thence North 85° 02' 00" East
 along said right of way line a distance of 1325.57 feet to the East line of the NW 1/4 of the NE 1/4 of said Section;
 Northwestly of the NE corner of said SW 1/4 of the NE 1/4, a distance of 257.79 feet to a point that is 292.06 feet
 thence South 0° 22' 10" East along said East line a distance of 16.0 feet; thence North 88° 39' 15" West a distance of 179.83
 feet; thence North 0° 14' 30" East a distance of 16.0 feet; thence North 88° 39' 15" West a distance of 66.54 feet;
 thence South 0° 14' 30" West a distance of 16.0 feet; thence North 88° 39' 15" West a distance of 872.30 feet to
 the Westerly right of way line of the Escanaba and Lake Superior Railroad; thence Southwesterly along a 1609.21
 foot radius curve to the right a chord bearing of South 11° 21' 57" West a chord distance of 407.65 feet; thence
 South 18° 30' West 50.70 feet to the beginning of a 1948.61 foot radius curve to the left; thence Southwesterly
 along said curve, all being along said right of way line a chord bearing of South 9° 10' 05" West a chord distance
 of 641.46 feet to the point of beginning, excepting from said parcel that part of the Escanaba and Lake Superior
 Railroad right of way as described in Liber 15 of miscellaneous records, on pages 36 through 42. Containing 8.07
 acres. The East 40.0 feet of the above-described parcel being subject to the rights of the public for highway
 purposes.

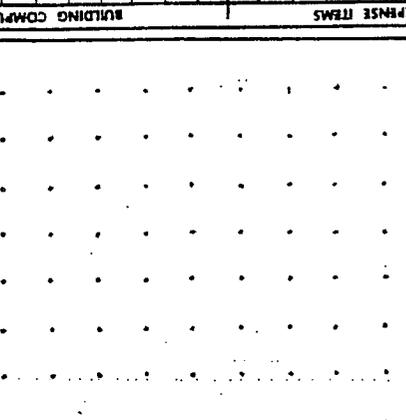
LAND RECORD	REMARKS
LEVEL	
HIGH	
LOW	
ALL UTILITIES	
NO SEWER	
NO GAS	
NO ELECTRICITY	
IMPROVED STREET	
S-W/4 IMP. STREET	
UNIMPROVED STREET	
BUSINESS AREA	
RESIDENTIAL AREA	
INDUSTRIAL AREA	
MAIN HIGHWAY	
RURAL	

TRANS. NO.	DATE	REMARKS
		Building No. 22 ERECTED TO 40' X 40' IN 1986
		CH 10-19-87



OCCUPANCY	TYPE AND CONSTRUCTION	SIZE	AREA	GRADE	AGE	COND.	REPLACEMENT VALUE	PH. DEPR.	PHYSICAL VALUE	FC. DEPR. EC. DEPR.	ACTUAL VALUE
WAREHOUSE	1ST CONCRETE BLOCK / FRAME	40x40	1600	1	1977		18000	70		86	2582
OFFICES					1986						
APARTMENTS											
HOTEL											
PUBLIC BLDG.											

FOUNDATION	CONCRETE WALLS	BRICK WALLS	STONE WALLS	TILE WALLS	NO	1/4	1/2	3/4	F								
ROOF TYPE	TAR & GRAVEL COMPOSITION	METAL	CONCRETE DECK	ASPHALT SHINGLES	INSULATION	PLASTER OR EQUAL	ACoustICAL	SOFTWOOD	HARDWOOD	SINGLE FLOOR	TERRAZZO	MARBLE	WOOD JOISTS	STEEL JOISTS	METAL PAD OR CLAY TILE	CONCRETE	EARTH



OCCUPANCY DETAIL & INCOME																												
B	1	2	3	4	5	6	FLOORING						CEILING															
							SOFTWOOD	HARDWOOD	PLASTER OR EQUAL	COMPO. BOARD UNFINISHED	FRAME	TILE OR BLOCK	NO PARTITIONS	STEAM	HOT WATER OR VAPOR	HOT AIR	ELEC. BALANCE BOARD	AIR CONDITIONED	NO HEATING	HAND FIRED	STOKER	OIL						

BUILDING COMPUTATION														
AREA OR QUAN.	RATE	TOTAL	REPLACEMENT VALUE											
1600	11.26	18016	RENTAL CAPITALIZATION											
			LAND											
			VACANCY											
			HEATING											
			WATER											
			ELECTRICITY											
			JANITOR											
			MANAGEMENT											
			TOTAL FLAT EXPENSES											
			GROSS ANNUAL INCOME											
			LESS FLAT EXPENSES											
			BALANCE FOR CAP.											
			CAPITALIZATION RATE											
			REFLECTED CAP. VALUE											
			TIMBER BAS. & COLS.											
			STEEL BAS. & COLS.											
			STEEL TRUSSES											
			REIN. CONC. BAS. & COLS.											
			FIREPROOF CONST.											
			SPRINKLER SYSTEM											
			PASSENGER ELEVATOR											
			FREIGHT ELEVATOR											
			FIRE ESCAPES											
			VAULTS											
			SKYLIGHTS											
			COLD STORAGE ROOMS											
			MISCELLANEOUS											
			INCINERATORS											
			OVERHEAD DOORS											

ACQUISITION DATE: _____ PURCH. DATE: _____

PURCH. PRICE: _____ PURCH. COST: _____

LAND COST: _____ BLDG. COST: _____

REMOV. COST: _____ REMOVD. DATE: _____

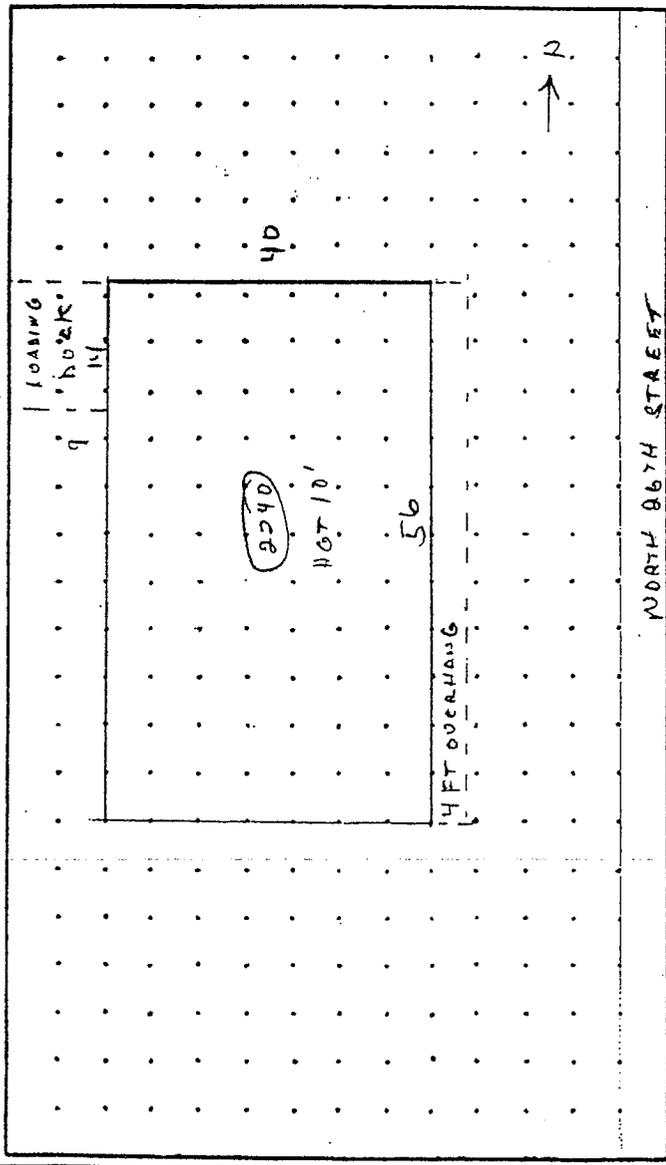
APPRAISAL DATE: _____ LISTED BY: _____

REVIEWED BY: _____

STORIES	OCCUPANCY	TYPE AND CONSTRUCTION	SIZE	AGE	GRADE	COND.	REPLACEMENT VALUE	PH. DEPR.	PHYSICAL VALUE	FC. DEPR. EC. D.	ACTUAL VALUE
OFFICES	WARE	Pole Bldg	40 x 56	1982	240		17539				17539
APARTMENTS	GARAGE						395				395
HOTEL	GAS STATION				2314						
PUBLIC BLDG.	INDUSTRIAL										19334
						TOTAL					

REPAIRS	REPLACEMENT VALUE	PH. DEPR.	PHYSICAL VALUE	FC. DEPR. EC. D.	ACTUAL VALUE
CONCRETE WALLS					
BRICK WALLS					
STONE WALLS					
TILE WALLS					
NO	1/4	1/4	1/4	1/4	F
SOLID COMMON BRICK					
FACE BRK. ON C. BRK.					
CONC. BLK. OR TILE					
CONC. BRK. ON BLK. OR TILE					
FACE BRK. ON BLK. OR TILE					
STONE FACING					
TERRAZZOTA FACING					
STONE OR T.C. TRIM					
STUCCO ON TILE OR C. B.					
STUCCO ON FRAME					
SIDING OR SHINGLES					
FACE BRK. ON FRAME					
REN. CONCRETE					
METAL					
PARTY WALL					
CURTAIN WALL					
PLATE GLASS FRONT					
ROOFING					
TAR & GRAVEL					
COMPOSITION					
METAL					
CONCRETE DECK					
INSULATION					
PLASTER OR EQUAL					
ACOUSTICAL					
NO CEILING					
SOFTWOOD					
HARDWOOD					
SINGLE FLOOR					
TERRAZZO					
MARBLE					
WOOD JOISTS					
STEEL JOISTS					
METAL PAD OR CLAY TILE					
CONCRETE					
SARTEL					

REPAIRS	REPLACEMENT VALUE	PH. DEPR.	PHYSICAL VALUE	FC. DEPR. EC. D.	ACTUAL VALUE
BATHROOMS					
TOILET ROOMS					
WATER CLOSETS					
LAVATORIES					
URINALS					
SINKS					
STALL SHOWERS					
NO PLUMBING					
BATH FL. & WAINS.					
T. RM. FL. & WAINS.					
BATH FLOOR ONLY					
T. RM. FLOOR ONLY					
TRUNK					
NO PLUMBING					
MECHANICAL					
FIRE ESCAPES					
VAULTS					
SKYLIGHTS					
COLD STORAGE ROOMS					
INCINERATORS					
OVERHEAD DOORS					
LISTED BY					
REVIEWED BY					



OCCUPANCY DETAIL & INCOME

NO INSULATION ON WALLS ON ROOF, WOOD TRUSS ROOF

CAL 98 \$ 8.00 x 1102 PER MI = \$ 8890. X .88 CM =

CURRENTS - PAVING FOR LOADING DOCK 1 FT THICK TO 6' WIDE = 352 X .88 = 5314

DATE OF TRANSFER	GRANTEE'S NAME	ADDRESS	REVENUE STAMP	VERIF. SALE PR.	MAP NO.	BOOK NO.	PAGE NO.	PARCEL CODE NO.
8-5-86	A & R ASSOCIATES, INC.			L.C.	251-782			132-2
10-18-91	HARMISCHFEGER CORPORATION			QUIT	Property Address		1401 N. 26TH ST. AVE	
10-24-91	PENSTAR INC		420000	QUIT	Building or Alteration Permit		Date	Amount

IMPROVEMENTS	LAND	LAND VALUE PLUS IMPROVEMENTS COMPUTATION		
		LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE
Dirt	Level			
Gravel	Rolling			
Paved	Low	1.50 Acres @	6,000/acre	\$ 9,000
All Utilities	High	8.60 Acres @	1,000/acre	8,600
Sidewalk	Landscaped			
Water	Swamp			
Sewer				
Electric				
Gas				
2 of 3 + 45,700 3 of 3 + 720,900 = 766,600		LAND IMPROVEMENT	VALUE NEW	% COND.
23% of Bldg. 1425 plus 2.3 Acres at LAND LEASED TO C+NW RR. as of 12-1-85 720,900 x 23% = 165,800 2.3 Acres @ 1743 = 4,000 1.1 Acres of conc = 24,700 \$ 794,500 x 50% = 397,250 1987 sev = 392,100 + 97,250 = \$ 494,850		Well		
1990 ASSESSMENT OFFICE BLDG 4116300 LAND 17600 433900		Septic System		
		Paved Drive		
		Fence		
		Landscaping		
		Lot Dep'n.		
		TOTAL LAND PLUS IMPROVEMENTS		\$ 17,600
		TOTAL BUILDINGS		\$ 766,600
		TOTAL TRUE CASH VALUE		\$ 784,200

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
1987	\$ 255,000 x 1.155 =	\$ 294,850	\$
1987	80R	250,000	
1990	276,950		
		392,100	

Person Interviewed	Date
Examined by	
PROPERTY TYPE "300"	
Residential	Acres
Resort	Platted
Suburban	Improved
	Vacant

Sec. 24 T.39N R.23W

Part of W 1/2 of NE 1/4 desc as follows: Comm at SW cor of SW 1/4 of NE 1/4 of sec 24, th N 0 deg 18 min W alg W line of W 1/2 of NE 1/4 565.70 ft to POB, th cont N 0 deg 18 min W alg sd W line 1198.34 ft to S ROW line of Old Danforth Road, th N 85 deg 02 min E alg sd S ROW 1325.57 ft to E line of NW 1/4 of NE 1/4, th S 0 deg 22 min 10 sec E alg sd E line 549.85 ft to NE cor of SW 1/4 of NE 1/4, th S 0 deg 10 min E alg E line of sd SW 1/4 of NE 1/4 318.62 ft, th N 89 deg 45 min 30 sec W 134.81 ft, th N 0 deg 14 min 30 sec E 562.44 ft, th N 89 deg 45 min 30 sec W 116.0 ft, th N 0 deg 14 min 30 sec E 52.95 ft, th N 88 deg 39 min 15 sec W 872.30 ft to WLY ROW line of E & LS RR, th SWLY alg a 1609.21 ft rad curve to the rt a chord bear of S 11 deg 21 min 57 sec W a chord dist of 407.65 ft, th S 18 deg 38 min 30 sec W 50.70 ft to the beg of a 1948.61 ft rad curve to the left, th SWLY alg sd curve a chord bear of S 9 deg 10 min 05 sec W a chord dist of 641.46 ft to POB. Exc that part of

mailed 8/26/14



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

August 24, 2014

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for September 11, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

SPECIAL LAND USE PERMIT – Adult Day Care

The City of Escanaba Planning Commission will be conducting a public hearing on a request for a special land use permit for property located at 1401 North 26th Street, Escanaba, Michigan. The use being applied for is an Adult Day Care Facility.

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 September 11, 2014. 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,

Thomas Warstler, Chairperson
Escanaba Planning Commission

ORDER OF SERVICE - MAIL ROOM
This document was enclosed in
sealed envelope, first class postage
fully prepaid, and deposited in the
US Government Mail.
Address to: Property
Owner within 100'
of 1401 North 26th St
Mailing Date: 8/26/14
Attended by: CP

Mission Statement:

 Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.



THOMAS J BERTHIAUME
MIDWEST TRUCK SCHOOL
1519 NIORTH 26TH STREET
ESCANABA, MI 49829

DAGENAIS REAL ESTATE INC
1505 NORTH LINCOLN ROAD
ESCANABA, MI 49829

DELTA COUNTY
310 LUDINGTON STREET
ESCANABA, MI 49829

PENSTAR INC
1401 N 26TH STREET
SUITE 201
ESCANABA, MI 49829

P & B ASSOCIATES LLC
302 LAKE SHORE DRIVE
ESCANABA, MI 49829

J & M ENTERPRISES
9454 BAY SHORE DRIVE
GLADSTONE, MI 49837

E&LS RAILROAD
P.O. BOX 217
WELLS, MI 49894

OWNER OR TENANT
2400 15TH AVENUE N
ESCANABA, MI 49829

OWNER OR TENANT
2603 14TH AVENUE N
ESCANABA, MI 49829

OWNER OR TENANT
2601 14TH AVENUE N
ESCANABA, MI 49829



CITY OF ESCANABA PLANNING COMMISSION

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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 September 11, 2014. 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.

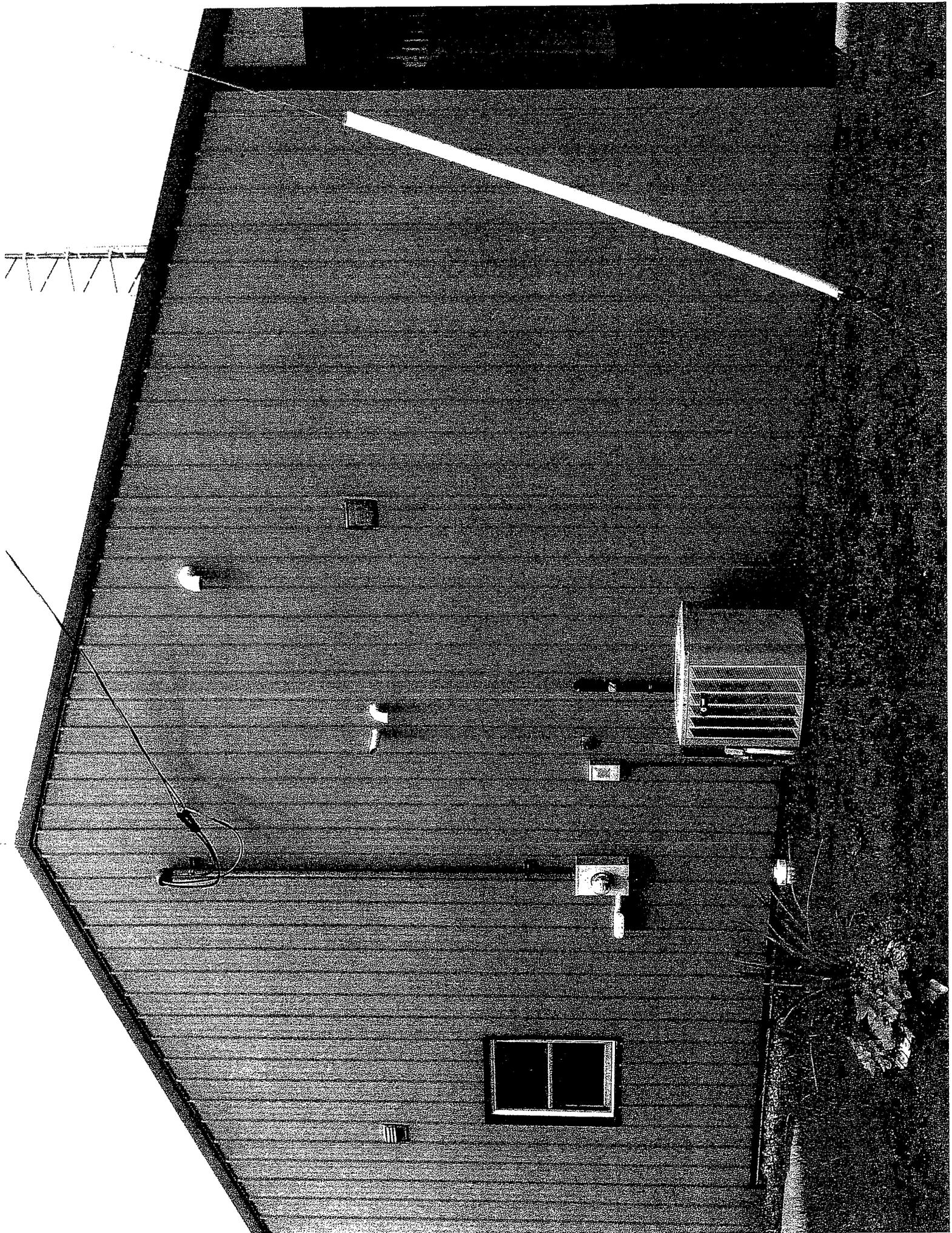
Thomas Warstler, Chairperson
Escanaba Planning Commission

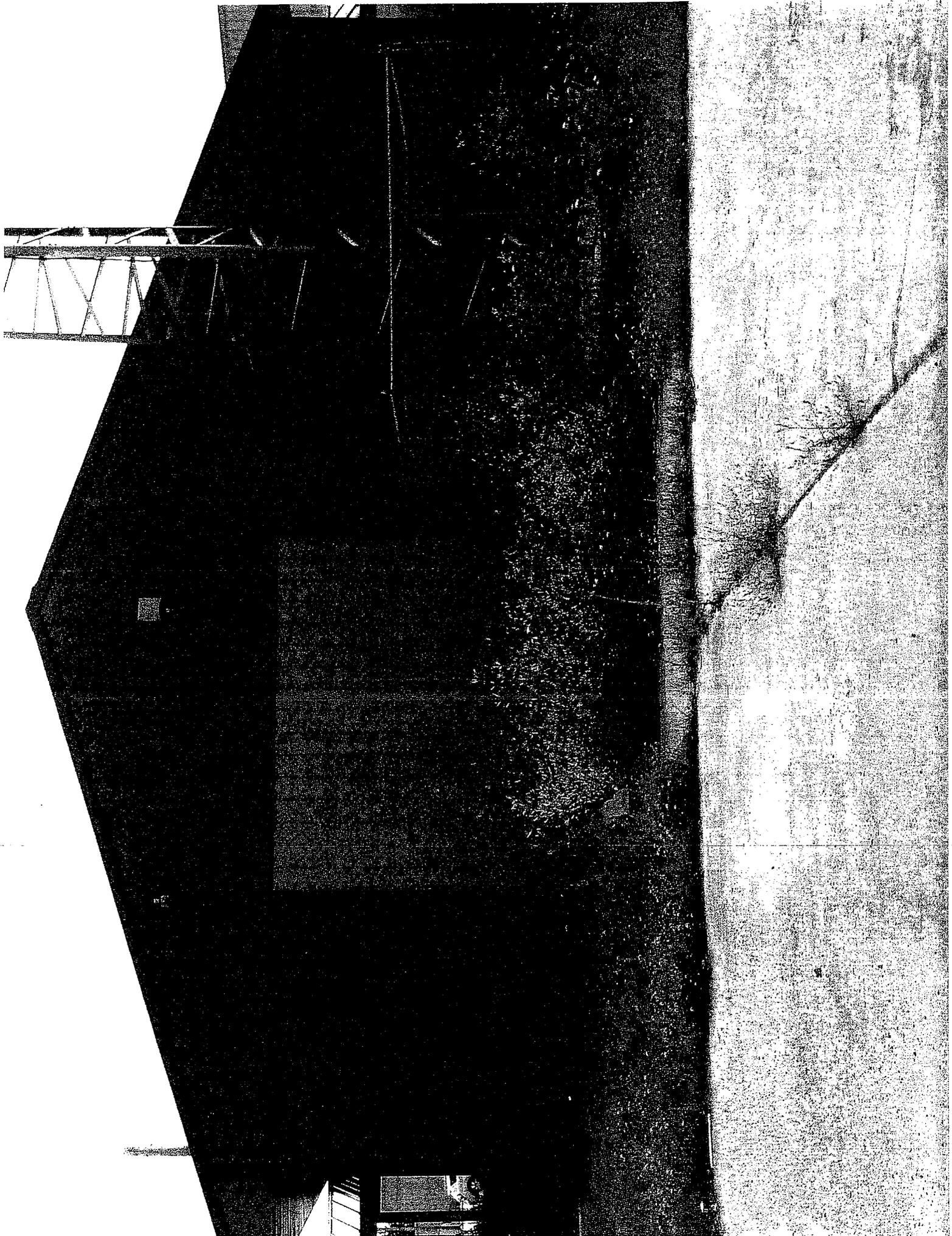
Mission Statement:

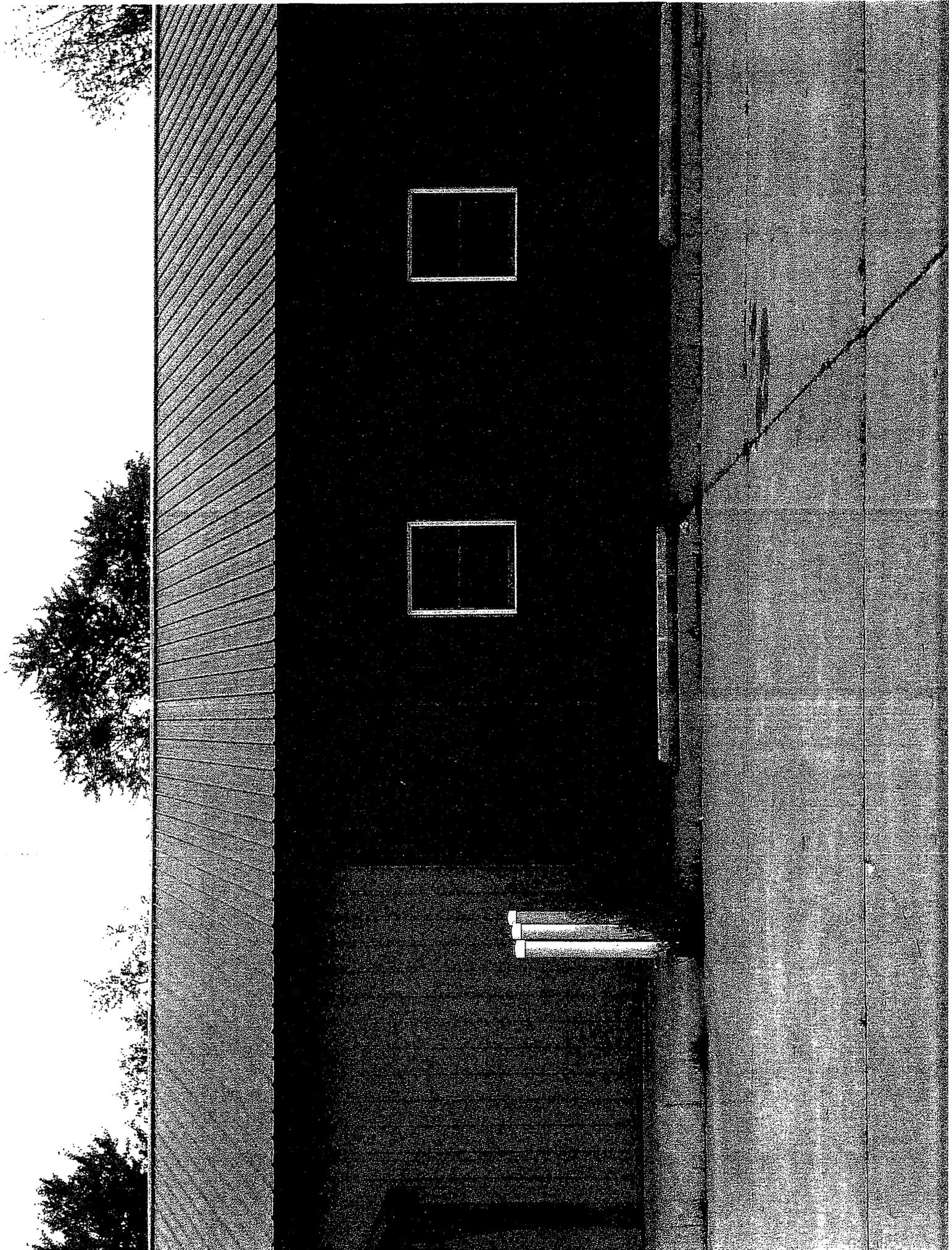


Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

304-217 2002
PHE SAJ ON LIST







9/3/2014

**CITY OF ESCANABA
PLANNING COMMISSION**

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for September 11, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

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Thomas Warstler, Chairperson
Escanaba Planning Commission