



**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
February 14, 2013, at 6:00 p.m.**

*Stephen Buckbee, Chairperson  
Patrick Connor, Vice-Chairperson  
Roy Webber, Secretary  
Jeremy Peacock, Deputy Secretary  
Todd Milkiewicz, Commissioner*

*Brian Moravec, Commissioner  
Thomas Warstler, Commissioner  
Kel Smyth, Commissioner  
Vacancy  
James V. O'Toole, City Manager  
Pete Baker, City Council Liaison*

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

**Thursday, February 14, 2013, at 6:00 p.m.**

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – January 10, 2013

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS – None

PUBLIC HEARING

**1. Site Plan Review – Public Park/Playground – Corner of 8th Avenue South and South 30th Street – City-Owned Property.**

**Explanation:** The City of Escanaba is proposing to construct a public park, playground and par 3 disc golf course at the City-owned property on the northeast corner of 8th Avenue South and South 30th Street. The park will include the installation of playground equipment, pavilion, disc golf course equipment, volleyball courts, picnic tables, grills and a paved parking lot.

**2. Zoning Ordinance Amendment – Chapter 7. Residence Multi-Family “C” Districts – Section 702.1 Principals Uses Permitted By Right.**

**Explanation:** The Planning Commission will conduct a public hearing on a Zoning Ordinance Amendment which, if approved by the City Council, would allow transitional housing which contains self-sufficiency training and human services offices as a principal use permitted by right.

NEW BUSINESS

**1. Discussion – Year in Review – Calendar Year 2012.**

**Explanation:** The Planning Commission will review the activities and accomplishments of the Commission over calendar year 2012.

**2. Update – Migratory Bird Enhance Initiative – Ludington Park and Other City Spaces.**

**Explanation:** The Planning Commission will be updated on the Migratory Bird Enhancement Initiative which increases available habitat for migratory birds in City parks and the state wildlife management area (Portage Marsh) with the planting of native trees, shrubs, and forbes, and reducing through removal, non-native invasive species from the existing vegetation.

**3. Update - EskyGrow Educational Garden.**

**Explanation:** The Planning Commission will be updated on the EskyGrow Educational Garden project located on 1<sup>st</sup> Avenue North near the Farmer’s Market.

**4. Project Updates:**

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
- c. Ordinance and Policy Review/Development
- 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,

Stephen Buckbee, Chairperson  
Planning Commission

**PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
JANUARY 11, 2013**

A regular meeting of the Escanaba Planning Commission was held on Thursday, January 11, 2013, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Stephen Buckbee, Vice Chairperson Patrick Connor, Todd Milkiewicz, Tom Warstler, Roy Webber and Kel Smyth.

**ALSO PRESENT:** City Manager Jim O'Toole, Council Member Pete Baker, Engineering Assistant Terry Flower, and Executive Secretary Kim Peterson.

**ABSENT:** Planning Commissioners Brian Moravec and Jeremy Peacock.

Chairperson Stephen Buckbee called the meeting to order at 6:02 p.m.

**Roll Call**

Executive Secretary Kim Peterson conducted the roll call. Planning Commissioner Brian Moravec was not able to be present for the meeting.

City Manager Jim O'Toole informed the Planning Commission that Katie Rydquist has retired effective January 4, 2013.

**Approval/Correction of the November 8, 2012, Planning Commission Meeting Minutes**

A motion was made by Planning Commissioner Roy Webber, and seconded by Planning Commissioner Tom Warstler, to approve the November 8, 2012, Meeting Minutes. Ayes were unanimous.

**Approval/Adjustments to the Agenda**

None.

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

None.

**PUBLIC COMMENT**

**NEW BUSINESS**

### Election of Officers

A motion was made by Planning Commissioner Tom Warstler, seconded by Planning Commissioner Patrick Connor, to nominate Steve Buckbee to serve as Chairperson. Ayes were unanimous.

A motion was made by Planning Commissioner Tom Warstler, seconded by Chairperson Steve Buckbee, to nominate Patrick Connor to serve as Vice Chairperson. Ayes were unanimous.

A motion was made by Planning Commissioner Tom Warstler, seconded by Chairperson Steve Buckbee, to nominate Roy Webber to serve as Secretary. Ayes were unanimous.

A motion was made by Planning Commissioner Tom Warstler, seconded by Chairperson Steve Buckbee, to nominate Jeremy Peacock to serve as Deputy Secretary. Ayes were unanimous.

### Adoption of Meeting Schedule

A motion was made by Chairperson Steve Buckbee, seconded by Planning Commissioner Kel Smyth, to approve the 2013 Planning Commission Meeting Schedule as presented with meetings being held the second Thursday of every month at 6:00 p.m. in the Escanaba City Council Chambers. Ayes were unanimous.

### Appointment – Delta County Planning Commission

City Manager Jim O'Toole stated annually, the Escanaba Planning Commission appoints a representative to the Delta County Planning Commission. The last two years Vice Chairperson Patrick Connor has served in such capacity.

A motion was made by Planning Commissioner Tom Warstler, seconded by Planning Commissioner Roy Webber, to appoint Vice Chairperson Patrick Connor to serve on the Delta County Planning Commission. Ayes were unanimous.

### Discussion – Micropolitan Regional Economic Development Strategy – City of Escanaba, City of Gladstone and City of Marquette

City Manager Jim O'Toole stated a discussion will take place concerning the development of an economic strategy which would be tailored to strengthen, support and increase activity in the region's manufacturing, distribution, and transportation sectors throughout the Central Upper Peninsula from the Cities of Escanaba and Gladstone to the City of Marquette.

City Manager Jim O'Toole stated he will present a 40,000 foot view of a regional concept for economic development that the Planning Commission may be already aware of. A presentation was done before the Joint Government in November 2012. The City has worked on the Northshore Redevelopment Master Plan and the purpose of said plan was to define what the northshore was and to establish that it is a working waterfront and to also develop economic

opportunities for the existing businesses in place in an attempt to grow new businesses as well. Another objective had to do with the Power Plant and the City is in the process of trying to sell it to be converted into a biomass facility. The City still owns a great deal of property surrounding the Power Plant and the concept was to put a green industrial park around the Power Plant. The Power Plant's excess steam could be looped through this industrial park in an effort to get businesses there who need to be green. The City of Escanaba was the only City in the Upper Peninsula to submit for the Next Michigan Development Grant a year or so ago. The State of Michigan had five designations through the State and none in the Upper Peninsula with six communities applying for such. The City met on numerous occasions with the Michigan Economic Development Alliance, Governor's Office, Senator Casperson and Representative McBroom to try and figure out how the City could be heard. It was suggested the City attempt a legislative earmark. To that end, the City has Kevin Korpi in Lansing working on the City's behalf. Mr. Korpi was instrumental in getting language into a bill which requires the State of Michigan to establish one zone above the forty-third parallel. The City of Marquette contacted the City of Escanaba who had been working on a similar project and a meeting was held on a discussion on what the feasibility would be with the Cities partnering for one economic zone with a larger voice and this is when the micropolitan concept occurred. Mr. Korpi worked on getting language put into a bill that recognizes the micropolitan concept during the lame duck session which is now House Bill 6009. Inner local government agreements will have to be developed.

City Manager Jim O'Toole gave a PowerPoint Presentation (attached to meeting minutes).

Engineering Assistant Terry Flower reviewed the City's GIS program and how it works to include property assets, infrastructure, employer data bases with head counts and other various incentives. Limited access on the City's GIS system can be obtained through the City's website at [www.escanaba.org](http://www.escanaba.org). Brownfield information will also be shown, depths of water, airport classifications and street addressing. There is a step by step instruction sheet to find certain information.

The GIS system is compatible with the City of Marquette and will be merged together.

1. **Project Updates:**

a. Zoning Board of Appeals Hearings/Decisions

Jim O'Toole said the Board of Appeals did not meet in December.

b. Delta County Planning Commission Update

Vice Chairperson Patrick Connor said the Delta County Planning Commission met on one application for Andrew Hendrickson to split a twenty acre parcel into two ten acre parcels which was granted.

c. Ordinance and Policy Review/Development

Homeless Task Force meeting on 01/15/13 at 6:00 p.m. and Kel Smyth, Steve Buckbee and Tom Warstler are serving on said task force. Trailer Ordinance review meeting on 01/23/13 at 6:00 p.m.

d. Zoning/Land Use Permit Update

No report was given.

e. Various

Nothing to report.

**GENERAL PUBLIC COMMENT**

None.

**COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

Chairperson Steve Buckbee stated while traveling to Marquette he noticed a billboard advertising a cruise ship.

City Manager O'Toole stated at the 01/17/13 City Council Meeting a proclamation will be presented to Katie Rydquist for her recent retirement.

**Adjournment**

**A motion was made by Planning Commissioner Tom Warstler and seconded by Planning Commissioner Todd Milkiewicz. The meeting adjourned at 7:16 p.m.**

**Ayes were unanimous.**

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Stephen Buckbee, Chairperson  
Escanaba Planning Commission

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

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Jeremy Peacock, Secretary  
Escanaba Planning Commission

## Escanaba Planning Commission

January 10, 2013



## DISCUSSION

- How can the Upper Peninsula contribute to Michigan's Economic Recovery?
  - How can we increase our economic output?
- What are the best investments to make?
  - No charity, no handouts, but help enabling sustainable economic growth
- How do we align to the Governor's priorities?
  - What is the Upper Peninsula Economic Development Strategy?

COULD A MICROPOLITAN ECONOMIC DEVELOPMENT STRATEGY BE VIABLE IN THE CENTRAL UPPER PENINSULA?

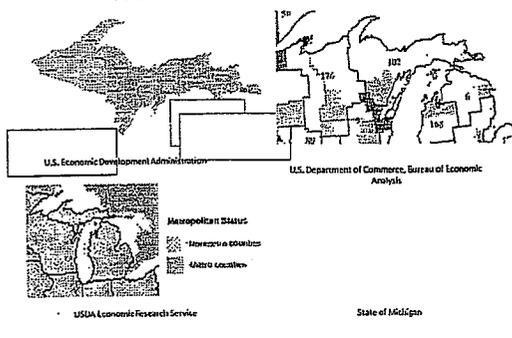
## What is a Micropolitan Area?

- In general terms, a "Micropolitan Area" is an area that is too urban to be called rural, but too rural to be called urban.
- The Central Upper Peninsula is neither Urban or Rural; it is a Micropolitan area which incorporates broad business diversity with different economic development requirements as compared to communities in other parts of the State.

## Our Micropolitan Challenge . . .

- The U.P. is a geographically and economically diverse portion of the State of Michigan.
- As individual units of government our area does not have the economic or political presence of larger cities in the Lower Peninsula, but nevertheless when unified our region has an opportunity to increase the Central Upper Peninsula's presence in our ability to increase activity in manufacturing, distribution and transporting products and raw material supplies.

## Federal and State Views of the U.P. How We Are Viewed . . .



## What Makes Us, Us?

- Metal Manufacturing
- Business Services
- Education and Knowledge Creation
- Plastics
- Transportation, Logistics, Aerospace
- Hospitality, Tourism, Gaming
- Processed Foods
- Heavy Construction Services
- Forest Products
- Paper Products
- Medical Devices
- Healthcare
- Agricultural Products
- Retail
- Power Generation and Transmission
- Jewelry and Precious Metals
- Fishing and Fishing Products
- Mining and Natural Resource Extraction
- Government (Federal, State, and Local)
- Alternative Energy



### Michigan's Metropolitan Exports in 2009 (latest data available)

- Detroit-Warren-Livonia exported \$28.4 billion in merchandise, 64.4 percent of Michigan's total merchandise exports.
- Other major metropolitan areas that exported included:
  - Grand Rapids-Wyoming (\$2.4 billion),
  - Saginaw-Saginaw Township North (\$1.5 billion),
  - Kalamazoo-Portage (\$1.2 billion),
  - Holland-Grand Haven (\$1.2 billion),
  - Ann Arbor (\$903 million),
  - Lansing-East Lansing (\$715 million),
  - South Bend-Mishawaka (including some counties in Michigan) \$785 million,
  - Battle Creek (\$529 million),
  - Muskegon-Norton Shores (\$496 million),
  - Flint (\$354 million),
  - Hills-Detroit Harbor (\$245 million),
  - Monroe (\$228 million),
  - Jackson (\$195 million),
  - Bay City (\$137 million).

### Michigan Micropolitan/Rural Exports

• Ballpark Calculation for Valuation:

Total Michigan Exports - TME 44.6 billion  
 Total Metropolitan Area Exports - TMSAE 39,287 million  
 Total Micropolitan/Rural Exports - TMSARE  
 Formula: TME - TMSAE = TMSARE, 44.6 billion - 39,287 million = 5.5 billion

**Michigan's Total Micropolitan/Rural Exports = 5.5 billion**

- Micropolitan and Rural Exports are of approximate equal value to the combined exports of:

- Holland-Grand Haven (\$1.2 billion),
  - Ann Arbor (\$903 million),
  - Lansing (incl. Lansing) (\$715 million),
  - South Bend-Mishawaka (including some counties in Michigan) \$785 million,
  - Battle Creek (\$529 million),
  - Muskegon-Norton Shores (\$496 million),
  - Flint (\$354 million),
  - Hills-Detroit Harbor (\$245 million),
  - Jackson (\$195 million),
  - Bay City (\$137 million)
- Total Value : \$5.787 billion

### Central Upper Peninsula Regional Exports for 2011\*

Industry	2011	2010	% Change
Agriculture, Forestry, Fishing, and Hunting	2,222,000	2,124,000	10.2%
Mining, Quarrying, and Oil and Gas Extraction	2,222,000	2,124,000	10.2%
Manufacturing	12,111,000	11,877,000	1.9%
Construction	1,111,000	1,044,000	6.4%
Retail Trade	1,111,000	1,044,000	6.4%
Wholesale Trade	1,111,000	1,044,000	6.4%
Transportation and Warehousing	1,111,000	1,044,000	6.4%
Information	1,111,000	1,044,000	6.4%
Finance and Insurance	1,111,000	1,044,000	6.4%
Real Estate and Rental and Leasing	1,111,000	1,044,000	6.4%
Professional, Scientific, and Technical Services	1,111,000	1,044,000	6.4%
Management of Companies and Enterprises	1,111,000	1,044,000	6.4%
Administrative and Support and Waste Management and Remediation Services	1,111,000	1,044,000	6.4%
Health Care and Social Assistance	1,111,000	1,044,000	6.4%
Accommodation and Food Services	1,111,000	1,044,000	6.4%
Arts, Entertainment and Recreation	1,111,000	1,044,000	6.4%
Other Services (except Public Administration)	1,111,000	1,044,000	6.4%
Government	1,111,000	1,044,000	6.4%

Where Are We Exporting To In The Central UP?  
 BRIC (Brazil, Russia, India, China) PLUS Canada, South Africa, Chile, Germany, France, Poland, England, Netherlands

### Michigan Exports to China

Product	2011	2010	% Change
Iron ores and concentrates	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
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Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%

Source: Foreign Trade Division, U.S. Census Bureau

### What Would Market Access to China Mean for a Micropolitan Area Like the Upper Peninsula of Michigan?

Product	2011	2010	% Change
Iron ores and concentrates	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
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Iron waste or scrap of iron	1,111,000	1,044,000	6.4%
Iron waste or scrap of iron	1,111,000	1,044,000	6.4%

### What Makes the Central Upper Peninsula a Prime Candidate for Regional Economical Development?

- A total combined population of a 184,621, which represents 60% of the Upper Peninsula's population.
- Approximately 33 key manufacturers and major employers who employ 15,175 +/- people.
- Diverse multi-modal transportation means in place.



### What's Next?

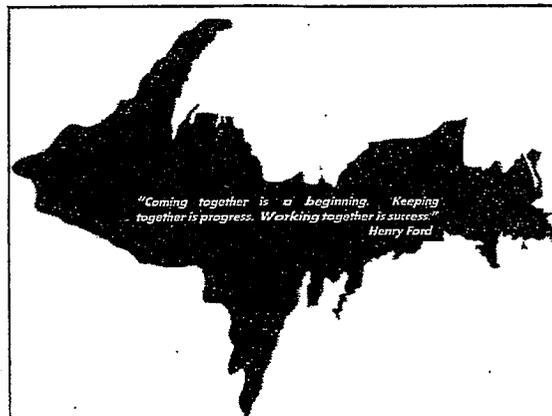
- Elected officials, governmental appointees and the various economic development organizations must come together in order to realize our economic potential as a region.
- Because this concept has a unique set of complexities, through an intergovernmental agreement process, the region should identify a "Micropolitan Champion" to act as the tip of our spear. The Champion should be the face of the region, regularly meeting with stakeholders to understand and respond to the pulse of the region in order to be an effective advocate by identifying synergistic opportunities, guide and implement an agreed upon process, and engage private economic development.
- Realistic strategic priorities must be developed and embraced.
- State and regional economic development planning and policy must be aligned and integrated to provide framework for organizing effective policies and investments.
- "Best Practices" in other parts of the State and throughout the Country must be identified for potential use within the Central Upper Peninsula.

### Continued . . .

- Cooperation and effective local coordination must be maintained.
- Continual evaluation of effectiveness is needed in order to sustain success.
- The Michigan Renaissance Zone Act and the Next Michigan Development Act, Public Act 275 of 2010, must be expanded and modified to require the Michigan Strategic Fund to designate at least one Next Michigan Renaissance Zone within the boundaries of a Next Michigan Development District that is located or partially located in a region above the 43<sup>rd</sup> parallel that has a combined population of between 184,000 to 287,000 according to the most recent Decennial Census.

### Continued . . .

- We must develop a regional approach in pursuing an EVIP Grant to fund this innovative collaboration.
- The Central Upper Peninsula needs a micropolitan development policy with support from the executive branch to realize its unique objectives and goals.





## Proximity to Major Markets: Affecting Business Success

A 2012 report by the Economic Development Research Group for the American Society of Civil Engineers — *Failure to Act: The Economic Impact Of Current Investment Trends in Airports, Inland Waterways, and Marine Ports Infrastructure* — says that effective transportation is the key to providing access to markets that “link the nation directly to the global economy and link regions of the United States together.” It aptly sums up the importance of keeping all of these modes of access to major markets in top condition: “These functions are critical to the U.S. economy, and depend on the efficient and cost-effective operation of these networks. Each of these systems requires that the investments needed to sustain competitive transportation costs are well coordinated among the many interdependent modes of transportation needed to keep the entire U.S. supply chain operating efficiently, and to ensure that our strong service sectors can efficiently and cost-effectively make use of international and long distance business travel.”

Mali R. Schantz-Feld (November 2012)

In Area Development’s 26th Annual Corporate Survey, proximity to major markets was considered “very important” or “important” by 83 percent of the survey respondents. The category jumped 8 places in the rankings — the survey’s greatest jump in importance — from the previous year’s Corporate Survey results.

### Thinking Creatively

Mike Mullis, president and CEO of project location specialist firm J.M. Mullis Inc., recognizes proximity to major markets as central to site selection decisions. Proximity to distribution networks can affect business success, especially for firms involved in aerospace, automotive, manufacturing, or distribution. Because of the higher costs that are sometimes associated with bigger cities, Mullis notes that tier-two and tier-three suppliers have to think creatively to locate as close as possible to major markets for supply needs.

“Many times, to be closer to major markets, the company can choose geographic areas that might not be as conducive to operating costs or labor quality, but very [advantageous in terms of] logistics costs,” he says. He offers an example: “One dollar extra an hour in labor would be offset very quickly by \$5 million a year in transportation costs.”

In recent years, the troubled economy has resulted in a lack of appropriate infrastructure on available properties in the right locations, forcing location specialist firms to be more creative in finding sites that have access to customers and their supply base. They may have to explore sites that are not “not bad, just more challenging,” adds Mullis, who now spends more time checking out second- and third-level locations within a market by population base. “Because of logistics, we are forced to look at properties that we would not have looked at before, for instance, those that would have been used for a commercial shopping center development or a housing development,” he says. This can result in extra time and costs for rezoning, permitting, construction, and finding a labor force, but proximity to the major markets is the ultimate goal.

Some firms — like distribution companies involved in direct-to-customer delivery or Internet-centric companies — may choose to locate a reasonable number of miles from the interstate instead of right on the highway. For others, proximity to a hub of overnight carriers such as FedEx, UPS, or Express Mail becomes critically important.

### Figuring Taxes Into the Equation

Business tax regulations also figure into creative location strategies for some companies. For warehouse distribution firms, planners compile logistical studies on how to achieve the most return for their investment. Jason Hickey, president of Hickey and Associates, consultant for site selection and public incentives, points out that development professionals are finding ways to be close to the major market while avoiding a higher tax burden.

Hickey explains that while inventory tax is imposed immediately in some states, in other states it only kicks in after 30, 60, or 90 days. In such cases, companies can plan facilities over the border, in a neighboring state with more lenient inventory tax rules. He notes that Oklahoma has attracted some Texas businesses for this reason. Oklahoma’s inventory tax is applicable for inventory that has been kept over 90 days, whereas in most cases, in Texas, inventory tax begins immediately, except if a special Freeport exemption is applied for and awarded. “With the distribution center in Oklahoma, the company can still serve the Dallas market but, in some cases, it is worth it in the long run to put the distribution site right over the border,” says Hickey.

### A Marketable Attribute

F. Michael Tucker, president and CEO of the Center for Economic Growth (CEG), an 11-county regional economic development corporation in New York’s Capital Region, notes that proximity to major markets is the centerpiece of the region’s marketing campaign that invites businesses to: “Be right in the middle of everywhere with instant access to everything.”

New York’s Tech Valley — which already houses GE and IBM, their suppliers, and small startup companies — attracts others in this niche. Tucker points out that GLOBALFOUNDRIES’ Fab 8 in Saratoga County, which employs 1,300 people, is a good fit for this major market. Fab 8 is expected to ramp to volume production late this year and, upon full build out, will have a production capacity of approximately 60,000 wafers per month. The firm’s website notes, “Because the nature of semiconductor manufacturing is extremely complex and requires a high degree of industry collaboration, even among competitors, operating advanced manufacturing physically close to leading-edge industry in R&D Tech Valley’s burgeoning semiconductor ‘ecosystem’ gives GLOBALFOUNDRIES a unique competitive advantage in the global marketplace.”

**Appealing to Young Work Force**

Major centers are evolving along with the economy. "In the 1960s, '70s, and '80s, there was a departure from investing in major urban centers, with more investments seen in the suburbs and greenfields," says Hickey. "Now, because costs have gotten a little lower, more people have a chance to reap the benefits of living and working in a large market."

Although big-city employees are faced with certain inconveniences such as traffic problems, they also have the option for more reliable and available public transportation, or evolving new transportation businesses such as Bikeshare, a company with more than 175 bike rental stations across Washington, D.C.; and Arlington and Alexandria, Virginia. Similar programs are starting up in other major markets, including New York City. Hickey says, "For companies who want to attract that young professional work force, the major market presents a very appealing prospect."

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# THE PORT OF MILWAUKEE

## NEWS RELEASE

For Release Wednesday, December 12, 2012  
For more information, Jeff Fleming (414-286-8580)

### **Foreign-Trade Zone 41 Approved to Serve More of Southeastern Wisconsin Port of Milwaukee Ready to Connect Additional Companies with the Benefits of Participating**

The Port of Milwaukee, the grantee of Foreign-Trade Zone 41, has been approved to serve a wider area of southeastern Wisconsin through what is known as an alternative site framework. The decision from the U.S Department of Commerce Foreign-Trade Zone Board provides authority for the Port to provide services to businesses in Dodge, Fond du Lac, Sheboygan, Washington, Ozaukee, Jefferson, Waukesha, Milwaukee, Rock, Walworth, Racine and Kenosha.

This action gives the Port of Milwaukee greater flexibility to provide the advantages of the Foreign-Trade Zone to businesses in the expanded geographical area.

Companies, working through the Port of Milwaukee and its Foreign-Trade Zone 41, benefit by managing the cost and assessment of duties on material and products that are imported or exported. Foreign Trade-Zones are specified places where companies can use special procedures that help encourage U.S. activity and value added – in competition with foreign alternatives – by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings.

"Prominent companies in our region are finding southeastern Wisconsin a more attractive place to do business because of their participation in the Foreign-Trade Zone," Milwaukee Mayor Tom Barrett said. "With this decision from the Foreign-Trade Zone Board, the Port of Milwaukee is ready to connect even more companies with the benefits of participating in the Foreign-Trade Zone."

"Customs and Border Protection is pleased to be a cooperative partner in the recent expansion of Foreign-Trade Zone activity in Southeastern Wisconsin," Service Port Director William Braun of U.S. Customs & Border Protection said. "FTZ's are capable of producing great economic benefit and positive impact to both business and the communities in which they reside."

Businesspeople interested in exploring how the Foreign-Trade Zone might benefit their companies can contact the Port of Milwaukee at (414) 286-8131.

The Port of Milwaukee is an economic entity of city government governed by the seven-member Board of Harbor Commissioners. It administers operations on the 467 acres that make up the Port. In addition to acting as the grantee of Foreign-Trade Zone 41, the Port adds economic value by connecting area businesses directly with efficient modes of transportation including interstate trucking, rail, and maritime shipping through the Great Lakes, St. Lawrence Seaway, and Mississippi River system.

###



A CITY OF MILWAUKEE OPERATION

FAX 414-286-8506

2333 S. LINCOLN MEMORIAL DRIVE • MILWAUKEE, WISCONSIN 53207-1054 • 414-286-2511 • CABLE MIL-HARBO TWIN910-286-3042

## Demographics

The Upper Peninsula remains a predominantly rural region. As of the 2010 census, the entire Upper Peninsula has a population of 299,184.

According to the 2000 census, only 91,624 people live in the 12 towns of at least 4,000 people, covering 96.5 square miles (250 km<sup>2</sup>). Only 114,544 people live in the 21 towns and villages of at least 2,000 people, which cover 123.7 square miles (320.4 km<sup>2</sup>)—less than 1% of the peninsula's land area.

Cities and Villages of the Upper Peninsula (2010 Census Data)				Upper Peninsula Land Area and Population Density by County (2010 Census Data)					
City	Population	Area (sq mi)	Area (km <sup>2</sup> )	County	Population	Land Area (sq mi)	Land Area (km <sup>2</sup> )	Population Density (per sq mi)	Population Density (per km <sup>2</sup> )
<u>Marquette</u>	21,355	11.4	30	<u>Alger</u>	9,601	918	2,380	10.7	4.1
<u>Sault Ste. Marie</u>	14,144	14.8	38	<u>Baraga</u>	8,860	904	2,340	9.7	3.7
<u>Escanaba</u>	12,616	12.7	33	<u>Chippewa</u>	38,520	1,561	4,040	24.7	9.5
<u>Menominee</u>	8,599	5.2	13	<u>Delta</u>	37,069	1,170	3,000	32.9	12.7
<u>Iron Mountain</u>	7,624	7.2	19	<u>Dickinson</u>	26,168	766	1,980	35.8	13.8
<u>Houghton</u>	7,708	4.3	11	<u>Gogebic</u>	16,427	1,102	2,850	15.8	6.1
<u>Ishpeming</u>	6,470	8.7	23	<u>Houghton</u>	36,628	1,012	2,620	35.6	13.7
<u>Ironwood</u>	5,387	6.6	17	<u>Iron</u>	11,817	1,166	3,020	11.3	4.4
<u>Kingsford</u>	5,133	4.3	11	<u>Keweenaw</u>	2,156	541	1,400	4.3	1.7
<u>Gladstone</u>	4,973	5.0	13	<u>Luce</u>	6,631	903	2,340	7.8	3.0
<u>Negaunee</u>	4,568	13.8	36	<u>Mackinac</u>	11,113	1,022	2,650	11.7	4.5
<u>Hancock</u>	4,634	2.5	6.5	<u>Marquette</u>	67,077	1,821	4,720	35.5	13.7
<u>Manistique</u>	3,097	3.2	8.3	<u>Menominee</u>	24,029	1,043	2,700	24.3	9.4
<u>Iron River</u>	3,029	3.5	9.1	<u>Ontonagon</u>	6,780	1,312	3,400	6.0	2.3
<u>Norway</u>	2,845	8.8	23	<u>Schoolcraft</u>	8,485	1,178	3,050	7.6	2.9
<u>Newberry</u>	1,519	1.0	2.6	<b>TOTAL</b>					
<u>St. Ignace</u>	2,452	2.7	7.0						
<u>Munising</u>	2,355	5.4	14						
<u>Bessemer</u>	1,905	5.5	14						
<u>Laurium</u>	1,977	0.7	1.8						
<u>L'Anse</u>	2,111	2.6	6.7						
<u>Wakefield</u>	1,851	8.0	21						
<b>TOTAL</b>	114,544	123.7	320						



mailed 2/5/13  
PC 2/14/13  
P.H. #1

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

February 4, 2013

ESCANABA PLANNING COMMISSION  
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for February 14, 2013, 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:

**SITE PLAN REVIEW – Public Park/Playground – Corner of 8<sup>th</sup>  
Avenue South and South 30<sup>th</sup> Street – City Owned Property**

*The City of Escanaba is proposing to construct a public park, playground and par 3 disc golf course at the City owned property on the northeast corner of 8<sup>th</sup> Avenue South and South 30<sup>th</sup> Street. The park will include the installation of playground equipment, pavilion, disc golf course equipment, volleyball courts, picnic tables, grills and a paved parking lot.*

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 February 14, 2013. 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,

Stephen Buckbee, 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.*



mailed 2/5/13



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

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CROWE KENNETH L & NANCY J  
1011 SOUTH 30TH STREET  
ESCANABA, MI 49829

POMEROY MICHAEL D &  
PELTIER KRISTINA M  
2808 8TH AVENUE SOUTH  
ESCANABA, MI 49829

WUELLNER CHRIS A & LINDA D  
909 SOUTH 30TH STREET  
ESCANABA, MI 49829

CITY OF ESCANABA  
410 LUDINGTON STREET  
ESCANABA, MI 49829

GUTREUTER WILLIS  
3100 8TH AVENUE SOUTH  
ESCANABA, MI 49829

WALLIN DAVID L & JO ANNE  
2809 8TH AVENUE SOUTH  
ESCANABA, MI 49829

SNOWDON RANDY & SUSAN  
3021 8TH AVENUE SOUTH  
ESCANABA, MI 49829

ROMPS RANNAH R  
2905 8TH AVENUE SOUTH  
ESCANABA, MI 49829

GIGUERE EDWARD F & VICKY M  
3200 5TH AVENUE SOUTH  
ESCANABA, MI 49829

WUELLNER CHRIS A & LINDA  
909 SOUTH 30TH STREET  
ESCANABA, MI 49829

DELTA COUNTY AIRPORT  
DELTA COUNTY  
3300 AIRPORT ROAD  
ESCANABA, MI 49829

DELTA COUNTY AIRPORT  
DELTA COUNTY  
3300 AIRPORT ROAD  
ESCANABA, MI 49829

SALEM EV LUTHERAN CHURCH  
615 SOUTH 30TH STREET  
ESCANABA, MI 49829

CITY OF ESCANABA  
410 LUDINGTON STREET  
ESCANABA, MI 49829



PC 2/14/13  
P.H. #2  
DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND ORDINANCE NO. 1028,  
CITY ZONING ORDINANCE BY AMENDING SECTION 702.1 TO ADD  
TRANSITIONAL HOUSING TO PRINCIPAL USES

THE CITY OF ESCANABA ORDAINS:

CHAPTER I

Section 702.1 is hereby amended by adding the following:

S. Transitional Housing. "Traditional housing which contains self-sufficiency training and human services offices."

CHAPTER II  
SAVINGS CLAUSE

Section 201. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or unlawful.

CHAPTER III  
CONFLICTING ORDINANCES

Section 301. All ordinances or parts of ordinances or resolutions, heretofore passed or adopted, which may conflict or be inconsistent with the provisions of this ordinance are hereby repealed.

CHAPTER IV  
EFFECTIVE DATE

Section 401. This ordinance shall become effective ten (10) days after the passage and publication.

APPROVED:

APPROVED:

\_\_\_\_\_  
Ralph B.K. Peterson, City Attorney

\_\_\_\_\_  
Leo Evans, Mayor

ATTEST

\_\_\_\_\_  
Robert S. Richards, City Clerk

I hereby certify that the above and foregoing Ordinance was duly passed and adopted at a meeting of the City Council held on \_\_\_\_\_, 2013, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba on \_\_\_\_\_, 2013.

---

**Robert S. Richards**  
City Clerk

## CITY OF ESCANABA PLANNING COMMISSION

At a regular monthly meeting of the Escanaba Planning Commission on February 14, 2013, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following business will be conducted:

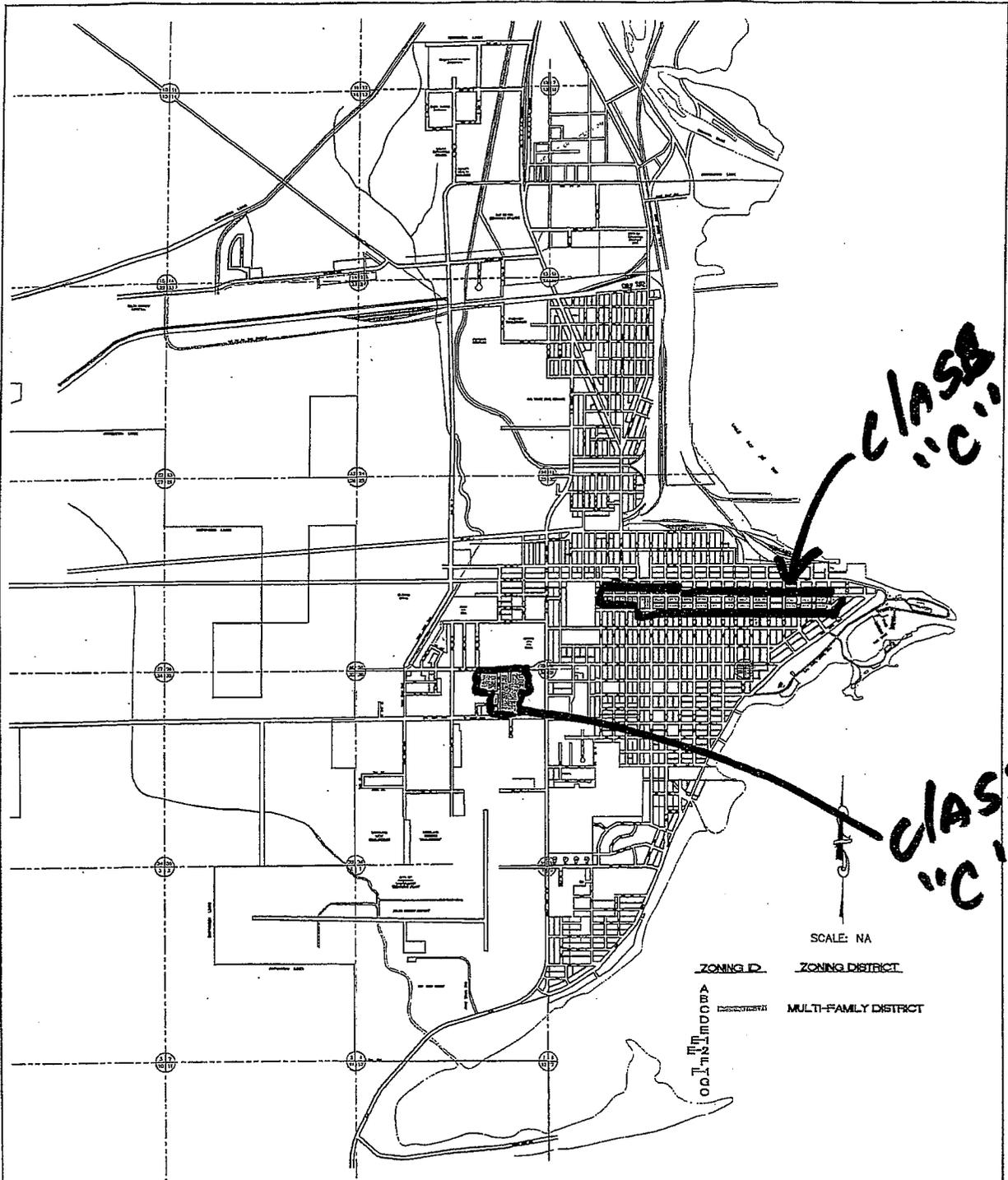
The Escanaba Planning Commission is seeking citizen input on the following matters:

### Public Hearing - Zoning Ordinance Amendment

112513  
Consideration of an amendment to Section 702.1 Principal Uses Permit By Right in a Residence "C" Multiple-Family Dwelling District of Escanaba Zoning Ordinance which, if approved by the City Council, would allow transitional housing which contains self-sufficiency training and human services offices to be located in a Residence "C" District.

You are cordially invited to attend this meeting should you have any questions, suggestions or comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba by letters addressed to Mr. James V. Toole, City of Escanaba, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 or email your comments to [citymanager@escanaba.org](mailto:citymanager@escanaba.org), prior to February 14, 2013. All written correspondence will be considered and entered into the public record.

Stephen Buckbee, Chairperson  
Escanaba Planning Commission



SCALE: NA

ZONING ID. ZONING DISTRICT  
 MULTI-FAMILY DISTRICT

**CITY OF ESCANABA  
 ZONING MAP**

James V. O'Toole  
City Manager



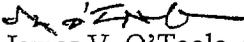
NB# 1  
PC 2/14/13  
410 Ludington Street  
Escanaba, Michigan 49829  
Phone (906)786-0240

MEMORANDUM

February 8, 2013

FROM: Escanaba Planning Commission

TO: Mayor Leo Evans and the Escanaba City Council

INFO:   
James V. O'Toole, City Manager

SUBJECT: 2012 Planning Commission Year End Report

In carrying out the duties and responsibilities of the Planning Commission conveyed under the Municipal Planning Act, Act 285 of 1931, as amended, the City and Village Zoning Act, Act 207 of 1921, as amended and Chapter 21 of the Escanaba Code of Ordinances, the Planning Commission hereby submits the 2012 Planning Commission Year-End Report for your review and consideration.

#### SITE PLAN REVIEWS/SPECIAL LAND USE PERMITS

**Site Plan Review/Approval – Bishop Noa located at 2900 3<sup>rd</sup> Avenue South.** The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow for a 9,000 square foot addition for a rehabilitation nursing unit and physical therapy suite to their existing facility.

**Site Plan Review/Approval – Miron Enterprises, LLC located at 516 Willow Creek Road.** The Planning Commission conducted a Public Hearing and approved a Land Use Permit request and amendment/modification to the existing Land Use Permit for a Planned Unit Development to allow for construction of a 30-unit assisted living facility and 24-unit memory care unit.

**Site Plan Review/Approval – Delta County Historical Museum Renovation and Addition.** The Planning Commission recommended to City Council the acceptance of a \$1 million donation for the renovation and addition to the museum and the City Council approve the site and use of the building as is consistent with the Master Plan.

**Site Plan Review/Approval – Fleet Maintenance, Inc. located at 1700 20<sup>th</sup> Avenue North.** The Planning Commission conducted a Public Hearing and approved a Land Use Permit to allow construction of a 15,000 square foot truck maintenance and service center.

**Site Plan Review/Approval – Ludington Park 9 Basket Disc Golf Course.** The Planning Commission conducted a Public Hearing and recommended City Council approval at their 10/18/12 regular City Council Meeting.

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

**Site Plan Review/Approval – Besse Wood Products, Inc. located at 1720 North Lincoln Road.** The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow for construction of a new 12,780 +/- square foot saw mill facility to their existing facility.

**Site Plan Review/Approval – Escanaba Green Energy, LLC located at 2000 Power Plant Road.** The Planning Commission conducted a Public Hearing and approved a Land Use Permit for the conversion of a coal-fired power plant to biomass-fired power plant.

### LAND USE PERMITS, FENCES AND SIGNS

In 2012, the following Land Use Permits, Sign Permits and Fence Permits were issued:

**Residential – New Construction:** 4 Land Use Permits were approved for new construction with a declared value of \$675,000.

**Residential – Remodeled Construction:** 37 Land Use Permits were approved for remodeled construction with a declared value of \$297,016

**Commercial – New Construction:** 9 Land Use Permits were approved for new commercial construction with a declared value of \$25,024,282. (NOTE: Power Plant was declared a value of \$20 million).

**Commercial – Remodeled Construction:** 12 Land Use Permits were approved for remodeled commercial construction with a value of \$2,389,500.

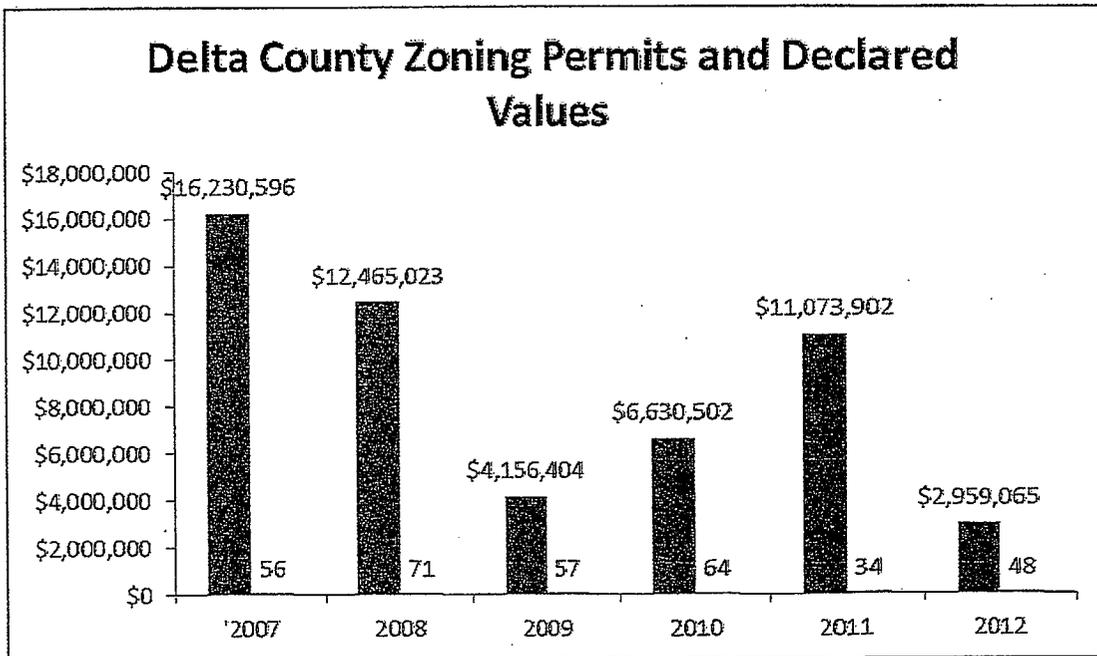
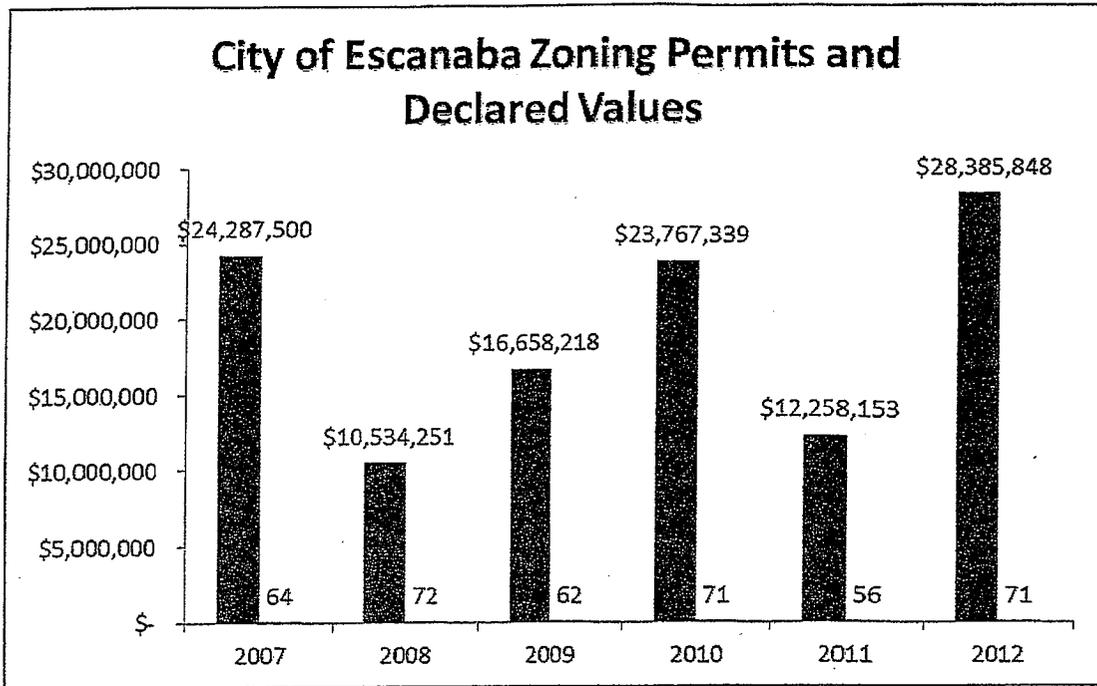
**Change of Use:** 7 Land Use Permits were approved to change the use of the existing building space with a declared construction value of \$50.

**Home Occupations:** 2

**Fence Permits:** 39 fence permits were approved.

**Sign Permits:** 22 sign permits were approved.

**Zoning Ordinance Appeals:** 1 Public Hearing approved for 530 South 17th Street for a variance request to the Zoning Ordinance.



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

## ORDINANCE/POLICY REVIEWS

**Zoning Ordinance Update** – Formed a Committee at the 04/12/12 Planning Commission Meeting.

**Donated Public Art, Monument and Memorial Policy** – Reviewed the draft policy.

**Trailer/RV Storage** – In process of revising said ordinance.

**Mobile Food Vehicles** – In process of reviewing said ordinance.

**Noise** – Reviewed said ordinance.

**Wood Burning Devises** – In process of revising said ordinance.

## CAPITAL IMPROVEMENT PLANNING

**2012-2017 Capital Improvement Plan.** The Planning Commission conducted a Public Hearing of the Escanaba Capital Improvement Plan to determine that it conformed to the Community Master Plan, development policies, and the objectives and goals of the community. The Capital Improvement Plan was included in the fiscal year budget 2012-13 and adopted by the City Council in April 2012.

### Esky 150 Trees and Neighborhoods Planting Parties

As part of the Esky 150 celebration, 150 trees, shrubs and daffodil gardens will be planted throughout the City of Escanaba in neighborhood parks and recreation areas, at the public schools and in the U.P. State Fairgrounds to celebrate the Escanaba Sesquicentennial in 2013. Funding for this project will be raised through the Esky 150 Organization and through private donations.

**Status:** Project begun in the Summer of 2012 at the Senior High School and is to be completed by Fall 2013.

### "Our Town" Grant – National Endowment for the Arts

This program is for community projects that "use design and the arts to create livable, sustainable neighborhoods with enhanced quality of life, increased creative activity, district identities, a sense of place, and vibrant local economies that capitalize on existing local assets. If approved, the project would extend over a two year period and be executed in phases. During Phase I, the formation of an Arts & Culture Council will be created. Phase II will focus on enhancing existing activities that make the City more livable such as the Esky 150 Celebration, the Maritime Festival, the Waterfront Art Fair, and the Marina Fest. Phase III will focus on public art that accentuates the area's maritime characteristics. Funding for

this project will be raised through a grant and local contributions and donations.

**Status:** Not successful in obtaining funding.

**Chip Seal South 21st Street from 10th Avenue South to 12th Avenue South**

A petition for chip sealing South 21st Street from 10th Avenue South to 12th Avenue South was filed by the adjoining property owners. The petition was returned on March 14, 2012. After review, 81.8% of the adjoining property owners, by linear frontage, signed the petition. Chip seal is a pavement surface treatment that is less expensive than normal asphalt. Chip seal is constructed of layers of fine aggregate (chip) and liquid asphalt binder. The chips are evenly distributed and then covered with a liquid asphalt binder. The mixture is then compacted. The benefits of the chip seal are that it will control the dust and not require the City to perform annual grading activities.

**Status:** Completed.

**Downtown National Register of Historic Places (NRHP)**

Financial and technical assistance in having downtown Escanaba enrolled on the NRHP will be provided by the State Historic Preservation Office.

**Status:** Ongoing. Preliminary Draft National Register of Historic Places report was filed with the City December 2012. On January 10, 2013, the Downtown Development Authority was asked to review a request to investigate the feasibility of applying for Certified Local Government Status as an additional tool for advancing historic preservation in the downtown area

**Sidewalk Repair and Maintenance Program - City Wide**

Routine repair and maintenance of existing sidewalk is needed City wide.

**Status:** Funds were used to repair a minor amount of sidewalks on the City-wide level.

**Sheridan Road Improvement Program – 1300 block to 1700 block – Property Acquisition – Continued from 2011-12**

As part of the Comprehensive Plan, a strategy exists to improve the 1300 to 1700 blocks of Sheridan Road. The neighborhood has an ethnic heritage which will be capitalized on. The area has a defined neighborhood business district with well-maintained homes. Efforts to improve and demarcate the business district are being planned. Improvements include future off-street parking, standardized signage and street furniture. In 2007, electrical infrastructure was installed. In 2008,

streetscape pedestrian lighting, poles and fixtures were recommended in the budget.

**Status:** Ongoing.

**20th Avenue North Substation (Former Compost Site) – Continued from 2011-12**

A new substation will be located at the former City Compost Site on 20th Avenue North. The substation shall include transformers; fencing and other related materials, as well as a 69V interconnection to transmission lines owned and operated by ATC.

**Status:** Ongoing. Awaiting final disposition of the sale of the Power Plant.

**Bonifas Civic Center Restroom/Locker Room Upgrade**

The Restrooms/Locker Rooms at the Catherine Bonifas Civic Center will be upgraded to include all ADA fixtures and equipment. In addition to ADA upgrades, a female locker room will be installed. Funding for this project is in the proposed budget and is slotted to come from a private donation in the amount of approximately \$100,000 and funding from the Catherine Bonifas Trust Fund.

**Status:** Request for Proposals were sent out, bids were received and are being analyzed by the City Administration. Bid award is expected to occur by March 2013.

**Cross Country Ski Trail Upgrades – Year Round Trail**

Upgrades to the trail system on the west side of Escanaba are proposed in the budget. Improving the conditions of the trail where possible by either redirecting the trail to avoid the swamp where possible or by adding to the trail is the objective.

**Status:** Ongoing.

**Migratory Bird Enhancement Initiative – Ludington Park and Other City Spaces**

In 2011, a restoration program concentrating efforts in Ludington Park to include Aronson Island to restore migratory bird habitat by managing and planting desired vegetation was undertaken. As a continuation of that effort, a National Fish and Wildlife Foundation Grant pre-proposal was submitted which, if funded, will provide funds to the City to increase the available habitat for migratory birds in City parks and the state wildlife management area (Portage Marsh) by planting native trees, shrubs, and forbes, and reducing through removal, non-native invasive species from the existing vegetation

**Status:** Work has begun. Planning Commission is to be updated of project status at their February 13, 2013, regularly scheduled meeting.

**Marina Water Basin Management Plan – Treatment – (Split Between the Current Fiscal Year and the Upcoming Fiscal Year)**

In order to maintain the beneficial uses of the marina, a Marina Water Basin Management Plan was created in 2011. Within this plan, the physical characteristics of the water body were determined, outflow rates were determined and biological characteristics of the water body were defined. Additionally, the aquatic nuisance problems occurring in the water body were described, including a description of the activities being impaired by the nuisance conditions, and a map indicating locations of the targeted nuisance species. In follow-up to the plan, the aquatic treatment of the basin using various aquatic weed removal methods, such as treatment, hand removal and harvesting will take place.

**Status:** Phase I completed. State of Michigan permits for Phase II have been submitted for continual treatment for the upcoming boating season.

**DDA District Curb Repair Program**

Funding is proposed to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems-removal/replacement in the downtown district. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.

**Status:** The curbs located on the 1100 block of Ludington Street were replaced.

**Update Overhead Entrance Sign on Ludington Street & Lincoln Road – Continuation from 2011-12**

Funding is proposed in the budget to update and replace the entrance sign on Ludington Street which extends over the street. Funding for this project has been broken down into two (2) budget cycles in the Downtown Development Authority budget.

**Status:** Completed.

**Farmer's Market Preservation and Upgrade – Conceptual Design Services**

The Escanaba Farmer's Market has been in operation in downtown Escanaba since the 19th Century. The Farmer's Market functions as a vital economic and social link between families, businesses, farmers and craftspeople of the community. A preliminary design and site plan of an

updated Farmer's Market is needed to determine the best physical layout of a year-round use facility.

**Status:** The Downtown Development Authority has retained an architect to begin design work and site plan preparation. An alternative plan to look at an existing building is being studied to determine if a historical restoration project is feasible and if the property can be acquired.

**Downtown District – Corner Street Sign Replacement**

The corner street signs on Ludington Street are not sized properly for the street and traffic speeds as defined by the State of Michigan. Replacement signs will be installed which reflect a legible font and include an identity theme for the downtown. This is Phase 1 of 5.

**Status:** Awaiting Request for Proposal by the Downtown Development Authority.

**Property Acquisition, Purchase and Demolition Program**

Funding for property acquisition, clearance/demolition and blight elimination with the intent to reuse, rebuild, repurpose or preserve future uses of the property within the downtown district is being proposed in the Downtown Development Authority budget.

**Status:** Activity funds decreased by the Downtown Development Authority.

**Commercial Weatherization Optimization Program – Program Development – Energy Audits**

A program will be developed which consists of a commercial building inspection, survey and analysis of the energy measures needed to improve efficiency in a commercial building (located within the DDA District) with respect to HVAC, lighting and weatherproofing.

**Status:** Awaiting Request for Proposal to be issued by the Downtown Development Authority.

**Downtown Building Facade Improvement Program**

Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on the improved visual quality of existing commercial properties.

**Status:** The following downtown building facades were completed under the program:

1. 919 Ludington Street – Wishful Thinking
2. 1000 Ludington Street – Morrison Shop
3. 1104 Ludington Street – T&T Hardware Store
4. 1115 Ludington Street – Supply Sergeant
5. 1210 Ludington Street – Northern Screen Printing
6. 1212 Ludington Street – Record Rack
7. 1223 Ludington Street – Cat-Man-Do's

Approximately \$253,088 was invested by the DDA and Property Owners to make façade building improvements.

**Downtown District Fix It /Paint It Grant Program**

The program is designed to help non-residential property owners within the Downtown Development Authority District improve their building's exterior appearance. The program will provide grants to property owners that want to complete minor exterior beautification projects such as exterior painting, replacing awning covers, replacing dilapidated fencing, exterior architectural designing and such.

**Status:** The following property owners took advantage of funding to make minor improvements to their downtown buildings:

1. 1300 Ludington Street – Positively
2. 1001 Ludington Street – Northern Screen Printing

Approximately \$4,500 was invested by the DDA and Property Owners to make minor building improvements.

**Downtown District Business Development – Business Incubator**

Development of a business incubator that offers adaptable space and support services so as to allow a new business entrepreneur the opportunity to allocate resources and time to the development of a product and become established in the market will be undertaken by the Downtown Development Authority. Funding for this project is proposed in the Downtown Development Authority budget in the amount of \$5,000.

**Status:** The DDA intends to incorporate this activity in with the year around Farmer's Market concept.

**Resurfacing and Curb Repair Citywide – Major Streets and Local Streets**

The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing

and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date, and a public hearing before the Planning Commission will be conducted prior to June 30, 2012. Major Street Fund: \$225,000. Local Street Fund: \$112,500.

**Status:** The following streets have been or will be resurfaced:

1. 4<sup>th</sup> Avenue South and South 17<sup>th</sup> Street intersection – Complete
2. 6<sup>th</sup> Avenue South from South 12<sup>th</sup> Street to South 15<sup>th</sup> Street – Complete
3. South 18<sup>th</sup> Street from 3<sup>rd</sup> Avenue South to 4<sup>th</sup> Avenue South – Complete
4. 15<sup>th</sup> Avenue North and North 16<sup>th</sup> Street intersection – Spring
5. Lake Shore Drive from 9<sup>th</sup> Avenue South to 18<sup>th</sup> Avenue South will be completed as an MDOT project to be bid out in March 2013.

### DEVELOPMENT PLANS/PROJECTS

**DDA and Tax Increment Financing Plan.** Motion to approve the recommendation to the City Council to adopt the DDA Plan and the Tax Increment Financing Plan at the 03/15/12 regular City Council Meeting.

**5-Year Recreation Master Plan – Recreation Department.** Discussed the plan and it did go before City Council on 02/16/12.

**South 21<sup>st</sup> Street between 10<sup>th</sup> Avenue South and 12<sup>th</sup> Avenue South – 24' Wide Chip Seal Paving Project.** Discussed project and it went before the City Council for approval on 05/17/12.

**Use of Public Space – City Hall/Library Complex for a Life-Size Sculpture Donation.** Motion to approve the recommendation to the City Council to approve the life-sized sculpture to be donated at the City Hall/Library Complex at their 05/17/12 regular City Council Meeting.

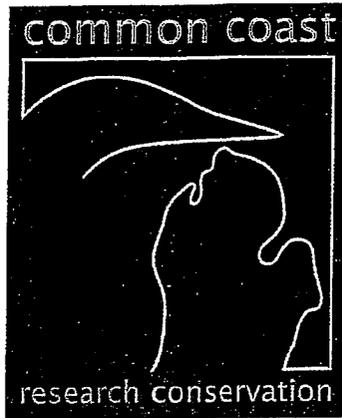
**Street Resurfacing Priorities 2012-2013 Citywide.** Conducted a Public Hearing on the Street Resurfacing Priorities for 2012-2013 Citywide.

**Historic District Committee Report – 600 Block of Ludington Street.** Presentation was given to the Planning Commission.

In closing, the Planning Commission is pleased with the progress in Escanaba in 2012 and we stand ready, willing, and able to assist the City Council in moving the community forward in 2013.

On behalf of the Escanaba Planning Commission,

Stephen Buckbee, Chairman  
Escanaba Planning Commission



**Escanaba Migratory Bird Enhancement Initiative Budget 2013-2014**

**National Fish & Wildlife Foundation – Save Our Great Lakes Grant**

EMBEI Coordination/Administration (Common Coast)	\$ 8,000
Baseline Surveys and Monitoring (Common Coast & contract)	\$8990
Invasive species control (contract)	\$7,200
GIS Mapping (City of Escanaba)	\$2,000
Landscape material & supplies	\$3,515
Native trees and shrubs	\$20,600
Travel	\$510
Permits	\$125
<b>Total</b>	<b>\$50,940</b>

<b>In-kind match</b>	<b>\$57,574</b>
DTE – Energy/Esky 150 Trees	\$20,000
City of Escanaba	\$6188
Wildlife Unlimited (interpretive sign, Purple Martin boxes)	\$9188
MDNR	\$3900
Wild Ones	\$500
Bay College (Greenhouse)	\$760
Wild Turkey Federation	\$50
Mr. McGregor's Nursery	\$5456
Northern Machine and Repair (custom hardware for martin houses)	\$180

**Additional funding pending:**

Michigan Audubon - \$1000 for general support

Plum Creek Foundation - \$10,000; \$7,000 for remote irrigation, \$3000 for landscape plants.

508  
NB #2  
PC 2/14/13

PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
MAY 12, 2011

A regular meeting of the Escanaba Planning Commission was held on Thursday, May 12, 2011 at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Stephen Buckbee, Vice Chairperson Patrick Connor, Bridgette Jaakola, Todd Milkiewicz, Randy VanPortfliet, Brian Moravec and Tony Ruiz.

**ALSO PRESENT:** City Manager Jim O'Toole, Council Member Pete Baker, Tom Penegor, Director, Recreation Department, and Katie Rydquist, Confidential Secretary.

**ABSENT:** Planning Commissioners Roy Webber and Jeremy Peacock

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

**Roll Call**

Katie Rydquist, Confidential Secretary, conducted the roll call. Planning Commissioners Roy Webber and Jeremy Peacock were unable to be present for the meeting.

**Approval/Correction of the March 10, 2011 Planning Commission Meeting Minutes**

A motion was made by Planning Commissioner Bridgette Jaakola and seconded by Vice Chairperson Patrick Connor to approve the Minutes from the March 10, 2011 Planning Commission Meeting.

Ayes were unanimous.

**Approval/Adjustments to the Agenda**

None.

**UNFINISHED BUSINESS**

None.

**PUBLIC HEARINGS**

None.

**NEW BUSINESS**

1. Presentation – Esky 150 Tree Plant Project

City Manager Jim O'Toole stated that as part of the upcoming Escanaba Sesquicentennial celebration, the Esky 150 Planning Committee is developing plans to

plant 150 trees in the community. Esky 150 Committee Member Marilyn Kinsey Brown will provide an overview of the project.

Marilyn Kinsey Brown gave a presentation on a City-wide project to plant 150 trees and shrubs in conjunction with the Esky 150 Sesquicentennial Celebration in 2013. The goal is to develop a 100-200-year plan for trees, shrubs and landscaping in the City of Escanaba parks, major entrances to the City and other locations to maximize the beauty, habitat, environmental protection, etc. Ms. Kinsey talked about the 2005 "Ludington Park Landscape Plan" that she had previously worked on, and believed that the City of Escanaba needed a landscape plan. What our City will look like in the future is very important, and Ms. Kinsey stated the project is moving forward, but that not all of the areas being looked at are City-owned properties. The Escanaba School District has a plan to place a memorial tree in front of the high school, which will tentatively be planted in the fall. Ms. Kinsey stated she plans to meet with representatives from the school district to address not only the Escanaba High School but the Escanaba Middle School, Lemmer School, Webster, Ludington Park, Royce Park, etc. The Michigan Department of Transportation (MDOT) has had plans in the past, and Ms. Kinsey has talked with Mark Kleikamp from MDOT to look at current areas so that the City would have opportunities to upgrade the community. Ms. Kinsey said the landscaping plan at Bay College is pretty good. The Esky 150 Committee is looking for volunteers, who are interested in the various aspects of this project, to be members of the sub-committee. It is hoped that by February 2012, budget estimates will be available so that the overall plan can come back to the Planning Commission for a recommendation. Possible funding sources include the City's Land Development Fund, DNR, Conservation District, grants and private donations. The sub-committee has met with the Recreation Advisory Board and the Harbor Advisory Board for implementation in 2013.

Planning Commissioner Bridgette Jaakola asked that if in conjunction with the North Shore Redevelopment Plan, could we not utilize some of the green space in making an Esky 150 Park. Ms. Kinsey stated that could be done, and asked that if anyone sees a particular area that needs addressing, email her with those ideas. Ms. Kinsey said the North Shore would be added as an area to be looked at for the landscaping plans.

City Manager Jim O'Toole said that the concept, with the consensus of the Planning Commission, is to roll this into the City's Capital Improvement Plan as it does involve public space. The City's Capital Project commemorating the 150 years is also being discussed to determine what that may be.

Marilyn Kinsey Brown stated that as further donations come in, it is hoped we will have a fully implemented plan in 2013. Donations can be made at the City's website under the Department of Public Works.

Vice Chairperson Patrick Connor asked if this will eventually become part of an addendum to the City's Master Plan. Mr. O'Toole said it would with the consensus of the Planning Commission, which the Planning Commission approved.

Chairperson Stephen Buckbee thanked Ms. Kinsey for her presentation.

## 2. Presentation – Escanaba Migratory Bird Enhancement Initiative

Mr. O'Toole said that Joe Kaplan and Glenn Vande Water will make a presentation on the creation of a migratory bird habitat restoration project they are considering for Ludington Park and other parts of the City. Mr. O'Toole said that during the Capital Improvement discussions earlier this year, a general discussion took place regarding this project and did include it in the City's plan to fund it for \$3,000, which has been budgeted for.

Joe Kaplan, a Biologist and active in conservation, gave a presentation regarding the Escanaba Migratory Bird Enhancement Initiative (EMBEI) – See Attachment. Mr. Kaplan said Delta County is an incredible area for migratory birds. The State of Michigan has about 420 species of migratory birds that have been reported in the State. The Upper Peninsula has almost 400 species recorded (Delta County 300 species). The Great Lakes present a formidable challenge to birds navigating these huge inland seas, and, as a result, many are forced to concentrate along the shoreline during migration. These stopover areas provide critical resources for birds to be able to continue their long journey. Recent research focused on the importance of stopover areas for maintaining populations and indicates that migrants congregate close to the shore of the Great Lakes where large insect hatches occur. Birds flying over the Great Lakes at dawn orient themselves to the nearest landmass, which often includes prominent peninsulas, islands and even small patches of natural habitat contained within the urban environment. An advantage we have in this area is an incredible diversity of insects that fuel these migratory birds. Mr. Kaplan said that because of these stopover areas for bird conservation, it is critical to identify additional areas and develop management plans to enhance their use by migratory birds. Mr. Kaplan said it would help to bring in more native species and start looking at that landscape. Although existing vegetative growth within the protected areas of Ludington Park, Veteran's Memorial Park and City-owned lots along Lake Shore Drive provides some habitat for migratory and resident birds, it harbors a large component of invasive, non-native species, such as glossy buckthorn, tartarian honeysuckle, common reed, spotted knapweed and Norway maples. Mr. Kaplan would like to bring in more native species.

Mr. Kaplan proposes implementing the Escanaba Migratory Bird Enhancement Initiative in the City's protected areas to increase the availability of food and cover to migratory birds. Mr. Kaplan said he has been working with City Manager Jim O'Toole, City Engineer Bill Farrell and Tom Penegor, Director, Recreation, as to what would be the best approach to enhance migratory birds without blocking the view of the water at Ludington Park. Mr. Kaplan said the Purple Martin has declined in recent years, and would like to encourage birds to stay longer (displayed Purple Martin Nest Boxes) in hopes of increasing their population here. The Department of Public Works has been putting up the Purple Martin nest boxes in Ludington Park. Mr. Kaplan stated that Wildlife Unlimited of Delta County, a non-profit organization dedicated to wildlife, habitat protection and hunting in Delta County has partnered with him. They have donated Purple Martin and Eastern Bluebird nest boxes and several flowering crabapple trees, and would like to put the boxes on the north end of Aronson Island.

Mr. O'Toole said this initiative will not only be pleasing to bird watchers but also will become an outdoor classroom for children. Mr. O'Toole talked about putting placards out there not only identifying the species of birds but also shrubs, grasses, etc.

Chairperson Stephen Buckbee asked what impact the Wind Farm planned for the Garden Peninsula would have on migratory birds. Joe Kaplan said it is not just wind mills but communication towers in general that impact migratory birds. These towers have killed literally thousands of birds. Mr. Kaplan said the Wind Farm project needs to be held accountable to make sure this project is not detrimental to migratory birds.

Vice Chairperson Patrick Connor who is also the Planning Commission's representative on the Delta County Planning Commission said there are 14 wind turbines planned for the Garden Peninsula. Vice Chairperson Connor suggested people contact Tim Callahan, Delta County Planning and Zoning, regarding voicing their concerns about the ordinance that will be put together soon.

Joe Kaplan discussed the Federal Migratory Bird Treaty Act where if you kill a bird, you are in violation of the Act. The enforcement is at the discretion of the agency in charge, which is the U.S. Fish & Wildlife Service. In incidents of inclement weather, migratory birds lower their flight paths and are killed by the wind turbines. A general discussion ensued regarding possibly turning off the wind turbines during the Months of May and September each year.

Chairperson Stephen Buckbee thanked Mr. Kaplan and Mr. Vande Water for their presentation.

3. Discussion – Smoke-free Ordinance on Public Property Contiguous to Public Buildings and Recreation Areas

Chairperson Stephen Buckbee said a discussion on a proposed ordinance that would prohibit smoking on certain public property which is contiguous to specific public buildings and recreation areas will take place.

Jim O'Toole stated there is a proposed ordinance that would prohibit smoking on certain public properties which are contiguous to public buildings and recreational areas primarily where children congregate (playgrounds, ball fields, Civic Center, etc.). Mr. O'Toole said the proposed ordinance was approved by the Citizens' Environmental Advisory Committee and forwarded to the Planning Commission. Tom Penegor, Director, Recreation Department, is the person working with the Delta-Menominee District Health Department regarding this proposed ordinance.

Tom Penegor had attended a Delta-Menominee District Health Department Meeting, and one of their goals was to look at the Harbor Hide-out area at Ludington Park. They wanted to come up with some type of policy that would prohibit smoking at that area because it is primarily children who are down there. After further discussion, it was suggested there are other areas that should be included, especially those areas heavily populated with children (ball fields, soccer fields, guarded beach area, playgrounds, etc.). Mr. Penegor said the main issue prompting the proposed ordinance was the health of our children. There are other issues, too, such as littering which is an eyesore.

Mr. Penegor also said that young children sometimes pick up the cigarette butts and put them in their mouths so that was another concern.

Planning Commissioner Tony Ruiz asked what buildings would be targeted in the proposed ordinance. Tom Penegor said the Escanaba Civic Center, Webster Shelter House, Royce Shelter House, Webster Pool, during the summer, and ice rinks during the winter, and beach house at Ludington Park; all used for recreational uses. Mr. Penegor said City Buildings were also added (City Hall, Library Complex, Public Safety, Public Works, Electric Utility, Water/Wastewater Utility, Civic Center, and DDA Center Court).

Planning Commission Bridgette Jaakola asked what areas in Ludington Park would this include. Mr. Penegor said the Harbor Hide-out area and tennis courts, and the health department would come up with funding to sign these areas properly. The Public Safety Department would be responsible for enforcement. Jim O'Toole said if someone receives a citation, it would be a civil infraction and would go to the Delta County Court system.

Planning Commissioner Bridgette Jaakola supports the "No Smoking Ordinance," but thinks using the term "contiguous" city property leaves it too open for interpretation especially in the area of Ludington Park. Jim O'Toole said that if you look at Section 18.203 (1) and (2), it is actually defined as 100 feet. Mr. O'Toole said the proposed ordinance is very specific, and also that these areas have to be clearly signed.

Planning Commissioner Tony Ruiz asked if there was a current No Smoking Ordinance. Jim O'Toole said there is the State and Federal Law with respect to public buildings (25-foot rule).

**A motion was made by Planning Commissioner Todd Milkiewicz and seconded by Planning Commissioner Brian Moravec to approve the "Smoke-free Ordinance on Public Property Contiguous to Public Buildings and Recreation Areas" and forward to the City Council for their review and approval.**

#### Yeas

Chairperson Stephen Buckbee  
Vice Chairperson Patrick Connor  
Planning Commissioner Todd Milkiewicz  
Planning Commissioner Brian Moravec  
Planning Commissioner Randy VanPortfliet  
Planning Commissioner Tony Ruiz

#### Nays

Planning Commissioner Bridgette Jaakola

The motion passed.

Planning Commissioner Tony Ruiz supports the ordinance fully, and would like to see additional regulations in the future.

Chairperson Stephen Buckbee thanked Tom Penegor for his presentation.

Jim O'Toole welcomed Tony Ruiz as a new Planning Commissioner.

Mr. Ruiz said he was a former Member of the Zoning Board of Appeals, and he looks forward to seeing growth in the City.

4. Project Updates:

a. Zoning Board of Appeals Hearings/Decisions

Jim O'Toole said the Zoning Board of Appeals did not meet in May.

b. Delta County Planning Commission Update

Vice Chairperson Patrick Connor stated there was an old golf course on Old State Road. The owner had sold the golf course lots, and is changing some of the lots that were undeveloped back into agriculture lots.

c. Downtown Development Plan Update

Jim O'Toole thanked the Planning Commission Members for turning in their surveys, and the surveys have been turned over to Beckett & Raeder, Landscape Architecture Planning & Engineering, to be compiled along with the City Administration's surveys, City Council surveys and DDA Board Member surveys. Mr. John Iacoangeli from Beckett & Raeder will be in Escanaba soon to make a presentation on the results of those surveys to begin focusing on a project-based development plan and moving forward.

d. North Shore Master Plan

Jim O'Toole said that he spent the afternoon with representatives from the Michigan Economic Development Corporation (MEDC). A Notice of Intent was submitted for the next Development Corporation Incentive Program which is designed to assist and entice business in retaining and growing on our North Shore. In addition to the City of Escanaba, other partners in this include Wells Township, Delta County and Hannahville Indian Community. Mr. O'Toole said we approached this from the Municipal Dock all the way out to the Terrace Bay Inn. MEDC was here today, and the City passed the first cut on the Notice of Intent. A bus tour of the North Shore and the Delta County Renaissance Zone took place. The MEDC will be doing an evaluation of our application, and if the State is interested, a full application would be submitted. Mr. O'Toole said that under that scenario, an authority would have to be created.

e. Zoning Ordinance Review Update

Jim O'Toole said that once we are through the budget process, an ordinance review, similar to the Sign Ordinance, will take place. If anyone has any

suggestions/recommendations regarding the Zoning Ordinance, please submit them so they can be researched and acted upon.

f. Outdoor Wood Burning Ordinance Update

Mr. O'Toole stated that the Citizens' Environmental Advisory Committee along with the City's Code Enforcement staff has been working on an ordinance to control outdoor wood burners. This issue will be brought to the Planning Commission for review.

g. Zoning/Land Use Permit Update

Mr. O'Toole said that from January 1 to May 11, 2011, 19 Zoning Permits were issued (1 New Home, 6 Residential Remodels, 8 Commercial Remodels, 2 Special Land Use, 1 Change of Use and 1 Home Occupation) for a total construction value of \$2,754,993. There have been 4 Sign Permits and 7 Fence Permits issued, to date.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

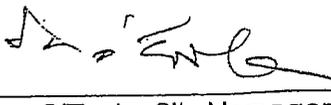
Planning Commissioner Bridgette Jaakola reminded everyone there are still tickets available on May 13, 14, 15, 19, 20 and 21 for the Players de Noc production of "Escanaba in Love" that will be held at the William Bonifas Fine Arts Center Theatre.

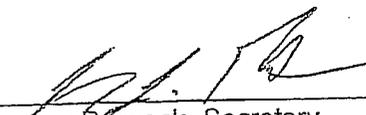
Adjournment

A motion was made by Planning Commissioner Bridgette Jaakola and seconded by Vice Chairperson Patrick Connor. The meeting adjourned at 7:05 p.m.

Ayes were unanimous.

  
Stephen Buckbee, Chairperson  
Escanaba Planning Commission

  
James O'Toole, City Manager  
City of Escanaba

  
Jeremy Peacock, Secretary  
Escanaba Planning Commission

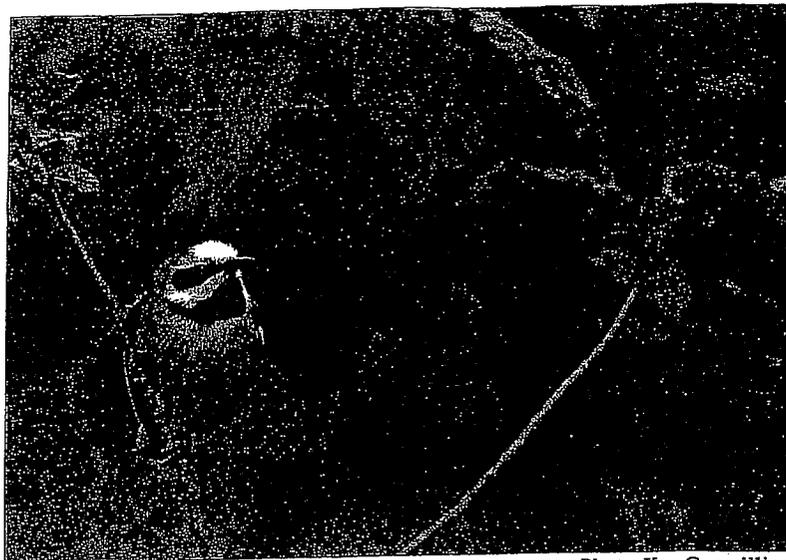


Photo: Ken Cravillion

## Escanaba Migratory Bird Enhancement Initiative (EMBEI)

### Introduction

Millions of North American songbirds fly across the western hemisphere during their annual spring and fall migrations. The Great Lakes present a formidable challenge to birds navigating these huge inland seas, and as a result many are forced to concentrate along the shoreline during migration, especially during inclement weather. These *de facto* stopover areas provide critical resources for birds to be able continue their long journey. As many species of songbird have experienced precipitous declines over the past half-century their conservation has become a top priority of Federal, State, and non-profit conservation organizations. Recent research focused on the importance of stopover areas for maintaining populations indicate that migrants congregate close to the shore of the Great Lakes where large insect hatches occur. In addition, birds flying over the Great Lakes at dawn orient themselves to the nearest landmass, which often includes prominent peninsulas, islands, and even small patches of natural habitat contained within the urban environment. Some of the best known stopover sites for migratory birds in the Great Lakes region include Point Pelee National Park (Ont), Duluth (MN), Whitefish Point (MI), Tawas Point (MI), and Montrose Harbor (IL). Given the importance of these stopover areas for bird conservation it is critical to identify additional areas and develop manage plans to enhance their use by migratory birds.

In 2003, The Nature Conservancy initiated an effort in the Great Lakes to educate the public and model the attributes important for migrant songbirds. Their public-friendly classification includes three general types of stopover habitat, all of which are important to migratory birds:

- Fire escapes like a freighter or a small island in Lake Michigan are places where birds can drop in and rest but there is little or nothing to eat.

- Convenience stores are typically a little larger area that has enough shelter and food for birds to refuel to continue their migration.
- Full-service hotels, areas of extensive habitat where birds can rest for several days and “carb load” before continuing the next leg of their journey.

Delta County in the Upper Peninsula of Michigan is situated at the top of Lake Michigan and provides a land bridge to the south shore of Lake Superior. In recent years field work in the County has gained the attention of the birding community as large numbers of migrants and a number of unusual species have been documented in Escanaba, Gladstone, and the Garden and Stonington Peninsulas. In fact, migration monitoring at Peninsula Point (dubbed by some as “The Point Pelee of the North”) and nearby areas is demonstrating the vital importance of the region as a major migration funnel and concentration point for thousands of landbirds, shorebirds, waterfowl, and raptors.

Within the City of Escanaba several publically owned areas hold great potential as stopover sites for migratory birds including Ludington Park (especially Aronson Island and Sand Point), Veteran’s Memorial Park, and two wooded lots along Lakeshore Drive in the vicinity of Portage Marsh (Figure 1). In fact, the offshore sand islands along the corridor between Aronson Island and Portage Marsh is already recognized as an Important Bird Area for nesting Common Terns and Piping Plovers.



Figure 1. Location of proposed sites for the Escanaba Migratory Bird Enhancement Initiative (EMBEI). A finer scale map is available.

In the spring these protected areas support an abundant source of midges (Diptera: Chironomidae), which are critical for replenishing fat reserves in birds so they may continue their migration. The extent to which the migratory species remain at these sites is believed to be related to the vegetative structural component. Field assessments indicate that although birds are using Escanaba City Parks during migration their stopover times are limited. In terms of the Nature Conservancy's framework above, our parks are currently utilized as "fire-escapes" and "convenience stores" by migratory birds instead of "full-service hotels".

In order to fully realize the potential of these areas to benefit migratory birds we propose the **Escanaba Migratory Bird Enhancement Initiative (EMBEI)** to increase the availability of food and cover to migratory birds through increasing plantings in park areas and the removal and replacement of non-native invasive species. The areas we proposed are very accessible to the public and contribute to the quality of life of our residents and the visiting public. These sites will provide a new and significant recreational benefit to the City, as bird watching is one of the most popular pastimes in the United States and birders spend upwards of \$20 billion a year on bird related activities including, travel (along with lodging and food), bird feeding, and equipment purchase.

#### **Proposed 2011 Enhancement Sites**

We propose implementing the EMBEI program in three of the City's protected areas; Ludington Park, Veteran's Memorial Park, and City-owned lots along Lake Shore Drive (Figure 1). Positive benefits and attributes of the EMBEI include: (1) low cost implementation, (2) limited necessary maintenance, (3) community involvement, (4) increased public awareness and enjoyment of birds, (5) improved aesthetics, (6) increased tourism base, and (7) new grant opportunities.

**Ludington Park** –We propose to identify areas where a combination of understory trees, shrubs, grasses and wildflowers can be planted to create or/or enhance habitat within the Park with the objective of increasing cover and potential food sources for migratory birds. The most promising areas within the park are on Aronson Island, the woodlot at the south entrance of Ludington Park, and Sand Point along the shoreline west of the parking area across from the water treatment plant, the fenced area surrounding the water treatment plant, and the area just east of the Historical Society building, which currently supports a small group of conifers.

Although the existing vegetative growth within the aforementioned areas provides some habitat for migratory and resident birds, it harbors a large component of undesirable *invasive* non-native species, such as glossy buckthorn (*Rhamnus frangula*), tartarian honeysuckle (*Lonicera tartarica*), common reed (*Phragmites australis*), spotted knapweed (*Centaurea maculosa*), and Norway maple (*Acer platanoides*). The proposed habitat enhancement initiative would gradually remove the non-native invasive species from the vegetative component, replacing them with native species that are both suitable

for the existing soil conditions and desirable for food and cover. Desirable shrubs and trees to plant include red osier and gray dogwood (*Cornus stolonifera* and *C. foemina*, respectively), willow (*Salix sp.*), staghorn and smooth sumac (*Rhus typhina* and *R. glabra*, respectively), ninebark (*Physocarpus opulifolius*), choke and pin cherry (*Prunus virginiana* and *P. pensylvanica*, respectively), downy arrow-wood (*Viburnum rafinesquianum*), and common blackberry (*Rubus allegheniensis*). Some of these shrubs currently grow at the sites; the proposed enhancement would expand their occurrence and utility to migratory birds. Additionally, it is recommended that all ash trees, which likely will succumb to the emerald ash borer (*Agrilus planipennis*) in the coming years, be replaced with species that provide suitable habitat for wildlife such as northern red and bur oaks (*Quercus rubra* and *Q. macrocarpa*, respectively), sugar maple (*Acer saccharum*), basswood (*Tilia americana*), white pine (*Pinus strobus*), white spruce (*Picea glauca*), and northern white cedar (*Thuja occidentalis*). Replacement trees should be introduced while the ash are still alive to give them a chance to mature so that the inevitable loss of ash will not be so abrupt.

In addition, we propose expanding use of nest boxes in Ludington Park to encourage breeding by native cavity nesting birds such as Purple Martin, Tree Swallow, Eastern Bluebird, House Wren, and Black-capped Chickadee.

**Veteran's Memorial Park** – We propose to also enhance habitat for migratory and resident birds at the Veteran's Memorial park through planting of additional tree and shrubs outlined above, particularly along the existing watercourse and in the open areas. As well, this plan would promote the removal and replacement over time of non-native invasive species and promote nesting by Purple Martins.

**City-owned woodlots along Lake Shore Drive** – These small-forested lots already provide habitat and refugia for migratory birds. We propose inventory of these city lots to identify vegetative communities and make recommendations on the need for invasive species control and/or habitat improvement.

#### Community Partners and Supporters

We envision engaging a wide spectrum of local residents and businesses in this initiative. Our current partners and supporters include:

**Bay de Noc Community College** – a leader in lifelong learning that empowers students and engages communities. Dr. Brian Black, biology professor at Bay maintains a greenhouse and has pledged his support and expertise to propagate native plant species that will benefit migratory birds. In addition, Olivia Evans, an honors student at Bay College, is developing a community service science project to write a management plan to enhance the Purple Martin population in Ludington Park.

**Central Upper Peninsula chapter of Wild Ones** – a not-for-profit environmental education and advocacy organization that promotes environmentally sound landscaping practices to preserve biodiversity through preservation, restoration and establishment of

native plant communities. Members will provide volunteers needed to implement the EMBEI and assist Bay College in the propagation of vegetation for the initiative.

**Wildlife Unlimited of Delta County** – a non-profit organization dedicated to wildlife, habitat protection, and hunting in Delta County. WU donated Purple Martin and Eastern Bluebird nest boxes and several flowering crabapple trees.

**Bay de Noc Chapter of the National Wild Turkey Federation** - a non-profit dedicated to the conservation of Wild Turkey donated red oak and highbush cranberry seedlings as part of their Operation SOS (set out seedlings) cooperative to benefit Wild Turkeys and other wildlife.

### Budget

We request the City of Escanaba allocate \$3,000.00 in the 2011 budget help initiate this important project. These funds would be used to purchase tree and shrubs, soil amendments, watering equipment, appropriate signage, nest boxes, and provide match for additional grant support.

### Contact

For more information on the EMBEI please contact Joe Kaplan at 906-370-1231 or email [commoncoast@gmail.com](mailto:commoncoast@gmail.com).



A "Birdseye" view of Ludington Park with Aronson Island (left) and Sand Point (right) prominently featured in the foreground.

PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
OCTOBER 13, 2011

A regular meeting of the Escanaba Planning Commission was held on Thursday, October 13, 2011 at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Stephen Buckbee, Vice Chairperson Patrick Connor, Todd Milkiewicz, Roy Webber, Brian Moravec and Tony Ruiz.

**ALSO PRESENT:** City Manager Jim O'Toole, Council Member Pete Baker, Council Member Pat Baribeau, and Katie Rydquist, Confidential Secretary

**ABSENT:** Planning Commissioners Bridgette Jaakola, Jeremy Peacock, and Randy VanPortfliet

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

Roll Call

Katie Rydquist, Confidential Secretary, conducted the roll call. Planning Commissioners Bridgette Jaakola, Jeremy Peacock and Randy VanPortfliet were unable to be present for the meeting.

Approval/Correction of the August 11, 2011 Planning Commission Meeting Minutes

A motion was made by Planning Commissioner Roy Webber and seconded by Planning Commissioner Tony Ruiz to approve the Minutes from the August 11, 2011 Planning Commission Meeting.

Ayes were unanimous.

Approval/Adjustments to the Agenda

None.

Conflict of Interest Declaration

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

1. Historic District Study Committee Presentation – 600 Block Ludington Street

City Manager Jim O'Toole stated that on January 20, 2011, the City Council appointed a Historic District Study Committee to determine the historical or architectural value and significance of all buildings located on the 600 block of Ludington Street. The Escanaba Historic District Study Committee will update the Planning Commission on the progress of the study.

Peter Strom, Chairperson, Historic District Study Committee, thanked the Planning Commission for the opportunity to make the presentation. The Historic District Study Committee is very similar to the one commissioned when the Lofts on Ludington Project began. The only difference now is that both sides of the 600 block of Ludington Street will be studied. Mr. Strom said the Historic District Study Committee is composed of Carolyn Stacey, Karen Lindquist, Don Curran, Blaine DeGrave and Mr. Strom. The background material regarding the Historic District Study Committee was provided to the Planning Commission.

Mr. Strom said the study they are doing is important as it is going to be a historic product in and of itself. In the end, it will be a research paper with photographs of buildings with detailed history. Beyond that, Mr. Strom is hoping for economic development on Ludington Street, and history plays an important part. Mr. Strom discussed the Ludington Post Suites whereas that building had been vacant for months and was pigeon-infested. Mr. Duane Beauchamp paid attention to history and restored that building. Herford & Hops is another successful example of historical and economic development coming together for a fully restored, completely occupied building. Mr. Strom discussed the Lofts on Ludington, which he believes will be a successful example in addition to the House of Ludington and the Lighthouse facility.

Peter Strom stated that one of the struggles the Historic District Study Committee is having is just leaving it at the 600 block of Ludington Street, regarding the structures that are historically significant and have historic value and architectural significance. It is impossible to confine this to just the 600 block. Mr. Strom said there needs to be more expertise on architecture and plan review on the study committee. They have consulted Nan Taylor, Michigan Historic Preservation Network and National Trust for Historic Preservation, who is an expert, and have also talked to Bob Christensen, National Register Coordinator for the State Historic Preservation Office (SHPO), trying to get the best information for their report. Mr. Strom said they first will provide a report to the Planning Commission, then to the City Council for a public hearing on the preliminary report. Mr. Strom said because of the historic significance of other structures on Ludington Street, it is unlikely that the recommendation for a historic district would just be for the 600 block. Mr. Strom said they may have enough information to apply for a block registration on the National Register for Historic Places for the 600 block. That would give the owners of those buildings on that block, especially the bank building and the old Masonic Temple, a chance to apply for historic tax credits. Mr. Strom said the Historic District Study Committee will probably recommend that in addition to the 600 block, that the City Council go to the Downtown Development Authority (DDA) to apply for Certified Local Government Certification, which allows and permits additional funds to come down to the local municipality and the SHPO to consider having the entire downtown area from the Lofts on Ludington east to expand research and knowledge to document all the historic buildings downtown. This would do two things: National registration for the 600 block and local certification for the rest of the downtown. Mr.

Strom said this may encourage the owners to have the property on the 600 block to follow the same path as either Hereford & Hops or the Ludington Post Suites. This could probably be well channeled down into the DDA to do this, and falls somewhat within what will be the final DDA Plan prepared by Beckett & Raeder.

Vice Chairperson Patrick Connor asked if both programs are eligible for the same tax incentives. Peter Strom said the National Historic Register allows Federal historic tax credits, and on the local district level, would involve State historic tax credits.

Planning Commissioner Tony Ruiz asked what involvement has the local property owners had regarding this process. Peter Strom said they have been invited to the study committee meetings, including the meetings with Nan Taylor being present. Their concerns involve how much red tape they would need to go through to repair their buildings. Mr. Strom said the study committee has made an effort to take care of those concerns. With the National Historic Registration, there is very little regulation on the local level, per Mr. Strom.

Planning Commissioner Brian Moravec asked if the property owners had concerns whether or not to go ahead and remodel or update their property regarding how cumbersome the process would be. Mr. Strom said the property owners should not be concerned.

Planning Commissioner Roy Webber asked in reference to the tax incentives, etc., how will the community as a whole benefit. Mr. Strom said this will lead to occupied vs. unoccupied buildings on Ludington Street.

City Manager Jim O'Toole stated that historic projects such as this show that property values stabilize and then increase.

Chairperson Stephen Buckbee asked if an inventory of those properties qualifying for National Historic Registration qualification has been done. Mr. Strom said only the 600 block has been done, and there are seven properties that are contributing historical properties and four that are not. Mr. Strom said the buildings on the 600 block are some of the oldest ones on Ludington Street.

Planning Commissioner Tony Ruiz asked if the eleven properties could qualify for the Local Historic District and whether or not the other blocks probably would have a small percentage that wouldn't qualify for historic district labeling. Mr. Strom said the Historic District determines that something is extremely unique about the building or the block that sets it apart from the other blocks in the neighborhood. Mr. Strom said they are sticking to the criteria leading us to National Historic Registration. Mr. Strom felt the study committee would recommend National Historic Registration as a block.

Chairperson Stephen Buckbee thanked Peter Strom for his report and all the work being done by the Historic District Study Committee.

## 2. The Escanaba Sesquicentennial "150 Trees" Project

Jim O'Toole said representatives of the Esky 150 Committee will give a presentation on a preliminary landscape plan for trees, shrubs and landscape in the City of Escanaba public parks, major entrances and other appropriate locations as part of the upcoming 2013 Escanaba Sesquicentennial celebration.

Marilyn Kinsey, Esky 150 Committee, discussed the numbers on the map for possible tree plantings in the City of Escanaba, and stated they were simply in chronological order as the suggestions were given to Ms. Kinsey. Ms. Kinsey said that each idea had some merit and some thought. Ms. Kinsey mentioned some of the minor entrances to the City such as where Washington Avenue comes off of Lincoln Road when heading south into the City; lots of people come down that street every morning and go back at night. The beginning spreadsheet/map shows a list identifying locations to be considered. Ms. Kinsey has met with the area public schools, MDOT, local boy scouts, Master Gardeners, Escanaba Women's Club and will be meeting with the Audubon Society in January 2012. Marilyn Kinsey talked about some of the aspects of the project that could be very interesting to expand upon. One of those aspects is that the planting of the 150 trees will probably not be done during the two weeks in July 2013 during the celebration. This most likely would be done in the Fall 2013 and possibly a planting on Arbor Day on April 26, 2013.

Ms. Kinsey discussed organizing neighborhood parties for planting some of the trees in the general vicinity of the numbered locations on the spreadsheet. The volunteers on the Sesquicentennial "150" Trees Project are primarily technical, foresters and landscapers, people who know about trees and landscaping. Ms. Kinsey senses the need for a party organizer to organize parties all over the City coordinating with the Department of Public Works and having a tree planting in those neighborhoods where trees will be developed. Ms. Kinsey discussed possible locations, tree species and variety regarding the tree plantings, and is looking for volunteers to help with the 2013 "150" Trees Project and organizing the parties.

Chairperson Stephen Buckbee thanked Ms. Kinsey for the good job they did on their website. Marilyn Kinsey said that Robert Viau, website coordinator, has done a tremendous job. Ms. Kinsey said an interesting aspect of the project has been in using the 150 tree database, they are at the beginning of adding another layer to the GIS for the City of Escanaba. The GIS identifies areas where major utilities are going in, etc. Ms. Kinsey said that City Engineer Bill Farrell has said the City tree list is about 7000 trees, and converting that to a GIS will be overwhelming so starting with 150 trees would enable them to see if a hand-held GPS would be accurate enough and would be a reasonable project.

Marilyn Kinsey talked about the budget, and hoped it would be put together and brought to the January 12, 2012 Meeting of the Esky 150 Committee for approval and forwarded to the City by February 1, 2012. The budget will be based on 150 trees, input from Bill Farrell, including good soil to promote growth. Ms. Kinsey said trees would need to be ordered a year ahead of time to get a good price.

Jim O'Toole volunteered to host a tree planting party at No. 5 on the map, and volunteered the Planning Commission to host a party at No. 6.

Marilyn Kinsey welcomed support from the community for this project.

### NEW BUSINESS

#### 1. Project Updates:

##### a. Zoning Board of Appeals Hearings/Decisions

Mr. O'Toole said there was a Zoning Board of Appeals Meeting scheduled for today, but the applicant withdrew their application.

##### b. Delta County Planning Commission Update

Vice Chairperson Patrick Connor said the Delta County Planning Commission did not meet in September.

##### c. Zoning Ordinance Review

Mr. O'Toole said they are putting the zoning changes in ordinance form, and will then pull in the Planning Commission sub-committee to incorporate any changes they may have. It will then go to the City Council for approval.

##### d. Zoning/Land Use Permit Update:

Mr. O'Toole reported that from January 1 to present, fifty zoning permits have been issued to include 2 New Homes; 23 Residential Remodels; 14 Commercial Remodels; 2 New Commercial Buildings; 2 Special Land Uses; 5 Change of Use, and 2 Home Occupations for a Total Construction Value of \$10,116,153. A total of 21 Sign Permits and a total of 47 Fence Permits have been issued during this time period.

Mr. O'Toole said a few months ago, two gentlemen talked to the Planning Commission regarding the Migratory Bird Project on Aronson Island, and that project has begun. A friend of Mr. O'Toole's who lives in Menominee and owns a landscaping business donated two semi trucks of trees and shrubs for the project. A work bee will be put together should anyone want to volunteer last weekend in October.

### GENERAL PUBLIC COMMENT

None.

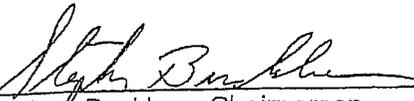
### COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

### Adjournment

A motion was made by Chairperson Stephen Buckbee and seconded by Planning Commissioner Tony Ruiz. The meeting adjourned at 6:45 p.m.

Ayes were unanimous.

  
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Stephen Buckbee, Chairperson  
Escanaba Planning Commission

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

  
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Jeremy Peacock, Secretary  
Escanaba Planning Commission

PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
FEBRUARY 9, 2012

A regular meeting of the Escanaba Planning Commission was held on Thursday, February 9, 2012 at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

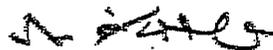
**PRESENT:** Chairperson Stephen Buckbee, Vice Chairperson Patrick Connor, Todd Milkiewicz and Roy Webber.

**ALSO PRESENT:** City Manager Jim O'Toole, Council Members Pete Baker, Pat Baribeau, Ron Beauchamp, Tom Penegor, Director, Recreation Department, Judy Schroeder, DDA, Tom Daly, DDA, and Katie Rydquist, Confidential Secretary.

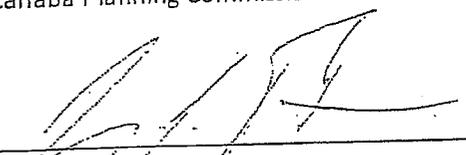
**ABSENT:** Planning Commissioners Jeremy Peacock, Brian Moravec, Bridgette Jaakola, Randy VanPortfliet and Tony Ruiz.

Chairperson Stephen Buckbee adjourned the Planning Commission Meeting at 6:18 p.m. due to lack of a quorum to hold the meeting.

  
\_\_\_\_\_  
Stephen Buckbee, Chairperson  
Escanaba Planning Commission



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

  
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Jeremy Peacock, Secretary  
Escanaba Planning Commission

Community Update – February 9, 2012

Update: - Escanaba Migratory Bird Enhancement Initiative

Joe Kaplan and Glenn Vande Water provided a progress report regarding the migratory bird habitat restoration project going on in Ludington Park and other parts of the City.

Joe Kaplan said the Escanaba Migratory Bird Enhancement Initiative (EMBEI) is a project proposed about two years ago and slowly developing the concept of doing some habitat enhancement at Ludington Park to benefit migratory birds. There is a two-prong approach to this concept: One would be the planting of native trees, shrubs and perennials and then control of invasive species. Mr. Kaplan said there is interest in Ludington Park, in particular Aronson Island and the Veterans' Memorial and two Lake Shore Drive parcels, one of which is owned by the Michigan Department of Natural Resources (MDNR) at the south end of Lake Shore Drive. Mr. Kaplan stated they have been working to qualify to sustain our Great Lakes grant initiative. Community grants are available starting at \$25,000 up to \$150,000, and Mr. Kaplan said they are trying to partner and qualify for a \$25,000 award. Mr. Kaplan said they have partners, including bringing in the Department of Natural Resources and Esky 150 Tree Initiative. They hope to qualify for this grant, and have been in contact with the folks who administer this grant. The City of Escanaba allocated \$3,000 in the 2011 budget to help initiate this project.

Mr. Kaplan said they did the initial planting last fall after Mr. McGregor's Nursery in Menominee contacted the City of Escanaba and donated \$6,000 worth of trees and shrubs. The EMBEI gratefully accepted that donation. Mr. Kaplan said they envision a broad spectrum of local residents and businesses with this community-supported initiative. Current partners and supporters include Bay de Noc Community College; Common Coast Research & Conservation; Central U.P. Chapter of Wild Ones; Wildlife Unlimited of Delta County and Bay de Noc Chapter of the National Wild Turkey Federation. Mr. Kaplan said support from Wildlife Unlimited includes a donation of Purple Martin houses (wooden) in Ludington Park.

Joe Kaplan talked about the Phragmites' problem and said there are about 10 acres that the MDNR has been treating on Portage Point. Phragmites is a really tall, ornamental grass that stays in a little clump. Most of this money from the initiative will go to fight invasive species. There are three acres between Ludington Park and Portage Marsh that they would like to see treated. It needs to be treated late in the season with a herbicide followed up with a mechanical removal of what is left. Once large stands are under control, it is much easier to go through and treat what is left. Mr. Kaplan stated that we should expect to end up managing 100 percent of it.

Glenn Vande Water stated they would be going into Phase II of the planting this spring, and he is working with the Delta County Conservation District. The planting should begin in May or early June.

Marilyn Kinsey said it was a smart thing planting in the fall. If you drive to the east end of Aronson Island, you can see the understory trees, shrubs from your car. Ms. Kinsey said you can see where investments have been made.

Jim O'Toole said we get rare species of birds on Aronson Island, and it is a draw for the birding community.

Update: - Esky 150 Tree Planting Project

Marilyn Kinsey said the committee has been working with Bob Viau to get the website updated, and encouraged people to look at the website, which includes some very nice historic photos. The progress continues to evolve, and the committee is working with all of the volunteers. Ms. Kinsey mentioned the City staff, Jim O'Toole, Bill Farrell and Kim Peterson. The school district is planning to rededicate the 14 memorial trees that were part of the reconstruction project in front of the high school. Ms. Kinsey said they hope to have 150 projects targeted for the high school to do a planting of those projects at the same time to reduce their costs, our costs and to make a visible statement so the community can see what the potential is.

Ms. Kinsey said the kickoff for the Esky 150 Trees is hopefully going to start this fall at the high school. The U.P. State Fair is going to do their planting in the spring 2013, and the primary planting of the Esky 150 Trees will be in the fall 2013, after the big celebration in July. Ms. Kinsey said they have coined the "NeighborWoods" party to engage the community by neighborhood in planting of shrubs and daffodils and small trees. Ms. Kinsey said Jim O'Toole volunteered for the triangle on Ogden Avenue and South 7<sup>th</sup> Street; Lori Rose is the coordinator for Stephenson Park and Rose Park, and Todd Milkiewicz is the coordinator for the Lemérand softball fields. Ms. Kinsey hopes that other volunteers will come forth. Wendy Irish has volunteered to be the coordinator of the NeighborWoods' parties.

Ms. Kinsey stated that the biggest change has been the amount to be donated for the trees or shrubs. We have been reading about the school budgets and that the City also has very tight budget constraints but agreed that the donations should cover not only the cost of acquiring the plant but preparing the soil, making sure there is enough mulch to keep it healthy and then the watering for the first five years is absolutely essential for a good survival rate. Ms. Kinsey said they worked out the cost with the City Engineer Bill Farrell's help. To donate one large tree would be about \$500. The shrubs and daffodils will be planted and watered by volunteers. The City as part of the donation will provide the soil preparation, enhancers and mulch. The ongoing watering will be the responsibility of the people who plant them or if the ownership of the land wants to take over the watering responsibilities. The donation for a shrub will be \$55 and bags of daffodils and bone meal will cost \$5.

Marilyn Kinsey encouraged everyone to take a look at their website and send in donations. A link would hopefully be created with the Memorial Tree website. Donations can be made using PayPal, credit cards or the Community Foundation will accept donations.

City Council Member Pat Baribeau, Chairperson of the Esky 150 Committee, stated they just developed the Request for Proposal (RFP) that will be sent out shortly. They have been fund-raising and have commitments of \$120,000, and hope to get the fund-raising to \$350,000. Ms.

Baribeau said they are looking for community groups and organizations to sponsor a dance or some other event for the Sesquicentennial Celebration. They also plan to have tours, displays, etc., and will be able to cover some of the costs, such as printing brochures, etc. Ms. Baribeau said they are looking to highlight the City of Escanaba, and there will not be any big-name entertainment. In highlighting Escanaba, they hope to bring visitors to town to show what Escanaba has to offer. They also hope to tie this in with the Downtown Development Plan in trying to bring alumni back to Escanaba in that Escanaba is a great town to come home to.

Ms. Baribeau said if an individual or a business wanted to sponsor something or donate money, they should contact the Delta County Community Foundation or Pat Rudden at Northern Michigan Bank. Ms. Baribeau said they have a separate finance committee. Souvenirs such as wooden nickels, coins, hats, T-shirts, etc., are being planned and will be available during the celebration. Ms. Baribeau said a banner that was displayed during the 1963 celebration is well preserved and that will be available for the Esky 150 Celebration during July 5-13, 2013.

Jim O'Toole said he submitted to the Department of Defense a request to have the U.S. Air Force Thunderbirds for the Esky 150 Celebration, and the Department of Defense did approve it.

Ms. Baribeau said that the last weekend of the festivities will be the third year of the Maritime Festival. Five tall ships will be in the Great Lakes, and will be here for the Maritime Festival.

Ms. Baribeau said again that they are trying to attract people who have ties to the community. There will be something for everyone to enjoy. Kay Johnson is heading up the sports events. Players de Noc is considering putting on the play, "Escanaba in the Moonlight."

The website for the Esky 150 Celebration is [Esky150.org](http://Esky150.org).

The meeting adjourned at 6:50 p.m.