PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
December 10, 2015

A meeting of the Escanaba Planning Commission was held on Thursday, December 10, 2015, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Patrick Connor, Vice-Chairperson Kel Smyth, Secretary Roy Webber, Commissioner Brian Black, Commissioner Tom Warstler, Commissioner James Hellerman, Commissioner Christine Williams, Commissioner Steve Buckbee, and Commissioner Paul Caswell.

ALSO PRESENT: City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Assistant Buffy Smith, Code Official Blaine DeGrave, and DDA Director Ed LeGault.

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

Roll Call

Executive Assistant Buffy Smith conducted the roll call.

Approval/Correction of the October 8, 2015, Planning Commission Meeting Minutes

A motion was made by Commissioner Buckbee, seconded by Commissioner Warstler, to amend the October 8, 2015, Planning Commission meeting minutes to include a spelling edit for Patrick Connor under Delta County Planning Commission project update, and to include Commissioner Hellerman as present on the November 12, 2015 All Boards and Commissions meeting minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

City Manager Jim O'Toole stated the Board needs to make a recommendation to City Council for a City Planning Commissioner representative for the Delta County Planning Commission.

A motion was made by Commissioner Warstler, seconded by Commissioner Buckbee, to amend item number one (1) on the agenda to include a City recommended representative for the Delta County Planning Commission. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

None.

NEW BUSINESS

1. Election of Officers – Chair, Vice-Chair, Secretary and Deputy Secretary

City Manager Jim O'Toole stated in accordance with the Escanaba Planning Commission Rules of Procedure, Section 4, Officers, Paragraph A, the Planning Commission will elect from its membership a Chair, Vice-Chair, Secretary, and Deputy Secretary for the upcoming fiscal year.

A motion was made by Commissioner Warstler, seconded by Commissioner Buckbee, to appoint/keep Patrick Connor as Chairperson, Kel Smyth as Vice-Chairperson, Roy Webber as Secretary, and Brian Black as Deputy Secretary for the upcoming fiscal year. Ayes were unanimous.

A motion was made by Commissioner Buckbee, seconded by Chairperson Connor to recommend Commissioner Williams as the City representative for the Delta County Planning Commission. Ayes were unanimous.

A motion was made by Commissioner Warstler, seconded by Vice-Chairperson Smyth to recommend Chairperson Connor as the City representative substitute for Delta County if allowed. Ayes were unanimous.

2. Community Visioning Session – Community Master Plan Update

City Manager Jim O'Toole stated as part of the Community Master Plan update, the Planning Commission is hosting a community visioning session whereby community members and others will be asked to collaborate on a vision for the development of the community. The visioning session provides a forum for ideas and allows everyone who participates to be a mutual author of the plan. The Master Plan guides City decisions about important issues like: where certain types of businesses should be allowed, how much parking should be provided, what improvements should be made to parks and recreation centers, where the City should improve streets, bike lanes & intersections, and what economic strategy the City should take, among many other things.

Board Members and public participants formed in groups of six (6) as part of the visioning session to contribute thoughts and ideas on the development of the Master Plan and how to make Escanaba more attractive for current residents and potential new residents (see attached).

3. Project Updates:

A. Zoning Board of Appeals Hearings/Decisions – No new updates.

B. Superior Trade Zone – The last scheduled Superior Trade Zone meeting was held on Tuesday, December 1, 2015 at the Maple Ridge Hall located in Rock. The next scheduled meeting is Tuesday, January 12, 2016 at the Maple Ridge Hall in Rock.

C. MSHDA/SHPO Certified Local Government Program – No new updates.

D. Delta County Planning Commission Update – No new updates.

E. Redevelopment Ready Community Program – No new updates.

F. YTD Zoning/Land Use Permits Update – See below:

ZONING PERMITS REPORT
January 1, 2015 thru December 10, 2015

3	NEW RESIDENTIAL HOME	$ 881,960
29	RESIDENTIAL REMODELS	$ 346524
4	NEW COMMERCIAL	$ 8,252,000
25	COMMERCIAL REMODELS	$ 5,392,120
1	CHANGE OF USE	$ 0
0	HOME OCCUPATION	$ 0
0	LAND USE PERMIT	$ 0
10	DEMOLITION PERMIT	$ 292,950
72	TOTAL	$ 15,165,554

G. Community Master Planning Process – Board Members and public participants discussed in detail their ideas to contribute to the Master Plan development process.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Vice-Chairperson Smyth, seconded by Commissioner Warstler, to adjourn the meeting. The meeting adjourned at 8:12 p.m. Ayes were unanimous.

Patrick Connor, Vice Chairperson
Escanaba Planning Commission

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

Roy Webber, Secretary
Escanaba Planning Commission

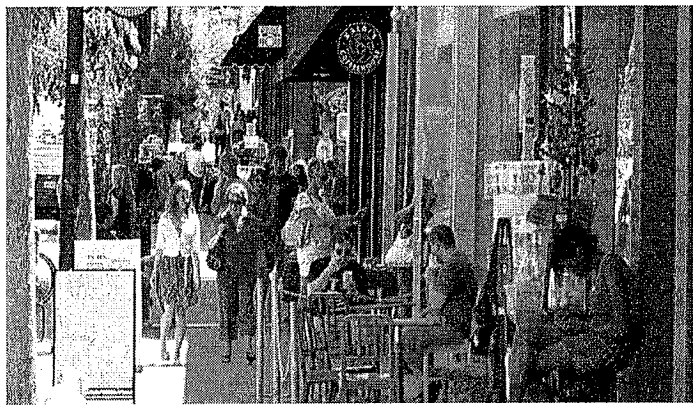
ESCANABA

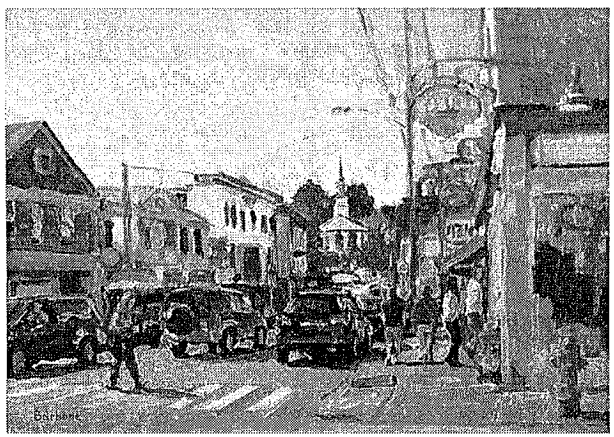
Master Plan Update 2016

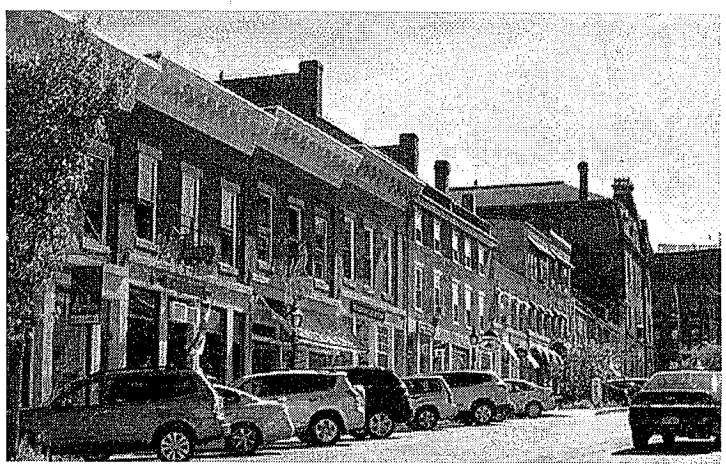
What is a master plan?

- **Master Plan Update**
  - Broad vision for the future of the community
  - Should reflect the community
  - Guides development and decision-making
  - Provides strategies for achieving community goals

Imagine Escanaba in 2035







What would you like it to be?

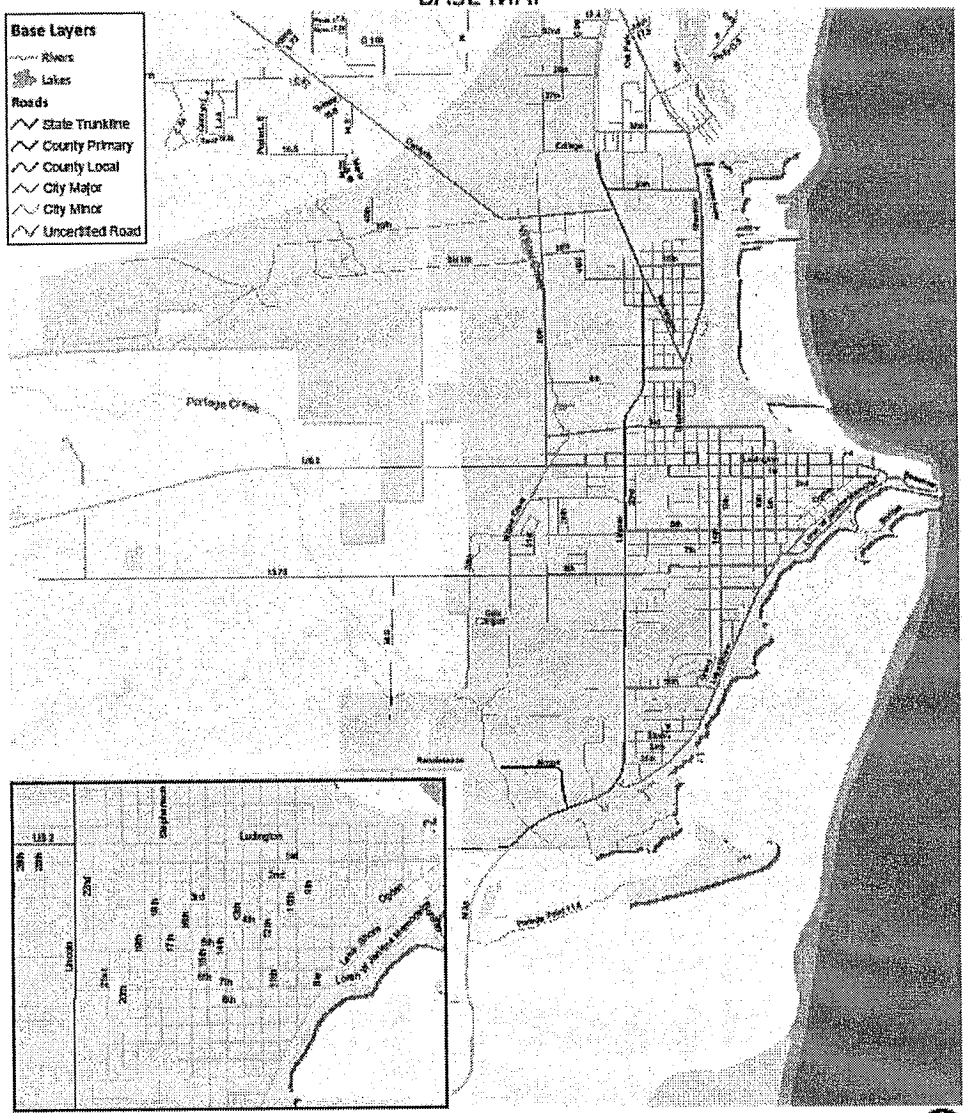
What assets or strengths does the City already have?

(What do you like best about it?)

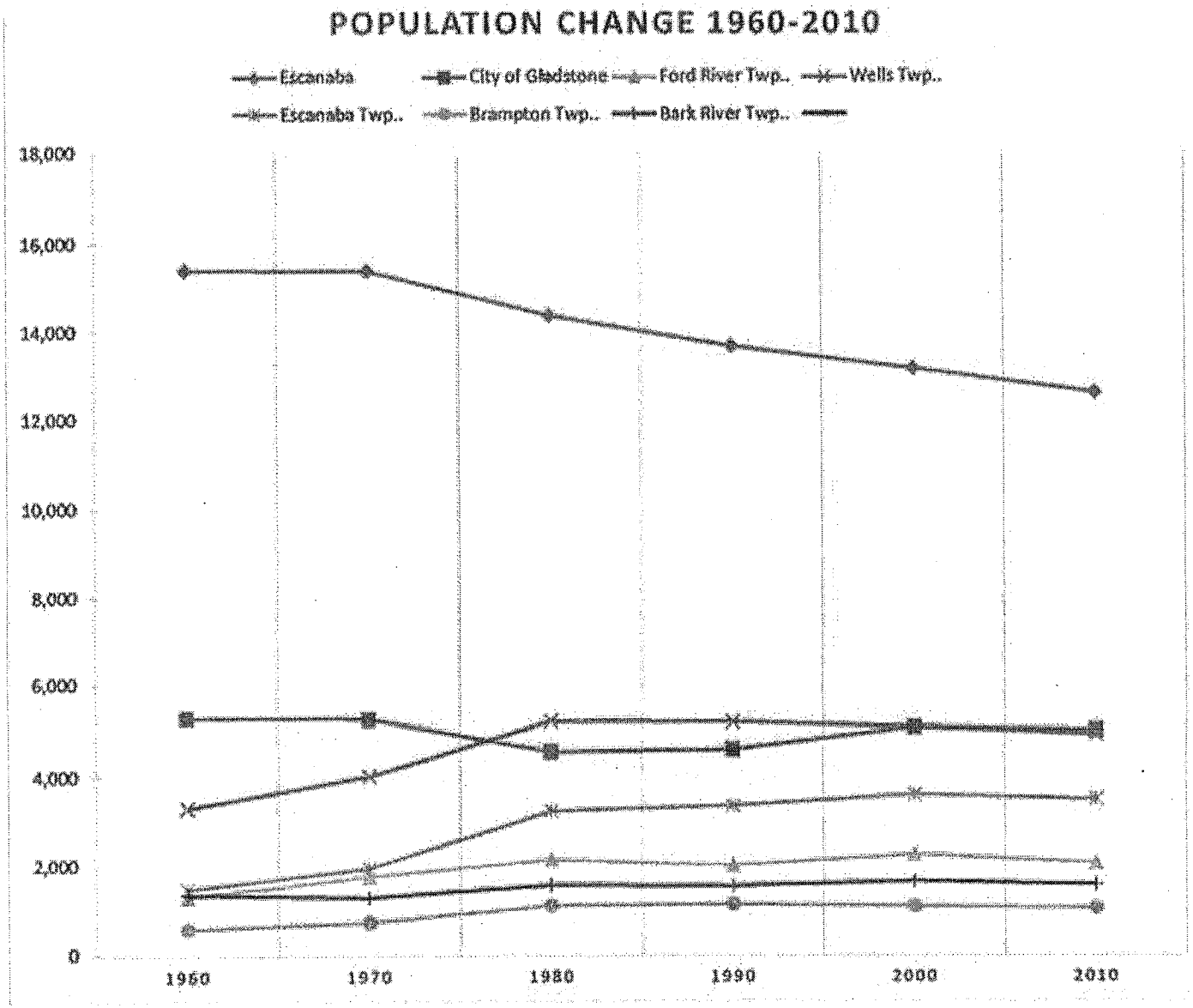
What are the weaknesses of the area?

(What don't you like about it?)

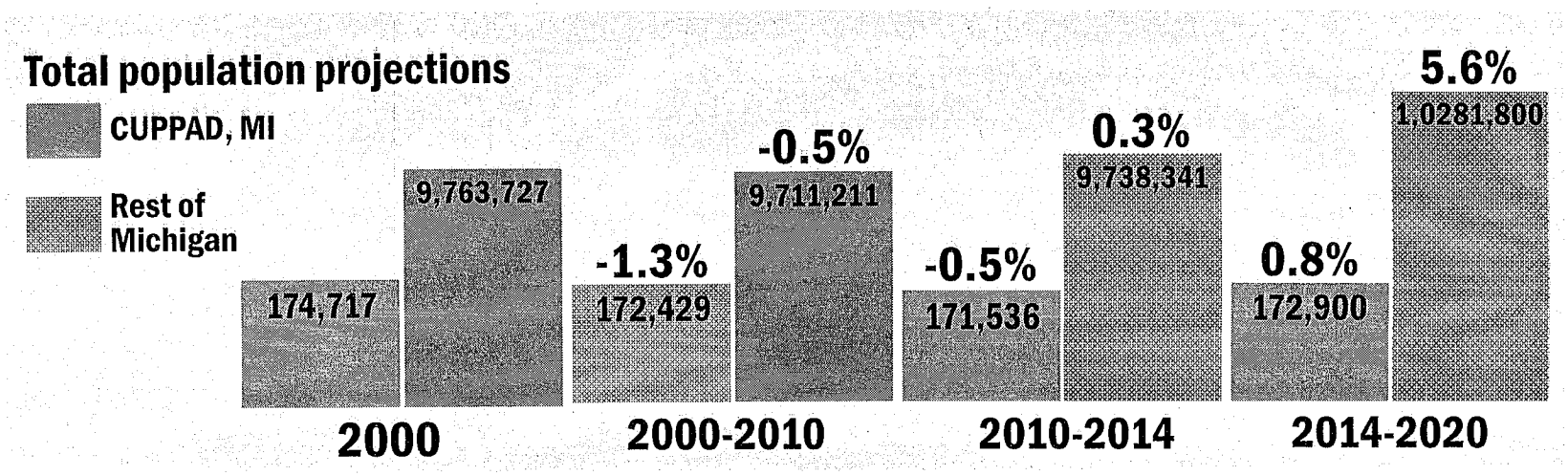
CITY OF ESCANABA
BASE MAP



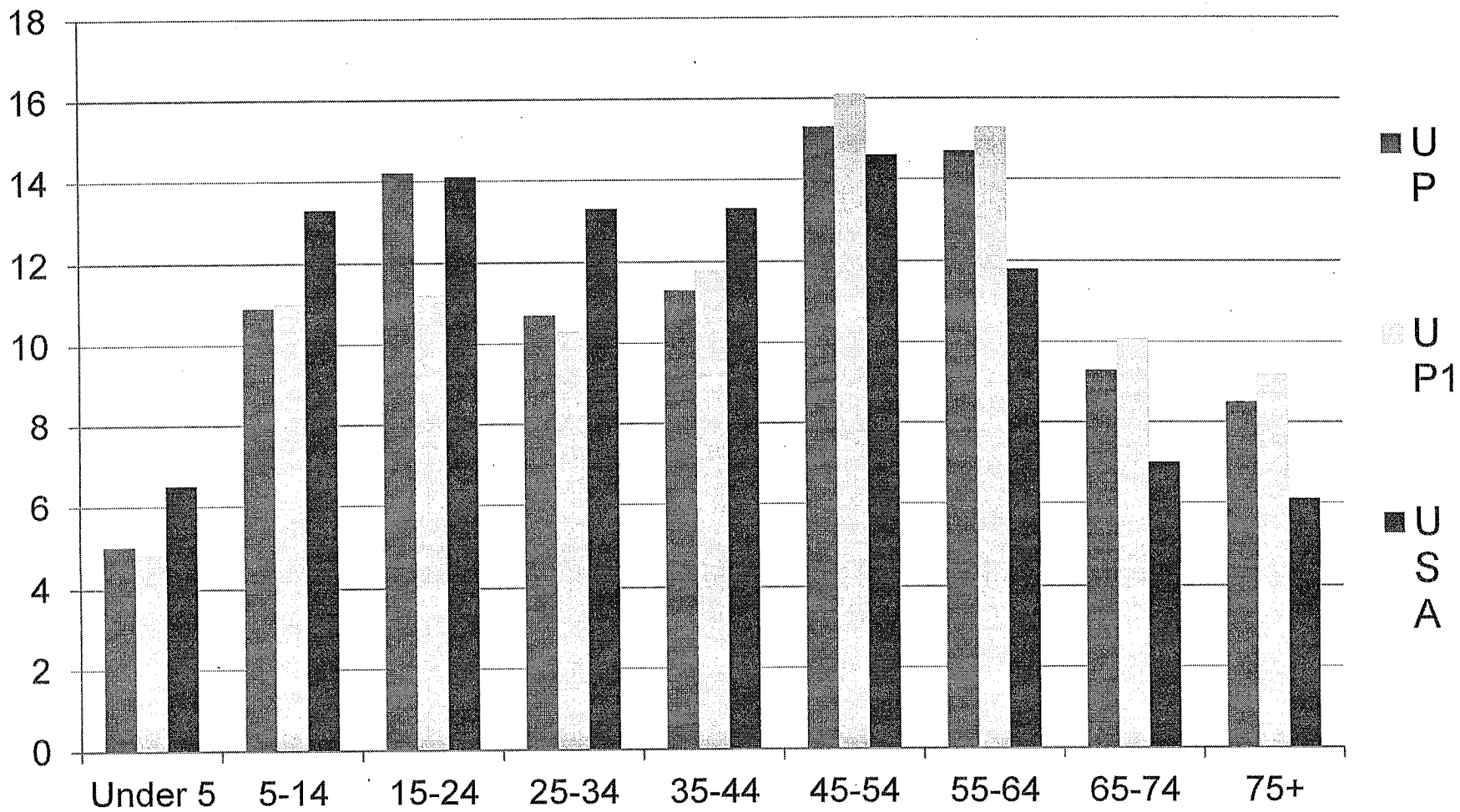
Date: 11/12/2015


POPULATION CHANGE 1960-2010
Escanaba
City of Gladstone
Ford River Twp..
Wells Twp..
Escanaba Twp..
Brampton Twp..
Bark River Twp..
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
1960
1970
1980
1990
2000
2010

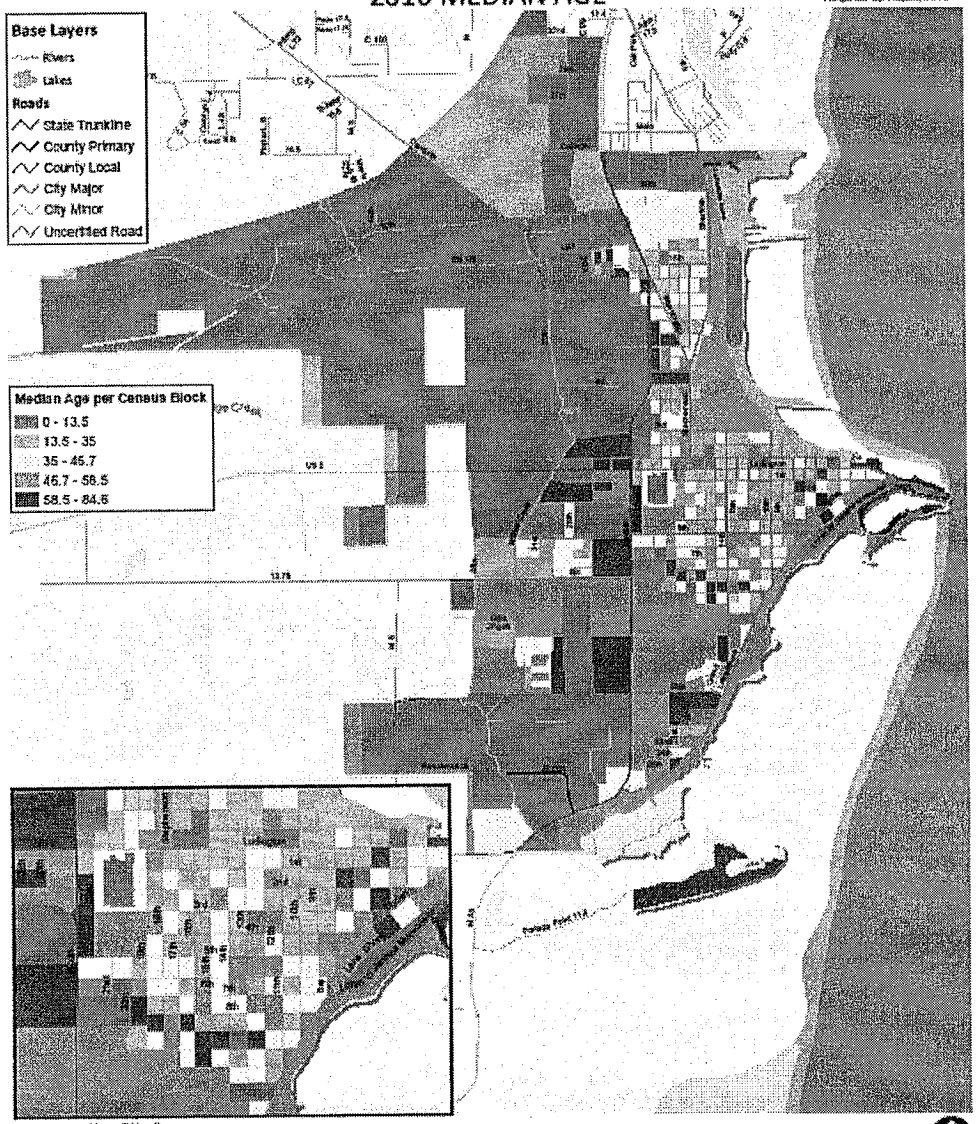
Population Change



Percent of UP Population by Age, 2010



CITY OF ESCANABA
2010 MEDIAN AGE



1 in = 3/4 mile

0 0.75 1.5 Miles

Data Sources: State of MI

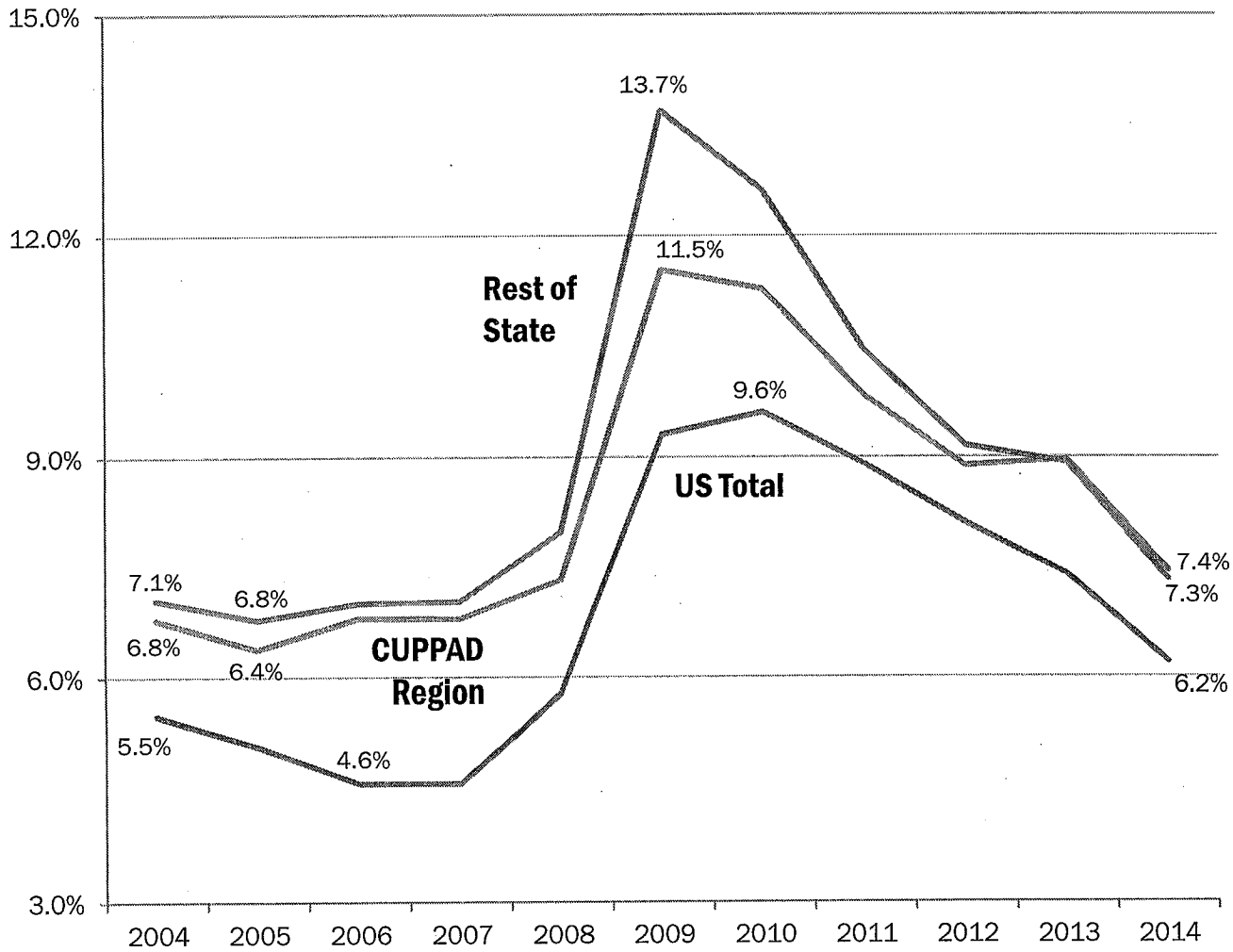
Date: 11/12/2015

Demography

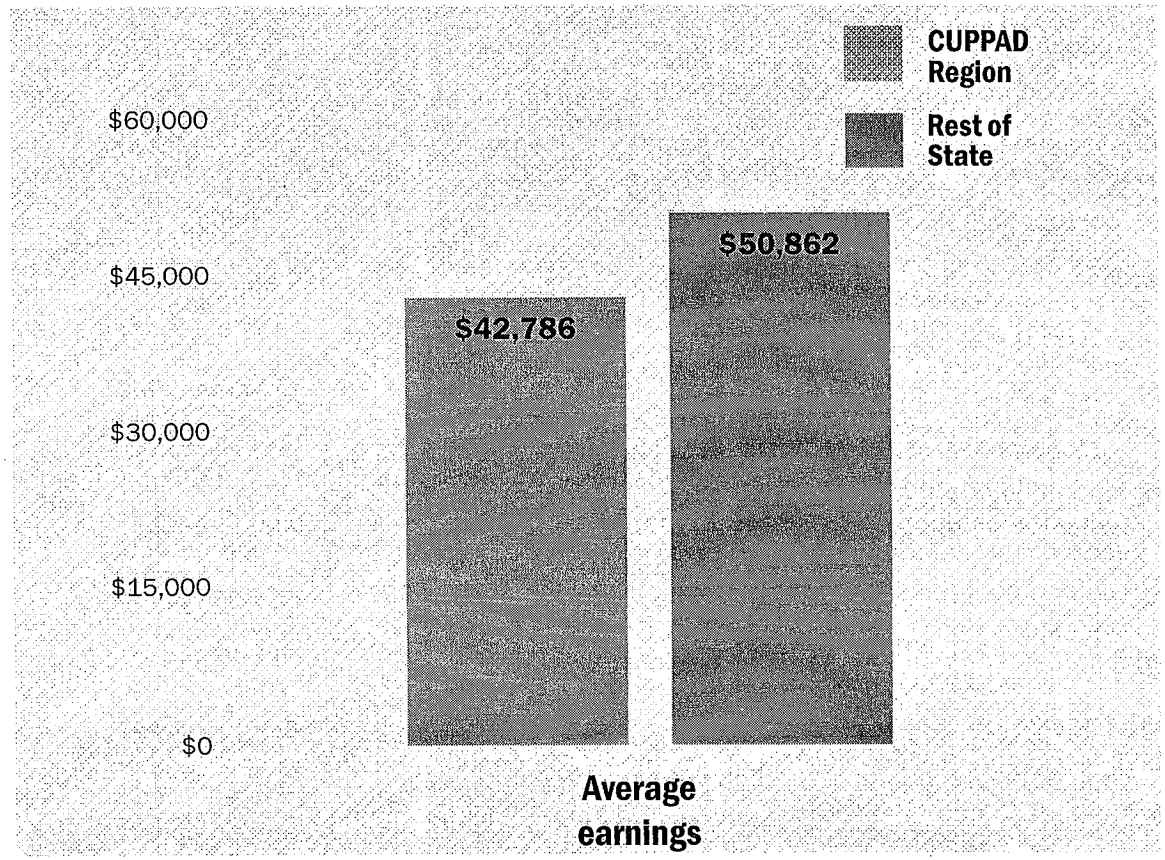
Income and poverty

	2003	2008	2013
Total Population in Poverty	10.4%	14.0%	15.8%
Minors (Age 0-17) in Poverty	13.8%	17.5%	20.8%
Real Median Household Income* ($ 2013)	$46,289	$45,781	$42,758

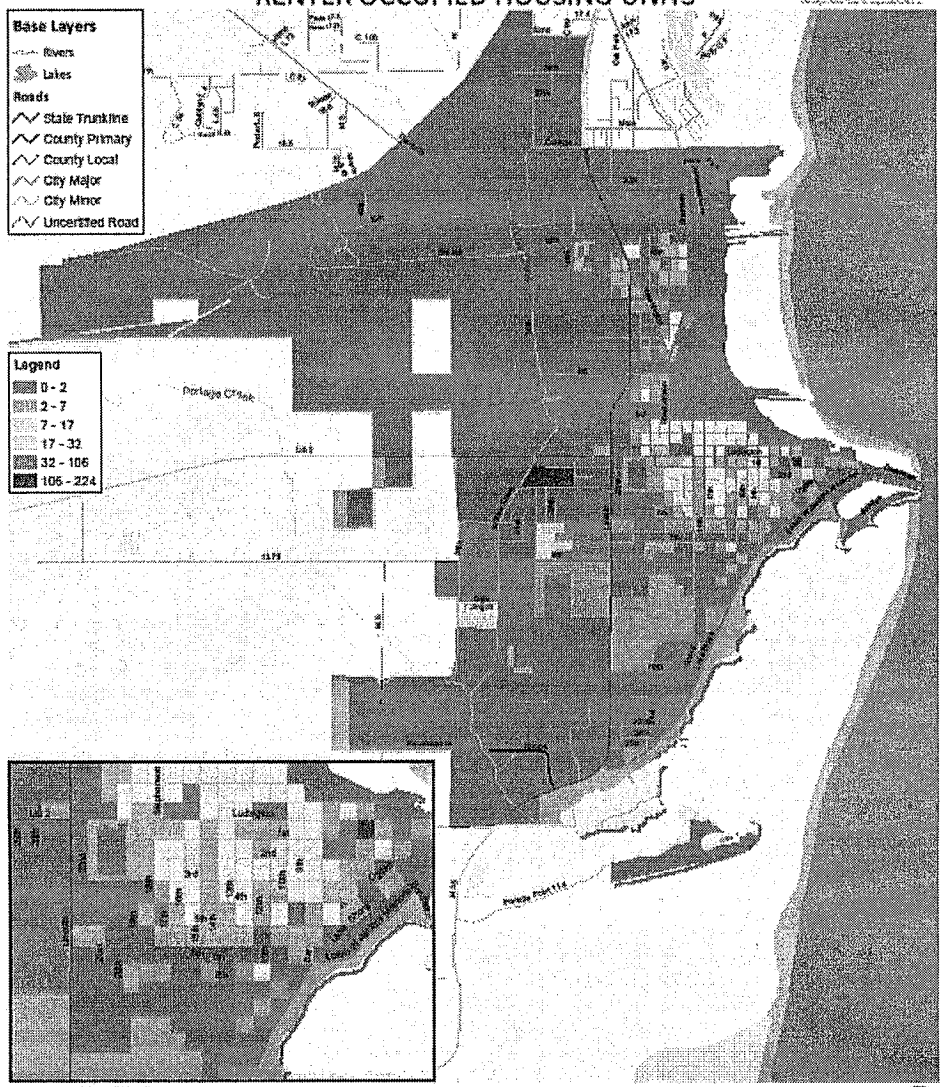
Unemployment Rates



Earnings Per Worker, 2014



CITY OF ESCANABA
RENTER OCCUPIED HOUSING UNITS



Data Sources: State of MI

Date: 11/12/2015

Table 3-7: Educational Attainment for Persons 25 and Over, 2010			
Educational Level	Escanaba	Delta County	Michigan
Less than 9th Grade	3.4	3.0	3.4
9th-12th Grade, No Diploma	7.3	6.4	7.7
High School Diploma	38.6	38.4	30.4
Some College, No Degree	21.4	22.3	24
Associates Degree	10.9	11.2	8.6
Bachelor's Degree	12.4	12.9	15.9
Graduate or Professional Degree	6.0	5.8	10
High School Graduate or Higher	89.3	90.6	88.9
Bachelor's Degree or Higher	18.4	18.7	25.9
Source: 2009-2013 ACS 5 Year Estimate			

Top ten industry sector employment growth

NAICS	Description	2009 Jobs	2014 Jobs	Change	Change (%)	State Change (%)
53	Real Estate and Rental and Leasing	2,376	2,867	491	21%	13%
21	Mining, Quarrying, and Oil and Gas Extraction	1,572	1,836	264	17%	16%
56	Administrative and Support and Waste Management and Remediation Services	2,214	2,583	369	17%	20%
42	Wholesale Trade	1,613	1,876	263	16%	10%
52	Finance and Insurance	3,290	3,813	523	16%	10%
23	Construction	4,987	5,566	579	12%	4%
71	Arts, Entertainment, and Recreation	1,433	1,555	122	9%	0%
54	Professional, Scientific, and Technical Services	3,059	3,275	216	7%	15%
48	Transportation and Warehousing	2,399	2,560	161	7%	23%
72	Accommodation and Food Services	7,042	7,456	414	6%	13%

Industry cluster analysis

Mature Clusters

- Primary Metal Manufacturing (**1.56**; 302)
- Elec Equip., App & Component Mfg. (**1.06**; 195)
- Biomed/Biotechnical (Life Science) (**1.04**; 6,915)

Star Clusters

- Mining (**8.55**; 2,158)
- Forest & Wood Products (**3.64**; 4,421)
- Fabricated Metal Product Mfg. (**2.01**; 1,389)
- Machinery Manufacturing (**1.57**; 882)
- Manufacturing Supercluster (**1.17**; 3,365)

Level of Specialization

Percent Growth in Specialization

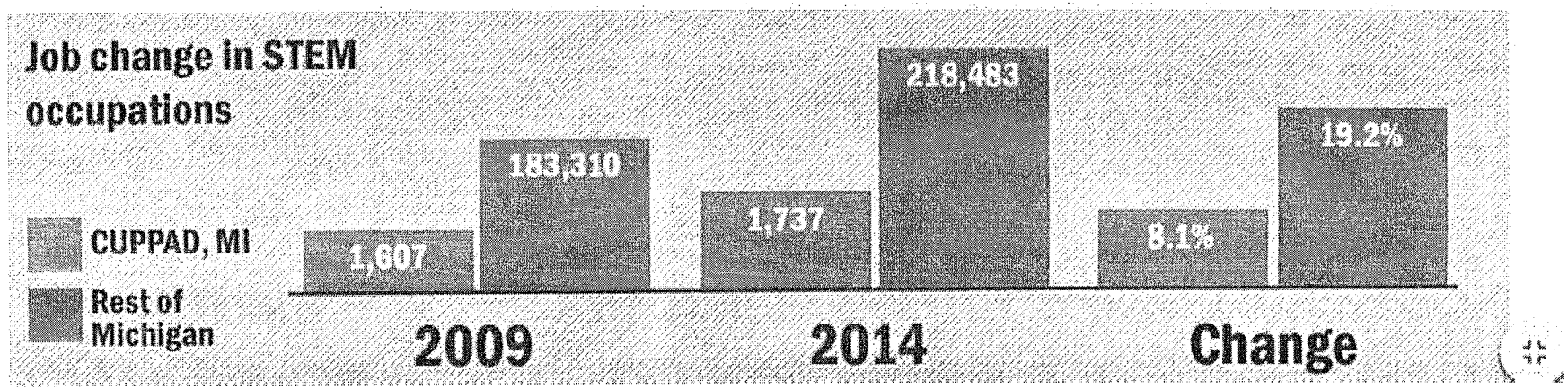
Transforming Clusters

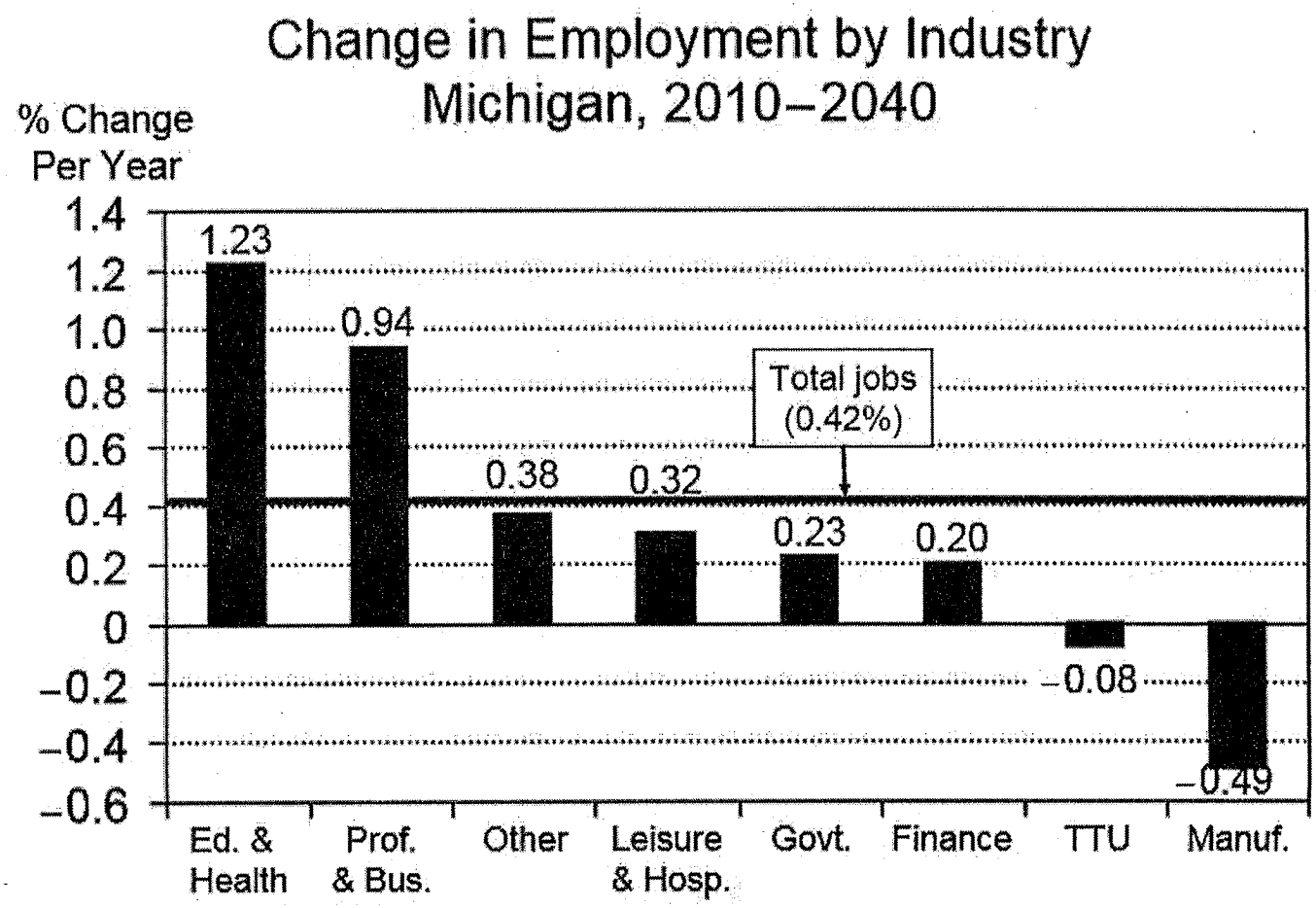
- Arts, Ent, Rec. & Visitor Industries (**0.97**; 3,389)
- Energy(Fossil & Renewable) (**0.91**; 4,200)
- Printing & Publishing (**0.69**; 1,007)
- Chemicals/Chemical-based Products (**0.48**; 500)
- Education & Knowledge Creation (**0.35**; 694)
- Glass & Ceramics (**0.11**; 15)

Emerging Clusters

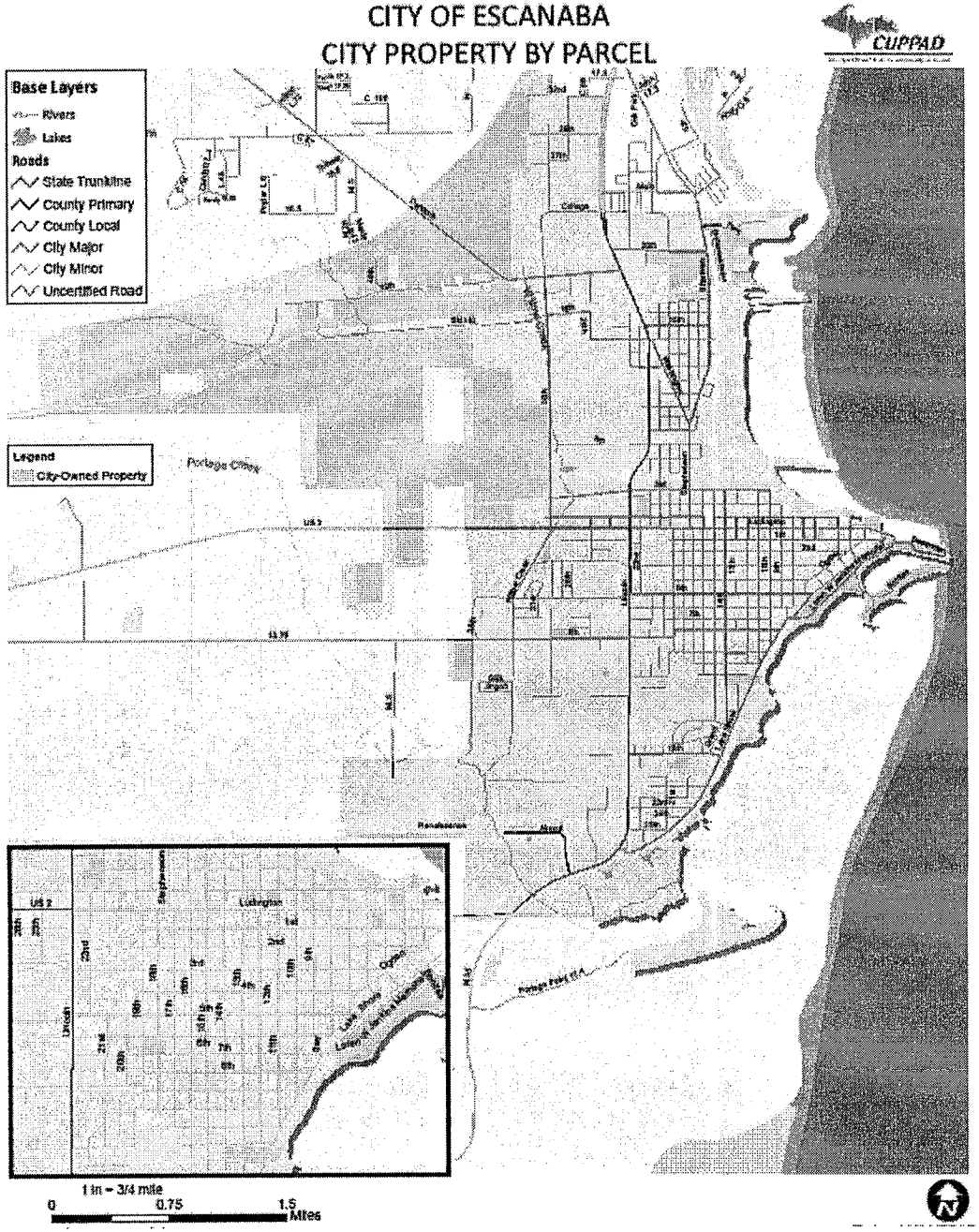
- Transportation & Logistics (**0.90**; 2,420)
- Advanced Materials (**0.85**; 2,141)
- Transportation Equipment Mfg. (**0.78**; 579)
- Agribusiness, Food Processing & Tech (**0.68**; 1,703)
- Defense & Security (**0.63**; 2,266)
- Apparel & Textiles (**0.57**; 358)
- Business & Financial Services (**0.55**; 6,279)
- Information Technology & Telecom. (**0.51**; 1,696)
- Computer & Electronic Product Mfg. (**0.03**; 17)

Science, Technology, Engineering & Math




Change in Employment by Industry
Michigan, 2010–2040
% Change
Per Year
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0
–0.2
–0.4
–0.6
1.23
0.94
0.38
0.32
0.23
0.20
–0.08
–0.49
Total jobs
(0.42%)
Ed. &
Health
Prof.
& Bus.
Other
Leisure
& Hosp.
Govt.
Finance
TTU
Manuf.

CITY OF ESCANABA
CITY PROPERTY BY PARCEL



1. What opportunities could make this a vibrant community?

2. What can the city and residents do that is feasible?

3. What should we do? (What is pressing or urgent?)