



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

**PLANNING COMMISSION
REGULAR MEETING AGENDA
October 9, 2014, at 6:00 p.m.**

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

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

Thursday, October 9, 2014, at 6:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL/CORRECTION(S) TO MINUTES – September 11, 2014
APPROVAL/ADJUSTMENTS TO THE AGENDA
CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

None.

PUBLIC HEARING

1. **Site Plan Review/Zoning District Use Change and Special Land Use Permit Request – Jerry Boucher a.k.a Geepapa Enterprises, Inc. – 1008 North 30th Street and Adjacent properties (11.20 acres +/-).**
Explanation: The Planning Commission will conduct a public hearing on a site plan for property located at 1008 North 30th Street, Escanaba. Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters and storage facility. Additionally, Geepapa Enterprises, Inc. is requesting a zoning district change for property located at and adjacent to 1008 North 30th Street comprising of 11.20 +/- acres or more located on North 30th Street from the 9th Avenue North right-of-way along the E&L.S. Railroad Track.

NEW BUSINESS

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

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS
ADJOURNMENT

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

Respectfully Submitted,

Thomas Warstler, Chairperson
Planning Commission

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
September 11, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, September 11, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

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

ALSO PRESENT: City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Secretary Kim Peterson and project representatives Joe Knauf and Carol Irving

EXCUSED ABSENT: Secretary Roy Webber

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

Roll Call

Executive Kim Peterson conducted the roll call.

Approval/Correction of the August 14, 2014, Planning Commission Meeting Minutes

Chairperson Warstler noted on Page 5 Commissioner Williams abstained from voting as the meeting minutes reflect she was opposed to the motion for appointing Chairperson Warstler to the Basic Marine subcommittee. Correction was noted.

A motion was made by Commissioner Black, seconded by Vice Chairperson Connor, to approve the August 14, 2014, Meeting Minutes with noted correction. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Commissioner Hellermann, seconded by Commissioner Williams, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

Special Land Use Permit Request – Joe Knauf- 1401 North 26th Street – City Manager O'Toole stated Mr. Knauf has applied for a Special Land Use Permit to operate an Adult Day Care Facility at property he owns at 1401 North 26th Street. Current zoning at the property is Heavy Manufacturing (G) District. The proposed use would be in a building which is already in

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

City Manager O'Toole explained the duties of the Planning Commission:

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

City Manager O'Toole stated staff is recommending approval of the Special Land Use Permit for the following reasons:

- A. The proposed use is being proposed in an already existing building which has been vacant for a considerable amount of time.
- B. The proposed use is an existing use in the building next door and the City has not received any complaints or inquiries about the use.

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

Mr. Knauf appeared before the Planning Commission and stated the Penstar building was the former office building of Harnischfeger Complex. The building next door, which is referred to as the annexed building, which was part of the complex when he purchased the property in 1997. This annexed property was updated approximately ten years ago and for many years housed JB Stiches and ProServ up until two years now and has since been vacant. Prospective Adult Day Care, which is a branch of Community Action Agency, helps people with dementia, alzheimer and people come in throughout the day. People are brought in by relatives, friends or the DATA

bus and is a good location. Prospective is looking at the annexed building for more space and possibly purchasing the property versus leasing.

Commissioner Milkiewicz questioned whether the adult day care was currently located in the Penstar building. Mr. Knauf stated yes and the current location is in compliance with the current Zoning Ordinance and this adult day care is the same exact one who would be moving right next door.

Mr. Knauf stated he is the landlord and Community Action Agency runs Perspectives.

Commissioner Black asked if the Special Land Use Permit would make a difference to the building if it was sold or leased. City Manager O'Toole stated the Special Land Use Permit is for the actual use and would transfer if the building was sold or leased. If Prospectives was to move out, the use would cease to exist under the Special Land Use Permit.

Commissioner Hellermann questioned whether the adult day care needed to obtain a Special Land Use Permit at their current location. City Manager O'Toole stated the adult day care is grandfathered in as it has been there longer than he has been doing zoning.

Chairperson Warstler opened the public hearing up to the citizens and no one appeared.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Black, to approve the Special Land Use Permit for 1401 North 26th Street to operate an Adult Day Care Facility.

Roll Call Vote:

Ayes: Vice Chairperson Connor, Commissioners Black, Smyth, Buckbee, Williams, Hellermann, Milkiewicz and Chairperson Warstler

Nays: None

Motion passed unanimously.

PUBLIC COMMENT

None.

NEW BUSINESS

1. Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – No meeting was held.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – A Joint Meeting will be conducted on 09/23/14 with the City Council, Planning Commission, Downtown Development Authority and the Historic District Commission.
- C. Delta County Planning Commission Update – Vice Chairperson Connor stated a meeting was held June 2nd and August 4th with the discussions being centered on the Garden sawmills.

D. Zoning/Land Use Permit Update – See below:

ZONING PERMITS REPORT
January 1, 2014 thru September 11, 2014

3	NEW RESIDENTIAL HOME	\$735,000
31	RESIDENTIAL REMODELS	\$571,640
3	NEW COMMERCIAL	\$830,000
5	COMMERCIAL REMODELS	\$2,142,500
	CHANGE OF USE	\$0
	HOME OCCUPATION	\$0
	LAND USE PERMIT	\$0
2	DEMOLITION PERMIT	\$24,000
	TOTAL	\$4,303,140

E. Various – City Manager O’Toole stated the Basic Marine Subcommittee has met and a draft term sheet of conditions on a possible sale is being put together by the City Attorney and will include milestones.

City Manager O’Toole the Next Michigan Superior Trade Zone was discussed at a Joint Government Meeting yesterday with Delta County, City of Escanaba, City of Gladstone, Marquette County and the City of Marquette. These entities will be filing the articles of incorporation at the end of the month. The City of Escanaba, City of Gladstone, City of Marquette and Marquette County have passed a resolution to be corporate members. Delta County is set to pass on their resolution early next week. Townships were asked yesterday to either adopt a resolution as a township to make them a corporate partner or, if they are not interested in going that far, to give a letter of support for the concept itself.

A motion was made by Commissioner Black, seconded by Commissioner Smyth, to have Chairperson Warstler sign a letter of support on behalf of the Escanaba Planning Commission on the Next Michigan Superior Trade Zone. Ayes were unanimous.

City Manager O’Toole stated the City applied for funding under the Urgent Needs Grant for last winter’s freezing as the State of Michigan made available \$6 million. The City applied for just under \$300,000 and was notified we will receive \$11,940.72. City Manager O’Toole was on the phone with MEDC to seek an explanation as to why the low amount. MEDC responded because the City did a majority of work in-house we weren’t eligible for reimbursement and we had inventory on hand that was used (which needs to be replaced). If the City would have contracted work out, they would have been reimbursed for all.

GENERAL PUBLIC COMMENT

None.

COMMISON/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURMENT

A motion was made by Vice Chairperson Connor, seconded by Commissioner Hellermann, to adjourn the meeting. The meeting adjourned at 6:23 p.m. Ayes were unanimous.

Thomas Warstler, Chairperson
Escanaba Planning Commission

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

Roy Webber, Secretary
Escanaba Planning Commission

Date Application Received: 7/20/14

Permit #: 091114-01 Pd. 8/20/14 \$200.00 CL #7143

Application for Special Land Use Permit
City of Escanaba, Michigan

Property Owner's Name: * Joseph Knauf
Street Address: 1401 N 26th Street
City: Escanaba State: MI Zip Code: 49829
Telephone 906-786-3583 x.116 (work) _____ (home)
Email Address: jknauf@dstech.us
* If contract purchase, please provide copy of contract

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

Description of Property
Location (Street Address): 1401 N 26th Street Sheet: _____ Block: _____ Lot: _____
Existing Zoning Classification: Heavy Manufacturing Distr. - G
Existing Comp. Plan Designation: _____
Total land area to be utilized: .31 Acres See Att'd Plat Survey
(please provide a recent survey of the subject property)
Parcel #: 051-420-2824-200-019
Legal Description: SEC 21 T39N R23W.....

Special Land Use Permit Purpose: The Special Land Use Permit is being requested for the Permit to grant the landowner or lessee the ability to run a business for human care, such as an Adult Day Care Facility on this property.

Names and Add _____ (use separate sheet for additional names)
North: Joseph Knauf
South: Joseph Knauf
East: Fair View Estates Trailer Court
West: E&LS Railroad

Certification:

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

Signed: Joseph Knauf Signed: Carol Irving 8/20/14
Property Owner Applicant, if different from owner

For Staff Use:

Checklist

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

OFFICE USE ONLY:

Date Received: 8/20/14 Approved: 9/11/14 Disapproved: _____

If application is denied, reason for denial: _____

Special requirements of approval: PLANNING COMMISSION APPROVED.

Signature of Administrator: [Signature] Date: 9/12/14



September 11, 2014

The Honorable Rick Snyder
Michigan Governor
2nd Floor Romney Building
P. O. Box 30013
Lansing, MI 48909

Dear Governor Snyder:

The Escanaba Planning Commission would like to express its support for the formation of the Superior Trade Zone.

This newest addition to the Michigan Strategic Fund's Next Michigan Development Corporation consortium will be sure to foster economic growth and job creation throughout the Upper Peninsula. With the Escanaba Planning Commission being focused in land use and community development, the benefits offered by the regional Superior Trade Zone include coordination, marketing, and economic development incentives that are crucial to support business growth and new investment. We particularly value the Corridor's strategic focus on logistics based manufacturing and multi-modal transportation.

Thank you for acknowledging our support of the Superior Trade Zone. We strongly encourage your continued support of formal approval when the application comes before the Michigan Economic Development Corporation (MEDC) Strategic Fund.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Warstler", written over a large, decorative flourish.

Thomas Warstler
Chairman
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

**CITY OF ESCANABA
SPECIAL LAND USE PERMIT REVIEW REPORT
CASE NO. PC-100914-01**

REFERENCE: See attached legal description

DATE: September 29, 2014

PROPERTY OWNER/APPLICANT ADDRESS:

Mr. Jerry Boucher
2220 6th Avenue South
Escanaba, MI 49829

TYPE OF REQUEST:

In accordance with section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for a Land Use Permit must be conducted prior to the use permit issuance. Additionally, in accordance with Section 1503 Uses Allowed by Special Land Use Permit, Paragraph (c) the Planning Commission is being asked to authorize an office/warehouse use which is not specifically stated under Section 1502 Principal Uses Permitted by Right. Lastly, the applicant is requesting the zoning land use designation for this property and the property located adjacent to this property comprising of 11.20 +/- acres or more located on North 30th Street from the 9th Avenue North right-of-way along the E & LS Railroad track be changed from a Heavy Manufacturing "G" District use to a Commercial "E" District use.

CURRENT ZONING:

Heavy Manufacturing "G" District.

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance.

DESCRIPTION OF PROPOSED PROJECT:

Mr. Jerry Boucher has submitted an application for zoning land use approval for property he owns and/or controls at 1008 North 30th Street, Escanaba, MI. In the application, Mr. Boucher proposed to construct 7,200 s.f. office/warehouse building.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Heavy Manufacturing "G". A Special Land Use Permit is required in that an office/warehouse use is not a use by right within a Heavy Manufacturing "G" District.

NOTE: The applicant is requesting the zoning district classification be changed from Heavy Manufacturing "G" District use to Commercial "E" District use.

2. The proposed construction meets setback standards of a Heavy Manufacturing “G” District and will meet setback standards of a Commercial “E” District if the parcel is rezoned. As submitted, the office/warehouse will meet the setback standards of the existing area.
3. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicant’s met on September 29, 2014, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting were: City Manager Jim O’Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Brian Boucher, John LeMire and Dan Block and Jason Campbell from Dynamic Design.
5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.3. Official Review, on September 29, 2014, an official City Administration review was conducted for comments as to the proposed development’s conformance to all applicable standards and requirements. City Administration is recommending approval of the site plan.
7. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.
8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

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

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

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

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

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

In accordance with Section 205.5 Protest. If a protest of the proposed Special Land Use Permit is presented to the Planning Commission at or before the public hearing date on the request and it is properly signed by the owners of at least 20% of the noticed area of land included in the request, excluding publically owned land, or by owners of at least 20% of the area of land included within an area extending out at least 100 feet from any point on the boundary of land included in the request, excluding publicly owned land, then a request for a Special Land Use Permit must be passed only upon an affirmative vote of $\frac{3}{4}$ of the members of the Planning Commission.

Section 1504.1 of the Escanaba Zoning Ordinance specifically states schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted use by right is prohibited. The term human care is typically applied to uses that provide health, medical or rehabilitation services to individuals such as hospitals, convalescent homes, nursing homes, rest homes, orphanages or rehabilitation centers. These are facilities that are normally operated and occupied 24 hours a day, 7 days a week. The proposed use does not provide any of these services and is only in use Monday through Friday during the normal business day.

Section 401.5 of the Escanaba Zoning Ordinance states the Council may from time to time on its motion or on petition, amend, supplement, or change the district boundaries or regulations herein established in the manner prescribed by Act No. 207 of the Public Acts of Michigan for 1921 (MCL 125.581 et seq., MSA 5.2931 et seq.), as amended. Whenever the owners of 50 percent or more of the frontage in any district or part thereof shall present to the Council a petition in writing, duly signed, requesting an amendment, supplement, change, or repeal of the provisions prescribed for such district or part thereof, it shall be the duty of the Council to vote upon said petition within 90 days after the filing of the same by the petitioners with the Council. If any area is hereafter transferred to another district by a change in district boundaries by an amendment as above provided, the provisions of this ordinance, relating to building or uses of buildings or premises existing at the time of passage of this ordinance shall apply to buildings or uses of buildings or premises existing at the time of passage of such amendment in such transferred area.

SITE PLAN APPROVAL STANDARDS:

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

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

- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to a public street.
- F. The development provides for vehicular circulation.
- G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- H. All loading and unloading areas and outside storage areas shall be adequately screened.
- I. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- J. Adequate utilities will be provided and placed underground.
- K. All premises shall be graded to prevent accumulation of stagnant water.

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

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

- A. The proposed use is consistent with the surrounding uses in the area to the south. However, a commercial designation is not currently consistent with the Master Plan for Future Land Use without a Special Land Use Approval from the Planning Commission.
- B. Staff is recommending approval of the site plan as submitted contingent upon the issuance of a Special Land Use Permit and/or changing the zoning district from Heavy Manufacturing "G" District use to a Commercial "E" District use.

FISCAL IMPACT:

The construction value of the office/warehouse is estimated to be \$1.1 million. Once the office/warehouse is built, expected tax revenue is expected to be approximately \$9,300 annually.

PUBLIC CONTACT:

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

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

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

STANDARDS AND QUESTIONS (FINDING OF FACTS):

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

1. Is the development designed to integrate well with adjacent developments?
2. Is the development designed to minimize nuisance impacts on adjoining parcels?
3. Is the development designed to ensure safe and functional traffic access and parking?
4. Is the development designed to minimize impacts on sensitive environmental resources?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

None

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval.
2. Site Plan Diagram.
3. Assessor's Property Information Card
4. Site Photographs.
5. 300' radius property owner/tenant notification letter
6. 300' radius labels



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

sup
pd ch II
1340
9/25/11
10P

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

Parcel "B"

LEGAL DESCRIPTION OF PROPERTY: _____
ASSESSOR #: _____

LOT INFORMATION:
PROPERTY OWNER(S): BLM
PHONE NUMBER: 786-3911 E-MAIL ADDRESS: jermy@trawndesign.com
PROPERTY ADDRESS: 1008 North 30th Street
TYPE OF LOT: (circle one) Corner Lot Interior Lot Other: _____
*Please note the dimensions on your site plan as well
SIZE OF LOT: 572 x 266 LENGTH OF LOT: 572 WIDTH OF LOT: 266
IRREGULAR LOT: _____ PROPERTY ZONED: _____

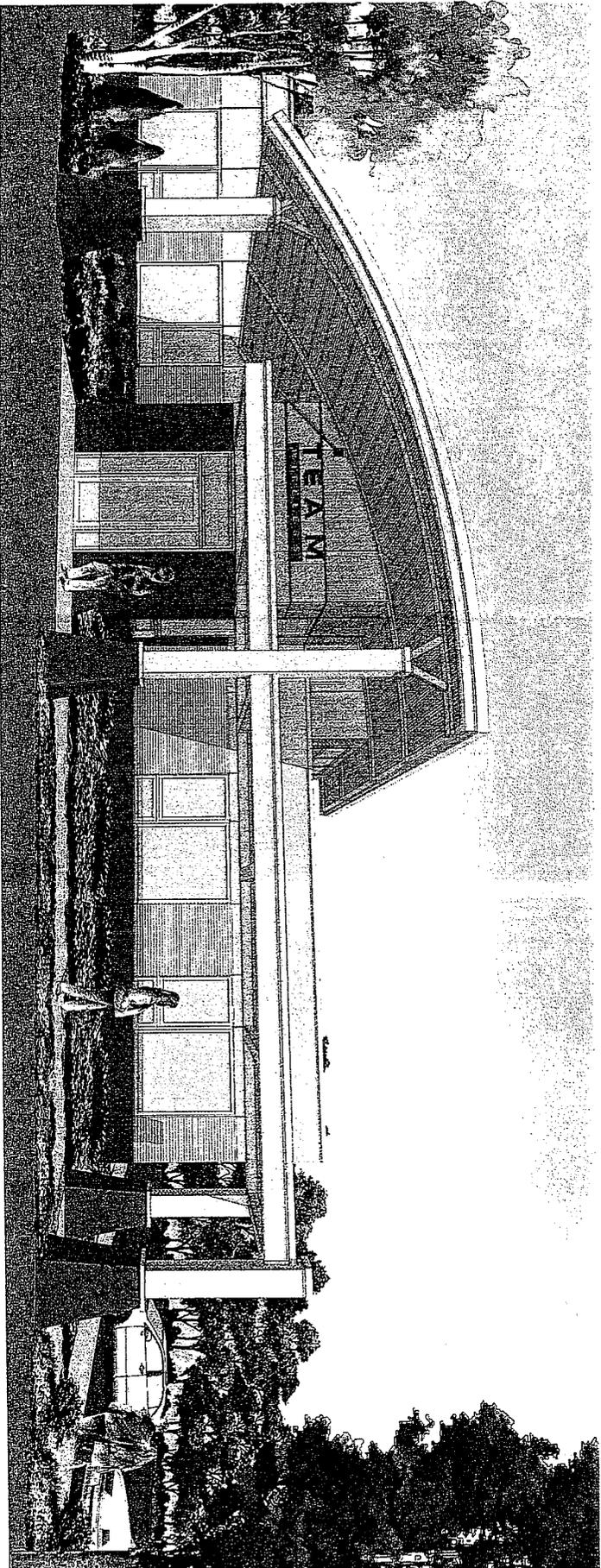
BUILDING INFORMATION:
TYPE OF BUILDING: (check one)
 Multi-family building containing 5 or more dwelling units
 A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street
 A principal nonresidential building or structures permitted in a residential district
 A communication tower
 A commercial building 5,000 square feet or more in size
 A Residential Planned-Unit Development
 Planned Commercial Development
 Change of Use: FROM _____ TO _____
 Other: office bldg. 7587 SF
 Industrial building and/or use
 Special Land Use Permit Request
 Special Planned District Development

SIZE OF BUILDING: _____ EXISTING FLOOR AREA: _____
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) _____
PROPOSED USE: office bldg + storage 7200 SF
OF STORIES: 1 HEIGHT OF BUILDING: (feet and stories) _____
ROOF TYPE: (circle one) Gambrel _____ Mansard _____ Flat office Gable _____ Hip _____ Slatted-warehouse
SETBACKS: (from property line) FRONT: 123.7' SIDES: 99.8' and 96' REAR: 200'+
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO _____ YES _____ PANEL # _____ PANEL DATE _____
ESTIMATED VALUE OF CONSTRUCTION: \$ 900,000 - \$ 1.1 million
APPROVED VARIANCES: _____

I certify that the information contained herein is true and accurate: (Please print)
COMPANY NAME/APPLICANT: _____ DATE: _____
SUBMITTED BY: _____
SIGNATURE: _____ PHONE: _____

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

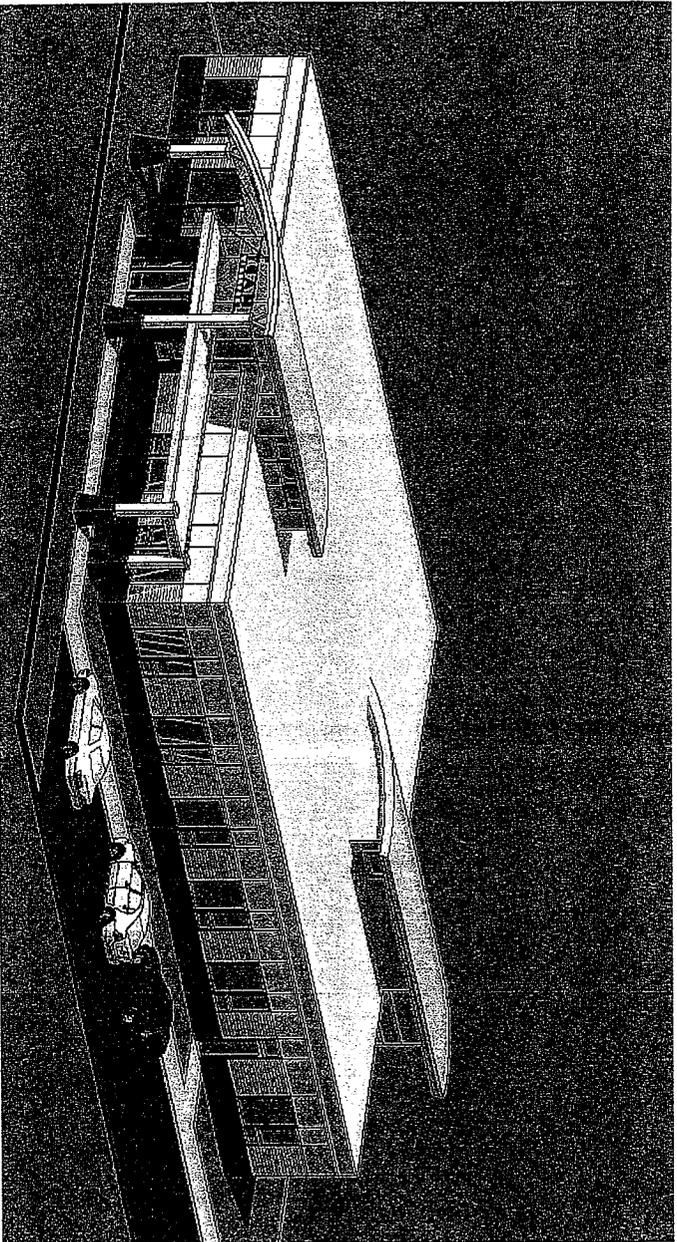
SPECIAL REQUIREMENTS OF APPROVAL: _____
SIGNATURE OF REVIEWER: _____ DATE: _____



VIEW FROM STREET

TEAM WIRELESS CORPORATE OFFICE

NORTH 30TH STREET, ESCANABA, MICHIGAN



MASSING VIEW

TEAM WIRELESS CORPORATE OFFICE

NORTH 30TH STREET, ESCANABA, MICHIGAN

**PLAT OF SURVEY OF
PART OF THE NW¼ OF SE¼
SECTION 24 T39N, R23W
THE CITY OF ESCANABA
DELTA COUNTY, MICHIGAN**

PROPERTY DESCRIPTION

FROM THE SW CORNER OF THE NW¼ SE¼ SECTION 24 T39N, R23W MEASURE N 0°24'00" W ALONG THE WEST LINE OF THE NW¼ SE¼ A DISTANCE OF 40.00' TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N 0°24'00" W ALONG SAID WEST LINE A DISTANCE OF 266.52'; THENCE S 89°11'00" E PARALLEL WITH THE SOUTH LINE OF SAID NW¼ SE¼ A DISTANCE OF 575.60'; THENCE S 0°15'50" W A DISTANCE OF 266.52'; THENCE N 89°11'00" W PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 572.05' TO THE POINT OF BEGINNING. CONTAINING 3.51 ACRES.

NW CORNER
NW¼ SE¼

NORTH 30TH STREET

1299.97'

N 0°24'00" W
266.52'

45' WIDE ELECTRICAL EASEMENT

45'

SW CORNER
NW¼ SE¼

FENCE CORNER
100' +/- E

N 89°11'00" W

N. R/W LINE

572.05'

C/L 9TH AVENUE NORTH (80' R/W) NOT CONSTRUCTED

N 89°11'00" W

SE CORNER
NW¼ SE¼

S 89°11'00" E
575.60'

CORNER NOT SET
FALLS AT FENCE POST

A
3.51 ACRES

CORNER NOT SET
FALLS IN FENCE

266.52'

S 00°15'50" W

745.53'

*1008
970 30th St*

1004 970 30th St

Sabatini A



BEARINGS ARE RELATIVE
TO SURVEY BY M. DAVIS
RECORDED IN LIBER 23 PG. 20
OF DELTA COUNTY RECORDS

ORIGINAL



**Peterson
Surveying**

801 NORTH 18th STREET
ESCANABA, MI. 49829
(906) 789-7878
FAX (906) 789-2729

I, MICHAEL PETERSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND IN ACCORDANCE WITH P.A. 132 OF 1970, THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS IS WITHIN THE ACCEPTED LIMITS.

JOB NUMBER

0702161-A

SURVEY FOR

MICHAEL CALOUTTE

SCALE

1" = 100'

DATE

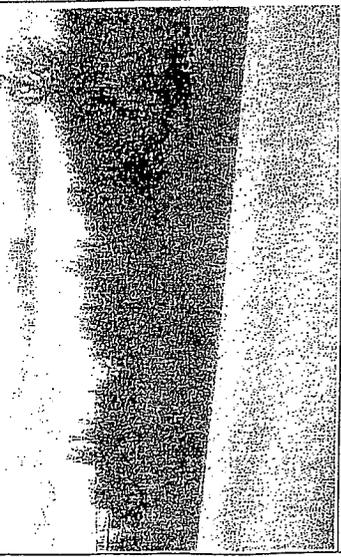
2/17/03

LEGEND

- (M) MEASURED
- (R) RECORDED
- IRONS FOUND
- IRONS SET
- ⊙ CONTROL CORNER

A#132-11

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
J & M ENTERPRISES	BOHOTI LLC	125,000	04/15/2004	LC	LC	758/746		0.0		
Property Address	Class: Commercial, 201	Zoning: 293	Building Permit(s)	Date	Number	Status				
1008 NORTH 30TH STREET	School: DISTRICT 21010									
Owner's Name/Address	P.R.E. 0%	Map #: 132-11								
BOHOTI LLC	2013 Est TCV Tentative									
2220 6TH AVENUE NORTH	Land Value Estimates for Land Table 93.COMM OFF MAIN									
ESCANABA MI 49829										
Taxpayer's Name/Address	Public	* Factors *	Frontage	Depth	Rate	Adj. Reason	Value			
BOHOTI LLC	Improvements		270.00	575.00	1.0000	300 133 270 X 575	107,730			
2220 6TH AVENUE NORTH	Dirt Road		270	Actual	Front Feet,	3.56	Total Acres =	107,730		
ESCANABA MI 49829	Gravel Road									
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	KD	09/15/2011	Inspected	2013	Tentative	Tentative	Tentative			Tentative
	KD	08/18/2008	Inspected	2012	54,213	0	54,213			40,318C
	KD	02/06/2010	Data Enter	2011	55,890	0	55,890			39,259C
				2010	0	50,625	50,625			38,603C



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

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

**PRE-SITE PLAN MEETING
TEAM WIRELESS CORPORATE OFFICES
NORTH 30TH STREET**

**Monday, September 29, 2014, at 10:30 a.m.
City Hall/Library Complex, Room C102, 410 Ludington Street, Escanaba MI 49829**

PRESENT: City Manager Jim O'Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Brian Boucher, John LeMire and Dan Block and Jason Campbell from Dynamic Design

City Manager O'Toole stated this project consists of two issues. One is zoning as the property is zoned Heavy Manufacturing and the property owners are seeking to rezone their lot along with two neighboring lots on North 30th Street to a Commercial District. The permitted use by right in Heavy Manufacturing doesn't allow for the proposed office building/warehouse use. The second is the site plan review for a corporate office with a storage building behind it. The site plan review will go before the Escanaba Planning Commission on Thursday, October 9, 2014.

Review of the site plan took place. City Manager O'Toole stated he will need a full detailed landscaping plan to include trees and shrubs and a lighting detailed plan to include fixtures and height of such. This information is needed by Wednesday, October 1, 2014. Escanaba Planning Commission agenda packets will be mailed on Thursday, October 2, 2014, and will need to include the site plan information. Twelve full sets of plan will be needed.

City Assessor Daina Norden did not have any concerns.

Water/Wastewater Superintendent Jeff Lampi asked if a 1" water service for domestic use only would be needed. Jason Campbell stated domestic use only unless the property owner was going to install lawn sprinklers. John LeMire stated the property owner is installing in ground landscape sprinklers. Water/Wastewater Superintendent Jeff Lampi stated it needs to be engineered on how much water will be needed. Water service is on the same side of the road as the proposed construction so this shouldn't be a problem.

Jason Campbell stated Dynamic Design contracted with the property owner to do the civil and architectural plan. He will pass the information along to the property owner on everything that will be needed.

Water/Wastewater Superintendent Jeff Lampi stated the sanitary would be going to North 30th Street and is a very deep line. Questioned whether it would be going to a manhole. Jason Campbell stated this would be the proposed location. Water/Wastewater Superintendent Jeff Lampi stated there would be a lot of water issues and it would be a deep line and a drop in the manhole is needed down to the bottom wherever the services comes in at as it is not known as

he will not know how deep in relation to the elevation. Discussed whether it was 25' deep. 6" lateral will be plenty. Bathrooms and kitchenettes are basic for a break room with no grease traps needed.

Public Safety Director Ken Vanderlinden did not have any concerns.

City Engineer/Public Works Director Bill Farrell did not have any concerns.

Electrical Superintendent Mike Furmanski questioned what service would be needed. Jason Campbell stated he did not know as they weren't designing such, but believes there will not be anything that calls for a lot of power other than the air handling unit. City Manager stated everything needs to be underground. Electrical Superintendent Mike Furmanski stated the property owner would be responsible for running the underground to the City's pole or transformer. He stated with a small load, they would hang the service on the pole.

City Manager O'Toole stated the parking lot and entrance will be paved. Property owners within 300' of the proposed project have been notified of the Escanaba Planning Commission Meeting that will take place on Thursday, October 9, 2014.

City Manager O'Toole stated the pre site plan review and recommended zoning change will take place at the Escanaba Planning Commission Meeting on Thursday, October 9, 2014. If the Escanaba Planning Commission recommends approval to City Council that will be at the Escanaba City Council regular meeting on Thursday, November 6, 2014, for first reading. Second reading and adoption would take place at the Escanaba City Council regular meeting on Thursday, November 20, 2014. Final approval will take place ten days after the Escanaba City Council approved at their regular meeting on Thursday, November 20, 2014, as a notice needs to be placed in the Daily Press.

This project will begin in spring 2015 if approved.

Discussed heating the storage unit and Brian Boucher believed he would just have a modem or something similar for minimal heat. City Manager O'Toole stated the gas lines would need to be indicated on the site plan drawing.

City Manager O'Toole stated, if possible, pending the rezoning he will submit a request for a Special Land Use Permit. If the zoning doesn't go through the property owners would still have a Special Land Use Permit. He needs to look at this further to see if it can be done.

The storage unit would not be used as a work facility, need to decide whether a restroom would be located in such. Water/Wastewater Superintendent Jeff Lampi reminded the property owners if a wash bay is installed then sand traps would be needed.

Meeting adjourned at 10:46 a.m.

Date Application Received: 9/11/14

*Pd. Ch #
13333
9/15/14
KP*

**Application for Change of Zoning District/Comprehensive Plan Amendment
City of Escanaba, Michigan**

Property Owner's Name: * Geppapa Enterprises, LLC
Street Address: 2220 Sixth Ave, North
City: Escanaba State: Michigan Zip Code: 49829
Telephone: (906) 786-3910 (work) (906) 280-0274 (home)
* If contract purchase, please provide copy of contract

Owner's Representative: Jerry Boucher
Street Address: 2220 Sixth Ave, North
City: Escanaba State: Michigan Zip Code: 49829
Telephone: (906) 280-0274

Description of Property
Location (Street Address): 1008-30th St Sheet: _____ Block: _____ Lot: _____
Existing Zoning Classification: Heavy Indust. Proposed Zoning District: **** Commercial**
Existing Comp. Plan Designation: _____
Total land area to be rezoned: Four properties on East side of 30th
(please provide a recent survey of the subject property)

****If applying for conditional rezoning, provide a letter stating offers on separate sheet of paper**

Zoning Amendment Purpose: The Zoning Amendment is requested for the purpose of
(describe in detail): Building corporate office bldg.
Existing zoning was done for Harris for years ago

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)
North: Fasteral
South: Rental - Tamar
East: Fairgrounds
West: _____

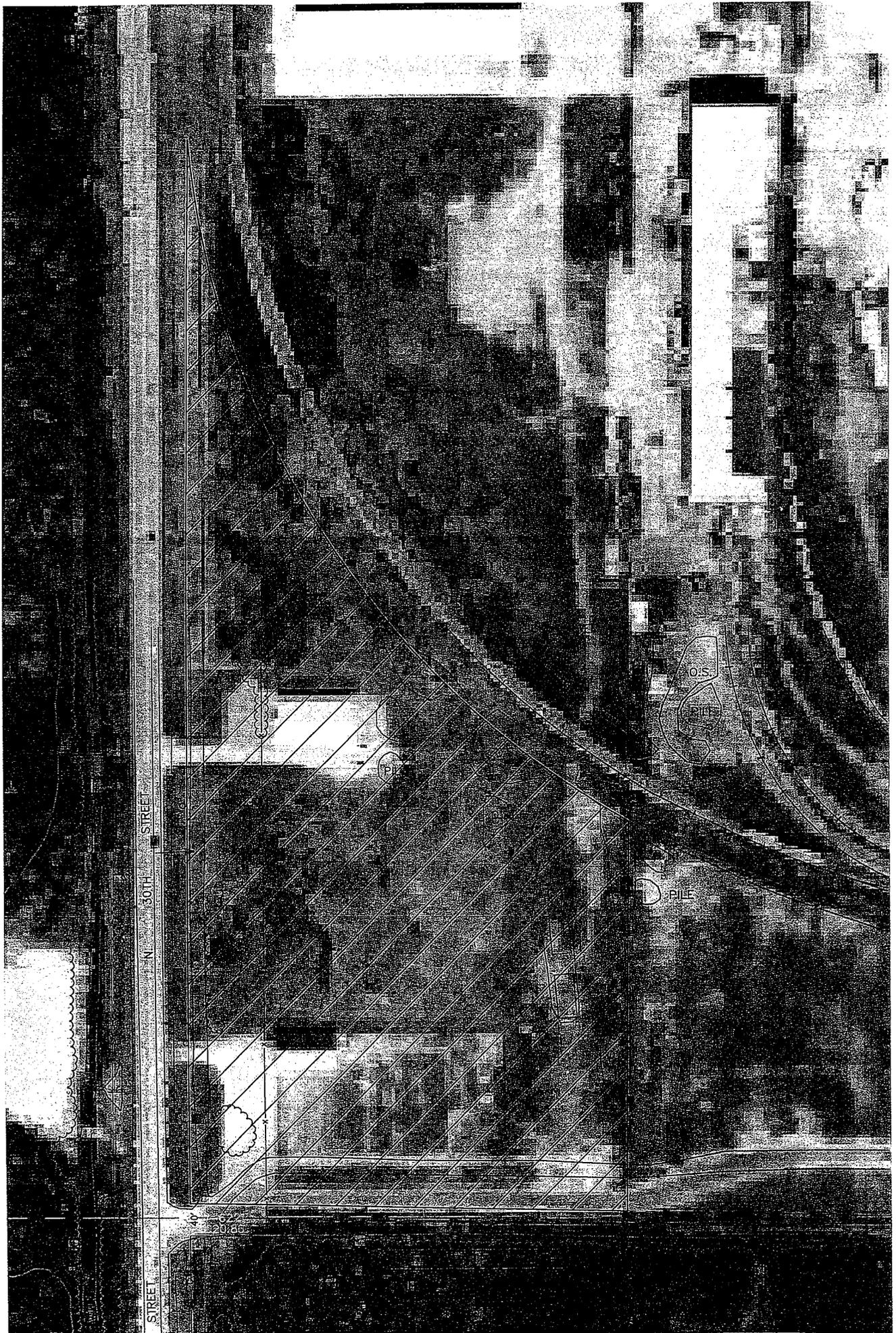
Certification:
I certify that the information contained herein is true and accurate:
Signed: [Signature] Property Owner Itc JP-CFO
Signed: [Signature] Applicant, if different from owner

- For Staff Use:**
Checklist
- | | | |
|---|--|---|
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> Property Located on Tax Map | <input type="checkbox"/> PC Public Hearing Date |
| <input checked="" type="checkbox"/> Completed Application | <input type="checkbox"/> Offers (If Applicable) | <input type="checkbox"/> Action by PC |
| <input type="checkbox"/> Fees Paid | <input type="checkbox"/> Notice of PC Hearing Date | <input type="checkbox"/> Notification to City Clerk |
| <input type="checkbox"/> Survey of Property | | <input type="checkbox"/> City Council Hearing Date |
| <input type="checkbox"/> Contract Purchase Agreement | | <input type="checkbox"/> Action by City Council |

-----Detached at Dashed Line-----
NOTIFICATION OF PLANNING COMMISSION HEARING DATE

Application of _____ to rezone property from _____ to _____
located at _____ will be heard by the
Planning Commission on _____ / _____ / _____ in the City Council
Chambers, 410 Ludington Street, Escanaba, MI 49829, at 6:00 p.m. The Applicant or their representative
must be present at the meeting. A staff report on the application will be available at this office five days
prior to the meeting date.

Signature of person accepting application: _____
F:\guest\wp\jimsforms\zoninginformation\applicationforchangeofzoningdistrict





U.S. GOVERNMENT PRINTING OFFICE: 2003 O-311-111
This document was prepared in a digital format. The original document was prepared on a laser printer and is available in a digital format. The original document was prepared in a digital format.

Address: 1008 North 30th Street
Escanaba, MI 49829
Meeting Date: 9/22/14
Meeting To By: CP

September 22, 2014

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for October 9, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

SITE PLAN REVIEW/ZONING DISTRICT CHANGE REQUEST –
Geepapa Enterprises, Inc. – 1008 North 30th Street and 11.20 acres
more or less located on North 30th Street from the 9th Avenue North
right-of-way along the E&L.S. Railroad Track

Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters on property that is located at 1008 North 30th Street. Currently the property is zoned Heavy (G) Manufacturing and the permitted use by right of an office building is not allowed. Therefore, the applicant is also requesting the zoning land use designation be changed from a Heavy (G) Manufacturing use to a Commercial (E) District use.

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 October 9, 2014. All written and signed comments will be read into the public record.

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

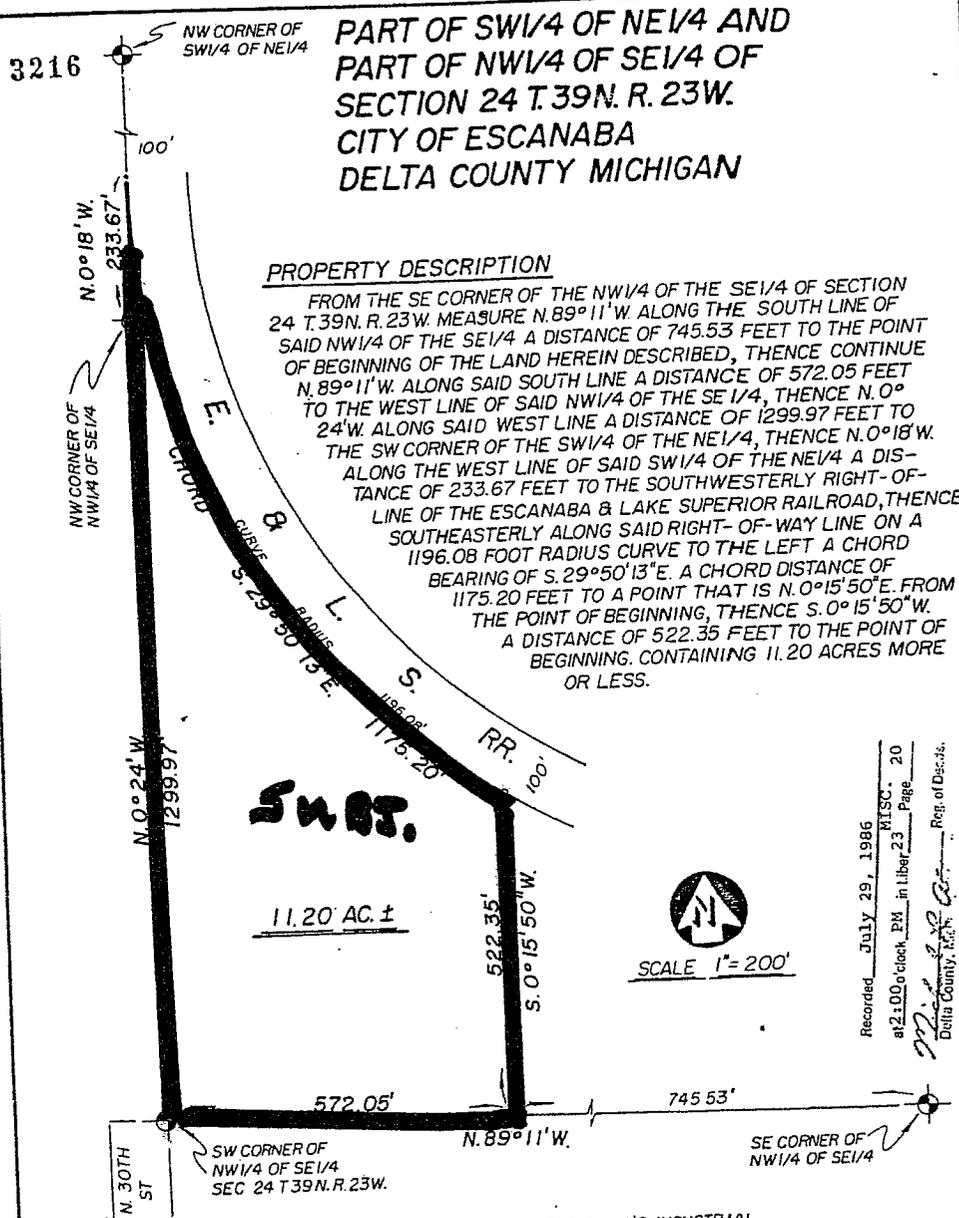
Sincerely,

Tom Warstler, Chairperson
Escanaba Planning Commission

Mission Statement:



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



**PART OF SW1/4 OF NE1/4 AND
PART OF NW1/4 OF SE1/4 OF
SECTION 24 T.39N. R. 23W.
CITY OF ESCANABA
DELTA COUNTY MICHIGAN**

PROPERTY DESCRIPTION

FROM THE SE CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 24 T.39N. R. 23W. MEASURE N.89°11' W. ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4 A DISTANCE OF 745.53 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUE N.89°11' W. ALONG SAID SOUTH LINE A DISTANCE OF 572.05 FEET TO THE WEST LINE OF SAID NW1/4 OF THE SE1/4, THENCE N.0° 24' W. ALONG SAID WEST LINE A DISTANCE OF 1299.97 FEET TO THE SW CORNER OF THE SW1/4 OF THE NE1/4, THENCE N.0°18' W. ALONG THE WEST LINE OF SAID SW1/4 OF THE NE1/4, THENCE A DISTANCE OF 233.67 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ESCANABA & LAKE SUPERIOR RAILROAD, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A 1196.08 FOOT RADIUS CURVE TO THE LEFT A CHORD BEARING OF S.29°50'13\" E. A CHORD DISTANCE OF 1175.20 FEET TO A POINT THAT IS N.0°15'50\" E. FROM THE POINT OF BEGINNING, THENCE S.0°15'50\" W. A DISTANCE OF 522.35 FEET TO THE POINT OF BEGINNING. CONTAINING 11.20 ACRES MORE OR LESS.

S.W. 1/4

11.20 AC. ±

SCALE 1" = 200'

Recorded July 29, 1986
at 2:00 o'clock PM in Liber 23 Page 20
M.P. Davis
Delta County, Mich. Reg. of Deeds.

BEARINGS FOR THIS SURVEY ARE RELATIVE TO THE PLAT OF ESCANABA'S INDUSTRIAL PARK NO. 1 AS RECORDED IN LIBER "C" OF PLATS ON PAGES 60 AND 61.

DATE OF SURVEY	JUNE 1986	SURVEY FOR	HARNISCHFEGER CORPORATION
DATE OF MAPPING	JULY 1986	SUBJECT	PROPERTY DIVISION

CERTIFICATE OF SURVEY TO: HARNISCHFEGER CORPORATION

I, M. P. DAVIS, A REGISTERED LAND SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY; THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT THIS DRAWING IS A CORRECT DELINEATION OF THE SURVEY, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND, HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OF CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 5000, THAT ALL PUBLIC LAND SURVEY CORNERS USED IN THIS SURVEY HAVE BEEN RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ACT 74 OF P.A.'S. OF 1970 AND THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF ACT 132 OF P.A.'S. OF 1970.

M.P. Davis 7/21/86 23 PAGE 20

M. P. DAVIS - REG. LAND SURVEYOR NO. 16926



DAVIS SURVEYING - LAND SURVEYORS
807 LUDINGTON STREET
ESCANABA, MICHIGAN 49829
PHONE (906) 786-1755

LEGEND

○ IRON MONUMENTS SET	▲ WOOD HUB SET
● IRON MONUMENTS FOUND	(M) MEASURED DISTANCE OR BEARING
○ CONC. MONUMENTS SET	(R) RECORDED DISTANCE OR BEARING
■ CONC. MONUMENTS FOUND	⊕ SECTION CONTROL CORNERS

COOKE JAMES
2821 BEECHWOOD CIRCLE
ARLINGTON, VA 22207

OCONNOR RAYMOND & MICHELLE
1016 NORTH 30TH STREET
ESCANABA, MI 49829

SCHEUREN TRUSTS
SCHEUREN DUANE/PATRICIA
6246 F LANE
BARK RIVER, MI 49807

BOHOTI LLC
2220 6TH AVENUE NORTH
ESCANABA, MI 49829

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

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

LINCOLN ESTATES INC
7508 CLUBHOUSE DRIVE
GLADSTONE, MI 49837

DOUBLE B ENTERPRISE LLC
P O BOX 277
ESCANABA, MI 49829

BOHOTI LLC
2220 6TH AVENUE NORTH
ESCANABA, MI 49829

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

DELTA COUNTY
310 LUDINGTON STREET
ESCANABA, MI 49829

FASTENAL COMPANY
1012 NORTH 30TH STREET
ESCANABA, MI 49829

**CITY OF ESCANABA PLANNING
COMMISSION**

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REQUEST - Geepapa Enterprises, Inc. - 1008 North 30th
Street and 11.20 acres more or less located on North 30th
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The Public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to October 9, 2014. All written correspondence will be read into the public record.

A copy of the proposed plans can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**Thomas Warstler, Chairperson
Escanaba Planning Commission**

10/1/14

CITY OF ESCANABA PLANNING COMMISSION

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Thomas Warstler, Chairperson
Escanaba Planning Commission

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The City of Escanaba is an equal opportunity employer and provider.

ORDINANCE NO. ?????

AN ORDINANCE TO AMEND SECTION 401.4, ZONING MAP OF ORDINANCE NO.1028, CITY ZONING MAP ORDINANCE, AS CODIFIED UNDER THE CODE OF ORDINANCES.

THE CITY OF ESCANABA ORDAINS:

Chapter I

Section 101. The zoning map referred to in section 401.4 of Ordinance No. 1028 is hereby amended as follows:

101.1 From Heavy Manufacturing "G" District to Commercial District "E".

Commencing from the southeast corner of the northwest quarter of the southeast quarter of Section 24 T39N R23W measure north 89 degrees 11 feet west along the south line of said northwest quarter of the southeast quarter a distance of 745.53 feet to the point of beginning of the land herein described, thence continue north 89 degrees 11 feet west along said south line a distance of 572.05 feet to the west line of said northwest quarter of the southeast quarter, thence north 0 degree 24 feet west along said west line a distance of 1299.97 feet to the southwest corner of the southwest quarter of the northeast quarter, thence north 0 degrees 18 feet west along the west line of said southwest quarter of the northeast quarter a distance of 233.67 feet to the southwesterly right-of-line of the Escanaba and Lake Superior Railroad, thence southeasterly along said right-of-way line on a 1196.08 foot radius curve to the left a chord bearing of south 29 degrees 50 feet 13 inches east a cord distance of 1175.2 feet to a point that is in north 0 degrees 15 feet 50 inches east from the point of beginning, thence south 0 degrees 15 feet 50 inches west a distance of 522.35 feet to the point of beginning. Containing 11.20 acres more or less.

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

Marc D. Tall, Mayor

Date approved: _____, 2014

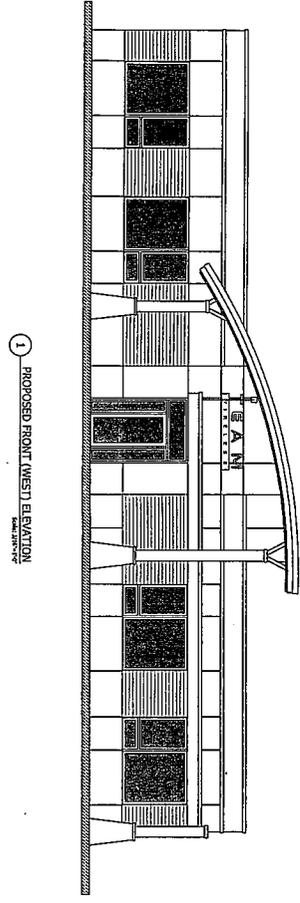
Date published: _____, 2014

Attest:

Robert S. Richards, CMC 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 _____, 2014, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on _____, 2014.

Robert S. Richards, CMC City Clerk

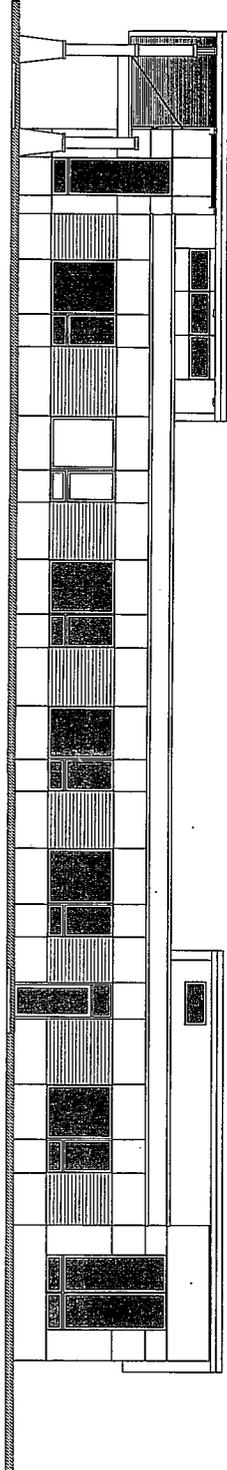


1 PROPOSED FRONT (WEST) ELEVATION
Scale: 1/8\"/>

PRELIMINARY - NOT FOR CONSTRUCTION

SEE IT TO CITY OF ESCANABA - 09/23/2014

Job No. A2.1 14-153	Designer RUV	Date 08-07-14	Project Title NEW BUILDING TEAM WIRELESS CORPORATE OFFICES ESCANABA, MI	Dynamic Design Group, Inc. Engineers—Architects—Project Managers ddy design document manage	Dynamic Design Group, Inc. 1000 East Escanaba St. Escanaba, MI 49829 email: info@ddg.com www.ddg.com	REVISION _____ _____ _____ _____ _____	DATE _____ _____ _____ _____ _____
						© 2014 Dynamic Design Group, Inc. All rights reserved. Dynamic Design Group, Inc. 1000 East Escanaba St. Escanaba, MI 49829 www.ddg.com	



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SENT TO CITY OF ESCANABA - 08/23/2014

PRELIMINARY - NOT FOR CONSTRUCTION

Job No. 14-1153 A2.2	Project Title NEW BUILDING TEAM WIRELESS CORPORATE OFFICES ESCANABA, MI	Dynamic Design Group, Inc. Engineers—Architects—Project Managers 300 East Escanaba Street Escanaba, MI 49829 Phone: 517.709.1111 Fax: 517.709.1112 Email: info@ddg.com www.ddg.com	REVISION _____ _____ _____ _____ _____	DATE _____ _____ _____ _____ _____
	Date 08-07-14 Drawn By RJV Checked By		Dynamic Design Group, Inc. 300 East Escanaba Street Escanaba, MI 49829 Phone: 517.709.1111 Fax: 517.709.1112 Email: info@ddg.com www.ddg.com	