



**PLANNING COMMISSION
MEETING AGENDA
July 14, 2016, at 6:00 p.m.**

*Kel Smyth, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Tom Warstler, Commissioner
James Hellerman, Commissioner
Christine Williams, Commissioner*

*Morley Diment, Commissioner
Paul Caswell, Commissioner*

*James V. O'Toole, City Manager
Ronald Beauchamp, City Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829
Thursday, July 14, 2016, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – May 12, 2016 and June 23, 2016

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

1. Election of Officer – Chairperson.

Explanation: The Planning Commission will appoint a new Chairperson of the Escanaba Planning Commission.

PUBLIC HEARING(S)

1. Site Plan review – 3401 Ludington Street – OSF St. Francis Hospital.

Explanation: A site plan review will take place before the Planning Commission on a proposed 6,600 s.f. hanger/office facility with medical flight helipad on the west side of the OSF St. Francis property located at 3401 Ludington Street.

NEW BUSINESS

1. Project Updates:

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Delta County Planning Commission.
- c. Year-To-Date Zoning/Land Use Permit.
- d. 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,

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

SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
May 12, 2016

A special joint meeting of the City Council and Escanaba Planning Commission was held on Thursday, May 12, 2016, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

CITY COUNCIL PRESENT: Mayor Marc Tall (left at 6:55 p.m.), Mayor Pro-Temp Ronald Beauchamp, Council Members Patricia Baribeau, Ralph Blasier, Michael Sattem, City Manager Jim O'Toole, and CMC City Clerk Robert Richards

PLANNING COMMISSION PRESENT: Vice-Chairperson Kel Smyth, Secretary Roy Webber, Commissioners Brian Black, Tom Warstler, James Hellerman, Christine Williams, Morley Diment, and Paul Caswell

ALSO PRESENT: Executive Assistant Buffy L. Smith, DDA Director Ed Legault, and CUPPAD Community Planner Anne Milne.

ABSENT: Planning Commission Chairperson Patrick Connor

Mayor Marc Tall called the meeting to order at 6:00 p.m.

ROLL CALL

CMC City Clerk Robert Richards conducted roll call.

Mayor Marc Tall turned chair over to Planning Commission Vice-Chairperson Kel Smyth.

Vice-Chairperson Kel Smyth asked the Planning Commission Board Members on approval of the March 10, 2016 meeting minutes.

APPROVAL/CORRECTION OF THE MARCH 10, 2016 PLANNING COMMISSION MEETING MINUTES

A motion was made by Secretary Webber, seconded by Commissioner Black, to approve the March 10, 2016 Planning Commission meeting minutes as submitted. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Presentation – Preliminary Community Master Plan:

Jim O'Toole stated the purpose for the joint City Council and Planning Commission meeting is to review the preliminary draft of the updated Community Master Plan. The presentation is

intended to provide an opportunity for both the City Council and Planning Commission to collectively discuss the plan. Additionally, Administration is seeking approval to distribute the plan to the public and local units of government for review and comments. With the consensus of City Council and Planning Commission, the Community Master Plan draft will be released for public and local units of government review for 65 days as required by law. Jim O'Toole is proposing to review the draft plan this evening and if agreed it will be released for comment over the next 65 days; and in August a second special joint City Council and Planning Commission meeting will be held for review of the revised Community Master Plan draft incorporating public comments/edits and Board Member comments, suggestions, and edits. The Planning Commission will continue working on the revisions during the June and July regularly scheduled Planning Commission meetings.

CUPPAD Community Planner Anne Milne began presentation of the Community Master Plan draft (see attached). The plan has been in the works for several months to create a vision for the future of Escanaba. In preparation for this plan, previous master plans, within the last 15 years, have been reviewed. The involvement of Board Members, two (2) community meetings engaging the public, data from the Delta Economic Alliance, the most recent census, the most recent America community survey data, City staff, businesses, and key stakeholders within the community, along with the 450 public survey results from last summer were all taken into consideration for the planning and preparation of the draft plan as presented. Anne Milne presented an overview of recommendations and suggestions for an improved community looking ahead 20 years from now. She stated an overview of positives and negatives applying to the community to help understand the needs of Escanaba to grow into an attractive, vibrant community.

City Council and Board Members comments on the draft plan included:

- Jim O'Toole stated the Delta Plaza Mall, which was a tax tribunal case in which taxes were lowered, is up for sale. He's met with three (3) different developers to date regarding the sale of the mall, and any interested parties in the future should contact him for further information.
- Patricia Baribeau questioned the Planned Business Park definition and purpose and how this applies to the Delta County Airport. Anne Milne replied it is an area specifically designated and landscaped to accommodate business offices, warehouses, light industry, etc. It is an area developed and conceived as a whole. Patricia Baribeau added the airport encourages a mix of professional offices and light manufacturing with standard design guidelines. She doesn't see the need for this type of development in this area with so many empty facilities within the City. She feels businesses will be drawn away from the downtown area with this design.
- Jim O'Toole stated the airport is zoned light manufacturing and that they need a specialized zone. He said they need a manufacturing based zone with a support function. A support function, such as a restaurant or a hotel, is available if desired. Also Jim said the Renaissance Zone expires within the next 24 months and there is talk on the possibility of turning it into a Superior Trade Zone Business Park and within this creating a specialized zoning district with specialized uses so it is not to compete with other areas.
- Christine Williams added the sidewalks in between businesses create a connected atmosphere. A place for people to get out and walk around so they aren't limited and alone but are part of the community.
- Anne Milne stated there is a meeting scheduled for May 24th at 1:00 p.m. at CUPPAD with an Economist Consultant to explain all the different economic factors that Escanaba needs. One item of discussion will be in which Escanaba is lacking in the middle housing group (not low income housing).

- Anne Mile explained the Form Based Code and the potential of developing Form Based Code for downtown, which is to create public spaces. It is literally how a building meets the streets. Future Form Based Code development in the downtown area will add to the value of the community. It is a space that is reusable.
- Jim O'Toole stated that with Form Based development you regulate the use making it a permitted use, and the developer has to design using the standards specific to the property, fitting the needs for that particular property.
- Ed Legault said he encourages businesses to apply for Façade grants. He is currently accepting applications for the next available Façade grants.
- Ralph Blasier questioned the Planning Commission members on who developed the plan. Jim O'Toole replied the plan is community driven, using public comment/suggestions, survey information, input from public meetings, information from one on one meeting with Planning Commission members; and that Anne Milne is only making suggestions to the Planning Commission board based on the information she gathered from the several different sources.
- Morley Diment stated he learned about the plan through community engagement and also learned about the opening seat on the Planning Commission board due to community awareness. He also added he is not educated and experienced in plan development and would not be able to do as well of a job as Anne Milne.
- Patricia Baribeau stated an Administrator is normally hired to complete a project as such and she doesn't feel the Planning Commission would be capable of producing as nice of a draft Master Plan. She understands that Anne Milne, as the Administrator, is only making suggestions and recommendations to the Planning Commission board.
- Tom Warstler stated, since he has been involved with the Planning Commission for several years, this is the way it has always been done. He is content with the process and feels Anne Milne is doing a great job.
- Christine Williams added that the conversations held this evening are an important part of the planning process. She doesn't feel the board is being told what to do and that conversation is part of the clarification process so understanding what is being presented is clear.
- Jim O'Toole stated the Corridor Improvement Plan wasn't pursued primarily because it takes money away from the General Fund, which the City can't afford to do.
- Ralph Blasier stated the presentation was nice and the parks, nature, and water options mentioned in the plan are nice, but he has questions on several pages regarding population, unemployment levels, lost industrial jobs, lack of quality jobs, housing needs, and north shore development concerns. He feels the development of the shoreline will reduce more jobs, lower the population, and have a negative effect to the area. He stated the Master Plan as presented states the City should acquire all property, which would limit business development.
- Anne Milne stated the plan is based on the long term effects (20 years) of the community and what is the best use of the land. She stated people are attracted to this area because of the lifestyle this area offers. She said in order to be competitive and have the economy grow, Escanaba needs to have more options. As for the City acquiring the shoreline property, Anne replied the City should do so only when available.
- Patricia Baribeau said the north shore re-development plan states the idea is to develop businesses in the area, get current business owners interested in expanding their business, and develop more business.
- Christine Williams stated the plan promotes businesses to be designed for a mixed use of the property on the waterfront, whether current business or new business, and when considering the options, to look ahead 15 years from now and to consider a mixed use of the property with a pathway through connecting the community for recreation, waterfront, and industry.

- Roy Webber stated the Master Plan for downtown should be based on harmony, not homogeneity. He said that everything should look well and go well together.
- Jim O'Toole stated the north shore Master Plan purpose is to make the area a working waterfront; and page 92, Objective 1.1, of the draft Master Plan references this point of view.
- Kel Smyth said the Master Plan draft looks good and he only has a few grammar edits.
- James Hellerman stated he would like to focus on the efficiency of the current community, current buildings, current water system, streets, businesses, etc. This plan focuses on growing and spending a lot of money for new development. He feels if we don't focus on what's here already, the City will continue to see a decline in population and economic growth. He questioned where the potential developers are for the new businesses. He also stated there seems to be a lot of regulations and paperwork for a new developer to come into the area, which can discourage new businesses and possibilities of growth for this area. He would like a plan focusing on the community's needs now. He also added he likes the bike path ideas. He believes there is a lot of interest and it will be a great benefit to the community.
- Jim O'Toole stated the Master Plan as proposed is designed to blow up the barriers James Hellerman just mentioned. He wants to focus on what the City is lacking and how it can grow in the future.
- Anne Milne stated there is a demand for the businesses she mentioned and a demand by the people for the quality of life she describes.
- Christine Williams said she agrees with Anne and would like to see a variety of different businesses and attractions because what the City has been doing is not working. She stated the discussion of adding large data centers, more high tech jobs, and more high tech businesses to the Master Plan would offer a visualization of what the plan presents to the citizens.

Ronald Beacuchamp, acting as Chairperson, stated City Council is looking for approval of the draft Community Master Plan as presented to allow for City Administration to distribute the plan to the public and local units of government for 65 days as required by law. He turned the floor over to Planning Commission Vice-Chairperson Kel Smyth for a recommendation to City Council.

Vice-Chairperson Kel Smyth asked Planning Commission Board Members for a motion to allow City Administration to distribute the plan to the public and local units of government for the required 65 days for review and comment.

A motion was made by Commissioner Diment, seconded by Commissioner Caswell, to approve the draft Community Master Plan as presented to allow for City Administration to distribute the plan to public and local units of government for review and comments for 65 days as required by law. Ayes were unanimous.

Ronald Beauchamp stated to City Council that a recommendation has been made by the Planning Commission.

A motion was made by Council Member Baribeau, seconded by Council Member Sattem, to distribute the draft Community Master Plan as presented to the public and local units of government for the next 65 days for review and comments. Ayes were unanimous.

Jim O'Toole stated that all edits and revisions to the Master Plan by Board Members this evening, and by the public and units of government, will be completed within the next couple of months; and at the August special joint City Council and Planning Commission meeting the draft

plan will include all the revisions for review. He stated once the Master Plan is complete and approved, the plan will be distributed.

Pat Baribeau stated, once she was able to review the plan in color, she read a very professional document and was pleased with the quality of work.

Ron Beauchamp stated he found some grammatical errors, which he will provide to Anne Milne.

Ralph Blasier stated he would like color copies to be distributed once finalized and he found some grammatical errors as well.

Anne Milne stated there is a five (5) minute video she will post to the website for public review, which will highlight everything discussed this evening.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Council Member Baribeau, seconded by Council Member Sattem, to adjourn the meeting. The meeting adjourned at 7:52 p.m. Ayes were unanimous.

Kel Smyth, Vice Chairperson
Escanaba Planning Commission

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

Roy Webber, Secretary
Escanaba Planning Commission

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
June 23, 2016**

A meeting of the Escanaba Planning Commission was held on Thursday, June 23, 2016, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Vice-Chairperson Kel Smyth, Secretary Roy Webber, Commissioners Brian Black, James Hellerman, Christine Williams, and Paul Caswell

ALSO PRESENT: City Manager Jim O'Toole, Executive Assistant Buffy L. Smith, City Council Liaison Ronald Beauchamp, and CUPPAD Community Planner Anne Milne

ABSENT: Commissioners Tom Warstler and Morley Diment

Vice – Chairperson Kel Smyth called the meeting to order at 6:00 p.m.

ROLL CALL

Executive Assistant Buffy Smith conducted roll call.

APPROVAL/CORRECTION OF THE MAY 12, 2016 PLANNING COMMISSION MEETING MINUTES

Roy Webber stated he made a comment pursuant to what Christine Williams said about downtown. Roy stated the Master Plan for downtown should be based on harmony, not homogeny. He believes things should look well and go well together. He suggested revision to the minutes before final approval.

A motion was made by Commissioner Black, seconded by Commissioner Williams, to amend the May 12, 2016 Planning Commission meeting minutes to include the comment stated by Commissioner Roy Webber that the Master Plan for downtown be based on harmony, not homogeny, and that things should look well and go well together. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Election of Officer – Chairperson.

Jim O'Toole stated the previous Chairperson wasn't re-appointed and he recommends tabling the election of officer for a Chairperson until the next meeting when a full board is present. The next meeting is scheduled for July 14th.

Roy Webber stated he is unable to attend the July 14th meeting.

Kel Smyth stated if necessary the election of officer for a Chairperson could be put on hold until the August meeting if a full board isn't present at the July meeting.

2. Update – Preliminary Community Master Plan.

Jim O'Toole stated a joint meeting with the City Council and Planning Commission was held in May. The preliminary draft of the Community Master Plan was discussed. Since that meeting a thorough review has been completed and basic housekeeping, including edits, formatting, etc. has been made. Mr. O'Toole stated revisions have been made to Chapter 12, Plan Implementation, so that the actions are more specific and direct in nature. This is to help everyone understand what the objective is and to help assist in writing grants. He also stated that as part of the Capital Improvement Plan, a column will be added to the document showing which action it is in the Master Plan, so it is referenced back to the original document.

Anne Milne stated the video is to accompany the Community Master Plan and is intended to provide a summary. She understands not everyone will read through the Master Plan and the video presentation provides a nice summary with good footage of Escanaba.

Kel Smyth stated the Master Plan looks good visually and reading it. He thanked everyone involved in the process.

Anne Milne started the video presentation.

Jim O'Toole stated this video is different from things other people have done. He said the City of Escanaba is the first in the Upper Peninsula to do this. It is a marketing tool to encourage people to read the Master Plan.

Brian Black questioned if there could be a narrator in the video.

Anne Milne replied this could be done but it would add to the length of the video. She will check into what some options might be.

Brian Black stated he found it distracting to read and pay attention (and he enjoys reading).

Christine Williams agreed with Brian Black. She stated narration would be nice; it would be nice to hear a voice.

Roy Webber stated the video is nice and goes by fast. He is unsure of the music choice; possibly the volume or the music. He thinks something a little more subtle in the background would be a better choice to go along with narration. He would prefer a different option for music.

Jim O'Toole stated a couple of small edits still need to be made to the draft Master Plan. On the second page, he would like to add the former Planning Commissioners names since this has been an ongoing project.

Christine Williams stated an edit to page 49, in the 3rd paragraph, to remove the sentence "the possibility of purchasing a parcel of land in Escanaba for the".

Jim O'Toole stated the plan is to finalize the document, get it out to the local units of government as early as possible next week. The units of government will have the opportunity to review and comment on the Master Plan. The Planning Commission will reconvene with the City Council. Then the Planning Commission will go into the final approval phases to wrap up the Master Plan and get it implemented.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Jim O’Toole stated an update on the zoning permits to date:

ZONING PERMITS REPORT
January 1, 2016 thru June 23, 2016

3	NEW RESIDENTIAL HOME	\$ 460,000
20	RESIDENTIAL REMODEL	\$ 324,900
0	NEW COMMERCIAL	\$ -
7	COMMERCIAL REMODEL	\$ 4,405,200
3	CHANGE OF USE	\$ -
1	HOME OCCUPATION	\$ -
0	LAND USE PERMIT	\$ -
3	DEMOLITION PERMIT	\$ 37,600
37	TOTAL	\$ 5,227,700

Jim O’Toole stated at the July 14th Planning Commission meeting there will be a site plan review for a helipad and facility out at the hospital as an accessory use.

Paul Caswell questioned Mr. O’Toole about the potential sale of the Delta Plaza mall, which Mr. O’Toole mentioned at the last Planning Commission meeting.

Jim O’Toole replied a purchase agreement is in place. They are working with the potential buyer on creating an Obsolete Property Rehabilitation District for the mall. This will be presented before the July 7th City Council meeting.

ADJOURNMENT

A motion was made by Commissioner Hellerman, seconded by Commissioner Webber, to adjourn the meeting. The meeting adjourned at 6:18 p.m. Ayes were unanimous.

Kel Smyth, Vice Chairperson
Escanaba Planning Commission

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

Roy Webber, Secretary
Escanaba Planning Commission

**CITY OF ESCANABA
SITE PLAN REVIEW REPORT
CASE NO. PC-0714-16-01**

REFERENCE: 3401 Ludington Street

DATE: July 5, 2016

PROPERTY OWNER/APPLICANT ADDRESS:

OSF Health Care System and OSF St. Francis Hospital
3401 Ludington Street
Escanaba, MI 49829

P.O.C: David Lord, CEO.

Industrial & Commercial Structures
19836 Savage Road
Belleville, MI 48111

P.O.C. Dan Hayes, Contractor

TYPE OF REQUEST:

Site Plan Review and Approval. 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 for an accessory use of a heliport facility.

CURRENT ZONING:

Light Manufacturing (F).

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance

DESCRIPTION OF PROPOSED PROJECT:

OSF Healthcare System has entered into an agreement with an outside party to construct a hospital medical flight helipad along with a 6,600 +/- hanger/office facility at property they own at 3401 Ludington Street.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing (F). The use is a permitted accessory use by right as outlined in Section 1302.1.M.1 Hospital.

2. The proposed construction meets the setback standards of the districts.
3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.
4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, a staff meeting was conducted on June 8, 2016 and June 22, 2016.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, on June 6, 2013, an official City administration review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration deemed the site diagram to be complete.
8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

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

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

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

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

SITE PLAN APPROVAL STANDARDS

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

- A. The main entrance faces the emergency room entrance upon which the lot fronts.
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. A pedestrian circulation system is provided.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Unnecessary curb cuts were eliminated.
- J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises shall be graded to prevent accumulation of stagnant water.

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

1. Staff is recommending approval of the site plan diagram for the following reasons:
 - A. The proposed accessory use is consistent with the zoning designation for the district.
 - B. The proposed accessory use is an approved use by right in accordance with the zoning ordinance.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval:

1. Measures be taken to protect the integrity of the building in relation to the watermain installation.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$1,000,000.

PUBLIC CONTACT:

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

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

STANDARDS AND QUESTIONS (FINDING OF FACTS):

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

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

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None.

OTHER CONSIDERATIONS:

Expansion of an existing use and business.

BACK UP INFORMATION:

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

NOTES/COMMENTS:

6-15-16
D.D.
V.H. 9/29/08
S.O. 0000
(25)

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

received
6/15/16

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.

LEGAL DESCRIPTION OF PROPERTY: Leasing 0.65A out of 051-420-2825-300-006
and 051-420-2825-300-008 SEE ATTACH ASSESSOR #: _____

LOT INFORMATION:

PROPERTY OWNER(S): OSF St. Francis
PHONE NUMBER: 906-786-5707 E-MAIL ADDRESS: jeffery.v.jones@osfhealthcare.org
PROPERTY ADDRESS: 3401 Ludington St.
TYPE OF LOT: (circle one) Corner Lot Interior Lot Other: large parcel

*Please note the dimensions on your site plan as well
SIZE OF LOT: 0.65A lease LENGTH OF LOT: 185' lease WIDTH OF LOT: 154' lease
IRREGULAR LOT: _____ PROPERTY ZONED: F

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
 - Industrial building and/or use
 - A Residential Planned-Unit Development
 - Special Land Use Permit Request
 - Planned Commercial Development
 - Special Planned District Development
 - Change of Use: FROM _____ TO _____
 - Other: _____

SIZE OF BUILDING: 66 x 100 EXISTING FLOOR AREA: 0

PROPOSED % OF LOT COVERED BY STRUCTURE(S) 23

PROPOSED USE: Hospital - Medical Flight Services
OF STORIES: 2 HEIGHT OF BUILDING: (feet and stories) 28' - 2 story

ROOF TYPE: (circle one) Gambrel Mansard Flat Gable Hip

SETBACKS: (from property line) FRONT: 1300' + SIDES: 40' + and 900' + REAR: 600' +

IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO YES _____ PANEL # 801 PANEL DATE 6/8/1998

ESTIMATED VALUE OF CONSTRUCTION: \$1,000,000

APPROVED VARIANCES: none

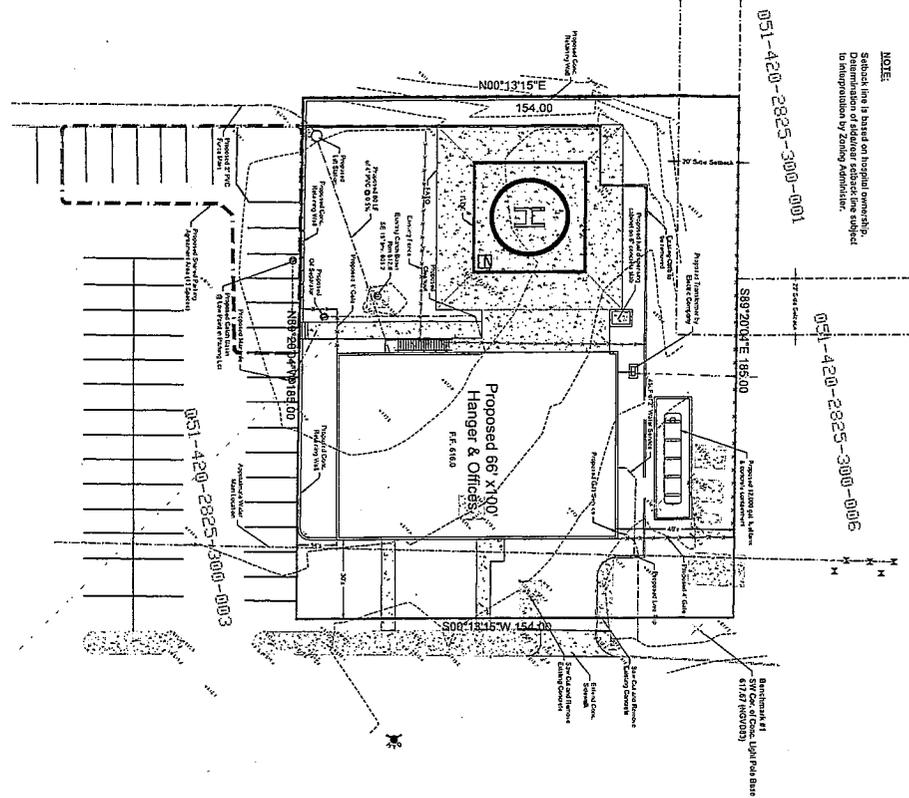
I certify that the information contained herein is true and accurate: (Please print)
COMPANY NAME/APPLICANT: Industrial & Commercial Structures DATE: 6/14/2016
SUBMITTED BY: DAN HAYES
SIGNATURE: [Signature] PHONE: 313 477 5581

OFFICE USE ONLY:
DATE RECEIVED: 6/15/16 APPROVED: _____ DISAPPROVED: _____
IF APPLICATION IS DENIED, REASON FOR DENIAL: _____

SPECIAL REQUIREMENTS OF APPROVAL: _____

SIGNATURE OF REVIEWER: _____ DATE: _____

NOTE:
 Sketch line is based on hospital demography
 to interpretation by Zoning Administrator.



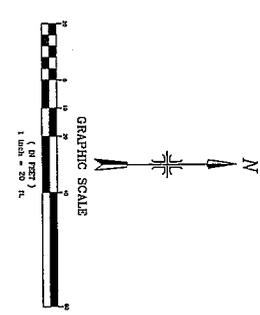
051-420-2825-300-001

051-420-2825-300-005

051-420-2825-300-003

Lease Description:

From the NW corner of SW 1/4 of SW 1/4 of Section 25, T.39N., R.23W., measure S.89°20'04"E. along the North line of said SW 1/4 of SW 1/4 a distance of 595.00 feet to the point of beginning of the land herein described, thence S.89°20'04"E. parallel with said North line a distance of 185.00 feet, thence S.00°13'15"W. parallel parallel with the west line of said SW 1/4 of SW 1/4 a distance of 154.00 feet, thence N.39°20'04"W. parallel with said North line a distance of 185.00 feet, thence N.00°13'15"E. parallel with said West line a distance of 154.00 feet to the point of beginning. Containing 0.65 of an acre.



- LEGEND**
- OVERHEAD ELECTRIC LINE
 - BUILDING FOUNDATION
 - SANITARY SEWER
 - WATER MAIN
 - UNDERGROUND TELEPHONE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - STREET SIGN
 - UTILITY POLE
 - SCOLD OPERATED SIGN
 - SET CURB SIGN
 - WALKWAY SIGN
 - CONCRETE PAVING OR IMPALVEMENT
 - ENFORCEMENT TEAM
 - TITLE COMPLAINT EXCEPTION AREA
 - FMS SYSTEM CORNER

Zoning Notes:

- Applicant:** Industrial Structures, Inc.
2500 S. John Eric Street
Vernalia, UT 84058
- Owner:** All Medical Resource Group (AMRG)
All Valley Flight COO
Attn: Chris Walsh, COO
- Use:** Hospital - Medical Flight Services
Auxiliary to existing hospital.
- Zoning:** F - Light Manufacturing District
- Setbacks:** Front Setback, 20' min. per side with total of 50'
Rear Setback, 24'
- Parking:** Parking will be in the adjacent parking lot. Building Size 6,500 sq. ft. / 500 sq. ft. / 500 sq. ft. Required Parking Spaces = 73 Required Parking Spaces.
- Fencing:** Help port safety area required to have security fencing per FAA requirements. Proposed fence will be 6' high chain link fence as specified on the plan.
- Exterior Lighting:** Help port will be lighted in accordance with FAA requirements. Proposed lighting will be 100' high light poles with 150' high light fixtures. All lighting will be placed on the north side of the building. All lighting will be placed on the north side of the building. All lighting will be placed on the north side of the building. All lighting will be placed on the north side of the building.
- Utilities:** All solid waste will be stored within the building and disposed of at the hospital facilities complex.
- Solid Waste:** Water supply will be tapped from the existing water main running under the proposed building. Sewer sewer mainline on the north side of the existing hospital facility. Electric, gas, communications services will be provided from the existing adjacent utility location.



PROJECT NUMBER: P-16005
DRAWN BY: S.E.Sel
DATE: May 5, 2016
SCALE: 1" = 20'
REVISED DATE:
REVISED DATE:
SURVEYOR: Timothy L. Lapham P.E., P.S. No. 27595
SHEET: C-1

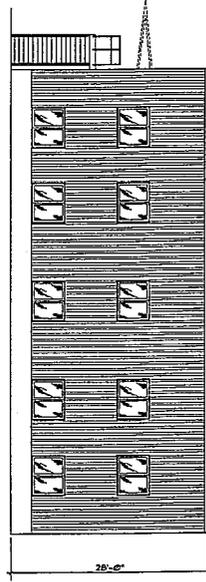
Site Plan
 Heliport & Hanger - St. Francis Hospital
 Escanaba, MI 49829

VALLEY
 10888 South 300 West
 South Jordan, UT 84095

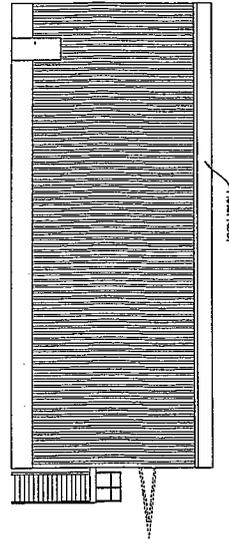
LAPHAM ASSOCIATES ENGINEERING
 SURVEYING ENVIRONMENTAL
 116 South 3rd Street
 West Branch, MI 49861
 P (889) 345-5030
 F (889) 345-7302
 www.laphamassoc.com

APPROVED USE: ZONE
 CONSTRUCTION
 FINAL RECORD
 C-1

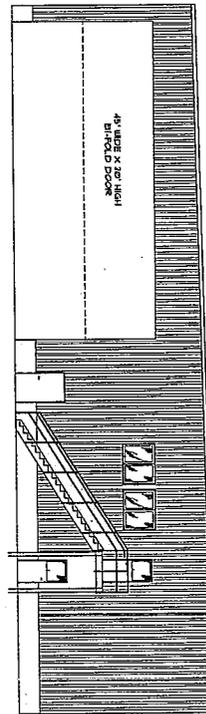
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



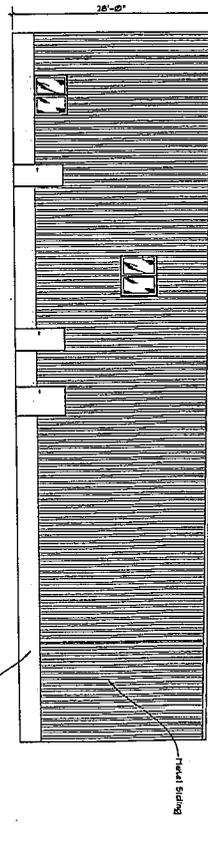
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



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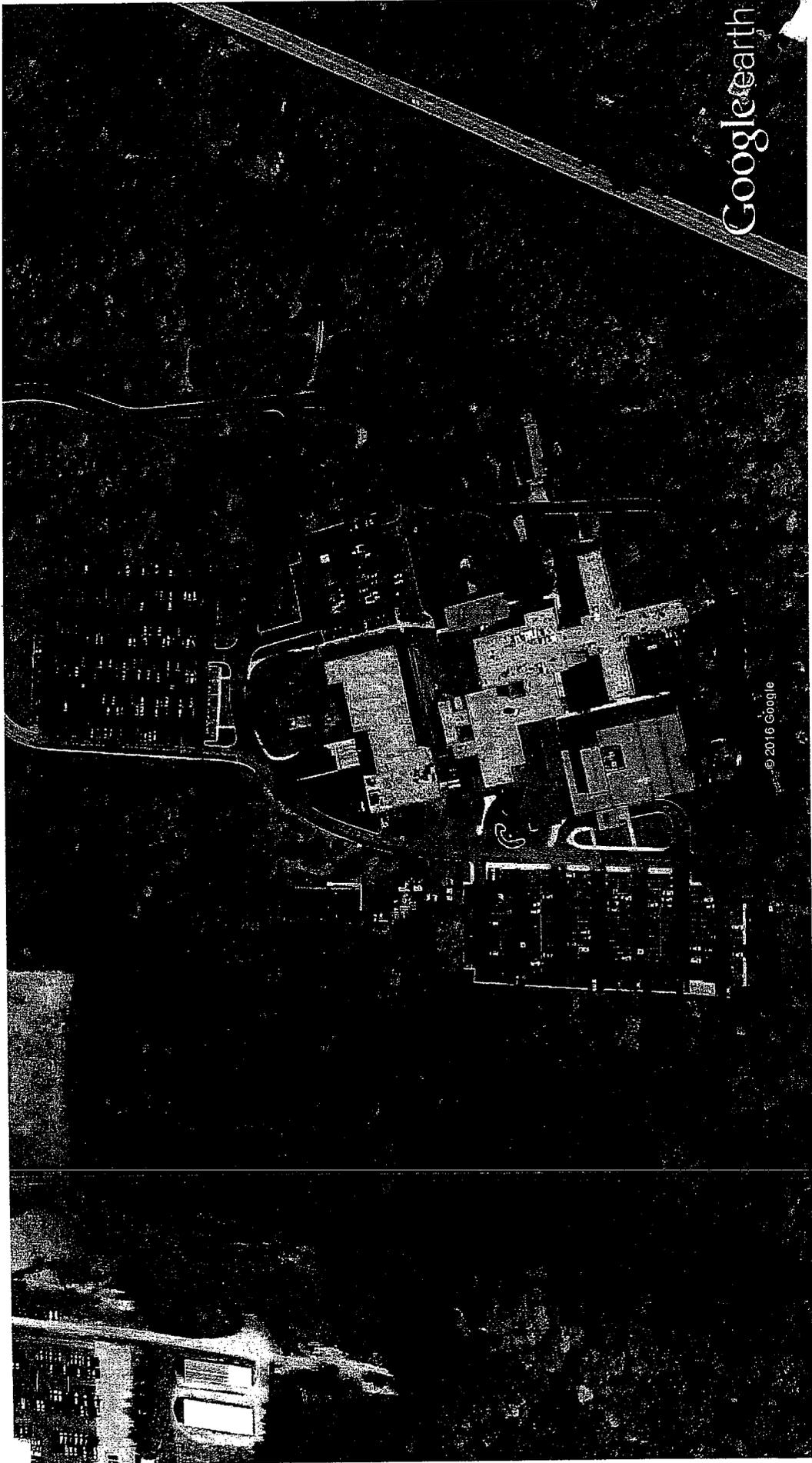
LAPHAM ASSOCIATES
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Fx: (989) 386-7152
www.lapham3550c.com
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ENGINEERING
PLANNING
ENVIRONMENTAL
SURVEYING

VALLEY
MED FLIGHT
HELIPAD & HANGER
ESCANABA, MI

DRAWING OF:
ELEVATIONS

PROJECT NUMBER: P160051	DRAWN BY: JOB	SCALE: 1/4" = 1'-0"
Timothy L. Larson, P.S., P.E., No. 27592	DATE	



Google earth

© 2016 Google



feet
meters

1000

400

Google earth



© 2016 Google

Google earth

Imagery Date: 10/10/2013 45°44'29.76" N 87°05'36.12" W elev 615 ft eye alt 2023 ft

1999

Tour Guide



OSF HELIPAD AND HANGER
3401 Ludington Street, Escanaba, MI 49829
June 22, 2016 - 10:00 A.M.

PRESENT: City Manager Jim O'Toole, Water/Wastewater Superintendent Jeff Lampi, Executive Assistant Buffy Smith, Public Safety Captain Jamie Segorski, Assistant Assessor Kevin Dubord, Electric Superintendent Mike Furmanski, City Engineer Bill Farrell, Delta County Airport Manager Kelly Smith, Dan Menacher with Delta County Building and Zoning, and Dan Hayes with Industrial Structures Commercial and General Contractors, Inc.

ABSENT: Tim LaPham with LaPham Associates

Jim O'Toole stated the purpose of the meeting is to review the revised site plans for the OSF helicopter hanger and helipad as an accessory use located at OSF Hospital. Significant changes have been made to the previously proposed plans discussed at the June 8th meeting.

Dan Hayes stated the building has been moved to the West fifteen (15) feet to avoid being located above the water main. The building will still be within three (3) feet of the water main on one (1) corner of the building. The building has been moved as much as he feels possible. Dan met with Mike Furmanski since the last meeting to discuss the best electrical options. They will also be meeting again today on site after this morning's meeting. Dan met with DTE and they stated there are no issues with them as far as where the hook up will be. Dan said water and electrical will be hooked up to the main adjacent to the building to the West of the building.

Jim O'Toole questioned Dan Hayes if this building will be independent and separate of all connections with the hospital systems; to which Dan Hayes replied yes, electric, water and sewer will all be independent and separate.

Bill Farrell stated he isn't comfortable with only three (3) feet between the building and the water main. He said normally ten (10) feet is an acceptable amount of space. Also, three (3) feet is based on the location of the water main as documented and the level of accuracy of location for the water main needs to be considered.

Jeff Lampi stated he isn't comfortable with the drawings.

Bill Farrell said to dig down, get their eyes on the water main, and make sure when construction happens to stay a minimum distance away from this area. He suggested sheet piling.

Dan Hayes questioned Bill Farrell as to his recommendation on how far below the water main to sheet pile. Bill Farrell replied eight to ten feet since the area is sand. He said sheet piling is there to protect the building from flooding from the water main and is there for the City's availability if access is needed to the water main without tearing the building down.

Bill Farrell recommended the building be ten (10) feet from the water main.

Dan Menacher joined the meeting.

Jim O'Toole provided a brief recap. He said the water line is being discussed with a three (3) foot space between the building and the water main. The two (2) possibilities presented are to move the building so it is ten (1) feet from the water main or to sheet pile the area for protection in case of water main failure.

Bill Farrell stated protection for the building and protection for the water main need to happen. He believes sheet piling is a good option, which is fairly inexpensive, and should be done until it is ten (10) feet from the water main.

Dan Hayes said he would like to get into the ground and see where the water main is located exactly.

Mike Furmanski stated he is meeting with Dan Hayes right after this meeting.

Dan Hayes stated he could move the building over a little bit more if needed but it is tight on this side due to the wetlands.

Bill Farrell questioned the possibility of the flip-flopping the building option that was discussed previously. Dan Hayes replied turning the building 90 degrees would interfere with the flight path for the helicopter, which has to come in from the South to the North.

Dan Hayes stated they will use sheet piling or move the building, whatever is necessary to make the project work.

Jeff Lampi questioned Dan Hayes if the lift station will remain private. Dan Hayes replied yes.

Jeff Lampi questioned Dan Hayes if there will be any oil or sand traps in the hanger. Dan Hayes replied he doesn't know for certain. Jeff Lampi stated if there is a floor grain in the floor, oil and sand traps are needed.

Dan Menacher stated a standalone building probably doesn't need to be sprinklered. If it was part of a building that was sprinklered, then it would be a requirement.

Dan Hayes stated there will be a wall installed between the office area and other area. He said the office area will be used for a resting area, with beds, but employees are not allowed to sleep (go to bed) while working.

Dan Menacher stated because there will be beds, this would lean more toward a sleeping area. He told Dan Hayes, if there is a possibility of sleeping, it is considered a sleeping area.

Dan Hayes stated if the building has to be sprinklered, then the building will be sprinklered. He will submit his construction drawings to Dan Menacher. This will include a review for plumbing and mechanical as well.

Jim O'Toole stated the site plan remains under construction plan review. The sprinkler uses will be reviewed and code checked, along with oil and sand traps.

Jamie Segorski questioned the hydrant location, which shows 70 to 80 feet from the building on the opposite side of the building. He questioned access to the building in the event of an emergency.

Dan Hayes replied the front door to the building is going to be facing the West. He explained Public Safety would not have to go through the wetlands for access into the building.

Jeff Lampi questioned Dan Hayes on the reason for not moving the building over to the West the additional necessary feet. Dan Hayes replied the reason is due to the wetlands. He also said it is a property issue and out of their lease as written.

Jamie Segorski questioned if it would be possible to move the building more North and put the tank on the other side of the building. Dan Hayes replied there still wouldn't be enough room. They would only gain another two (2) or three (3) feet making this change.

Dan Hayes stated he will either have to move the building to the West as much as possible, possibly up to ten (10) feet, or sheet pile.

Kevin DuBord stated OSF Hospital is tax exempt but because this is a lease, a private company, they will not be tax exempt.

Kelly Smith questioned Dan Hayes on the necessary permits with the FAA. Dan Hayes spoke to the FAA office and they said since this is a private helipad, they do not fall under those regulations and it doesn't fall under their jurisdictions. Kelly Smith stated any construction that happens within 20,000 feet of the airfield is required to complete the necessary permits. She said it is a building permit that is done through the Feds.

Dan Menacher stated that every construction project within 20,000 feet of the airfield has to clear the entity.

Kelly Smith mentioned to Dan Hayes there is a website available that a person can log into, enter the longitude and latitude, and it will inform the person if the FAA requests the forms.

Dan Hayes said he will speak to the representative at the FAA office that he spoke to previously to look into this matter again.

Dan Menacher questioned Dan Hayes on the depth of the water main. Dan Hayes replied he does not know. He said the best thing to do is open up the area for better answers.

Dan Hayes feels sheet piling will be his best option at this point in time. He will do whatever is necessary to make this work.

Dan Menacher informed Dan Hayes he will need City approval and a State of Michigan stamped engineer plan for a building permit.

Jim O'Toole stated the project will be presented to the Planning Commission on July 14th. Notices have been mailed to residents to notify them of the public hearing and an ad was placed in the Daily Press.

No other comments or questions were made.

The meeting adjourned at 10:45 a.m.

OSF HELIPAD AND HANGER
3401 Ludington Street, Escanaba, MI 49829
June 8, 2016 - 9:15 A.M.

PRESENT: City Manager Jim O'Toole, Water/Wastewater Superintendent Jeff Lampi, Executive Assistant Buffy Smith, Public Safety Director Rob LaMarche, Assistant Assessor Kevin Dubord, Electric Superintendent Mike Furmanski, City Engineer Bill Farrell, OSF Lead Boiler Operator Fred Olsen, Delta County Airport Manager Kelly Smith, Tim LaPham with LaPham Associates, and Dan Hayes with Industrial Structures Commercial and General Contractors, Inc.

Jim O'Toole stated the meeting purpose is to review and discuss the proposed helicopter hanger and helipad as an accessory use (to the primary use) located at OSF Hospital. The location of the building will be the backside of the hospital, across from the emergency room. Today's meeting purpose is to discuss any necessary changes before it is presented to the Planning Commission. Once all details are finalized, it will be presented as a public hearing before the Planning Commission board.

Dan Hayes stated the proposed project is a helipad located at OSF Hospital. The helipad is already on the property; they will be upgrading what is currently in place. The plan includes heat in the floor to help with snow in the winter. There will be inferred lighting to help with use during the night time. The building will be 66 x 100 feet. The back sixty (60) feet of the building will be for helicopter storage; the front forty (40) foot portion of the building will be for staff (a meeting room, office area, and lounge area). There will only be three (3) people in the building at one time, except when changing shifts. All helicopter maintenance will be done at another facility. The building will be fenced in. There won't be any windows in the building so people can't see in. A fuel tank will be installed on the north side and it will meet regulations, which include double walls with a containment area. He believes this project will be an asset to the community.

Mike Furmanski questioned if the building will have power and if yes, what type of service is needed. He also questioned if the service will be coming out of the hospital or if it will be stand-alone service. Dan Hayes replied it will be a stand-alone service. He stated there is a water line, a gas line, and an electric line that cross the front of the building that he was hoping to tie into. He also stated that he is working with Steve with Billy Electric to see what they can do for service and where they need to go to get electric. A utility sheet has not been provided for today's meeting, which Jim O'Toole stated is necessary. Mike Furmanski stated he needs to see the utility layout.

Tim LaPham stated a civil plan has been started but is not complete for site plan review.

Dan Hayes stated he would like a meeting scheduled with Mike Furmanski, Steve with Billy Electric, and himself.

Mike Furmanski stated the setup at the hospital is unique in that the City owns the lines, the hospital owns the switch gear, and then the City feeds back out of their switch gear to the dialysis building. The City owns that line and the transformer after.

Mike Furmanski questioned the service. Dan Hayes replied a 220 amp is needed; a 200 amp would work.

Jeff Lampi stated the building is right over the water main, and even though it is on private property, he objects to the site plan as presented. He added the building will be constructed over three (3) walls over the water main. He has had bad experiences with this in the past. Jeff stated he is really blind without the utility sheet.

Dan Hayes stated they will do what is necessary to make the project work.

Tim LaPham stated the water need is minimal. He said all the information on the drawing is information that was provided by OSF Hospital. They haven't staked out the water line yet and if needed the water line will be relocated. For the sewer, he stated a pump station will be installed and will go around the dialysis building and tie into the sewer that comes out of the dialysis building (the South East corner) and putting in a new manhole.

Jeff Lampi stated he objects to this plan, but because it is on private property he cannot do much. He added they would need to have good communication with the dialysis center during construction because construction will interfere with the dialysis building.

Jeff Lampi asked if there will be de-icing, to which Dan Hayes replied no, the hanger floors will be heated and the helicopter will be inside and will not go out until needed. Also the helicopter will be on stand down if the weather is too bad.

Rob LaMarche questioned if the building is sprinklered. Dan Hayes stated it is not due to the cost and it is not a requirement.

Rob LaMarche questioned if there will be people sleeping in the building. Dan Hayes replied no, there aren't bedrooms included in the plans, only a resting area.

Rob LaMarche stated the fuel storage tank has double walls with a contaminated area, so he sees no issues with this.

Kelly Smith stated she needs forms for the Feds, for usage, since this project is close to the airport out of Zone 3. She also added this is a smart move to have this located at the hospital instead of currently out at the airport.

Jim O'Toole stated, with respect to zoning, they need area calculations. They can't build more than 50% of the lot. The 13 parking spaces (which are needed based on use) need to be shown on a site plan drawing with maneuvering lanes, the traffic flow, etc. Even though the parking will be within the hospital, the hospital will need to have an additional 13 parking spaces to meet the parking requirements for this project. If the hospital needs 200 parking spaces and they have 213 available, then there won't be a problem. Also on the overall site plan, they will need to show the project within the foot print of the hospital property. The plans need to be more detailed than what is presented.

Fred Olsen stated the hospital will be able to provide additional information to Tim LaPham.

Fred Olsen stated they are looking at building a parking lot just for the doctors behind the medical office building, which is in the budget for next year.

Jim O'Toole stated all proposed projects should be completed all at once, so they will need to include this as a proposed portion of the plans so they have a relationship to the drawing.

Jim O'Toole stated the utility rates are critical.

Kevin Dubord stated there may be a question of property taxes down the road.

Jim O'Toole stated a zoning application needs to be submitted. He will set this to be presented as a public hearing before the Planning Commission on July 14th. All revised information and drawings need to be submitted quickly in order to meet the Planning Commission deadline.

Tim LaPham stated he will have the utility plan completed later this week.

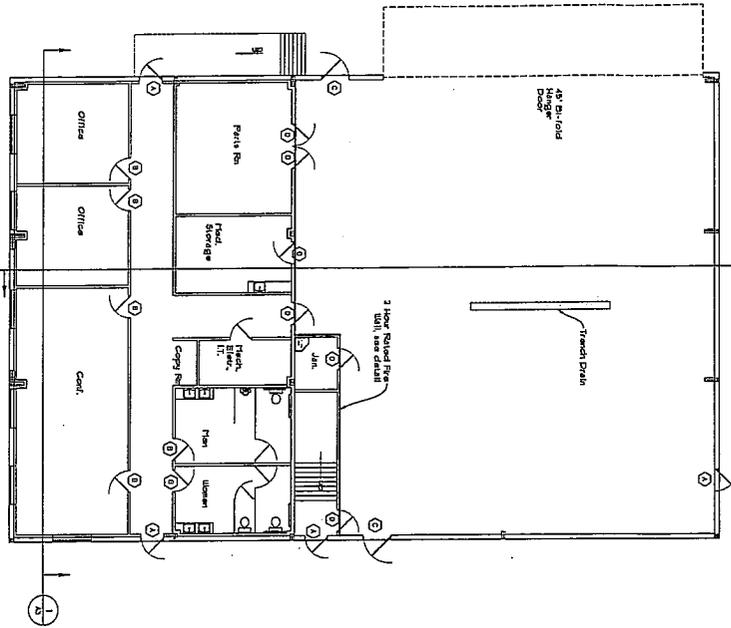
Dan Hayes questioned more on the water main and what to do best for this project.

Bill Farrell stated it would not be a good move if the water line is left under the building. The building would have to be torn down to fix any issues. This is not a good plan for the hospital.

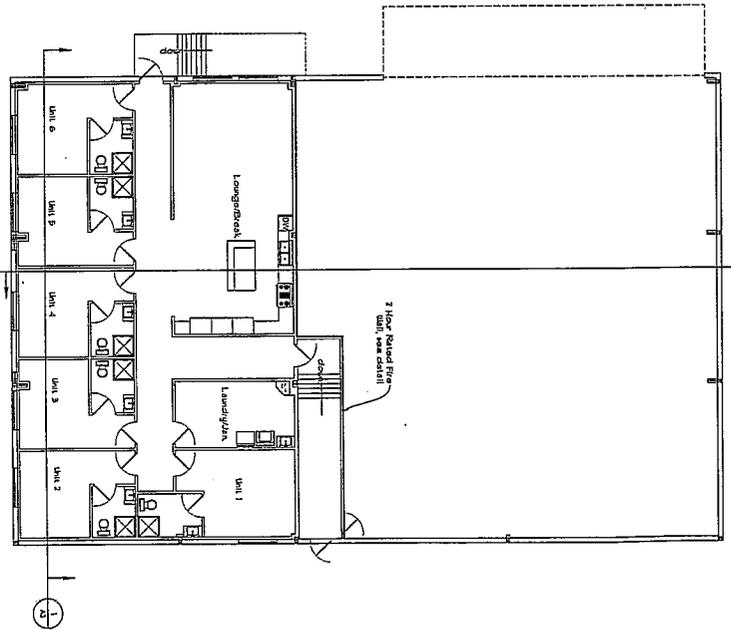
Jeff Lampi stated he really can't give any comments because he is blind without the utility plans. He suggested the building or the water line has to be moved, one or the other.

No other comments or questions were made.

The meeting adjourned at 9:40 a.m.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A-1

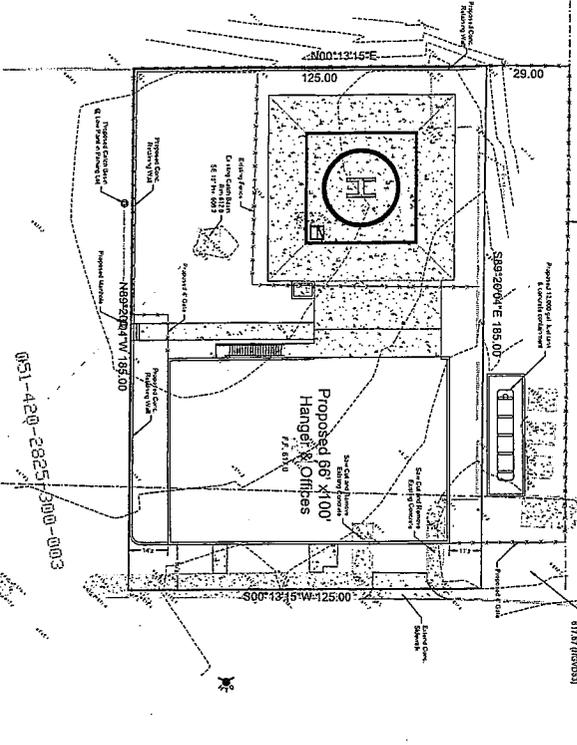
LAPHAM ASSOCIATES
ENGINEERING PLANNING ENVIRONMENTAL SURVEYING
515 East Fifth Street
Clare, Michigan 48617
Ph. (989) 386-7774
Fax. (989) 386-7152
www.laphamassociates.com
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DRAWING OF:
HELIPAD & HANGER
ESCANABA, MI

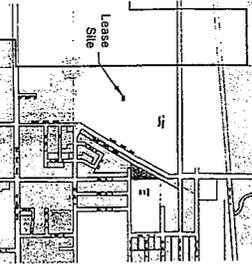
PROJECT NUMBER: P162955	DRAWN BY: JDR	SCALE: 1/8" = 1'
Timothy L. Lapham, P.S., P.E. No. 27595	DATE:	SHEET 2 of 2

051-420-2825-300-001

051-420-2825-300-006

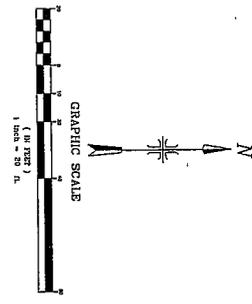


Location & Zoning Key Map:



Lease Description:

From the NW corner of SW 1/4 of Section 25, T.39N., R.23W., measure S.89°20'04"E. along the North line of said SW 1/4 of SW 1/4 a distance of 605.00 feet, thence measure S.00°13'15"W. parallel with the west line of said SW 1/4 of SW 1/4 a distance of 29.00 feet to the point of beginning of the land herein described, thence S.89°20'04"E. parallel with said North line a distance of 185.00 feet, thence S.00°13'15"W. parallel with said West line a distance of 125.00 feet, thence N.89°20'04"W. parallel with said North line a distance of 185.00 feet, thence N.00°13'15"E. parallel with said West line a distance of 125.00 feet to the point of beginning. Containing 0.53 of an acre.



LEGEND

- OVERHEAD ELECTRIC LINE
- BURIED GAS LINE
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND TELEPHONE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- STREET SIGN
- FENCE LINE
- UTILITY POLE
- FOUND CEMENT CON
- SET CURBED ROOF
- BITUMINOUS PAVING
- CONCRETE PAVING ON WALKWAY
- EROSION CONTROL TIE
- TITLE COMMITMENT EXCEPTION ITEM
- PLS SYSTEM CORNER

Zoning Notes:

Applicant: Industrial Structures, Inc.
2500 S. John Hix Street
Westland, MI 48136

Owner: Air Medical Resource Group (AMRG)
Valley Field Flight
Attn: Chris Webb, COO
Hospital - Medical Flight Services
Addressee to existing hospital.
F - LHM Manufacturing District

Use: Hospital - Medical Flight Services

Zoning: F - LHM Manufacturing District

Setbacks: Front Setback: 20'
Side Setback: 20' min. per side with wall of 50'
Rear Setback: 20'

Parking: Parking will be in the adjacent parking lot. Building Size: 6,800 sq ft / 500 sq ft / 7 Spawning space = 13 Required Parking Spaces.

Fencing: Height safety area required to have security fencing per FAA requirements. Proposed fence will be 6' high chainlink fence as depicted on site plan.

Exterior Lighting: Height will be lighted in accordance with FAA regulations. The T.O.F. will have fully mounted green lights on top. Additional floodlights to light the landing pad will be placed as needed. Building area shall be lit with downward facing wall pack lights on all sides.

Solid Waste: All solid waste will be stored within the building and disposed of at the hospital facilities dumpsters.

Utilities: Water supply will be tapped from the existing water main running under the proposed building. Sanitary sewer services will be via force main to the sanitary sewer main. Electrical services will be provided from the hospital facility. Electric, gas, communications services will be provided from the existing adjacent utility locations.

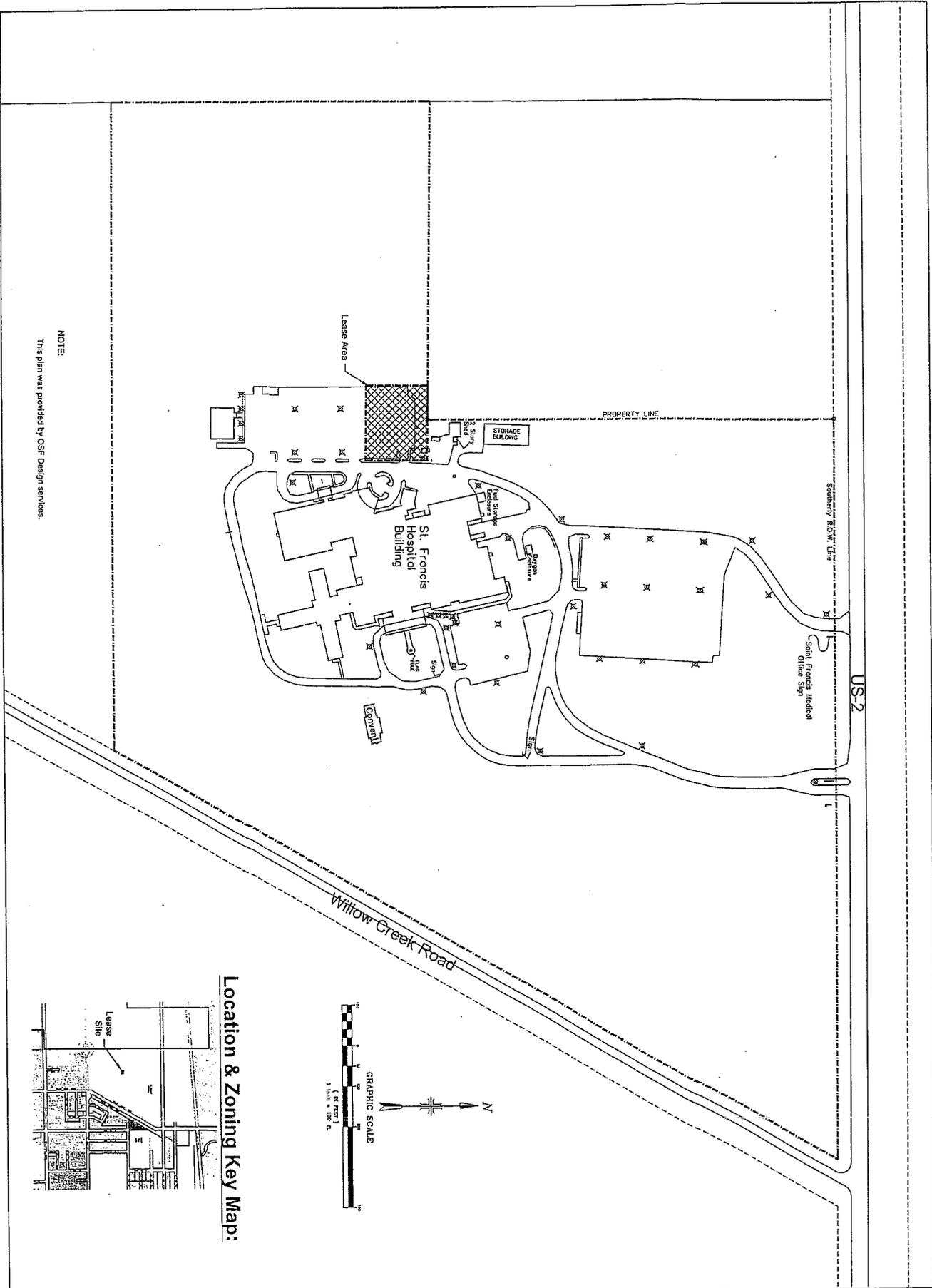


PROJECT NUMBER: P-160955
DRAWN BY: S.E. Bell
DATE: MAY 5, 2010
SCALE: 1" = 20'
REVISED DATE:
REVISED DATE:
SURVEYOR: Timothy L. Lapham P.E., P.S., No. 27495
SHEET: C-1

OSF Conceptual Site Plan
Industrial Structures
2500 S. John Hix Street
Westland, MI 48136

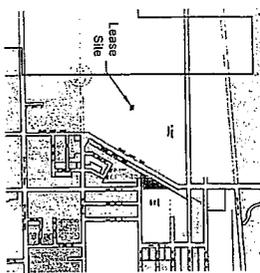
LAPHAM ASSOCIATES ENGINEERING PLANNING ENVIRONMENTAL SURVEYING
116 South 3rd Street West Branch, MI 48861
P (989) 345-5030
F (989) 345-7302
www.laphamassoc.com

APPROVED JUST FOR:
 PRELIMINARY
 PERMITS/BAID
 CONSTRUCTION
 FINAL RECORD
 C-1



NOTE:
This plan was provided by OSF Design services.

Location & Zoning Key Map:



C-1a

APPROVED USE FOR:
 PRELIMINARY
 PERMIT/DIA
 CONSTRUCTION
 FINAL DESIGN

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 F (889) 345-7302
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OSF Overall Campus Plan
Industrial Structures
 2500 S. John hix Street
 Westland, MI 48136

PROJECT NUMBER: P-150255
DRAWN BY: S.E.B.4
DATE: May 25, 2016
SCALE: 1" = 100'
REVISED DATE:
SURVEYOR: Tenobly L. Lasham P.E., P.S. No. 27595
SHEET C-1a

**CITY OF ESCANABA
PLANNING COMMISSION PUBLIC
HEARING NOTICE**

At a regularly scheduled meeting of the Escanaba Planning Commission on July 14, 2016, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following public hearing will be conducted:

Site Plan Review

Industrial & Commercial Structures of Belleville, MI, along with OSF St. Francis Hospital, is proposing to construct a medical helicopter hanger/office and landing pad on the West side of the OSF St. Francis property located at 3401 Ludington Street. A public hearing on the site plan will take place so that there is a public understanding of the proposed project.

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 July 14, 2016.

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.

Escanaba Planning Commission

6-20-16



June 15, 2016

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

RE: Proposed Medical Flight Hanger and Pad – St. Francis Hospital

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for July 14, 2016, at 6:00 p.m. at the Escanaba City Hall, 410 Ludington Street. The following item will be on the agenda:

Site Plan Review

Site Plan Review – Proposed Medical Helicopter Hanger/Office and Landing Pad to be located at OSF St. Francis Hospital, 3401 Ludington Street, Escanaba, MI 49829.

You are cordially invited to attend this meeting should you have any interest in this project, questions, or comments. 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 July 14, 2016. 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 various referenced plans 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,

James V. O'Toole, City Manager
On Behalf of the Escanaba Planning
Commission

PROOF OF SERVICE – MAILING

This document was enclosed in a sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government mail.

Addressee(s): Assessed Property Owner/Occupant
Located within 300' of property.

Mailing Date: June 16, 2016

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.

Addresses - 2 Subdivisions

BALENTINE PAMELA V
2915 3RD AVE S
ESCANABA, MI 49829-1214

OLLERO PANFILO & NANCY
511 S 30TH ST
ESCANABA, MI 49829-1222

REARDON JOHN T FAMILY REV LIV
TRUST
430 S 29TH ST
ESCANABA, MI 49829-1229

DEVELSKI WALTER F & DOROTHY M LE
405 S 30TH ST
ESCANABA, MI 49829-1224

THOMAS CAROL TRUST
515 S 30TH ST
ESCANABA, MI 49829-1222

YOUNG DARREN C & MEAD ERICA M
500 S 29TH ST
ESCANABA, MI 49829-1227

BOWDEN MICHAEL & MILKIEWICZ
BROOK M
409 S 30TH ST
ESCANABA, MI 49829-1224

TANGUAY CLAYTON & ELLEN
TANGUAY BRIAN
8601 HIDDEN LAKE CT
MANASSAS, VA 20112-5200

YOUNG KEVIN J & MARIE A
504 S 29TH ST
ESCANABA, MI 49829-1227

CANNON DAVID J
1202 SOUTH 21ST STREET
ESCANABA, MI 49829-1224

LECLAIR THERESA
2916 5TH AVE S
ESCANABA, MI 49829-1209

MORTL RICHARD JR TRUST
510 S 29TH ST
ESCANABA, MI 49829-1227

DESROCHERS MARYJEAN & TIMOTHY
417 S 30TH ST
ESCANABA, MI 49829-1224

HASLOW JUDY I
2901 3RD AVE S
ESCANABA, MI 49829-1214

HELIIN AMY JO
518 S 29TH ST
ESCANABA, MI 49829-1227

FONTAINE RAYMOND & SHIRLEY
421 S 30TH ST
ESCANABA, MI 49829-1224

BINK ROBERT
404 S 29TH ST
ESCANABA, MI 49829-1229

ARKENS JEAN
520 S 29TH ST
ESCANABA, MI 49829-1227

LINDEROTH KARL & MARY
425 S 30TH ST
ESCANABA, MI 49829-1224

EHLE GLENN & MARLENE
408 S 29TH ST
ESCANABA, MI 49829-1229

STREM WILLIAM & BONNIE
2900 5TH AVE S
ESCANABA, MI 49829-1209

SMITH MICHAEL & SHEILA M
429 S 30TH ST
ESCANABA, MI 49829-1224

KREBS TERRY P & KATHRYN M
412 S 29TH ST
ESCANABA, MI 49829-1229

EDINGTON MICHAEL ALLEN
2815 3RD AVE S
ESCANABA, MI 49829-1213

FAMIANO TRACI A
503 S 30TH ST
ESCANABA, MI 49829-1222

SARNOWSKI ROGER A & JANE A
418 S 29TH ST
ESCANABA, MI 49829-1229

BINK ROBERT N
404 S 29TH ST
ESCANABA, MI 49829-1229

MOKSZYCKE DALE & DEBRA
507 S 30TH ST
ESCANABA, MI 49829-1222

PERREAULT GAYLE M LIVING TRUST
424 S 29TH ST
ESCANABA, MI 49829-1229

BUTRYN STANLEY P & COLETA
409 S 29TH ST
ESCANABA, MI 49829-1228

ODGERS LOIS J LE
ODGERS RICHARD
203 E LOCUST ST
WATSEKA, IL 60970-1663

DRAZE WILLIAM D & GENDRON JANET L
527 S 29TH ST
ESCANABA, MI 49829-1226

JUHL MARK A & JANET S
506 S 28TH ST
ESCANABA, MI 49829-1231

NORDIN DAVID & LOIS
425 S 29TH ST
ESCANABA, MI 49829-1228

LARSON WILLIAM & RILLA
2801 3RD AVE S
ESCANABA, MI 49829-1213

ROSENFELDT R & V
512 S 28TH ST
ESCANABA, MI 49829-1231

BOUGIE DAVID W & SUSAN K
417 S 29TH ST
ESCANABA, MI 49829-1228

SHIELDS MICHELE M
404 S 28TH ST
ESCANABA, MI 49829-1233

KLUKA GABE R & LAURA
518 S 28TH ST
ESCANABA, MI 49829-1231

COOK WILLIAM & MARY
429 S 29TH ST
ESCANABA, MI 49829-1228

ANDERSON DONALD JR & TRACY M
408 S 28TH ST
ESCANABA, MI 49829-1233

HOWES LINDA S
522 S 28TH ST
ESCANABA, MI 49829-1231

ZEISE STEPHEN & BONNIE
501 S 29TH ST
ESCANABA, MI 49829-1226

GROLEAU TIMOTHY & PAMELA
412 S 28TH ST
ESCANABA, MI 49829-1233

GRABOWSKI ALVIN & DONNA
2800 5TH AVE S
ESCANABA, MI 49829-1207

ANZALONE KATHLEEN M
505 S 29TH ST
ESCANABA, MI 49829-1226

JOHNS LEILA
416 S 28TH ST
ESCANABA, MI 49829-1233

JOHNSON DONALD & KATHERINE
507 S 29TH ST
ESCANABA, MI 49829-1226

MARTINSON GEORGE H & LINDA
420 S 28TH ST
ESCANABA, MI 49829-1233

BLEWETT PAUL F RESIDENCE TRUST
C/O KAREN PLAISIER
1620 S WESTWOOD CIR
ISHPEMING, MI 49849-2825

ST PETER JAMES J JR
424 S 28TH ST
ESCANABA, MI 49829-1233

CAVADEAS GEORGE & LINDA
519 S 29TH ST
ESCANABA, MI 49829-1226

CHAPUT GERALD & MARGARET
430 S 28TH ST
ESCANABA, MI 49829-1233

RAMILE BERNARD & LINDA LE
523 S 29TH ST
ESCANABA, MI 49829-1226

HEJMEJ LUKE & JOANNE
500 S 28TH ST
ESCANABA, MI 49829-1231

BALENTINE PAMELA V
2915 3RD AVE S
ESCANABA, MI 49829-1214

POULIOT ROSEMARY R
406 S 30TH ST
ESCANABA, MI 49829-1225

PEREZ JUAN & LUZ
414 S 32ND ST
ESCANABA, MI 49829-4330

DEVELSKI WALTER F & DOROTHY M LE
405 S 30TH ST
ESCANABA, MI 49829-1224

PADA DONALD G & BETTY J
410 S 30TH ST
ESCANABA, MI 49829-1225

BISHOP NOA HOME FOR SENIOR
CITIZENS
2900 3RD AVE S
ESCANABA, MI 49829-1237

BOWDEN MICHAEL & MILKIEWICZ
BROOK M
409 S 30TH ST
ESCANABA, MI 49829-1224

WEBER DENNIS & PRISCILLA
154 KENNEALLY BLVD
GLADSTONE, MI 49837-2472

CANNON DAVID J
1202 SOUTH 21ST STREET
ESCANABA, MI 49829-1224

BISSON GARY & LYNN
418 S 30TH ST
ESCANABA, MI 49829-1225

DESROCHERS MARYJEAN & TIMOTHY
417 S 30TH ST
ESCANABA, MI 49829-1224

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

HASLOW JUDY I
2901 3RD AVE S
ESCANABA, MI 49829-1214

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

BINK ROBERT
404 S 29TH ST
ESCANABA, MI 49829-1229

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

EHLE GLENN & MARLENE
408 S 29TH ST
ESCANABA, MI 49829-1229

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

KREBS TERRY P & KATHRYN M
412 S 29TH ST
ESCANABA, MI 49829-1229

BUGAY RICHARD C JR & LORI A
403 S 32ND ST
ESCANABA, MI 49829-4359

LACOSSE RICHARD
3001 3RD AVE S
ESCANABA, MI 49829-1200

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

*Riverside
Chevrolet*

*5273 US Hwy
2+41*

*Escanaba MI
49829*

CARLSON RANDY & BETH
3121 5TH AVE S
ESCANABA, MI 49829-1257

GIGUERE EDWARD F & VICKY M
3200 5TH AVE S
ESCANABA, MI 49829-4324

LAPOINTE DAVID A
522 S 31ST ST
ESCANABA, MI 49829-1259

ABRAHAMSON-BESSE PATRICIA &
JEFFERY
PO BOX 304
ESCANABA, MI 49829-0304

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

PETERSON LEONARD & JUDITH &
ASHLEY
6408 K.5 RD
ESCANABA, MI 49829-9781

WANGRUD MICHAEL D & NICKY M
3215 5TH AVE S
ESCANABA, MI 49829-4317

PRYAL MICHAEL & PEGGY
520 S 32ND ST
ESCANABA, MI 49829-4336

COOPER CHRISTOPHER & JULIE
3301 5TH AVE S
ESCANABA, MI 49829-4318

COOPER CHRIS & JULIE
3301 5TH AVE S
ESCANABA, MI 49829-4318

BEAUCHAMP RONALD J
528 S 32ND ST
ESCANABA, MI 49829-4336

LAFLEUR ELLWOOD T & LORRAINE M
3122 6TH AVE S
ESCANABA, MI 49829-1220

GIGUERE EDWARD F & VICKY M
3200 5TH AVE S
ESCANABA, MI 49829-4324

DYKEMA SCOTT & MICHELLE
524 S 32ND ST
ESCANABA, MI 49829-4336

DOLLHOPF KARL & JULIE
3117 5TH AVE S
ESCANABA, MI 49829-1257

GIGUERE EDWARD F & VICKY M
3200 5TH AVE S
ESCANABA, MI 49829-4324

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

CARLSON RANDY & BETH
3121 5TH AVE S
ESCANABA, MI 49829-1257

CARIGNAN SHAUN B & MARY S
3200 6TH AVE S
ESCANABA, MI 49829-1279

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

RUDDEN CAROL A LIFE ESTATE
3115 5TH AVE S
ESCANABA, MI 49829-1257

YAVORSKI JOHN P & SHERYL
3126 6TH AVE S
ESCANABA, MI 49829-1220

MURRAY CHRISTOPHER/MICHELLE
530 S 32ND ST
ESCANABA, MI 49829-4336

CARIGNAN SHAUN B & MARY S
3200 6TH AVE S
ESCANABA, MI 49829-1279

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829-0948

MEYER ROBERT A & KAREN M
3116 5TH AVE S
ESCANABA, MI 49829-1256

CAROL ENTERPRISES LLC
109 W 4TH AVE
NORWAY, MI 49870-1101

General Property Information**City of Escanaba**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 051-420-2825-300-006 Unit: City of Escanaba

Parcel is Vacant**Property Address** [collapse]3401 LUDINGTON STREET
ESCANABA, MI 49829**Owner Information** [collapse]OSF ST FRANCIS
3401 LUDINGTON ST
ESCANABA, MI 49829-1300

Unit: 051

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2016 [collapse]

Property Class:	090 - Exempt, 090	Assessed Value:	\$0
School District:	21010 - Escanaba Schools	Taxable Value:	\$0
State Equalized Value:	\$0	Map #	N/A
User Num Idx	0	Date of Last Name Chg:	02/19/2016
		Date Filed:	
		Notes:	N/A
Historical District:	N/A	Census Block Group:	N/A
Principal Residence Exemption	June 1st	Final	
2017	0.0000 %	-	
2016	0.0000 %	0.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2015	\$0	\$0	\$0
2014	\$0	\$0	\$0

Land Information [collapse]

	Frontage	Depth
Lot 1:	N/A	N/A
Lot 2:	N/A	N/A
Lot 3:	N/A	N/A
Total Frontage:	N/A	Average Depth: N/A
Total Acreage:	N/A	
Zoning Code:		
Total Estimated Land Value:	N/A	Mortgage Code:
Land Improvements:	\$0	Lot Dimensions/Comments: N/A
Renaissance Zone:	N/A	
Renaissance Zone Expiration Date:	N/A	

Legal Information for 051-420-2825-300-006 [collapse]

SEC 25 T39N R23W E 622 FT NW 1/4 SW 1/4 S OF ROW HWY US 2 & 41 AC #167-1

Sales Information

1 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
11/06/1981	\$45,000.00	WD		ST FRANCIS	WD	276/169

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
	ST FRANCIS	45,000	11/06/1981	WD	WD	276/169		0.0
Property Address	Class: Exempt, 090		Zoning: F	Building Permit(s)		Date	Number	Status
3401 LUDINGTON STREET	School: DISTRICT 21010							
Owner's Name/Address	P.R.E. 0%							
OSF ST FRANCIS	Map #: 167-1							
3401 LUDINGTON STREET			2013 Est TCV 0					
ESCANABA MI 49829			Land Value Estimates for Land Table 0.Default					

Tax Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 25 T39N R23W E 622 FT NW 1/4 SW 1/4 S	0.00			Total Est. Land Value =	0
OF ROW HWY US 2 & 41 AC #167-1					
Comments/Influences	* Factors *				
	Description	Frontage	Depth	Rate %Adj.	Reason
		0.00		Total Est. Land Value =	0

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X			X								
Who	When	What	Inspected	Data	Enter	Land Value	Building Value	Assessed Value	Tribunal/Other	Board of Review	Taxable Value	
	KD	08/26/2008										08/26/2008
	KD	08/26/2008				0	0	0			0	
						0	0	0			0	

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

V1048801818

General Property Information

City of Escanaba

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 051-420-2825-300-003 Unit: City of Escanaba

Property Address [collapse]

3401 LUDINGTON STREET
 ESCANABA, MI 49829

Owner Information [collapse]

ST FRANCIS HOSPITAL
 3401 LUDINGTON ST
 ESCANABA, MI 49829-1377

Unit: 051

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2016 [collapse]

Property Class:	090 - Exempt, 090	Assessed Value:	\$0
School District:	21010 - Escanaba Schools	Taxable Value:	\$0
State Equalized Value:	\$0	Map #	N/A
User Num Idx	0	Date of Last Name Chg:	02/19/2016
		Date Filed:	
		Notes:	N/A
Historical District:	N/A	Census Block Group:	N/A

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	-
2016	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2015	\$0	\$0	\$0
2014	\$0	\$0	\$0

Land Information [collapse]

	Frontage	Depth
Lot 1:	N/A	N/A
Lot 2:	N/A	N/A
Lot 3:	N/A	N/A
Total Frontage:	N/A	Average Depth: N/A

Total Acreage:	N/A
Zoning Code:	
Total Estimated Land Value:	N/A
Land Improvements:	\$0
Renaissance Zone:	N/A
Renaissance Zone Expiration Date:	N/A
Mortgage Code:	
Lot Dimensions/Comments:	N/A

Legal Information for 051-420-2825-300-003 [collapse]

SEC 25 T39N R23W COM @ SW COR TH N 0D 13M 15S E 100 FT TO POB TH N 0D 13M 15S E 1258.20 FT TH S 89D 20M E 1309.28 FT TH N 0D 22M E 1010.73 FT TO S ROW HWY TH S 89D 57M 22S E 1210.57 FT TO WLY ROW WILLOW CREEK DITCH TH S 29D 57M 40S W 2612.34 FT TO PT 100 FT N OF S LNE SD SEC TH N 89D 30M 20S W 1226.61 FT 25 TO POB EXC S 670 FT AC# 164 45.3 ACRES 3401 LUDINGTON STREET (HOSPITAL) & 300 WILLOW CREEK ROAD (REHAB CENTER)

Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: Exempt, 090	Zoning: F	Building Permit(s)	Date	Number	Status				
3401 LUDINGTON STREET	School: DISTRICT 21010			06/19/2008	080094					
Owner's Name/Address	P.R.E. 0%	Map #: 164								
ST FRANCIS HOSPITAL 3401 LUDINGTON STREET ESCANABA MI 49829	2013 Est TCV 0 TCV/TFA: 0.00									
Tax Description	Public Improvements	Land Value Estimates for Land Table 0.Default	* Factors *							
SEC 25 T39N R23W COM @ SW COR TH N 0D 13M 15S E 100 FT TO POB TH N 0D 13M 15S E 1258.20 FT TH S 89D 20M E 1309.28 FT TH N 0D 22M E 1010.73 FT TO S ROW HWY TH S 89D 57M 22S E 1210.57 FT TO WLY ROW WILLOW CREEK DITCH TH S 29D 57M 40S W 2612.34 FT TO FT 100 FT N OF S LINE SD SEC TH N 89D 30M 20S W 1226.61 FT 25 TO POB EXC S 670 FT AC# 164 45.3 ACRES 3401 LUDINGTON STREET	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Rate %Adj.	Reason	Value			
Comments/Influences	Topography of Site		0.00	Total Acres	Total Est.	Land Value =	0			
	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
		11/09/2004	Data Enter	2013	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2012	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2011	0	0	0			0
				2010	0	0	0			0

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-420-2825-300-003

Property Address 3401 LUDINGTON STREET

City ESCANABA

County Delta

State MI

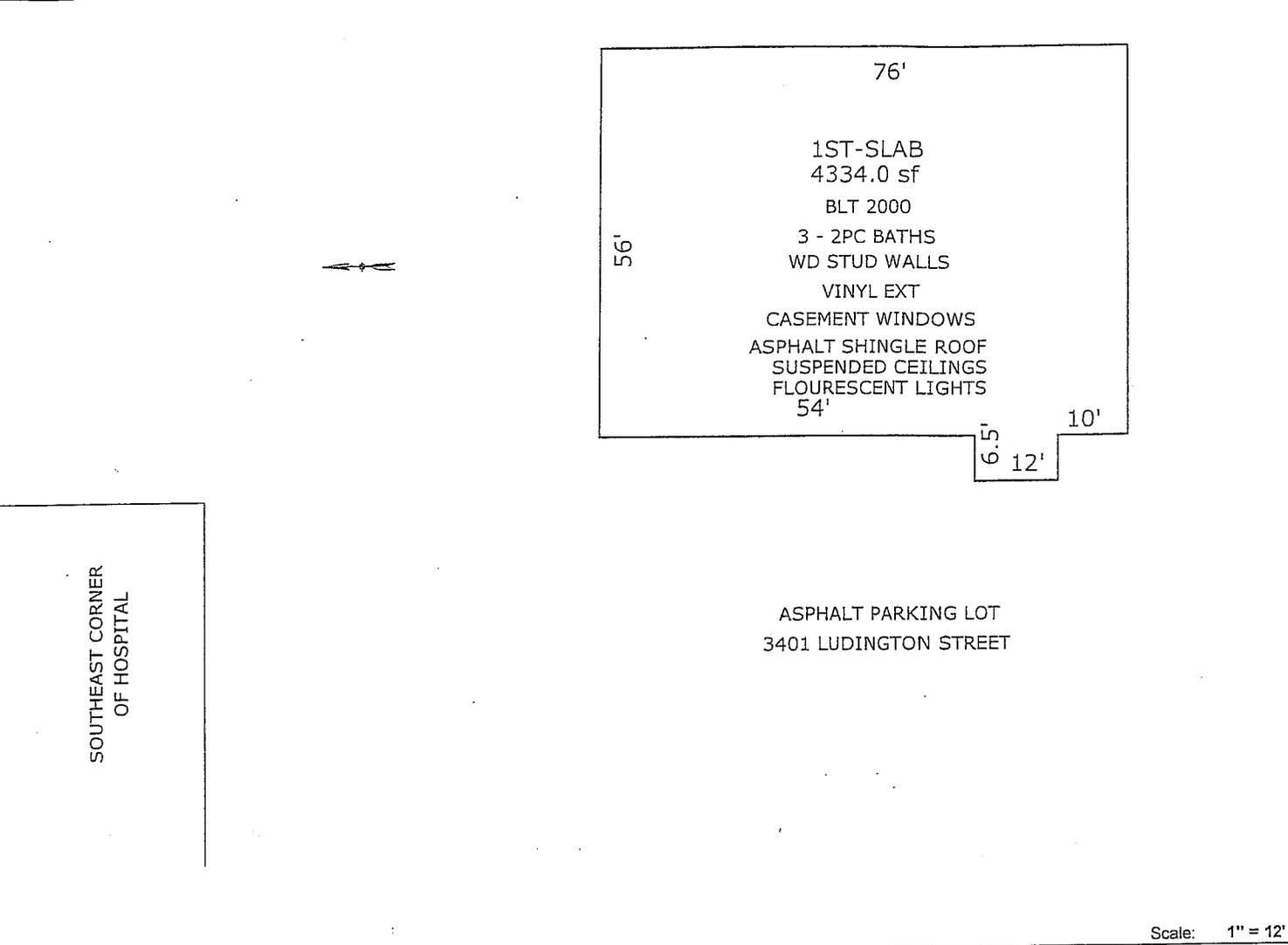
Zip 49829

Owner ST FRANCIS HOSPITAL

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS SUMMARY

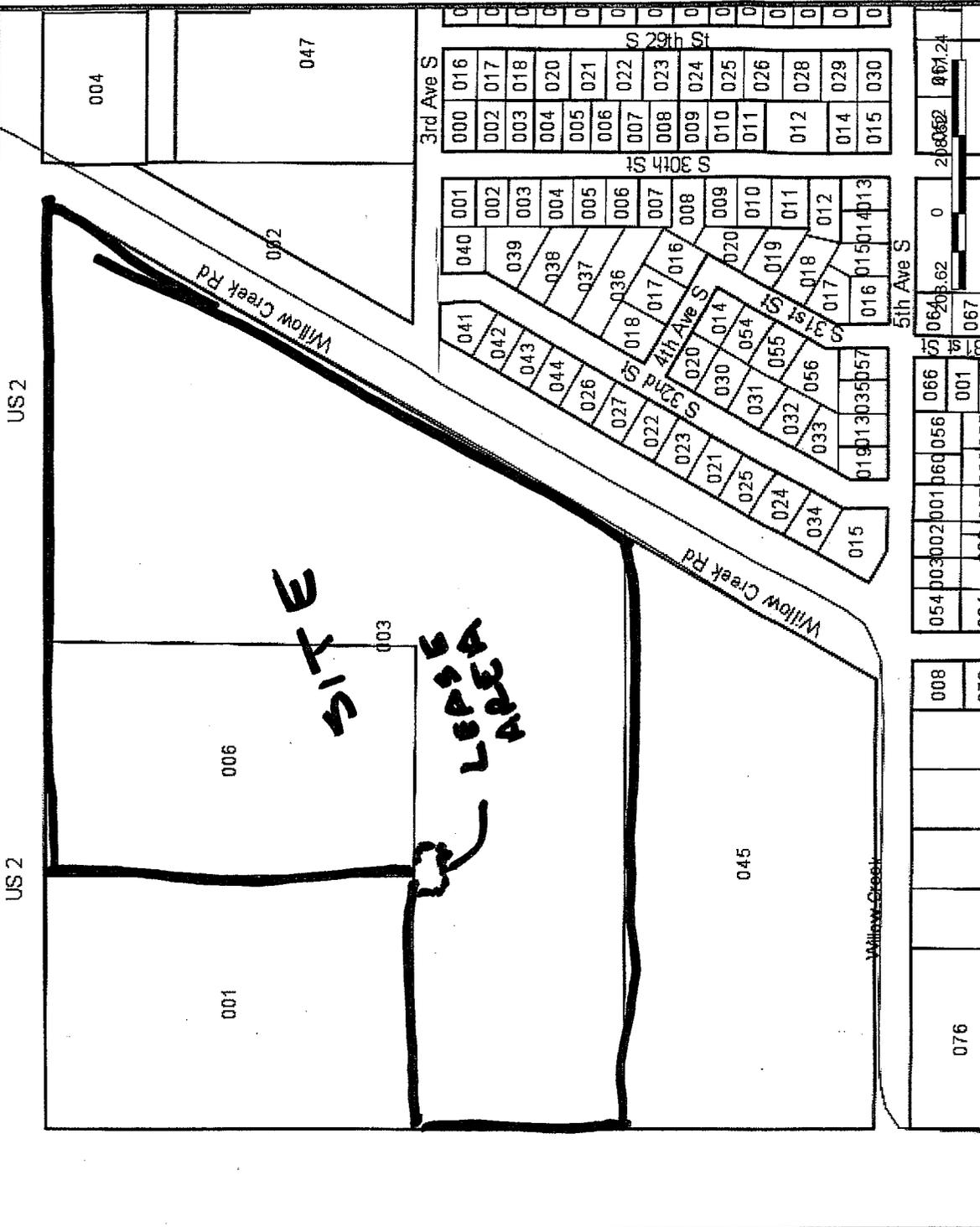
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1ST-SLAB	1.00	4334.00	277.0	4334.00
Net LIVABLE Area (rounded w/ factors)					4334

Comment Table 1	
Comment Table 2	Comment Table 3

AREA CALCULATIONS

Print

- Parcel Mapping System
- Right-of-Way
- Escanaba Street System
- City Information
- Parks and Rec Facilities
- Regional Information
- Hydrology
- Lakeshore Buffer
- Railroads
- Canadian National
- CN
- Escanaba & Lake
- Rivers & Streams
- Ford River
- Portage Creek
- Willow Creek



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

General Property Information

City of Escanaba

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 051-437-2825-300-003 Unit: City of Escanaba

Property Address	[collapse]
3501 LUDINGTON STREET ESCANABA, MI 49829	

Owner Information	[collapse]
OSF ST FRANCIS/DIALYSIS CTR 3401 LUDINGTON ST ESCANABA, MI 49829-1300	Unit: 051

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2015				[collapse]
Property Class:	210 - Commercial, 210 BLL	Assessed Value:	\$183,619	
School District:	21010 - Escanaba Schools 21010	Taxable Value:	\$161,916	
State Equalized Value:	\$183,619	Map #	N/A	
User Num Idx	0	Date of Last Name Chg:	02/19/2016	
		Date Filed:		
		Notes:	N/A	
Historical District:	N/A	Census Block Group:	N/A	
Principal Residence Exemption	June 1st	Final		
2016	0.0000 %	-		
2015	0.0000 %	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$183,619	\$183,619	\$159,367
2013	\$183,619	\$183,619	\$156,858

Land Information				[collapse]
	Frontage		Depth	
Lot 1:	N/A		N/A	
Lot 2:	N/A		N/A	
Lot 3:	N/A		N/A	
Total Frontage:	N/A	Average Depth:	N/A	
Total Acreage:	N/A			
Zoning Code:				
Total Estimated Land Value:	N/A	Mortgage Code:		
Land Improvements:	\$0	Lot Dimensions/Comments:	N/A	
Renaissance Zone:	N/A			
Renaissance Zone Expiration Date:	N/A			

Legal Information for 051-437-2825-300-003

[collapse]

MIDWEST KIDNEY CTR LEASED OFFICE 211.181 USER EXEMPT PROP FOR PROFIT

Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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General Property Information

City of Escanaba

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 051-420-2825-300-006 **Unit:** City of Escanaba

Parcel is Vacant

Property Address	[collapse]
3401 LUDINGTON STREET ESCANABA, MI 49829	

Owner Information	[collapse]
OSF ST FRANCIS 3401 LUDINGTON ST ESCANABA, MI 49829-1300	
Unit:	051

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2015				[collapse]
Property Class:	090 - Exempt, 090	Assessed Value:	\$0	
School District:	21010 - Escanaba Schools 21010	Taxable Value:	\$0	
State Equalized Value:	\$0	Map #	N/A	
User Num Idx	0	Date of Last Name Chg:	02/19/2016	
		Date Filed:		
		Notes:	N/A	
Historical District:	N/A	Census Block Group:	N/A	
Principal Residence Exemption	June 1st	Final		
2016	0.0000 %	-		
2015	0.0000 %	0.0000 %		
Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable	
2014	\$0	\$0	\$0	
2013	\$0	\$0	\$0	

Land Information				[collapse]
	Frontage		Depth	
Lot 1:	N/A		N/A	
Lot 2:	N/A		N/A	
Lot 3:	N/A		N/A	
Total Frontage:	N/A	Average Depth:	N/A	
Total Acreage:	N/A			
Zoning Code:				
Total Estimated Land Value:	N/A	Mortgage Code:		
Land Improvements:	\$0	Lot Dimensions/Comments:	N/A	
Renaissance Zone:	N/A			
Renaissance Zone Expiration Date:	N/A			

>

Legal Information for 051-420-2825-300-006

[collapse]

SEC 25 T39N R23W E 622 FT NW 1/4 SW 1/4 S OF ROW HWY US 2 & 41 AC #167-1

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
11/06/1981	\$45,000.00	WD		ST FRANCIS	WD	276/169

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