



PLANNING COMMISSION  
MEETING AGENDA  
November 10, 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, November 10, 2016, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – Planning Commission Meeting Minutes October 18, 2016

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS – None

PUBLIC HEARING(S)

1. **Public Hearing – Site Plan Review – 2510 3<sup>rd</sup>. Avenue North – Aldi, Inc.**

**Explanation:** A site plan review will be conducted on a proposed 19,861 s.f. grocery store being proposed by Aldi, Inc. The purpose of the review is to allow the public the opportunity to review the site plan and gain an understanding of the proposed project

NEW BUSINESS

1. **Project Updates.**

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Delta County Planning Commission Update.
- c. Zoning/Land Use Permit Update.
- d. Redevelopment Ready Community Certification Update.
- e. Parking and Circulation Zoning Ordinance Amendment Update.
- f. RRC Marketing and Branding Workshop.

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

**PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
October 18, 2016**

A meeting of the Escanaba Planning Commission was held on Tuesday, October 18, 2016, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Commissioners Brian Black, Tom Warstler, James Hellerman, Morley Diment, and Paul Caswell

**ALSO PRESENT:** City Manager Jim O'Toole, Executive Assistant Lisa Glish, City Council Liaison Ronald Beauchamp, and City Engineering Assistant Terry Flower

**ABSENT:** Vice-Chairperson Kel Smyth, Secretary Roy Webber, and Commissioner Christine Williams

City Manager Jim O'Toole called the meeting to order at 6:00 p.m.

**ROLL CALL**

Executive Assistant Lisa Glish conducted roll call.

**APPOINTMENT OF TEMPORARY CHAIR**

City Manager Jim O'Toole asked the Commission to appoint a Temporary Chairperson due to the absence of Vice-Chairperson Kel Smyth.

**A motion was made by Commissioner Black, seconded by Commissioner Diment to appoint Commissioner Tom Warstler as Temporary Chair for the October 18, 2016 meeting. Ayes were unanimous.**

**APPROVAL/CORRECTION OF THE SEPTEMBER 8, 2016 SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING MINUTES**

Commissioner Hellerman asked for a correction be made to the September 8, 2016 Special Joint City Council and Planning Commission Meeting Minutes on page 3 stating that he voted Ney during the motion to accept the draft 2016 Master Plan as presented with the feedback for Wildlife section 6.6, page 48.

**A motion was made by Commissioner Hellerman, seconded by Commissioner Black, to approve the September 8, 2016 Special Joint City Council and Planning Commission Meeting Minutes with correction. Ayes were unanimous.**

**APPROVAL/ADJUSTMENTS TO THE OCTOBER 18, 2016 PLANNING COMMISSION MEETING AGENDA**

**A motion was made by Commissioner Diment, seconded by Commissioner Hellerman, to approve the October 18, 2016 Planning Commission Meeting Agenda as printed. Ayes were unanimous.**

## CONFLICT OF INTEREST DECLARATIONS

None.

## UNFINISHED BUSINESS

None.

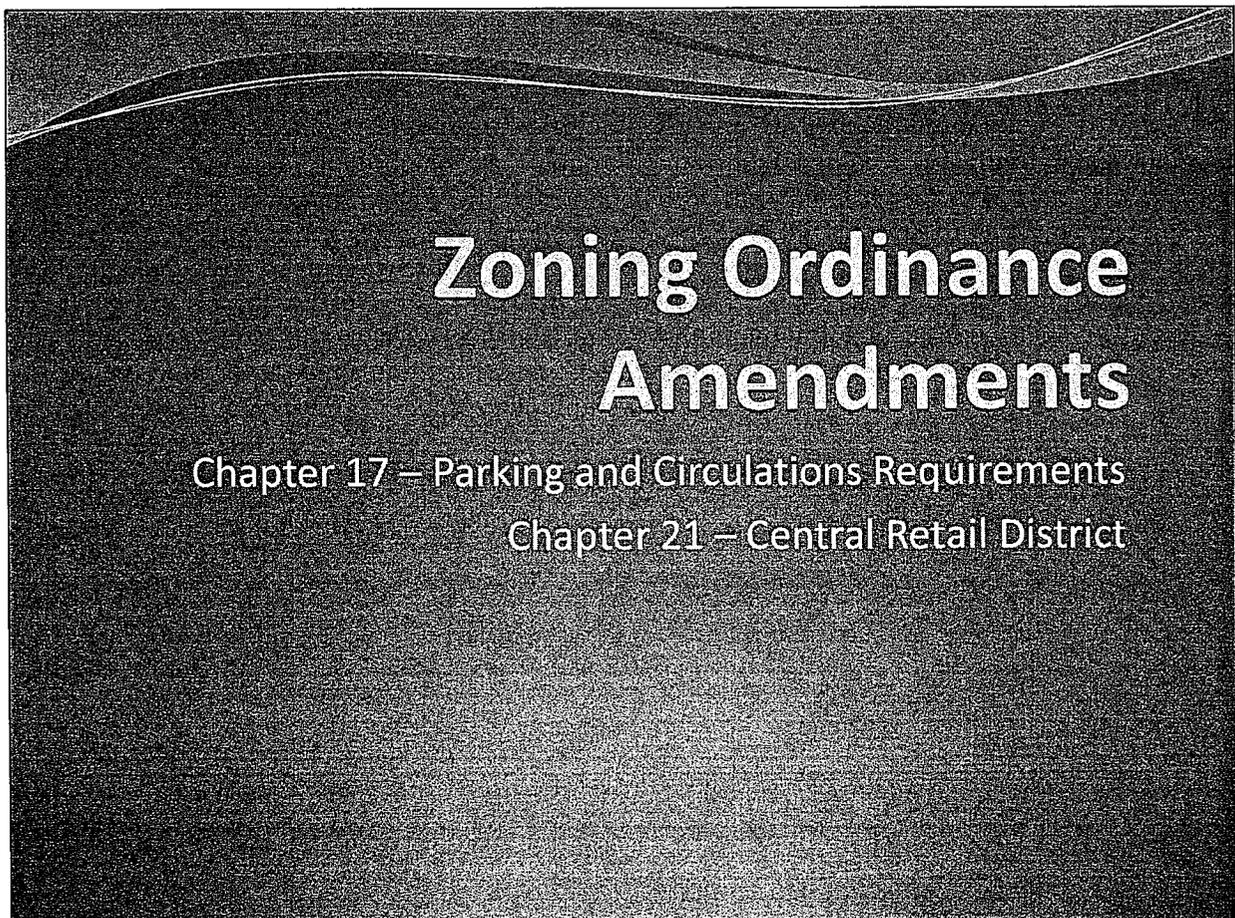
## PUBLIC HEARING

### **1. Public Hearing – Zoning Ordinance Amendments.**

Jim O'Toole stated a public hearing on proposed Zoning Ordinance amendments pertaining to Chapter 17 Parking and Circulations Requirements and Chapter 21 Central Retail District Commercial District requirements will be conducted by the Planning Commission. The purpose of the hearing is to provide an opportunity for the public to comment on the proposed amendments.

Jim O'Toole stated as an overview for the proposed Zoning Ordinance amendments is a result of a requirement of the Redevelopment Ready Community (RRC) program. It was noted to the City that more "flexible" parking standards should be implemented.

Jim O'Toole presented the following PowerPoint presentation that lists the Existing Requirements and the Proposed Amendments:



## 1702.3 - EXISTING REQUIREMENT

**1702.3. Location of Lot.** The parking spaces required by this code shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than three hundred (300) feet radially from the subject lot within the same or less-restrictive zoning district. All residential parking shall be located on the premises it is intended to serve.

## 1702.3 – NEWLY PROPOSED REQUIREMENT

**1702.3 Shared Parking, Off-Site Parking and Lot Location.** The Planning Commission can approve shared parking, off-site parking and alternative lot locations for all uses other than single-family and two-family dwellings provided:

- a. A shared parking and/or off-site parking study is conducted by a qualified traffic engineer based upon shared parking principles and methodologies found in the latest edition of "Shared Parking", by the Urban Land Institute.
- b. The parking study demonstrates that shared parking or off-site parking will be beneficial rather than detrimental to the proposed use, surrounding area and the community.
- c. The shared parking and/or off-site parking arrangement increases the availability of spaces from the existing parking supply, reduces demand for parking, or creates a more cost-effective and environmentally sensitive parking lot.
- d. That a shared parking/off-site parking arrangement has a written lease or written shared parking agreement which includes a provision that requires notification to the zoning official of any change in terms or expiration of a lease or written agreement
- e. The required amount of off street parking spaces are not reduced to an amount less than required for a new building or new use.
- f. All off-street parking required to meet the standards of the Section are provided within the same zoning district as the principal use and are within a convenient walking distance of the building entrances, but no more than 300 feet from the property lot line, except that valet parking may be provided elsewhere.
- g. Any proposed shared parking and/or off-site parking approvals do not represent a waiver of requirements and meet or exceed the "spirit" of the law.

## TABLE 1702 – EXISTING REQUIREMENT

OFF-STREET PARKING SCHEDULE	
Use	Number of Parking Spaces Required
Dwelling units	2/dwelling unit
Bed and Breakfast	2/operated use and 1/bed and breakfast sleeping room
Library, Museum, Post Office	1/150 s.f. of usable floor area
Bowling alley	5/for each one bowling lane
Adult foster care home	1/3 residents
Child care center	1/10 children
Residential care and treatment facilities	1/3 beds
Independent living	1/unit
High school	8/each classroom - 1/each employee
Colleges	7/10 students (maximum of 22 spaces for each classroom, whichever is more restrictive) - 1/each employee
All other schools	1.5/classroom
Places of worship	1/3 seats in main area of worship
Hospitals	1/bed plus 1/employee on a major shift
Grocery and all other uses	1/300 s.f. of usable floor area
Office	1/300 s.f. of usable floor area
Retail	1/200 s.f. of usable floor area
Marinas	1/boat slip
Restaurant	1/100 s.f. of usable floor area
Health club	1/100 s.f. of usable floor area
Warehouse	1/1500 gross s.f.
Assembly	1/300 s.f. of usable floor area
Medical Office	1/300 s.f. of usable floor area (maximum 1/150 s.f.)
Theaters/Auditoriums	1/3 seats
Hotels/Motels	1/guest room plus 1/500 s.f. of common area
Industrial	1/500 s.f. of usable floor area

## TABLE 1702 – PROPOSED AMENDMENT

OFF-STREET PARKING SCHEDULE	
Use	Number of Parking Spaces Required
Dwelling units	2/dwelling unit
Bed and Breakfast	2/operated use and 1/bed and breakfast sleeping room
Library, Museum, Post Office	1/150 s.f. of usable floor area
Bowling alley	5/for each one bowling lane
Adult foster care home	1/3 residents
Child care center	1/10 children
Residential care and treatment facilities	1/3 beds
Independent living	1/unit
High school	8/each classroom - 1/each employee
Colleges	7/10 students (maximum of 22 spaces for each classroom, whichever is more restrictive) - 1/each employee
All other schools	1.5/classroom
Places of worship	1/3 seats in main area of worship
Hospitals	1/bed plus 1/employee on a major shift
Grocery and all other uses	1/300 s.f. of usable floor area
Office	1/300 s.f. of usable floor area
Retail	1/200 s.f. of usable floor area
Marinas	1/boat slip
Restaurant	1/100 s.f. of usable floor area
Health club	1/100 s.f. of usable floor area
Warehouse	1/1500 gross s.f.
Assembly	1/300 s.f. of usable floor area
Medical Office	1/300 s.f. of usable floor area (maximum 1/150 s.f.)
Theaters/Auditoriums	1/3 seats
Hotels/Motels	1/guest room plus 1/500 s.f. of common area
Industrial	1/500 s.f. of usable floor area
Downtown Development District Residential Parking:	
• Single – Family Detached	2/per dwelling
• Multiple Unit Dwelling; One-bedroom or studio unit	1/per dwelling unit
• Two Bedroom Unit	1.25/per dwelling unit
• Three Bedroom Unit or More	1.5/per dwelling unit
• Senior Citizen - Residential	1/per dwelling/room unit
• Senior Citizen Residential – Employee	1/nr employee

## **1703.1 - EXISTING REQUIREMENT**

**1703.1. Width.** A minimum width of nine (9) feet shall be provided for each parking stall.

**Exceptions:**

- A. Compact parking stalls shall be permitted to be eight (8) feet wide.
- B. The width of a parking stall shall be increased twelve (12) inches for obstructions located on either side of the stall within fourteen (14) feet of the access aisle.

## **1703.1 – PROPOSED AMENDMENT**

**1703.1. Width.** A minimum width of nine (9) feet shall be provided for each parking stall.

**Exceptions:**

- A. The width of a parking stall shall be increased twelve (12) inches for obstructions located on either side of the stall within fourteen (14) feet of the access aisle.

## **1703.2 - EXISTING REQUIREMENT**

**1703.2. Length.** A minimum length of twenty (20) feet shall be provided for each parking stall.

**Exceptions:** Compact parking stalls shall be permitted to be eighteen (18) feet in length.

## **1703.2 – PROPOSED AMENDMENT**

**1703.2. Length.** A minimum length of twenty (20) feet shall be provided for each parking stall.

## **1706.1 – EXISTING REQUIREMENT**

**1706.1. Driveway width.** Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

- 1706.1.1.** Private driveways at least 9 feet.
- 1706.1.2.** Commercial driveways:
  - 1706.1.2.1.** Twelve feet for one-way enter/exit.
  - 1706.1.2.2.** Twenty-four feet for two-way enter/exit.

## **1706.1 – PROPOSED AMENDMENT**

**1706.1. Driveway width.** Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

- 1706.1.1.** Private driveways at least 12 feet with a maximum of 30 feet at the curb.
- 1706.1.2.** Commercial driveways:
  - 1706.1.2.1.** At least 12 feet but no more than 36 feet for one-way enter/exit.
  - 1706.1.2.2.** Twenty-four feet for two-way enter/exit.

## **1706.2 - EXISTING REQUIREMENT**

**1706.2. Driveway and ramp slopes.** The maximum slope of any drive or ramp shall not exceed twenty percent (20%). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the City Engineer.

## **1706.2 – PROPOSED AMENDMENT**

**1706.2. Driveway and ramp slopes.** The maximum slope of any drive or ramp shall not exceed twenty percent (20%). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the Michigan Department of Transportation (MDOT) specifications.

## **1711.2 – EXISTING REQUIREMENT**

**1711.2. Private Sidewalks.** A sidewalk a minimum of three (3) feet wide free from obstructions shall be constructed from the public walk to main entries of buildings. On lots where there are multiple principal buildings or entries, sidewalks meeting the requirements above shall be provided.

**Exception:** One and two-family dwellings.

## **1711.2 – PROPOSED AMENDMENT**

**1711.2. Private Sidewalks.** A sidewalk a minimum of six (6) feet wide free from obstructions shall be constructed from the public sidewalk to main entries of buildings. On lots where there are multiple principal buildings or entries, sidewalks meeting the requirements above shall be provided.

**Exception:** One and two-family dwellings.

## **1711.2 – NEWLY PROPOSED REQUIREMENT**

**1711.2.1 One and two-family Dwelling Private Sidewalks.** A sidewalk a minimum of three (3) feet wide free from obstructions shall be constructed from the public sidewalk to main entries of all newly constructed one and two-family dwellings.

## 2102.1 – EXISTING REQUIREMENT

**2102.1. General.** In a Central Retail Commercial District, a building, structure, or premises, may be erected or used for one or more of the following specified purposes:

- A. Retail stores supplying commodities for residents such as bakeries, ice cream, grocery and liquor stores, newsstands, furniture, home decorating, floor covering, hardware and appliance stores, department stores, stationery stores, sporting goods stores, pet shops, retail nurseries, florist shops, automobile accessory stores and similar retail uses.
- B. Barber shop, beauty shop, tanning salon, day spa.
- C. Civic and cultural facilities, indoor theaters.
- D. Eating and drinking places to include banquet facilities, not including drive-in service places.
- E. Banks and other financial institutions, not including drive-in service places.
- F. Shops for custom work or the making of articles to be sold at retail on the premises when the making is conducted inside the building. Photographic, dance, music, art, martial arts studios and related sales.
- G. Hotels, Motels, Inns.
- H. Government buildings, essential services.
- I. Copy services but not including printing press or newspaper.
- J. Bakery and convenience stores, without gasoline service.
- K. Art gallery.
- L. Liquor store.
- M. Travel Agency.
- N. Dwelling units above the first floor of commercial uses.
- O. Business, professional, medical administrative or corporate offices above the first floor of the commercial space.
- P. Fraternal organizations above the first floor of the commercial uses.
- Q. Churches above the first floor of the commercial uses.
- R. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot or parcel of land.

## 2102.1 – PROPOSED AMENDMENT

**2102.1. General.** In a Central Retail Commercial District, a building, structure, or premises, may be erected or used for one or more of the following specified purposes:

- A. Retail stores supplying commodities for residents such as bakeries, ice cream, grocery and liquor stores, newsstands, furniture, home decorating, floor covering, hardware and appliance stores, department stores, stationery stores, sporting goods stores, pet shops, retail nurseries, florist shops, automobile accessory stores and similar retail uses.
- B. Civic and cultural facilities, indoor theaters, conference center.
- C. Eating and drinking places to include banquet facilities, not including drive-in service places.
- D. Banks and other financial institutions, not including drive-in service places.
- E. Shops for custom work or the making of articles to be sold at retail on the premises when the making is conducted inside the building. Photographic, dance, music, art, martial arts studios and related sales.
- F. Hotels, Motels, Inns.
- G. Government buildings, essential services.
- H. Copy services but not including printing press or newspaper.
- I. Bakery and convenience stores, without gasoline service.
- J. Art gallery.
- K. Liquor store.
- L. Travel Agency.
- M. Dwelling units above the first floor of commercial uses.
- N. Business, professional, medical administrative or corporate offices above the first floor of the commercial space.
- O. Fraternal organizations above the first floor of the commercial uses.
- P. Churches above the first floor of the commercial uses.
- Q. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot or parcel of land.

## 2102.1 – PROPOSED AMENDMENT (Cont.)

- R. Commercial amusement – inside arcades, pool halls.
- S. Office business – general, such as professional administrative or clerical service operations, such as attorneys, financial advisors, insurance, travel, and real estate.
- T. Personal services, limited to barber shops, beauty shops, nail salons, therapeutic massage, spas, health clubs, tattooing, tailoring or alterations, taxidermist, touring/guide service.
- U. Recreational business – indoor.
- V. Decorating services, event planning services and photography studios.
- W. Repair services, limited to clock, jewelry, electronic, appliance repair, shoe, upholstery, or locksmith.
- X. On-site service businesses, limited to tailoring, dry cleaners, self-service laundry, and copy centers.
- Y. Music, art, decorating, photography, and dance studios.
- Z. Artisan shops.
- AA. Data centers, schools/training centers, research and development.
- BB. Pet shops, indoor kennels with enclosed yards.
- CC. Second hand stores/pawn shops.

Discussions between each section entailed as follows:

### 1702.3 – Location of Lot:

Temporary Chairperson Tom Warstler asked if parking is shared between businesses and one or the other business has a change in use, will that change in contract have to come back to the Planning Commission for approval. Jim O'Toole responded that yes that would need to come back before the Planning Commission and that that is also included within the proposed amendment.

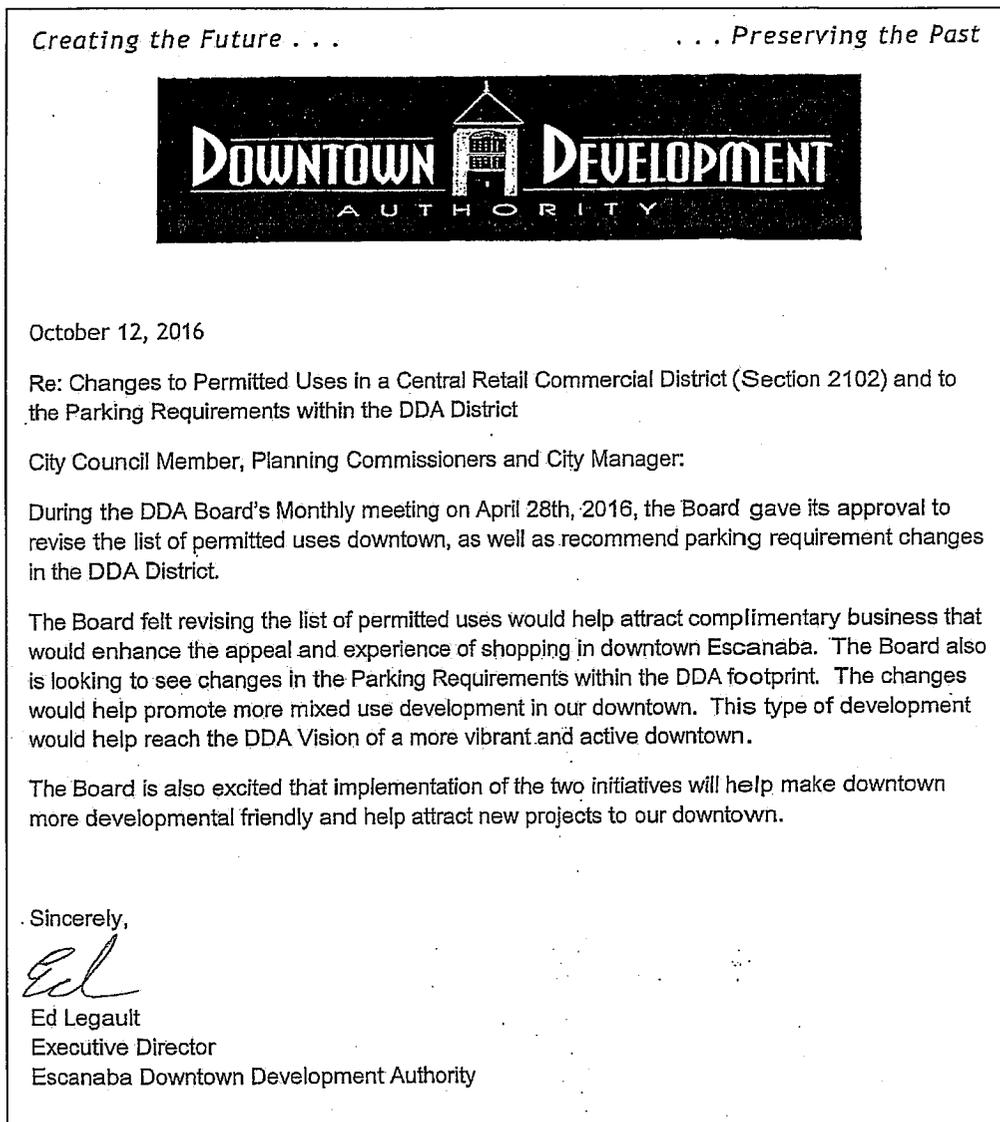
Temporary Chairperson Tom Warstler asked if there will be a standard form that will be used by parking lot sharers when making an agreement. Jim O'Toole stated that these parking agreements need to be approved by the Planning Commission on a case by case basis. These agreements would be drawn up by the Developers themselves.

Commissioner Black asked the question about the parking being in the same zoning district; he understands if the zoning district is next to a residential district, but what happens if it is next to an industrial district. Jim O'Toole answered that it is written that way so that the parking is kept out of residential areas, and if it came to a case where it would be taking place in an industrial district then a non-dimensional variance would need to be applied for.

Jim O'Toole went on to state that he has been in contact with members from the State of Michigan, and that they have said that if these Parking Ordinance Amendments are approved as proposed, that it would fulfil the Best Practice Standard requirement for the RRC program.

**Table 1702:**

Jim O'Toole read the following letter from the DDA into the meeting minutes:



Jim pointed out the proposed amendments to Table 1702 includes additions for Downtown Development District Residential Parking. These additions are based off of the amount of bedrooms in a unit, not by apartment.

Commissioner Diment questioned if the last line in our current parking standard under 1702.3. Location of Lot. "All residential parking shall be located on the premises it is intended to serve."; is going to be updated to cover the newly proposed requirements. Jim O'Toole states that it would be.

Temporary Chairperson Tom Warstler stated that he thinks that the proposed amendments are light on requirements; he believes that most two-bedroom apartments would result in two vehicles. A conversation took place between the Commissioners and Jim O'Toole as to how the amounts of vehicles could be justified, some apartments using two parking spots, others only using one, even some with using none. It was stated that the proposed numbers are based off of national standards when it comes to parking. Jim O'Toole stated that when working through the numbers he ran some practical application exercises, and found that those all fit within the

proposed standards. Commissioner Black questioned what the options might be if the Planning Commission approves the changes if someone does attempt to develop a multiunit dwelling downtown where the residents will require more parking spots than what the standard states. Jim O'Toole responded that the owner of the property would need to make other arrangements for parking in order to retain tenants. Commissioner Morley noted that most of the time when signing a lease for an apartment the landlord notes to the tenant how many spots are available to them for their unit, then it is up to the tenant to determine if that is enough spots to accommodate what they need, and if it isn't then possibly look into another unit to rent.

**1706.1 Driveway width.:**

Commissioner Hellerman stated that he feels as though twelve-foot widths for private driveways are unnecessarily big. City Engineering Assistant Terry Flower explained that the reason for the widening of the driveways is due to many cases where nine-foot is not big enough for residents to get their vehicles into their driveways, he also stated that twelve-foot is a standard in the State of Michigan.

After no more questions or comments were given by Planning Commission members, Temporary Chairperson Tom Warstler opened the floor to the public for the public hearing.

Andy Crispigna commented to the Planning Commission that he feels that this new standard for parking requirements would be beneficial to the local business owners who have their business on the main level and apartment units on the second. This new standard would make it much easier for business owners to come up with parking spaces for those tenants, that he feels the current standard of two vehicles per unit is entirely too much especially in the downtown area.

After no more questions or comments were given by the Public, Temporary Chairperson Tom Warstler closed the public hearing.

Jim O'Toole stated that if the Amendments are approved, then it will be brought before legal for review and placed in a legal format, then forwarded to City Council.

**A motion was made by Commissioner Diment, seconded by Commissioner Black, to approve recommended Zoning Ordinance Amendments to Chapters 17 and 21 as discussed, to the Escanaba City Council for Public Hearing consideration and adoption. Ayes were unanimous.**

**NEW BUSINESS**

None

**GENERAL PUBLIC COMMENT**

None.

**COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

Jim O'Toole updated the Commission on the current Zoning Permit Report dated January 1, 2106 thru October 18, 2016.

<b>ZONING PERMITS REPORT</b>		
<b>January 1, 2016 thru October 18, 2016</b>		
4	NEW RESIDENTIAL HOME	\$ 721,844
28	RESIDENTIAL REMODEL	\$ 719,900
4	NEW COMMERCIAL	\$ 1,997,600
17	COMMERCIAL REMODEL	\$ 6,219,700
2	CHANGE OF USE	\$ -
2	HOME OCCUPATION	\$ -
0	LAND USE PERMIT	\$ -
8	DEMOLITION PERMIT	\$ 60,220
<b>65</b>	<b>TOTAL</b>	<b>\$ 9,719,264</b>

Jim O'Toole updated the Commission on the RRC Report Card status, that we have completed all items with the exception of Parking Standards, which should be taken care of with this meeting's approval, and completion of a Marketing and Branding Plan.

Temporary Chairperson Tom Warstler questioned that after the City obtains the RRC status, will there be signage on the roads coming into the City stating the Certification. Jim O'Toole stated that the City will be able to market ourselves as a RRC Community and the State will market us as one as well. Jim O'Toole went on to state that we get signs that will be posted.

Jim O'Toole stated that the State is sending up a Marketing and Branding expert to assist the City in putting together a Marketing and Branding Plan, in which will be open to All Boards and Commissions, and the public on December 6, 2016.

Jim O'Toole also stated that at the November 10, 2016 Planning Commission meeting a Site Plan Review will be held for an ALDI Inc. grocery store. Letters to property owners were sent out notifying them of the November 10, 2016 meeting on October 18, 2016.

**ADJOURNMENT**

**A motion was made by Commissioner Caswell, seconded by Commissioner Hellerman, to adjourn the meeting. The meeting adjourned at 6:43 p.m. Ayes were unanimous.**

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Kel Smyth, Vice Chairperson  
Escanaba Planning Commission

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

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Roy Webber, Secretary  
Escanaba Planning Commission

**CITY OF ESCANABA  
SITE PLAN REVIEW REPORT  
CASE NO. PC 110116-01**

**REFERENCE: 2510 3<sup>rd</sup> Avenue North, Escanaba, MI 49829**

**DATE:** November 1, 2016

**PROPERTY OWNER/APPLICANT ADDRESS:**

Mr. Tom Howald  
Aldi, Inc.  
9342 South 13<sup>th</sup> Street  
Oak Creek, WI 53154

**TYPE OF REQUEST:**

In accordance with Section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for Land Use Permit must be conducted prior to the use permit issuance.

**CURRENT ZONING:**

Light Manufacturing "F" and Commercial District "D".

**ORDINANCE:**

Ordinance No.1028 Escanaba Zoning Ordinance.

**DESCRIPTION OF PROPOSED PROJECT:**

Mr. Tom Howald, Director of Real Estate for Aldi, Inc. has submitted an application for zoning land use approval for property they own and/or control or have option on at 2510 3<sup>rd</sup>. Avenue North, Escanaba, MI. In the application, Aldi, Inc. proposes to construct a 19,861 s.f. grocery store.

**COMPLIANCE WITH DEVELOPMENT STANDARDS:**

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing "F" and Commercial District "D". The proposed use is a permitted use by right as defined in section 1002.1.B and 1302.1.B. of the Escanaba Zoning Ordinance.
2. The proposed construction will meet Zoning Ordinance standards for a Light Manufacturing "F" District.

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. A Pre-Application Conference was scheduled and conducted on October 21, 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. 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 3<sup>rd</sup> Avenue North and North 26<sup>th</sup> Street.
- B. All roof mounted equipment will 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 of both buildings.
- E. The development has legal access to two public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- H. Curb cuts were minimized onto 3<sup>rd</sup> Avenue North and will allow for future shared drives should the neighboring property be developed in the future.
- I. All loading and unloading areas and outside storage areas shall be adequately screened.
- J. Exterior lights shall be reflected downward and away from adjacent properties and right of ways.
- K. Adequate utilities will be provided and placed underground.
- L. All premises will be graded to prevent accumulation of stagnant water.

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

- A. The proposed use is consistent with the surrounding uses of the area.
- B. The proposed use is a permitted use by right as defined in Section 1002.1.B and Section 1302.1.B. of the Escanaba Zoning Ordinance.
- C. In accordance with the 2016 Community Master Plan, Page 108, Action E25 Regional Retail this area has been designated to accommodate big box retail development west of North Lincoln Road between 3<sup>rd</sup>. Avenue North and 9<sup>th</sup> Avenue North

**FISCAL IMPACT:**

**Estimated Taxing Entity Review – Aldi, Inc., Escanaba, Michigan**

	Estimated Value	
	Estimate	\$ 1,300,00.00
Taxing Entity	Millage	Estimated Revenue
School Operating	18.0000	11,700.00
State Ed	6.0000	3,900.00
City Services	17.0000	11,000.00
Delta County	6.8317	4,500.00
Escanaba School	4.7500	3,100.00
Bay College	3.3076	2,100.00
ISD	2.3851	1,500.00
DATA	0.6000	400.00
<b>Total Millage</b>	<b>58.8744</b>	<b>\$ 38,200.00</b>

**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 and 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

**NOTES/COMMENTS:**











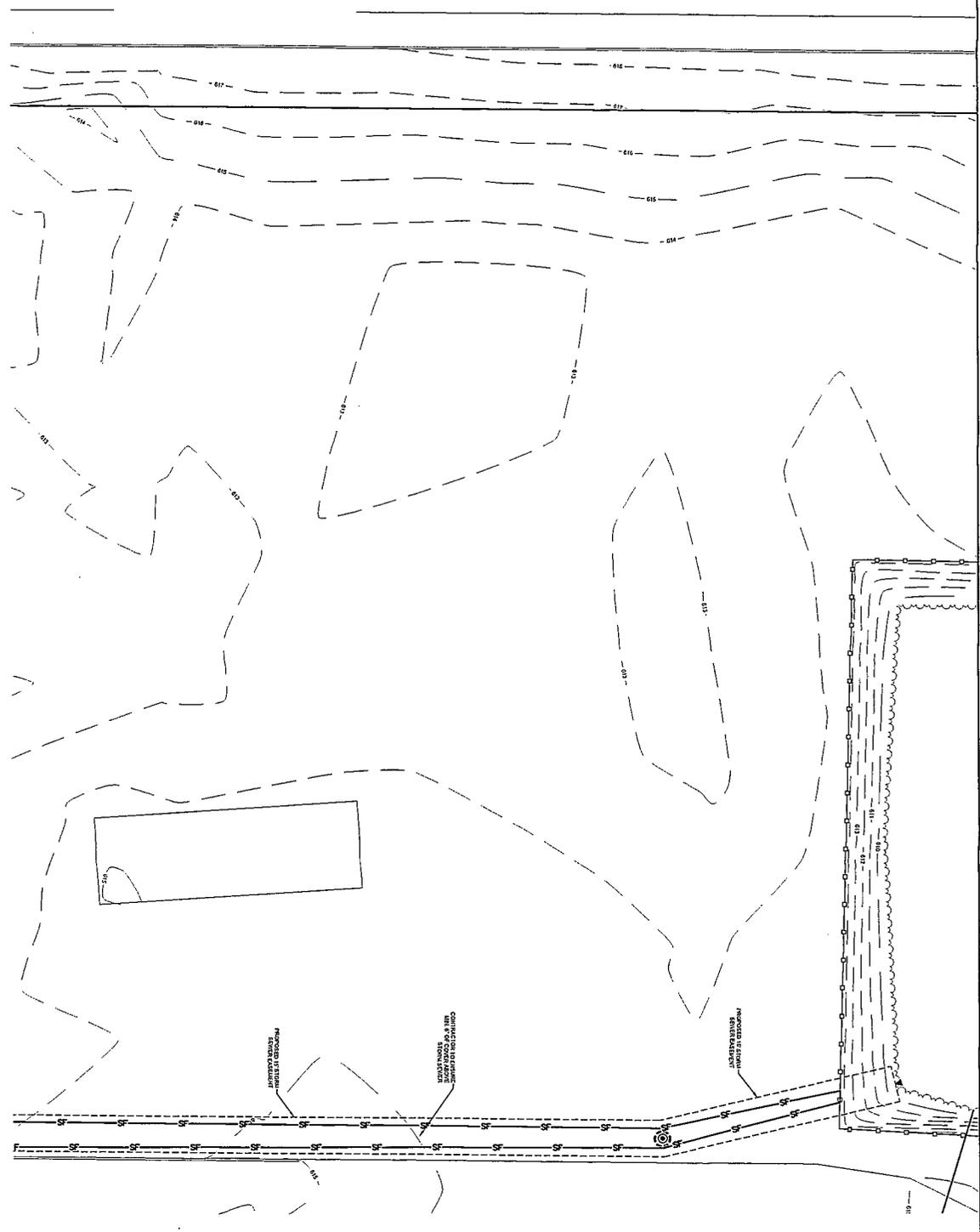


THIS PLAN AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THE MASTER COPY OF PROJECT CONTRACT DOCUMENTS.

**LEGEND**

- BATTERY ELECTRICAL SYMBOL
- STORM SEWER MANHOLE
- STORM SEWER CHECK VALVE (FROM OR TO FLOW)
- STORM SEWER CHECK VALVE (REVERSE FLOW CHECK)
- ▲ PRECAST FLARED END SECTION
- ▢ CLEANOUT
- ▣ VALVE BOX
- ▭ FINE FINISH
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED SPOT ELEVATION
- ▭ EXISTING OR SURFACE ELEVATION
- ▭ QUANTIFY TAKE OFF
- ▭ MAT FINISH
- ▭ SACT PROTECTION
- ▭ CONSTRUCTION ELEVATION
- ▭ PROPOSED (PERMANENT) STURDY SPECIFICATIONS
- ▭ PROPOSED CONCRETE SLAB (WITH PROPOSED REINFORCING)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2



**PINNACLE ENGINEERING GROUP**  
 10000 WOODBURN AVENUE  
 SUITE 100  
 WOODBURN, MI 48091  
 (248) 859-1100  
 WWW.PINNACLE-ENGR.COM

**PLAN DESIGN DELIVER**

**ALDI**  
 ESCANABA, MI

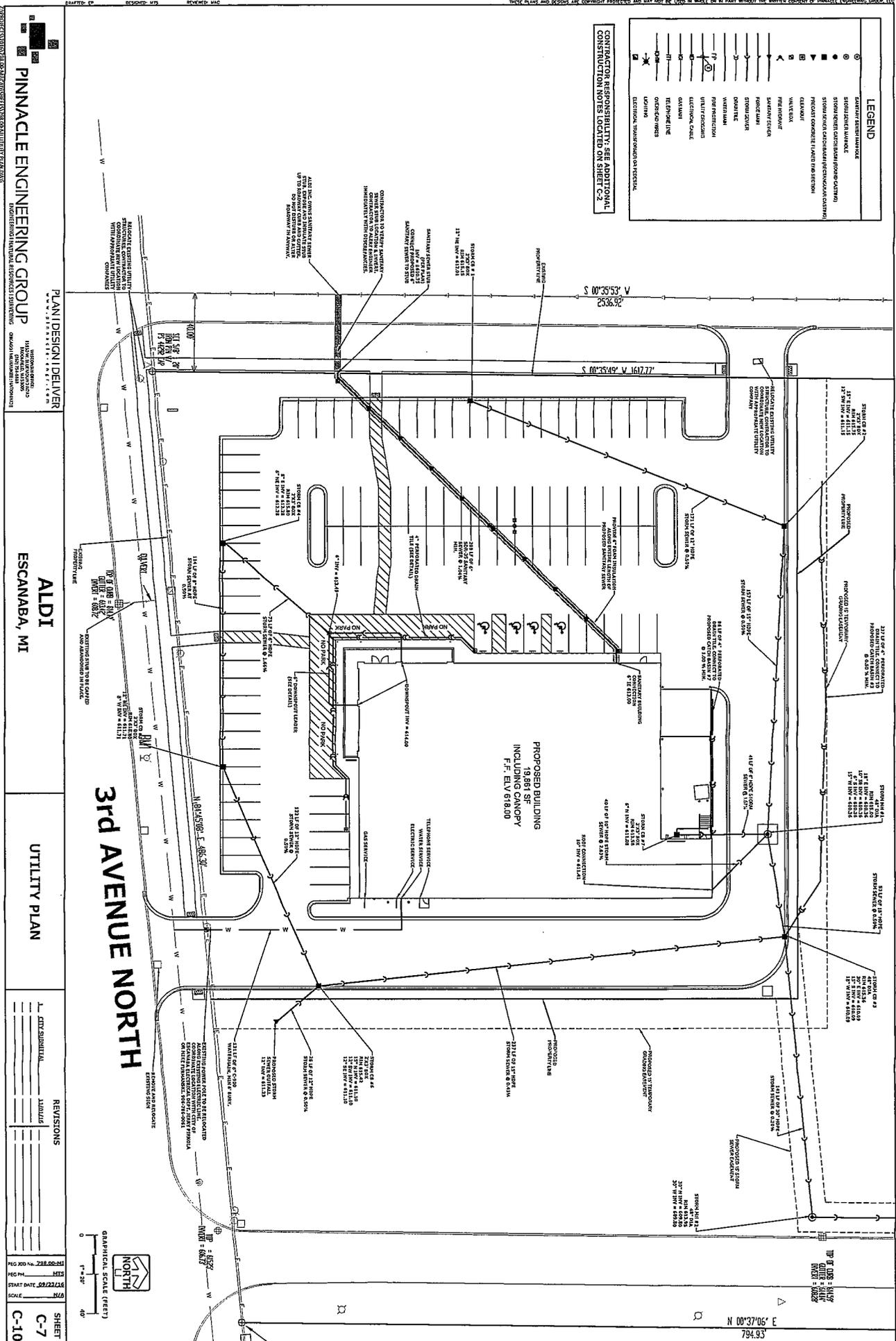
**GRADING & EROSION CONTROL PLAN**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUL 2018

PROJECT NO. 218-0018  
 SHEET C-6  
 C-10  
 SCALE: 1" = 20'

LEGEND	
①	EXISTING ELEVATION
②	EXISTING ELEVATION
③	EXISTING ELEVATION
④	EXISTING ELEVATION
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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2



**Pinnacle Engineering Group**  
 Pinnacle Engineering Group  
 1100 W. State Street  
 Escanaba, MI 49829  
 (517) 709-1100  
 www.pinnacle-engr.com

**PLAN DESIGN DELIVER**  
 ALDI  
 ESCANABA, MI

**UTILITY PLAN**

NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUED FOR PERMIT
2	08/20/2024	ISSUED FOR PERMIT
3	08/20/2024	ISSUED FOR PERMIT
4	08/20/2024	ISSUED FOR PERMIT
5	08/20/2024	ISSUED FOR PERMIT
6	08/20/2024	ISSUED FOR PERMIT
7	08/20/2024	ISSUED FOR PERMIT
8	08/20/2024	ISSUED FOR PERMIT
9	08/20/2024	ISSUED FOR PERMIT
10	08/20/2024	ISSUED FOR PERMIT

UTILITY PLAN

FOR REVIEW ONLY

www.pinnacle-engr.com

LEGEND	
①	SANITARY ZONE
②	STORM DRAINAGE
③	STORM DRAIN (CONCRETE)
④	STORM DRAIN (ASBESTOS CEMENT)
⑤	STORM DRAIN (PVC)
⑥	STORM DRAIN (DIPLOMAT)
⑦	STORM DRAIN (DIPLOMAT)
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㊿	STORM DRAIN (DIPLOMAT)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL SPECIFICATIONS FOR CONTRACTOR OBLIGATIONS.

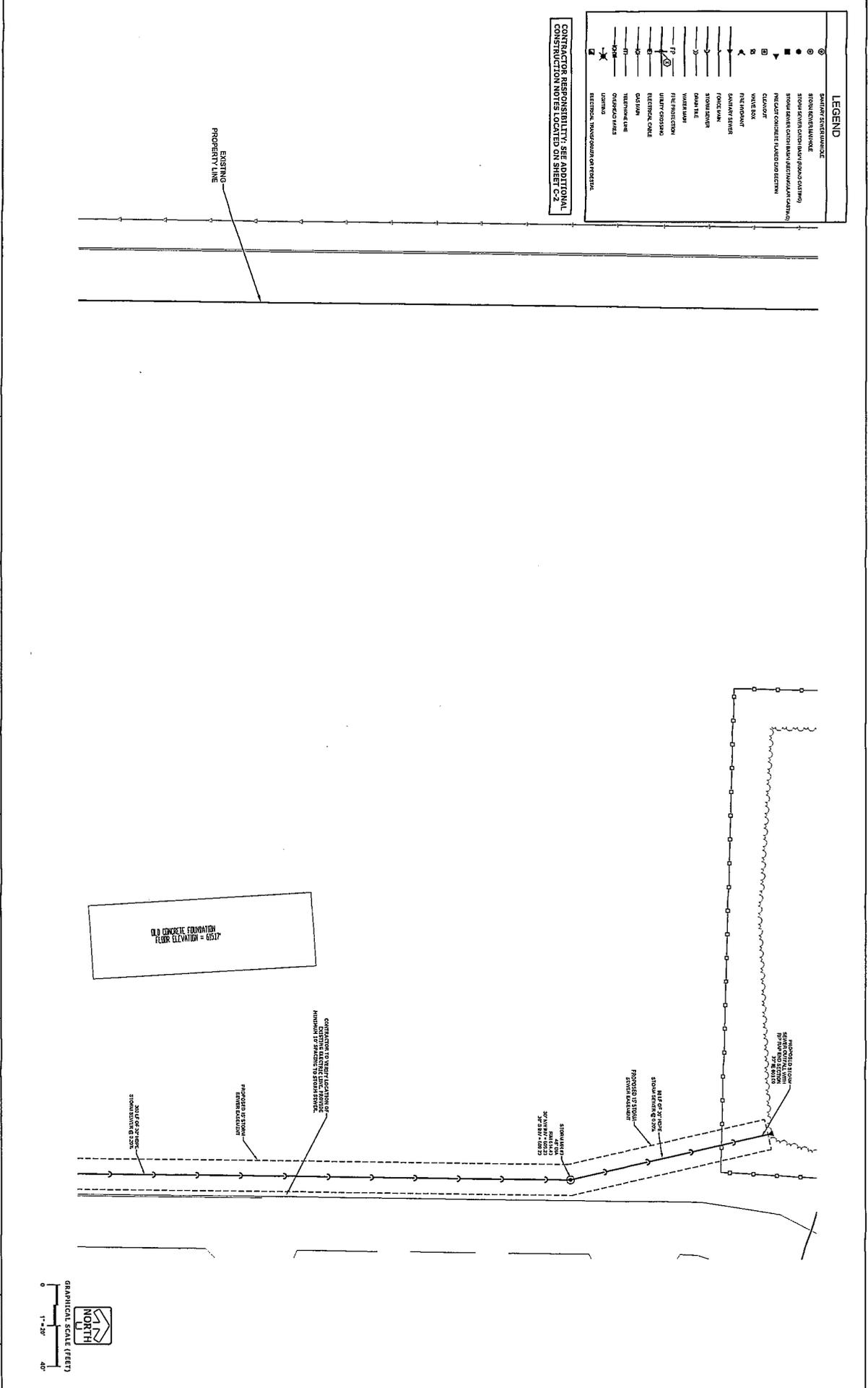
**Pinnacle Engineering Group**  
 Pinnacle Engineering Group, Inc.  
 10000 W. 11th Street, Suite 100  
 Overland Park, KS 66211  
 (913) 241-1111  
 www.pinnacle-engr.com

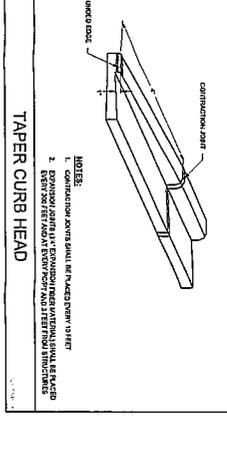
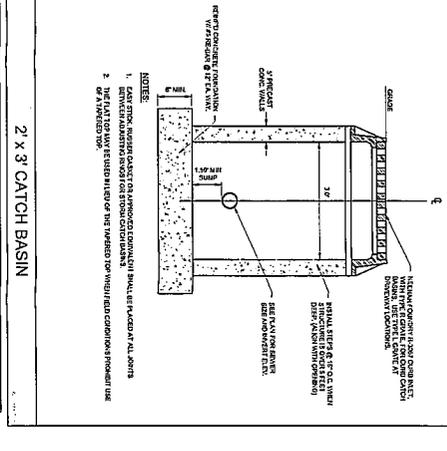
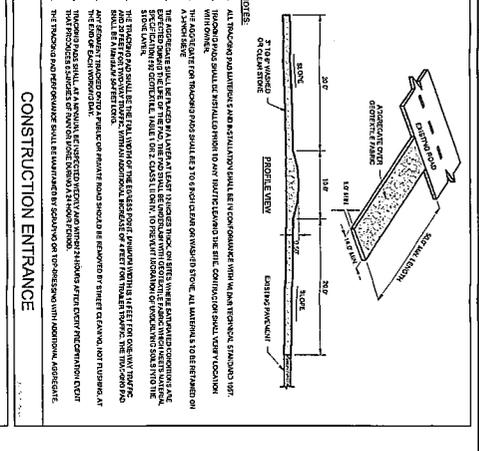
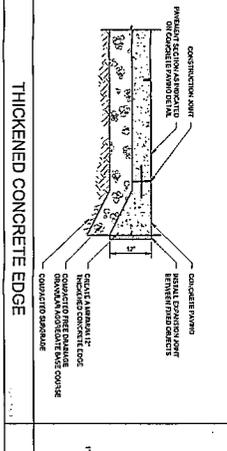
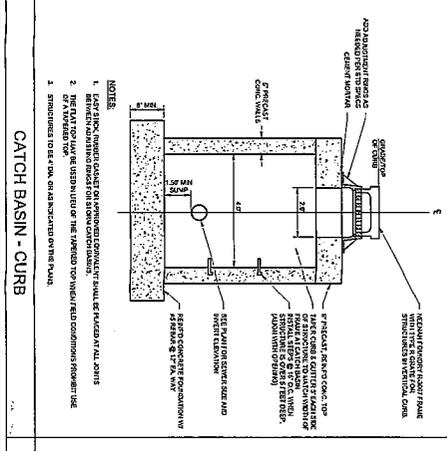
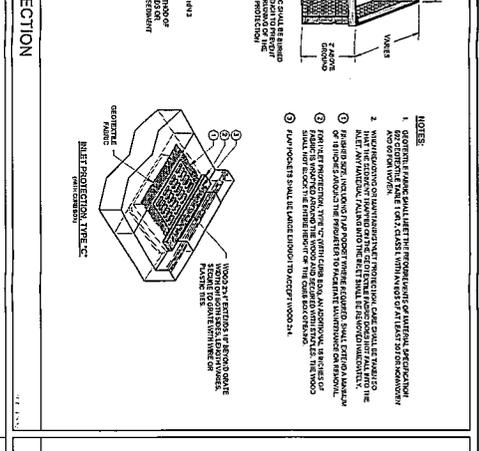
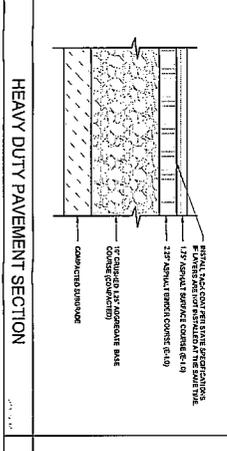
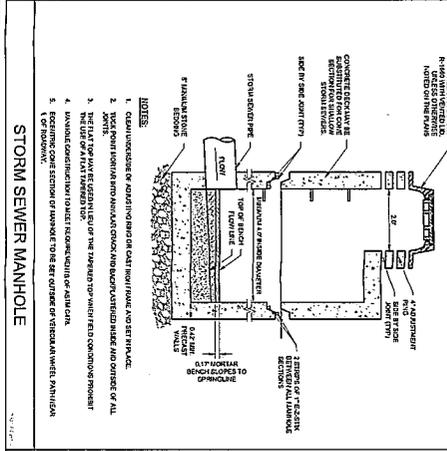
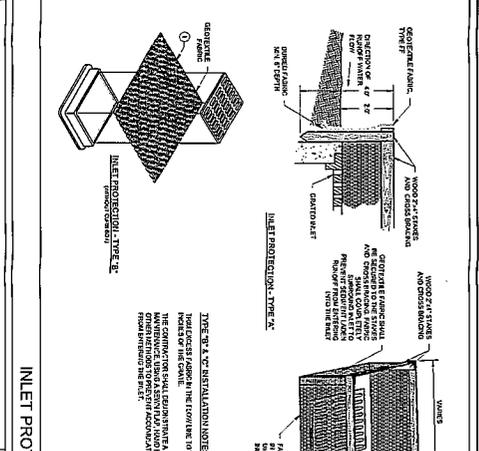
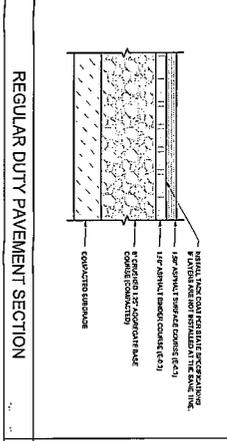
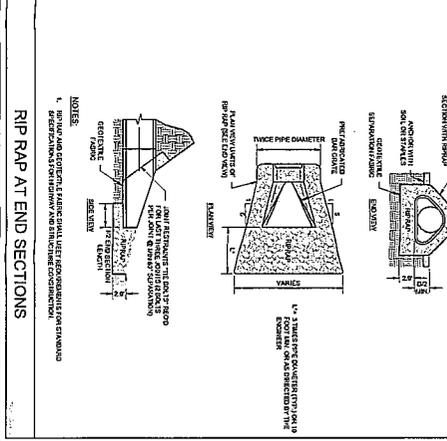
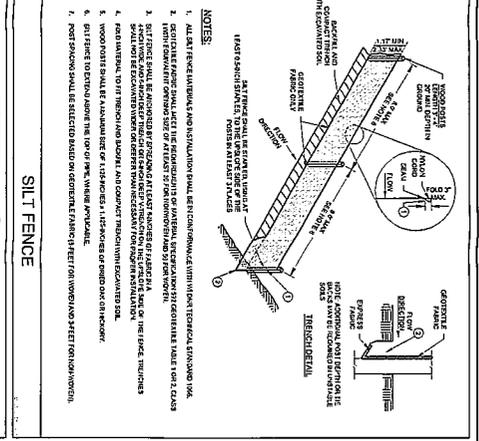
**ALDI**  
 ESCANABA, MI

**UTILITY PLAN**

NO.	DATE	DESCRIPTION
1.	02/22/16	ISSUED FOR PERMIT

UTILITY PLAN





**PINNACLE ENGINEERING GROUP**  
 1000 W. BROADWAY, SUITE 100  
 ESCANABA, MI 49829  
 (517) 709-1111  
 WWW.PINNACLE-ENGR.COM

**ALDI**  
 ESCANABA, MI

**CONSTRUCTION DETAILS**

**PLAN DESIGN DELIVER**

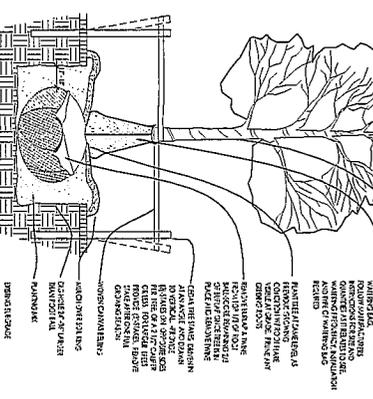
**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/15/23	ISSUED FOR PERMIT
2	11/15/23	ISSUED FOR PERMIT
3	11/15/23	ISSUED FOR PERMIT
4	11/15/23	ISSUED FOR PERMIT
5	11/15/23	ISSUED FOR PERMIT
6	11/15/23	ISSUED FOR PERMIT
7	11/15/23	ISSUED FOR PERMIT
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9	11/15/23	ISSUED FOR PERMIT
10	11/15/23	ISSUED FOR PERMIT

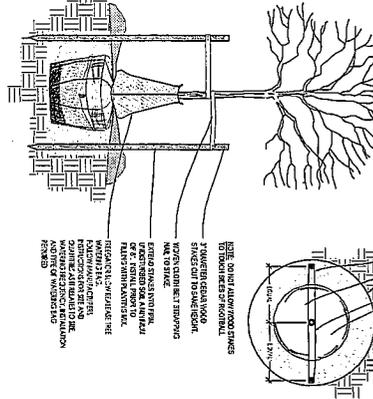
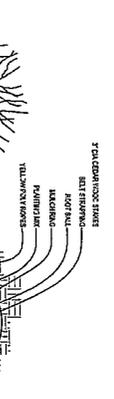
PROJECT NO. 223000001  
 SHEET C-9  
 C-10



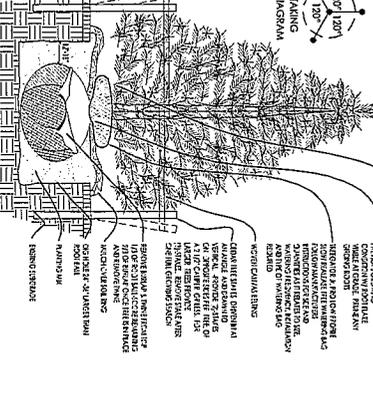




1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



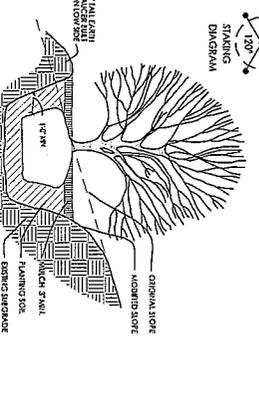
2 DECIDUOUS TREE STAKING FARKING ISLAND/RESTRICTED AREAS SCALE: NONE



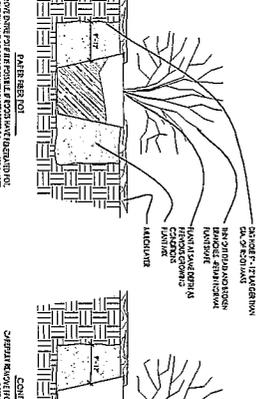
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



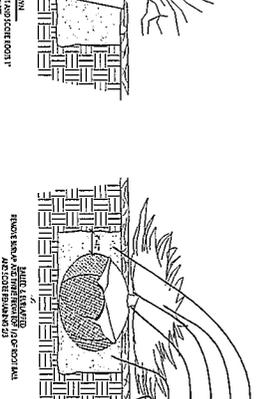
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



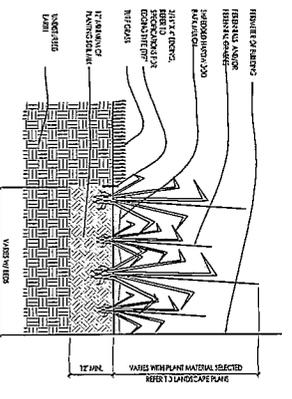
5 SLOPE PLANTING DETAIL SCALE: NONE



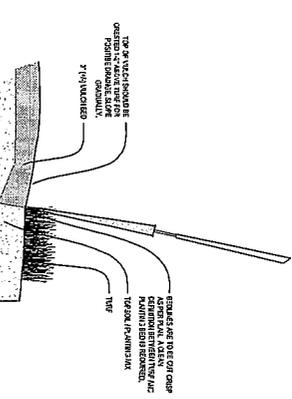
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

**INSITE**  
LANDSCAPE DESIGN  
Landscape Architecture  
and Master Planning Design Consulting  
11325 W. North Avenue, Suite 18  
Northville, MI 48168  
www.insitedesign.com  
info@insitedesign.com

Product:  
**ALDI**  
Food Store  
North 26th Street  
Escanaba, MI

Issuance and Revision:

Date	Number	Description
10/13/16	1	Issue for Review
10/14/16	2	Revised for Review
10/21/16	3	Construction Set

Sheet Title:  
**PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS**

Date of Drawing: 10/21/16  
Scale: AS NOTED  
Drawn By: MCD  
Job Number: 116-669  
Sheet Number: LSP1.2









CITY OF ESCANABA <sup>EDP</sup>  
10-20-16  
PLANNING COMMISSION

A meeting of the Escanaba Planning Commission has been scheduled for November 10, 2016, at 6:00 p.m. at the Escanaba City Hall/Library Complex, Room C101 Council Chambers, 410 Ludington Street, Escanaba, MI 49829.

**Site Plan Review - 2510 3rd, Avenue North - Aldi Inc.**

A public hearing and site plan review will take place before the Planning Commission on a proposed 19,861 s.f. grocery store begin proposed by Aldi Inc. The purpose of the review is to allow the public the opportunity to review the site plan and gain an understanding of the proposed project.

You are 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, P.O. Box 948; 410 Ludington Street, Escanaba, MI 49829, prior to November 10, 2016. All written correspondence will be entered into the public record. A copy of the proposed site plan can be viewed at City Hall, 410 Ludington Street, Escanaba, MI in the Manager's Office.  
Escanaba Planning Commission

## SITE PLAN REVIEW MEETING

ALDI Inc.

October 21, 2016

A Site Plan Review Meeting was held at 11:00 a.m. on Friday, October 21, 2016, regarding a proposed ALDI Inc. store on 3rd Avenue North, Escanaba, MI.

**PRESENT:** Tom Howald from ALDI Inc., Mark Seidl from Pinnacle Engineering Group, City Manager Jim O'Toole, City Engineer Bill Farrell, Electrical Distribution Engineering Gerald Pirkola, Public Safety Director Rob LaMarche, Water/Wastewater Superintendent Jeff Lampi, City Assessor Kevin Dubord, and Executive Secretary Lisa Glish

Tom Howard from ALDI Inc. gave an overview of ALDI Inc. describing it as a limited assortment grocery store that offers great products at the lowest prices possible.

Jim O'Toole explained that the reason for the meeting is to review and update all aspects of the project before it is brought before the Planning Commission on November 10, 2016. The project is an ALDI Inc. retail grocery store that will be just under 20,000 sq. ft.

Bill Farrell mentioned that he foresees the current plans for the 3<sup>rd</sup> Avenue drive location may cause a left turn lock up, a suggestion was made to make that a "right turn only", or anything else that would help with that possible situation. Bill also reminded Tom and Mark that the corner of 26<sup>th</sup> Street and 3<sup>rd</sup> Avenue sidewalk needs to be ADA compliant. He also mentioned to Mark to check to see if truncated domes are required in the crosswalk at driveway entrance. Bill mentioned that the driveway openings of 36' are the standard, and what is planned for those is good; maneuvering lane is set for 25' which is also good. He mentioned that there are not any dimensions listed for the widths of the parking stalls on the prints, Mark Siedl answered that they are 9' x 20' stalls which are typical size. Driveway spacing from the major intersection at North 26<sup>th</sup> Street intersection is over 225', and over 150' from the already existing Walmart drive on 3<sup>rd</sup> Avenue North.

Tom Howald stated that ALDI Inc. has spoken with the owner of the property and has agreed to any easements that would be required for future businesses. Jim O'Toole noted that an easement would be required on their part, due to the fact that the City will not allow anymore curb cuts along that area of 3<sup>rd</sup> Avenue North.

Mark Seidl brought up that they are having difficulties finding prints of the original Walmart build to see if the drainage ponds will be big enough to accommodate for storm water drainage from their building also. Tom Howald mentioned if prints are not able to be found, then a back-up plan will need to be created for storm water drainage, possibly in the form of an underground storm water detention system or a pond.

Kevin Dubord from Assessing has no questions or concerns.

Gerald Pirkola from the Electrical Department made Mark and Tom aware of where the power poles and switches that will supply the power to the building are located. Mark will make a note on the plans that the Contractor must verify/work with City on exact locations for the utilities.

Jeff Lampi had no major concerns with the Wastewater on the site plan.

Jeff Lampi advised that on the surface he doesn't see any issues with the plans for Water, but he did give Mark and Tom a list of items that have come up during previous builds that may also come up during this one. He would like these items to be noted, so that these issues do not arise during the build.

**List of Items from Jeff Lampi:**

**Notes on Aldi:**

What are the plans for the domestic water service? Will this be taken off the 6" fire line inside the building?

All plumbing- meter settings- RPZ must be to City Speciation's and approved by City before installing. Meter must be accessible and unobstructed.

    All internal appliances will need approved Cross connection protection.

    If an irrigation system is installed; an approved backflow device will be require. An additional irrigation meter will be wastewater exempt, if desired.

    Fire system will need an RPZ instead of a double check it a fire truck pumper head is installed.

All new construction will need to have certified testing completed before being turned on.

    See Water Department for details.

All costs will be incurred by Aldi. Meters, tapping valve & sleeve, and labor to install paid for through City. Aldi contractor to provide clean dry hole for tapping main line on a PWO.

Onsite Fire hydrant must be to City Specs. (Request Specifications before purchase)

    The Fire Hydrant will be considered private, and an annual fee charged if installed.

    City will charge an annual fee for the fire service line plus the onsite hydrant. (City will maintain and operate the hydrant.)

    Aldi will not have access to using fire hydrant.

A fire hydrant connection will be required for water use during construction. Pay and fill out form at city hall.

Bill Farrell brought to Jerry Pirkola's attention that there is a power pole in the middle of the planned 3<sup>rd</sup> Avenue driveway that will need to be moved. Jerry will work on getting that taken care of.

Tom Howald questioned about sign setbacks, Jim O'Toole directed him to the City's website at [www.escanaba.org](http://www.escanaba.org), under Land Development Toolbox to find the City's current Sign Ordinance to follow. Jim also advised Tom that a locally licensed sign installer needs to be used, in which any sign company that they decide to use may obtain a Sign Installer License through the City (\$10.00).

A discussion took place between Bill Farrell, Tom and Mark about the depth of the sanitary sewer lines, and to make sure that the lines are insulated. It was decided that they will probably be using a 6" lateral, along with 6" insulation on top to help ensure there will not be any freezing issues during winter months. Bill also suggested that they dig back a bit on the lateral towards the stub because none of that is currently insulated. Jeff Lampi notified Tom and Mark that ALDI Inc. will own everything to the main.

Rob LaMarche questioned where the fire connection is on the building, and it was advised that it is currently set to be at the south-east corner of the building. Rob went on to ask if the system will be a wet or dry system. He was told it will be a combination of both and that a diagram of the system will be sent to him. Mark went onto explain that the fire connection will be a single connection, and an orange strobe will be located above it.

Rob questioned if they plan on a pharmacy inside the building, and was answered not at this time. He also went on to ask about if any chemicals will be inside the building. He was advised that they will not be selling paint, chemicals, etc.; the only chemicals that will be in the building will be typical household cleaners.

Rob went on to ask about the security system, and if they plan on installing any outdoor cameras. He was told that they plan on having them throughout the store inside, but not typically outside, if they do they would place one in the soffit under the canopy. Tom and Mark will get with Rob when the actual security system is going to be installed to go over the details of the system.

Rob LaMarche questioned about "No Parking" zones. Rob would like to see everything stripe painted, signed very visible, etc. so it is clear people are not to park there. Jim O'Toole suggested, although not a code requirement, that ALDI should consider installing a "Customer Bus Loading and Unloading" area to accommodate for the patrons that use the local bus service. Bill Farrell suggested having a bench at that area for patrons also.

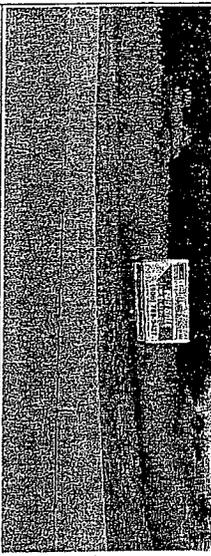
Jim O'Toole advised Tom and Mark that all sidewalks need to be ran from property line to property line.

Tom Howald presented examples of the building materials used on the exterior of the building, along with pictures of a completed store. Those examples will also be presented at the Planning Commission meeting that will be held on November 10, 2016.

Jim O'Toole will provide Tom and Mark with the complete Planning Commission Agenda packet prior to the meeting. He also advised them that this project is now public knowledge and that letters were sent to Property Owners on October 18, 2016 advising them of the meeting.

The meeting adjourned at 12:02 p.m.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
	DAGENAIS	395,000	08/30/1993	WD	WD	407/345		0.0
Property Address		Class: Commercial Vacant		Zoning: E Com		Building Permit(s)		Status
2510 3RD AVENUE NORTH		School: Escanaba Schools 21010		P.R.E. 0%		Map #: 138		
Owner's Name/Address		2016 Est TCV 280,250		Land Value Estimates for Land Table 10.ACREAGE		Date		Number
DAGENAIS REAL ESTATE INC 1505 N LINCOLN RD ESCANABA MI 49829-1834		Improved <input checked="" type="checkbox"/> Vacant		Public Improvements		Dirt Road		486 X 649 & 182 X 917
Taxpayer's Name/Address		Gravel Road		Paved Road		Storm Sewer		Value
DAGENAIS ENTERPRISES 1505 N LINCOLN RD ESCANABA MI 49829-1834		Water		Sewer		Electric		280,250
Tax Description		Gas		Curb		Street Lights		Reason
SEC 25 T39N R23W [MAP# 138] PRT OF E 1/2 OF NE 1/4 [11.21 AC] BEG @ NW COR TH S 0°01'40" W 1661.89 FT TO NLY R/W 3RD AVE N TH N 84°12' E 526.5 FT TH N 0°04' E 648.92 FT TH N 89°06' W 313.9 FT TH N 0°53'07" E 956.87 FT TO N		Standard Utilities		Underground Utilis.		Topography of Site		Total Est. Land Value =
		Level		Rolling		High		
		Landscaped		Swamp		Wooded		
		Pond		Waterfront		Ravine		
		Wetland		Flood Plain		Who		When
		What		DRN 11/23/2015 Corrected		DRN 11/23/2015 Review App		KD 09/19/2011 Inspected
		Year		Land Value		Building Value		Assessed Value
		2016		140,125		0		140,125
		2015		116,501		0		116,501
		2014		120,104		0		120,104
		2013		120,104		0		120,104
		Board of Review		Tribunal/Other		Taxable Value		
						111,964C		111,630C
								109,873C
								108,143C



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



October 18, 2016

ESCANABA PLANNING COMMISSION  
ESCANABA MICHIGAN 49829

«Property\_Owner»  
«Owner\_Address»  
«City\_State\_Zip»

RE: Public Hearing Site Plan Review – 2510 3<sup>rd</sup> Avenue North – Aldi Inc.

Dear Property Owner/Occupant of «Prop\_Address»:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for November 10, 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 – 2510 3<sup>rd</sup> Avenue North – Aldi Inc.**

The Planning Commission will conduct a site plan review for a proposed 19,861 s.f. grocery store being proposed by Aldi Inc. The purpose of the review is to allow the public the opportunity to review the site plan and gain an understanding of the proposed project.

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 November 10, 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 Escanaba Planning Commission

**PROOF OF SERVICE – MAILING**

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

Addressee(s): Assessed Property Owner/Occupant  
400’ Radius of 2510 3<sup>rd</sup> Avenue North

Mailing Date: October 18, 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.*



**PROPERTY OWNER ADDRESSES 400 RADIUS FROM 2510 3RD AVENUE NORTH**

Prop Address	Property Owner	Owner Address	City State Zip
301 North Lincoln Road	DIAL Escanaba Mall 1 LP	11506 Nicholas St – Ste 100	Omaha, NE 68154
928 North 30 <sup>th</sup> Street	Lincoln Estates Inc.	7508 Club House Dr	Gladstone, MI 49837
2500 6 <sup>th</sup> Avenue North	Delta County	310 Ludington St – Ste 171	Escanaba, MI 49829
2401 9 <sup>th</sup> Avenue North	Delta County	310 Ludington St – Ste 171	Escanaba, MI 49829
505 North 26 <sup>th</sup> Street	Goodwill Company Inc.	2929 Walker Ave NW	Grand Rapids, MI 49544
2510 3 <sup>rd</sup> Avenue North	Dagenais Real Estate Inc.	1505 North Lincoln Road	Escanaba, MI 49829
2500 3 <sup>rd</sup> Avenue North	Northland Centers Inc.	11506 Nicholas St – Ste 200	Omaha, NE 68154
501 North Lincoln Road	Northland Centers Inc.	501 North Lincoln Road	Escanaba, MI 49829
2701 3 <sup>rd</sup> Avenue North	Dagenais Real Estate Inc.	1505 North Lincoln Road	Escanaba, MI 49829
2601 3 <sup>rd</sup> Avenue North	DIAL Escanaba Mall 1 LP	11506 Nicholas St – Ste 100	Omaha, NE 68154
2404 3 <sup>rd</sup> Avenue North	BayBank	PO Box 191	Gladstone, MI 49837
2530 1 <sup>st</sup> Avenue North	DIAL Escanaba Mall 1 LP	11506 Nicholas St – Ste 100	Omaha, NE 68154
601 North Lincoln Road	Dagenais Real Estate Inc.	1505 North Lincoln Road	Escanaba, MI 49829
2702 3 <sup>rd</sup> Avenue North	Classic Auto Collision Inc.	2702 3 <sup>rd</sup> Avenue North	Escanaba, MI 49829
421 North Lincoln Road	Dagenais Real Estate Inc.	1505 North Lincoln Road	Escanaba, MI 49829
2602 3 <sup>rd</sup> Avenue North	Dagenais Real Estate Inc.	1505 North Lincoln Road	Escanaba, MI 49829

**Action E22: Technical Assistance** - Partner with the Delta County Economic Development Alliance, the Downtown Development Authority, Michigan Economic Development Corporation, Central Upper Peninsula Planning and Development organization and the Next Michigan Superior Trade Zone in providing technical assistance and support to businesses and activities that has the potential to increase the overall economic value of the community with new investment that will stimulate and revitalize the local manufacturing base.

**Action E23: Workforce Development** - Promote partnerships between local industry and educational institutions such as Bay College, MTECH and Escanaba Area Public Schools to ensure an adequate workforce pipeline is trained and available to support businesses and activities that have the potential to increase the overall economic value of the community, stimulate and stimulate and revitalize the local manufacturing base..

**Action E24: Industry Recruitment** - Partner with the Delta County Economic Development Alliance, the Downtown Development Authority, Bay College, MTECH, Michigan Economic Development Corporation, Central Upper Peninsula Planning and Development organization and the Next Michigan Superior Trade Zone to recruit new industry to the community.

**Objective 1.10 Secondary Business District Development** - Enhance business districts throughout the community in order to provide for a wide array of retail, office, and other commercial uses in the city.

 **Action E25: Regional Retail** - Accommodate big box retail development in the area west of Lincoln Road between 3rd Ave and 9th Ave North.

**Action E26: Next Michigan Superior Trade Zone Business Park at the Delta County Airport** – The Industrial Park located at the Delta County Airport should be developed as a Next Michigan Superior Trade Zone Industrial Park which encourages a multi-model mix of uses for private develop opportunities and new investment which has the potential to positively impact the manufacturing base within the community, provide new jobs, increase property values and provide public amenities and other benefits to the City of Escanaba and Delta County. A specialized form- base zoning district should be created for the purpose of accommodating multi-modal transportation, light manufacturing, research and development plants, warehousing, and similar clean industries.

**Action E27: Northtown Business District Improvements** - This neighborhood has an ethnic heritage that should be capitalized on. The area has a defined business district and well-maintained homes. Efforts to improve and enhance the business district should be implemented. Improvements should include the construction of an off-street public parking areas, facade updates, and standardized signage regulations.

## 2. Housing

The City's historic and affordable housing make home ownership in the City attainable for young families. Traditional neighborhood design makes the eastern portion of the City highly walkable. Citizens have expressed concern about the growing number of rental properties and their condition. Additionally, while there is ample supply of rental housing, much of it is unattractive for young professionals. The majority of housing in the City is detached single family housing. There is a growing market for additional types of housing including townhomes and condos.