

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
November 13, 2017**

A meeting of the Escanaba Planning Commission was held on Monday, November 13, 2017, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Vice-Chairperson Christine Williams, Deputy Secretary Brian Black, Commissioner Paul Caswell, Commissioner Richard Clark and Commissioner Craig Gierke

ALSO PRESENT: Code Inspector Blaine DeGrave, City Council Liaison Ron Beauchamp, Executive Assistant Lisa Glish, Dan Block of Dynamic Design, Adam Stein of Logic Design and Architecture, Jim Kirby Owner of Saykly's Confectionary and Gifts, Dennis Evinson of Dagenais Enterprise, Kyle Rambo of Catholic Social Services, Pat Rogers an Escanaba Resident, Connie Osier an Escanaba Resident, Sgt. John Gudwer, Mindy Smith an Escanaba Resident, Jean-Paul Rudell an Escanaba Attorney, Jason Robarge of Alpha Omega House, Peggy O'Connell-Schumann of Escanaba City Council, Judy Kinkaid of Immanuel Lutheran Church, and Terry Sanders of St. Anne's Church

ABSENT: Chairperson Kel Smyth and Commissioner James Hellerman

Vice-Chairperson Williams called the meeting to order at 6:00 p.m.

ROLL CALL

Executive Assistant Lisa Glish conducted roll call.

APPROVAL/CORRECTION OF THE OCTOBER 12, 2017 PLANNING COMMISSION MEETING MINUTES

A motion was made by Deputy Secretary Black, seconded by Commissioner Caswell, to approve the October 12, 2017 Planning Commission meeting minutes as submitted. Ayes were unanimous.

APPROVAL/ADJUSTMENTS TO THE NOVEMBER 13, 2017 PLANNING COMMISSION MEETING AGENDA

A motion was made by Commissioner Caswell, seconded by Commissioner Gierke, to approve the November 13, 2017 Planning Commission meeting agenda as submitted. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

Commissioner Caswell stated that since Item #1 on the agenda does not state the client(s) name(s) that will be occupying the retail business spaces, then the Commission does not know if they have a potential for the conflict of interest. Commissioner Caswell then stated that he believed the Commission should table the item until more information can be given.

Commissioner Gierke stated that he shares Commissioner Caswell's concern over not knowing exactly who the tenant(s) will be.

Deputy Secretary Black stated that they should assume that there are no conflicts of interest at this time, move forward with the Public Hearing, and if any conflicts do develop during the hearing, those can be brought forward at that time.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

1. Site Plan Review – 301 North Lincoln Road – Proposed Retail Business

Blaine DeGrave stated in accordance with the Escanaba Zoning Ordinance Section 1803.3, a site plan review of 5,290 sq. ft. building for a proposed retail building to be located within the Delta Plaza Outlot property located at 301 North Lincoln Road, Escanaba will take place.

Blaine then read the following Site Plan Review Report:

CITY OF ESCANABA LAND USE PERMIT REVIEW REPORT CASE NO. PC-111317-01

REFERENCE: Proposed Retail Building

DATE: November 13, 2017

PROPERTY OWNER/APPLICANT ADDRESS:

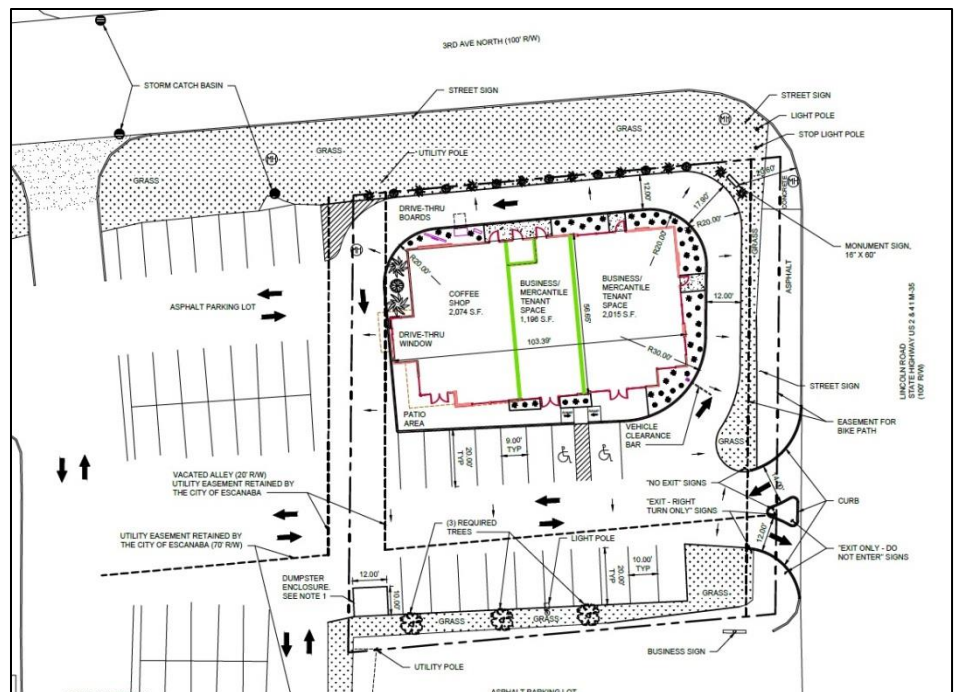
Dial Escanaba Mall 1 LP
301 North Lincoln Road
Escanaba, MI 49829

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, the applicant is requesting a land use permit to construct an 5,290 sq. ft. single story Retail Building along North Lincoln Road adjacent to and just North of the property that houses Saykly's.

CURRENT ZONING:

Commercial District "E".



ORDINANCE:

Ordinance No. 1028 Escanaba Zoning Ordinance.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed constructions will be located on property which is zoned Commercial District “E” and is a use as permitted by right under Section 1002, USES PERMITTED IN A COMMERCIAL DISTRICT, Subsection 1002.1 General; Line Item “B”- Retail Store and Restaurants.
2. The proposed construction meets setback standards of a Commercial “E” District, Section 1005 “Setbacks”.
3. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements; paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicant’s met on October 18, 2017, with the City of Escanaba staff to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting was: City Manager Patrick Jordan, Electrical Distribution Engineer Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Rob LaMarche, Water/Wastewater Superintendent Jeff Lampi, Planning and Zoning Administrator Blaine DeGrave, and Executive Assistant Lisa Glish. Present from Dynamic Design was Danial Block Present from the Michigan Department of Transportation (via conference call) was Dennis Collins.
5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.
7. 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 plan conforms to the following site development standards:

- A. The primary structure shall be oriented so that their main entrance faces the street upon which the lot fronts.
- B. All roof-mounted equipment, if any, shall be screened from recreation trails or from public sidewalks.
- C. Reasonable and visible sound mitigation measures shall be provided.
- D. The principle building is arranged to permit adequate emergency access to all sides.
- E. The development shall have legal access to a public or private street.
- F. The development provides for vehicular and pedestrian circulation.
- G. All parking areas shall be designed for safe and efficient vehicular and pedestrian circulation.
- H. All loading and unloading areas shall be properly screened which are visible from public rights-of-way.
- I. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- J. Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.
- K. All premises shall be graded to prevent accumulation of stagnant water.

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

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

The proposed use is consistent with the surrounding uses in the area and is a permitted use by right.

The proposed construction site plan complies with zoning requirements as listed in Chapter 10, Commercial District “E”

FISCAL IMPACT:

The construction value of the building is estimated to be \$500,000.

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.

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

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

STANDARDS AND QUESTIONS (FINDING OF FACTS):

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

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

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

- Impact on the adjoining parcel ingress, egress and parking

- Impact on existing mall parking
- Impact on future development parcels adjacent and along NLR

BACK UP INFORMATION:

1. Pre-Site Plan Review Meeting Minutes.
2. Application for Zoning Land Use Approval.
3. Site Plan Diagram.
4. Assessor's Property Information Card.
5. Site Photographs.
6. 300' radius property owner/tenant notification letter.
7. 300' radius property owner/tenant name and address list.

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Dan Block of Dynamic Design and Adam Stein of Logic Design and Architecture both addressed the Commission concerning the proposed retail building.

Adam Stein stated that currently the building is a speculative building, that the owner/builder does not have any contracts with tenants/clients at this time. He went onto state that if once a contract is reached with a tenant, if the use does not match the zoning, then it will be presented to the Planning Commission at that time. He went onto state that currently the owners is working to attract a large coffee shop and two (2) other retail businesses.

Commissioner Caswell stressed to Adam Stein that he was on record stating that currently there aren't any clients signed for the building in question. Adam Stein affirmed that Commissioner Caswell was correct.

Mr. Stein then went onto explain that the building is being positioned so that it will run parallel with 3rd Avenue North verses parallel with North Lincoln Road so that the building does not block the face of the mall that is directly behind it and allowing for line of site. He then stated that the building will be a four (4) sided architecture design, so that all side of the building will be appealing to the eye, not just the side that faces the main road.

Deputy Secretary Black questioned where deliveries for the potential businesses will take place, and where the trash pick-up will be. Mr. Stein indicated where the dumpster on the property will be located, and then went onto state that deliveries are traditionally done before or after business hours so they do not interfere with customers.

Commissioner Gierke questioned Blaine DeGrave if the mall itself will still have enough parking spaces available for the mall itself if outlots buildings are being built in their parking areas. Blaine DeGrave stated that currently Dial is proposing a reduction in require parking spaces to the Board of Appeals. Mr. DeGrave then stated that the Board of Appeals meeting

concerning that situation is being held on Monday, November 27th at 6:00 PM in the Council Chambers.

Commissioner Gierke asked Dan Block about what is being done about the multiple curb cuts on North Lincoln Road. Dan Block stated that they will be using the existing curb cut that is present, but they will be adding an area in the middle to designate right turn in and right turn out lanes. Commissioner Gierke questioned what the potential of back up for drive space could happen on North Lincoln Road. Mr. Block stated that the way the building is designed the drive-thru will have space to accommodate 12-14 cars, and with the entrance design from North Lincoln Road it will force vehicles to keep moving into the parking lot so back-ups are unlikely to occur.

Commissioner Gierke asked why this project would not be using the same curb cut entrance as Saykly's Confectionary and Gifts. Dan Block answered that they did look into that possibility. but the conclusion of that investigation was that Saykly's would be losing a minimum of five (5) parking spaces and green space would also be reduced.

Vice-Chairperson Williams opened the floor to Public Comment.

Jim Kirby, owner of Saykly's Confectionary and Gifts, addressed the Commission; he stated that his building is directly next door to the potential building. Mr. Kirby then requested that in the green space between his lot and the potential lot a one lane, drive lane be paved to connect the two lots so that customers can have easy access to each building. After discussion with the Commission it was determined the best fit would be to have a sidewalk laid to connect the two properties so that customers will have an easy walking access between the two locations. Mr. Kirby then went onto ask about how big the trees that will be places in the green space between the two lots could potential get; his concern being if the trees got too big, would there be a potential of blocking site of his building. Dan Block stated that the tree locations can be moved farther back in green space area so they would be closer to the dumpster area and there would be less potential to block Mr. Kirby's building over time.

Dennis Evinson of Dagenais Enterprise questioned if Dial is the company developing and retaining ownership of the property, or is it being sold. Blaine DeGrave stated that Dial is the owner and they will be building the building.

A motion was made by Deputy Secretary Black, seconded by Commissioner Clark to approve the Site Plan for the Proposed Retail Building with the stipulations that the three (3) trees in the greenspace neighboring the property on the South property line be moved further West on the property, and a sidewalk be constructed in the greenspace to connect the parking lots for pedestrian travel on the Southeast corner of the property. Ayes were unanimous.

2. Site Plan Review – 226 South Lincoln Road – Re-Entry and Recovery Facility

Blaine DeGrave stated in accordance with the Escanaba Zoning Ordinance Section 205 - Special Land use Approval, a Public Hearing shall be conducted concerning a Special Land use Permit Application for 226 South Lincoln Road, Escanaba. The applicant is requesting approval for the location to be used as a re-entry and recovery facility for the residents of Delta County.

Blaine then read the following Site Plan Review Report:

**CITY OF ESCANABA
SPECIAL LAND USE PERMIT
CASE NO. PC-111317-02**

REFERENCE: RE-ENTRY AND RECOVERY FACILITY

DATE: November 13, 2017

PROPERTY LOCATION: 226 South Lincoln Road

PROPERTY OWNER ADDRESS:

HJR Real Est. MGMT LLC
2400 I Ln.
Bark River, MI 49807-9704

APPLICANT ADDRESS:

Catholic Social Services of the UP
Attn: Kyle Rambo
347 Rock Street
Marquette, MI 49855

TYPE OF REQUEST:

In accordance with Chapter 5 Residence “A” Districts, Section 502 Principal Uses Permitted By Right and allowed by a Special Use Permit, the applicant is requesting a Special Use Permit for a Re-Entry and Recovery Facility to be located at 226 South Lincoln Road.

CURRENT ZONING:

Residential “A” District

ORDINANCE:

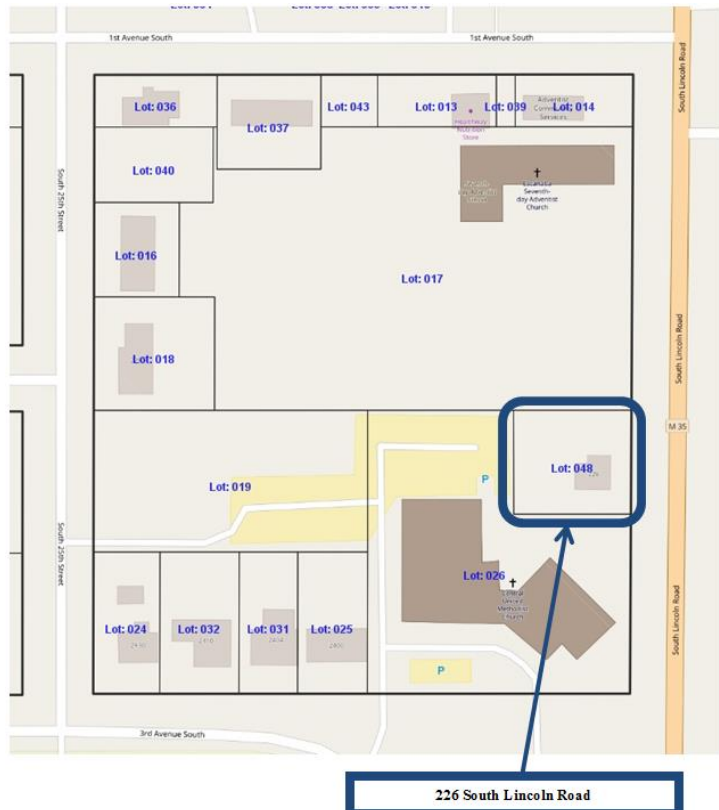
Ordinance No. 1028 City of Escanaba
Zoning Ordinance

DESCRIPTION OF PROPOSED USE:

The applicant is requesting the approval for the use of the building located at 226 South Lincoln Road, Escanaba, MI for re-entry recovery housing in Escanaba, defined as a **Special Care Facility** to prepare, empower and support individuals with incarceration stigma and drug/alcohol addiction.

SECTION 111 GENERAL DEFINITIONS

Special Care Facilities; A special care facility shall include any dwelling unit intended to be occupied (partially or entirely) for purposes of providing residential care for persons physical or mentally handicapped, mentally ill, **drug or alcohol addicts**, and including any dwelling units use for similar occupants that are state licensed or state supported, but not including penal or



correctional institutions, nor shall the conditions apply to any family-related persons living within a single family unit.

SECTION 502 PRINCIPAL USES PERMITTED BY RIGHT

Section 502.1 General; D. Special Care Facilities subject to the following conditions

1. A special use permit must be approved by the Planning Commission.
2. The allowable number of total occupants shall not exceed six (6) within any 1500 foot radius.
3. Required area and lot sizes shall be the same as for other residential occupancy requirements within the zoning district.
4. All applicants for special use permits must demonstrate that there will be adequately trained personnel to staff or manage the type of facility being proposed.
5. In Residence “A” Districts, not more than six (6) permitted within any 1500 foot radius.

SECTION 205 - SPECIAL LAND USE PERMIT APPROVAL

205.1 General. A hearing before the Planning Commission shall be conducted on all Special Land Use permit requests. The procedure for the Planning Commission public hearing shall be as follows:

205.2. Initiating Request. Request for special land use permits shall be filed with the Code Official.

205.3. Filing Fees. The filing fees for a special land use permit shall be established by resolution of the City council.

205.4 Notices. Notice of a request for a special land use permit will be given pursuant to State stature. The Planning Commission shall fix a reasonable time for the hearing of the request and give notice of such request to the persons to whom real property within three (300) feet of the premises in question is assessed, and to the occupants of single and two-family dwellings within three hundred (300) feet. The notice shall be delivered personally or by mail addressed to the respective owners and tenants at the address given in the last assessment role. If a tenant’s name is not known, the term “Occupant” may be used. Upon the hearing, the party may appear in person, by agent, or by attorney. All notices shall be mailed or delivered at least ten (10) days prior to the meeting of the Commission and shall include a description of the proposed land use, a description of the subject property, the time and location of the public hearing, and when and where written comments will be received.

205.5 Protest. If a protest of the proposed special land use permit is presented to the Planning Commission at or before the public hearing date on the request and it is properly signed by the owners of at least twenty percent (20%) of the noticed area of land included in the request, excluding publicly owned land, or by owners of at least twenty percent (20%) of the area of and included within an area extending out at least one hundred (100) feet from any point on the boundary of land included in the request, excluding publicly owned land, then such request for special land use permit approval shall be passed only upon an affirmative vote of three-fourths of the members of the Planning Commission.

STAFF FINDINGS, COMMENT

Staff finds that the proposed re-entry and recovery facility meets the definition of a “Special Care Facility” as describe under Section 111 Definitions and is consistent with Section 502 Principle Uses permitted by Right and is recommending approval.

PUBLIC CONTACT:

Notice of the Public Hearing was published in the Escanaba Daily Press Newspaper on November 4, 2017 and meeting notices were mailed to the adjacent property owners of the project site on November 1, 2017.

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

The public hearing notice and site plan was posted on the City of Escanaba’s Facebook Page.

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None.

OTHER CONSIDERATIONS:

None.

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval.
2. Assessor’s Property Information Card.
3. 300' radius Property Owner notification letter.
4. 300' radius Property Owner name and address list.

NOTES/COMMENTS:

None

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Blaine then read the following letter into record that was received by Rev. Elise Low Edwardson from Central United Methodist Church:



Central United Methodist Church

322 S. Lincoln Rd.
Escanaba, MI 49829

Office Phone: (906) 786-0643

November 6th, 2017

Dear Escanaba City Planning Commission,

I regret that I am unable to attend the November 13th hearing regarding the proposed recovery and re-entry house at 226 S. Lincoln Road, but I wanted to submit my thoughts and feelings as this opportunity comes before the commission and our community.

As a resident of Escanaba, I see the effects that drug and alcohol addiction has on so many in our community. This is a crisis that we often lament, and often feel under-equipped to address. The proposed recovery and re-entry home offers a tangible, meaningful, and effective way to address substance use disorders and addiction in our community.

As the pastor of Central United Methodist Church, I can hardly imagine a better use for the property adjacent to our own – a house that used to be Central's parsonage. On a practical level, there are built-in social supports that this location offers. Central UMC has 12-Step Groups that meet almost every night of the week, and the location of this home places it within walking distance of several area churches. It is a location ripe with support and community, and I am thrilled that my church might have the privilege of supporting this much-needed ministry.

As a follower of Jesus, I believe that all human beings are made in the image of God, and that we all need God's grace, love, and hope to thrive. I also believe that we are called to take Jesus' command to love our neighbor seriously. At Central United Methodist Church, we are ready to do just that. We are ready to love our neighbors, including the potential new neighbors of the Alpha Omega House.

Please support the proposed recovery and re-entry home: a thoughtful, faithful, and effective way to address the real needs of our community.

With hope,

Rev. Elise Low Edwardson
Central United Methodist Church
322 S. Lincoln Rd.
Escanaba, MI 49829

Kyle Rambo, Director of Catholic Social Services, addressed the Commission explaining that it has been identified that Escanaba is in need of a re-entry and recovery facility and he feels that that proposed location would be a perfect fit for what they are trying to accomplish for the community.

Vice-Chairperson Williams opened the floor to Public Comment.

Pat Rogers, Escanaba Resident, stated that he believes the area needs a house like this because he has a grandson that is dealing with issues like this and there isn't anyone up in this area to talk to. He went onto state that his grandson goes downstate to seek help.

Connie Osier, stated that the community needs to commit to the local drug problem that is present before economic growth can happen. She went onto state that the Delta County's

Drug Court that was set up is starting to address the issues that the City has, but now a home, like the one that is being proposed will help with the issue of addiction and help those that are addicted to recover.

Sergeant John Gudwer, from Escanaba Public Safety, stated that his department is in support of the recovery home in Escanaba. He then went onto state that the Escanaba Public Safety Department will be there to monitor participants.

Mindy Smith, Escanaba Resident, stated that she has been in recovery for 2.5 years and feels as though a house like the one that is being proposed is much needed in Escanaba. She went onto state that with the church support that she has been getting, she feels her recovery will be long-term.

Jean-Paul Rudell, an Attorney who works with the Delta County Drug Court, stated that he feels the proposed house would be a benefit to addicts leaving jail because some of the individuals are going home to places are sketchy and not conducive to a person who is trying to recover.

Jason Robarge, Assistant Manager of the Alpha Omega home in Iron Mountain, stated that what is being attempted is a house that allows a sober living environment, and allows for transition from addiction to sobriety. He went onto state that residents will be required to attend church regularly (at whatever denomination they choose), Sunday service attendance is required, residents will also be required to attend daily meetings, be drug/alcohol tested regularly to ensure a safe environment for everyone, along with other requirements.

Peggy O'Connell-Schumann, City Councilmember, stated that though she was once against this home due to the originally proposed location, she supports this plan in the currently proposed location.

Judy Kinkaid, from Immanuel Lutheran Church, stated that she is thankful that this house will be welcoming to all denominations, and that many volunteers will be available for assistance.

Commissioner Clark asked Terry Sanders, St. Anne's Church working with Catholic Social Services, asked what type of training the Managers of the facility will be required to have. Terry Sanders stated that the person they are appointing to run the proposed facility will be Jason Robarge. Mr. Sanders went onto state that Mr. Robarge has completed a 50 hour training course and along with life experiences; he went onto state that a staff member will be present in the home at all times. Mr. Sanders then stressed that the home is not going to be a correctional facility; it will be a recovery home, somewhere for individuals to go after they are released from jail. Commissioner Clark then asked how many residents will be allowed at one time. Terry Sanders replied that six (6) will be allowed. Mr. Sanders then stressed that only people with a local connection will be allowed to take part in this home, and that currently this will be a male only home; he went onto state that they would like to look at the possibility of opening a female only home in the future also.

A motion was made by Commissioner Clark, seconded by Deputy Secretary Black, to approve the Special Land Use Permit for a Re-Entry and Recovery Facility to be located at 226 South Lincoln Road as presented. Ayes were unanimous.

NEW BUSINESS

1. Project Updates

a. Zoning Board of Appeals Hearings/Decisions:

Blaine DeGrave stated that there was a Board of Appeals meeting on October 18, 2017 where (2) Variances were granted: 1.) 700 Bay Street for a Dimensional Variance to reduce the setback in a side yard from seven feet to one foot, and 2.) 3030 Lake Shore Drive for a Use Variance to allow construction of a detached garage in a front yard space.

b. Delta County Planning Commission Updated: Vice-Chairperson Williams stated that she has nothing to report on at this time, but she will at the next meeting. She went onto state that there will be two meetings of the Delta County Planning Commission to discuss wind turbines on the Garden Peninsula, she went onto state that they will be reviewing around forty site plans for the project; meetings dates and times are: Monday, December 4th from 5:00 PM – 8:00 PM, and Tuesday, December 12th from 5:00 PM to 8:00 PM in the Circuit Court Room of the Delta County Courthouse.

c. Zoning/Land Use Permit Update: Blaine DeGrave updated the Planning Commission with the following information:

ZONING PERMITS REPORT

January 01, 2017 thru November 13, 2017

2	NEW RESIDENTIAL HOME	\$ 405,000
30	RESIDENTIAL REMODEL	\$ 539,330
2	NEW COMMERCIAL	\$ 16,274,923
13	COMMERCIAL REMODEL	\$ 1,094,950
1	CHANGE OF USE	\$ -
2	HOME OCCUPATION	\$ -
0	LAND USE PERMIT	\$ -
5	DEMOLITION PERMIT	\$ 42,700
55	TOTAL	\$ 18,356,903

d. Various: None.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Commissioner Caswell, seconded by Commissioner Clark to adjourn the meeting. Vice-Chairperson Williams adjourned the meeting at 7:26 PM.

Kel Smyth, Chairperson
Escanaba Planning Commission

Blaine DeGrave, Code Inspector
City of Escanaba

Christine Williams, Vice-Chairperson
Escanaba Planning Commission