James V. O'Toole
City Manager

410 Ludington Street
Escanaba, Michigan 49829
Phone (906)786-0240

CITY OF ESCANABA
PLANNING COMMISSION
September 10, 2015

CASE: PC091015-01

APPLICANT: Excel Realty Group – Excel – Deal 24, LDHA LP
Mr. Peter Jobson, President
3690 Orange Place, Suite 517
Beachwood, Ohio 44122

STAFF CONTACT: James V. O'Toole
City Manager, City of Escanaba
410 Ludington Street, Escanaba, MI 49829
(906) 786-9402
Email: citymanager@escanaba.org

REQUEST: Site Plan Review: Mr. Peter Jobson, President of Excel Realty Group, is requesting a site plan review and Special Land Use approval before the Planning Commission as required by the Zoning Ordinance, Section 1801.3.2 and Section 1003.1.D uses allowed by Special Land Use permit for a 34 dwelling unit senior/elderly affordable housing project with an adjoining parking lot. (See Attachment 1)

LOCATION: 223 Ludington Street, Escanaba, MI 49829 and 216 1st Avenue South.

PRESENT ZONING: Commercial

STAFF OVERVIEW:

The proposed project is a 34 unit senior/elderly housing development utilizing the existing building footprint along with an off-street parking lot to be located on property located at 216 1st Avenue South. Elderly/Senior housing is defined by the Michigan State Housing Development Authority to mean a household consisting of one (1) single person who is fifty-five (55) years of age or older or a household which at least one (1) member is 55 years of age and all other members are at least 50 years of age or older. On August 28, 2015, the City of Escanaba was advised that the developer was in the process of purchasing property located at 216 1st Avenue South, which would be used as a parking lot for the facility (See Attachment 2). Because the property is located on a separate parcel in a commercially zoned district, the parking lot will require a special land use permit from the Planning Commission. Details on this concept, including a

preliminary site plan have not been submitted at the time of the publishing of this document.

In order to finance the proposed project, the developer is proposing to apply to the State of Michigan Tax Credit Program for funding of the proposed project. Without this funding, which is granted on a competitive basis, the project will not advance. Congress established the Low Income Housing Tax Credit Program in 1986.

The Internal Revenue Service administers the LIHTC through Section 42 of the IRS Code. The LIHTC Program provides investors with an incentive to invest (they receive credits that go towards reducing their tax liability) and results in an affordable housing program for individuals and families with low or moderate incomes.

Elderly/senior residents living in "tax credit" housing development are provided with a newly constructed or rehabilitated rental home and they pay less than the rental rate typically charged in the area. Because the rental rates for Low Income Tax Credit Housing projects can be substantially less than the market rates in the area, applicants for the housing must be determined to be income eligible.

An applicant's eligibility is based in part on the Area Median Income for the county in which the tax housing is located. The Area Median Incomes are established by the Department of Housing and Urban Development (HUD) and may change annually.

In order to be eligible to live in a Low Income Housing Tax Credit development, a tenant must be income eligible and qualify under the Resident Selection Criteria and other program requirements.

To be eligible, the total household income, including income from assets, must be less than or equal to the preset income limit for the area (Area Median Income).

The LIHTC Program does not provide a direct subsidy to the resident and should not be confused with the Section 8 Rental Housing Program or other similar programs. Each resident is responsible for the full amount of his or her rent each month.

The Low Income Housing Tax Credit Program is a federal government sponsored program. Management is responsible for determining resident income eligibility and the process is monitored by the Michigan State Housing Development Authority (MSHDA). The LIHTC Program provides affordable housing to persons within the market area. Income limits apply.

The income limits for the proposed housing project, if approved by the State of Michigan, through the Michigan State Housing Development Authority and the Michigan Economic Development Authority are (See Attachment No. 3):

1 person	$23,280 annual income
2 person	$26,580 annual income
3 person	$29,880 annual income

The rental rates maximums for the proposed housing project, if funding is approved by the State of Michigan Housing Development Authority and the Michigan Economic Development authority are (See Attachment No. 3):

1 bedroom $582 a month (utilities included)
2 bedroom $664 a month (utilities included)

The proposed project will be located in part on property which is zoned Commercial with an existing use of a restaurant, apartment building, and lodging house. As previously stated, an off-street parking lot is being proposed at 216 1st Avenue South. Historically, the existing uses have been an allowable use by right under Section 1002.1. General, Sections B, K, and Z, the Planning Commission will need to determine if the proposed use of an all residential dwelling unit with parking lot is consistent with the intent of the zoning ordinance and various master plans. As previously stated, the proposed building construction is existing so it does not conform to modern building setbacks. In accordance with Section 202.2. additions, alterations, or repairs are permitted to be made to any building or use without requiring the existing building or use to comply with the requirements of this code, provided the addition, alteration or repair conforms to that required for a new building. In the case of the building and use at 223 Ludington Street, the proposed remodeled use could be partially interpreted as a permitted use in that the building historically and currently has had dwellings uses within the structure throughout its history.

Although the area and footprint of the building is not being increased, the layout and dedicated use of 34 one (1) and (2) bedroom apartments will change the overall building use. Currently the uses at the building include: eleven (11) guest rooms, four (4) one (1) bedroom apartments, six (6) two (2) bedroom apartments, one (1) three (3) bedroom apartment, with the remaining space being approximately 11,090 square feet of commercial space.

A land use permit (zoning approval) is required before a building or structure is built, rebuilt, converted, enlarged, demolished, or structurally altered and before land clearing (as defined in the Zoning Ordinance). A land use permit is also required before a parking area is constructed, reconstructed, or enlarged. It shall be unlawful to use or to permit the use of any building or premises or part thereof hereafter created, erected, or altered, or to change or enlarge the use of any building or premises or part thereof until a properly endorsed land use permit is issued by the Code Official. Additionally, a special land use permit will be required for the proposed parking lot should that concept be included in the development plan.

The Planning Commission will be responsible for performing a site plan review, which is intended to ensure developments are designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking, and minimize impacts on sensitive environmental resources.

At a later date, if site plan and use for the primary proposed project and off-street parking lot is approved by the Planning Commission, the developer will require a "Payment in Lieu of Services Agreement - PILOT" and a "Municipal Services Agreement". The developer needs these agreements for the State of Michigan as part of a funding request. In general terms, a PILOT is a payment in lieu of taxes, made by the developer to the City to compensate for some or all of the tax revenue that it loses because of the nature of the ownership or use of a particular piece of real property. Usually it relates to the foregone property tax revenue. The City Council is tentively scheduled to hear and decide on the PILT request at their regularly scheduled City Council meeting scheduled for September 17, 2015. (See Attachment 4)

If the City Council approves a Payment in Lieu of Taxes Ordinance (PILT) and Municipal Services Agreement, this project must remain an elderly/senior affordable housing project in its entirety as long as the authority's mortgage loan remains outstanding and unpaid or the authority has any interest in the property. As previously stated, the developer is proposing an elderly/senior affordable housing project with off-site parking as defined by the Michigan State

Housing Development Authority and as understood by the City of Escanaba. Again, an elderly/senior affordable housing project for this project is defined to mean a project/household consisting of one (1) single person who is fifty-five (55) years of age or older or a household which at least one (1) member is 55 years of age and all other members are at least fifty (50) years of age even if the Michigan State Housing Development Authority were to change the definition in the future.

Notwithstanding the foregoing, the use, PILT and Municipal Services Agreement would also terminate if (i) the owner fails to rehabilitate the existing project and serve qualified elderly and senior tenants as presented to the City of Escanaba, Michigan State Housing Development Authority and Michigan Economic Development Corporation, (ii) the project ceases to serve low to moderate income elderly persons as defined, or (iii) that the developer does not acquire the project and/or project funding and begin rehabilitation on or before November 1, 2018. The PILOT and Municipal Services Agreement must be approved by the City Council and if approved by Council remain in effect as long as the Federally-aided or Authority aided mortgage is outstanding, but no more than thirty-five (35) years.

PROPOSED FINDINGS:

- Edward and Suzell Eisenberger are the owners of record for the property. In accordance with the requirements of Section 204.2 Permit required of the Zoning Ordinance, the property owners have given the Excel Realty Group authorization to obtain a Zoning Land Use permit for a potential 34 unit affordable senior/elderly housing project (See Attachment No. 5)

- In accordance with Section 1803.1.1.2 Application, the property owners/developer applied for site plan consideration before the Planning Commission and will be submitting a revised preliminary drawing of the proposed project. (See Attachment 1)

- In accordance with Section 1803.2 Public Hearing Requirement, all fee and notification requirements of the Zoning Ordinance have been accommodated for. Meeting notices were placed in the Escanaba Daily Press (August 18, 2015) (See Attachment No. 6) indicating the nature of the site plan review and the date of the hearing at least fifteen (15) days before the actual hearing date. Letter notices were sent out to all property owners within 300 feet of the property indicating the nature of the site plan review and the date of the hearing on August 17, 2015 (See Attachment No. 7). A meeting notice was also placed on the City Website and on the City Facebook page on August 19, 2015.

- In accordance with requirements found in Section 1803.1.1.1, a pre-application conference with the property owners and developer was conducted to review the proposed project. The pre-application conference is a vehicle intended to provide the property owners and developer with general guidance prior to the expenditure of large amounts of time and money in the planning effort. (See Attachment No. 8)

- Within the existing Downtown Development Authority Master Plan (2011), community members were asked to rate the importance of community recommended goals as obtained through a community survey and planning charrette. Each goal was prioritized and numerically rated as "Mandatory", "Necessary", or "Desired". Currently a goal exists, which calls for the creation of an upper story residential redevelopment program. This goal was prioritized as "Desired" with 53.8% of the vote. Lastly, the Community Master Plan (2006) addresses a need for additional housing, particularly apartment, condo, and senior housing. The Master Plan speaks of the increased desire for housing that is part of mixed use and

suitable for younger people starting out or seniors who are ready to give up the responsibilities of owning a home. (See Attachment No. 9)

- In addition to the Downtown Development Authority Master Plan, the Downtown Development Authority created a "Downtown Development Authority 2020 Vision" in 2000. The purpose of the visioning plan was to have a strategy for implementing and coordinating the vision plan once opportunities arise. Within that plan there is a recommended direction under vision themes that the Escanaba Downtown Development Authority work to enhance conditions that will allow higher density residential developments such as condominiums and townhouses. A recommendation also exists to create a redevelopment plan to define potential reuses of building space and building improvement plans that will encourage reinvestment into the properties through Obsolete Property Rehabilitation and similar programs. There is also a goal to plan and initiate funding programs that facilitate improvements to facades of downtown businesses and provide for architectural and landscape guidelines for improvement. (See Attachment No. 9)

- In 1990, the House of Ludington became a registered Michigan Historic Site with the State of Michigan. In 2012, the City of Escanaba applied to the United States Department of the Interior – National Park Service, to have the entire downtown placed on the National Register of Historic Places. On April 21, 2014 the City of Escanaba was notified by the National Park Service that the City of Escanaba downtown was awarded a historical designation and registered on the National Register of Historic Places. In the City of Escanaba filing a report was completed, which inventoried all building uses in downtown Escanaba to include the property located at 223 Ludington Street. (See Attachment No. 10)

- Historically the existing property and use has had no existing off street parking spaces for the current use of a restaurant, retail space, banquet facility, apartment complex, and lodging rooms. Currently all parking is provided on publically owned right of way. On January 6, 1977, the City Council approved an off-street parking exemption for the House of Ludington with respect to Winter Parking Regulations. Under this exemption the House of Ludington was permitted to use both sides of the City right of way for winter off street parking. (See Attachment 11) On August 25, 2015, the developer appeared before the Zoning Board of Appeals with a request for a dimensional variance to Section 1702 Parking Space Requirements and Table 1702 of the Escanaba Zoning Ordinance. The developer requested a dimensional variance be granted which would allow them to reduce the number of required and combined off street parking spaces from 74 spaces to 51+/- for a proposed mixed use commercial and 37 unit affordable housing project.

- On August 25, 2015, the Board of Appeals approved a variance to minimum parking requirements provided a minimum of one (1) parking space was provided for each dwelling unit for a total of 34 parking spaces. (See Attachment 12)

- On August 4, 2015, the developer appeared before the Escanaba Historical Commission to pitch and review the project concept. The Escanaba Historical Commission recommended the project be advanced for further consideration by the Escanaba City Council, Zoning Board of Appeals, and Escanaba Planning Commission. (See Attachment No. 13)

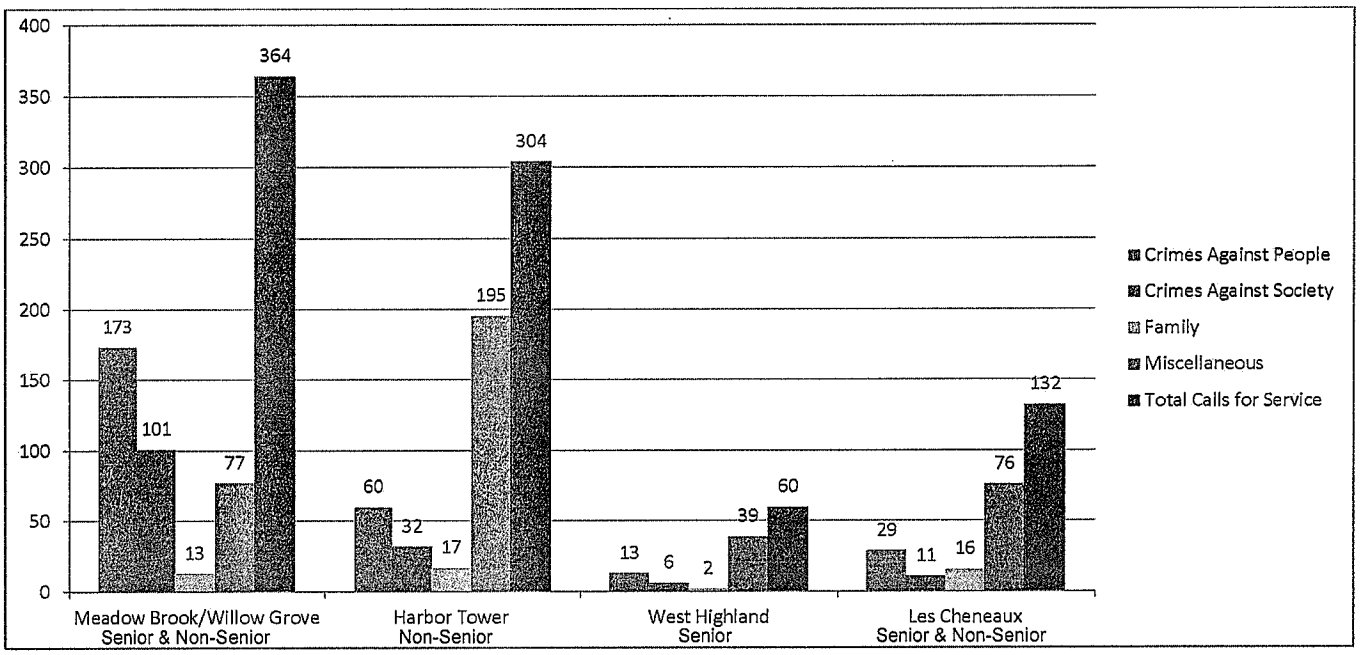
- On August 5, 2015, the developer appeared before the Escanaba Downtown Development Authority to pitch and review the project concept. The Escanaba Downtown Development Authority recommended the project be advanced for further consideration by the Escanaba City Council and Escanaba Planning Commission. (See Attachment No. 14)

- On August 6, 2015, the developer appeared before the Escanaba City Council to pitch and review the project concept. The Escanaba City Council recommended the project be advanced to the Zoning Board of Appeals for parking requirement review and the Escanaba Planning Commission for site plan review. (See Attachment No. 15)

- Recently an online petition was initiated by a private interest asking for people to oppose the potential project at 223 Ludington Street. Nothing within the petition or comments made have been verified or validated by the City. Copies of the petition signatures' along with copies of emails received by the City Manager's Office are attached. (See Attachment No. 16)

- Public Safety Service Call Summary for "PILT" projects of a similar nature.

Payment in Lieu of Taxes
Projects in Escanaba
"Public Safety Service Calls"
January 1, 2010 – August 20, 2015



The above graph is an illustration of the calls for service at the various properties from 1/1/2010 to 8/20/2015.

- **For the purposes of this illustration categories are defined as listed:**
  - **Crimes against persons are all crimes which we can identify a specific person or group of people as victims. Examples include: assault, larceny, identity theft, breaking and entering, and harassment.**
  - **Crimes against society do not have an identifiable group as they affect all people. Examples include: trespassing, operating a vehicle while intoxicated, drug crimes, disorderly conduct, and warrant arrests.**
  - **Family Civil are calls that are not criminal i.e. property disputes, status offenses like run-a-way complaints, truancy, the somebody owes me money complaints, family member failing to return borrowed property, and loose dogs.**
  - **Miscellaneous are calls for service which no crime was identified but service was required, such as lift assist, fire calls or alarms, request to speak with police officer.**

POWERS AND DUTIES OF THE BOARD OF APPEALS:

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 (4) 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.

Voting shall be by voice and shall be recorded as passing or failing. Roll call votes will be recorded only upon request by a member of the Commission and shall be recorded by "yes" or "no". Members must be present to cast a vote. Voting by proxy shall not occur. The affirmative vote of a majority of those present or a majority of a quorum, whichever is greater, shall be necessary for the adoption of motions. The affirmative vote of a majority of the total number of seats for members of the Commission, regardless if vacancies or absences exist or not, shall be necessary for the adoption, or recommendation for adoption, of any plan or amendment to a plan. (See Attachment No. 17)

STAFF SUMMARY:

The Planning Commission has the authority to approve the site plan and use provided that the project is consistent with the intent of the Zoning Ordinance, Master Plan, Downtown Master Plan or the Downtown 2020 Vison Plan. In accordance with Section 1803.3 Planning Commission Review, the Planning Commission must approve or deny the site plan according to standards and requirements of the zoning ordinance within forty-five (45) days of submission of the plan. Should the site plan be rejected, the property owner may appeal the decision of the Planning Commission to the Board of Appeals.

In that the purpose of a site plan review is to ensure that the proposed plan outlines the use and development of the property and is designed to provide for future growth and development that seek an aesthetically attractive environment, the following standards and questions should be considered:

1. Can the property be reasonably used as zoned?
2. Is the development designed to integrate well with adjacent developments?
3. Does the proposed use alter the essential character of the area?
4. Is the development designed to minimize nuisance impacts on adjoining and neighboring properties?
5. Will the proposed use have an adverse effect upon property values in the immediate vicinity or in the district in which the proposed project is located?

6. Does the development, if approved, impair or conflict with the intent and purpose of the Zoning Ordinance use criteria, Zoning Ordinance standards, the Master Plan, the Downtown Master Plan, or the Downtown 2020 Vision Plan

Without site plan approval a zoning land use permit cannot be issued nor can a building permit be issued by the Delta County Building and Zoning Department. If a zoning land use permit is approved by the Planning Commission for both the proposed elderly housing project and remote parking lot and all other approvals are received from the City Council including a payment in lieu taxes ordinance and Municipal Services Agreement, a full and detailed building, electrical, mechanical and fire safety review of all local and state codes would have to be conducted by the Delta County Building and Zoning Department and the State of Michigan before building permits, electrical permits, mechanical permits and plumbing permits will be issued.

If approved, a written and legally binding agreement between the property owner and the City of Escanaba would have to be entered into stating that snow storage on the property cold not diminish the number of off-street parking spaces and that all snow would have to be managed by the property owner which could include physically removing snow from the premises at the property owner's expense.

If the site plan and use is approved by the Planning Commission, staff is recommending an additional final review take place once and if funding is approved on the project. As part of that funding, the State Historic Preservation Office may require modifications to the plan as part of their historical review. Additionally, in that approval or denial of the plan isn't expected until late 2015, the time will allow the developer to work with the City Administration is fine tuning the site plan drawing.

OTHER:

Attachment 18 - Detailed Tax Information – 223 Ludington Street
Attachment 19 - Excel Background Information
Attachment 20 - Letter – Jenson
Attachment 21 - Letter – Feuerbach/Parrett
Attachment 22 - Letter - Swanne Inc.
Attachment 23 - Detailed Property Tax Information – 216 1st. Avenue South
Attachment 24 - Market Review

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

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

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED EXHIBIT A
ASSESSOR #:

LOT INFORMATION:
PROPERTY OWNER(S): ED + SUZELL EISENBERGER
PHONE NUMBER: **E-MAIL ADDRESS:**
PROPERTY ADDRESS: 223 LUDINGTON ST.
TYPE OF LOT: (circle one) *Corner Lot* *(Interior Lot)* *Other:*
*Please note the dimensions on your site plan as well
SIZE OF LOT: .6 ACRES **LENGTH OF LOT:** 140 **WIDTH OF LOT:** 187.5
IRREGULAR LOT: **PROPERTY ZONED:**

****

BUILDING INFORMATION:
TYPE OF BUILDING: (check one)
☒ *Multi-family building containing 5 or more dwelling units*
☐ *A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street*
☐ *A principal nonresidential building or structures permitted in a residential district*
☐ *A communication tower*
☐ *A commercial building 5,000 square feet or more in size*
☐ *Industrial building and/or use*
☐ *A Residential Planned-Unit Development*
☐ *Special Land Use Permit Request*
☐ *Planned Commercial Development*
☐ *Special Planned District Development*
☐ *Change of Use: FROM* _____ *TO* _____
☐ *Other:*
SIZE OF BUILDING: 3 STORIES **EXISTING FLOOR AREA:** 38,690 SF EXHIBIT B
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S)
PROPOSED USE: SENIOR MULTIFAMILY
 # OF STORIES: 3 **HEIGHT OF BUILDING:** (feet and stories) 40
ROOF TYPE: (circle one) *Gambrel* *Mansard* *Flat* *(Gable)* *Hip*
SETBACKS: (from property line) **FRONT:** 0 **SIDES:** 39 and 0 **REAR:** 0
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO X YES ____ **PANEL #** ____ **PANEL DATE** ____
ESTIMATED VALUE OF CONSTRUCTION: $3-4,000,000
APPROVED VARIANCES:

****

I certify that the information contained herein is true and accurate: (Please print)
COMPANY NAME/APPLICANT: EXCEL-DEAL 24 LDHALP **DATE:**
SUBMITTED BY: PETER JOBSON, MANAGER OF GEN. PARTNER
SIGNATURE: **PHONE:** 216-378-9610

****

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

SPECIAL REQUIREMENTS OF APPROVAL:

SIGNATURE OF REVIEWER: **DATE:**

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Attachment 1

Date Application Received: 8/31/2015

Permit #: _____

Application for Special Land Use Permit
City of Escanaba, Michigan

Property Owner's Name: * David and Jennifer Hayes
Street Address: 216 1ST AVENUE SOUTH
City: ESCANABA State: MI Zip Code: _____
Telephone: 906-420-4598 (work) _____ (home)
Email Address: _____
* If contract purchase, please provide copy of contract

Owner's Representative: Excel-Deal 24 LDHA LP
Street Address: 3690 Orange Place #517
City: Beachwood State: OH Zip Code: 44122
Telephone: 216-378-9610 Email Address: peter.jobson@excelrealtygroup.net

Description of Property
Location (Street Address): 216 1st Ave South Sheet: _____ Block: _____ Lot: _____
Existing Zoning Classification: C-2
Existing Comp. Plan Designation: _____
Total land area to be utilized: _____
(please provide a recent survey of the subject property)
Parcel #: 051-010-2929-331-009
Legal Description: _____

Special Land Use Permit Purpose: The Special Land Use Permit is being requested for the purpose of (describe in detail): Providing a parking lot to serve House of Ludington redevelopment.

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)
North: HOUSE OF LUDINGTON
South: Public r.o.w.
East: SCHAWAL BACH → 212 1ST AVENUE SOUTH
West: ← LAVIGNE + SAMSON
121 SOUTH 3RD ST. → 117 SOUTH 3RD ST.

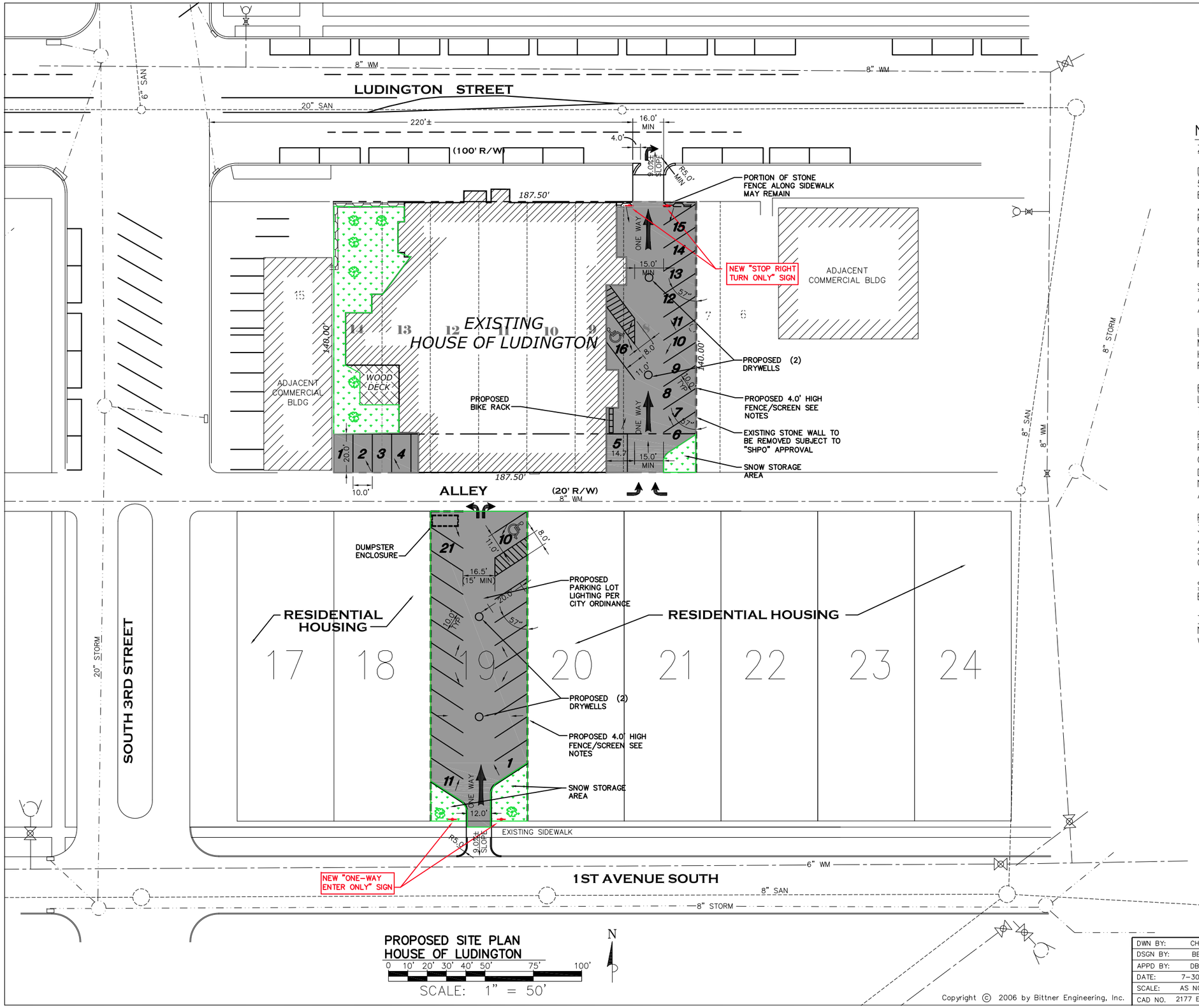
Certification:
I certify that the information contained herein is true and accurate:

Signed: _____ *Property Owner*

Signed: Excel Deal 24 LDHA LP by Excel-Deal 24 LLC, GP. Manager
Applicant, if different from owner

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

OFFICE USE ONLY:
Date Received: _____ Approved: _____ Disapproved: _____
If application is denied, reason for denial: _____
Special requirements of approval: _____
Signature of Administrator: _____ Date: _____



PROPOSED SITE PLAN
HOUSE OF LUDINGTON

0 10' 20' 30' 40' 50' 75' 100'

SCALE: 1" = 50'

NOTES

ZONED: COMMERCIAL DISTRICT "E"

DUMPSTER ENCLOSURE:
5'-0" X 6'-0" X 6'-0" HIGH DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH TREATED 6X6 WOOD CORNER POSTS , TREATED 2X6 WOOD RAILS AND TREATED VERTICAL PLANKS. TREATED POSTS SHALL BE EMBEDDED IN CONCRETE TO A DEPTH OF 48". TREATED PLANKS SHALL BE SIDE BY SIDE WITHOUT ANY GAP BETWEEN AND SHALL BE MOUNTED TO THE EXTERIOR SIDE OF THE TREATED RAILS.

SITE LIGHTING:
ALL LIGHTING WILL BE DIRECTED TO THE PARKING AREAS AND VEHICLE TRAVEL AREAS

LIGHT POLES WILL BE 20FT TALL AND WILL INCLUDE A METAL HALLIDE LAMP WITH FULL CUT-OFF LENSE AND HOUSE SIDE SHIELDS TO PREVENT LIGHT GLARE TO PUBLIC RIGHT-OF-WAYS AND ADJACENT PROPERTIES.

BUILDING WALL FIXTURES WILL INCLUDE A METAL HALLIDE LAMP WITH FULL CUT-OFF LENSE TO PREVENT LIGHT GLARE TO PUBLIC RIGHT-OF-WAYS AND ADJACENT PROPERTIES.

FENCE/SCREENING:
PARKING LOT SCREENING SHALL BE 4.0' ABOVE GRADE, CONSTRUCTED OF 4"X4" EMBEDDED IN CONCRETE TO A DEPTH OF 42", 2x6 RAILS AND VERTICAL PLANKING WITH NO GAPS. ALL MATERIALS SHALL BE PRESSURE TREATED AND ALL FASTENERS SHALL BE CORROSION RESISTANT.

PARKING AREA:
34 STALLS REQUIRED PER CITY VARIANCE, 37 SHOWN. ALL PARKING SURFACES SHALL BE ASPHALT PAVED AND SLOPED TO DRAIN ON-SITE. WITH NO NEW SURFACE RUN OFF ENTERING THE ALLEY OR CITY STREETS.

STREET ACCESS: ALL DRIVEWAYS AND OR RAMPS SHALL BE LESS THAN 20%.

TRAFFICE SIGNS:
NO TRAFFICE SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY.

DRAFT COPY

LEGEND
PROPOSED PAVEMENT
TRAFFIC FLOW
NEW 2"ASPHALT OVER 6" GRAVEL GRADED SLOPE

REV 3	9-2-15	PER CITY REIVEW COMMENTS
REV 2	8-27-15	SHOW PROPOSED PARKING LOT
REV 1	8-19-15	PER MTG: 8-18-15 COMMENTS

BITTNER ENGINEERING, INC.
113 SOUTH 10th STREET
ESCANABA, MICHIGAN 49829
Phone: 906-789-1511
Email: bittnerengineering@bittnerengineering.com

DWN BY:	CHB
DSGN BY:	BEI
APPD BY:	DBB
DATE:	7-30-15
SCALE:	AS NOTED
CAD NO.	2177 EXSITE

PROPOSED HOUSE OF LUDINGTON - REMODEL

PROPOSED SITE PLAN

DRAWING NUMBER: 1

PROJECT #: 15-99-2177

SHT 1 OF 1 REV. 3

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HOUSE OF LUDINGTON SENIOR RESIDENCE

House of Ludington Senior Residence will have 34 total units, all of which will be senior.

House of Ludington Senior Residence will also be an historic adaptive reuse development located at 223 Ludington St., Escanaba, Delta County, MI. The proposed development program consists of the adaptive reuse of the four-story, approximately 38,000 sq. ft. brick structure into 34 one and two-bedroom rental units. . This site is also a walkable site and is a central cities site. It is one of the most significant buildings in the City of Escanaba, having been originally built in the late 1800's and served as the premier hotel for the City for decades.

The building will contain a community room which will be where the current formal dining room is located. Units will also have full kitchens and bathrooms, a community laundry room, a new elevator, access to internet and cable, mini blinds, dishwashers and garbage disposals, and central heating.

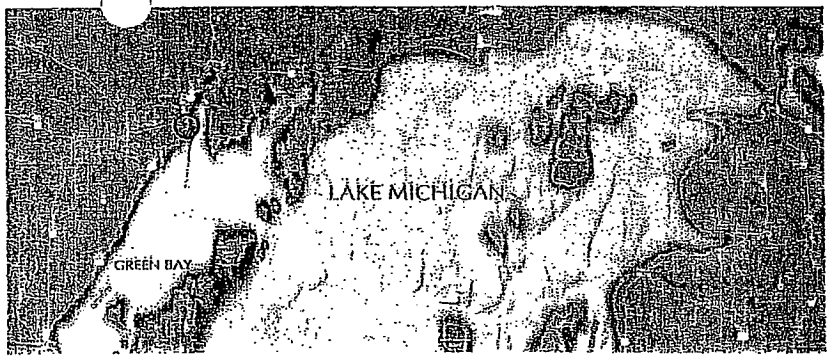
The building will be redeveloped in conformance with Michigan State Historic Preservation Office and National Park Service guidelines.

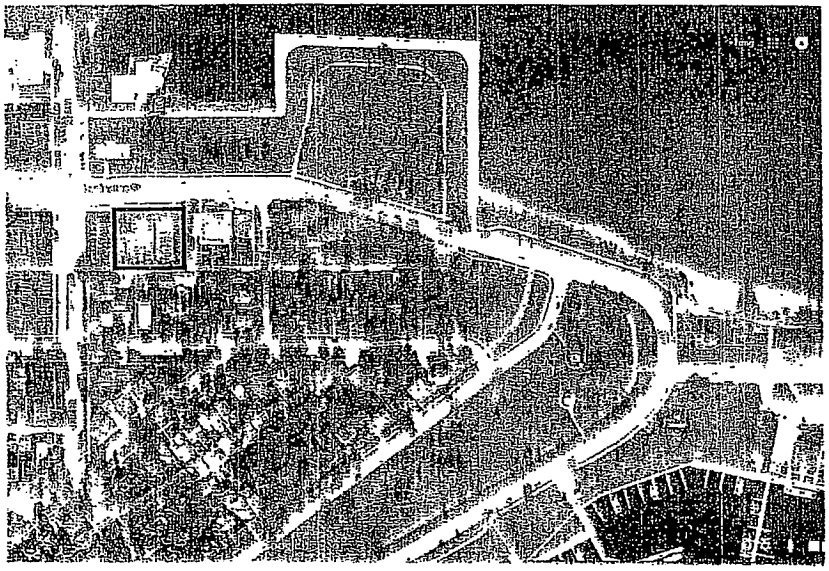
The development will be financed with 9% tax credit equity and the Federal Historic Credit, and a small permanent loan using the USDA 538 program. The development will also qualify for a 130% basis boost.

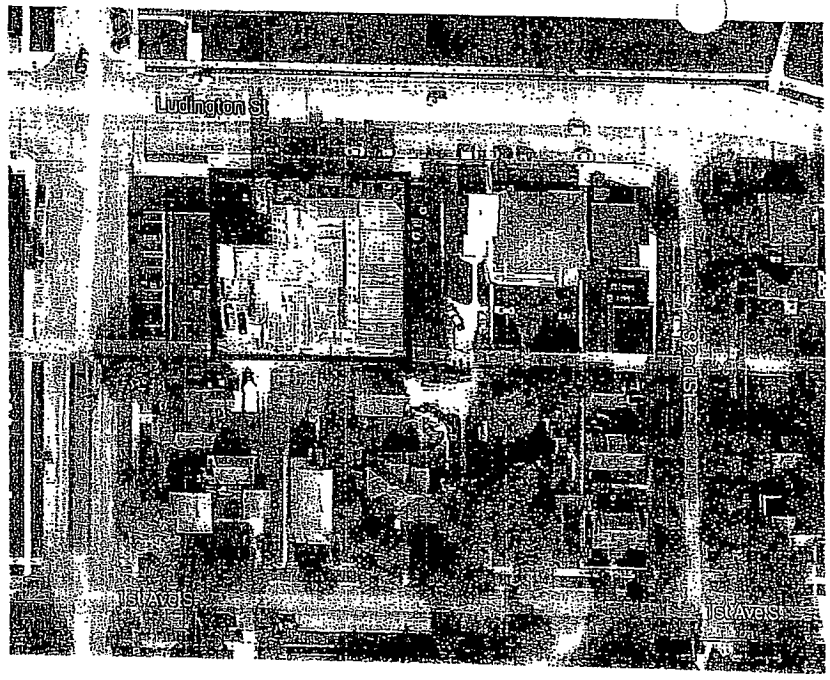
The development is anticipated to create 1.5 permanent jobs and 120 construction jobs. Permanent jobs are based on operating needs. Construction jobs assume one job per $50,000 of construction budget based on $25,000 per job and 50/50 mix of materials and labor in budget.

Parking: It is anticipated that 17 parking spots are feasible on site. In addition, 22 parking spots are located on Ludington Street directly in front of the property. Therefore, it is anticipated that there will be sufficient parking for seniors to serve the property.

The building at 223 Ludington Street is located in a National Historic District. Heritage Lane Residences will repurpose a landmark structure and turn it into productive and viable affordable housing.







SITE LOCATION:
223 LUDINGTON STREET
ESCANABA, MICHIGAN

SITE LOCATION

HOUSE OF LUDINGTON

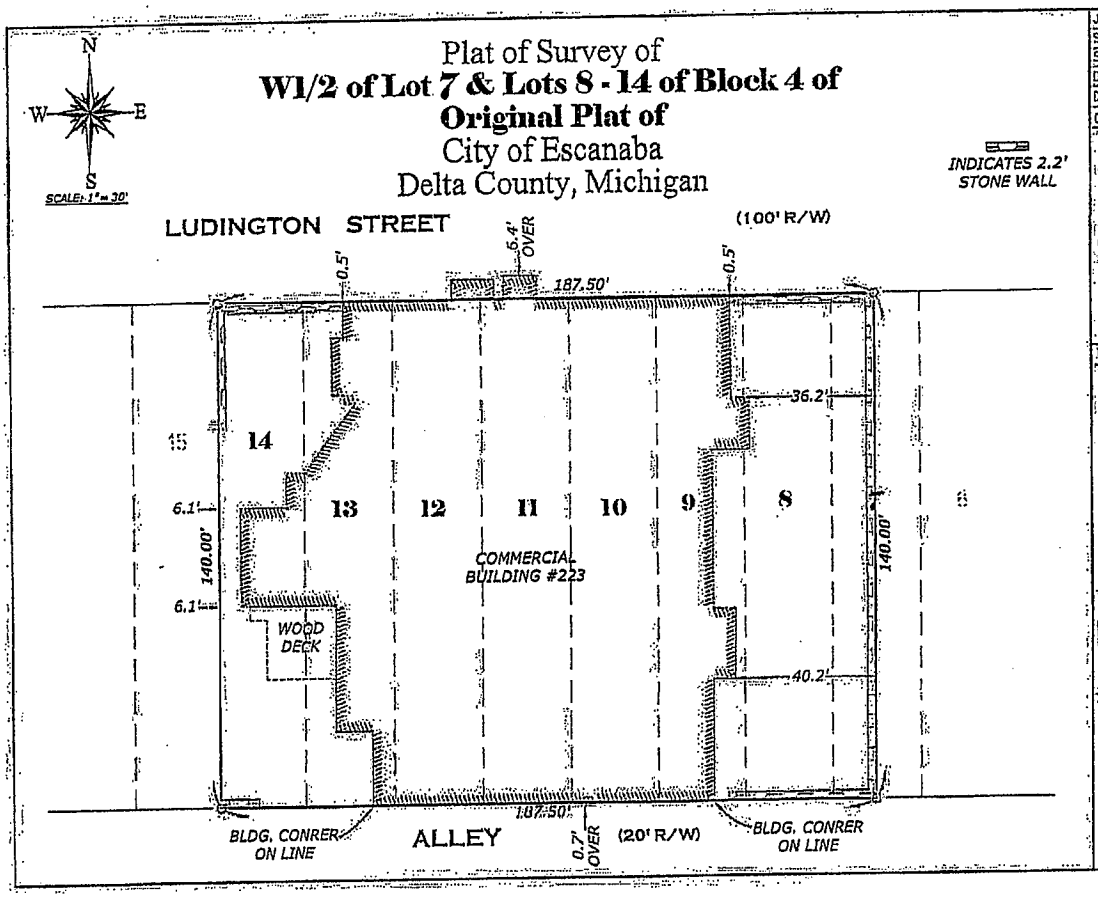
HOOKER | DE JONG

CHICAGO, ILLINOIS 60606 | P 312.492.4247 | MUSKEGON, MICHIGAN | P 231.722.3407 | GRAND RAPIDS, MICHIGAN | DETROIT, MICHIGAN | WWW.HDJ-INC.COM

X

EXHIBIT A

Plat of Survey of
W1/2 of Lot 7 & Lots 8 - 14 of Block 4 of Original Plat of
City of Escanaba
Delta County, Michigan



JOB NUMBER:	15188-1507
SURVEY FOR:	HOUSE OF LUDINGTON
SUBJECT:	BOUNDARY SURVEY
DATE OF SURVEY:	JULY 20, 2015
DATE OF MAPPING:	JULY 21, 2015

CERTIFICATE OF SURVEY TO:

HOUSE OF LUDINGTON

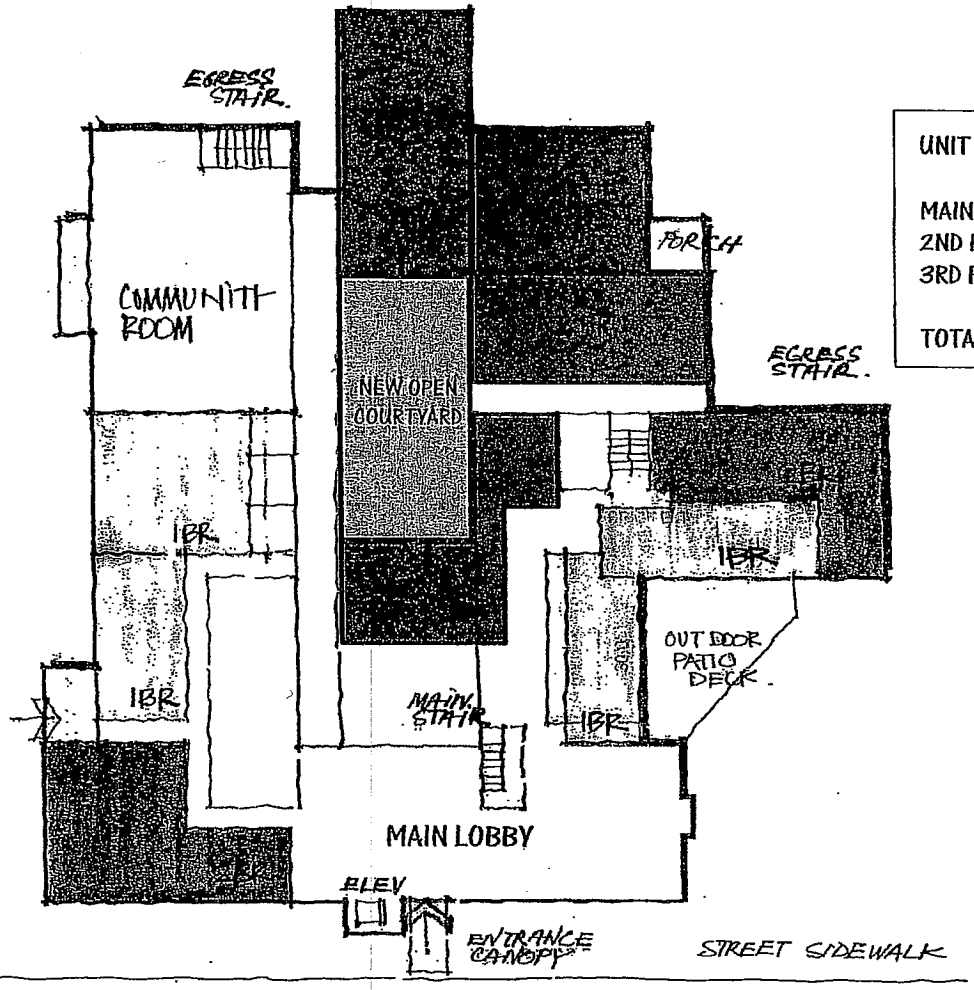
I, TERENCE S. WANIC, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY; THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED LANDS, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND, HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OR CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 10,000.

TERENCE S. WANIC, Professional Surveyor No. 44296

DAVIS WANIC LAND SURVEYORS, P.C.
1410 Ludington Street
Escanaba, Michigan 49829
Phone (906)786-1755
Fax 786-6487
info@daviswanic.com

LEGEND

- INDICATES A LINE NOT DRAWN TO SCALE
- IRON MONUMENTS SET
- IRON MONUMENTS FOUND
- CONC. MONUMENTS SET
- CONC. MONUMENTS FOUND
- CHISELED CROSS IN CONCRETE
- (M) MEASURED DISTANCE AND/OR BEARING
- (R) RECORDED DISTANCE AND/OR BEARING
- SECTION CONTROL CORNERS



UNIT MIX:	1BR	2BR	
MAIN FLOOR	4	4	8
2ND FLOOR	10	3	13
3RD FLOOR	10	3	13
TOTAL:	24	10	34

GROUND FLOOR

HOUSE OF LUDINGTON

PSCANTABA MICHIGAN

JANUARY 23 2015

HOOKER | DE JONG INC
Architects · Engineers · Planners

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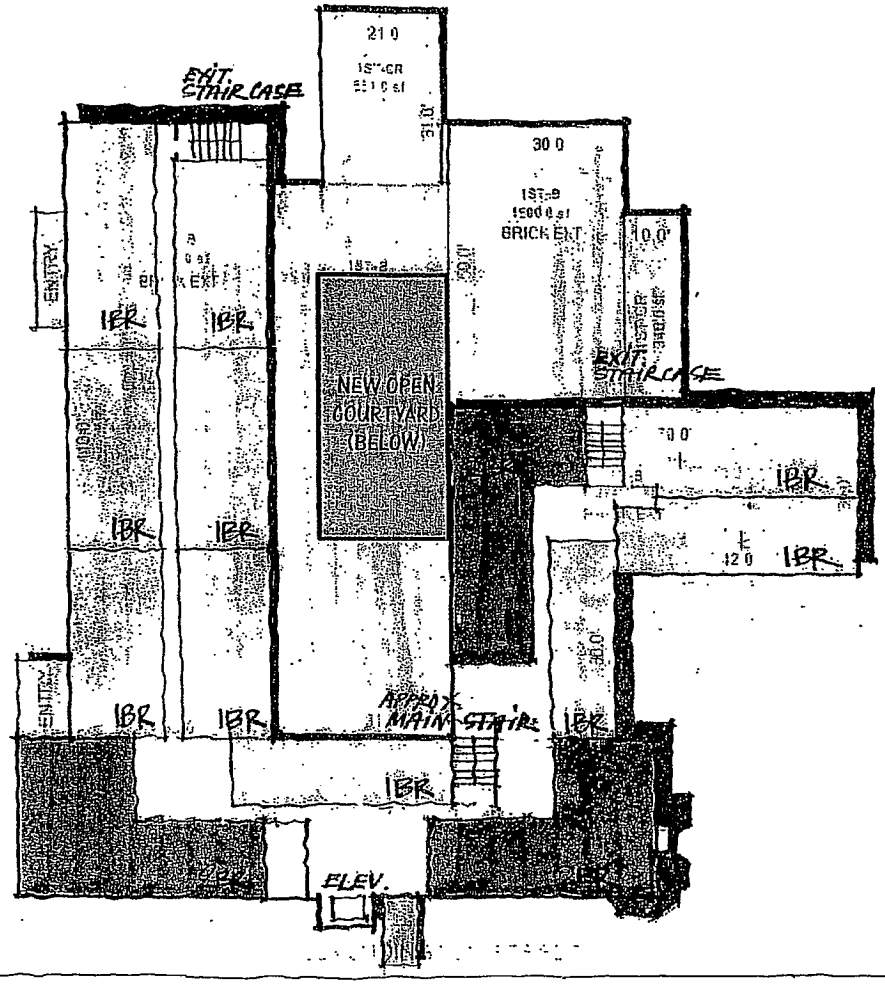
EXCEL



SECOND AND THIRD FLOOR

HOUSE OF LUDINGTON

LUDINGTON, MICHIGAN

JANUARY 23 2015

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EXCEL REALTY GROUP

Parcel Number: 51-010-2929-331-002 Jurisdiction: City of Escanaba County: Delta Printed on 07/09/2012

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
1ST NATIONAL BANK	EISENBERGER	575,000	03/13/1998	WD	WD	500/534		0.0
HOUSE OF LUDINGTON	1ST NATIONAL BANK	0	10/31/1996	QCD	QCD	468-237		0.0

Property Address
223 LUDINGTON STREET

Class: Commercial, 201 Zoning: 291
School: DISTRICT 21010
P.R.E. 17% 05/01/2002
Map #:
2013 Est TCV Tentative

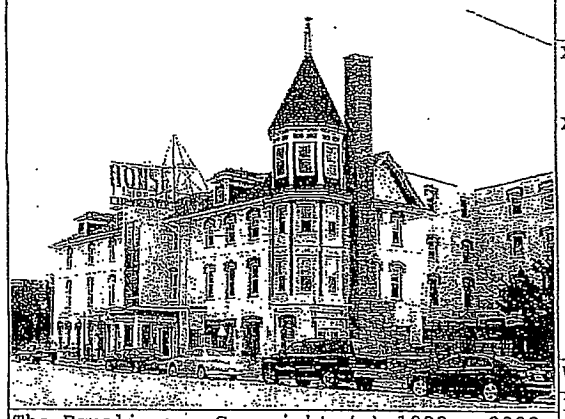
Building Permit(s)	Date	Number	Status

Owner's Name/Address
EISENBERGER EDWARD & SUZELL
HOTEL-RESTAURANT
223 LUDINGTON STREET
ESCANABA MI 49829

X Improved | Vacant

Tax Description
LOTS 8 THRU 14 INCL & W 1/2 LOT 7 BLK 4
ORIGINAL PLAT 223 LUDINGTON ST

Comments/Influences



	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 91.LUDINGTON 201

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LUD FFA	187.50	140.00	0.3651	1.0000	650	100	187.5 X 140	44,502
188 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	44,502

Who	When	What
KD	07/09/2012	Data Enter
KD	06/06/2011	Inspected
KD	08/16/2010	Inspected

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2013	Tentative	Tentative	Tentative			Tentative
2012	231,623	0	231,623			220,349C
2011	238,787	0	238,787			214,556C
2010	0	216,293	216,293			210,970C

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

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

Desc. of Bldg/Section:
Calculator Occupancy: Hotel - Limited Service

Class: C
Floor Area: 16,010
Stories Above Grd: 3
Average Sty Hght : 10
Bsmnt Wall Hght : 8

Depr. Table : 2.5%
Effective Age : 53
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1880	Year Built
1998	Remodeled
40	Overall Bldg Height

Comments:

Construction Cost

High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Individual thru-wall Heat Pu 100
Heat#2: Individual thru-wall Heat Pu 0%
Ave. SqFt/Story: 5337
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 67.05

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 0.00 100%
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.20
Adjusted Square Foot Cost for Upper Floors = 65.85

3 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 5,337 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 65.85

County Multiplier: 1.23, Final Square Foot Cost for Upper Floors = 80.995

Total Floor Area: 16,010 Base Cost New of Upper Floors = 1,296,738

Reproduction/Replacement Cost = 1,296,738
Eff.Age:53 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 453,858

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI8/ELEE	70000.00	1	1.23	1.00	35	30,135

ECF (LUDINGTON 201) 0.870 => TCV of Bldg: 1 = 421,074
Replacement Cost/Floor Area= 86.37 Est. TCV/Floor Area= 26.30

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X | Poured Conc | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas		Coal		Hand Fired
	Oil		Stoker		Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few	X	Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness		Bsmnt Insul.

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 223LUDS

File No 051-010-2929-331-002

SUBJECT

Property Address 223 LUDINGTON STREET

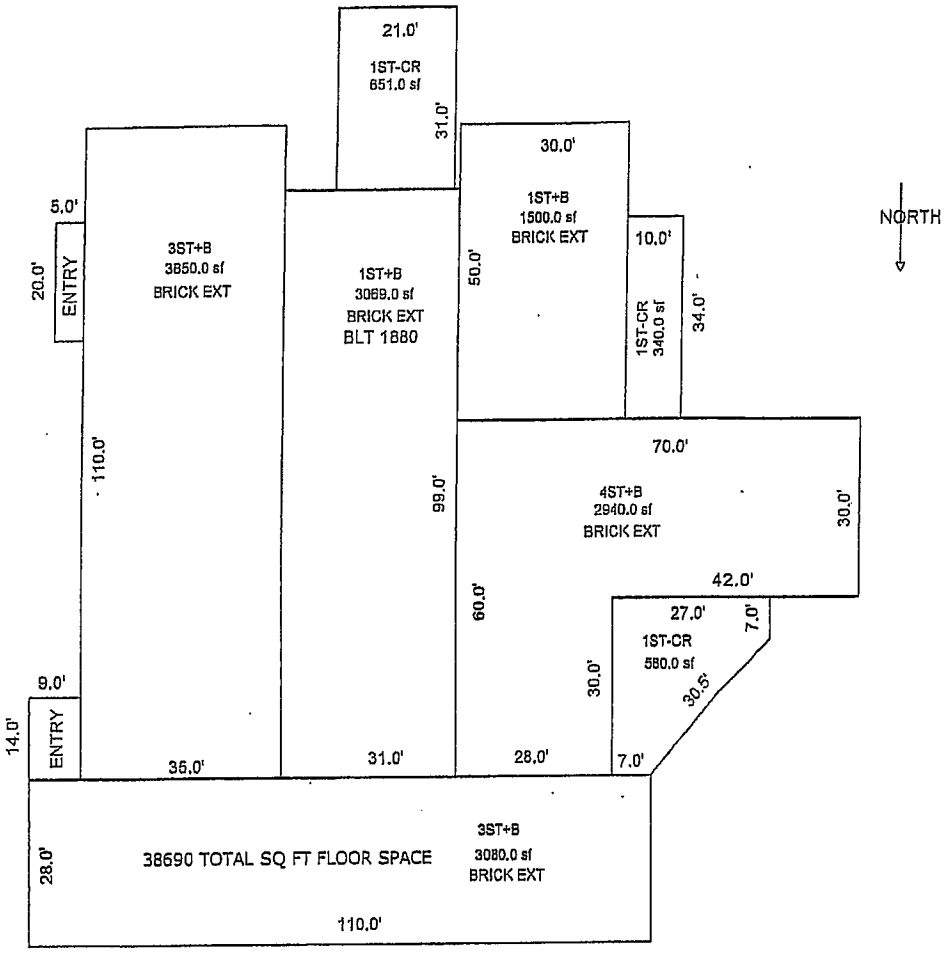
City | State | Zip

Owner EISENBERGER EDWARD & SUZELL

Client | Client Address 223LUDS

Appraiser Name KEVIN DUBORD | Inspection Date DRAWN 7-9-12

IMPROVEMENTS SKETCH



223 LUDINGTON STREET

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	3ST+B	1.00	3850.00	290.0	
	1ST+B	1.00	3069.00	260.0	
	4ST+B	1.00	2940.00	260.0	
	1ST+B	1.00	1500.00	160.0	
	1ST-CR	1.00	580.00	101.5	
	3ST+B	1.00	3080.00	276.0	
	1ST-CR	1.00	651.00	104.0	
	1ST-CR	1.00	340.00	88.0	16010.00
OTH	Storage	1.00	126.00	46.0	
	Storage	1.00	100.00	50.0	226.00
Net LIVABLE Area		(rounded w/ factors)			16010

OPTION AND PURCHASE AGREEMENT

THIS OPTION AND PURCHASE AGREEMENT ("Agreement") is entered into as of the ____ day of September_2015, by and between __David and Jennifer Hayes_____("Seller"), and EXCEL -DEAL 24 LLC a Michigan Limited Liability Company ("Buyer").

CPTION

In consideration of the sum of [redacted] (the "Payment") paid directly (and to be applicable to the purchase price), Seller hereby grants to Buyer an exclusive option to purchase ("Option"), for a period of twelve (12) months after the Acceptance Date as indicated below (the "First Option Period"), to include lot and single family house (to be identified more specifically by metes and bounds description, within the first option period – but approximately identified by Exhibit A, attached), located at 216 First Avenue South, City of Escanaba, Michigan together with all improvements now located on or in such real property and all rights, privileges, and easements appurtenant to such real property (collectively, the "Property"), for the sum of [redacted] DOLLARS([redacted])("Purchase Price. The Payment shall be refundable up to 4 months from the execution date of this agreement at the sole discretion of Buyer: thereafter it shall be nonrefundable and paid to Seller. Buyer may extend the option period an additional 12 months (the 'Second option Period") for an additional payment/deposit of [redacted] ([redacted]). Thereafter, Buyer may extend the option for up to a maximum of 12 additional months by paying [redacted] into escrow. Such deposit shall be nonrefundable. All payments/deposits shall be paid to the Seller and applied to the purchase price at closing.

2 Intentionally left blank

The Option is granted on the terms and conditions set forth below.

3 EXERCISE OF OPTION

The Option may be exercised at any time on or before the expiration of the Option Period then in effect by notice of exercise given by Buyer to Seller on or before the last day of the Option Period then in effect. If this Option is not exercised as aforesaid, it shall be null and void.

4 PAYMENT OF PURCHASE PRICE

In the event of exercise of the Option, Buyer shall pay the Purchase Price to Seller by good funds at Closing. All sums paid by Buyer for the Option shall be credited to the Purchase Price,

Attachment 2

5 CLOSING

The closing ("Closing",) shall occur in escrow with_Great Lakes Title ("Escrow Agent") _ 1 118 South Washington Ave, Lansing, MI 48910 within thirty (30) days after the exercise of the Option (the "Closing Date")

6 DEED AND TITLE

Seller shall not sell or encumber the Property while this Option remains in effect. At Closing, Seller shall deliver to Buyer a General Warranty conveying to Buyer or its nominee fee simple title to the Property , free and clear of all encumbrances except legal highways, zoning and building ordinances and taxes and assessments which are a lien at the Closing Date, but not yet due and payable. If a preliminary A.LT.A. title insurance commitment reveals any encumbrances other than the exceptions specified herein and standard A.LT.A. exceptions, Buyer may elect to either (a) cancel this Agreement and receive a refund of all sums paid by Buyer in connection with this Agreement or (b) accept such title as Seller can convey and pay the Purchase Price; provided, however, that Buyer shall have been deemed to have waived and/or accepted any title exceptions in existence at the time this Option is exercised.

7 CONDEMNATION

If condemnation proceedings are commenced against the Property or any portion thereof, or if any governmental authority notifies Seller of its intent to acquire the Property or any portion thereof prior to Closing, Buyer shall have the right to cancel this Agreement and receive a refund of all sums paid by Buyer in connection with this Agreement, in which event each party shall be released from all further obligations and liability hereunder. Buyer's election shall be exercised by written notice given to Seller within thirty (30) days after Buyer has received written notice of such governmental action from Seller.

8 SURVEY AND INVESTIGATIONS

After the Acceptance Date Buyer and its designated agents may enter the Property , at reasonable times, for the purpose of making surveys, inspecting the physical condition of the Property , and making soil and environmental tests or borings, provided that such operations are at Buyer's sole expense and do not damage the Property .Seller agrees to cooperate with Buyer

in its investigations and in its efforts to satisfy any contingencies with respect to its development of the Project, including the execution of related documentation. In addition, Seller agrees to provide Buyer a copy of and use of any environmental report, survey, geotechnical report market study or other item(s) in Buyers possession connected to the property at no cost to Buyer.

9 REPRESENTATIONS AND WARRANTIES OF SELLER

A. In order to induce Buyer to enter into this Agreement. Seller represents and warrants to Buyer that:

(i) Seller will cooperate with Buyer in zoning and/or subdivision applications as necessary (without the requirement of any expenditures on the part of Seller) for Buyer's intended use for the site as a multifamily housing complex.

(ii) To the best of Seller's knowledge, no proceedings of any type (including condemnation or similar proceedings) are being contemplated against the Property or any part thereof;

(iii) To the best of Seller's knowledge, no special assessments of any nature are being contemplated with respect to the Property or any part thereof;

(iv) Seller has not made and has no knowledge of any commitments, with respect to the Property , to any governmental agency or authority , or to any other organization, group or individual, which would impose any obligation upon Buyer to make any contribution of money or land or to install or maintain any improvements. At the Closing no governmental authority will require from Buyer or any affiliate of Buyer, as developer of the Property ,the payment, direct or indirect, of any special fee or contribution because of any commitment made by Seller.

(iv) The Property is not subject to any: (a) leases, (b) unrecorded easements, (c) options to purchase,(d) rights of first purchase or refusal, (e) any other agreement or contract to use, lease, or purchase the Property , or (f) mortgages, other than those which shall be satisfied at Closing.

(v) All representations and warranties contained in this Section 9 or elsewhere in this Agreement shall be deemed remade as of Closing and shall survive Closing.

10. TAXES AND ASSESSMENTS. PRORATIONS. CLS

Seller shall pay all real estate taxes and assessments which are now due or become due pnor to the Closing Date. Taxes and assessments not yet due and payable at the Closing Date shall be prorated on a per diem basis as of 11:59 p.m. of the day preceding the Closing Date on the basis of the calendar year for which the same are levied or assessed. If the rate of any such taxes or assessments shall not be fixed before the Closing Date, the adjustment thereof at the Closing shall be upon the basis of 100% of the taxes for the preceding calendar year and there shall be no later re-proration. Any other adjustment, including adjustments for rents , profits, and the like, shall be allowed and apportioned as of the Closing Date.

If the Property has been the subject of an agricultural property tax exemption, Seller shall be responsible for any recoupment taxes assessed. Buyer shall pay real estate transfer taxes, Michigan Revenue Tax and recording costs. Seller shall pay all accrued water, sewer, and other utility charges, if any. as of the Closing Date. The cost of an owner's title insurance pol icy in the amount of the Purchase Price and any escrow fee shall be paid equally by Buyer and Seller. The Buyer shall pay for any and all due diligence costs associated with Buyer's independent investigation of the Property.

11 POSSESSION

Seller shall deliver exclusive vacant possession of the Property to Buyer at the Closing .

12 .COMMISSIONS

Both Buyer and Seller warrant that they have dealt with no real estate Broker in this transaction . Each indemnifies the other against claims made by outside Brokers for payment of commissions related to the transaction.

13 NOTICE-

All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly given upon delivery by hand or upon delivery by sender to the applicable carrier if sent, postage prepaid by the United States registered or certified mail, return receipt requested, or by nationally recognized overnight express mail courier, addressed as follows:

A If intended for Seller: _David and Jennifer Hayes, 216 First Avenue South. Escanaba, MI 49829_____

B If intended for Buyer: Peter M. Jobson , Excel Realty Group 3690 Orange Place #517 Beachwood OH 44122; with a copy to Escrow Agent;

or to such other addresses as Seller or Buyer shall have given notice of to the other as herein provided.

14. ACCEPTANCE

Seller shall execute and deliver this Agreement to Buyer by September 2nd, 2015, otherwise, at Buyer's sole discretion, this Agreement shall become null and void.

14.1 SPECIAL PROVISIONS None.

15 BINDING EFFECT

This Agreement shall be binding upon and shall inure to the benefit of the heirs. successors and permitted assigns of the parties hereto.

16 COMPLETE AGREEMENT:

This Agreement constitutes the entire agreement between the parties with respect to the

transaction contemplated herein and no amendment or modification shall be effective unless it is in writing and signed by Seller and Buyer .

17 GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located.

18 ASSIGNMENT

Buyer shall have the right to assign its rights and privileges under this Agreement.

19. Time is of the Essence

The parties hereto agree that time is of the essence with respect to this Agreement.

20 CAPTIONS

The captions in this Agreement are for convenience only and shall not define or limit the scope of this Agreement or the intent hereof.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date first set forth above.

WITNESSES:

BUYER:

Excel -Deal 24 LLC, a Michigan Limited Liability Company.

By:
Peter M. Jobson
Managing Member

SELLER

David and Jennifer Hayes.

BY:_____

By:_____

Title:__Husand and Wife and Individually

EXHIBIT A

LEGAL DESCRIPTION

LEGAL LOT 19 OF BLOCK 4

03/06/2015 INCOME AND RENT LIMITS

County: 21 Delta **Effective Date: 3/6/2015**

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	7,760	8,860	9,960	11,060	11,960	12,840	13,720	14,600
25%	9,700	11,075	12,450	13,825	14,950	16,050	17,150	18,250
30%	11,640	13,290	14,940	16,590	17,940	19,260	20,580	21,900
35%	13,580	15,505	17,430	19,355	20,930	22,470	24,010	25,550
40%	15,520	17,720	19,920	22,120	23,920	25,680	27,440	29,200
45%	17,460	19,935	22,410	24,885	26,910	28,890	30,870	32,850
50%	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500
55%	21,340	24,365	27,390	30,415	32,890	35,310	37,730	40,150
60%	23,280	26,580	29,880	33,180	35,880	38,520	41,160	43,800
80%	31,040	35,440	39,840	44,240	47,840	51,360	54,880	58,400
100%	38,800	44,300	49,800	55,300	59,800	64,200	68,600	73,000
120%	46,560	53,160	59,760	66,360	71,760	77,040	82,320	87,600
125%	48,500	55,375	62,250	69,125	74,750	80,250	85,750	91,250
140%	54,320	62,020	69,720	77,420	83,720	89,880	96,040	102,200
150%	58,200	66,450	74,700	82,950	89,700	96,300	102,900	109,500

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	194	221	249	276	299	321	343	365
25%	242	276	311	345	373	401	428	456
30%	291	332	373	414	448	481	514	547
35%	339	387	435	483	523	561	600	638
40%	388	443	498	553	598	642	686	730
45%	436	498	560	622	672	722	771	821
50%	485	553	622	691	747	802	857	912
55%	533	609	684	760	822	882	943	1,003
60%	582	664	747	829	897	963	1,029	1,095
80%	776	886	996	1,106	1,196	1,284	1,372	1,460
100%	970	1,107	1,245	1,382	1,495	1,605	1,715	1,825
120%	1,164	1,329	1,494	1,659	1,794	1,926	2,058	2,190
125%	1,212	1,384	1,556	1,728	1,868	2,006	2,143	2,281
140%	1,358	1,550	1,743	1,935	2,093	2,247	2,401	2,555
150%	1,455	1,661	1,867	2,073	2,242	2,407	2,572	2,737

nt By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	194	207	249	287	321	354
25%	242	259	311	359	401	442
30%	291	311	373	431	481	531
35%	339	363	435	503	561	619
40%	388	415	498	575	642	708
45%	436	467	560	647	722	796
50%	485	519	622	719	802	885
55%	533	571	684	791	882	973
60%	582	623	747	863	963	1,062
80%	776	831	996	1,151	1,284	1,416
100%	970	1,038	1,245	1,438	1,605	1,770
120%	1,164	1,246	1,494	1,726	1,926	2,124
125%	1,212	1,298	1,556	1,798	2,006	2,212
140%	1,358	1,454	1,743	2,014	2,247	2,478
150%	1,455	1,558	1,867	2,158	2,407	2,655

Attachment 3

DP03 | SELECTED ECONOMIC CHARACTERISTICS

2009-2013 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Delta County, Michigan		Escanaba city, Michigan	
	Estimate	Percent	Estimate	Percent
EMPLOYMENT STATUS				
Population 16 years and over	30,189	30,189	10,203	10,203
In labor force	17,631	58.4%	5,734	56.2%
Civilian labor force	17,626	58.4%	5,734	56.2%
Employed	15,686	52.0%	4,905	48.1%
Unemployed	1,940	6.4%	829	8.1%
Armed Forces	5	0.0%	0	0.0%
Not in labor force	12,558	41.6%	4,469	43.8%
Civilian labor force	17,626	17,626	5,734	5,734
Percent Unemployed	(X)	11.0%	(X)	14.5%
Females 16 years and over	15,418	15,418	5,492	5,492
In labor force	8,402	54.5%	2,738	49.9%
Civilian labor force	8,402	54.5%	2,738	49.9%
Employed	7,583	49.2%	2,367	43.1%
Own children under 6 years	2,238	2,238	908	908
All parents in family in labor force	1,435	64.1%	423	46.6%
Own children 6 to 17 years	4,974	4,974	1,534	1,534
All parents in family in labor force	3,770	75.8%	1,060	69.1%
COMMUTING TO WORK				
Workers 16 years and over	15,373	15,373	4,788	4,788
Car, truck, or van -- drove alone	12,652	82.3%	3,832	80.0%
Car, truck, or van -- carpooled	1,534	10.0%	445	9.3%
Public transportation (excluding taxicab)	74	0.5%	23	0.5%
Walked	412	2.7%	246	5.1%
Other means	226	1.5%	95	2.0%
Worked at home	475	3.1%	147	3.1%
Mean travel time to work (minutes)	18.0	(X)	13.4	(X)
OCCUPATION				

Subject	Delta County, Michigan		Escanaba city, Michigan	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	15,686	15,686	4,905	4,905
Management, business, science, and arts occupations	4,286	27.3%	1,226	25.0%
Service occupations	3,149	20.1%	1,239	25.3%
Sales and office occupations	3,611	23.0%	1,186	24.2%
Natural resources, construction, and maintenance occupations	1,603	10.2%	383	7.8%
Production, transportation, and material moving occupations	3,037	19.4%	871	17.8%
INDUSTRY				
Civilian employed population 16 years and over	15,686	15,686	4,905	4,905
Agriculture, forestry, fishing and hunting, and mining	459	2.9%	74	1.5%
Construction	975	6.2%	224	4.6%
Manufacturing	2,529	16.1%	613	12.5%
Wholesale trade	246	1.6%	97	2.0%
Retail trade	2,074	13.2%	680	13.9%
Transportation and warehousing, and utilities	902	5.8%	215	4.4%
Information	278	1.8%	94	1.9%
Finance and insurance, and real estate and rental and leasing	709	4.5%	119	2.4%
Professional, scientific, and management, and administrative and waste management services	940	6.0%	371	7.6%
Educational services, and health care and social assistance	3,437	21.9%	1,148	23.4%
Arts, entertainment, and recreation, and accommodation and food services	1,637	10.4%	763	15.6%
Other services, except public administration	840	5.4%	350	7.1%
Public administration	660	4.2%	157	3.2%
CLASS OF WORKER				
Civilian employed population 16 years and over	15,686	15,686	4,905	4,905
Private wage and salary workers	12,703	81.0%	4,060	82.8%
Government workers	1,992	12.7%	546	11.1%
Self-employed in own not incorporated business workers	961	6.1%	287	5.9%
Unpaid family workers	30	0.2%	12	0.2%
INCOME AND BENEFITS (IN 2013 INFLATION-ADJUSTED DOLLARS)				
Total households	15,885	15,885	5,750	5,750
Less than $10,000	1,343	8.5%	795	13.8%
$10,000 to $14,999	1,180	7.4%	687	11.9%
$15,000 to $24,999	2,472	15.6%	1,217	21.2%
$25,000 to $34,999	1,797	11.3%	665	11.6%
$35,000 to $49,999	2,450	15.4%	714	12.4%
$50,000 to $74,999	3,143	19.8%	831	14.5%
$75,000 to $99,999	1,939	12.2%	430	7.5%
$100,000 to $149,999	1,080	6.8%	276	4.8%
$150,000 to $199,999	320	2.0%	88	1.5%
$200,000 or more	161	1.0%	47	0.8%
Median household income (dollars)	42,676	(X)	27,328	(X)
Mean household income (dollars)	51,672	(X)	41,797	(X)
With earnings	10,688	67.3%	3,618	62.9%
Mean earnings (dollars)	52,732	(X)	42,819	(X)
With Social Security	6,341	39.9%	2,208	38.4%
Mean Social Security income (dollars)	17,409	(X)	15,605	(X)
With retirement income	3,840	24.2%	1,136	19.8%
Mean retirement income (dollars)	17,756	(X)	15,082	(X)
With Supplemental Security Income	896	5.6%	446	7.8%
Mean Supplemental Security Income (dollars)	8,883	(X)	8,221	(X)

Subject	Delta County, Michigan		Escanaba city, Michigan	
	Estimate	Percent	Estimate	Percent
With cash public assistance income	543	3.4%	330	5.7%
Mean cash public assistance income (dollars)	2,685	(X)	2,582	(X)
With Food Stamp/SNAP benefits in the past 12 months	2,517	15.8%	1,470	25.6%
Families	10,393	10,393	3,019	3,019
Less than $10,000	454	4.4%	212	7.0%
$10,000 to $14,999	303	2.9%	96	3.2%
$15,000 to $24,999	1,031	9.9%	505	16.7%
$25,000 to $34,999	1,206	11.6%	331	11.0%
$35,000 to $49,999	1,718	16.5%	534	17.7%
$50,000 to $74,999	2,559	24.6%	653	21.6%
$75,000 to $99,999	1,690	16.3%	344	11.4%
$100,000 to $149,999	1,018	9.8%	218	7.2%
$150,000 to $199,999	288	2.8%	88	2.9%
$200,000 or more	126	1.2%	38	1.3%
Median family income (dollars)	53,489	(X)	45,721	(X)
Mean family income (dollars)	62,370	(X)	56,996	(X)
Per capita income (dollars)	22,471	(X)	19,556	(X)
Nonfamily households	5,492	5,492	2,731	2,731
Median nonfamily income (dollars)	20,698	(X)	16,596	(X)
Mean nonfamily income (dollars)	29,454	(X)	23,530	(X)
Median earnings for workers (dollars)	24,187	(X)	19,057	(X)
Median earnings for male full-time, year-round workers (dollars)	46,927	(X)	39,521	(X)
Median earnings for female full-time, year-round workers (dollars)	32,320	(X)	30,728	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	36,584	36,584	12,211	12,211
With health insurance coverage	32,182	88.0%	10,201	83.5%
With private health insurance	24,798	67.8%	6,939	56.8%
With public coverage	14,381	39.3%	5,485	44.9%
No health insurance coverage	4,402	12.0%	2,010	16.5%
Civilian noninstitutionalized population under 18 years	7,603	7,603	2,548	2,548
No health insurance coverage	390	5.1%	216	8.5%
Civilian noninstitutionalized population 18 to 64 years	22,002	22,002	7,359	7,359
In labor force:	16,787	16,787	5,531	5,531
Employed:	14,987	14,987	4,746	4,746
With health insurance coverage	12,398	82.7%	3,482	73.4%
With private health insurance	11,447	76.4%	3,053	64.3%
With public coverage	1,318	8.8%	488	10.3%
No health insurance coverage	2,589	17.3%	1,264	26.6%
Unemployed:	1,800	1,800	785	785
With health insurance coverage	1,072	59.6%	545	69.4%
With private health insurance	650	36.1%	260	33.1%
With public coverage	467	25.9%	294	37.5%
No health insurance coverage	728	40.4%	240	30.6%
Not in labor force:	5,215	5,215	1,828	1,828
With health insurance coverage	4,520	86.7%	1,538	84.1%
With private health insurance	2,761	52.9%	651	35.6%
With public coverage	2,551	48.9%	1,070	58.5%
No health insurance coverage	695	13.3%	290	15.9%

Subject	Delta County, Michigan		Escanaba city, Michigan	
	Estimate	Percent	Estimate	Percent
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	11.2%	(X)	18.5%
With related children under 18 years	(X)	19.9%	(X)	32.5%
With related children under 5 years only	(X)	35.7%	(X)	48.3%
Married couple families	(X)	6.6%	(X)	10.9%
With related children under 18 years	(X)	12.3%	(X)	23.1%
With related children under 5 years only	(X)	33.6%	(X)	61.5%
Families with female householder, no husband present	(X)	39.1%	(X)	51.2%
With related children under 18 years	(X)	51.5%	(X)	58.8%
With related children under 5 years only	(X)	44.9%	(X)	37.2%
All people	(X)	16.4%	(X)	26.8%
Under 18 years	(X)	23.7%	(X)	38.2%
Related children under 18 years	(X)	23.4%	(X)	38.2%
Related children under 5 years	(X)	30.2%	(X)	48.4%
Related children 5 to 17 years	(X)	21.0%	(X)	33.0%
18 years and over	(X)	14.5%	(X)	23.9%
18 to 64 years	(X)	16.1%	(X)	27.7%
65 years and over	(X)	9.4%	(X)	11.9%
People in families	(X)	13.0%	(X)	22.1%
Unrelated individuals 15 years and over	(X)	30.4%	(X)	38.9%

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

There were changes in the edit between 2009 and 2010 regarding Supplemental Security Income (SSI) and Social Security. The changes in the edit loosened restrictions on disability requirements for receipt of SSI resulting in an increase in the total number of SSI recipients in the American Community Survey. The changes also loosened restrictions on possible reported monthly amounts in Social Security income resulting in higher Social Security aggregate amounts. These results more closely match administrative counts compiled by the Social Security Administration.

Workers include members of the Armed Forces and civilians who were at work last week.

Census occupation codes are 4-digit codes and are based on the Standard Occupational Classification (SOC). The Census occupation codes for 2010 and later years are based on the 2010 revision of the SOC. To allow for the creation of 2009-2013 tables, occupation data in the multiyear files (2009-2013) were recoded to 2013 Census occupation codes. We recommend using caution when comparing data coded using 2013 Census occupation codes with data coded using Census occupation codes prior to 2010. For more information on the Census occupation code changes, please visit our website at http://www.census.gov/people/io/methodology/.

Industry codes are 4-digit codes and are based on the North American Industry Classification System (NAICS). The Census industry codes for 2013 and later years are based on the 2012 revision of the NAICS. To allow for the creation of 2009-2013 and 2011-2013 tables, industry data in the multiyear files (2009-2013 and 2011-2013) were recoded to 2013 Census industry codes. We recommend using caution when comparing data coded using 2013 Census industry codes with data coded using Census industry codes prior to 2013. For more information on the Census industry code changes, please visit our website at http://www.census.gov/people/io/methodology/.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DRAFT 8/31/15

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 26 - TAXATION OF THE CODE OF ORDINANCES OF THE CITY OF ESCANABA

THE CITY OF ESCANABA ORDAINS:

CHAPTER I

Chapter 26 - Taxation of the Escanaba Code of Ordinances is hereby amended by adding Division 5, House of Ludington Downtown Residence, to read as follows:

CHAPTER 26 - TAXATION

ARTICLE III, SERVICE CHARGE IN LIEU OF PROPERTY TAXES FOR HOUSING DEVELOPMENT

DIVISION 5, HOUSE OF LUDINGTON DOWNTOWN RESIDENCE

Sec. 26-60. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide elderly/senior affordable housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125.1401 et seq, MSA Section 116.114(l) et seq.). The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such elderly/senior housing for persons of low income is a public necessity, and as the city will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this article for tax exemption and the service charge in lieu of taxes during the period contemplated in this article are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The City acknowledges that EXCEL-DEAL 24 LDHA LP has offered subject to receipt of the allocation under the LIHTC Program by the Michigan State Housing Development Authority to construct, own and operate an elderly/senior housing project known as the House of Ludington Downtown Residence on certain property located at:

Attachment 4

Land situated in the City of Escanaba, County of Delta, State of Michigan, described as follows: Lots 8 thru 14 and the West 1/2 of Lot 7 of Block 4 of the Original Plat

Consisting of up to 34 units and associated parking and grounds in the city to serve as affordable elderly/senior housing, and that the sponsor has offered to pay the City on account of this housing development an annual service charge for public service in lieu of taxes.

Sec. 26-61. Definitions.

All terms not herein defined shall have the meanings given them in the State Housing Development Authority Act of 1966, being Public Act of 1966, of the State of Michigan, as amended.

1. *Act* means the State Housing Development Authority Act, being Michigan Public Act of 1966, as amended.

2. *Annual shelter rent* means the total collections, including rental subsidy, during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, late fees, or other utilities furnished to the occupants.

3. *Authority* means the Michigan State Housing Development Authority.

4. *Elderly/Senior housing* means a household consisting of one (1) single person who is fifty-five (55) years of age or older or a household which at least one (1) member is 55 years of age and all other members are at least fifty (50) years of age.

5. *Housing development* means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the authority determines improve the quality of the development as it relates to housing for persons of low income.

6. *Low Income or Moderate Income Persons* means families and persons at or below 60% of the area median income adjusted for family size.

7. *Federally-Aided Mortgage* means a mortgage insured, purchased, or held by the Secretary of the Department of Housing and Urban Development (HUD) or United States Department of Agriculture – Rural Development (USDA-RD); a mortgage receiving interest credit reduction payments provided by the HUD or USDA-RD; a Housing Development to which the Authority allocates low income housing tax credits under Section 42b of the Act; or a mortgage receiving special benefits under other federal law designated specifically to develop low and moderate-income housing, consistent with the Act.

8. *Sponsor* means person(s) or entities which have applied to the authority for a mortgage loan or for an allocation under the Low Income Housing Tax Credit Program to finance an elderly/senior housing development.

9. *Utilities* mean fuel, water, sanitary sewer service and/or electrical service which are paid by the elderly/senior housing development.

Section 26-62, Class of housing development.

It is determined that the class of housing development to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing developments which are financed or assisted pursuant to the act. It is further determined that the elderly/senior development is of this class.

Section 26-63. Establishment of annual service charge.

The housing development known as the House of Ludington Downtown Residence and the property on which it is constructed shall be exempt from all property taxes as of or effective on the December 31st of the year the certified notification of exemption was filed with the City Assessor prior to November 1st. The city acknowledging that the sponsor and the authority have established the economic feasibility of the elderly/senior housing development in reliance upon the enactment and continuing effect of this article and the qualification of the housing development for the exemption from all property taxes and a payment in lieu of taxes as established in this article, and in consideration of the sponsor's offer, subject to existence of a mortgage loan and proper certificate of exemption filed, to own and operate the apartment complex, agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The annual service charge shall be equal to four (4) percent of the difference between the annual shelter rents actually collected and utilities.

Section 26-64. Limitation on the payment of the annual service charge.

Notwithstanding Section 26-63, the service charge to be paid each year in lieu of taxes for the part of the housing development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which shall be paid on that portion of the elderly/senior housing development if the housing development were not tax exempt.

Notwithstanding Section 26-63, The service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

Section 26-65. Contractual effect of this article.

Notwithstanding the provisions of (Section 15(a)(5)) of the act to the contrary, a contract between the city and the sponsor, with the authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this article.

Section 26-66. Payment of service charge.

The service charge in lieu of taxes as determined under the article shall be payable in the same manner as general property taxes are payable to the city except that the annual payment shall be paid on or before May 31 of each year.

Section 26-67. Duration.

This article shall remain in effect and shall not terminate so long as the authority's mortgage loan remains outstanding and unpaid or the authority has any interest in the property; or the elderly/senior housing development remains subject to income and rent restrictions pursuant to Section 42 of the Internal Revenue Code of 1986, as amended. Notwithstanding the foregoing, this Ordinance shall terminate if (i) the owner fails to rehabilitate the existing Project as presented to the City of Escanaba, Michigan Economic Development Corporation and Michigan State Housing Development Authority, (ii) this Project ceases to serve low to moderate income elderly persons, or (iii) that the Sponsor does not acquire the Project and begin rehabilitation on or before November 1, 2018. The service charge in lieu of taxes as determined under this Ordinance, shall remain in effect as long as the Federally-aided or Authority aided mortgage is outstanding, but no more than thirty-five (35) years.

CHAPTER II
SAVINGS CLAUSE

If any section, subsection, sentence, clause or phrase of the within Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of

the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

CHAPTER III
REPEALING CHAPTER

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

CHAPTER IV
EFFECTIVE DATE

This Ordinance shall be in full force and effect ten (10) days after its passage and publication.

APPROVED:

_____

Ralph B.K. Peterson, City Attorney

APPROVED:

_____

Marc D. Tall, Mayor

ATTEST:

_____

Robert S. Richards, CMC/City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Escanaba, County of Delta, Michigan, at a Regular Meeting held on the ____ day of _____, 2015, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba on _____, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____

Robert S. Richards, CMC/City Clerk

DRAFT 8/31/15

MUNICIPAL SERVICES AGREEMENT

THIS MUNICIPAL SERVICES AGREEMENT entered into this ____ day of _____, 2015, between Excel-Deal 24 LDHA LP, a _____ Company, whose main office is located at 3690 Orange Pl. #517, Beachwood, OH 44122 (hereinafter referred to as the "OWNER") and the **City of Escanaba**, a Michigan municipal corporation, located at 410 Ludington Street, Escanaba, Michigan (hereinafter referred to as the "CITY").

RECITALS

A. The OWNER provides housing for low to moderate income individuals and families. The apartment complex known as House of Ludington Downtown Residence was financed in part by _____, on land legally described in *Exhibit "A"*, (hereinafter referred to as the "PROJECT").

B. The OWNER desires to guarantee that certain municipal services will be provided to the PROJECT during the term that the Payment in Lieu of Tax (hereinafter referred to as the "PILOT") Ordinance for this PROJECT is in place, such municipal services to include:

1. Emergency services, including rescue and fire service;
2. Other miscellaneous services as may, from time to time, be mutually agreed to for the benefit of the PROJECT;
3. Said municipal services shall be provided in the customary way, in a competent and workmanlike manner, and in accordance with all laws, rules and regulations of the United States of America, State of Michigan, County of Delta, and City of Escanaba or other applicable jurisdictions or bodies. (All of the above collectively referred to as "Municipal Services".)

AGREEMENT

The parties agree as follows:

1. The City will provide the Municipal Services.

2. The payment for Municipal Services shall be paid annually by the OWNER to the CITY. The payment for the first year shall be in the amount of $1708.16. Thereafter said amount shall increase annually by 3%.

3. Payment for Municipal Services shall commence up receipt of a certificate of occupancy for the project and will remain in place until which time the PILOT Ordinance between the OWNER and the CITY terminates. Payments shall be made on or before February 14th in the year such payment is due.

IN WITNESS WHEREOF, this Municipal Services Agreement is executed as of the day and year first written above.

DATED: _____ _____, 2015

Excel-Deal 24 LDHA LP
3690 Orange Pl. #517, Beachwood, OH 44122

_____
By:

_____
By:

DATED: _____ _____, 2015

CITY OF ESCANABA,
410 Ludington Street, Escanaba, MI 49829

_____
By: **James O'Toole,** City Manager

_____
By: **Melissa Becotte,** City Controller

This document prepared by:
Russell W. Hall
DeGrand, Reardon & Hall, P.C.
517 Ludington Street
Escanaba, MI 49829
(906) 786-6009

LETTER OF AUTHORIZATION TO OBTAIN A ZONING LAND USE PERMIT

PURPOSE: All applications for land use permits must be submitted to the City of Escanaba for review and approved prior to permit issuance. Each application must include a site plan and/or site sketch plan and all data necessary to show that the requirements of the Zoning Ordinance are met. The purpose of this form is to authorize an outside party to obtain zoning land use permits on behalf of the property owner. By authorizing this letter, the property owner fully understands complete ordinance compliance is the ultimate responsibility of the property owner.

DATE: 8/24/2015

To Whom It May Concern:

I, Edward & Suzell Eisenberg as the owner or agent for the property listed as House of Ludington, Escanaba, MI 49829, do authorize Excel Reality Group (contractor/architect/engineer) or their authorized agent, to obtain a zoning land use permit for the above referenced property on my behalf.

Edward Eisenberg
Suzell Eisenberg
Owner or Agent

8/24/2015
Date

906-280-4713
Telephone Number

HOFL@DSNet.US
E-Mail Address

Attachment 5

CITY OF ESCANABA PLANNING COMMISSION

Escanaba Daily Press Aug. 18, 2015

At a meeting of the Escanaba Planning Commission on September 10, 2015, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following public hearings and site plan reviews will be conducted:

Site Plan Review - 223 Ludington Street - 34 Unit Affordable Senior Housing Project

Explanation: Mr. Peter Jobson, President of Excel Realty Group, is requesting a site plan review for a proposed 34 unit affordable senior housing project at 223 Ludington Street. The Planning Commission will perform a site plan review to ensure the potential development is designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking and integrates with the various goals and objectives of the various master plans.

Site Plan Review - 617 and 623 Ludington Street and 608 and 630 1st. Avenue South - Mixed Use Commercial and 37 Dwelling Unit Affordable Housing Project.

Explanation: PK Development Group, LLC, is requesting a site plan review for a proposed commercial and residential mixed use project. Under the development concept, approximately 4,500 s.f. of commercial space along with 37 affordable dwelling units would be constructed. The Planning Commission will perform a site plan review to ensure the potential development is designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking and integrates with the various goals and objectives of the various community plans.

The public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to September 10, 2015. All written correspondence will be read into the public record.

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

Patrick Connor, Chairperson
Escanaba Planning Commission

Attachment 6

CITY OF Escanaba
P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

August 17, 2015

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A scheduled meeting of the Escanaba Planning Commission has been scheduled for September 10, 2015, at 6:00 p.m. at the City Hall/Library Complex, Room C101 Council Chambers, 410 Ludington Street, Escanaba, MI 49829. The following item(s) will be on the agenda:

Site Plan Review – 223 Ludington Street – 34 Unit Affordable Senior Housing Project
Explanation: Mr. Peter Jobson, President of Excel Realty Group, is requesting a site plan review for a proposed 34 unit affordable senior housing project at 223 Ludington Street. The Planning Commission will perform a site plan review to ensure the potential development is designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking and integrates with the various goals and objectives of the various master plans.

Site Plan Review – 617 and 623 Ludington Street and 608 and 630 1st. Avenue South – Mixed Use Commercial and 37 Dwelling Unit Affordable Housing Project.
Explanation: PK Development Group, LLC, is requesting a site plan review for a proposed commercial and residential mixed use project. Under the development concept, approximately 4,500 s.f. of commercial space along with 37 affordable dwelling units would be constructed. The Planning Commission will perform a site plan review to ensure the potential development is designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking and integrates with the various goals and objectives of the various community plans.

You are cordially invited to attend this meeting should you have any comments concerning these projects. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission c/o City Manager James V. O'Toole, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to September 10, 2015. All ***written*** and ***signed*** comments will be read into the public record.

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

Sincerely,

Patrick Connor, Chairperson
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): Property Owner/occupant 400 block of project
Date: 8-17-15
Mailed By: D.L.S.

Attachment 7

HDC

DELTA COUNTY BUILDING AUTHORITY
310 LUDINGTON STREET
ESCANABA, MI 49829

DELTA COUNTY BUILDING AUTHORITY
310 LUDINGTON STREET
ESCANABA, MI 49829

BASIC TOWING INC
440 NORTH 10TH STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

STATE OF MICHIGAN
ATT: LAND RECORDS
P O BOX 30028
LANSING, MI 48909

STATE OF MICHIGAN - DNR
ATT: LAND RESOURCES
P O BOX 30028
LANSING, MI 48909

STATE OF MICHIGAN - DNR
ATT: LAND RESOURCES
P O BOX 30028
LANSING, MI 48909

JACL
225 LUDINGTON STREET
ESCANABA, MI 49829

EISENBERGER EDWARD & SUZELL
HOTEL-RESTAURANT
223 LUDINGTON STREET
ESCANABA, MI 49829

FEUERBACH DARREN & VICTORIA L
FINANCIAL ADVISORS
209 LUDINGTON STREET
ESCANABA, MI 49829

PUBLO INC
E 5217 HWY M-35
ESCANABA, MI 49829

DAVIDSON STEPHEN J & GINA M
6493 DAISY L.85 DRIVE
ESCANABA, MI 49829

SAMSON DANIEL F
117 SOUTH 3RD STREET
ESCANABA, MI 49829

LAVIGNE JANET M
121 SOUTH 3RD STREET
ESCANABA, MI 49829

HAYES DAVID A & JENNIFER R
4988 DANFORTH ROAD
ESCANABA, MI 49829

SCHWALBACH DAVID & JUDITH
212 1ST AVENUE SOUTH
ESCANABA, MI 49829

MESSIMER STEPHEN & LEEANN
208 1ST AVENUE SOUTH
ESCANABA, MI 49829

JENSEN THOMAS R & KATHLEEN A
116 SOUTH 2ND STREET
ESCANABA, MI 49829

JENSEN THOMAS R & KATHLEEN A
116 SOUTH 2ND STREET
ESCANABA, MI 49829

DUNCAN DAWN S
200 1ST AVENUE SOUTH
ESCANABA, MI 49829

SUNDSTROM FRED P LE
311 1ST AVENUE SOUTH
ESCANABA, MI 49829

SIMON LUCAS & STACY
307 1ST AVENUE SOUTH
ESCANABA, MI 49829

POSSI DANIEL & JUDITH
202 SOUTH 3RD STREET
ESCANABA, MI 49829

BEAVER RUSSELL J & JAMIE
201 SOUTH 3RD STREET
ESCANABA, MI 49829

MYERS DELORE & LOIS
220 OGDEN AVENUE
ESCANABA, MI 49829

BOOKER MARILYN
230 OGDEN AVENUE
ESCANABA, MI 49829

MILLER ELIZABETH A
217 OGDEN AVENUE
ESCANABA, MI 49829

REYNOLDS EDWARD T
215 OGDEN AVENUE
ESCANABA, MI 49829

CARLSON CATHERINE D
205 OGDEN AVENUE
ESCANABA, MI 49829

HOC

DEMARS MARK G
201 OGDEN AVENUE
ESCANABA, MI 49829

HENDERSON ERIC & CHRISTINA
101 SOUTH 2ND STREET
ESCANABA, MI 49829

WARSTLER PASQUA M
127 1ST AVENUE SOUTH
ESCANABA, MI 49829

ROSE ERIC J & KATHRYN S
107 SOUTH 2ND STREET
ESCANABA, MI 49829

DESALVO EMILY A
131 1ST AVENUE SOUTH
ESCANABA, MI 49829

TURNER JANE K & MCDONNELL JOHN
W JR
3050 N SUMMIT AVENUE
MILWAUKEE, WI 53211

BONEFELD GEORGE E & ROBERT
628 MOUNTAIN STREET
MARQUETTE, MI 49855

ROSE ERIC J & KATHRYN S
107 SOUTH 2ND STREET
ESCANABA, MI 49829

CHASE JIMMIE
128 1ST AVENUE SOUTH
ESCANABA, MI 49829

RUIZ ANTONIO R
221 E MICHIGAN ST
MARQUETTE, MI 49855

WARSTLER THOMAS P
118 1ST AVENUE SOUTH
ESCANABA, MI 49829

BONEFELD GEORGE & BARB & ROBERT
628 MOUNTAIN STREET
MARQUETTE, MI 49855

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

Rmax

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

H2 DEVELOPMENT LLC
C/O NEAL HENDRICKSON
17674 OTSEGO PIKE
BOWLING GREEN, OH 43402

RICHARDS JEFFREY
718 LUDINGTON STREET
ESCANABA, MI 49829

STICHMAN KENNETH L
712 LUDINGTON STREET
ESCANABA, MI 49829

STICHMAN KENNETH L
712 LUDINGTON STREET
ESCANABA, MI 49829

DECKER MICHAEL & KATHLEEN ET AL
P O BOX 701
ESCANABA, MI 49829

CIN-NO-MAR INC
IRANITA MARSHALL
1300 T ROAD
RAPID RIVER, MI 49878

DAGENAIS REAL ESTATE INC
1505 NORTH LINCOLN ROAD
ESCANABA, MI 49829

M & M ENTERPRISES
616 LUDINGTON STREET
ESCANABA, MI 49829

M & M ENTERPRISES
624 LUDINGTON STREET
ESCANABA, MI 49829

REBEDON INC D MOODY
PARTY STORE
616 LUDINGTON STREET
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829

KMB BROADCASTING INC
RADIO STATION
604 LUDINGTON STREET
ESCANABA, MI 49829

OGDEN NEWS PUBLISHING OF MI INC
DAILY PRESS
600 LUDINGTON STREET
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF
EAGLES CLUB
608 LUDINGTON STREET
ESCANABA, MI 49829

VANEFFEN ENTERPRISES LLC
120 NORTH 6TH STREET
ESCANABA, MI 49829

LUDINGTON POST SUITES LLC
OFFICE BUILDING
524 LUDINGTON STREET
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829

PILON LEONARD J
716 1ST AVENUE SOUTH
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829

MCDONOUGH JAMES M & STEPHANIE L
711 LUDINGTON STREET
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC
707 LUDINGTON STREET
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC
707 LUDINGTON STREET
ESCANABA, MI 49829

WM BONIFAS FINE ARTS CENTER
700 1ST AVENUE SOUTH
ESCANABA, MI 49829

WM BONIFAS FINE ARTS CENTER
700 1ST AVENUE SOUTH
ESCANABA, MI 49829

CLEAN GREEN ENERGY LLC
7627 PARK PLACE STE 101
BRIGHTON, MI 48116

CLEAN GREEN ENERGY LLC
7627 PARK PLACE STE 101
BRIGHTON, MI 48116

Remar

2 LANE PROPERTIES LLC
1639 16TH AVENUE SOUTH
ESCANABA, MI 49829

2 LANE PROPERTIES LLC
1639 16TH AVENUE SOUTH
ESCANABA, MI 49829

2 LANE PROPERTIES LLC
1639 16TH AVENUE SOUTH
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21ST STREET
ESCANABA, MI 49829

MOVALSON-FIX LLC
NORTHERN INSURANCE AGENCY
P O BOX 774
ESCANABA, MI 49829

CARON TODD E & MARIA L
CARON TODD & MARIE L
4954 WINDSONG 18.23 DR
ESCANABA, MI 49829

BROWN THERESA M
608 1ST AVENUE SOUTH
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21 STREET
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21 STREET
ESCANABA, MI 49829

RIVERA SAMUEL C
606 1ST AVENUE SOUTH
ESCANABA, MI 49829

MICHIGAN STATE HOUSING DEV AUTH
16900 W CAPITOL DRIVE
BROOKFIELD, WI 53005

PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21ST STREET
ESCANABA, MI 49829

HALL RUSSELL W & AMY D
1720 DAKOTA AVENUE
GLADSTONE, MI 49837

VADER & VADER PC
C/O DANIEL J & MARY VADER
309 SOUTH 6TH STREET
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION
110 SOUTH 5TH STREET
ESCANABA, MI 49829

HALL RUSSELL W & AMY D
1720 DAKOTA AVENUE
GLADSTONE, MI 49837

ESCANABA HOUSING COMMISSION
110 SOUTH 5TH STREET
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION
110 SOUTH 5TH STREET
ESCANABA, MI 49829

FINLAN MARY A
518 1ST AVENUE SOUTH
ESCANABA, MI 49829

ST JOSEPHS CHURCH
709 1ST AVENUE SOUTH
ESCANABA, MI 49829

NEUMEIER PAUL E & MARCIA
7646 SUMMIT 19.55 DRIVE
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

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612 2ND AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

Remax

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

WELLS MICHAEL C
523 1ST AVENUE SOUTH
ESCANABA, MI 49829

HOUSE OF LUDINGTON
AUGUST 25, 2015, 1:30 P.M. MINUTES

PRESENT - IN PERSON: City Manager Jim O'Toole, Executive Assistant Buffy Smith, Code Official Blaine DeGrave, DDA Director Ed Legault, Director of Public Safety Ken Vanderlinden, Electric Superintendent Mike Furmanski, Water/Wastewater Superintendent Jeff Lampi, Assessor Daina Norden, Engineer Bill Farrell, Owners of the House of Ludington Ed and Suzell Eisenberger, and Dennis Bitter with Bittner Engineering.

PRESENT - VIA CONFERENCE: Peter Jobson with Excel Realty Group

ROLL CALL WAS CONDUCTED

NEW BUSINESS – SITE PLAN REVIEW FOR PROPOSED PROJECT AT 223 LUDINGTON STREET – REUSE OF BUILDING, DIMENSIONAL PARKING VARIANCE-ZONING ORDINANCE

Jim O'Toole stated the proposed project details, which is the reuse of the existing building. Current use is for lodge, restaurant, apartments, banquets, and a pub. Proposed is a 34 unit affordable housing project for seniors meeting the defined income requirements. Excel Realty Group is proposing the parking variance at the Board of Appeals meeting tonight at 6:00 p.m. to grant a reduced number of off street parking spaces from 68 to 18 (up one space from 17 to 18 from the original plan). Tonight's meeting will focus on the parking variance. Zoning requires 2 parking spaces per unit. The Board of Appeals is a quasi-judicial board. If a negative outcome is reached, the developer can appeal with the Circuit Court within 28 days. If it is denied, the project ends tonight. If the parking variance is approved, the project would be proposed at the September 10th Planning Commission meeting. The Planning Commission will be charged with use questions and zoning issues. If the project is denied, the process will end. If the project is approved, it will advance to City Council scheduled on September 17th. City Council discussion will include (1) a payment in lieu of tax ordinance, (2) a municipal services agreement, and (3) final Council approval. Currently the location does not meet the existing zoning criteria but it was grandfathered in. Proposed parking will consist of 4 spots on the South West corner and also a dumpster enclosure. The remainder of parking would be inside the current court yard. There will be an entrance through the alley on to the property. When exiting, turning right will be the only option onto Ludington Street. A stone wall fence currently on the property may stay or be removed. This might have to be reviewed by the State Historical office. Dry wells are being proposed for water. Placement of the utilities is likely to not change much from the current.

Dennis Bittner said signs need to be replaced and his concern is the vehicle/pedestrian traffic flow.

Peter Jobson stated the senior housing project requires fewer parking spaces than most other projects and can function with 18 parking spaces, along with the street parking. He also mentioned the stone wall, which is an issue, and needs to be looked into further.

Mike Furmanski asked if there would be any changes with the electric services. Peter Jobson stated a new electrical self-serve panel per unit system will be installed and a new electrical plan within the building, location is unknown at this time. Mike stated if the current system is a 3 phase system it would allow the City to accommodate this project.

Ken Vanderlinden questioned Bill Farrell about the flow of parking. He asked if a reversal of the parking layout had been researched. Bill stated other options were looked into and without having a center lane, this is the best option. The current layout also provides 2 extra parking spaces.

Blaine DeGrave questioned the snow removal plan, which is always a concern for this area. Jim O'Toole stated a legal document is needed for snow to be hauled away at the expense of the

Attachment 8

owner. Blaine stated we have several contractors in the area that can haul the snow away, which is the best option for this location. Lastly, the signs will need to be reviewed.

Jim O'Toole asked if the building is going to be sprinklered. Peter Jobson stated it will be. Also questioned was how, within the confines of the existing structure and the review that needs to be undertaken with SHPO, are you going to accommodate for code required secondary egress. Mr. Jobson stated he believes code can be met. There is one stair in the back of the building. Also, on the other end of the building, there is an area where he could design and make a stair that would meet code. Another option is to add an addition on to the building for a fire stair.

Bill Farrell questioned Dennis Bittner regarding the maneuvering within the parking area. Dennis replied this was taken into consideration.

Jeff Lampi stated larger water service will be needed for this project. The building needs to be engineered and sized correctly otherwise there will be issues.

Jim O'Toole discussed the process for the meeting this evening. Blaine will read the explanation. All board members will participate in discussion. The Eisenberger's will be given a chance to speak, as well as Peter via phone. The discussion will be open to the public. Blaine will read the 2 letters we have received to date. Next any resident within 400 feet of the project will be able to comment. Then any citizen within the City will be able to comment. And lastly all other citizens will be able to express their point of view. If the parking variance is denied, the project ends here. The developer can appeal to the Circuit Court within 28 days. If the project is approved, any resident within 400 feet of the building can appeal.

Suzell Eisenberger questioned if there is any surrounding property that could be sold and used for additional parking for guests. No additional property for sale has been presented.

Jim O'Toole stated code requires on-site parking and if the current use of the building changes, the building has to meet the new requirements.

No other comments were made.

The meeting adjourned at 2:14 p.m.

Downtown Development Authority 2020 Vision

How will we get there?

Because all of the issues downtown cannot be addressed today, it is important to have a strategy for implementing and coordinating the Vision Plan once opportunities arise. This vision plan summarizes the recommended direction for Escanaba to insure all elements of the vision plan are accomplished.

What is the overall vision for Escanaba's downtown?

The vision is to see the downtown reinvented and revitalized with a mix of activity nodes focused on retail, residential, and entertainment uses; to see downtown become a vibrant business, entertainment and tourist destination with a diverse economy, including increased job opportunities which will continue to enhance the quality of life in the community.

Visioning Themes

The following is an explanation of themes and objectives for revitalizing downtown Escanaba. Downtown Waterfront (Ludington Street to 6th Avenue North) The plan is to promote additional public accessibility to Little Bay De Noc. Additionally, a strategy to locate public and/or private development which draws the downtown to the waterfront area creating additional critical mass for the downtown will be created. Also included in this strategy will be objectives to remove the blight on the waterfront, to create additional water- related recreational uses to promote greater utilization of the municipal dock, to enhance conditions that will allow higher density residential developments such as condominiums and townhouses. Lastly, the strategy will address measures to increase mixed-used developments with respect to commercial, entertainment, and residential components.

Abandoned/Under-utilized Buildings.
Create a redevelopment plan to define potential reuses of building space and building improvement plans that will encourage reinvestment into the properties through Obsolete Property Rehabilitation and similar programs.

Downtown Land Use.
Develop specialized zoning districts along the Ludington Street corridor which will result in a greater critical mass of retail, restaurant, entertainment, and service activities.

Improved Parking.
Recommendations include enhancing the existing downtown parking lots and promoting a shared parking program with the Chamber of Commerce and Escanaba Public Schools so that public parking lots can be designed and installed behind the Chamber of Commerce and on the 1600 Block of 1st Avenue North. Begin discussions with the State of Michigan to promote the concept of sharing their parking lot on the 300 block of 1st. Avenue South with the visitors and employees in this area of the downtown.

Building Rehabilitation Programs.
Plan and initiate funding programs that facilitate improvements to facades, signage, and landscaping of downtown businesses. Provide architectural and landscape guidelines for improvement opportunities.

Attachment 9

Downtown Development Authority 2020 Vision

Historic Buildings.
Provide incentives to maintain and restore historic buildings for retail and commercial uses.conduct a Market Study that takes into account the Vision Plan. A Market Study for downtown needs from residential to commercial should take into account the developments of the Vision Plan.

Combine the rich history of downtown with the history of the waterfront through pedestrian connectors and shopping districts.

Transportation.
It is critical that the downtown streets become pedestrian friendly.

Move towards a better future as a result of visioning by forming mental images of the future and translating these images into reality through leadership and action.

Create a safe, friendly, and attractive shopping destination for the residents and visitors of Escanaba.

Enhance the Ludington Streetscape to reflect the vibrant heritage of this Great Lakes city. Encourage and recruit new retail, mixed-use and entertainment opportunities downtown.

Market the downtown and waterfront as an attractive destination, drawing traffic off of Lincoln Road and U.S. 2.

How will the Vision Plan be used? The vision plan will be used as a guide for future decision making for the downtown. The plan will remain flexible, so long as the implementation strategies are in keeping with the overall intent of the plan. The DDA in partnership with the City will continue to respond to growth and change over the coming years and this document should evolve as well.

The vision plan is a framework only. Specific design details should be measured against the intent of the plan as development occurs. It should be used to guide major projects in the future such as the improved downtown streetscape, parking opportunities and waterfront development.

Esc. DDA Master Plan

Projects and programs for the amended and restated Development Plan and Tax Increment Financing Plan were identified through several joint special meetings with the City Council, City Administration, Planning Commission and Downtown Development Authority. A list of projects and programs was compiled and a survey was offered to each of the groups for rating and prioritization. Twenty-six members representing the various groups mentioned above responded to the survey coordinated through the City Manager's office. The results of the prioritization exercise are outlined below in Table 2. The table graphically and numerically identifies how each project was rated ("Mandatory," "Necessary," and "Desired") and prioritized as a "top five" pick. Three projects rated as "Mandatory" were also selected as one of five top choices, and due to a tie, three projects selected as one of five top choices were rated as "Desired." The top five choices appears as "Near Term" projects and programs in Table 3.

Table 2
Priorities – Projects and Programs

Project or Program	Mandatory	Necessary	Desired
Downtown Building Facade Improvements program	16	8	2
Downtown Property acquisition, purchase and demolition	14	4	6
Creation of Infrastructure Replacement Plan	13	10	2
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	11	4	10
Public parking lot improvements (paving, stripping, landscape, and lighting)	2	15	9
National Register of Historic Places inventory for eligible tax	5	14	7
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	3	13	7
Establish a retail incubator	7	12	6
Side street enhancements (paving, stripping, landscape, and lighting)	3	5	17
Conversion of One-way side streets to Two-way	4	6	15
Streetscape – Lincoln to 15th (includes underground utilities)	5	5	15
Interior lease space improvement loan program	3	8	14
Downtown Upper-story residential redevelopment program	5	7	14
Downtown District-wide Wireless / Broadband network	6	6	13
Streetscape – 6th to 1st (includes underground utilities)	8	5	12
Indoor / outdoor Farmers Market Building (Year Round Use)	8	5	12
Downtown Promotion and Marketing program	8	5	12
Municipal Dock enhancements consistent with a passive park	6	5	12
Install trees along Ludington Street where trees have been removed	5	9	11
Streetscape – 15th to 6th (includes underground utilities)	8	7	10

Rated as "Top Five" Project / Program Selection

Attachment 9

Escanaba DDA
Master Plan.

Downtown Promotion and Marketing program	30.8% (8)	19.2% (5)	46.2% (12)	3.8% (1)	26
Downtown District-wide Wireless / Broadband network	23.1% (6)	23.1% (6)	50.0% (13)	3.8% (1)	26
Downtown Upper story residential redevelopment program	19.2% (5)	26.9% (7)	53.8% (14)	0.0% (0)	26
Conversion of One-way side streets to Two-way	15.4% (4)	23.1% (6)	57.7% (15)	3.8% (1)	26
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	42.3% (11)	15.4% (4)	38.5% (10)	3.8% (1)	26
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	11.5% (3)	50.0% (13)	26.9% (7)	11.5% (3)	26
Create an Infrastructure Replacement Plan	50.0% (13)	38.5% (10)	7.7% (2)	3.8% (1)	26
				answered question	26
				skipped question	0

2. Is there a Downtown Development Project or Program that you would like the Escanaba DDA and City of Escanaba to consider in addition to what has been listed? (Please Specify)

	Response Count
	15
answered question	15
skipped question	11

MASTER PLAN GOALS

This Master Plan will serve as a guide to help manage the future growth of Escanaba and as a tool that will shape and maintain the community as growth occurs. To be successful, it is critical that the Master Plan reflect the views and opinions of those who will be most impacted, the residents. Intensive community input has given residents a sense of ownership in the plan, which will foster future support in the decisions that are made based on the content of the plan. The Master Plan goals are directly related to the community views. They support the resulting recommendations. The highlighted goals of the Escanaba Master Plan are as follows.

VISION

- Waterfront along the north shore area is a balance between public recreation and private development.
- Main Street is inviting, attractive and walkable.
- Economic activities are vibrant, diversified and flexible, with high tech and evolving business culture in partnership with a four-year university.
- Utilities provided by the city in the most cost effective manner to meet the current and future demands of the community and to accommodate regional development.
- Neighborhoods are preserved and improved, combined with expanded quality housing options.
- Transportation is conducive to residential living, business priorities, and non-motorized travel.
- Escanaba is envied for its natural beauty and progressive small town atmosphere.

COMMUNITY OVERVIEW

The City of Escanaba is located at the heart of Michigan's Upper Peninsula along the north side of Lake Michigan on the western shore of Little Bay De Noc. Bounded by the bay to the east, Wells Township to the north and west and Ford River Township to the south, Escanaba serves as both the county seat and largest community in Delta County.

Escanaba covers roughly twelve square miles of land area within the city limits. The City of Escanaba is a small northern town that prides itself in its community values and beauty. Escanaba hopes to maintain and improve these community values and small town character while expanding education and employment opportunities to further enhance the quality of life for the residents.

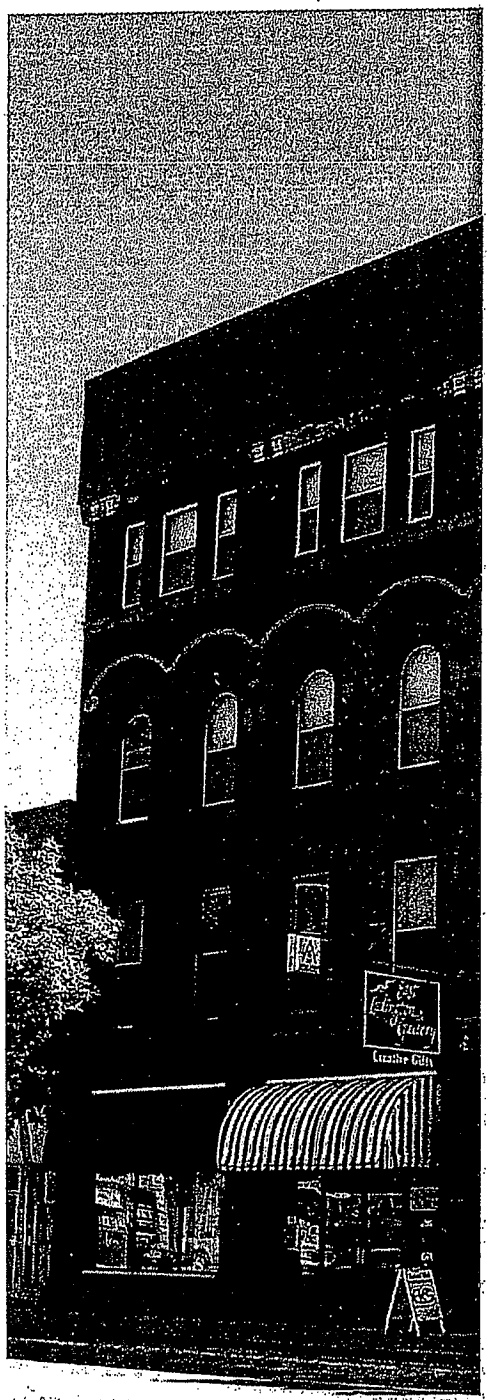


Table 3.1: Historic Population Trends

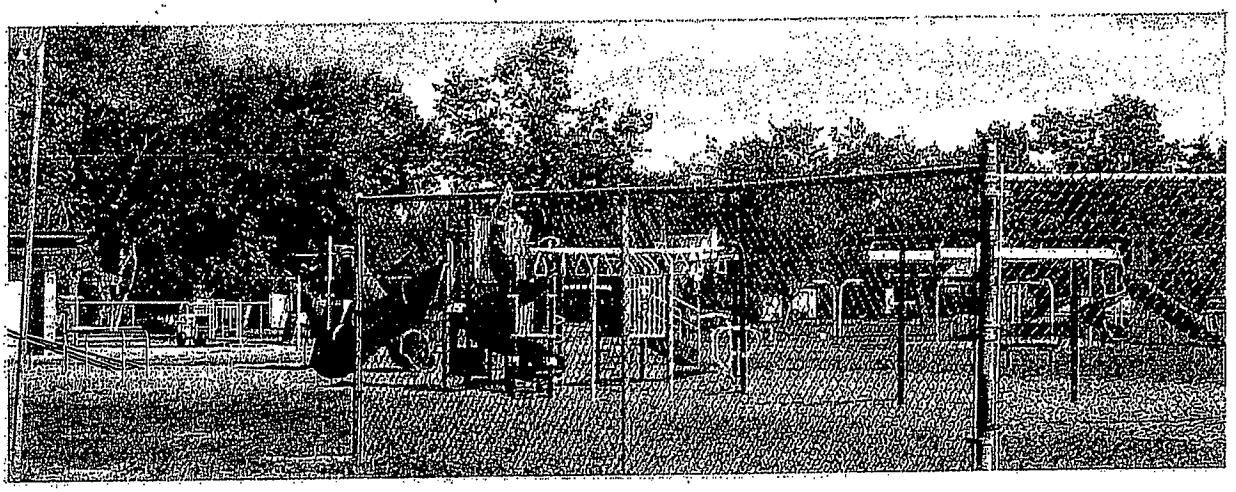
	1960	1970	1980	1990	2000
City of Escanaba	15,391	15,368	14,355	13,659	13,148
% Change		-0.15%	-6.59%	-4.85%	-3.74%
City of Gladstone	5,267	5,237	4,533	4,565	5,042
% Change		-0.57%	-13.44%	0.71%	10.45%
Ford River Twp..	1,308	1,762	2,136	2,002	2,241
% Change		34.71%	21.23%	-6.27%	11.94%
Wells Twp..	3,295	4,003	5,181	5,159	5,044
% Change		21.49%	29.43%	-0.42%	-2.23%
Escanaba Twp..	1,485	1,948	3,229	3,340	3,587
% Change		31.18%	65.76%	3.44%	7.40%
Brampton Twp..	589	737	1,113	1,142	1,090
% Change		25.13%	51.02%	2.61%	-4.55%
Bark River Twp..	1,361	1,299	1,571	1,548	1,650
% Change		-4.56%	20.94%	-1.46%	6.59%
Delta County	34,298	35,924	38,947	37,780	38,520
% Change		4.74%	8.41%	-3.00%	1.96%
State of Michigan	7,824,965	8,875,083	9,262,078	9,295,297	9,938,444
		13.42%	4.36%	0.36%	6.92%

Source: U.S. Census - 2000

How will this impact Escanaba?

Escanaba is experiencing a demographic change that is common in major urban centers in northern Michigan and throughout the United States. Cities are developing along major thoroughfares, resulting in sprawling commercial corridors leading outward into surrounding townships and rural areas. Therefore, residents are migrating into these less densely populated areas that offer lower property costs and large lot development opportunities. Sprawl development, combined with an outward migration from the urban core, leads to declining downtown centers and increased traffic congestion. Escanaba is currently experiencing similar outward migration, leading to the under utilization of the downtown district and increased traffic along the Lincoln Road and US-2 commercial corridors. As more people migrate away from the central urban area, an increase in strip development has occurred to accommodate the needs of these residents living on the outer reaches of Escanaba. Residents wish to reverse this outward trend by making the city a more attractive and desirable place to live. Residents voiced concern about the declining downtown district as well as increased development along US-2 and Lincoln Road. Some of the suggested strategies to maintain and attract a strong population base were:

- Market & Promote Escanaba: capitalize on Escanaba as a gateway into the Upper Peninsula by creating an attractive entry into Escanaba from US-2, 41 and M-35.
- Clean up the city and redevelop downtown as an important destination; encourage mixed-use, walkability, facade improvements, and infill development.
- Encourage patronage of hometown or homegrown businesses.
- Enhance the existing school system.



HOW WILL THIS IMPACT ESCANABA?

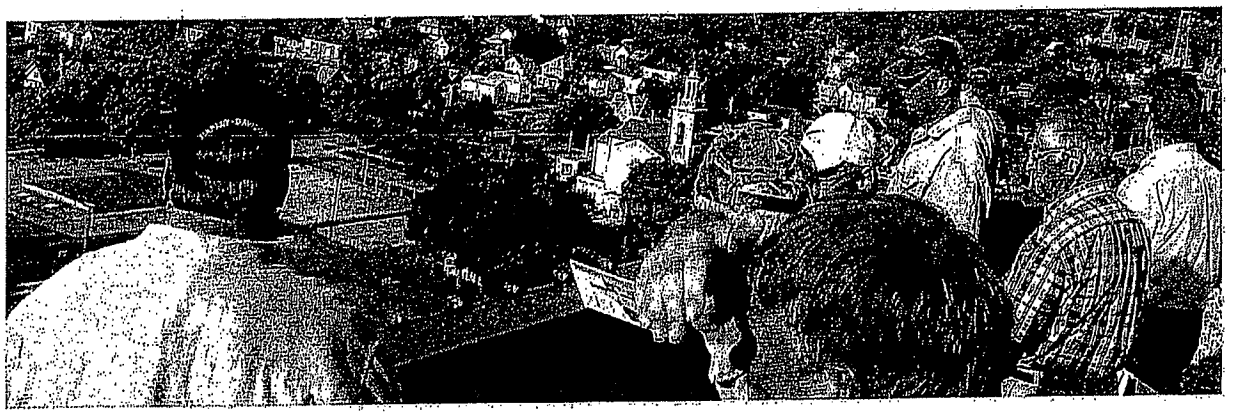
Analyzing the population projections for Delta County along with the historic population trends presents the city with the direction of Escanaba's population through the life of the master plan. The 2000 Census projections for Delta County show a slow growth rate of 1% or less over the next fifteen years. Though this is not a high rate of growth, with a potential renewal in interest in revitalizing the urban center, this may have an impact on the immediate area surrounding the city core. The city will then need to address needs such as an improved and upgraded infrastructure, public facilities, and transportation. It also presents the opportunity to better use existing residential and commercial sites and to promote infill development in the city center. Furthermore, it presents the opportunity to better utilize the existing sites and promote infill development within the city center.

Undeveloped property that could facilitate residential or mixed-use development exists along the "North Shore" and the area west of 30th Street and north of US-2. However, each of these undeveloped areas contains unique issues that may impede development. Both private ownership and wetlands present development problems for each area respectively. Given these factors, it would be beneficial to encourage infill development and the use of existing sites for residential development as needed by a slow growing population.

AGE DISTRIBUTION

Age distribution, in conjunction with population dynamics, helps to determine which age groups are staying in Escanaba and which age groups are declining in population. The geographic concentration of age groups also helps to identify those areas that may require specific amenities and facilities. Differentiating between those areas with a higher concentration of elderly from those with a higher concentration of children aids in locating specific facilities, such as parks, recreation centers and schools. Walkability, safety, and recreation opportunities are important characteristics that need to be recognized for the vitality of any area. Furthermore, by assessing the age distribution of Escanaba, health care demands and school enrollment can be predicted.

Analysis of the spatial distribution of age groups in Escanaba is represented in maps 3.1 and 3.2 below. In map 3.1, the spatial distribution of children under age 15 is concentrated in three primary areas. The highlighted area adjacent to M-35, containing the Delta County Airport presents deceptive information. This is a large, sparsely populated block of land with a high percentage of children under the age of 15. On the map it looks more imposing than the true numbers bear out. There are smaller areas in the heart of the city with a much higher population of children under 15. Therefore, this airport area is not considered to have a significant population of children under age 15. The two remaining areas of concentration have a population of children under age 15 that reaches 20% to 39% of the total population of each Census Block. The most significant concentration of this age cohort is located between



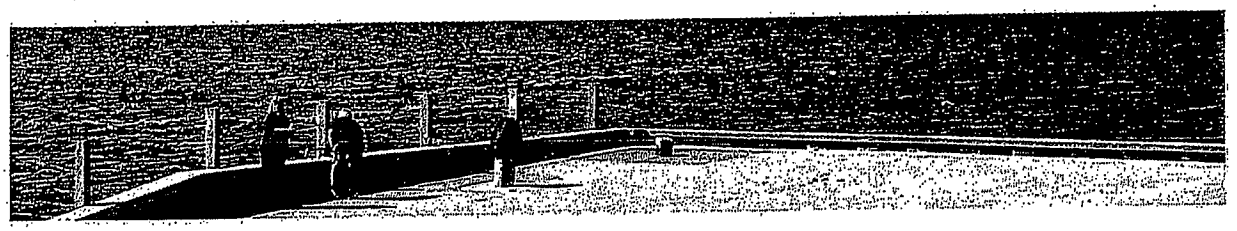
In contrast, individuals over age 65 experienced an increase in both number and percentage of the total population. Escanaba saw a 7.4% increase in the number of residents over age 65 from 1990 to 2000. This trend is the result of the aforementioned decline in younger populations that continues to increase the mean age of Escanaba. Additional increases occurred in those individuals between ages 45 and 54. Age distributions for all cohorts are listed in table 3.3 below.

Table 3.3: Age Distribution 1990 vs. 2000

Age Distribution						% Change	
1990			2000			1990-2000	
Age Group	Number	% of Total	Age Group	Number	% of Total	Number	%
Total Population	13,659		Total Population	13148			
Under 5 years	956	7.00%	Under 5 years	762	5.80%	-194	-1.20%
5 to 20 years	2,950	21.60%	5 to 19 years*	2612	25.66%	-338	-4.06%
21 to 24 years	704	5.15%	20 to 24 years	873	6.64%	169	1.49%
25 to 44 years	3,849	28.18%	25 to 44 years	3,296	25.07%	-553	-3.11%
45 to 54 years	1,231	9.01%	45 to 54 years	1,648	12.53%	417	3.52%
55 to 59 years	635	4.65%	55 to 59 years	582	4.43%	-53	-0.22%
60 to 64 years	713	5.22%	60 to 64 years	551	4.19%	-162	-1.03%
65 to 74 years	1,360	9.96%	65 to 74 years	1,233	9.38%	-127	-0.58%
75 to 84 years	905	6.63%	75 to 84 years	1,048	7.97%	143	1.35%
85 years and over	356	2.61%	85 years and over	535	4.07%	179	1.46%

* Age cohort divisions changed between 1990 and 2000.

Source: U.S. Census - 2000



HOW WILL THIS IMPACT ESCANABA?

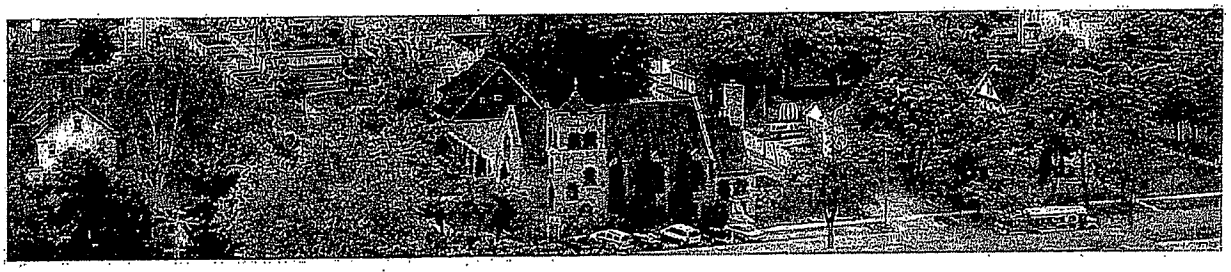
Escanaba's declining population of young children and adults coupled with an increasing elderly population is a common trend throughout the state, as well as the United States as a whole. An increased mean age has evolved from advances in health care and an aging baby-boomer population. Escanaba attracts these young retirees and elderly due to the attractive, safe, small town, along with quality housing, abundant recreational resources, and close proximity to quality health care.

An aging population will be an important element to consider for planning related issues. For example, the Escanaba School District in 2004-2005 had a blended enrollment of 3,013 students. Over the past seven years, the District has been forced to close five elementary buildings due to declining student enrollment. Current trends have leveled off. As the community ages, an increased demand for senior housing and entertainment facilities will emerge, especially in areas where a high percentage of seniors are located.

Observing the aging trend of Escanaba presents the need to find new ways to attract younger generations of families and individuals to the area to help support an aging community. Additionally, Escanaba would greatly benefit by attracting more young retirees to the community. These young retirees seek out small town communities that provide cultural, educational, and quality medical facilities. Young retirees would not require jobs and characteristically have high discretionary incomes resulting in increased investment in local businesses without increased demand for local jobs. Marketing Escanaba's premiere waterfront and small town charm would attract these young retirees to the area and help to transform the local economy.

topic would like to see Escanaba continue as a power producer with a plant expansion or a new plant, some even mentioned Escanaba becoming a "U.P. power supplier."

Participants discussed possible ideas for the development of the "North Shore" area. The ideas for this area were varied and at times conflicting. They included a Port Authority, mixed use development, public access and a marina. While people were not entirely opposed to a Port Authority, they expressed the need for additional information, an opportunity for input and the need to protect natural resources. With regards to mixed-use development, participants described the "North Shore" area as containing residential, commercial and recreational facilities as well as a better connection to downtown. Another frequently raised topic was the need to promote Escanaba as a tourist destination and that the "North Shore" could include a facility to hold medium to large size conferences.



Many participants noted that downtown Escanaba is no longer the destination it once was. The conversion of businesses from retail to service predominates. This change in orientation likely contributes to the perception that downtown has a high number of vacancies as the once lively storefronts have been replaced with offices. A Market Study for the Downtown Development Authority is currently underway and should address these concerns and perceptions.

Participants are seeing a need for additional housing in Escanaba, particularly apartment, condo and senior housing. Participants discussed that Escanaba is limited in the housing it offers that would be suitable for younger people starting out or seniors who are ready to give up the responsibilities of owning a home. Several groups also spoke of the increased desire for housing that is part of a mixed use or Traditional Neighborhood Design. Only one group mentioned a demand for larger homes on larger lots.

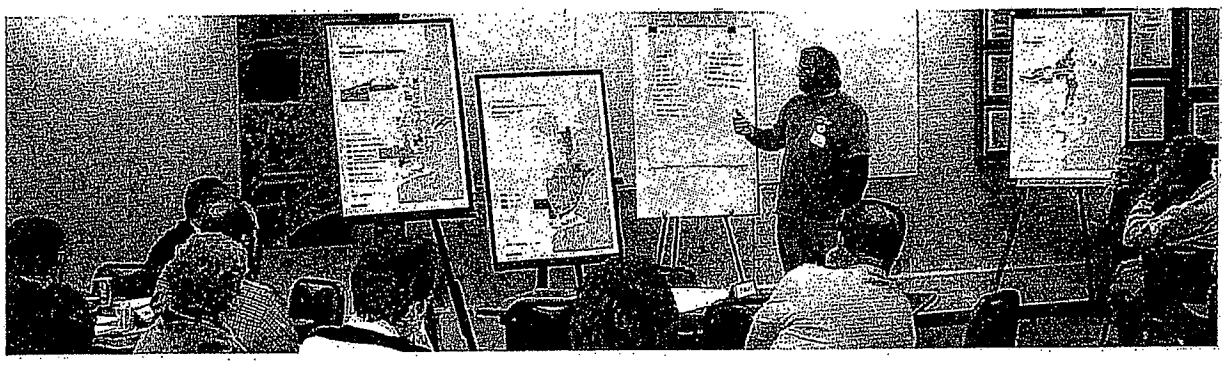
Trends in recreation and transportation overlapped as participants spoke primarily of the difficulties in getting around without a car. In particular, road crossings are dangerous, sidewalks need to be improved and in some cases added and the bike path is not complete. Other issues raised were strictly recreational, as participants recognize the need to protect and

transit, and the conservation of natural resources.

HOW DO WE GET THERE?

Participants identified short-term strategies and actions that will move the community in the direction of its "preferred" scenarios. Some of the strategies discussed include:

- Involve community in planning and get regional support, work with the County
- Encourage and support homegrown businesses
- Recruit businesses that diversify the economic base utilize tax incentives and/or public-private partnerships
- Identify and work with investors to accomplish redevelopment and recruitment, take advantage of brownfield grants
- Ensure that adequate infrastructure is available, expand power plant in order to become a regional provider of power, issue bonds to fund expansion
- Increase tourism – historic, water based, unique features, wildlife, convention center, update the airport
- Market & promote Escanaba , capitalize on Escanaba being "the Gateway to the Upper Peninsula" (all highways go through Escanaba); Create attractive entry on US-2
- Clean up city
- Redevelop Escanaba as an important destination - encourage mixed use, walkability, façade improvements
- City should acquire and redevelop waterfront
- Create a green corridor between cities along shoreline, utilize grant money
- Encourage in-fill development
- Additional community and recreation activities & better use of Fair grounds
- Form an Historic district to preserve character and qualify for funding
- Work with State and Bay College to expand academics to a four-year program
- Strengthen local schools



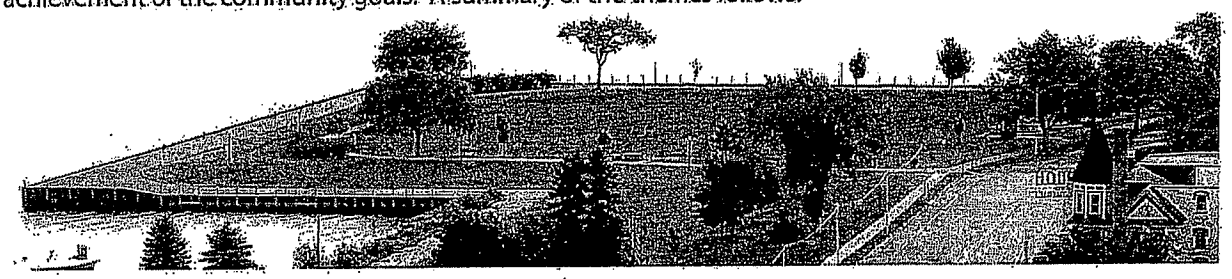
COMMUNITY VISIONING SUMMARY

Participants covered a wide range of subjects during the Visioning Sessions however, several general topics repeatedly emerged as areas of focus. Those items include:

- Escanaba is a safe, clean, friendly community.
- Escanaba has great parks and recreational opportunities.
- The natural resources of the area are one if it's greatest assets.
- The "North Shore" should be available for public use.
- The waterfront is an under utilized resource for events, recreation, and scenic value.
- Downtown needs to be revitalized as a tourist, shopping, and entertainment district with clear connections to the waterfront.
- Escanaba needs to fully utilize the attractive location for a regional retail hub by encouraging retail business to locate in Escanaba.

- A plan is needed that will provide future sources of electric power at competitive costs to local power users and for future economic development. The current plant is operating near capacity during peak demand.
- Escanaba needs to diversify its economic base.
- Create a supportive environment for local businesses; Engineering Machine Products is a positive example for the community.
- Increase the housing types to include suitable options for seniors and young people (rental and condominium units).
- The community would like more information and input regarding the potential development of a Port Authority.
- Promote Escanaba as a tourist destination.
- Find ways to keep a young adult population in Escanaba.
- Encourage Bay College to expand its programs by offering a four-year degree.
- Promote Escanaba as a retirement community.
- The non-motorized transportation system needs improvement.
- Relations and communication between the residents and city officials need improvement.

The issues that emerged from the community visioning process formed the basis for the development of the themes for the community to focus their efforts on. These themes will serve as the guiding principles of the community master plan and will be translated into a series of policy statements that support the achievement of the community goals. A summary of the themes follows.



WATERFRONT

The waterfront is viewed as one of Escanaba's greatest, yet under utilized, assets. While Escanaba has a number of amenities on the waterfront, including Ludington Park, the City marina, and the boat launch, the community does not feel that they are as well used as they could be. Additionally, the community feels that there is a better use for the area known as the "North Shore" (the waterfront area north of 1st Avenue North and south of the power plant).

Recreation Assets

Escanaba has two primary boat launch facilities. The newly constructed north shore boat launch is heavily used by local fishermen and during fishing tournaments. However, the area offers few amenities for families and spectators, such as playground or picnic facilities. The newly reconstructed boat launch facility on Aronson Island at Ludington Park is heavily used during peak times of the fishing season in the spring and fall and during tournaments. This area offers amenities such as a public beach, rest room facilities, picnic areas, open space and close proximity to downtown Escanaba. In the winter, the Yacht Harbor Basin becomes a community of fishing shanties and an access to Little Bay De Noc for ice fishermen.

North Shore

Most participants were in agreement that there is a better use for the area known as the "North Shore," however the ideas were varied. Some would like to see public access to the waterfront along this property, others spoke of developing the area as a mixed-use development, some felt it should be residential and others suggested a conference center in this location. Additionally, the City is investigating the feasibility of its use as a deep-water port. While the community was not opposed to the development of a deep-water port here, they did express the desire for more information to be publicly disseminated and the need for additional public discussion in the planning of this area of Escanaba.

Port Authority
One idea is the creation of a Port Authority to oversee a deep-water port. As previously mentioned, the community is not opposed to a deep-water port, but would like additional information about the project and would like to be included in the planning process.

Power Plant
The other idea is the potential expansion of the power plant. While the community agrees that something needs to happen, there are conflicting viewpoints as to how or whether the power plant should expand.

Diversification through Support for Local Business and Tourism
The community would like to see a diversification of the City's economic base. Suggestions included support for "hometown businesses" (Engineering Machine Products was frequently cited as a positive example) and the development of the tourism industry in Escanaba. The citizens have discovered that fishing tournaments held in the community generate a significant amount of revenue but that without sufficient facilities to accommodate the participants (lodging in particular), they are not capturing their full potential of tourist spending.

NEIGHBORHOODS
Neighborhoods are the foundation of a community and Escanaba is proud of their residential neighborhoods. However a few deficiencies were acknowledged. These included inadequate housing options for seniors, singles, and young adults. Citizens of Escanaba enjoy benefits of a traditional neighborhood design, which includes front porches facing the streets, sidewalks, a grid street system, and allows for mixed neighborhood uses.

Housing for Seniors, Singles, and Young Adults
Seniors, singles, and young adults represent a group of citizens that desire condominium and apartment living, housing options that are limited in Escanaba. The "North Shore" and downtown were both mentioned as possible locations for this type of residential development.

TRAFFIC
The increased traffic and development along the US-2 Corridor and Ludington Street has resulted in unwanted congestion, unappealing aesthetics, unsafe pedestrian conditions, and difficulties when trying to turn off or onto the corridor. Actions should be taken to improve these conditions. The recommendations and design features of the June 2003 Lincoln Road and Ludington Street Corridor Management Plan should be consistently followed and implemented.

WALKABILITY
Creating a walkable community is important to quality of life issues as not every member of the community is able to drive, yet each member of the community needs to get around. Seniors, teens, and disabled (either permanently or temporarily) persons are the groups that are most impacted when a community is not walkable. These are the persons that must rely on others to get from place to place, which can be both financially and emotionally costly. Improvements to the walkabilty of Escanaba include well-marked crosswalks, safe sidewalks, and a network of bike paths that extend throughout the city.

Objectives By Zone

Downtown Waterfront (Ludington Park to 6th Avenue North)

1. Promote public accessibility to Lake Michigan.
2. Strategically locate public and/or private development which draw the downtown to the waterfront area, creating additional critical mass for the downtown.
3. Take appropriate measures to remove the blighted and inoperable freighter.
4. Create additional water related recreation uses.
5. Promote greater use of the municipal dock.
6. Higher density residential development, including attached townhomes and condominiums.
7. Mixed-use developments with commercial, entertainment, and residential components.

Transitional Waterfront (6th Avenue to 16th Avenue North)

1. Ensure that public accessibility is maintained along the shoreline.
2. Uses south of 14th Avenue North would include higher density residential developments similar to the Downtown Waterfront area, and commercial uses.
3. Uses north of 14th Avenue North would include water related commercial uses, which serve as transition between residential and port activities.
4. As a secondary use, light industrial uses, which are compatible with higher density residential developments, can be accommodated within areas north of 14th Avenue North.

Port Waterfront (16th Avenue North to North City Limits)

1. Use of existing deep water slips for waterborne commerce.
2. Uses would include industrial and other port related business, functions, and activities.

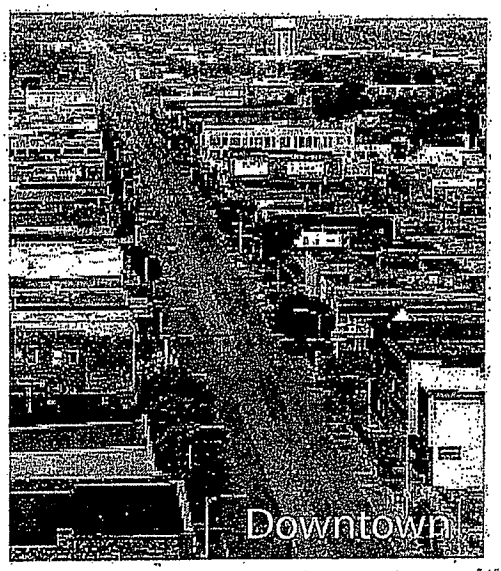
THEME

DOWNTOWN: BUILDING ON A TRADITION

Downtown Escanaba is Ludington Street. Linear in form stretching 22 blocks from Lincoln Road to Drive, its prowess as the retail center for the central lower Upper Peninsula has been eroded economically by commercial and big box development along US-2 (Lincoln Road). Escanaba desires and wants to change the function of the downtown from a service center to a diverse mix of retail, restaurants, entertainment, and residential uses building on its tradition as an historic, convenient, and economically viable downtown area.

Objectives

1. Establish downtown Escanaba as a strong factor promoting Escanaba as a regional retail hub for the Central Upper Peninsula.
2. Reclaim abandoned office and service buildings for use as retail, residential, and commercial activities.
3. Develop nodes of activity along the Ludington Street corridor resulting in a greater critical mass of retail, restaurant, and office activities.
4. Initiate funding programs that facilitate improvements to façade, signage, and landscaping of downtown businesses.
5. Provide incentives to maintain and restore historic buildings for retail and commercial uses.
6. Encourage businesses to extend hours of operation to meet the needs of residents who work a typical eight to five workday.
7. Combine the rich history of downtown with the history of



sidewalk sales and a winter holiday open house.

- Utilize existing waterfront areas for the development of locally owned shops and restaurants targeting tourists and residents alike.
- Concentrate the development of big box regional shopping centers within the allocated area along Lincoln Road.
- Create walkable retail centers that are developed at a human scale to provide safe and accessible services to local residents, eliminating auto dependency.

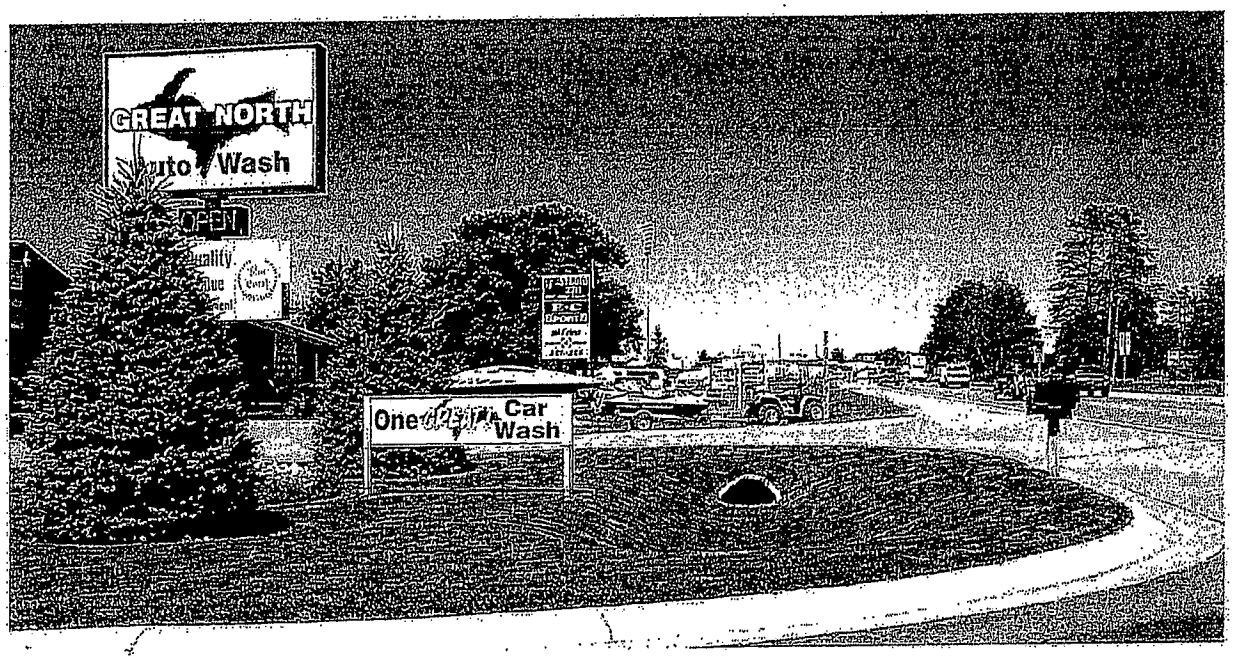
Reclaim Downtown as a Retail and Service Destination

Downtown Escanaba was developed during a time of strong economic activity and strong pride in small town community values. Unfortunately, the introduction of national big box retail chains has led to a decline in the community connection to the downtown. Redevelopment of this once thriving commercial corridor has become a primary concern and focus of the community. Revitalizing downtown Escanaba will be a lengthy process and will require careful planning and consideration in order to successfully bring this community asset back to life.

The goal of downtown revitalization will be to establish specific districts along the 22-block corridor allowing for a mix of retail, service, office, entertainment and residential uses. By organizing these uses into specific geographic areas, efficient use of these spaces can be achieved and will promote the interaction of residents and local businesses. The initial step will be to locate residential uses around the commercial activities to incorporate an environment in which people and goods and services are intertwined. This will also require reclaiming abandoned office and service buildings as mixed retail and residential uses. The Ludington Street corridor will then become a linear downtown that attracts residential development around the perimeter while concentrating a mix of retail, commercial and service uses at the heart of the community.

A thriving and livable downtown is an important element in any community, and is viewed as one of the primary objectives of the residents. Throughout the community input process residents shared their vision with hopes of bringing new life and activity to this once vibrant and lively downtown. This vision has been summarized in the following objectives.

- Reclaim abandoned office and service buildings for retail, residential, and commercial activities.
- Develop nodes of activity along the Ludington Street corridor resulting in a greater critical mass of retail, restaurant, and office activities.
- Initiate funding programs that facilitate improvements to façade, signage, and landscaping of downtown



LAND USE ISSUES

Observing the spatial distribution of existing land use and zoning patterns presents possible opportunities to plan for areas that have seen significant and unexpected change, as well as locate areas which may be disconnected and under utilized. Furthermore, a comparison of the zoning and land use maps presents important land use issues. These issues will be addressed and highlighted in the development of the Master Plan and will support the development of a future land use plan and map.

Commercial Development Along Lincoln Road

The first observation that is made regarding the existing land use in Escanaba is the concentration of commercial activity along the linear corridor on Lincoln Road. A number of big box retail stores have been established on the north side of 1st Avenue North east of Lincoln Road. This area has become a regional shopping center offering retail and services at a scale that will support not only Escanaba residents, but the surrounding region as well. However, the development of this commercial hub has been the leading factor in the decline of retail and service businesses in the downtown along Ludington Street. Big box retail development is characteristic of many small towns in Michigan and has led to declining downtowns nationwide. Escanaba residents support the revitalization of the historic downtown. Therefore, the continued commercial sprawl along Lincoln Road must be managed in order to allow for a market that can support local businesses and services.

Downtown Ludington Street

Land use along downtown Ludington Street has become much less focused around retail and entertainment and more focused on office and service activities. The 22 blocks along Ludington Street which make up Escanaba's downtown have developed a severe disconnect with the businesses and residents in and around this area. The length and magnitude of the downtown inhibits pedestrian interaction along the entire retail and entertainment corridor. Furthermore, while a large percentage of commercial buildings are occupied, the specific uses are primarily specialty retail and office. A lack of daily goods and services such as a grocery or neighborhood markets is lacking in the downtown. Additionally, with the development of the commercial strip along Lincoln Road, local businesses, which once supported the daily needs of residents, have been forced to close their doors because they are unable to compete with the chain and big box retail operations. Downtown Ludington Street once served as the primary commercial center of Escanaba, providing residents with all the necessary goods and services. Revitalizing the downtown to a thriving commercial core is the goal of the residents and a primary focus of this Master Plan.

FUTURE LAND USE FRAMEWORK

As previously mentioned, the future land use framework is outlined graphically in Map 12.2, the Future Land Use Map. The following is a break down of each of the specific land uses that are proposed on the map, which are summarized in Table 12.2. The proposed land uses are the result of the public participation, as well as the detailed analysis of the existing conditions. Furthermore, these proposed land uses are designed to meet an increased demand for new development in Escanaba.

RESIDENTIAL

Residential areas of Escanaba are the primary uses that require the greatest amount of space. As seen in Table 12.2, this trend remains within the future land use proposal. Within the residential classification, three sub-categories have been defined based upon housing density and types of uses permitted. The three categories include Residential (Moderate Density), Residential (Medium Density), and Residential (Mixed Use).

Residential (Moderate Density)

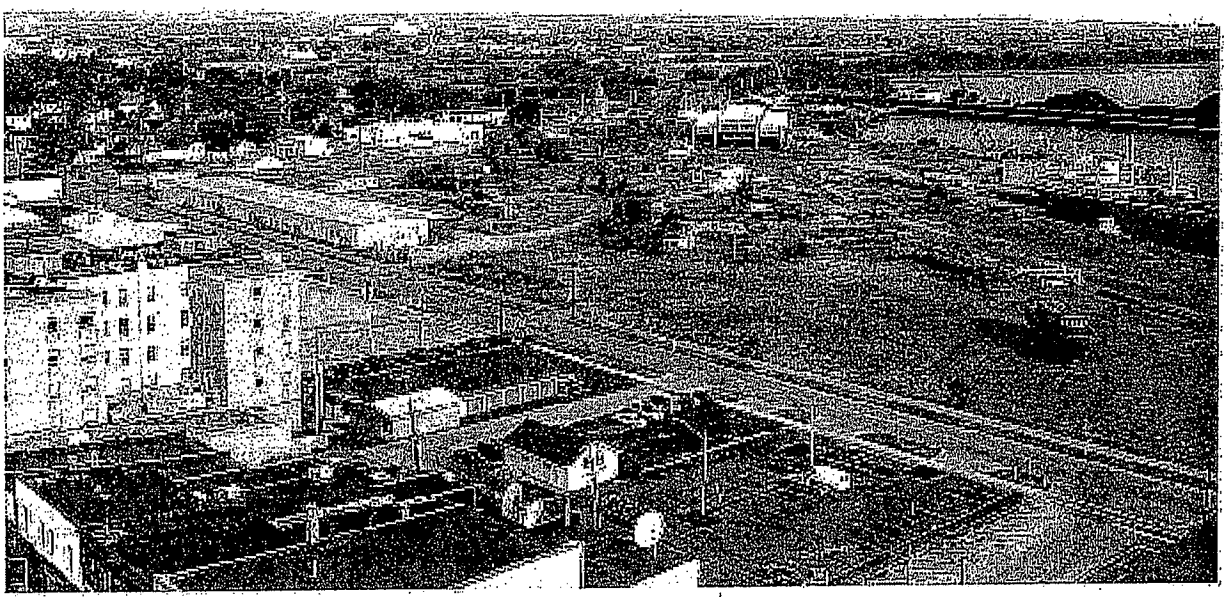
Residential areas classified under the Moderate Density category are composed of traditional single-family homes, located on lots of approximately 6,000 to 7,000 square feet. This category is the largest within the future land use framework, making up 23.17% of the total area in the City of Escanaba. Consequently, the housing density in these areas ranges from one to seven units per acre, with the majority being at the denser end of this range, from four to seven units per acre. Few areas in the heart of the residential neighborhoods are available for future development. Therefore, new residential neighborhoods, depicted in light yellow on Map 12.2, have been proposed for the southwestern portion of the city that lies just north of the Delta County Airport. As these neighborhoods develop, it is important to make sure that neighborhood features such as parks, sidewalks and local shopping nodes be incorporated.

Residential (Medium Density)

Medium density residential development allows for eight or more dwelling units per acre. Residential development of this density provides areas in which to locate apartments, townhomes, and condominiums for multiple family uses. Five main areas are classified under this designation comprising over one hundred sixty acres of land. These five areas are centrally located in the southeastern portion of the city as depicted in the bright yellow tone in Map 12.2. Availability of multiple family housing opportunities is critical for retaining and attracting young adults, as well as retirees who are not interested in maintaining a larger lot and home. Escanaba has a strong desire to attract more of these individuals, resulting in a need to further develop this housing type. Furthermore, locating this residential development in close proximity to traditional neighborhoods will create greater connectivity between residential areas.

Residential (Mixed Use)

Traditional development trends have created a distinct separation between different land uses, such as residential and commercial. This type of land use framework has led to greater dependency on automobiles and disconnects between residents and businesses throughout many communities. Incorporating a multitude of uses, which do not impose hardships on one another, creates areas that are self-supporting and retain a greater sense of community. Two primary areas of Escanaba have been proposed for residential mixed-use development in this Master Plan. These areas will provide opportunities for development that incorporates residential, retail, office, and commercial uses. The first area that is considered for residential mixed-use development is the stretch of Ludington Street between Lincoln Road and 15th Street. Incorporating a mix of residential and commercial uses within this traditional downtown stretch will provide an opportunity for new residential development, as well as begin to focus development in downtown Escanaba within a more centralized location. The second area that is considered for residential mixed-use development is the area along the lakeshore that is currently being utilized for industrial purposes, between 6th Avenue North and 14th Avenue North. This area provides an ideal opportunity to develop lakeshore townhomes mixed with retail and entertainment activities. Development of this nature would become an attractive area for retirees and young residents to have a location in which they can live and work without the need for lengthy commutes to work or shopping. Lakeshore development of this type is typical of many Great Lakes communities and is proving to be a very viable reuse of industrial waterfronts.



COMMERCIAL

Commercial development in Escanaba has been typical of most communities nationwide. Commercial concentration in the traditional downtown has been relocated along major thoroughfares resulting in a sprawling commercial strip. Strip commercial development is a critical issue and is the leading cause for Escanaba's declining downtown. Limiting sprawl is a primary concern of residents and officials alike. In order to address this growing problem three commercial areas have been designated in Escanaba. The three commercial classes differ in intensity and include the following; Commercial (General Retail), Commercial (Mixed Use) and Commercial (Regional Retail).

What Does This Mean For Escanaba

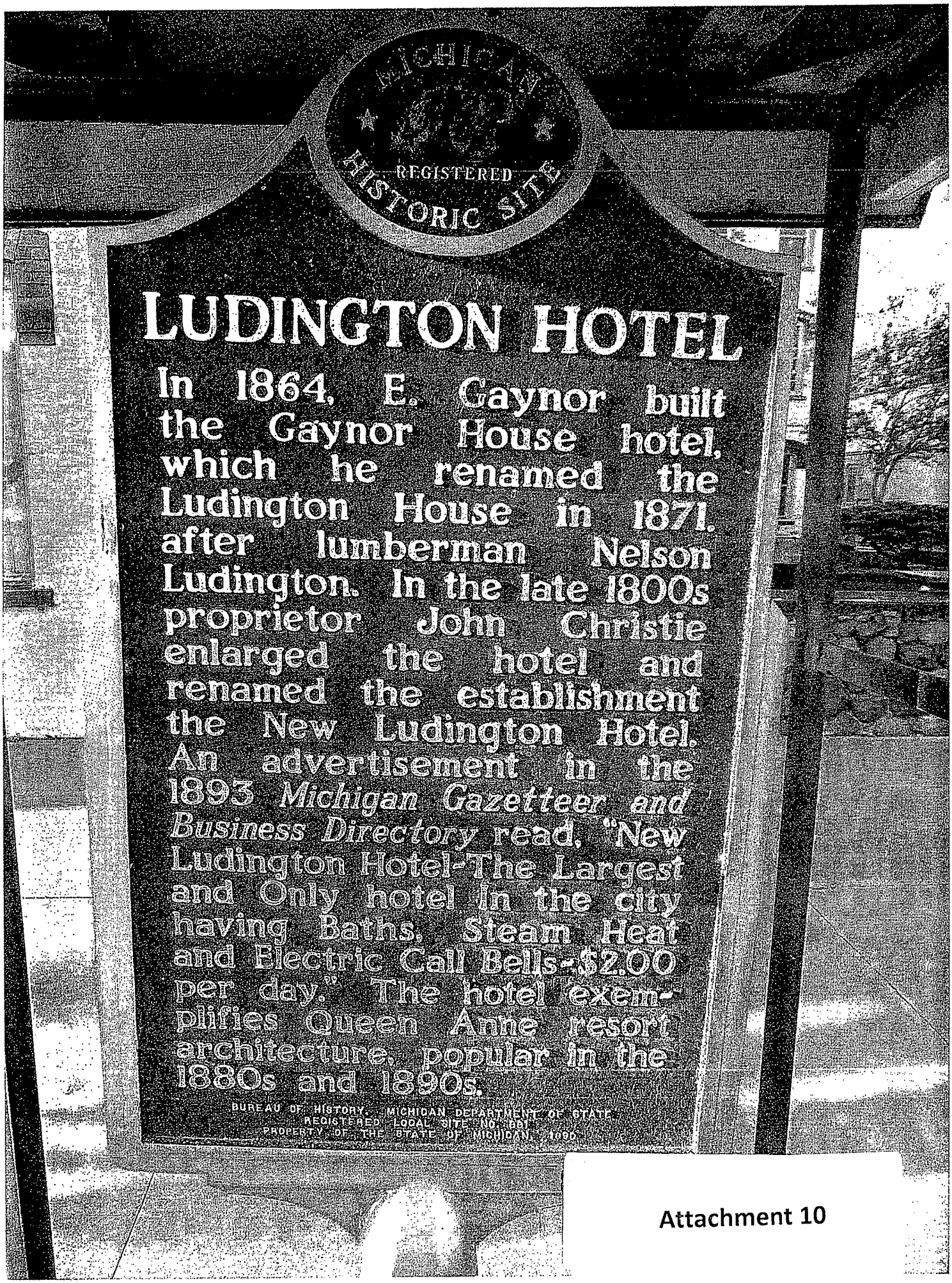
The Future Land Use Plan provides a framework for the City to determine how and where land uses develop as they are needed. Within each future land use classification, specific projects and developments are also explained in the next chapter. It is important for Escanaba to stay the course and locate land uses where they have been determined to meet the needs of the community in the most desirable manner. The future land use plan is summarized in the following list of recommendations.

Residential

- Moderate Density
  - Provide for traditional neighborhood development and the preservation of historic residential communities within Escanaba.
  - Encourage new residential development that grows in the traditional fashion and ties into existing neighborhoods.
- Medium Density
  - Create housing opportunities for young adults and retirees who are not looking for a single family home.
  - Concentrate housing for residents with similar needs in areas where alternative transportation and accessibility can be focused.
- Mixed Use
  - Incorporate a multitude of uses to encourage community interaction with local businesses and provide a greater connection between residents and their neighborhoods.
  - Provide daily goods and services in areas where people live, decreasing the need for automobile transit to outlying commercial hubs.

Commercial

- General Retail
  - Implement a general retail-shopping district along Ludington Street to initiate a more manageable downtown retail area.
  - Concentrate retailers in central locations to allow for greater pedestrian access and connectivity of similar land uses.
- Mixed Use
  - Reverse the traditional land use development by allowing differing uses that serve one another through a multitude of retail, residential, and commercial activities.
  - Implement a mixed-use district along Ludington Street to establish a resident population downtown that can rely on downtown businesses.
- Regional Retail
  - Provide an area to locate "big box" retailers, while limiting strip development along Lincoln



Attachment 10

Sanborn maps reveal that a portion of this building may date back to between 1906 and 1913, when a 14-foot-tall rectangular structure identified as a Lumber Shed with a small narrow room identified as Storage at its southeast corner, was built at this location, which was then addressed as 1728 Ludington Avenue. The building is unchanged in the 1921 edition, but is identified as Stegath Lumber Co. Lumber Shed. In the 1929 map the main building, still recorded as 14 feet tall, has expanded by about a third in size by extending the west elevation, which also has an open bay appended to it extending from the rear corner about 2/3 of the way towards Ludington Avenue. A small square shed was built just north of the northwest corner of the building along the rear alley (no longer extant). In the 1950 edition there are no building or property changes from the 1929 edition.

Comparison with the building today reveals that the majority of the building was in place at the time of the last Sanborn edition. Since 1950 the middle bay of the eastern elevation has been extended slightly, and the previously open section of the west elevation has been enclosed and extended southward to Ludington Avenue. The current façade treatment is obviously of more recent vintage, perhaps dating to the 1990s. The open-sided lumber storage shed west of the main building is of recent vintage, probably the 1990s. City directories reveal the Stegath Lumber Co. was addressed in earlier editions as 1808-12, such as in the 1924-25 and 1929 editions. By 1937 it has been readdressed as 1810-20, and Stegath continued in business here until about 1985.

Otto C. Stegath arrived in Escanaba in 1872, and between 1890 and 1900 was with the I Stephenson Co. In August 1900, he organized his own company, dealing in retail lumber, and later adding coal, lime, brick and cement. He established saw and planing mills, reputedly operating the first electric sawmill in the region after 1909 (near the Birdseye Veneer Co. off East Lincoln Road near the railroad tracks), and by 1910 owned 2500 acres of virgin timber land near Escanaba, employing 50 men (Sawyer 1911: 861; Strom 2002). The 1911 *History of Northern Michigan* mentions Stegath Lumber Co. as among the leading industries of Escanaba (Sawyer 1911: 373). The company was initially organized as the Stegath Manufacturing Co., and owned about 2,500 acres of timber lands in Delta County to supply its planing mill and carpentry shop. Stegath produced interior trim products for homes and businesses, including window frames, doors, sashes, scrolls, steps and risers, banisters, and paneling. Their wood products, including interior woodwork, were installed in the Delta Hotel, built in 1914 at 624 Ludington, and in CCC camps in the Manistique area in 1933 (Strom 2002). In 1919, after the founder Otto Stegath died, the company moved its milling operations to 1812 Ludington. As the timber industry faded, the company emphasized the retail trade, becoming more of a retail lumber yard and relying on lime and coal to carry it through the Depression of the 1930s. Stegath's passed from the family when it was sold to Delta Home Co. in 1984.

Even though architectural integrity is not well preserved, this building is significant as one of the few surviving buildings relating to the lumber industry that was a major component of Escanaba's growth at the turn of the twentieth century.

LUDINGTON STREET, SOUTH SIDE

223. Ludington House/Ludington Hotel/House of Ludington (1870; expanded between 1880-1913)
John Lindsey, Escanaba, Contractor (1903 addition)

The Ludington Hotel or House of Ludington is a compound massed plan, three and four-story (with one-story sections), painted brick Late Victorian structure that faces north on Ludington Avenue. It is designed to present its best face to the street and toward the city's downtown to the west. The massive building has a three-story hip-roof front section facing Ludington, with a semi-octagonal corner topped by an octagonal turret with conical roof

at its northwest corner and a west-facing gable behind it. Behind the main front section are a three-story wing that extends straight south from the main building's east end and another, four-story wing, with L-shaped footprint, that extends south, then west, from just east of the main section's west end. The east wing's roof slants gently toward the south/rear, while the west wing's slants gently to the east and south. Between the two wings and behind the west wing stand a complex of interconnected one-story additions with low shed and gable roofs. The hotel has square-head double-hung windows throughout, but these are set within segmental-arch-head openings, most displaying raised brick caps with ears.

The main front section's hip roof is broken by three hip-roof dormers. From west of its midpoint a metal framework supports signage in large red letters for the HOUSE OF LUDINGTON that has itself become a historic feature of the building. The 1950 *Delta County Tourist Guide* (2) shows the hotel with the present sign stanchion and, it appears, H of L sign. The asymmetrical front's street level presents an off-center main entry door beneath a projecting horizontal canopy displaying a classical column at each front corner. Just to its east a projecting square plan, three-story elevator tower with glassed-in front rises to a flat-roof top just above the building's front façade. An advertisement in the 10/3/1959 *Escanaba Daily Press* illustrates the newly installed elevator tower and the adjoining hotel roof signage.

The ground level of the northwest corner tower wraps around the building corner and is pierced by a double door beneath a brick label mold lintel. Its second and third stories are in essence large-scale oriel windows with fishscale and diamond pattern shingle areas separating the windows. Each of the fourth-story tower bays is enframed by vertical wood molding, and the double-hung sash window in each face is topped by a paired wooden panel treatment. Both the walls and conical roof above are sheathed in asphalt shingle in a fishscale pattern.

The west side elevation of the primary building is two bays deep, and is distinguished by an exterior chimney constructed with a tall fieldstone base and brick stack that rises nearly to the height of the adjacent tower (unpainted in contrast to the building's other masonry). Vertically downs the center of the west face of the chimney, the word "LUDINGTON" is spelled out in bright red brick against the lighter red-brown background brick. The west end gable is pedimented. This elevation opens onto a courtyard or garden between the street and the west wing's west and north facades. The garden area is set off behind a fieldstone wall that fronts its north and west sides, with an open gateway between taller fieldstone gateposts at its northwest corner. The west wing's west and north sides display windows with caps like those of the main section, but the west wing's west end elevation lacks fenestration.

In the street level of the east side elevation the first two bays nearest the street are defined by a large and somewhat smaller fixed-pane window and there are two projecting flat-roofed entry bays. In the east wing the windows in each story are grouped in threes, with a smaller sash window occurring between larger double-hung sash, all with masonry sills as well as brick segmental arch caps, but lacking the ears present elsewhere. This side elevation is topped by a stepped parapet that follows the roof slope. The east wing's rear elevation lacks fenestration.

Entering the carpeted lobby from the building's main entrance toward the west end, a paneled and marble topped registration desk occupies the southeast corner. Plastered beams subdivide the ceiling, which is punctuated by vintage light fixtures. Opposite the front entrance a staircase with iron spiraled balusters leads up to the guest rooms. The lobby leads to a gift shop and commercial display areas, some of which are wood paneled, while there are dining rooms to the east and west. The rooms are distinguished by wide wood trim and cove moldings. The Emerald Room is accessed through paired doors and presents carpeted floors, wainscoted walls with cove

moldings, chandeliers and wall sconces. The King George Room overlooks the bay across Ludington to the north, and is distinguished by its elaborately trimmed French doors, large stone fireplace, wood floors, wainscoted pillars and walls and elegant chandeliers. The Ludington Pub is located to the rear of the hotel, offers a reproduction backbar, wood and carpeted floor, and individual booths set behind decorative fretwork around the perimeter walls. The upper floors are occupied primarily by apartments but do offer a number of guest rooms. The narrow carpeted halls are punctuated at regular intervals by doors to the rooms. Rooms have been renovated; most are wallpapered but some have knotty pine paneling. Most are carpeted but some have wood floors and fireplaces.

The first, 1884 Sanborn maps for Escanaba show that the hotel then occupied a rectangular footprint that included much of the west end of the hotel's present main section facing Ludington plus part of the one-story complex behind it. The front section was then three stories in height but finished in clapboarding. By 1888 the hotel's front section had been extended a short distance to the east for a total length of fifty-six feet, perhaps to a point between the first and second window east of the elevator tower, and today's L-footprint west wing constructed. The east wing extension may date from 1886, and the west wing certainly dates from 1887 (*The Iron Port*, 2/27 and 3/20/1886; 2/12/1887). Between late 1893 and late 1899 the small section at the west end of the building's front that includes the tower and the west-facing gable behind it was added.

By late 1899 the west wing's south façade and the west and north facades of its westerly L were faced in brick veneer. Between then and late 1906 the hotel was expanded with the east end of the main section, adding thirty-six feet to the existing fifty-six foot length, and the north half of the four-story east wing. In 1903, *The Iron Port* newspaper announced that the New Ludington Hotel would be enlarged and its capacity "largely increased" (*Iron Port* 1903c). The fireproof, three-story, 28-by-42 foot addition, to be constructed by Escanaba contractor John Lindsey, would have four large display rooms on the first floor and increase capacity by 16 rooms on the upper floors. (An old photograph that appears to illustrate this construction is on file in the Delta County Historical Society Archives. The print is dated October 16, 1904, and has a smaller photo attached to its upper left corner that shows construction scaffolding over what are now the façade's eastern bays and is labeled "Add. to Hotel 1903 – 20 Rooms.") By then the entire building had a brick façade. By late 1913 the south half of the east wing and a one-story southerly extension of the west wing were added, giving the building most of its present form. One-story heating plant and service extensions located between the east and west wings and to the west wing's south expanded between the 1880s and 1913, but further renovations or rebuilding of parts of this area took place by 1950 and an aerial view from about 1980 shows some further expansion, so that the U-shaped area between the two wings and south of the west wing is now almost entirely filled in with one-story structures. The glass-walled external elevator structure on the façade was constructed in 1952 (Aronson 1952).

The Ludington Hotel is the oldest hotel still operating within the city of Escanaba and perhaps in the entire Upper Peninsula. The 1883 *History of the Upper Peninsula of Michigan* states that "Ferdinand Armstrong [in 1864] put up a small hotel, a portion of the Ludington House. This pioneer hotel stood in the center of Ludington street, and was afterward moved back to its present site" (234). The same source (244) reports that E. Gaynor, a native of Ireland who came to Escanaba in 1865 and first ran a store, built the Ludington House in 1870 and ran it for about ten years before opening another hotel in Norway, Michigan. Perhaps he incorporated Armstrong's smaller building as part of a larger and more up-to-date hostelry. A December 31, 1870, advertisement in the *Escanaba Tribune* calls attention to the Gaynor House, E. Gaynor, proprietor, stating that, "Having newly fitted up the above Hotel and being now prepared to keep a first class House, the Proprietor solicits a share of the Public Patronage." Another ad in the *Tribune* dated Jan. 21, 1871, lists the Ludington House name. State gazetteer and business directory editions from 1870 to 1879 list Gaynor as either a hotel proprietor in Escanaba (1870) or

specifically as proprietor of the Ludington House.

Succeeding directories down to the 1885 one list other proprietors, but in 1885 John Christie became the proprietor (*The Iron Port,* 12/19 and 12/26/1885). When Christie acquired ownership, the Tilden House, several blocks away on Michigan Avenue and owned by the C&NW Railroad, was its primary competition. A tourist guide published by the C&NW Railway in 1875 describes "unsurpassed" hotel accommodations offered by the Tilden House – owned by the C&NW – as the "largest" and "first-class in all its appointments," and in passing, notes, "the Luddington (sic) House has accommodations for 100 guests" (Stennett 1875: 37). Another tourist guide by the railroad describing a visit in 1881 spent several paragraphs describing the Tilden House, "the first-class hotel of the place" and then noted merely, "the Ludington House also offers good accommodations" (Stennett 1882: 55). To compete, Christie expanded and updated the hotel, and renamed the place the New Ludington Hotel. The *Iron Port* edition of January 9, 1886 describes Christie's extensive renovations at the Ludington. "Only the dining room will be the same in the new, everything else will be changed. Including the upper floors were raised and brought to a uniform level, the hall wider, and a sample room and several sleeping rooms added." Two months later, the *Iron Port* of March 20, 1886 reported that Christie would be ready for the public the following week and stated he had completed extensive renovations to the hotel, such that it is "hardly to be recognized, except by its location, as the old Ludington."

A newspaper clipping on file in the Delta County Historical Society Archives dated 1887 (no specific date) reported that "Christie finds the new Ludington too small for the business that comes to him" and that he was constructing an addition, "a wing at the west side, which will add about 50% to its capacity." After completion "the guests will not need to go outside for anything necessary to their comfort, as the wing (which is 74 by 26 feet on the ground) will add to the house 15 sleeping rooms, single and en suite, a private parlor, billiard and sample rooms, an 'ordinary' dining room and a steam laundry and admit of the enlargement of the kitchen to twice its present capacity." Advertisements in the 1893 and 1897 state gazetteer and business directories read, "New Ludington Hotel – The Largest and Only Hotel in the city having Baths, Steam Heat and Electric Call Bells – $2.00 per day," and note that the entire building was lighted by gas. John Christie, followed by son James, owned and operated the hotel until 1939 (although leasing the hotel to several other operators during the 1920s and 1930s {DCHS n.d.}), through all the years of its great expansion.

Harold C. ("Pat") Hayes, an energetic, colorful individual from Chicago, bought the hotel in 1939. The hotel had always enjoyed an enviable reputation, but Hayes' skills and eccentric personality made it grow into legendary proportions. Under his ownership the hotel hosted Prince Bertil of Sweden when Escanaba was the only Michigan stop on his Swedish Pioneer Centennial Tour (Mead 2012: 65), and all the governors of Michigan during his ownership (*Escanaba Daily Press* 1969). Hayes was responsible for the change in name to House of Ludington. This name appears in the 1948 city directory. Throughout the years, Hayes implemented many renovations to the house, the most outstanding of which was the external glass walled elevator, installed in 1952. The hotel originally offered over 100 guest rooms, but currently offers twenty-five, with many of the others converted to suites and apartments. Prominent guests recorded through the years include Mr. and Mrs. Henry Ford and their guests the Harvey Firestones and Thomas Edison, while musicians and entertainers associated with the hotel include John Philip Sousa, Jascha Heifitz, Yehudi Menuhin, and Paul Robeson.

The hotel fell on hard times and was sold at auction in the late 1970s. Gerald and Vernice Lancour acquired the business and after 1982 completed extensive remodeling and redecorating. However, the hotel closed again in 1996. After lying vacant for nearly two years, it reopened in 1998 with new owners Edward and Suzell Eisenberger, and remains in operation today (House of Ludington 2012).

NB #3
5/29/14

close print view

Escanaba and Owosso Downtowns Added to the National Register of Historic Places

Contact: Katie Bach
Media Affairs Manager
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517.335.4786

Tuesday, April 28, 2014

LANSING, Mich. — Downtown historic districts in Escanaba and Owosso are among the most recent listings to the National Register of Historic Places, the State Historic Preservation Office (SHPO) announced today.

"The recognition of downtown historic districts is an important step in preserving a sense of place in our communities," said State Historic Preservation Officer Brian Conway. "Listing in the national register — the nation's list of historic sites worthy of preservation — enables the owners of income-producing properties to apply for Federal Historic Preservation Tax Credits for the rehabilitation of their buildings, thereby encouraging investment in vacant and underused buildings."

The SHPO, part of the Michigan State Housing Development Authority (MSHDA), hired consultants to prepare nominations for the central business districts of three communities to support statewide downtown revitalization programs, including Escanaba, Owosso and Alma.

The SHPO selected Escanaba because of the local interest generated in historic rehabilitation by the successful conversion of the Richter Brewery into apartments known as the Lofts on Ludington. As a result of Owosso's participation in the Michigan Main Street program, the city received design services and has begun several major façade improvements downtown. Work has begun in Alma on adapting the Wright Opera House as student housing, and additional buildings are under consideration for redevelopment. Alma's downtown was listed in the National Register of Historic Places several months ago.

The Owosso Downtown Historic District is roughly bounded by the Shiawassee River and Water, Comstock, Park and Mason streets. The district contains more than 100 buildings, dating primarily from the 1850s to the 1960s. The area has served as Owosso's central business district since the community's establishment in the 1830s and remains today a key business center for the city even though the usual commercial strips have developed on the city's outskirts. The district contains such key historic landmarks as the City Hall, old high school building, the Capitol Theater/Lebowsky Center, and the former National Guard Armory, along with churches, social and fraternal hall buildings, and buildings which have housed much of the downtown's commercial activity over the years. The district's commercial buildings range in style from vernacular Greek Revival and Italianate to Neoclassical and International style. A particularly distinctive feature, and one that separates downtown Owosso from many other small city downtowns around Michigan, is its concentration of late Victorian buildings displaying intricate brickwork.

The Escanaba Central Historic District stretches for more than a mile along Ludington Street, roughly including its 200-1800 blocks from the House of Ludington near the foot of the street all the way to the former Stegath Lumber and Richter Brewery complexes. It encompasses the city's historic central business district and parts of adjacent blocks containing the county courthouse complex, historic junior high school, the former city hall and public library, and church buildings. The district's 185 buildings date mostly from the early 1880s to the mid-1960s and include four churches, three theater buildings, the former post office, fraternal and social hall buildings, as well as commercial buildings that housed hotels, banks, department stores, restaurants, saloons, stores and offices. The district has more than a dozen buildings employing Lake Superior red sandstone, Neoclassical former bank buildings, late Victorian commercial blocks and Period Revival and Moderne movie theaters, and later representatives of International and Mid-Century Modern influences.

Other Michigan sites listed in this round:

The Genesee Street School, 835 W. Genesee St., Lansing. Lansing architect Edwyn A. Bowd designed the Neoclassical school building constructed in 1912 in an early 20th-century neighborhood northwest of downtown Lansing. The building is quite similar to the Shiawassee Street School in Corunna, also designed by Bowd. The school closed at the end of the 1984 school year and was used by a number of nonprofits, including the Black Child and Family Institute, which leased the building from the school district from 1986 to 2012. The building is now owned by Zero Day, a nonprofit devoted to providing job training and housing for veterans.

Sparks-Anderson House, 7653 West Main St., Oshtemo, Kalamazoo County. The Greek Revival-style Sparks-Anderson House dates from 1852, the early years of Oshtemo Township settlement. Once one of many Greek Revival residences in the

township, the house is now one of only a few remaining with its historic features intact. The property is owned by Kalamazoo College, which also owns the former farmland once associated with the house. The property is now known as the Lillian Anderson Arboretum.

Historic sites are nominated to the national register by the State Historic Preservation Review Board, which considers nominations to the register three times per year. On behalf of the review board, the State Historic Preservation Office (SHPO) forwards nominations to the keeper of the National Register, National Park Service, U. S. Department of the Interior, for listing. Michigan has more than 1,600 listings in the National Register of Historic Places, including some 250 districts comprising more than 20,000 properties.

The SHPO coordinates the National Register Program in Michigan. For information on the National Register of Historic Places and other programs of the State Historic Preservation Office, visit www.michigan.gov/shpo or call (517) 373-1630.

The State Historic Preservation Office (SHPO) is financed in part by a grant from the National Park Service, Department of Interior. The opinions expressed herein do not necessarily reflect those of the Department of the Interior. The Department of the Interior prohibits discrimination on its federally funded assistance programs. If you believe you've been discriminated against please contact the Office of Equal Opportunity, National Park Service, 1849 C. St. NW, Washington DC 20240.

The State Historic Preservation Office is part of the Michigan State Housing Development Authority (MSHDA), which provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low- and moderate-income residents and to engage in community economic development activities to revitalize urban and rural communities.

**MSHDA's loans and operating expenses are financed through the sale of tax-exempt and taxable bonds as well as notes to private investors, not from state tax revenues. Proceeds are loaned at below-market interest rates to developers of rental housing, and help fund mortgages and home improvement loans. MSHDA also administers several federal housing programs. For more information, visit www.michigan.gov/mshda (http://www.michigan.gov/mshda).*

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Sec. 27-490. - Winter parking restrictions.

In order to better control the flow of traffic, to ease the parking situation and to expedite the movement of fire equipment and emergency vehicles during the months of December, January, February and March, it is hereby ordered that parking shall be restricted to one side of each and every street and avenue within the confines of the city from 7:00 a.m. until 2:00 a.m. during the months of December, January, February and March of each year in accordance with the schedule listed below:

(1) Parking will be allowed only on the west side of all streets.

(2) Parking will be allowed only on the north side of all avenues.

(3) No vehicle shall be parked for a period longer than one-half hour on any street or avenue within the confines of the city between the hours of 2:00 a.m. and 7:00 a.m. during the months of December, January, February and March of each year.

(4) On Ludington Street and the one hundred (100) blocks off Ludington Street, parking shall be allowed on both sides of the street with the exception of South 15th Street, South 16th Street, South 17th Street, South 18th Street, South 19th Street and South 22nd Street.

(5) The issuance of a traffic ticket or notice of violation by a public safety officer in the city shall be deemed an allegation of a parking violation as herein provided.

(Code 1969, § 70.09; Ord. No. 791, § 2, 10-1-87)

Attachment 11

(ORD)

BBD669

ORDINANCE NO. 639

An ordinance to adopt by reference the Uniform Traffic Code for Michigan Cities, Townships and Villages.

The City of Escanaba ordains:

ARTICLE 1. CODE ADOPTED

The Uniform Traffic Code for cities, townships and villages promulgated by the Commissioner of State Police on February 14, 1958 and published in Supplement No. 13, and as amended both on February 14, 1961 and published in Supplement No. 54, to the 1954 Michigan Administrative Code, in accordance with Public Act 62 of 1956, State of Michigan, is hereby adopted by reference as in this ordinance modified.

ARTICLE 2. REFERENCES IN CODE

References in the Uniform Traffic Code for Michigan Cities, Townships and Villages to "governmental unit" shall mean the City of Escanaba.

References in the Uniform Traffic Code for Michigan cities, townships and villages to "police department and/or fire department" shall mean the Escanaba Public Safety Department.

References in the Uniform Traffic Code for Michigan cities, townships and villages to "police officer and/or firemen" shall mean Public Safety Officer.

References in the Uniform Traffic Code for Michigan cities, townships and villages to "chief of police" shall mean the Director of Public Safety.

ARTICLE 3. NOTICE TO BE PUBLISHED

The City Clerk shall publish this ordinance in the manner required by law and shall at the same time publish a supplementary notice setting forth the purpose of the said Uniform Traffic Code and of the fact that complete copies of the Code are available at the office of the Clerk for inspection by and distribution to the public at all times.

ARTICLE 4. CONFLICTING ORDINANCES REPEALED

Chapter 70, 71, 72, 73, 74 and 75 of Ordinance No. 534 adopted July 2, 1969, relating to traffic are hereby repealed. All other ordinances inconsistent with the provisions of the Uniform Traffic Code are, to the extent of such inconsistency, hereby repealed.

ARTICLE 5. CHANGES IN CODE

The following sections and sub-sections of the Uniform Traffic Code for cities, townships and villages are hereby amended or deleted as set forth and additional sections and sub-sections are added as indicated. Subsequent section numbers used in this ordinance shall refer to the like numbered sections of the Uniform Traffic Code.

Section 6.42, After Section 6.27 add Section 6.42 as follows:

Section 6.42 SNOWMOBILES

(a) No person shall operate a snowmobile on the public walks, highways, streets or alleys in the City of Escanaba.

(b) No person shall operate a snowmobile in or on any park, playground, airport, picnic area or in or on any property owned by the City of Escanaba, except the area commonly known and designated as the Industrial Park located on the north limits of the City of Escanaba. Further, the Director of Recreation may designate certain public areas and may specify the hours during which time snow mobiles may be used provided the area shall be posted specifying the hours.

(c) No owner or operator shall allow a snowmobile to remain unattended on public property, streets or highways while the motor is running or with the keys to start the same in the ignition switch.

(d) No person shall operate a snowmobile and no person shall ride as a passenger at any time when more than three persons are upon said snowmobile, provided, however, that snowmobiles shall be allowed to tow passengers on toboggans, sleighs or other devices for the carrying of passengers.

Section 6.60, After Section 6.42, Add Section 6.60 as follows:

Section 6.60 MINIBIKES

(a) The Recreation Board of the City of Escanaba may from time to time establish areas of use on municipally owned or controlled lands where minibikes may be ridden and a listing of these areas shall be submitted to the City Council of the City of Escanaba for its approval. The Recreation Board shall supervise and regulate events or programs as may be established in connection with the use of minibikes in those areas.

(b) It shall be unlawful for any person to operate a minibike under the following circumstances:

(1) On private property of another without the express permission to do so by the owner or occupant of said property.

January 6, 1977

(2) On public school grounds without express provision or permission to do so by the governing authorities of the school system.

(3) On publicly owned properties, parks, playgrounds and recreational area without the express provision or permission to do so by the proper public authority.

(4) In a manner so as to create loud, unnecessary or unusual noise.

(5) In a careless, reckless or negligent manner that would endanger the safety of any person or property.

(6) Without first having registered the engine and/or frame number of the minibike with the Public Safety Department of the City of Escanaba. The owner will receive an identification card which he or any person operating a minibike shall have in his possession whenever operating on any property not his own. Registration and proof of possession thereof will not be required of the owner or members of his immediate family on their own private property.

(7) On the sidewalks and within the right-of-way of any public or private street being maintained or used as a thoroughfare for legally licensed vehicular traffic unless the operator has a valid motor vehicle operator's license and the minibike is properly registered and licensed with the State of Michigan as a motor vehicle. Safety equipment as required under state license shall be installed and operable. All local and state traffic laws governing streets and highways will apply to such use.

(c) The City of Escanaba shall collect a registration fee of One ($1.00) Dollar for the registration of a minibike with the Public Safety Department of the City of Escanaba. Upon payment of said fee and completion of registration, an identification card shall be issued to the owner of said minibike.

Section 6.13 is amended to read as follows:

Section 6.13 CLINGING TO OTHER VEHICLES

No person shall attach himself or cling to any vehicle in motion upon any street or other public place, nor shall any person while riding upon any bicycle, motorcycle, motor driven cycle, coaster, sled or any toy vehicle, attach the same or himself to any moving vehicle upon any street or other public place within the City of Escanaba.

Section 8.25, After Section 8.24 add Section 8.25 as follows:

Section 8.25 WINTER PARKING RESTRICTIONS

(a) In order to better control the flow of traffic; to ease the parking situation and to expedite the movement of fire equipment and emergency vehicles during the months of December, January, February and March, it is hereby ordered that parking shall be restricted to one side of each and every street and avenue within the confines of the City of Escanaba from seven o'clock a.m. until two o'clock a.m. during the months of December, January, February and March of each year in accordance with the schedule listed below:

(1) Henceforth, parking will be allowed only on the west side of all streets.

(2) Henceforth, parking will be allowed only on the north side of all avenues.

(3) No vehicle shall be parked for a period longer than one-half hour on any street or avenue within the confines of the City of Escanaba between the hours of two o'clock a.m. and seven o'clock a.m. during the months of December, January, February and March of each year.

(4) On Ludington Street and the 100 blocks off Ludington Street, parking shall be allowed on both sides of the street with the exception of South 15th Street, South 16th Street, South 17th Street, South 18th Street, South 19th Street and South 22nd Street.

(5) The issuance of a traffic ticket or notice of violation by a Public Safety Officer in the City of Escanaba, shall be deemed an allegation of a parking violation as herein provided.

(6) Penalty for violation of this Section shall be payment of the sum of Three ($3.00) Dollars.

Section 8.70, After Section 8.60 add Section 8.70, 8.71 and 8.72 as follows:

Section 8.70 COLLECTION AND DISPOSITION OF PARKING METER FUNDS

(a) The City Manager shall designate some person or persons who shall be properly bonded to collect the coins deposited in parking meters. In collecting such coins, the person or persons so designated shall remove the coins from each parking meter and deliver the same to the City Treasurer. The method of removal and recording thereof to be directed by the City Manager. The City Treasurer shall count the coins so delivered and deposit the same to the credit of the City.

(b) The moneys derived from coins deposited in the parking meters are first to be used for the purchase, installation, operation, maintenance, protection, inspection and supervision of the meters; the maintenance and repair of off-street areas; the purchase of off-street parking facilities as specified in Subparagraph (c) hereinafter; the regulation and control of parking of vehicles in the parking meter area; the enforcement of the provisions of the traffic code; and all such appropriation of funds necessary to the regulation of traffic in the parking meter areas.

(c) The net revenue shall be computed annually and 33 1/3% of said net revenue shall be reserved

in a cumulative account to be used for purchase of off-street parking as the City Council may deem advisable.

Section 8.71 LOADING AND UNLOADING OF COMMERCIAL VEHICLES

The placing of coins in parking meters shall not be required in the case of commercial trucks loading or unloading merchandise as part of routine business services; provided, however, that such loading and unloading of merchandise is restricted to such length of time as is absolutely necessary therefore, and to places of business where it is not possible to so load, unload, receive or deliver merchandise at a rear entrance.

Section 8.72 ANNUAL PARKING FEE

(a) Any person, firm or corporation may pay to the city treasurer for deposit in the Parking Meter Fund an annual fee of Twenty-five ($25.00) Dollars for the privilege of parking one motor vehicle at any metered parking space regardless of the restrictions and limitations in this chapter contained, for the period of one year from the first day of March in any year, which payment shall be in lieu of the meter deposits required by Section 8.21; provided, that parking shall not be permitted for longer than is permitted in Section 8.21; provided, such person displays in the lower right-hand corner of the windshield of his motor vehicle and in the lower right-hand corner of the rear window of his motor vehicle the sticker furnished by the city treasurer, upon payment of said Twenty-five ($25.00) Dollar fee. The city manager shall adopt a form of sticker suitable for said purpose and a record shall be kept of the issuance thereof.

(b) Any person, firm or corporation may pay to the city treasurer for deposit in the Parking Meter Fund a semi-annual fee of Twelve and 50/100ths ($12.50) Dollar for the privilege of parking one motor vehicle at any metered parking space regardless of the restrictions and limitations in this chapter contained, for the period of six months from the first day of September of each year to the first day of March of each year, which payment shall be in lieu of the meter deposits required by Section 8.21; provided, that parking shall not be permitted for longer than is permitted pursuant to Section 8.21; provided, such person displays in the lower right-hand corner of the windshield of his motor vehicle and in the lower right-hand corner of the rear window of his motor vehicle the sticker furnished by the city treasurer, upon payment of said Twelve and 50/100ths ($12.50) Dollars fee. The city manager shall adopt a form of sticker suitable for said purpose and a record shall be kept of the issuance thereof.

(c) Duplicate stickers will be issued for an additional fee of One ($1.00) Dollar when sufficient evidence has been presented that the original sticker has been misplaced or mutilated.

(d) Stickers issued pursuant to this section shall not be transferable.

Section 6.19 is amended to read as follows:

Section 6.19 RIDING ON SIDEWALKS

(a) No person shall ride a bicycle upon a sidewalk within a business district.

(b) When signs are erected on any sidewalk or street which prohibit the riding of bicycles thereon by any person, no person shall disobey such signs.

(c) Whenever any person is riding a bicycle upon a sidewalk, such person shall yield the right of way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

Section 6.28, After Section 6.27, Add Section 6.28 as follows:

Section 6.28 LICENSE REQUIRED

(a) No person, who resides within this municipality, shall ride or propel a bicycle on any street, or upon any public path set aside for the exclusive use of bicycles, unless such bicycle has been licensed and a license plate attached thereto as provided herein.

(b) Application for every bicycle license and license plate shall be made upon a form provided by this municipality and shall be made to the clerk. A license fee prescribed by the council shall thereupon be paid to the clerk before each license or license plate is issued.

(c) The license plate shall be firmly attached to rear mudguard or frame of the bicycle for which issued in such position as to be plainly visible from the rear.

No person shall remove a license plate from a bicycle except upon a transfer of ownership or in the event the bicycle is dismantled and no longer operated upon any street in this municipality.

(d) Upon the sale or other transfer of licensed bicycle, the licensee shall remove the license plate and shall either surrender the same to the clerk or may upon proper application, but without payment of additional fee, have said plate assigned to another bicycle owned by the applicant.

Section 8.26 After Section 8.24, add Section 8.26, 8.27, 8.29 and 8.30, as follows:

Section 8.26 PARKING VIOLATIONS BUREAU ESTABLISHED

Pursuant to Section 8395 of the Revised Judicature Act, State of Michigan, as added by Public Act 154 of 1968, a parking violations bureau, for the purpose of handling alleged parking violations within the city, is hereby established. The parking violations bureau shall be under the supervision and control of the city treasurer.

BBD669

The city manager shall establish a convenient location for the parking violations bureau, appoint qualified city employees to administer the bureau and adopt rules and regulations for the operation thereof.

Section 8.27 AUTHORITY OF BUREAU

(a) Only violations scheduled in Section 8.30 of this chapter shall be disposed of by the parking violations bureau. The fact that a particular violation is scheduled shall not in itself entitle the alleged violator to disposition by the bureau. The person in charge of the bureau may refuse to dispose of such violation in which case any person having knowledge of the facts may make a sworn complaint before the court having jurisdiction of the offense as provided by law.

(b) No violation may be settled at the parkign violations bureau except at the specific request of the alleged violator. No penalty for any violation shall be accepted from any person who denies having committed the offense. In no event shall the person who is in charge of the bureau determine, or attempt to determine, the truth or falsity of any fact or matter relating to such alleged violation. No person shall be required to dispose of a parking violation at the parking violations bureau. All persons shall be entitled to have any such violation processed before the court having jurisdiction thereof if he so desires. The unwillingness of any person to dispose of any violation at the parking violations bureau shall not prejedice him or in any way diminish the rights, privileges and protection accorded to him by law.

Section 8.28 NOTICE OF VIOLATION

The issuance of a traffic ticket or notice of violation by a Public Safety Officer of the city shall be deemed an allegation of a parking violation. Such traffic ticket or notice of violation shall indicate the length of time in which the person to whom the same was issued must appear before the parking violations bureau. It whall also indicate the address and location of the bureau, the hours during which the bureau is open, the offense for which the ticket was issued and advise that a warrant for the arrest of the person to whom ticket was issued may be sought if such a person fails to appear within the time limited.

Section 8.29 FAILURE TO APPEAR IN ANSWER TO PARKING VIOLATION

Failure to appear in answer to any parking violation ticket after mailing of notice of default, the person in charge of traffic violations bureau may seek warrant for arrest of the person to whom the ticket was issued.

Section 8.30 PENALTY

Offense	Penalty
(1) Parking too far from curb	$ 2.00
(2) Angle or parrallel parking violations	2.00
(3) Obstructing traffic	5.00
(4) Prohibited parking (signs unnecessary)	
(a) on sidewalk	5.00
(b) in front of driveway	2.00
(c) within intersection	10.00
(d) within 15 feet of hydrant	5.00
(e) on crosswalk	2.00
(f) withing 20 feet of crosswalk or within 15 feet of corner lot lines	2.00
(g) within 30 feet of street side traffic sign or signal	5.00
(h) within 50 feet of railroad crossing	5.00
(i) within 20 feet of fire station entrance	5.00
(j) within 75 feet of fire station entrance on opposite side of street (signs required)	5.00
(k) beside street excavation when traffic obstructed	5.00
(l) double parking	2.00
(m) on bridge or viaduct or within tunnel	10.00
(n) within 200 feet of accident where police in attendance	5.00
(o) in front of theater	5.00
(p) blocking emergency exit	5.00
(q) blocking fire escape	5.00
(r) in alley	5.00
(5) In prohibited zone (signs required)	
(a) Two hour parking zone	$ 3.00
Parking for prohibited purpose	
(a) displaying vehicle for sale	$ 3.00
(b) working or repairing vehicle	3.00
(c) displaying advertising	3.00
(d) selling merchandise	5.00
(e) storage over 48 hours	3.00
(6) Wrong side of street, boulevard, or roadway	$ 2.00
(7) Loading zone violation	$ 5.00
(8) Taxicab, parking other than cab stand	$ 5.00

Offense	Penalty
(9) Meter violations and/or two hour parking zones	
(a) paid within 24 hours	$ .50
(b) paid within 15 days (excluding Sat., Sun., Holiday)	1.00
(c) after 15 days	3.00
(10) Meters, not parked within space	$ 1.00
(11) Failure to set brakes	$ 3.00
(12) Parked on grade wheels not turned to curb	$ 2.00
(13) All night parking (as per ordinance governing winter rules)	$ 2.00
(14) Private property, without owner's consent	$ 5.00

Penalties in payment of violations as set forth in Sections (10), (11), and (14) above may be voluntarily paid by depositing same in collection boxes at city treasurer's office, city hall, and designated areas in metered parking zones.

ARTICLE 6 WHEN EFFECTIVE

The Uniform Traffic Code will be in effect in this governmental unit ten (10) days after the passage of this adopting ordinance.

Ralph B. K. Peterson
City Attorney

Robert N. Bink
Mayor

Date Passed: January 6, 1977

Date Published: January 11, 1977

Attest:

Donald J. Guindon
City Clerk

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on December 2, 1976 and was published in the Escanaba Daily Press, a newspaper of general circulation in the City of Escanaba, on December 7, 1976.

Donald J. Guindon
City Clerk

Above certification erroneously entered. Herewith corrected certification:

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on January 6, 1977 and was published in the Escanaba Daily Press, a newspaper of general circulation in the City of Escanaba, on January 11, 1977.

Donald J. Guindon
City Clerk

BBD669

ORDINANCE NO. 640

AN ORDINANCE TO AMEND SECTION V (F) OF ORDINANCE NO. 348 AS CODIFIED UNDER ORDINANCE 534 OF THE CODE OF ORDINANCES OF THE CITY OF ESCANABA.

THE CITY OF ESCANABA ORDAINS:

CHAPTER I
Sections Amended

Section 101. Section V (F) of Ordinance No. 348 is hereby amended to read:

(F) Area. The minimum width of lots on which no permanent dwellings have been erected at the time of the passage of this ordinance shall be 60 feet.

In a Residence B District no building containing a single family dwelling unit shall be erected or used on any lot less than 5000 square feet in area; nor a two family dwelling with less than 7000 square feet. The required lot area must be measured within 140 feet of the front lot line, except that this shall not prevent the use for one family of any lot of record existing at the time of passage of this ordinance having a lesser width or area than that required, provided that such lot is separately owned and not adjacent to any other lot in the same ownership at the time, and is not less than 30 feet in width; nor shall this prevent the use for a two family dwelling on any existing lot of record provided that such lot is not less than 6000 square feet, and not less than 50 feet in width.

No building or structures hereafter erected shall occupy more than 30 percent of the area of the lot.

CHAPTER II
Unlawful Use Not Authorized

Section 201. Nothing in this ordinance shall be interpreted as authorization for or approval of the continuance of the use of a structure or premises in violation of zoning provisions in effect at the time of the effective date of this ordinance or any amendments thereto.

CHAPTER III
Validity

Section 301. Should any section, clause or provision of this ordinance be declared by a court to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

CHAPTER IV
Effective Date

Section 401. This ordinance shall be in effect 10 days after its passage and publication.

Date Passed January 7, 1977

Date Published January 11, 1977

Ralph B. K. Peterson
City Attorney

Robert N. Bink
Mayor

Attest:

Donald J. Guindon
City Clerk

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on 1/7/77 and was published in the Escanaba Daily Press, a newspaper of general circulation in the City of Escanaba on 1/11/77.

MINUTES.

January 6, 1977

The Council of the City of Escanaba convened in regular session in the main meeting room of the Catherine Bonifas Civic Center at 8:00 p.m. on the above named date.

Present: Mayor Robert N. Bink, Councilwoman M. Jean Jokipii, Councilmen Robert E. LeMire, Jr., Cecil B. Chase, Albin S. Pearson, Jr., City Attorney Ralph B. K. Peterson and City Manager George M. Harvey.

Absent: None

Reverend Conrad Dishaw, Pastor of St. Anne's Church, offered the invocation; and the Lemmer School Webelos, under the leadership of Michael D. Augustino, led the Council in the Pledge of Allegiance.

Inasmuch as the minutes of the last regular meeting had been published by radio and press and available for public distribution in the City Clerk's office and there being no objections or corrections, it was moved by Councilman LeMire, supported by Councilman Chase;

RESOLVED, that the minutes of the last regular meeting be approved without reading at this time.

Motion carried unanimously.

The clerk reported that there had been no special or intervening meetings since the last regular meeting.

UNFINISHED BUSINESS

Second reading, public hearing and adoption of Ordinance No. 639; an ordinance to adopt the Michigan Traffic Code.

It was explained that this ordinance is an ordinance which makes the Michigan Uniform Traffic Code part of the City's traffic code. Thereupon, Ordinance No. 639 was given its second reading.

There being no objections, it was moved by Councilman Pearson, supported by Councilman Chase;

RESOLVED, that Ordinance No. 639, given its second reading and public hearing at this meeting, be and it is hereby adopted and that it be published in accordance with requirements of the City Charter.

Ayes: Unanimous

Herewith Ordinance No. 639, by title as adopted:

ORDINANCE NO. 639

AN ORDINANCE TO ADOPT BY REFERENCE THE UNIFORM TRAFFIC CODE FOR MICHIGAN CITIES, TOWNSHIPS AND VILLAGES.

Full text in Ordinance Record "E."

Second reading, public hearing and adoption of Ordinance No. 640; an ordinance to amend the Zoning Ordinance to change the minimum land area required in a Class "B" Residential District.

As this was the time and place as had been advertised for a public hearing on Ordinance No. 640, Mayor Bink asked of those present whether there were objections thereto. There being no objections offered, it was moved by Councilman LeMire, supported by Councilman Chase;

RESOLVED, that Ordinance No. 640, given its second reading and public hearing at this meeting, be and it is hereby adopted and that it be published in accordance with the requirements of the City Charter.

Ayes: Unanimous

Herewith Ordinance No. 640, by title as adopted:

ORDINANCE NO. 640

AN ORDINANCE TO AMEND SECTION V (F) OF ORDINANCE NO. 348 AS CODIFIED UNDER ORDINANCE 534 OF THE CODE OF ORDINANCE OF THE CITY OF ESCANABA.

Recorded in full in Ordinance Record "E."

NEW BUSINESS

Consideration of Recreation Board Policies and Objectives as requested by said Board.

The Manager explained that the Recreation Board, through Paul Vardigan, has presented to him a statement adopted by the Recreation Board at its meeting on December 15, setting forth policies and objectives; the Council received a copy of this information along with a copy of a memo furnished by City Controller Howard Smale relative to this subject matter.

At this point, Recreation Board Member, Sue Gordon, read the following statement:

"As a member of the Recreation Board and as a member of the sub-committee on Polices and Objectives, I would like to speak to this item on the agenda for purposes of clarification.

The intention of the Recreation Board in drafting a statement of Policies and Objectives was to develop a document to serve as a guideline for the Board in its service to this Council and to the community. Each member of the Board fully recognizes that the Recreation Board is an advisory and not an administrative unit, a factor which is carefully established in the Policies and Objectives statement.

This statement represents hours of work and discussion not only by the members of the sub-committee but also by the other members of the Recreation Board and the Recreation Director.

As the preliminary step in preparing this statement of Policies and Objectives I asked the City Manager's office, City Clerk and the Recreation Director to locate for me any information in the City Charter or else-

First reading of Ordinance No. 640, an ordinance amend the zoning ordinance to change the minimum land area required in a Class "B" Residential District.

The Planning Commission recommended that the area section under the Class "B" Residential District be modified to permit two-family occupancies in existing lots of record, with a minimum of 6,000 square feet and not less than 50 foot frontage. In order to accomplish this, Ordinance No. 640 was presented for first reading.

By Councilman Chase, supported by Councilman LeMire;

RESOLVED, that Ordinance No. 640, given its first reading at this meeting, be recorded on the minutes of this meeting by title, and be taken up for second reading, public hearing and final adoption at a meeting of the Council to be held on January 6, 1977.

Ayes: Unanimous

Herewith Ordinance No. 640, recorded by title:

ORDINANCE NO. 640

AN ORDINANCE TO AMEND SECTION V (F) OF ORDINANCE NO. 348 AS CODIFIED UNDER ORDINANCE 534 OF THE CODE OF ORDINANCES OF THE CITY OF ESCANABA.

NEW BUSINESS

Report with recommendation on bids for firearms for the Public Safety Department.

The Council was informed that when the City went to Public Safety, we took bids on firearms for the firemen who would become public safety officers. Now, he said, the City is in full swing at Public Safety, and we are replacing the original firearms that our police used. He said the City will sell the firearms now in use at their market value. The Manager reported that eight bid invitations were sent out and the following two bidders responded:

Markl Supply Co.	$2,237.09
Boyd Williams	2,265.70

By Councilman Chase, supported by Councilman Pearson;

RESOLVED, that the Council does hereby accept the low bid of Markl Supply Company, in the amount of $2,237.09, to furnish the City with 21 firearms.

Upon a call of the roll, the vote was unanimous.

Request from the Housing Commission for the ratification of the salary of the Housing Director.

The Manager informed the Council that at its December meeting, the Housing Commission has recommended that the Director's salary be increased from $13,100 to $13,600, retroactive to December 1, 1976. He said its a matter of HUD policy that the Director's salary be ratified by the Council.

By Councilwoman Jokipii, supported by Councilman Chase;

RESOLVED, that the Council does hereby ratify the recommendation of the Housing Commission that the Housing Director's salary be increased from $13,100 to $13,600, retroactive to December 1, 1976.

Ayes: Unanimous

There being no further business to come before the Council, and the time being 8:30 p.m., it was moved and supported that this meeting stand adjourned.

Ayes: Unanimous

Donald J. Guindon
City Clerk

Approved:

Robert N. Bink
Mayor

DRAFT 9/3/15

ESCANABA ZONING BOARD OF APPEALS
ROOM C101, CITY HALL, ESCANABA, MI
August 25, 2015

A meeting of the Escanaba Zoning Board of Appeals was held on Tuesday, August 25, 2015, at 6:00 p.m. at the City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairman Jon Liss, Vice Chairperson Nathan Gauss, Member Dennis Renken, Member Mark Hannemann, Code Official Blaine DeGrave, Executive Assistant Buffy Smith, Confidential Secretary Lisa Glish, City Manager Jim O'Toole.

PRESENT VIA PHONE CONFERENCE: Peter Jobson, President of Excel Realty Group

ABSENT: Members Judi LaCosse and Joe Klem

Meeting called to order at 6:00 p.m. by Chairman Jon Liss

ROLL CALL

Executive Assistant Buffy Smith conducted the roll call.

APPROVAL/CORRECTION OF THE OCTOBER 22, 2014 BOARD OF APPEALS MINUTES

A motion was made by Vice Chairperson Gauss, seconded by Member Renken, to accept the October 22, 2014 Meeting Minutes as submitted. Ayes were unanimous.

APPROVAL/ADJUSTMENTS TO THE AGENDA

Blaine DeGrave stated three (3) revisions to the agenda. Agenda item one (1) where it states "505.2.1" will be replaced with "1702". Under agenda item one (1) where it states "17" for the proposed parking spaces, will be changed to "18".

CONFLICT OF INTEREST DECLARATIONS

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

223 Ludington Street: Dimensional Parking Variance – Zoning Ordinance

Chairperson Jon Liss stated the meeting for this evening pertains to the parking variance request only. And that all residents within 400 feet of the property will be given a chance to comment.

Blaine DeGrave stated Mr. Peter Jobson, President of Excel Realty Group, is requesting this hearing for a dimensional variance to Section 1702.1. Required Number of Parking Space Requirements, Table 1702 of the Escanaba Zoning Ordinance (dwelling units). Mr. Jobson is requesting a dimensional variance be granted, which would allow him to reduce the number of

Attachment 12

required off street parking spaces from 68 to 18 for a proposed 34 unit affordable senior housing project located at 223 Ludington Street.

Blaine DeGrave gave the following staff overview of the request:

The City of Escanaba Zoning Ordinance, Section 1702.1 (Table 1702) requires two (2) off street parking spaces per each dwelling unit. Because the existing building footprint occupies most of the property, the developer is requesting a dimensional variance on parking requirements be approved due to what the developer perceives to be a practical difficulty in that they believe there are circumstances which are beyond their control and that a practical difficulty exists at the property because of exceptional and/or extraordinary circumstances and physical limitations due to the existing building density and the historical lack of existing off street parking for a similar existing use.

Section 1701.3.1. Required Parking of the Escanaba Zoning Ordinance mandates off street parking in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. This requirement was adopted well after the property was developed into its current use which has changed numerous times throughout the course of the buildings history.

Section 1701.3.2. Remodeling/Rebuilding of the Escanaba Zoning Ordinance states that no additional parking spaces need be provided when remodeling or rebuilding of structures, provided usable for area of existing all buildings existing within all districts excepting districts "A," "B," and "C", when remodeling or rebuilding of structures, provided the usable floor area of existing structures on such site is not increased in the remodeling or rebuilding. Where floor area is increased, parking space must be provided for such increased floor area in accordance with the provisions of the Zoning Ordinance.

Although the area of the building is not being increased, the layout and dedicated use of 34 one (1) and (2) bedroom apartments will change the overall building use. Currently the uses at the building include; Eleven (11) guest rooms, four (4) one (1) bedroom apartments, six (6) two (2) bedroom apartments, one (1) three (3) bedroom apartment with the remaining space being approximately 11,090 square feet of commercial space. If the current uses were being proposed today, the parking requirements for the existing uses would be approximately; Eleven (11) spaces for the guest rooms, Twenty two (22) spaces for apartment dwellings, approximately twenty six (26) spaces for restaurant and pub use, nineteen (19) spaces for retail use and ten (10) parking spaces for assembly use. This would be a total of approximately eighty eight (88) parking spaces.

Section 1701.3.3. Change of Use of the Escanaba Zoning Ordinance states that whenever the use of an existing building is changed to a category or classification which requires more parking than the former established use, the additional demand for parking spaces created by the use change shall be provided for. Also whenever a business use is changed to a residential use, the minimum on-site parking requirements shall be provided. In the case of 223 Ludington Street, a partial change of use is being proposed which involves a change to a dedicated residential use.

Blaine DeGrave offered the following proposed findings:

1. Edward and Suzell Eisenberger are the owners of record for the property. In accordance with the requirements of Section 304.1.7 of the Zoning Ordinance, the property owners have given the Excel Realty Group authorization to act on their behalf in obtaining a dimensional zoning variance for a potential 34 unit affordable senior housing project. (See Attachment No. 2)

2. In accordance with Section 304.1.4 Advertisements of the Zoning Ordinance, all fee and notification requirements of the Zoning Ordinance have been accommodated for. Meeting notices were placed in the Escanaba Daily Press (August 11, 2015 – See Attachment No. 3) indicating the nature of the appeal and the date of the hearing between seven (7) and twenty (20) days before the hearing date. Letter notices were sent out to all property owners within 400 feet of the property indicating the nature of the appeal and the date of the hearing on August 10, 2015 (See Attachment No. 4). A meeting notice was also placed on the City Website and on the City Facebook page on August 11, 2015.

3. A dimensional variance on parking is required to be approved before the request for site plan review can be brought before the Escanaba Planning Commission at a later date (tentatively scheduled for September 10, 2015). The Planning Commission will be responsible for performing a site plan review which is intended to ensure developments are designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking, and minimize impacts on sensitive environmental resources.

4. On July 30, 2015 the Excel Realty Group filed a Zoning Board of Appeals Application. In the application the developer was asked to answer the following questions (See Attachment No. 1):

   (1) **(Q) Could you describe the reason(s) for requesting a variance from zoning ordinance requirements?** *Applicant proposes to install eighteen (18) parking spaces for thirty-four (34) planned senior multifamily units. The rational for this request is that the property has been in existence since 1865 (before the advent of the motorcar) and the site size does not permit the code required number of parking spaces. In addition, senior housing is a different and specialized property type, which does not require as much parking as non-senior multifamily use. The small size and historic nature of the building combined to create a unique circumstance where redevelopment is not possible if the current code's parking requirements are necessitated. For this reason the applicant requests the variance.*

   (2) **(Q) Describe why the problem is not self-created**. *(A) The property size is .6 acres and therefore makes it impossible to develop two (2) parking spaces per dwelling.*

   (3) **(Q) Describe any negative impact to the adjacent parcel(s) that may result from granting of a variance**. *(A) None.*

   (4) **(Q) Does the property possess unique characteristics (not common to the general area)**? *(A) Yes. This is a historic property and the building covers a large percentage of the site.*

5. Within the existing Downtown Development Authority Master Plan (2011), community members were asked to rate the importance of community recommended goals as obtained through a community survey and planning charrette. Each goal was prioritized and numerically rated as "Mandatory", "Necessary", or "Desired". Currently a goal exists, which calls for the creation of an upper story residential redevelopment program. This goal was prioritized as "Desired" with 53.8% of the vote. Lastly, the Community Master Plan (2006) addresses a need for additional housing, particularly apartment, condo, and senior housing. The Master Plan speaks of the increased desire for housing that is part of mixed

use and suitable for younger people starting out or seniors who are ready to give up the responsibilities of owning a home. (See Attachment No. 5)

6. In addition to the Downtown Development Authority Master Plan, the Downtown Development Authority created a "Downtown Development Authority 2020 Vision" in 2000. The purpose of the visioning plan was to have a strategy for implementing and coordinating the vision plan once opportunities arise. Within that plan there is a recommended direction under vision themes that the Escanaba Downtown Development Authority work to enhance conditions that will allow higher density residential developments such as condominiums and townhouses. A recommendation also exists to create a redevelopment plan to define potential reuses of building space and building improvement plans that will encourage reinvestment into the properties through Obsolete Property Rehabilitation and similar programs. There is also a goal to plan and initiate funding programs that facilitate improvements to facades of downtown businesses and provide for architectural and landscape guidelines for improvement. Lastly, there is a goal in the 2020 Vision Plan to improve parking downtown by enhancing the existing downtown parking lots and promoting shared parking with the Chamber of Commerce so that public parking lots can be installed behind the Chamber of Commerce and that discussions should take place with the State of Michigan to promote the concept of sharing their parking lot on the 300 block of 1st. Avenue South with the visitors and employees in this area of the downtown. The primary reason for this goal was to create additional off street parking opportunities for both the Chamber of Commerce and the House of Ludington. (See Attachment No. 6)

7. In 1990, the House of Ludington became a registered Michigan Historic Site with the State of Michigan. In 2012, the City of Escanaba applied to the United States Department of the Interior – National Park Service, to have the entire downtown placed on the National Register of Historic Places. On April 21, 2014 the City of Escanaba was notified by the National Park Service that the City of Escanaba downtown was awarded a historical designation and registered on the National Register of Historic Places. In the City of Escanaba filing a report was completed, which inventoried all building uses in downtown Escanaba to include the property located at 223 Ludington Street. (See Attachment No. 7)

8. Historically the existing property and use has no existing off street parking spaces for the current use of a restaurant, retail space, banquet facility, apartment complex, and lodging rooms. Currently all parking is provided on publically owned right of way. On January 6, 1977, the City Council approved an off-street parking exemption for the House of Ludington with respect to Winter Parking Regulations. Under this exemption the House of Ludington was permitted to use both sides of the City right of way for winter off street parking. (See Attachment No. 8)

9. On June 23, 2015 the Escanaba Downtown Development Authority conducted a study session to begin discussing the need to update zoning parking specifications and requirements within the Downtown Development District. That discussion and work is ongoing and will be addressed in the completion of the upcoming Community Master Plan update. (See Attachment No. 9)

10. On August 4, 2015, the developer appeared before the Escanaba Historical Commission to pitch and review the project concept. The Escanaba Historical Commission recommended the project be advanced for further consideration by the Escanaba City Council, Zoning Board of Appeals, and Escanaba Planning Commission. (See Attachment No. 10)

11. On August 5, 2015, the developer appeared before the Escanaba Downtown Development Authority to pitch and review the project concept. The Escanaba Downtown Development Authority recommended the project be advanced for further consideration by the Escanaba City Council and Escanaba Planning Commission. (See Attachment No. 11)

12. On August 6, 2015, the developer appeared before the Escanaba City Council to pitch and review the project concept. The Escanaba City Council recommended the project be advanced to the Zoning Board of Appeals for parking requirement review and the Escanaba Planning Commission for site plan review. (See Attachment No. 12)

Blaine DeGrave advised the Board of their Powers and Duties of the Board of Appeals:

In accordance with Chapter 3, Board of Appeals, the ordinance allows the Board of Appeals the power to hear and decide on appeals where it is alleged that there is an error in any order, requirement, decision, determination, or interpretation of the code by the Code Official. The Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the appeal and shall make an order, requirement, decision, or determination as in the Board's opinion ought to be made on the matter.

If there are practical difficulties or unnecessary hardships in carrying out the strict letter of the ordinance, the Board of Appeals may, in passing appeals, grant a dimensional variance in any of the provisions relating to the construction, or structural changes in equipment, or alteration of buildings or structures, or the use of land, buildings, or structures, so that the spirit of the Ordinance shall be observed, public safety secured, and substantial justice done.

The Board of Appeals is a quasi-judicial body (*) that has two principal functions:

1. Deciding appeals of administrative decisions and interpretations made in implementing the zoning ordinance; and
2. To hear and decide requests for variances from the strict terms of the Zoning Ordinance or interpreting the requirements of the Zoning Ordinance (text and map)

* (When the Board of Appeals is called upon formally to hear facts and make a decision, they are performing a quasi-judicial function since this is similar to what judges do in court. This duty most commonly arises for requests for variances and conditional uses when applied to the Zoning Ordinance).

The presence of four (4) members is necessary to constitute a quorum and a majority vote of the members of the Board shall be necessary to reverse an order, requirement, decision or determination of an administrative official or to decide in favor of the applicant in the case of a variance, exception or interpretation, except that the concurring vote of four (4) of the members shall be necessary to grant a variance from uses of land permitted by the Zoning Ordinance. In the case of a dimensional variance request, a simple majority of the quorum present is necessary to grant or deny a variance.

The request before the Board is for a dimensional variance. As previously stated, it is the opinion of the property owner/developer that a practical difficulty exists at the property in that there are exceptional or extraordinary circumstances or physical conditions, such as narrowness, shallowness, shape, or topography of the property involved, that do not generally apply to other property or uses in the same zoning district.

The Board has the power to authorize specific variances or departures from the Zoning Ordinance, if all of the basic conditions are satisfied as defined in Section 305.4 Basic Conditions of the Zoning Ordinance and provided there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance. A variance from the dimensional requirements of the Zoning Ordinance may only be granted if it is determined

that all basic conditions have been satisfied and that there is a practical difficulty in carrying out the requirement.

The basic conditions are:

A. The spirit of the Zoning Code shall be observed, public safety secured, and substantial justice done.

B. There is no substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

C. The difficulty or hardship relating to the property is not so general or recurrent in nature that the formulation of a general regulation for such conditions is preferable.

D. The practical difficulties or unnecessary hardships are unique to property under consideration and not to the general neighborhood, and shall apply only to property that is under the control of the applicant.

E. It shall be necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

F. There is a clear showing of an unnecessary hardship in that the property as a whole cannot reasonably be put to a use authorized by this Zoning Ordinance.

G. The alleged hardship or difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.

H. It may be denied where the alleged practical difficulties or unnecessary hardships resulted from an act of the applicant, or a person in privity or concert with the applicant.

The Board of Appeals needs to determine if there is a practical difficulty or unnecessary hardship prior to granting any variance. The granting of any variance should be in harmony with the general purpose and intent of such documents such as the Zoning Ordinance, Community Master Plan, Downtown Master Plan, and Downtown Vision Plan 2020. The Board of Appeals should determine if a literal interpretation of the provisions of these documents could deprive the property owner of rights commonly enjoyed by other properties in the same district under the terms of the documents and that the variance is the minimum necessary. Before any variance is granted, the following questions should also be considered:

1. Can the property be reasonably used as zoned?
2. Are there unique circumstances related to the property?
3. Does the proposed use alter the essential character of the area?
4. Is the need for a non-dimensional variance a self-created hardship or is it the result of a circumstance or special condition related to the property such as size, shape, and existing structures?
5. Does the variance, if approved, impair or conflict with the intent and purpose of the Zoning Ordinance, the Master Plan, the Downtown Master Plan, or the Downtown 2020 Vision Plan?
6. Is the project, if completed, expected to support a reasonable rate of return on the property owner's investment?

Blaine DeGrave advised the Board that the owner/applicant demonstration of a hardship and need for variance is required:

In order for a variance to be considered, the developer should be able to demonstrate that the following conditions have been addressed/met/demonstrated to the satisfaction of the Board of Appeals:

A. That the spirit of the Zoning Ordinance is observed, public safety secured and substantial justice done. "Public Safety Secured" indicates that the variance, if approved, will not create an unsafe condition. "Substantial Justice" directly addresses fairness to the applicant, but it also applies to others that might be affected by the variance. The substantial justice requirement should dictate that the variance would not undermine the purpose and intent of ordinances and plans. The developer also needs to provide assurance that the variance being asked for is the minimum necessary to afford relief.
B. That there is no substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
C. The difficulty or hardship relating to the property is not so general or recurrent in nature that the formulation of a general regulation for such conditions is preferable.
D. The practical difficulties or unnecessary hardships are unique to the property under consideration and not to the general neighborhood and apply only to property that is under the control of the applicant.
E. The variance is necessary for the preservation of a substantial property right.
F. There is a clear showing of an unnecessary hardship in that the property as a whole cannot reasonably be put to a use authorized by the Zoning Ordinance.
G. The alleged hardship or difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.

Blaine DeGrave provided a staff summary:

The Board of Appeals does not have the authority to alter or change the requirements of the Zoning Ordinance without first establishing that a hardship exists. The Board of Appeals must determine if there is a hardship or difficulty, which is not a result of an act, created by the owner and is not solely economic in nature. Variances are not intended to relieve requirements of the Zoning Ordinance that are simply preventing the developer from doing what they wish. Instead, the Board of Appeals is intended to serve as a safety value in those cases where the application of the zoning requirements results in a practical difficulty or unnecessary hardship. Provided, however, that in interpreting and applying the provisions of the Ordinance, the requirements shall be deemed to be the spirit and intent of the Ordinance and would not constitute the granting of a special privilege.

In the case of the application before the Board of Appeals, it is believed that any off street parking improvements at 223 Ludington Street improves the parking situation that currently exists with the installation of eighteen (18) new off street parking spaces (which is consistent with the goal to improve off street parking in the area). However, because the potential development will include a partial change of use, and the change of use is residential in nature, the minimum on-site parking requirements must be provided until a dimensional variance is approved. Without approval of such variance, along with a site plan approval from the Escanaba Planning Commission, a zoning land use application cannot be issued by the City of Escanaba for the project nor can a building permit be issued by the Delta County Building and Zoning Department.

In accordance with Escanaba Zoning Ordinance and state law, a decision of the Board of Appeals shall be final. However, any party having a substantial interest affected by an order, determination, or decision of the Board of Appeals, may appeal to the Circuit Court if such appeal is made to the Court within twenty-eight (28) days after rendering of the final board decision.

Peter Jobson stated the current use of this building does not have any parking space and the project would be an improvement for this area. The parking variance is for fewer parking spaces than what code requires, which is 34 spaces. He stated that the building was developed in the 1860's to the 1880's. A need for hotel guests was in demand at this time, but parking was not. The proposed plan would redevelop the House of Ludington into affordable senior housing. All uses for the building will require parking regardless of project. The senior housing project proposed is less intensive than the current use. Senior housing is not comparable to assisted living. The cars versus unit's requirement will be met. Several market studies' for accurate research to back up his offer has been conducted. Fencing will also be provided to screen headlights. The House of Ludington property is an icon and needs attention. In 1977 code was updated last.

Blaine DeGrave stated that in 1977 residents were allowed to park on the streets.

City Manager Jim O'Toole stated that in 2006 code was updated.

Dennis Bittner with Bittner Engineering took the stand and offered to answer any questions. There were none at this time.

Blaine DeGrave entered in the record the two (2) letters received by the City (see attached).

Blaine DeGrave stated the online petition at Change.org received 510 signatures, and several emails were sent to City Manager, Jim O'Toole.

John Liss opened floor for Public Comment - first offering residents who live within 400 feet of 223 Ludington Street to comment:

Dan Sampson, property owner at 117/119 South 3rd Street stated that indoor parking was sold previously to the Stupak Law Office, so that Stupak could build their building. He commented on how the House of Ludington is allowed to park overnight during winter months, and that after a snowstorm, crews need to plow around vehicles on the road, coming back a second time to clean up after vehicles leave. He is concerned what will happen when residents in the new House of Ludington have daytime/overnight guest. He stated there isn't any room for outdoor celebrations under tents, etc. He also mentioned his previous offer to sell his property in the past to the House of Ludington for parking, which would give them a 100 foot by 100 foot square lot.

Steve Bessemer, located at 208 1st Avenue South stated that since the housing will be for seniors, they will still be able to and need to drive. The area is not adapt for walking, with no close stores in the area. He is concerned with overflow parking, if it will it take place in front of his residence. Congestion in the alley will be an issue. Trash pick-up is a concern. Lastly, he commented on snow removal, which will be a problem.

Terry Reynolds, property owner at 215 Ogden Avenue stated he is opposed to the parking variance, mainly to use concerns.

Dave Swalbach, property owner at 212 1st Avenue South stated he is in favor of the project. He agrees with selling homes for parking. He also suggests to add a stipulation of adding additional parking.

John Liss opened floor for public comment to residents of the City:

Monique Ciofu is opposed to the parking variance. This is not a walkable site.

Paul Neumeir, a Gladstone resident/property owner in Escanaba stated he is opposed to the variance due to a lack of parking spots. He questioned where guests would park. He questioned the process for snow removal, which would be an issue. Lastly, he said this project is inconvenient to the neighbors surrounding this building.

City Manager Jim O'Toole read for the record a letter by Matt Sviland (see attached):

Jim O'Toole added to the record that parking spots would not be allowed to store snow.

Suzell Eisenberger, current owner of the House of Ludington for the past 18 years, mentioned how she is heartbroken and frustrated with the comments from the community. All possible options for this building have been researched and the proposed senior housing is the best. She stated most street parking is currently used by hotel guests and renters. She stated that she was promised more parking within the City through a "handshake" agreement when she originally purchased the property 18 years ago. Ed and Suzell would like to move on with their life. She stated this project is the savior for this building. If this project doesn't happen, she doesn't know what to do. Suzell stated that she and her husband approached Dan Sampson in the past to purchase his property for parking, but with a high price offer, is was not feasible. She insisted that the public listen to the facts presented by the professional developers instead of the neighbors who are against this project. She commented that the building is in need of $2.5 million worth of repairs, money they do not have. If the project is denied, she stated that The House of Ludington will not stay a Restaurant/Banquet Hall, and they will not be forced to stay here."

Ed Legaut, Executive Director of the DDA, mentioned that he is currently working on item #9 from the distributed packet, which states "On June 23, 2015 the Escanaba Downtown Development Authority conducted a study session to begin discussing the need to update zoning parking specifications and requirements within the Downtown Development District. That discussion and work is ongoing and will be addressed in the completion of the upcoming Community Master Plan update". Ed is doing the ground work and study work to present to the Board. The City's vision is to revitalize downtown. The recommendation to our Board would be much less than what it is today.

John Liss opened the topic of Ordinance 1702.3.2 for the property at 223 Ludington Street for discussion to the Board, with Blaine DeGrave providing a recap of the proposed project. He stated the City has Ordinances to follow and it is the Board's decision on the parking variance proposed.

Dennis Renken stated he feels there is a reason why the ordinance is in force and to deviate from the current ordinance would create problems. He believes safety down the alley is a major issue, and he is not in favor of the project. He believes there would be better options than the proposed.

Nathan Gauss stated that any project at this location will need a parking variance no matter what the project is. He would like more parking options to be researched further.

Mark Hannemann stated he does not feel it would be fair to other developers that were held to the current ordinance if the proposed parking variance is approved.

Jon Liss agreed that there is a major safety concern in the alley, and that they need to look at parking closer. He is concerned with the snow removal. He also understands the current owner's point of view. Overall, he has to look at the long term decision. He asked the Board Members if they would like to make a motion at this point.

Nathan Gauss stated he would like additional parking to be researched. He questioned Peter Jobson on additional parking because at this point that is what would stop this project. He also would like in writing something stating this building cannot be turned into anything other than elderly homes, like what happened with the Harbor Towers. Peter Jobson stated that buying additional property would make the project harder. He feels there is an adequate amount of parking as proposed based on research conducted. He is not aware of a property owner offering their property for purchase. He believes this project is challenging, with all the work, time, and money needed, but is willing to pursue the project anyways. From an economic perspective, he doesn't believe there is any other program that would be suitable. He heard all concerns on safety with the alley and suggested traffic control devices be put in place. Bottom line is, this property needs rehabilitation and it won't last if vacant.

Blaine DeGrave stated that if the parking variance is denied, the project stops completely. If it is approved, it moves onto to the Planning Commission, then to the City Council. As a reminder, Blaine stated that an appeal can be made with the Circuit Court within 28 days for either the developer or a citizen who is not happy with the outcome.

Jon Liss stated he is looking for a motion to be made. Nathan Gauss made a motion to recess the meeting so the Board can have an opportunity to do more research without a hasty decision being made. Dennis Renken believes a decision should be made now.

A motion was made by Chairperson Liss, seconded by Member Renken to support and proceed with what is presented with the restriction to have the developer effectively look for other options for parking, including talking to Mr. Sampson and the surrounding neighbors. And to have possible participation from the DDA to get this resolved.

City Manager Jim O'Toole interjected stating the question before the Board tonight is if the parking variance is approved or not. Options for the Board are to approve, deny, or table the matter.

A motion was made by Chairperson Liss, seconded by Member Renken, to table the meeting for additional research to be conducted and to recess the meeting.

City Manager Jim O'Toole interjected for additional clarification as to what the target number needs to be. Jon Liss stated one per unit and additional space for snow. Mr. O'Toole suggested to approve a parking variance provided additional parking be installed, which would allow one per dwelling unit, for a total of 34 off street parking. And to have a commitment for snow storage on the premises or to have a legally binding contract for snow to be physically removed within 48 hours.

A motion was made by Nathan Gauss, seconded by Jon Liss to support the recommendation of City Manager Jim O'Toole. A roll call vote was conducted by Buffy Smith. Ayes were unanimous.

Jon Liss questioned the next step for this project. Jim O'Toole stated the site plan review before the Planning Commission will be on September 10th. October 1st is the deadline for funding to the State of Michigan. At the Planning Commission meeting, if approved, it has to be on a one to one basis.

Jon Liss concluded the end of discussion for item #1 regarding the House of Ludington project. Jim O'Toole recommended a 5 minute recess.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Jim O'Toole and Board of Appeal members agreed to adjourn the meeting early with Chairperson Liss striking ill, resulting with him needing immediate attention through EMS.

ADJOURNMENT

A motion was made by Vice-Chairperson Gauss, seconded by Member Renken, to reschedule Agenda Item #2, a dimensional parking variance for 617 and 623 Ludington Street/608 and 630 1st Avenue South at a future meeting, which will be held no later than September 10, 2015, and to adjourn the meeting. Ayes were unanimous.

The meeting adjourned at 8:15 p.m.

Jon Liss, Chairperson
Escanaba Zoning Board of Appeals

Blaine DeGrave, Ex-Officio
City of Escanaba

Resolution of Support House of Ludington Senior Housing Project

Excerpt of the minutes of a special meeting of the Historic Commission held on August 4, 2015, City Hall, 410 Ludington Street, Escanaba, Michigan, at 6:00 p.m.

Present: Chairperson Don Curran, Vice Chair Judy Fouts, Secretary Suzell Eisenberger, Commissioners Keller, Lindquist and O'Donnell.

Absent: Commissioner Morrison

"Upon motion made by Commissioner Keller, seconded by Commissioner Lindquist, the following **Resolution was adopted:**

WHEREAS. the Historic District Commission of the City of Escanaba, Michigan, recognizes the value of historic preservation as an effective tool for economic revitalization; and

WHEREAS, the Commission recognizes the demand for both market-rate and affordable housing in the downtown area to provide housing opportunities within its boundaries; and

WHEREAS, by this support it will encourage residents to live, work and play all in the downtown area and promote a vibrant, walk able community for all; and

WHEREAS, the Commission will encourage the development of quality new affordable housing in the Ludington Street area between 2nd and 19th Street including development of affordable housing within mixed-use projects; and

WHEREAS, the Historic District Commission wishes to specifically protect the historic nature of the House of Ludington and would only support the "House of Ludington Senior Project" provided the project strictly adhered to the Department of Interior Standards for treatment of historic properties and the State Historic Preservation Office Guidelines;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Historic District Commission their support of the redevelopment of the Historic "House of Ludington" project by Excel Realty Group, Peter Jobson President of Beachwood, Ohio, and encourages and supports the development of quality new affordable senior housing in the Ludington Street corridor of the DDA District.

Attachment 13

Upon a call of the roll, the was as follows:
Ayes: 5
Nays: 0

RESOLUTION DECLARED ADOPTED

I, the undersigned, being duly qualified and acting Secretary of the Historic District Commission of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Historic District Commission of the City of Escanaba, County of Delta, Michigan, at a special meeting held on August 4, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Judy Schroeder

Judy Schroeder

HISTORIC DISTRICT COMMISSION
SPECIAL MEETING MINUTES

Don Curran, Chairperson
Judith Fouts, Vice-Chairperson
Suzell Eisenberger, Secretary
Karen Lindquist Commissioner
Ellie O'Donnell, Commissioner

Monte Morrison, Commissioner
Elizabeth Keller
Blaine DeGrave, Staff Liaison
James V. O'Toole, City Manager
Ron Beauchamp, Council Liaison

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829
August 4, 2015 at 6:00 p.m.

CALL TO ORDER
ROLL CALL: PRESENT Chairperson Curran, V.C. Fouts, Secretary Eisenberger, Commissioners O'Donnell, Lindquist and Keller.
ALSO PRESENT: Jenny Lancour, Daily Press, Jessica Stephenson, TV-6, Dr. Charles S. Olsen and Monique Ciofer and Mr. Peter Jobson, President of the Excel Reality Group.
ABSENT: Commissioner Morrison
APPROVAL/CORRECTION(S) TO MINUTES - Approved as published
APPROVAL/ADJUSTMENTS TO THE AGENDA - Approved as presented
CONFLICT OF INTEREST DECLARATION - Secretary Eisenberger declared a conflict of interest regarding the House of Ludington Senior Project

UNFINISHED BUSINESS

1. Redevelopment Sites: Tabled until next meeting.

NEW BUSINESS

1. Historic Downtown Escanaba Development:
Mr. Peter Jobson, President of the Excel Reality Group presented a synopsis of the House of Ludington Senior Residence Project. The proposed development program consists of the adaptive use of the four story building into 34 one and two bedroom rental units. The development will be financed with 9% tax credit equity and the Federal Historic Credit, and a small permanent loan using the USDA 538 Program. (See Attached)
Mr. Peter Jobson of Excel Reality requested a Resolution of Support for the House of Ludington Senior Housing Project.
A motion for the Resolution of Support for the House of Ludington Senior Housing Project with an amendment adding that the project strictly adhere to the Secretary of Interior Standards and the State Historic Preservation Guidelines and to also strike the words "mixed use" from the resolution was made by Commissioner Keller, 2nd by Commissioner Lindquist. Roll Call as follows:
Ayes - 5
Nays -0 - Resolution of Support Passed.

1. **Project Updates.**

   a. 2014 MEDC Downtown Façade Improvement Program.-None
   b. MEDC Redevelopment Ready Community- None

DRAFT

Attachment 13

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT
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,

Blaine DeGrave, Staff Liaison
Historic District Commission

DOWNTOWN DEVELOPMENT AUTHORITY

A RESOLUTION OF THE ESCANABA DOWNTOWN DEVELOPMENT AUTHORITY SUPPORTING THE HOUSE OF LUDINGTON SENIOR RESIDENCE PROJECT PLAN TO BE DEVELOPED BY EXCEL REALTY GROUP AND HERITAGE LANE RESIDENCES

Whereas, The Escanaba Downtown Development Authority recognizes the value of historic preservation as an effective tool for economic revitalization; and

Whereas, through the 2011 Escanaba Downtown Development Authority's Developmental plan has prioritized inclusion into the National Register of Historic Places to spur redevelopment to our Downtown Buildings by utilizing historic preservation tax credits; and

Whereas, the Escanaba Downtown Development Authority's 2020 Vision document stresses that the downtown be reinvented and revitalized by creating a mix of activity nodes focused on retail, residential and entertainment uses; and

Whereas, the Escanaba Downtown Development Authority's 2015 goals list adding more developmental opportunities for Seniors as part of its support of the "Communities for a Lifetime", creating living space that takes advantage of walkability and helps create an age friendly downtown; and

Whereas, a payment in lieu of taxes agreement between the City & Excel Realty Group will be needed to make the project work; and

Whereas, Excel Realty Group may need certain variances approved based on parking or other ordinances for the downtown project; and

Whereas, Excel Realty Group's site plan for House of Ludington Senior Residence project will need approval from the Escanaba Planning Commission; and

Attachment 14

Now, therefore be it resolved, that the Escanaba Downtown Development Authority hereby supports the House of Ludington Senior Living Project Plan to be developed by Excel Realty Group.

Sue Parker, Chairperson

I certify that the "Resolution of Support" was duly adopted at a regular meeting of the Escanaba Downtown Development Authority on August 5, 2015 by the following vote:

Yes: 5
No: 1
Abstain: 0

Ed Legault, DDA Executive Director

Downtown Development Authority Board

MEETING MINUTES

August 5, 2015 at 7:30 am

Administration
Edward Legault
Judy Schroeder

Downtown Development Authority Trustees

Sue Parker, Chairperson
Dan Bender, Vice Chair
Andy Crispigna, Treasurer
Mitch Taylor, Trustee
Mary Finlan, Trustee
James O'Toole, Trustee
Marc Tall, Trustee
Tara Deno, Trustee

DRAFT

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

OFFICIAL PROCEEDINGS
ESCANABA DDA
CITY OF ESCANABA, MICHIGAN
Regular Board Meeting
August 5, 2015

Call To Order:

The meeting was called to order by Chairperson Sue Parker at 7:30 a.m. in the City Hall Council Chambers, 410 Ludington Street, Escanaba, MI.

Roll Call:

Chairperson Sue Parker, Vice Chair Dan Bender, and Trustees Tall, Finlan, O'Toole, Deno, and Treasurer Crispigna.

Also present was Peggy O'Connell of Sign Up and Peter Jobson of Excel Reality

APPROVAL/CORRECTION(S) TO MINUTES

Trustee Tall moved to approve the minutes of July 1, 2015 with one correction seconded by V.C. Bender. Motion carried.

APPROVAL/ADJUSTMENTS TO THE AGENDA

Trustee Tall moved to approve the agenda, 2nd by V.C. Bender. Motion Carried.

CONFLICT OF INTEREST DECLARATION

None

TREASURER'S REPORT

Fund Balance is at $272,151.56. May's interest earnings and parking lot maintenance charges will appear on the next report. Payables as usual.

Motion to accept Treasurer's Report by Trustee Finlan, 2nd by Trustee V.C. Bender. Motion Carried.

Request to pay Cooper Office the sum of $617.61 for lease of copy for 3 mos and overage on color copies.

Motion to pay Cooper Office the sum of $617.61 by V.C. Bender, 2nd by Trustee Finlan. Motion carried.

Public Hearing: None

OLD BUSINESS/UNFINISHED BUSINESS:

1. RFP for Parking Lot Enhancements

As instructed at the July 1, 2015 board meeting a Parking Lot Sign Comparison was drafted by DDA administration with the inclusion of the requests from the board at the July meeting (see attached). The recommendation from administration was to award Genesis Graphics the bid not to exceed $12,000 for all signs. (12 parking lot signs and 24 directional signs).

After brief discussion a motion was made by Trustee O'Toole to award the bid to Genesis Graphics for an amount not to exceed $12,000, 2nd by Trustee Tall. Roll Call vote as follows.

Trustees O'Toole, Tall, Crispigna, Deno, and Finlan voted - aye
Chairperson Parker and V.C. Bender voted - nay
Motion Carried.

DRAFT

NEW BUSINESS:

1. Excel Reality Group Project Review

Mr. Peter Jobson, President of the Excel Reality Group presented a synopsis of the House of Ludington Senior Residence Project. The proposed development program consists of the adaptive use of the four story building into 34 one and two bedroom rental units. The development will be financed with 9% tax credit equity and the Federal Historic Credit, and a small permanent loan using the USDA 538 Program. (See Attached)

Mr. Peter Jobson of Excel Reality requested a Resolution of Support for the House of Ludington Senior Housing Project.

After some discussion and a review of the draft of the Resolution of Support it was requested that a payment in lieu of taxes agreement, a municipal services agreement be added as well as variances in zoning ordinances and site plan approval by the Planning Commission and Zoning Board of Appeals.

A motion to include the above additions to the "Resolution of Support" was made by Trustee Finlan, 2nd by Trustee O'Toole - Roll call vote:

Trustee Finlan	**Aye**	**Trustee Deno -**	**Aye**
Trustee O'Toole -	**Aye**	**Trustee Tall -**	**Aye**
Treasurer Crispigna	**Aye**	**Trustee Finlan -**	**Aye**
V.P. Bender -	**Nay**	**Chairperson Parker -**	**Aye**

6 Ayes, 1 Nay, Motion Carried.

2. Property Purchase for the Escanaba Market Place

Administration negotiated a purchase agreement for the property by 15th Street & Ludington Street as well as adjacent property by 1st Avenue South. There will be several contingencies pending Board approval. Administration is requesting a $1500 Earnest Money Deposit.

After general discussion regarding the DDA fund balance and the budgeting of Acquisition of Property for the past three years.

DRAFT

A motion was made by Trustee O'Toole that the DDA enter into a Right to Purchase Agreement based on a firm appraisal, Planning Commission site plan approval, and MEDC financial backing with a $1500 earnest money deposit, 2nd by Trustee Finlan.

Roll call vote as follows:
Trustees O'Toole, Finlan, Tall, Deno, Treasurer Crispigna, V.C. Bender and Chairperson Parker voted Aye. No votes for Nay. Motion Carried.

PROJECT UPDATES

- Escanaba Market – Submitting intake form for project after earnest money deposit.
- Façade Projects – Submitted intake form and have gone answered questions from the CAT team. Projects are progressing in the process and have met with the MEDC several times in the last few weeks.
- Redevelopment Ready Communities Activities – final report was shared be Peter Allen & Associates.

VARIOUS OTHER ISSUES:
GENERAL PUBLIC COMMENT
BOARD/STAFF COMMENTS
ANNOUNCEMENTS
ADJOURNMENT

The Escanaba Downtown Development Authority 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 Downtown Development Authority. Individuals with disabilities requiring auxiliary aids or services should contact the Downtown Development Authority by writing or calling (906) 789-8696 or escanabadda@att.net.

Respectfully Submitted,

Sue Parker, Chairperson

DRAFT

CITY OF Escanaba

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

Excerpt of the minutes of a regular meeting of the Escanaba City Council held on August 6, 2015, at the City Hall, 410 Ludington Street, Escanaba, Michigan, at 7:00 p.m.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

"Upon motion made by Council Member Baribeau, seconded by Council Member Sattem, the following resolution was made:

A RESOLUTION BY THE ESCANABA CITY COUNCIL SUPPORTING THE EXCEL REALTY GROUP PROJECT PLAN FOR 223 LUDINGTON STREET, COMMONLY KNOWN AS THE HOUSE OF LUDINGTON

Whereas, Escanaba City Council supports the proposed House of Ludington development at 223 Ludington Street to construct 34 one and two bedroom senior dwelling units. This development is consistent with the City's strategy for restoring historic buildings in the downtown area, specifically on Ludington Street. The development addresses the need to build density and promote downtown living. This will further the City's goal of a vibrant downtown community for residents to live, work and play. This development meets these goals by putting key historic structures back into productive use and providing senior housing amenities for downtown residents. This development, if approved for funding under the tax equity credit program, federal historic tax credit program and USDA 538 program will be a significant investment in the downtown area; and

Whereas, The Escanaba City Council recognizes the value of historic preservation as an effective tool for economic revitalization; and

Whereas, through the 2011 Escanaba Downtown Development Authority's Developmental plan has prioritized additional mix used residential redevelopment to our Downtown Buildings; and

Whereas, the Escanaba Downtown Development Authority's 2020 Vision document stresses that the downtown be reinvented and revitalized by creating a mix of activity nodes focused retail, residential and entertainment uses; and

Whereas, the Escanaba Downtown Development Authority's 2015 goals list adding more mixed use developmental opportunities as part of its support of restoration of buildings downtown through its Façade program; and

Attachment 15

Whereas, a payment in lieu of taxes agreement between the City of Escanaba & the Excel Realty Group will be needed to make the project work; and

Whereas, the Excel Realty Group may need certain variances approved based on parking or other ordinances for the downtown project; and

Whereas, the Excel Realty Group site plan for the project will need approval from the Escanaba Planning Commission; and

Now, therefore be it resolved, that the Escanaba City Council hereby supports the House of Ludington Project Plan to be developed by the Excel Realty Group to install 34 one and two bedroom senior apartments in the existing building located at 223 Ludington Street.

Ayes: Baribeau, Sattem, Blasier, Beauchamp, Tall
Nays: None

RESOUTION DECLARED ADOPTED.

I the undersigned, being duly qualified and acting City Clerk of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Escanaba City Council of the City of Escanaba, County of Delta, Michigan, at a regular City Council Meeting held on Thursday, August 6, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Robert S. Richards, CMC, City Clerk

OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, August 6, 2015

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem.

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Pastor Chris Johnson of Christ the King Lutheran Church, gave the invocation and led Council in the Pledge of Allegiance.

Sattem moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from July 16, 2015, as submitted.

ADJUSTMENTS TO THE AGENDA

Blasier moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT

City resident Roberta Stacey expressed concerns on the PK Housing Project as proposed. Mrs. Stacey suggested that the area needed a mix of co-inhabitants, and suggested a mixed income rather than a concentration of affordable housing. Mrs. Stacey suggested project developers did not live in the community and area funds would be leaving the community.

City resident Dawn Duncan, questioned the projects income level guidelines. She stated many area seniors only lived on social security.

Downtown Development Director Ed Legault, stated his office, and the Michigan Economic Development Corporation (MEDC), had been working on the House of Ludington Project with the owners Ed and Suzell Eisenberger. They had been looking for different grants to fund repairs for restoring City historical buildings. He advised, it was difficult to find grants with private ownership which required a 50 percent match. Mr. Legault stated his office were doing everything they could to come up with a solution. Mr. Legault concluded that Council needed to support these type of projects.

City resident Charles Olsen spoke in support of the Downtown Development Authority, and Historic District Commission, but suggested the proposed development for the House of Ludington project may not be the best use for the building. He suggested the House of Ludington would be off limits once sold as senior housing, and suggested the project had proceeded to fast without public input. Mr. Olsen wanted to reuse the building as its current use, and suggested this proposed project may not be the best fit for the property.

Monique Ciofu spoke on the House of Ludington Project and suggested the building stay with its current use, and give the project time for the public to be able to speak and take part in the discussion.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS – None

NEW BUSINESS

Approval – Heavy Equipment - Backhoe w/Attachments – Department of Public Works.

Administration sought Council approval to purchase a John Deere 410L backhoe with attachments in the amount of $114,651.00 from Nortrax, Inc. of Escanaba, MI. This purchase was included in the current fiscal year budget.

Public Works Director Bill Farrell provided a brief synopsis of the purchase.

NB-1 Blasier moved, Sattem seconded, to approve to purchase a John Deere 410L backhoe with attachments in the amount of $114,651.00 from Nortrax, Inc. of Escanaba, MI.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Beauchamp, Baribeau, Tall
Nays: None

MOTION CARRIED.

Approval – Vactor Sewer Truck Rehabilitation/Restoration and Rebuild – Waste Water Department.

Administration sought Council approval to retain Doheny Companies of Northville, MI to rehabilitate and restore the City of Escanaba's 2007 Vactor sewer truck in an amount not to exceed $140,000. This item was included in the current fiscal year

budget.

Water/Wastewater Superintendent Jeff Lampi provided information regarding the truck restoration project. Administration stated restoration of the unit was desired over any newer vehicle because of the vehicle engine. The 2007 engine in the equipment was before the current emission standards. Newer vehicles, with similar engines and with the current emission standards, do not last as long.

Council Member Beauchamp suggested holding off on the paint job and use extra funds to do further restoration of the unit instead. Administration advised, the extra funds budgeted were for rental of a unit if the truck was needed during the truck restoration. Administration further advised the City had a mutual aide agreement with the City of Gladstone and would rent their similar vehicle if the need aroused.

After further discussion regarding restoration, and rental of a similar truck from the City of Gladstone, the following motions were made:

NB-2a Blasier moved, Beauchamp seconded, to approve to retain Doheny Companies of Northville, MI to rehabilitate and restore the City of Escanaba's 2007 Vactor sewer truck in an amount not to exceed $115,000.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Beauchamp, Sattem, Baribeau, Tall
Nays: None

MOTION CARRIED.

NB-2b Beauchamp moved, Blasier seconded, to authorize an amount not to exceed $25,000 for rental of a Vactor sewer truck if needed during the restoration of the Water/Wasterwater Department Vactor sewer truck.

Upon a call of the roll, the vote was as follows:

Ayes: Beauchamp, Blasier, Baribeau, Sattem, Tall
Nays: None

MOTION CARRIED.

Approval – City of Escanaba Street System Resolution – Act 51 Street System Map - Department of Public Works.

Administration sought Council approval of a resolution to amend the City of Escanaba Street System Map for the purpose of obtaining funds under Act 51, P.A. 1951 as amended. Administration recommended 26th Avenue South from South 23rd Street to South Lincoln Road (M35) be added to the Act 51 street system as it was missing and did not have a previously submitted resolution from Council. The total

length of street added was 110.88 feet.

NB-3 "Upon motion made by Council Member Blasier, seconded by Council Member Sattem, the following resolution was adopted:

RESOLUTION
FOR
STREET CERTIFICATION

Whereas the City of Escanaba did on June of 1994 acquire title to 26th Avenue South from South 23rd Street to South Lincoln Road; and

Whereas it is necessary to furnish certain Information to the State of Michigan to place this street within the City of Escanaba Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said 26th Avenue South is described as:
   PART OF NW1/4 OF SW ¼ OF
   SECTION 6 T.38N.,R.23W.
   &
   PART OF NE1/4 OF SE1/4 OF
   SECTION 1 T.38N.,R.24W.
   CITY OF ESCANABA
   DELTA COUNTY, MICHIGAN

FROM THE SW CORNER OF BLOCK 5 OF LAKE SHORE DRIVE ADDITION NO.1 TO CITY OF ESCANABA AS RECORDED AT LIBER "B" OF PLATS ON PAGE 38 OF DELTA COUNTY RECORDS, THENCE MEASURE S.00□09'17"E. PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK 5 A DISTANCE OF 22.77 FEET, THENCE MEASURE S.89□50'43"W. PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 44.69 FEET TO THE CENTERLINE INTERSECTION OF 26TH AVENUE SOUTH AND 23RD STREET AND THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED, THENCE N.69□05'29"W. A DISTANCE OF 89.43 FEET TO THE SOUTHEASTERLY CURB LINE OF STATE HIGHWAY M-35 AND THE POINT OF ENDING OF SAID CENTERLINE.

2. That said street is located within a City of Escanaba right-of-way and is under control of the City of Escanaba.

3. That said street is a public street and is for public street purposes.

4. That said street is accepted into the City of Escanaba Local Street System and was open to the Public on June 1994.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Beauchamp, Baribeau, Tall
Nays: None

RESOLUTION DECLARED ADOPTED."

Approval – Professional Services – Water Department Capital Improvement Plan – Water Department.

Administration sought Council approval to retain C2AE of Escanaba, Michigan to complete a state mandated Water System Capital Improvement Plan (CIP) as part of the existing General Plan. The CIP would inventory items within the Water Plant and the entire water distribution system. A disinfection by-product evaluation would also be concluded at the same time, in an amount not to exceed $10,000. This item was included in the current fiscal year budget.

Water/Wastewater Superintendent Lampi reviewed the Water System Capital Improvement Plan required by the State.

NB-4 Beauchamp moved, Baribeau seconded, to approve to retain C2AE of Escanaba, Michigan to complete a state mandated Water System Capital Improvement Plan as part of the existing General Plan and further to approve a disinfection by-product evaluation at the same time, in an amount not to exceed $10,000.

Upon a call of the roll, the vote was as follows:

Ayes: Beauchamp, Baribeau, Blasier, Sattem, Tall
Nays: None

MOTION CARRIED.

Approval – Use of Public Space/Street Closure - 323 1st Avenue North – Mary St. Pierre Scholarship Fund Raiser.

Rhonda Danforth requested authorization to close off North 9th Street from 1st Avenue North to the alley on August 29, 2015 from 3:00 p.m. to 11:30 p.m. so they can use the space for their "Mary St. Pierre Scholarship Fund Raiser" event. Administration recommended approval of the request provided: 1) The City of Escanaba was named as an additional insured on their insurance policy, 2) All rules and regulations of the Michigan Liquor Control Commission and the Department of Public Safety are followed; and 3) Event sponsors provide all labor and material to clean-up at the conclusion of the event.

NB-5 Sattem moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve a request from Rhonda Danforth to close off North 9th Street from 1st Avenue North to the alley on August 29, 2015 from 3:00 p.m. to 11:30 p.m. so they can use the space for their "Mary St. Pierre Scholarship Fund Raiser" event, provided: 1) The City of Escanaba was named as an additional insured on their

insurance policy, 2) All rules and regulations of the Michigan Liquor Control Commission and the Department of Public Safety are followed; and 3) Event sponsors provide all labor and material to clean-up at the conclusion of the event.

Update – Sale of the Power Plant – City Manager's Office.

Administration updated the Council and public on the latest developments related to the Escanaba generating facility. Manager O'Toole stated he was talking to Sterling Energy and they advised they were in the middle of a Corporate restructuring, and the Escanaba project was put on hold.

Approval – Resolution of Support – Excel Realty Group – Senior Housing Development Project – 223 Ludington Street.

Excel Realty Group sought Council approval of a resolution which supported the installation of 34 one and two bedroom senior housing apartments in the building located at 223 Ludington Street, commonly referred to as the "House of Ludington". A resolution was needed as part of their application for funding to the various state agencies.

Manager O'Toole provided the following information:

The City of Escanaba was approached by a developer with a concept of redeveloping 223 Ludington Street into 34 one and two bedroom senior housing apartments.

Under the concept of the proposed development, the developer (Excel Realty Group, Beachwood, OH) proposed to construct 34 senior 1 and 2 bedroom units at 223 Ludington Street. The project would be a historic adaptive reuse project which was intended to reuse the four-story building, which contains approximately 38,000 square feet of building space. The project, if approved for funding, would be redeveloped in conformance with the Michigan State Historic Preservation guidelines and the U.S. National Park Service guidelines for historic places.

The Excel Realty Group stated the construction costs for the development were estimated to be $5 million. The development would be financed with 9% tax credit equity and the federal historic credit, along with a permanent loan using the USDA 538 program. The development would also qualify for a 130% basis boost.

The Excel Realty Group was requesting the following from the City of Escanaba:

1. If their funding is approved, they will require a "Payment in Lieu of Taxes" Agreement along with a "City Services Agreement". Details would need to be worked out with the developer if their application is approved and will require City Council approval at a future date.

2. The project would require full public site plan review and approval from

the Planning Commission.

3. A parking space zoning variance from the Zoning Board of Appeals will be required.

A tentative proposed schedule of events and steps that needed to take place was as follows:

August 4, 2015 A review of the concept was conducted by the Escanaba Historic Commission on August 4, 2015. A resolution of support was approved by the Commission.

August 5, 2015 A review of the concept was conducted by the Downtown Development Authority on August 5, 2015. A resolution of support was approved by the DDA Board of Directors.

August 6, 2015 A review of the concept along with a request for a City Council resolution which endorses the project will go before the City Council at a regularly scheduled meeting.

August 12 - 21, 2015 An appearance before the City Zoning Board of Appeals will be scheduled for a parking space requirement variance to the Escanaba Zoning Ordinance.

September 10, 2015 A site plan hearing before the Planning Commission will be conducted.

September 17, 2015 A public hearing on a "Payment in Lieu of Taxes" agreement and "Municipal Services Agreement" will be conducted before the City Council.

October 1, 2015 The developer will submit grant application package to state, and others for review and approval.

December 31, 2015 The developer should hear if they received funding or not.

Spring/Summer 2016 If funding is approved by State construction could begin.

Spring/ Summer 2017 Possible completion of project.

In order to submit their application to the State of Michigan for consideration, the State established a deadline of October 1, 2015 for all submittals.

Peter Jobson made a detailed presentation of the House of Ludington Project to the Council and citizens of Escanaba and how to generate funds to rehab the building. The proposed Project would stabilize and update the structure for a new life for the building. The Senior Housing proposal would be a great place for area seniors to live and provide an new outcome for the building.

Council Members requested information on their other projects Excel had completed throughout the state and the proposed parking variance that would be required.

Property owners, Suzell and Ed Eisenburger, thanked the community for all their support. They advised they were selling the building because they did not have the needed $1,000,000 to make repairs to the building despite their best efforts to keep the business going. It was time for this type of project for the building and was a perfect fit for the building that needed to be saved.

Council Members also commented on the speed of the project, and reviewed the project pros and cons. Council noted there would be time for further discussion by the public. The Developers needed to request a parking variance from the Board of Appeals, receive approval from the City Planning Commission, and finally come back before Council to request a payment in lieu of taxes (PILOT) agreement.

NB-7 "Upon motion made by Council Member Baribeau, seconded by Council Member Sattem, the following resolution was made:

A RESOLUTION BY THE ESCANABA CITY COUNCIL SUPPORTING THE EXCEL REALTY GROUP PROJECT PLAN FOR 223 LUDINGTON STREET, COMMONLY KNOWN AS THE HOUSE OF LUDINGTON

Whereas, Escanaba City Council supports the proposed House of Ludington development at 223 Ludington Street to construct 34 one and two bedroom senior dwellings units. This development is consistent with the City's strategy for restoring historic buildings in the downtown area, specifically on Ludington Street. This development addresses the need to build density and promote downtown living. This will further the City's goal of a vibrant downtown community for residents to live, work and play. This development meets these goals by putting key historic structures back into productive use and providing senior housing amenities for downtown residents. This development, if approved for funding under the tax equity credit program, federal historic tax credit program and USDA 538 program will be a significant investment in the downtown area; and

Whereas, The Escanaba City Council recognizes the value of historic preservation as an effective tool for economic revitalization; and

Whereas, through the 2011 Escanaba Downtown Development Authority's Developmental plan has prioritized additional mix used residential redevelopment to our Downtown Buildings; and

Whereas, the Escanaba Downtown Development Authority's 2020 Vision document stresses that the downtown be reinvented and revitalized by creating a mix of activity nodes focused retail, residential and entertainment uses; and

Whereas, the Escanaba Downtown Development Authority's 2015 goals list adding more mixed use developmental opportunities as part of its support of restoration of buildings downtown through its Façade program; and

Whereas, a payment in lieu of taxes agreement between the City of Escanaba & Excel Realty Group will be needed to make the project work; and

Whereas, Excel Realty Group may need certain variances approved based on parking or other ordinances for the downtown project; and

Whereas, Excel Realty Group site plan for the project will need approval from the Escanaba Planning Commission; and

Now, therefore be it resolved, that the Escanaba City Council hereby supports the Project Plan to be developed by the Excel Realty Group to install 34 one and two bedroom senior apartments in the existing building located at 223 Ludington Street.

Ayes: Baribeau, Sattem, Blasier, Beauchamp, Tall
Nays: None

RESOUTION DECLARED ADOPTED.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

Mayor Tall, with Council consensus, made the following appointments:

Escanaba Building Authority:

Manager Jim O'Toole – term ending August 2018;
Controller Melissa Becotte – term ending August 2016.

Harbor Advisory Committee:

Todd Hurley - One year extended term.

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT

DDA Director Ed Legault reviewed his efforts over the last 6 months with the owners of the House of Ludington trying to secure funding avenues for the House of Ludington.

City Community Preservation Director Blaine DeGrave was grateful for the federal funding possibility to redevelop the House of Ludington.

ANNOUNCEMENTS

- Marina Fest was scheduled for August 8th;
- Reviewed fund raising for the area animal shelter;
- Congratulated the Delta County Girls 13-14 year old baseball team, and the 15/16 year old girls who were at the world series.

Hearing no further public comment, the Council adjourned at 8:29 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved: _____
Marc D. Tall, Mayor

Zimbra **jotoole@escanaba.org**

No Code Deviation for House of Ludington

From : Sun, Aug 09, 2015 09:11 PM
Subject : No Code Deviation for House of Ludington
To : jotoole@Escanaba.org

We want to join the petition to deny code deviation re House of Ludington.
THANK YOU!

Emails Received.

Attachment 16

Zimbra **jotoole@escanaba.org**

house of ludington

From : Sun, Aug 09, 2015 09:48 PM

Subject : house of ludington

To : jotoole@Escanaba.org

r u out of your mind that is a great building with lots of history lose it now and lose it forever that place is of great value the escanaba and the up make it a museum look at the Stanley in co. you can't kill history

Zimbra **jotoole@escanaba.org**

House of Ludington

From : Sun, Aug 09, 2015 09:54 PM

Subject : House of Ludington

To : jotoole@Escanaba.org

It appears there is a petition circulating on social media regarding the conversion of the LUD to a senior housing center. When I read the story in the paper I was ready to sign up for an apartment while the project was on the drawing table! It sounded ideal! You see, I was one of the people who filled out the recent city survey indicating we needed more senior housing. I didn't do any research regarding this, I had always heard about waiting lists for seniors housing. Demographics indicate our median age is older vs younger.

I recently was informed that Harbor Tower has relaxed the rule of age requirements. I also did not realize the younger crowd was intimidating our seniors. Why and how did this happen? Is it because there were no seniors that wanted a home there? Is it because equal opportunity housing rules dictated and mandated we cannot have an age requirement to be allowed in this housing?

Please halt this project until you can address this issue carefully. Our seniors built this city to be the city it is. Our seniors must be protected. If one doesn't feel safe in their bed, where does one feel safe?

I understand the position of Ed and Suzelle, they will be free of this white elephant and they will move on with their lives. They did a stellar job through the years caring for this historical building. Perhaps it is time for change, however will Escanaba better or worse for this council decision? Is this decision for the betterment of our quaint community? I have so many thoughts and questions regarding this!

I would appreciate it If you decide to table this until you are able to examine the facts further and if you choose to appoint a committee to research for you please consider me. This is a great concern to me.

Sincerely,

.....Might not be tonight, tomorrow or the next day, but it will be ok.

Zimbra **jotoole@escanaba.org**

Save the House of Ludington.

Sun, Aug 09, 2015 10:34 PM

From :

Subject : Save the House of Ludington.

To : jotoole@Escanaba.org

My name is and I am from Escanaba. I am writing to you today to Save the House of Ludington so that it may remain a Historical part of this town. I know that I am not the only person from Escanaba that feels this way.

Zimbra **jotoole@escanaba.org**

Fwd: House of Ludington

From : Mon, Aug 10, 2015 12:08 AM
Subject : Fwd: House of Ludington
To : jotoole@Escanaba.org

Sent from my iPad

Begin forwarded message:

From:
Date: August 10, 2015 at 12:07:14 AM EDT
To: "jotool@Escanaba.org" <jotool@Escanaba.org>
Subject: House of Ludington

As much as I will hate to see the HOL close with the current owners leaving the area, I will not sign the petition that is going around on Facebook to stop the sale. I love this building as much as the next person. We had our wedding reception there and have spent many a Friday nights enjoying the wonderful fish fries. However, that should not be the reason to stop the sale of this building. It is in desperate need of maintenance, all of which the current owners cannot afford to do. If this building can be preserved, it should be. All these people that don't want it changed, then they should step up and buy it and renovate it. What's the old saying "put your money where your mouth is!"

I would like to see the name stay the same though. The Senior House of Ludington has a nice ring to it!

Thank you for your time.

Sent from my iPad

Zimbra **jotoole@escanaba.org**

save house of Ludington

From : Mon, Aug 10, 2015 02:03 AM

Subject : save house of Ludington

To : jotoole@Escanaba.org

Definitely needs to be kept as is with improvements to keep it safe and beautiful. No housing for seniors or low income people. It would be destroyed if allowed to let people live in it.

Sent from Yahoo Mail on Android

Zimbra **jotoole@escanaba.org**

House of Lundinton

From : Mon, Aug 10, 2015 07:11 AM

Subject : House of Lundinton

To : jotoole@Escanaba.org

Mr, O'Toole,

As a former resident I hope one day to be able to return to my home town. Reasons I have not done that yet is because it's failing and the project to turn the House of ludington in to low income housing is the most disappointing and sad proposal I've ever heard of. Escanaba has continually resisted positive change and embraced "easy" or "quick" fixes such as this. This is a building that should sit empty if it can't be utilized properly, until it can. Typical escanaba would be to give away our waterfront for totally useless purposes such as this. If we need more low income housing, there are plenty of other foreclosed and abandoned homes and neighborhoods to re-vamp first. This town needs to open its eyes and embrace change, but smart change. Bring what young people and families want, which is not to turn our few landmarks in to low income apartments that sit on stretches of the most beautiful waterfront in the state. That's the most ridiculous thing I've ever heard. There are cities such as my current one that environmentally, have far less to offer, but have managed to develop in to thriving and attractive cities.

Sincerely,

Sent from my iPhone

Zimbra **jotoole@escanaba.org**

Save the house of Ludington

From : Mon, Aug 10, 2015 07:29 AM

Subject : Save the house of Ludington

To : jotoole@Escanaba.org

JIM O'TOOL
SAVE THE HOUSE OF LUDINGTON

Sent from my iPhone

Zimbra **jotoole@escanaba.org**

House of ludington

From : Sun, Aug 09, 2015 04:51 PM
Subject : House of ludington
To : jotoole@Escanaba.org

SAVE THE HOUSE OF LUDINGTON

Zimbra **jotoole@escanaba.org**

House of Ludington

From : Sun, Aug 09, 2015 04:54 PM

Subject : House of Ludington

To : jotoole@Escanaba.org

Mr. O'toole,

Please do not taint the city of Escanaba, and your career, by permitting the current proposal for the House of Ludington to proceed. The building is part of what makes Escanabans proud to be who they are, and where they're from.

Sent from Yahoo Mail on Android

Zimbra **jotoole@escanaba.org**

Save the house of ludington

From : Sun, Aug 09, 2015 05:20 PM

Subject : Save the house of ludington

To : jotoole@Escanaba.org

Hi
I in for saving the house of ludington

Sent from my iPad

Zimbra **jotoole@escanaba.org**

Save the house of LUDINGTON

From : Sun, Aug 09, 2015 05:42 PM

Subject : Save the house of LUDINGTON

To : jotoole@Escanaba.org

SAVE THE HOUSE OF LUDINGTON from becoming another home to DRUG DEALERS and THUGS!

Sent from my iPhone

Zimbra **jotoole@escanaba.org**

House of Ludington.

From : Sun, Aug 09, 2015 06:12 PM

Subject : House of Ludington.

To : jotoole@Escanaba.org

Turning the House of Ludington into a senior citizen apartment would be a tremendous lose for the city of Escanaba. Something that could be not be undone. The west end of Ludington with the Lofts, and than to have the House as an anchor in the East. All efforts should be made to restore this to its orignal purpose, and greatness. The city would benefit from this in so many ways other than an apartment building. Thank you
Sent from my iPhone

Zimbra **jotoole@escanaba.org**

House of Ludington--PLEASE SAVE!!

From : Sun, Aug 09, 2015 06:13 PM

Subject : House of Ludington--PLEASE SAVE!!

To : jotoole@Escanaba.org

Please stop the process of turning the House of Ludington into Senior Housing!!!! Keep it's historical value by restoring it so it can continue to be one of Escanaba's best known tourist attraction!

Zimbra **jotoole@escanaba.org**

House of Ludington

From : Sun, Aug 09, 2015 07:06 PM

Subject : House of Ludington

To : jotoole@Escanaba.org

Please give the people of Escanaba an opportunity to look into this project. We
are against the sale for Senior Housing. Let's take an aggressive approach and look into a high end housing project with a restaurant / bar similar to the Landmark in Marquette (which is a hotel)! It was a very sad day reading about the Sr. Housing project.

Sent from my iPhone

Zimbra **jotoole@escanaba.org**

House of Ludington

From : Sun, Aug 09, 2015 07:13 PM

Subject : House of Ludington

To : jotoole@Escanaba.org

We are against the recent approval for approving development for Senior Housing and demolition of House of Ludington.

Zimbra **jotoole@escanaba.org**

House of Ludington

From : Sun, Aug 09, 2015 07:32 PM

Subject : House of Ludington

To : jotoole@Escanaba.org

Hi,
I just got the notice of plans for the House of Ludington, a landmark in Escanaba. I worked as a waitress there during my college years, and when Pat Hayes ran the hotel and dining room. There is so much history connected with the hotel. Please don't let a developer ruin the hotel, or change the name. I know times are hard, but that hotel is one thing that makes Escanaba special.
I was very disturbed to see the article naming Escanaba the second worst city in Michigan. Who ever wrote or voted, must not have visited the beautiful waterfront, Ludington Park, etc.
I'm coming for a high school reunion next year and looking forward to visiting my hometown. It has a special place in my heart.
Please save the House of Ludington!!!!!!
Thanks.

Sent from my iPad

Zimbra **jotoole@escanaba.org**

From : Sun, Aug 09, 2015 08:40 PM
Subject :
To : jotoole@Escanaba.org

Hey!
What's up?

So what so you do?

Anyway. House of ludington.
So sad !!!!!!!

Please please keep it.
Don't gut it... There must be some historical preservation funds somewhere in the state.

Get it on the news. Everywhere

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510 Names AS OF Printed 6AM 8/20/2015

Name	City	State	Postal Code	Country	Signed On
Craig Taylor	Escanaba	Michigan		United States	2015-08-09
Jessica Benson	Escanaba	Michigan	49829	United States	2015-08-09
Erik Gilbert	Escanaba	Michigan	49829	United States	2015-08-09
sarah leffler	Escanaba	Michigan	49829	United States	2015-08-09
Audrey Mercier	escanaba	Michigan	49829	United States	2015-08-09
nancy hendrickson	wyoming	Michigan	49548	United States	2015-08-09
Jacob Lamarche	Cornell	Michigan	49818	United States	2015-08-09
Drew Mandulak	Escanaba	Michigan	49829	United States	2015-08-09
Marvin Adams	Escanaba	Michigan	49829	United States	2015-08-09
Janet Johnson	Silver Spring	Maryland	20906	United States	2015-08-09
Gail Anderson	Green Bay	Wisconsin	54301	United States	2015-08-09
Aaron Johnson	Escanaba	Michigan	49829	United States	2015-08-09
Don Peterson	saukville	Wisconsin	53080	United States	2015-08-09
olivia smith	escanaba	Michigan	49829	United States	2015-08-09
Barb Guindon MI	Cornell	Michigan	49818	United States	2015-08-09
Karissa Peterson	Gladstone	Michigan	49837	United States	2015-08-09
RYAN McClellan	Escanaba	Michigan	49829	United States	2015-08-09
Christy David -Keely	Monroe	Michigan	48161	United States	2015-08-09
Melisss Bonifas-ness	Clinton	Illinois	61727	United States	2015-08-09
Susan Irving	Escanaba	Michigan	49829	United States	2015-08-09
Duke King	Escanaba	Michigan	49829	United States	2015-08-09
Michelle Ottensman	Escanaba	Michigan	49829	United States	2015-08-09
Joyce Mattson	Marengo	Illinois	60152	United States	2015-08-09
Fran Gravelle	Escanaba	Michigan	49829	United States	2015-08-09
Nathan Neumeier	Escanaba	Michigan	49829	United States	2015-08-09
Thomas Richards	Escanaba	Michigan	49829	United States	2015-08-09

ON LINE PETITION

Mark Blake Escanaba Michigan 49829 United States 2015-08-09
Andy Evans Escanaba Michigan 49829 United States 2015-08-09
Marlo King Middleburg Florida 32068 United States 2015-08-09
Becky Savard Escanaba Michigan 49829 United States 2015-08-09
Ed klug Appleton Wisconsin 54911 United States 2015-08-09
MELISSA MARTIN BYRON CENTER Michigan 49315 United States 2015-08-09
Betty majestic Gladstone Michigan 49837 United States 2015-08-09
Lisa Mlostek Bark River Michigan 49807 United States 2015-08-09
Mary Stan Athol Idaho 83801 United States 2015-08-09
Barbara Norlander Escanaba Michigan 49829 United States 2015-08-09
tina cretens Gladstone Michigan 49837 United States 2015-08-09
holly brimmer Hart Michigan 49420 United States 2015-08-09
Joan Forsberg Escanaba Michigan 49829 United States 2015-08-09
Mary Beindorf Guin Alabama 35563 United States 2015-08-09
Tracey Sexton Gladstone Michigan 49837 United States 2015-08-09
Dave Schubring Two Rivers Wisconsin 54241 United States 2015-08-09
Brenda Fritz Escanaba Michigan 49829 United States 2015-08-09
charles nordquist Wells Michigan 49894 United States 2015-08-09
Cheryl Eggerding Comstock Park Michigan 49321 United States 2015-08-09
Nora Hughes Bellevue Michigan 49021 United States 2015-08-09
Tricia Dickerson Neenah Wisconsin 54956 United States 2015-08-09
Nicole Shelafoe Gwinn Michigan 49841 United States 2015-08-09
BranDee Nuernberg Appleton Wisconsin 54914 United States 2015-08-09
Dawn Vaneffen Saint Louis Missouri 63131 United States 2015-08-09
Jennifer Curtis Fort Sill Oklahoma 73503 United States 2015-08-09
Kristin Cutcher Green Bay Wisconsin 54301 United States 2015-08-09
Connie Gutierrez Escanaba Michigan 49829 United States 2015-08-09
Timothy Carr Green Bay Wisconsin 54313 United States 2015-08-09
Stacy Eagle Escanaba Michigan 49829 United States 2015-08-09
Nicole Dutton Dutton Escanaba Michigan 49829 United States 2015-08-09

melissa Schuster Escanaba Michigan 49829 United States 2015-08-09
Laena Iishiba Escanaba Michigan 49829 United States 2015-08-09
Connie Mongrain Escanaba Michigan 49829 United States 2015-08-09
donna brunette Escanaba Michigan 49829 United States 2015-08-09
Konnie Isetts Escanaba Michigan 49829 United States 2015-08-09
john derouin Gladstone Michigan 49837 United States 2015-08-09
kerri coppock Bark River Michigan 49807 United States 2015-08-09
jerry dozhier Escanaba Michigan 49829 United States 2015-08-09
Hayley DeMay Gladstone Michigan 49837 United States 2015-08-09
steve rodgers Escanaba Michigan 49829 United States 2015-08-09
Kate Kellner Escanaba Michigan 49829 United States 2015-08-09
Dennis Cummings Grand Rapids Michigan 49548 United States 2015-08-09
Jason Lantagne Goshen Indiana 46526 United States 2015-08-09
Heidi bullen Escanaba Michigan 49829 United States 2015-08-09
julie savard Wells Michigan 49894 United States 2015-08-09
Shawn Kellner Escanaba Michigan 49829 United States 2015-08-09
Jessica Kurzendoerfer Gladstone Michigan 49837 United States 2015-08-09
Robin Slaga Escanaba Michigan 49829 United States 2015-08-09
Jeanne Sauter Escanaba Michigan 49829 United States 2015-08-09
David slaga Escanaba Michigan 49829 United States 2015-08-09
Jennifer Milkiewicz Escanaba Michigan 49829 United States 2015-08-09
Barbara Davis Windsor Connecticut 06095 United States 2015-08-09
Mary Elsesser St Clair Shores Michigan 48080 United States 2015-08-09
Kimberly Thiele Belgium Wisconsin 53004 United States 2015-08-09
David Varino Escanaba Michigan 49829 United States 2015-08-09
Lynn Matta Gladstone Michigan 49837 United States 2015-08-09
carole porath Oconto Falls Wisconsin 54154 United States 2015-08-09

Paula Vitale Jenison Michigan 49428 United States 2015-08-09
kayleen briggs iron mountain Michigan 49801 United States 2015-08-09
Rachel Madalinski Bark River Michigan 49807 United States 2015-08-09
Laura McKenna Escanaba Michigan 49829 United States 2015-08-09
Lori Brown Green Bay Wisconsin 54301 United States 2015-08-09
Ashley Provo Saint Louis Missouri 63131 United States 2015-08-09
Kathy King Escanaba Michigan 49829 United States 2015-08-09
Brian Grall Plover Wisconsin 54467 United States 2015-08-09
Lori Taylor-Blitz Escanaba Michigan 49829 United States 2015-08-10
Susan Kleiman Wilson Michigan 49896 United States 2015-08-10
Kim Kenneally Escanaba Michigan 49829 United States 2015-08-10
Mike Fox Rush City Minnesota 55069 United States 2015-08-10
brenda Duwe Racine Wisconsin 53402 United States 2015-08-10
Amelia Waeghe Green Bay Wisconsin 54303 United States 2015-08-10
Elena Schatz Gladstone Michigan 49837 United States 2015-08-10
Sherri Yelland Gwinn Michigan 49841 United States 2015-08-10
Lisa Mann Escanaba Michigan 49829 United States 2015-08-10
Yvette Sanpaka Menasha Wisconsin 54952 United States 2015-08-10
john mcdonough Gladstone Michigan 49837 United States 2015-08-10
Michele Kositzke West Bend Wisconsin 53095 United States 2015-08-10
Natalie Garcia Corbin Kentucky 40701 United States 2015-08-10
Brad Hansen Escanaba Michigan 49829 United States 2015-08-10
Susan Lyle Spartanburg South Carolina 29301 United States 2015-08-10
Kim R Escanaba Michigan 49829 United States 2015-08-10
Mary Lilly Valrico Florida 33596 United States 2015-08-10
hailey hebner Marquette Michigan 49855 United States 2015-08-10
Michael Vanderlinden Escanaba Michigan 49829 United States 2015-08-10
erin mccarthy Madison Wisconsin 53703 United States 2015-08-10
Bethany Lemerand Escanaba Michigan 49829 United States 2015-08-10
tasha steinmetz Escanaba Michigan 49829 United States 2015-

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sherry vanbrocklin Gladstone Michigan 49837 United States
2015-08-10
Michael Clark Grand Rapids Michigan 49503 United States
2015-08-10
Hannah Bonifas Gladstone Michigan 49837 United States 2015-
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mike mayers Marengo Illinois 60152 United States 2015-
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Trista Sarasin Escanaba Michigan 49829 United States 2015-
08-10
becky deneau Tampa Florida 33647 United States 2015-08-10
Shayne Dix Gladstone Michigan 49837 United States 2015-08-10
Amy Rock Spalding Michigan 49886 United States 2015-08-10
Laura Tuer Escanaba Michigan 49829 United States 2015-08-10
Melissa Mariin-Aho Escanaba Michigan 49829 United States
2015-08-10
Michael Bonifas Gladstone Michigan 49837 United States 2015-
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Laura Stemick Marengo Illinois 60152 United States 2015-
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Kim Paluch Green Bay Wisconsin 54304 United States 2015-08-10
Paul Cohn Escanaba Michigan 49829 United States 2015-08-10
Sharon Cannon Gladstone Michigan 49837 United States 2015-
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Lois Zimmerman Escanaba Michigan 49829 United States 2015-
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Paul Smale De Pere Wisconsin 54115 United States 2015-08-10
Cynthia Pfiester Rapid River Michigan 49878 United States
2015-08-10
Michael Jurmu Shawano Wisconsin 54166 United States 2015-
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Roxanne McIntyre Escanaba Michigan 49829 United States 2015-
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Samantha Brunette Gladstone Michigan 49837 United States
2015-08-10
Amy Randall Grand Rapids Michigan 49505 United States
2015-08-10
Don Hudson Battle Creek Michigan 49014 United States 2015-
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Scott Lofquist Hardwood Michigan 49807 United States 2015-
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Elena Kang Escanaba Michigan 49829 United States 2015-08-10
Ray Caron Escanaba Michigan 49829 United States 2015-08-10
Cynthia kenny Gladstone Michigan 49837 United States 2015-
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Savanna DeMars Guin Alabama 35563 United States 2015-08-10
Kathleen Palmer Stillwater Minnesota 55082 United States 2015-
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Aimee Menard Marquette Michigan 49855 United States 2015-
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Brenda Crow Gladstone Michigan 49837 United States 2015-

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Jessica Mariin negaunee Michigan 49866 United States 2015-08-10
Lisa Broman Gladstone Michigan 49837 United States 2015-08-10
Sandra Forrest Gladstone Michigan 49837 United States 2015-08-10
Greg Styczynski Gladstone Michigan 49837 United States 2015-08-10
Sandye Dagenais Escanaba Michigan 49829 United States 2015-08-10
Diane Vogt-O'Connor Silver Spring Maryland 20906-5924 United States 2015-08-10
Marc Sullivan Lee's Summit Missouri 64064 United States 2015-08-10
Jennifet Livingston Howard City Michigan 49329 United States 2015-08-10
Dorothy Hoque Rapid River Michigan 49878 United States 2015-08-10
Craig Aho Escanaba Michigan 49829 United States 2015-08-10
CINDY LIUKKONEN Guin Alabama 35563 United States 2015-08-10
Tracy Bourdeau Escanaba Michigan 49829 United States 2015-08-10
Jen Neumann Escanaba Michigan 49829 United States 2015-08-10
Ken Swanson Escanaba Michigan 49829 United States 2015-08-10
Raquelle Begovac Wilson Michigan 49896 United States 2015-08-10
Stefanie k Wilson Michigan 49896 United States 2015-08-10
Becky Noblr Marinette Wisconsin 54143 United States 2015-08-10
Cassandra Tietz Escanaba Michigan 49829 United States 2015-08-10
Laurie Provo Mount Pleasant Iowa 52641 United States 2015-08-10
Jen Drown Wells Michigan 49894 United States 2015-08-10
laura johnson Cornell Michigan 49818 United States 2015-08-10
Stacy Kahl Escanaba Michigan 49829 United States 2015-08-10
Becky Belanger West Grove Pennsylvania 19390 United States 2015-08-10
Melissa Sabourib Appleton Wisconsin 54914 United States 2015-08-10
Cheri Ammel Escanaba Michigan 49829 United States 2015-08-10
Mitchell Bunno Sulligent Alabama 35586 United States 2015-08-10
Jennifer Rouse Bark River Michigan 49807 United States 2015-08-10
Amy Zimmer Escanaba Michigan 49829 United States 2015-08-10
Amanda Burket Escanaba Michigan 49829 United States 2015-

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Patti Dringoli Neenah Wisconsin 54956 United States 2015-08-10
Emily Marlett Gladstone Michigan 49837 United States 2015-08-10
nicole bratonia Escanaba Michigan 49829 United States 2015-08-10
Taylor Vanlanen Wilson Michigan 49896 United States 2015-08-10
Sara Neumeier Escanaba Michigan 49829 United States 2015-08-10
Jolene Strauss Hermansville Michigan 49847 United States 2015-08-10
Ashley Lozada Escanaba Michigan 49829 United States 2015-08-10
Dominique Bougie Escanaba Michigan 49829 United States 2015-08-10
Amanda Nault Gladstone Michigan 49837 United States 2015-08-10
Carmen Pineau Manistique Michigan 49854 United States 2015-08-10
david rumfelt Escanaba Michigan 49829 United States 2015-08-10
Steve Olsen Battle Creek Michigan 49014 United States 2015-08-10
David Martinson Detroit Lakes Minnesota 56501 United States 2015-08-10
justin johnivan Escanaba Michigan 49829 United States 2015-08-10
Heather Miljour Tucson Arizona 85745 United States 2015-08-10
Nicole Norman Gladstone Michigan 49837 United States 2015-08-10
cindy pomeroy Traverse City Michigan 49684 United States 2015-08-10
Ashleigh Young Gladstone Michigan 49837 United States 2015-08-10
Jennifer Goodrich Gladstone Michigan 49837 United States 2015-08-10
Amy Young Escanaba Michigan 49829 United States 2015-08-10
cytheria cocorikis Escanaba Michigan 49829 United States 2015-08-10
Joyce Engdahl Guin Alabama 35563 United States 2015-08-10
Dana VanEnkevort Escanaba Michigan 49829 United States 2015-08-10
scott dykema Escanaba Michigan 49829 United States 2015-08-10
Amber Mayers Escanaba Michigan 49829 United States 2015-08-10
Laurie Ketcham Escanaba Michigan 49829 United States 2015-08-10
Jessica Georgi Angola Indiana 46703 United States 2015-

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Karen VanEnkevort Escanaba Michigan 49829 United States
2015-08-10
Allen Belka Wayland Michigan 49348 United States 2015-
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Emily Noblet Escanaba Michigan 49829 United States 2015-
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Bobbie Reinhart Green Bay Wisconsin 54311 United States 2015-
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Michael Jean Escanaba Michigan 49829 United States 2015-
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Jill Allen Waterford Township Michigan 48328 United States
2015-08-10
Patricia Hahn Escanaba Michigan 49829 United States 2015-
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Lynn Chenier Mount Pleasant Michigan 48858 United States
2015-08-10
Beverly Godfrey Kaukauna Wisconsin 54130 United States 2015-
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Kirsten Tardiff Rapid River Michigan 49878 United States
2015-08-10
Krissa gafner Escanaba Michigan 49829 United States 2015-
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Neil Clapp Escanaba Michigan 49829 United States 2015-08-10
Janine Roy 7248 Australia 2015-08-10
Barbara Breitzman Marquette Michigan 49855 United States
2015-08-10
kristy hamilton Escanaba Michigan 49829 United States 2015-
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Jeremy Pomeroy Escanaba Michigan 49829 United States 2015-
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Brian Belongie Gladstone Michigan 49837 United States 2015-
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Vicki Boudreau Perkins Michigan 49872 United States 2015-
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Josh Thomson Spokane Washington 99201 United States 2015-
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Nancy Bartol Manitowoc Wisconsin 54220 United States 2015-
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Kat Olsen Kalamazoo Michigan 49008 United States 2015-08-10
Renee Erickson Gladstone Michigan 49837 United States 2015-
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Donna Lehouillier Gladstone Michigan 49837 United States
2015-08-10
Caryn Mitchell Gladstone Michigan 49837 United States 2015-
08-10
Paul Chenier La Crosse Wisconsin 54601 United States 2015-
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Sandi Kasel Rapid River Michigan 49878 United States
2015-08-10
Carrie Curtice Marshfield Wisconsin 54449 United States 2015-
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Laura LaCosse Ozark Alabama 36360 United States 2015-08-10
Tom Brunette Gladstone Michigan 49837 United States 2015-08-10
Katherine LaVigne Escanaba Michigan 49829 United States 2015-08-10
Anne Truuitt Gladstone Michigan 49837 United States 2015-08-10
Stephanie Launderville Escanaba Michigan 49829 United States 2015-08-10
Ann Marie Waldrop Temperance Michigan 48182 United States 2015-08-10
Natalie Mortensen Escanaba Michigan 49829 United States 2015-08-10
Nancy Winneroski Escanaba Michigan 49829 United States 2015-08-10
Aaron Schaut Norton shores Michigan 49441 United States 2015-08-10
Maggi Brown Bergland Michigan 49910 United States 2015-08-10
Derwith Carlson Escanaba Michigan 49829 United States 2015-08-10
amanda ely Tampa Florida 33647 United States 2015-08-10
Dale Nault Rapid River Michigan 49878 United States 2015-08-10
Kayla Gravelle Marquette Michigan 49855 United States 2015-08-10
Janice Templet Oxford Massachusetts 01540 United States 2015-08-10
Don Soper Ishpeming Michigan 49849 United States 2015-08-10
Nicole Bower Escanaba Michigan 49829 United States 2015-08-10
John Winneroski Escanaba Michigan 49829 United States 2015-08-10
Ashley Kelly Escanaba Michigan 49829 United States 2015-08-10
Judy Adamini Green Bay Wisconsin 54301 United States 2015-08-10
Mike Riegel Jr Escanaba Michigan 49829 United States 2015-08-10
Monique Ciofu Escanaba Michigan 49829 United States 2015-08-10
peter mclean portland Oregon 97015 United States 2015-08-10
Diana Moyle Escanaba Michigan 49829 United States 2015-08-10
Pamela Hixon-siccardi DeBary Florida 32713 United States 2015-08-10
Shannon Kohnert Escanaba Michigan 49829 United States 2015-08-10
Heather Dehlin Saint Francis Wisconsin 53235 United States 2015-08-10
Angela Michell Escanaba Michigan 49829 United States 2015-

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veronica tate Escanaba Michigan 49829 United States 2015-08-10
Tracy Bryan Mason Michigan 48854 United States 2015-08-10
David Jewell Charlotte Michigan 48813 United States 2015-08-10
sue Bernard Gladstone Michigan 49837 United States 2015-08-10
Kevin Dooley Walden New York 12586 United States 2015-08-10
Cindy Groleau Escanaba Michigan 49829 United States 2015-08-10
Jim Rantanen Marquette Michigan 49855 United States 2015-08-10
Carole & Bill Charon Escanaba Michigan 49829 United States 2015-08-10
Tiffany Olsick Gladstone Michigan 49837 United States 2015-08-10
Annette Nolde Gladstone Michigan 49837 United States 2015-08-10
Cathy Martinson Escanaba Michigan 49829 United States 2015-08-10
Haili Young Kaukauna Wisconsin 54130 United States 2015-08-10
Neil Botwright Escanaba Michigan 49829 United States 2015-08-10
Peggy Roberts Atlanta Georgia 30324 United States 2015-08-10
Katherine White Bark River Michigan 49807 United States 2015-08-10
Robert Carpenter Sandy Oregon 97055 United States 2015-08-10
Paul Beauvais Escanaba Michigan 49829 United States 2015-08-10
Bethany Nelson Gladstone Michigan 49837 United States 2015-08-10
Brian Hanson Plainwell Michigan 49080 United States 2015-08-10
Nan Roberts Guin Alabama 35563 United States 2015-08-10
MARISE SILLS Lansing Michigan 48917 United States 2015-08-10
marlon willis Norway Michigan 49870 United States 2015-08-10
Alison Trevathan Rapid River Michigan 49878 United States 2015-08-10
Craig Kleikamp HARDWOOD Michigan 49807 United States 2015-08-10
Hailey Dimock Escanaba Michigan 49829 United States 2015-08-10
susan stade Gladstone Michigan 49837 United States 2015-08-10
Kristie Hemminger Rock Michigan 49880 United States 2015-08-10

Michael Pomeroy Escanaba Michigan 49829 United States 2015-08-10
Sondra Skogman Mason Ohio 45040 United States 2015-08-10
Cassandra Dagenais Escanaba Michigan 49829 United States 2015-08-10
Brittany Mckamy Escanaba Michigan 49829 United States 2015-08-10
bryan russell escanaba Michigan 49829 United States 2015-08-10
Concerned Citizen New City New York 10956-2406 United States 2015-08-10
Jennifer Skogman-Wagner Marquette Michigan 49855 United States 2015-08-10
Gerri Bartol Bark River Michigan 49807 United States 2015-08-10
Greg Thomma Escanaba Michigan 49829 United States 2015-08-10
Alyssa Denholm Escanaba Michigan 49829 United States 2015-08-10
June Sanville Escanaba Michigan 49829 United States 2015-08-10
Craig LaRose Gladstone Michigan 49837 United States 2015-08-10
Teresa Ross Schofield Wisconsin 54476 United States 2015-08-10
Jarred Drown Wells Michigan 49894 United States 2015-08-10
Alison Hamlin Escanaba Michigan 49829 United States 2015-08-10
Linda Leach Escanaba Michigan 49829 United States 2015-08-10
jocelyn cash Gladstone Michigan 49837 United States 2015-08-10
luke simon Escanaba Michigan 49829 United States 2015-08-10
Carol Leverett Milton Wisconsin 53563 United States 2015-08-10
Deirdre Kennedy-Peacock Big Bay Michigan 49808 United States 2015-08-10
Jennie Belanger Escanaba Michigan 49829 United States 2015-08-10
Mark Peloza Gladstone Michigan 49837 United States 2015-08-10
Gerald Spaulding Escanaba Michigan 49829 United States 2015-08-10
Paula Dixon Alba Michigan 49611 United States 2015-08-10
Matthew McGuire Cheshire Connecticut 06410-2342 United States 2015-08-10
Marissa Miller Escanaba Michigan 49829 United States 2015-08-10
Brittany Rasmussen Grand Rapids Michigan 49504 United States 2015-08-10
George King Escanaba Michigan 49829 United States 2015-08-10

amy grossman Skandia Michigan 49885 United States 2015-08-10
Christopher Kramer Hamilton Ohio 45013 United States 2015-08-10
Rob Ohlson Hermansville Michigan 49847 United States 2015-08-10
Kim Brazeau Escanaba Michigan 49829 United States 2015-08-10
Nicole Dugree Hermansville Michigan 49847 United States 2015-08-10
Diane Donovan Escanaba Michigan 49829 United States 2015-08-10
robert kramer Powder Springs Georgia 30127 United States 2015-08-10
Peggy Watt Iron Mountain Michigan 49801 United States 2015-08-10
mary hardwick Gladstone Michigan 49837 United States 2015-08-10
Duane Cripps Escanaba Michigan 49829 United States 2015-08-10
Samantha Deno Escanaba Michigan 49829 United States 2015-08-10
janice summers escanaba Michigan 49829 United States 2015-08-10
Sally Soper-Cotter Escanaba Michigan 49829 United States 2015-08-10
cate davis Ashland Oregon 97520 United States 2015-08-10
Sonia Maguire Trenton Michigan 48183 United States 2015-08-10
Brittney Schaeffer Marquette Michigan 49855 United States 2015-08-10
Jewel Richards Chatham Michigan 49816 United States 2015-08-10
Katelyn kobasic Gladstone Michigan 49837 United States 2015-08-10
Kyla Maguire Trenton Michigan 48183 United States 2015-08-10
Adam Olsen Rockford Michigan 49341 United States 2015-08-10
Remi Hunt Gladstone Michigan 49837 United States 2015-08-10
Eric Kramer Philadelphia Pennsylvania 19134 United States 2015-08-10
Ellisha Roberts Gladstone Michigan 49837 United States 2015-08-10
Aaron Lasnoski Escanaba Michigan 49829 United States 2015-08-10
Lauren Bichler Escanaba Michigan 49829 United States 2015-08-10
Julia Cass Escanaba Michigan 49829 United States 2015-08-10
Cory Dittrich Escanaba Michigan 49829 United States 2015-08-10
Ronald Olson Feasterville-Trevose Pennsylvania 19053 United States 2015-08-10

Grant Garvin Caro Michigan 48723 United States 2015-08-10
Aly Osier Manistique Michigan 49854 United States 2015-08-10
Beth Servant Denver Colorado 80220 United States 2015-08-10
Loretta Aberle Gladstone Michigan 49837 United States 2015-08-10
Tom Cannon East Jordan Michigan 49727 United States 2015-08-10
Melissa Peterson Marquette Michigan 49855 United States 2015-08-10
KIMBERLY BRIERE Littleton Colorado 80125 United States 2015-08-10
Shirley Schaaf Philadelphia Pennsylvania 19131 United States 2015-08-10
mary Benn Bark River Michigan 49807 United States 2015-08-10
Emma Shandonay Gladstone Michigan 49837 United States 2015-08-10
Bonnie Collins Escanaba Michigan 49829 United States 2015-08-10
misti duwe Cudahy Wisconsin 53110 United States 2015-08-10
Becky Fleury Gladstone Michigan 49837 United States 2015-08-10
Lynn Stutes Aurora Illinois 60506 United States 2015-08-10
Mary Williams Escanaba Michigan 49829 United States 2015-08-10
Christopher Jones Saint Louis Missouri 63131 United States 2015-08-10
Aimee Gendron Gladstone Michigan 49837 United States 2015-08-10
Allison Verbrigghe Escanaba Michigan 49829 United States 2015-08-10
Peggy Gonzalez Escanaba Michigan 49829 United States 2015-08-10
Tom Sundquist Gladstone Michigan 49837 United States 2015-08-10
Sara Carroll Cumming Georgia 30028 United States 2015-08-10
Taylor Gorzinski El Paso Texas 79906 United States 2015-08-10
renae norman Escanaba Michigan 49829 United States 2015-08-10
Timothy Schaaf Portland Oregon 97219 United States 2015-08-10
Aubrie English Wichita Falls Texas 763082441 United States 2015-08-10
rosemary lamaide Tampa Florida 33647 United States 2015-08-10
Amber Fox Stephenson Michigan 49887 United States 2015-08-10
Holly Shaver Bark River Michigan 49807 United States 2015-08-10
Kelly Hansen Escanaba Michigan 49829 United States 2015-08-10
Jessica Reynolds Frederick Maryland 21704 United States 2015-

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mary bouchard Denver Colorado 80249 United States 2015-08-10
Jootmail.comhn Ocha Escanaba Michigan 49829 United States 2015-08-10
Susan pifke Bark River Michigan 49807 United States 2015-08-10
Keith Balistreri Escanaba Michigan 49829 United States 2015-08-10
Terry Wood Kalamazoo Michigan 49009 United States 2015-08-10
amy collingwood wells Nebraska 49894 United States 2015-08-10
John Hebert Milford Michigan 48381 United States 2015-08-10
casey goodwin Rock Michigan 49880 United States 2015-08-10
genevieve.o'leary walnut creek, California i4595 United States 2015-08-10
Nicole Barker Germfask Michigan 49836 United States 2015-08-10
shawn drossart Jacksonville Beach Florida 32250 United States 2015-08-10
Stacey Randall Escanaba Michigan 49829 United States 2015-08-10
Opal Hoffmann Gladstone Michigan 49837 United States 2015-08-10
Amanda Kuenzl Escanaba Michigan 49829 United States 2015-08-10
Cherie Lancour Neenah Wisconsin 54956 United States 2015-08-10
Dani Beauchamp Wells Michigan 49894 United States 2015-08-10
John Stacey Escanaba Michigan 49829 United States 2015-08-10
Hunter McGeary Wells Michigan 49894 United States 2015-08-10
Donna Metter Rapid River Michigan 49878 United States 2015-08-11
Colette Trebon Casselberry Florida 32707 United States 2015-08-11
Janice Krol Escanaba Michigan 49829 United States 2015-08-11
monique blanchette Vernon Alabama 35592 United States 2015-08-11
Jennifer Mitchell Rock Michigan 49880 United States 2015-08-11
Mary LeMire Escanaba Michigan 49829 United States 2015-08-11
Amanda Tukesbrey Iron River Michigan 49935 United States 2015-08-11
Sara Larson Gladstone Michigan 49837 United States 2015-08-11
Tricia Bernier Bark River Michigan 49807 United States 2015-08-11
elizabeth rosemurgy Tampa Florida 33612 United States 2015-08-11

Brendan Rae Escanaba Michigan 49829 United States 2015-08-11
Miranda vincent Escanaba Michigan 49829 United States 2015-08-11
Brooke Mullins Crivitz Wisconsin 54114 United States 2015-08-11
Christine McAfee Pointe Aux Pins Michigan 49775 United States 2015-08-11
crystal Owens Gladstone Michigan 49837 United States 2015-08-11
Amy Plaukovich Darien Illinois 60561 United States 2015-08-11
Julie Becker Long Lake Wisconsin 54542 United States 2015-08-11
Judith supont Escanaba Michigan 49829 United States 2015-08-11
Laurie Spaulding Escanaba Michigan 49829 United States 2015-08-11
Brooks Bray Spalding Michigan 49886 United States 2015-08-11
pamela smith Escanaba Michigan 49829 United States 2015-08-11
Caresse Kahl Montague Michigan 49437 United States 2015-08-11
laurel swanson Clinton Illinois 61727 United States 2015-08-11
Don kopacz Escanaba Michigan 49829 United States 2015-08-11
William Nelson Gladstone Michigan 49837 United States 2015-08-11
kimberly nelson Fayetteville North Carolina 28304 United States 2015-08-11
joyce schrock Escanaba Michigan 49829 United States 2015-08-11
Angie Ives gladstone Michigan 49837 United States 2015-08-11
Joshua Huffman Escanaba Michigan 49829 United States 2015-08-11
Lizzie Hulla Gladstone Michigan 49837 United States 2015-08-11
Steven Viau Gladstone Michigan 49837 United States 2015-08-11
Natasha Schuette Temple Texas 76502 United States 2015-08-11
COnnie Houle Escanaba Michigan 49829 United States 2015-08-11
Bill Therrian Troy Michigan 48085 United States 2015-08-11
Rebecca Casey Escanaba Michigan 49829 United States 2015-08-11
macauley buckingham Guin Alabama 35563 United States 2015-08-11
Diane Swanson Escanaba Michigan 49828 United States 2015-08-11
Derek Gregg Escanaba Michigan 49829 United States 2015-08-11

Elijah Mai Escanaba Michigan 49829 United States 2015-08-11
Janell Jacques Little Chute Wisconsin 54140 United States 2015-08-11
Shawna Cobb Escanaba Michigan 49829 United States 2015-08-11
Becky Porter Fort Worth Texas 76123 United States 2015-08-11
Theresa Penegor Escanaba Michigan 49829 United States 2015-08-11
Will Pouliot Gladstone Michigan 49837 United States 2015-08-11
Gerald Lamcour Racine Wisconsin 53402 United States 2015-08-11
Chrissy Nelson Escanaba Michigan 49829 United States 2015-08-11
Daniel Bender Escanaba Michigan 49829 United States 2015-08-11
Frances Michaels Escanaba Michigan 49829 United States 2015-08-11
Colleen Schroeder Miller Sheridan Arkansas 72150 United States 2015-08-11
shannon micheau Kellnersville Wisconsin 54215 United States 2015-08-11
Cheryl Wood Appleton Wisconsin 54914 United States 2015-08-11
Brandon Beauchamp Comstock Park Michigan 49321 United States 2015-08-11
Tyler Walin Ishpeming Michigan 49849 United States 2015-08-11
Mindy Acha Gladstone Michigan 49837 United States 2015-08-11
Kelly Acha Escanaba Michigan 49829 United States 2015-08-11
Tim Taylor Escanaba Michigan 49829 United States 2015-08-11
Jeni Diebolt Gladstone Michigan 49837 United States 2015-08-11
Christina Utter Gladstone Michigan 49837 United States 2015-08-11
jon thomson San Francisco California 94112 United States 2015-08-11
Jim Dimock Escanaba Michigan 49829 United States 2015-08-11
Casey Wangrud Escanaba Michigan 49829 United States 2015-08-11
Stephany Larson Escanaba Michigan 49829 United States 2015-08-11
Rachel schomin Chatham Michigan 49816 United States 2015-08-11
Tony Peacock Escanaba Michigan 49829 United States 2015-08-11
CLAYTON Martinico Escanaba Michigan 49829 United States 2015-08-11
Shawna Bryant Wells Michigan 49894 United States 2015-08-11
marissa gardner Escanaba Michigan 49829 United States 2015-08-11
Rich Dimock Waukesha Wisconsin 53189 United States 2015-

08-11
Ashley Gerou Chicago Illinois 60622 United States 2015-08-11
Nicole Chaperon Munising Michigan 49862 United States 2015-08-12
Jennifer Thede Escanaba Michigan 49829 United States 2015-08-12
brian deiter Gladstone Michigan 49837 United States 2015-08-12
Edie Jacobsen-Barber Le Center Minnesota 56057 United States 2015-08-12
Laura Walkenhorst Mesa Arizona 85204 United States 2015-08-12
Kevin Schaaf Hawthorne California 90250 United States 2015-08-12
James Peacock Escanaba Michigan 49829 United States 2015-08-12
Tammy Hereau Cornell Michigan 49818 United States 2015-08-12
Phuong Nguyen Hawthorne California 90250 United States 2015-08-12
Jen Carter Guin Alabama 35563 United States 2015-08-12
Brianna Joncas Escanaba Michigan 49829 United States 2015-08-12
Shannon Philemon Wilson Michigan 49896 United States 2015-08-12
Kendra Royster Green Bay Wisconsin 54313 United States 2015-08-12
Angie Blumenschein Wilson Michigan 49896 United States 2015-08-12
Brad Pepin Escanaba Michigan 49829 United States 2015-08-12
Sommer Watson Rapid River Michigan 49878 United States 2015-08-12
Victoria Kramer Norcross Georgia 30092 United States 2015-08-12
Shirley Gollach Escanaba Michigan 49829 United States 2015-08-12
Susan Armstrong-Schlegel Saukville Wisconsin 53080 United States 2015-08-12
Jessika Zawatzke Stephenson Michigan 49887 United States 2015-08-12
Nick Schaaf Escanaba Michigan 49829 United States 2015-08-12
Roxanne Murray Carney Michigan 49812 United States 2015-08-12
Fiona Laveau Fountain Valley California 92708 United States 2015-08-12
Matt Cook Mazon Illinois 60444 United States 2015-08-12
Ja Goddard San Antonio Texas 78239 United States 2015-08-12
Linda Jenshak Gladstone Michigan 49837 United States 2015-08-12
Johnna Lancour Gladstone Michigan 49837 United States 2015-

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Kara Morehouse Wells Michigan 49894 United States 2015-08-13
julie poquette Wells Michigan 49894 United States 2015-08-13
Shawn Christianson Brandon Florida 33510 United States 2015-08-13
Paula Jacques Escanaba Michigan 49829 United States 2015-08-13
Elizabeth Congleton Escanaba Michigan 49829 United States 2015-08-13
Susann Vander Bloomen Green Bay Wisconsin 54313 United States 2015-08-13
Katy Michaelson Escanaba Michigan 49829 United States 2015-08-13
Brendan lambert Escanaba Michigan 49829 United States 2015-08-13
Scot Rose Cornell Michigan 49818 United States 2015-08-13
William Blitz Escanaba Michigan 49829 United States 2015-08-14
Clarence Johnson Cornell Michigan 49818 United States 2015-08-14
andrea smith escanaba Michigan 49824 United States 2015-08-14
Shirley Ann Harper Sauk City Wisconsin 53583 United States 2015-08-14
Michele Germain Green Bay Wisconsin 54302 United States 2015-08-14
Janell Ansell Escanaba Michigan 49829 United States 2015-08-14
Brenda Adiska Escanaba Michigan 49829 United States 2015-08-14
Kevin Anger Escanaba Michigan 49829 United States 2015-08-14
Timothy Bougie Escanaba Michigan 49829 United States 2015-08-14
Tonya Williams Bark River Michigan 49807 United States 2015-08-14
Jenny gerou Gladstone Michigan 49837 United States 2015-08-14
Carol Jones Owatonna Minnesota 55060 United States 2015-08-14
mohamed habo Escanaba Michigan 49829 United States 2015-08-15
james lafleur Dunbar Wisconsin 54119 United States 2015-08-15
Brenda Dudek Newnan Georgia 30263 United States 2015-08-15
James DeBrock Marquette Michigan 49855 United States 2015-08-15
Daniel Skopp Grafton Wisconsin 53024 United States 2015-08-17
Betty Seger Rapid River Michigan 49878 United States 2015-08-17

Scott Arnold Escanaba Michigan 49829 United States 2015-08-17

City of Escanaba Polices and Procedures No. 010809-01

Originator: **Escanaba Planning Commission**

Revision Date: **December 12, 2013**

Subject: **Escanaba Planning Commission By-Laws**

CROSS REFERENCE: Ordinance No. 1088, Ordinance to Create a Planning Commission, P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act,P.A. 110 of 2006, as amended being the Michigan Zoning Enabling Act.

Purpose: In order to carry out the duties and responsibilities conveyed under Ordinance No. 1088, an Ordinance to Create a Planning Commission and the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, there has been a Planning Commission created consisting of nine (9) members who are appointed by the Escanaba City Council to pass on matters pertaining to planning and who are not employees of the City of Escanaba. The name shall be the Escanaba Planning Commission, hereafter known as the "Commission". These Bylaws are adopted by the Commission to facilitate the performance of its duties as outlined in P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act, (M.C.L. 125.3801 *et seq.*), hereinafter "the Planning Act." These Bylaws are also adopted to facilitate the duties of the Commission for administration of a zoning ordinance as outlined in P.A. 110 of 2006, as amended, being the Michigan Zoning Enabling Act, (M.C.L. 125.3101 *et seq.*), hereinafter "the Zoning Act."

1. Role of The Planning Commission.

The roles of the Planning Commission include some functions in addition to the statutory duties and responsibilities. The role of the Planning Commission includes the social or cultural expectation that citizens have of the service that the Planning Commission provides in helping to set and implement local land use and development policy. There are eight (8) key roles of the Planning Commission:

A. Educate the public about local planning issues, the master plan, and land use regulations.

B. Cooperate and coordinate with other units of government on planning matters.

C. Prepare, adopt and maintain a master plan.

D. Review other community's draft master plans when submitted for that purpose, and provide coordination of planning and zoning in other units of government.

E. Draft and present to the City Council a zoning ordinance and amendments and advise on various zoning actions.

F. Review and comment on proposed public works projects.

G. Prepare and annually adopt a capital improvement program.

H. Prepare subdivision regulations and advise on proposed plats.

Attachment 17

2. **Membership.**

A. Members. Members of the Commission are appointed by the Escanaba City Council pursuant to the Escanaba Planning Commission Ordinance No. 1088, as amended.

1. First priority, each member shall represent and advocate what is best for the City of Escanaba as a whole, putting aside personal or special interests. Second priority, membership shall be representative of the entire geography of the City of Escanaba to the extent practicable, and as a secondary consideration to the representation of the major interests as defined by Ordinance No. 1088, as amended.

B. Liaisons. The purpose of liaisons is to provide certain City of Escanaba officials and quasi-officials the ability to participate in discussions with the Commission. in addition to speaking in public participation, and nothing else. Liaisons cannot vote, introduce motions, initiate any other parliamentary action, be counted for a quorum or be expected to comply with attendance requirements pursuant to Section 2.C of these bylaws. Liaisons, if not already appointed Commission members, are:

1. The Commission's consultants.
2. City Attorney.
3. City engineering, electrical, water and wastewater department heads, or similar department heads, their agents and/or consultants.
4. City Manager or designee.
5. City Council persons other than the Ex-officio.

C. Attendance. If any member of the Commission is absent from three (3) consecutive regularly scheduled meetings, then that member shall be considered delinquent. Delinquency shall be grounds for the Escanaba City Council to remove a member from the Commission for nonperformance of duty, or misconduct, after holding a public hearing on the matter. The Commission secretary, or acting secretary in the absence of the elected secretary, shall keep attendance records and shall notify the Escanaba City Council whenever any member of the Commission is absent from three consecutive regularly scheduled meetings, so the City Council can consider further action allowed under law or excuse the absences.

D. Training. Each member shall have attended at least four hours per calendar year of training in planning and zoning during the member's current term of office.

E. Incompatibility of Office.

1. Each member of the Commission shall avoid conflicts of interest and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:

a. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.

b. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.

c. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company, partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.

d. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.

e. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parent's in-law, grandparent's in-law, or members of his or her household.

f. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:

(1) an applicant or agent for an applicant, or

(2) has a direct interest in the outcome.

2. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.

3. When a conflict of interest exists, the member of the Commission, or Planning Commission, shall do all of the following immediately, upon first knowledge of the case and determining that a conflict exists:

a. declare a conflict exists at the next meeting of the Commission or Planning Commission:

b. cease to participate at the Commission or Planning Commission meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, and

c. During deliberation of the agenda item before the Commission or Planning Commission, leave the meeting or remove one's self from the front table where members of the Commission sit, until that agenda item is concluded.

4. If a member of the Commission is appointed to another office, which is an incompatible office with his or her membership on the Commission, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Commission. If a member of another office is appointed to the Commission, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Commission, that shall result in an automatic resignation from the other office.

3. **Duties of all commission members.**

A. *Ex Parte* contact.

1. Members shall avoid *Ex Parte* contact about cases where an administrative decision is before the commission whenever possible.

2. Despite one's best efforts it is sometimes not possible to avoid *Ex Parte* contact. When that happens, the member should report to the Commission

at a public meeting or hearing what was said, so that every member and other interested parties are made aware of what was said.

B. Site Inspections.

1. Site inspections shall be done by the Administration. A written report of the site inspection shall be orally presented to the Commission at a public meeting or hearing on the site.
2. If desired, no more than four (4) members of the Commission may accompany the zoning administrator or staff on a site inspection.

C. Not Voting On the Same Issue Twice.

1. Any member of the Commission shall avoid situations where they are sitting in judgment and voting on a decision which they had a part in making. As used here, sitting in judgment and voting on a decision which they had a part in making, at a minimum shall include, but not necessarily be limited to, the following:
   a. When the appeal is of an administrative or other decision by Commission and the member of the Commission sits both on the Commission and Zoning Board of Appeals.
   b. When the case is an administrative decision which was decided by the Commission and sent to the City Council for further action, and the member of the Commission sits both on the Commission and City Council.

D. Accepting gifts.

1. Gifts shall not be accepted by a member of the Commission or liaisons from anyone connected with an agenda item before the Commission.
2. As used here, gifts shall mean cash, any tangible item, or service, regardless of value.

E. Public Deliberation and Debate.

1. Free and open debate should take place on issues before the Commission. Such debate shall only occur at meetings of the Commission.
2. Once a vote is taken and an issue is decided by vote, the duty of each member of the Commission is to represent the position reflected by the outcome of the vote. Minority reports and requests for reconsideration may take place only at an open meeting of the Commission.

F. Code of Conduct. Each member, upon appointment, shall sign a code of conduct.

4. **Officers.**

A. Selection. At the regular meeting in December of each year, the Commission shall select from its membership a Chair, Vice-Chair, Secretary, and Deputy Secretary. All officers are eligible for re-election. In the event the office of the Chair becomes vacant, the Vice-Chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Vice-Chair for the unexpired term. In the event the office of the Secretary becomes vacant, the Deputy Secretary shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Deputy Secretary for

the unexpired term. The Commission or Secretary may also designate another person who is not a member of the Commission to be the recording secretary.

B. Tenure. The Chair, Vice-Chair and Secretary shall take office January 1 following their selection and shall hold office for a term of one year or until their successors are selected and assume office.

C. Chair's Duties. The Chair retains his or her ability to discuss, make motions and vote on issues before the Commission. The Chair shall:

1. Preside at all meetings with all powers under parliamentary procedure;
2. Shall rule out of order any irrelevant remarks; remarks which are personal; remarks about another's race, religion, sex, physical condition, ethnic background, beliefs, or similar topics; profanity; or other remarks which are not about the topic before the Commission;
3. Restate all motions as pursuant to Section 5.E of these Bylaws;
4. Appoint Planning Commissioners;
5. Appoint officers of the Planning Commission or choose to let the Planning Commissioners select their own officers.
6. May call special meetings pursuant to Section 5.B of these Bylaws;
7. Act as an Ex-Officio member of all Planning Commissioners of the Commission;
8 Appoint an Acting-Secretary in the event the Secretary is absent from a Commission meeting.
9. Review with the Secretary or staff, prior to a Commission meeting, the items to be on the agenda if he or she so chooses;
10. Periodically meet with the City Staff to review Planning Department operation, procedures, and to monitor progress on various projects.
11. Represent the Commission, before the Escanaba City Council; and
12. Perform such other duties as may be ordered by the Commission.

D. Vice-Chair's Duties. The Vice-Chair shall:

1. Act in the capacity of Chair, with all the powers and duties found in Section 4.C of these Rules, in the Chair's absence;
2. Perform such other duties as may be ordered by the Commission.

E. Secretary's Duties. The Secretary shall:

1. Execute documents in the name of the Commission;
2. Be responsible for the minutes of each meeting, pursuant to section 6.A of these Bylaws if there is not a recording secretary.
3. Review the draft of the minutes, sign them, and submit them for approval to the Commission and shall have them spread in suitable volumes. Copies of minutes shall be distributed to each member of the Commission prior to the next meeting of the Commission (the Secretary may delegate this duty to City staff);
4. Receive all communications, petitions, and reports to be addressed by the Commission, delivered or mailed to the Secretary in care of the Planning and Zoning Department;
5. Keep attendance records pursuant to Section 2.C of these Bylaws;

6. Provide notice to the public and members of the Commission for all regular and special meetings, pursuant to the Open Meetings Act, P.A. 267 of 1976, as amended, M.C.L. 15.261 *et seq.* (the Secretary may delegate this duty to City staff);
7. Prepare an agenda for Commission meetings pursuant to Section 5.K of these Bylaws (the Secretary may delegate this duty to City staff);
8. Perform such other duties as may be ordered by the Commission.

F. Deputy Secretary's Duties. The Deputy Secretary shall:
1. Act in the capacity of Secretary, with all the powers and duties found in Section 4.E of these Rules, in the Secretary's absence; and
2. Perform such other duties as may be ordered by the Commission.

G. Recording Staff Duties. The Recording Secretary shall not be a member of the commission or any of its Planning Commissioners, and shall:
1. At each meeting take notes for minutes and prepare a first draft of minutes pursuant to section 6.A of these Bylaws for review and signature by the Secretary; and
2. Perform such other duties as may be ordered by the Commission or secretary.

5. Meetings.

A. Regular meetings. Meetings of the Commission will be held on the second Thursday of each month at 6 p.m. at City Hall, 410 Ludington Street, Escanaba, Michigan. When the regular meeting day falls on a legal holiday, the Commission shall select a suitable alternate day in the same month. An annual notice or regularly scheduled Commission meetings shall comply with P.A. 267 of 1976, as amended. The Commission shall assume no meeting will be scheduled unless notified by the Administration.

B. Special Meetings. Special meetings shall be called in the following manner:
1. By the Chair.
2. By any three (3) members of the Commission.
3. By the City Manager.
4. Notice of special meetings shall be given by the Secretary to members of the Commission at least forty eight (48) hours prior to such meeting and shall state the purpose, time, day, month, date, year and location of the meeting (the Secretary may delegate this function to staff). In addition notices shall comply with P.A. 267 of 1976, as amended, (being the Michigan Open Meetings Act M.C.L. 15.261 *et seq.*).

C. Recess. The Chair, or the Commission, after the meeting has been in session for two hours (not including site inspections), shall suspend the Commission's business and evaluate the remaining items on its agenda. The commission shall then decide to finish that meeting's agenda, may act to continue the meeting on another day (fix the time at which to adjourn), or complete some agenda items and continue the meeting on another day to complete other agenda items or postpone certain agenda items to the next meeting. If applicable such action shall include the time, day, month, date, year, and location the Commission will

reconvene. If more than 18 hours will pass before the reconvened Commission, public notice shall be given to comply with P.A. 267 of 1976, as amended, (being the Michigan Open Meeting Act M.C.L. 15.261 *et seq.*). Upon reconvening, a roll call of attendance shall be the first item of business before proceeding with the same agenda. The commission shall resume with the same meeting agenda, proceeding at the same point where they left off, without the addition of additional business.

D. Quorum. More than half the total number of seats for members of the Commission, regardless if vacancies exist or not, shall constitute a quorum for the transaction of business and the taking of official action for all matters before the Commission. Whenever a quorum is not present at a regular or special meeting, those present shall adjourn the meeting to another day.

E. Motions.

1. Motions shall be restated by the Chair before a vote is taken.
2. Findings of Fact. All actions taken in an administrative capacity (including but not limited to, special use permits, subdivisions, zoning, site plan review, planned unit developments, review and submission on another municipality's proposed plan, review and submission on a capital improvement, review of township zoning) shall include each of the following parts.
   a. A finding of fact, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and untrue statements.
   b. Conclusions to list reasons based on the facts for the Commission's action, often directly related, or not, to a finding of compliance, or noncompliance, to standards.
   c. The Commission's action; recommendation or position, approval, approval with conditions, or disapproval.

F. Voting. Voting shall be by voice and shall be recorded as passing or failing. Roll call votes will be recorded only upon request by a member of the Commission and shall be recorded by "yes" or "no". Members must be present to cast a vote. Voting by proxy shall not occur. The affirmative vote of a majority of those present or a majority of a quorum, whichever is greater, shall be necessary for the adoption of motions. The affirmative vote of a majority of the total number of seats for members of the Commission, regardless if vacancies or absences exist or not, shall be necessary for the adoption, or recommendation for adoption, of any plan or amendment to a plan.

G. Commission Action. Action by the Commission on any matter on which a hearing is held shall not be taken until the hearing has been concluded.

H. Parliamentary Procedure. Parliamentary procedure in Commission meetings shall be informal. However, if required to keep order, Commission meetings shall then be governed by *Roberts Rules of Order* for issues not specifically covered by these Bylaws. Where these Bylaws conflict, or are different than *Robert's Rules of Order*, then these Bylaws control.

I. Public Participation. All regular and special meetings, hearings, records, and accounts shall be open to the public.

1. All public comment on all agenda items should be presented where provided in the printed agenda as the agenda item is discussed. After that point during the meeting, public comment is normally not allowed: however, sometimes the Commission may direct questions to members of the public. Public comment is during the course of the deliberation so the Commission can hear concerns and questions before acting on an issue. Those making public comment are expected to be familiar with the issue and have prepared comments ahead of time. To help the public in preparing for the meeting, any written material shall be made available without cost for members of the public asking for a copy prior to the meeting.
2. The Chair may limit the amount of time allowed for each person wishing to make public comment at a Commission meeting. Petitioners and aggrieved party comment to an agenda item can be restricted to fifteen (15) minutes unless amended by the Chairperson. General public comment shall be restricted to two (2) minutes unless amended by the Chairperson. The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson.

J. Order of Business. Agenda. The Secretary, or designee, shall prepare an Agenda for each meeting and the order of business shall be as follows:

(A) Call to order.
(B) Roll Call.
(C) Approval and/or Correction to Minutes of Previous Meeting.
(D) Approval and/or Adjustment to the Agenda.
(E) Conflict of Interest Declaration.
(F) Unfinished Business and Report Presentation.
(G) Public Hearings.
(H) New Business.
(I) Public Comment.
(J) Member/Staff Announcements.
(K) Adjournment.

Delivery of Agenda. The agenda and accompanying materials shall be mailed/hand delivered to Commission members so that it might be perceived prior to the weekend prior to the regular meeting date.

K. Placement of Items on the Agenda.

1. The City Manager's Office and/or Community Preservation Department shall be the office of record for the Commission.
2. The City Manager may receive items on behalf of the Commission between the time of the adjournment of the previous Commission meeting and five (5) business days prior to the next regularly scheduled Commission meeting.

3. Items received by the Administration four (4) or less business days prior to the next regularly scheduled Commission meeting shall be set aside to be received by the Commission at its next regularly scheduled Commission meeting. The Commission may act on those items of a minor nature or table action to the subsequent regular or special Commission meeting. Those items of a major nature or items normally receiving staff review, analysis, or recommendation shall be tabled until the subsequent regular or special Commission meeting.
4. The deadline to add items to the Commission's meeting agenda shall be five (5) business days prior to the next regularly scheduled Commission meeting.

6. **Record.**

A. Minutes and Record. The Commission Secretary shall keep, or cause to be kept, a record of Commission meetings, which, shall at a minimum include an indication of the following:

1. Copy of the meeting posting pursuant to P.A. 267 of 1976, as amended, (being the Michigan Open Meetings Act, M.C.L. 15.261 *et. seq.*)
2. Copy of the minutes, and all its attachments which shall include a summary of the meeting, in chronological sequence of occurrence:
   a. Time and place the meeting was called to order.
   b. Attendance.
   c. Indication of others presents (listing names if others choose to sign in and/or a count of those present).
   d. Summary or text of points of all reports (including reports of what was seen and discussed at a site inspection) given at the meeting, and who gave the report and in what capacity. An alternative is to attach a copy of the report if offered in writing.
   e. Summary of all points made in public participation or at a hearing by the applicant, officials, and guests and an indication of who made the comments. An alterative is to attach a copy of the public's statement, petition, or letter if it is provided in written form.
   f. Full text of all motions introduced, whether seconded or not, who made the motion and who seconded the motion. For each motion, the following should be included:
      1. Who testified and a summary of what was said.
      2. A statement of what is being approved (e.g. special use permit, variance, conditional use permit, subdivision, land division, etc.)
      3. The location of the property involved (tax parcel number and description, legal description is best).
      4. What exhibits were submitted (list each one, describe each, number or letter each and refer to the letter or number in the minutes).

5. What evidence was considered (summary of discussion by members at the meeting).
6. The administrative body's findings of fact.
7. Reasons for the decision made. (If the action is to deny, then each reason should refer to a section of an ordinance which would be violated or with which not complied.)
8. The decision (e.g. approves, deny, approve with modification).
9. A list of all required improvements (and if they are to be built up-front or name the type of performance security to be used), if any.
10. List of all changes to the map/drawing/site plan that was submitted. Make the map/drawing/site plan part of the motion (e.g. "...attached to the original copy of these minutes as appendix `A', and made a part of these minutes...").

g. Who called the question.
h. The type of vote and its outcome. If a roll call vote, indicate who voted yes, no, abstained or a statement the vote was unanimous. If not a roll call vote, then simply a statement: "the motion passed/failed after a voice vote."
i. That a person making a motion withdrew it from consideration.
j. All the Chair's rulings.
k. All challenges, discussion and vote/outcome on a Chair's ruling.
l. All parliamentary inquiries or point of order.
m. When a voting member enters or leaves the meeting.
n. When a voting member or staff member has a conflict of interest and when the voting member ceases and resumes participation in discussion, voting and deliberations at a meeting.
o. All calls for an attendance count, the attendance, and ruling if a quorum exists or not.
p. The start and end of each recess.
q. All Chairs' rulings of discussion being out of order.
r. Full text of any resolutions offered.
s. Summary of announcements.
t. Summary of informal actions, or agreement on consensus.
u. Time of adjournment.

3. Records of any action, support documents, maps, site plans, photographs, correspondence received, attached as an appendix to the minutes.

B. Retention. Commission records shall be preserved and kept on file according to the following schedule:

1. Minutes, bonds, oaths of officials, zoning ordinances, master or comprehensive plans, other records of decisions, Commission or department publications: Permanent.
2. General ledger: 20 years.

3. Account journals: 10 years.
4. Bills and/or invoices, receipts, purchase orders, vouchers: 7 years.
5. Correspondence: Permanent.

7. **Committees.**

A. Ad-Hoc Committees. The Commission or Chair may establish and appoint ad-hoc committees for special purposes or issues, as deemed necessary. Less than a quorum may serve on an ad-hoc committee at any given time.

B. Citizen Committees. The Commission, Chair, or City Manager may establish and appoint citizen committees with the consent of the Commission. Membership can be any number, so long as less than quorums of the Commission serve on a citizen committee at any given time. The purpose of the citizen committee is to have more citizen and municipal government involvement, to be able to use individuals who are knowledgeable or expert in the particular issue before the Commission and to better represent various interest groups in the City of Escanaba.

8. **Rules of Procedure for All Planning Commissioners.**

A. Subservient to the Commission. All Planning Commissioners are subservient to the Commission and report their recommendations to the Commission for review and action. The Commission can overrule any action of any committee.

B. Same Principles. The same principals of these Bylaws for the Commission also apply to all Commissioners of the Commission including, but not limited to:

1. Officers. Officers of the Planning Commission are appointed by the Chair of the Commission at the time the Planning Commission is created, or are elected by the Planning Commissioner's membership at their first meeting. Officers, at a minimum, include a Chair and Secretary-Vice-Chair.
2. Quorum. A Planning Commission's quorum shall be at least half the total appointed membership of the Planning Commission.
3. Voting. Only those appointed members of a Planning Commission, who are present at the time of a vote, shall be eligible to cast a vote.
4. Attendance. If any member of the Planning Commission is absent from three consecutively scheduled meetings, then that member shall be considered delinquent. Delinquency shall be grounds for the Commission to remove any member from the Planning Commission. The Planning Commission Secretary-Vice-Chair or acting Planning Commission Secretary in the absence of the elected Planning Commission Secretary-Vice-Chair shall keep attendance records and notify the Commission of any Planning Commission member who is absent from three consecutively scheduled meetings so the Commission may consider removal of the individual from the Planning Commission or excuse the absence(s).
5. Minutes. The Secretary-Vice-Chair of the Planning Commission shall keep minutes of the Planning Commission meetings in the same format used by the Commission and filed in the same office as the Commission's minutes.

6. Staff. Planning Commissioners have reasonable use of staff time and assistance and direction for performing the work of the Planning Commission.
7. Public. All Planning Commission meetings are open meetings available for public attendance and participation and minutes of the meetings are to be available for public inspection under the same principals found in P.A. 267 of 1976, as amended, (being Michigan Open Meetings Act, M.C.L. 15.261 *et seq.*).
8. Subcommittees. Citizen committees may form subcommittees from their own membership and/or with additional citizens when deemed necessary. Subcommittees are subservient to the parent committee. Subcommittees are informal, not requiring quorums, attendance requirements, minutes, or public participation. Subcommittee membership shall consist of less than half the parent committee's membership.

9. **Hearings.**
   A. Plan Hearings. Before the adoption of any part of a plan, as defined in the Planning Act, or any amendment to a plan, or recommending approval of an amendment to the Escanaba City Council, the Commission shall hold a public hearing on the matter. Notice of the time and place of the hearing shall be given, not less than fifteen (15) days prior to such hearing, by at least one (1) publication in each newspaper of general circulation.
   B. Special Hearings. Notice of special hearings for the purposes of presenting preliminary master plans, obtaining public opinion on a problem, or discussion of a particular problem with interested parties will be given in the most practical manner and to persons, or group representatives most interested, and as required by the Planning Act, Zoning Act, and relevant local zoning ordinance.
   C. Notice of Decision. A written notice containing the decision of the Commission will be sent to petitioners and originators of a request for the Commission to study a special problem.

10. **Zoning Responsibilities.**
   A. All powers of the zoning commission have been transferred to this Commission, pursuant to M.C.L. 125.3301 of the Zoning Act.
   B. Zoning adoption or amendment (including PUD zoning amendments). The commission shall review and act on all proposed zoning ordinances, or zoning amendments pursuant to the Zoning Act. At least one hearing shall be held on each proposed zoning ordinance or amendment, with notices given as specified in the zoning ordinance and the Zoning Act. After the hearing, action shall be in the form of a recommendation to the legislative body. At a minimum the recommendation shall include:
      1. Zoning plan for the areas subject to zoning, or zoning amendment of the local unit of government;
      2. The establishment of or modification of zoning districts, including the boundaries of those districts, if applicable;

3. The text of a zoning ordinance or amendment with the necessary maps and zoning regulations to be adopted for a zoning district or the zoning jurisdiction as a whole; and
4. The manner of administering and enforcing the zoning ordinance.

C. Special Use Permit (including PUDs). The Commission shall review and act on all special use permits pursuant to the Zoning Act and Zoning Ordinance. At least one (1) hearing shall be held on each proposed Zoning Ordinance or amendment, with notices given as specified in the Zoning Ordinance and the Zoning Act. After the hearing, action shall be in the form of a motion which contains (or is included in the minutes) a finding of fact, conclusions as to a list of reasons for the action, and the Commission's action, pursuant to section 5.E.2 of these Bylaws.

D. Site Plan Review. The Commission shall review and act on those entire site plans which the Zoning Ordinance requires Commission action. Action shall be in the form of a motion which contains (or is included in the minutes) a finding of fact, conclusions as to a list of reasons for the action, and the Commission's action, pursuant to section 5.E.2 of these Bylaws.

E. Appeals. The Commission shall not act, or otherwise hear issues on Zoning Ordinance interpretation, zoning map interpretation, non-use variances, or use variances. Such matters shall be exclusively the jurisdiction of the Zoning Board of Appeals.

11. Plan Reviews.

A. The Commission shall review all site plans as defined in the Escanaba Zoning Ordinance.

12. Capital Improvements Review.

A. Capital Improvements (the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any public way, grounds, agricultural land, open spaces, buildings, or properties before work is started and after municipal capital improvement planning approval is obtained). If the funding for the capital improvement project is from a grant, this approval must be obtained prior to applying for the grant or done as part of the state or federal grant clearinghouse process.

B. All preliminary plans and reports for the physical development of the City of Escanaba, including the general location, character and extent of streets and roads, viaducts, bridges, open space, wetlands, forest land, parks and recreation spaces; the general location of public buildings and other public property; the general location and extent of public utilities and terminals.

C. Action shall be in the form of a motion which contains (or is included in the minutes) a finding of fact, conclusions as to a list of reasons for the action, and the Commission's advisory action, pursuant to section 5.E.2 of these Bylaws.

D. When reviewing the proposed project the planning commission should at a minimum consider the following issues. If the answer to any of the below is

"no," then the planning commission's review of the project should not be favorable.

1. Is the proposed project consistent with adopted plans?
2. Is the project consistent with other governmental management plans?
3. Is the project consistent with the plans of each municipality located within or contiguous to the local unit of government?
4. Is the project consistent with adopted, if any, capital improvement plans?

E. The review shall be in the form of a letter, sent within thirty-five (35) days after the proposal is filed for review, and shall take into account:

1. Respect for the idea that the submission and review stages are near the end of a process. A community may be ready to start construction and others may be waiting for the task to be done.
2. Focus only on significant issues in a clear and well documented way. Suggest solutions rather than only pointing out what is wrong.
3. Be clear and document statements to improve the quality of planning for the entire area. This process is to improve coordinated planning, not to undermine relationships or exacerbate tensions between governments or agencies of governments.
4. Include mutual respect of others, so the comments are factual, objective. and based on sound planning principles.

13. **Capital Improvement Program.**

A. Annually, a capital improvement program (CIP) of public structures and improvements shall be adopted.

B. In addition to the involvement of the planning commission, the review process must include the following individual, individuals, agencies, and departments in preparing the CIP.

1. City Manager;
2. Department Heads within the City of Escanaba including but not limited to the Department of Public Works, Wastewater Department, Water Department, Electrical Department, Community Preservation Department and Controller's Office.

C. The Administration shall cause to be requested from each agency or department of the local unit of government (with authority for public structures or improvements) for an annual inventory of desired public improvement projects with lists, plans and estimates of time and cost involved.

D. The Administration shall organize the proposed public structures and improvements in the general order of their priority, that in the Planning Commission's judgment will be needed or desired or can be undertaken in the ensuing six (6) year period.

1. In doing so, the Planning Commission may make use of expert advice and information from staff from the planning department or private consultants:
   a. City of Escanaba's Comprehensive Annual Financial Report
   b. Population studies

c. Economic studies
d. Land Use Maps
e. Future Plans

2. In doing so, the Planning Commission shall develop a formal set of criteria or use other techniques to use to organize the proposed public structures and improvements in order of importance. The following issues at a minimum should be considered:
   a. Description, location, and purpose of project;
   b. Justification for the need for project;
   c. An explanation of its relationship to other projects;
   d. The cost of project (submit detailed budget);
   e. Estimated annual income from projects;
   f. Estimated annual operation costs for the project;
   g. Status of plans/specifications for the project and the expected length of time the capital project will last;
   h. Year construction of project should start;
   i. The rank/importance of project within department submitting it; and
   j. Environmental, health, and safety impacts and energy consumption.

   The proposed public structures and improvements in order of importance shall be considered a draft CIP.

E. The planning commission shall review the CIP.
   1. The review shall include each project to determine the conformance of the projects with community comprehensive plans, development policies, and the objectives and goals of the community.
   2. The review shall include an opportunity for departments to present their arguments for why any given project should be included in the program and at what order of priority.
   3. Upon completion of the review, a second draft of the CIP shall be prepared.

F. The planning commission shall hold a public hearing on the second draft of the CIP.

G. After the hearing, if needed, a third draft of the CIP shall be prepared. The planning commission then:
   1. Formally adopts the CIP in the form of a recommendation to the Escanaba City Council for adoption; or
   2. Adopts an amended version of the CIP in the form of a recommendation to the Escanaba City Council for adoption; or
   3. Does not approve, thus does not adopt the ranked listing/project priorities, and proceeds to further revise the CIP until the Commission is prepared to adopt the CIP.

H. If the Escanaba City Council refers the CIP back to the Commission, the Commission shall further review the CIP, make modifications, and submit another version of the CIP to the legislative body.

14. **Subdivision Review.**

A. Prepare a Subdivision Ordinance (and/or Subdivision, Land Division, Site-Condominium Ordinance), or amendments to the same, to submit to the City Council.

B. Proposed Subdivisions.

1. Staff for the Commission is to receive a plat and determine that the submission is complete. If incomplete, the plat shall be returned to the applicant with a list of deficiencies. If complete, the plat shall be received on behalf of the Commission.

2. Conduct a review of plats of proposed subdivisions (and/or site-condominium).

3. Hold a hearing on a proposed subdivision (and/or site-condominium) with notice of the hearing sent not less than fifteen (15) days before the date of the hearing.

   a. The notice shall contain an explanation of what the hearing is for, the location and nature of the proposed development, the date, time, place of the hearing, where written comments may be submitted, and the deadline for those written comments.

   b. The notice shall be sent to the person indicated on the plat (and/or draft site-condominium master deed) as the proprietor or other person(s) to who notice of the hearing shall be sent, the property owner, and adjacent property owners.

   c. The notice shall be published in a newspaper of general circulation in the City of Escanaba (The Daily Press).

   d. Any others as required by the Subdivision Ordinance (and/or Subdivision, Land Division, Site-Condominium Ordinance).

4. Within sixty-three (63) days of a complete plat (and/or draft site-condominium master deed) being submitted, act on the proposed subdivision (and/or site-condominium) in the form of a recommendation to the legislative body of the municipality in which the proposed subdivision (and/or site-condominium) is located.

   a. If applicable, standards under the Land Division Act (M.C.L. 560.101 *et seq.*), Condominium Act (M.C.L. 559.101 *et seq.*) if applicable, and Subdivision Ordinance (and/or Subdivision, Land Division, Site-Condominium Ordinance), the Commission shall recommend approval.

   b. Grounds for any recommendation of disapproval of a plat (and/or Site-Condominiums) shall be stated upon the record of the Commission.

   c. If the Commission does not act within the sixty-three (63) day period, the plat (and/or Site-Condominiums) shall be considered to have been recommended for approval, and a certificate to that effect shall be issued by the Commission upon request of the

applicant. The applicant may waive the sixty-three (63) day period and grant an extension.

C. Master Plan Amendment. Commission approval of a subdivision shall be considered to be an amendment to the master plan and a part thereof. The Commission shall cause the official copies of the master plan to be modified to reflect the amendment to the master plan within thirty (30) days of the subdivision approval.

15. Other Matters to be Considered by the Commission.

A. Commission Action. The following matters shall be presented for consideration at a meeting of the Commission:

1. At least annually, the adoption of priorities for the Commission's plan of work.
2. Annually, preparation of an annual report of the Commission.
3. Office, or Administrative Policy and ruling of interpretation of regulations by the Commission or its staff.
4. The general character, extent and layout of the replanning and redevelopment of blighted districts and slum areas.
5. Land subdivision plats.
6. All address changes pursuant to the City of Escanaba. Address Ordinances, as amended.
7. All Planning reports and plans before publication.
8. Planning Department's and Commission's budget requirements for the fiscal year and request for appropriation.
9. Selection of consultants.
10. Such other matters as the City Manager shall find it advisable or essential to receive consideration by the Commission.

16. Adoption, Repeal, Amendments.

A. Upon adoption of these Bylaws of _____, they shall become effective and all previous Bylaws shall be repealed.

B. The Commission may suspend any one of these Bylaws, for a duration of not more than one (1) agenda item or meeting.

C. These Bylaws may be amended at any regular or special meeting by a two-thirds (2/3) vote of the members present.

S:jim'sforms/planningcommision/pcbylaws120108

Detailed Tax Information

City of Escanaba

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Parcel: 051-010-2929-331-002

Property Address [collapse]

223 LUDINGTON STREET
ESCANABA, MI 49829

Owner Information [collapse]

EISENBERGER EDWARD & SUZELL
223 LUDINGTON STREET
ESCANABA, MI 49829

Unit: 051

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for 051-010-2929-331-002 [collapse]

LOTS 8 THRU 14 & W 1/2 OF LOT 7 OF BLK 4 OF THE ORIGINAL PLAT

Enter Future Interest Date: 8/12/2015 Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2015, Summer	$7,263.81	$0.00		$7,263.81
2014, Winter	$5,773.68	$5,773.68	02/13/2015	$0.00
2014, Summer	$7,149.46	$7,149.46	09/15/2014	$0.00
2013, Winter	$5,682.77	$5,682.77	02/14/2014	$0.00
2013, Summer	$7,036.86	$7,036.86	09/16/2013	$0.00
2012, Winter	$5,594.08	$5,594.08	02/14/2013	$0.00
2012, Summer	$6,871.95	$6,871.95	09/17/2012	$0.00
2011, Winter	$5,414.64	$5,414.64	02/14/2012	$0.00
2011, Summer	$6,625.04	$6,625.04	09/16/2011	$0.00

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Attachment 18

EXPERTS AT REDUCING COMPLICATIONS.

Developer unveils propos Adrian apartment project

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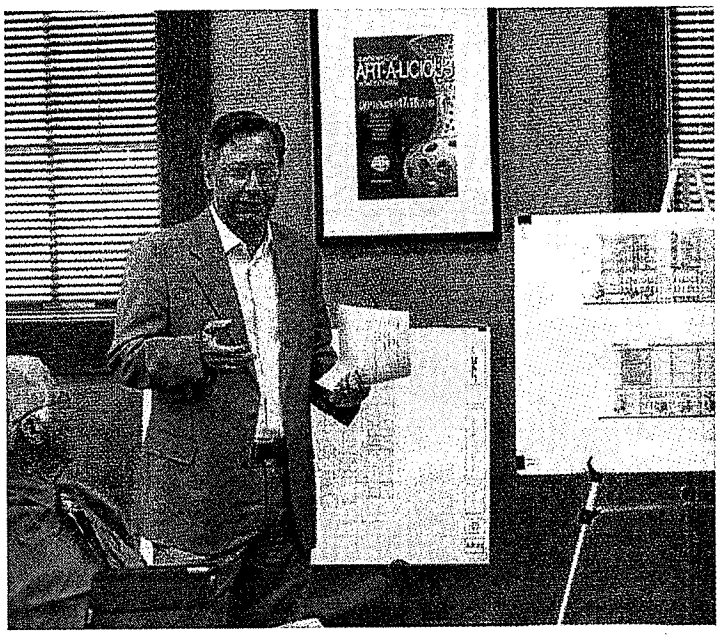

Telegram photo by Dan Cher

Peter Jobson, president of Excel Realty Group, discusses a proposed housing and parkin for downtown Adrian Monday during the Adrian City Commission's pre-meeting.

Posted Jul. 21, 2015 at 5:00 PM

ADRIAN

By Dan Cherry

Daily Telegram Staff Writer

If all goes as planned, a two-building development project could come to downtown Adrian next year.

Peter Jobson, president of Excel Realty Group in Beachwood, Ohio, proposed Monday at the Adrian City Commission's pre-meeting to develop two separate affordable housing apartment complexes atop a multi-tiered parking deck — one along South Winter Street in the Maiden Lane parking lot and the other along East Church Street across from the Lenawee County Historical Society Museum.

Jobson said the project could come to fruition as soon as next summer if he can receive tax credits through the Michigan State Housing Development Authority (MSHDA). The state organization allocates tax credits to developments such as downtown rejuvenation projects, Jobson said.

The developer showed commission members concept drawings of a three-story apartment

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Attachment 19

complex atop a three-level parking deck, maximizing parking spaces while providing housing above the Maiden Lane parking lot, as well as senior citizen-friendly living spaces on Church Street.

"We were looking at ways to fit apartments in a small area without compromising much-needed (parking) space," Jobson said about his discussions with city officials and Chris Miller, director of the city's downtown development authority.

Jobson, who spearheaded multiple development and rejuvenation projects — including in Jonesville and Jackson — said he feels the projects are a right fit for downtown Adrian.

"You can feel downtown beginning to pick up steam," he said. "You've lots to work with, you have the architecture and a great history like the Croswell. There's a good base here. There's a lot of room to make this very special and very inviting."

Jobson said the buildings would be developed so the parking decks blend in with the rest of the six-story complexes. The South Winter Street apartments — tentatively called Center City Downtown Adrian — would have 45 units, while the East Church Street building would have 48 units and possibly be named Senior Lifestyles of Downtown Adrian.

Additionally, Jobson said, the developers are looking at rehabilitating the buildings at 125 and 127 West Maumee Street, the former Jean Christopher Portraits building, and putting in an additional three units there.

If approved, the development projects could annually generate up to $1 million in tax credits for 10 years, according to Jobson.

Mayor Jim Berryman called the proposal for the housing "a great mix" for the residential and commercial district and balancing out the increasing "college town" population.

Jobson said he would need a commitment from the city by Oct. 1 — MSHDA's deadline for this year's allocations — to get the proper application paperwork submitted to the state.

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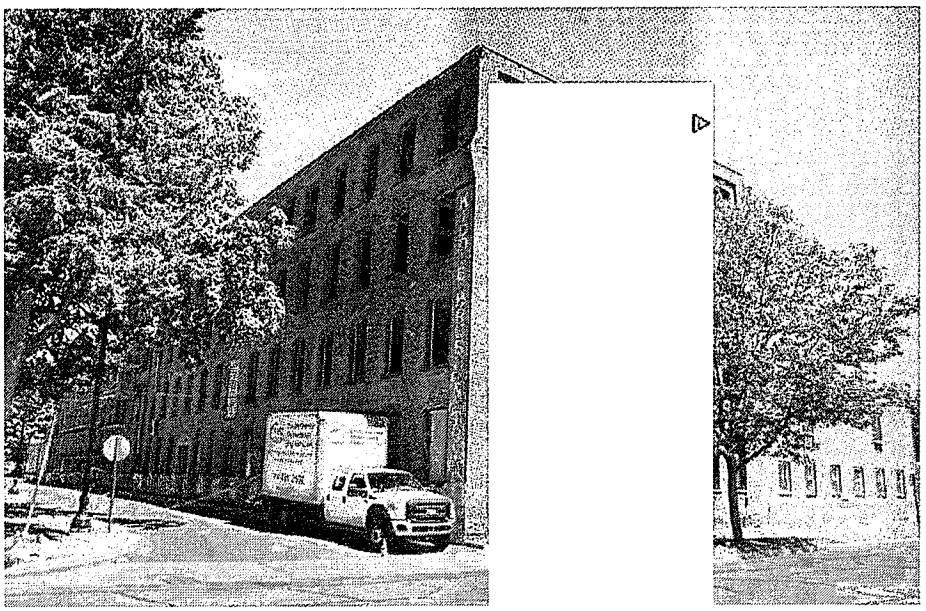

The fading title paint on the former Kiddie Brush and Toy fac :he completion of the renovation project, which is scheduled for May 2016. JASON

hillsdale.net

Building History
History

J.J Deal and Son Carriage Factory — Opened its doors in 1890 and closed in 1915.

Kiddie Brush and Toy Company — Purchased the building in 1924...

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By
@j

Po 0 AM
Up 00 AM

Hil

JOI year from now,
Jor sleeping — or
coc in the same rooms
where Barbie dolls and cars were once made.

The former Kiddie Brush and Toy Factory has sat in disuse for the better part of 40 years — but now that a 2012 reconstruction plan has begun, it won't lay dormant for much longer.

Excel Realty Group of Beachwood, Ohio, entered into a public-private partnership with the city of Jonesville in 2012 to redevelop the building into Heritage Lane, a living complex consisting of 46 family and senior housing units.

"We've been looking forward to this for a long time," City Manager Jeff Gray said.

He believes the building will bring revenue and needed housing into Jonesville.

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The building's history was a factor in the transaction and has played into how both Excel and the city have handled the project.

"It's just a beautiful, historic building in downtown," Excel Realty President Peter Jobson said.

And historic, it is: The building, the last 19th-century building standing in Jonesville, has housed several large-scale businesses, starting with the J.J. Deal and Son Carriage Factory in 1890.

Jacob J. Deal and his family set up shop manufacturing wagons, carriages and sleighs before the automotive implications of the Second Industrial Revolution inspired George, Jacob's son, to begin designing automobiles (then called "autobuggies").

The factory produced several automobile models from 1908 to 1911. Only two are left in existence: One resides at an automobile collection in Reno, Nevada, and the other at the Jonesville City Hall.

There are a number of theories as to why the Deal Buggy Company went out of business in 1915. Chief among them is that the company's customer service standards — including an "unconditional guarantee," which would literally send repair parts and a man to install them anywhere a Deal-brand car broke down — became too costly to maintain the business.

Whatever was responsible for Deal's downfall, nine years passed before the Kiddie Brush and Toy Company would move into the factory in 1924. The factory famously produced Barbie doll parts for Mattel, but it also produced the Susy Goose line of housekeeping toys – mock (but functional) sweepers and dustpans kids' use.

The Susy Goose brand wasn't just a Jonesville thing. It wasn't even just a Michigan thing: In her heyday, Susy Goose garnered national attention, reaching a milestone when Art Linkletter gave them away promotionally on his TV program.

Eventually, though, Kiddie Brush and Toy saw its end; in 1970, the company was liquidated and its plastics equipment transported to Edon, Ohio, where it was used at a plastic injection mold plant. Since the early '70s, the building has sat empty.

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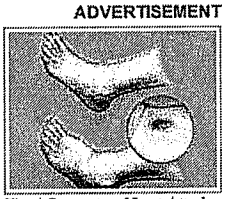
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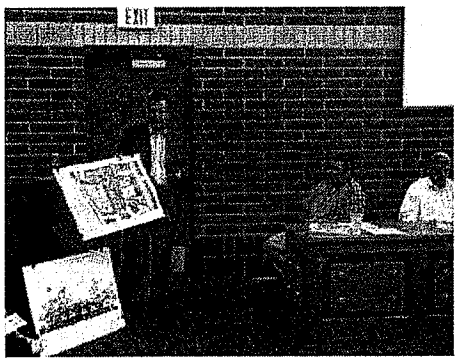
Council denies proposed 'affordable housing' project



HT - Mark JohnsonPeter Jobson from Excel Realty Group shows the Gaylord City Council plans for a proposed housing development at the city council meeting Monday.

Posted: Friday, July 18, 20

Mark Johnson (989) 732-
mjohnson4@gaylordher

GAYLORD — The City Council denied a request for a new housing project at Monday's meeting.

Peter Jobson from Excel Realty Group proposed the project, Northwind Apartment Homes, which would have consisted of 67 income-restricted apartment units on three or four lots off Gornick Avenue and one on the property adjacent to Dollar General on South Otsego Avenue.

The proposed development would have comprised 4.5 acres.

"There is a strong need for affordable housing in Gaylord," Jobson argued.

The council was opposed to the proposed development, believing some of those properties would be better suited for retail development.

"The consensus is that we may consider (the development), just not on those properties," said Mayor John Jenkins.

With the August primary approaching, Maureen Derenzy, director of the Otsego County Library, took the opportunity at the meeting to present some information on the library's millage renewal.

Derenzy made a presentation before the council and those in attendance, showing what the library does for the community and explaining why it needs the millage renewal.

"This isn't a new tax, just a reauthorization of the existing millage at the same rate," Derenzy said. "We're doing as much as we can with the limited staff that we have."

According to Derenzy, the millage serves as 67 percent of the library's annual budget and has been in effect since 1994. If the renewal passes, it would ensure the continued library operations for the next six years.

The millage would consist of .40 mills or $470,339 in revenue for the library.

"It would be nice to continue with what we have," Derenzy said.

The council also voted to include on the November election ballot a proposal to change the city clerk and treasurer positions to appointed offices.

Both offices are currently two-year, elected positions. If the proposal passes, the two posts would become council-appointed offices and the council also would be responsible for setting the compensation for both positions.

Before being approved by the council, the Michigan attorney general reviewed and approved the city charter amendment making it the responsibility of the council to appoint those two positions.

CURRENT CONDITIONS

Overcast 73° Humidity: 87% Winds: S at 13mph Feels Like: 73°

YOUR EXTENDED FORECAST

Today: High 79°/Low 59° Scattered thunderstorms possible

Tomorrow: High 66°/Low 54° Chance of showers

Gaylord Herald Times
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CALENDAR

The council also voted to reappoint Thomas Lemon and Joe Duff to the Gaylord Hospital Finance Authority. Their new terms will last three years and expire in 2017.

A second reading of the proposed amendment to the fireworks ordinance was executed and will now go into effect in 30 days.

The amendment states fireworks may be used within Gaylord city limits during the 36-hour period before and the 36-hour period after noon on any national holiday. However, fireworks may not be used on public, school or church properties or the property of any other person without prior consent from that person.

Fireworks also may not be used by anyone under the influence of alcohol or any controlled substance. Consumer fireworks cannot be used between 1 a.m. and 8 a.m. on any day.

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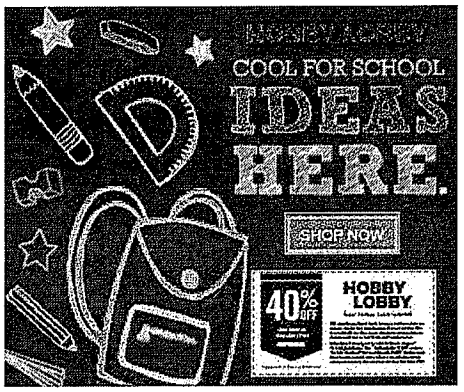

CURRENT PROMOTIONS

GAYLORD AREA GUIDE 2015

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August 21, 2015
Tom and Kathy Jensen
116 South Second Street
Escanaba, Michigan 49829

City of Escanaba Board of Appeals and
City of Escanaba Planning Commission
c/o City Manager James O'Toole
City Hall

To whom it may concern,

First of all, we as neighbors would like to thank the Eisenbergers for all of the work they've put into restoring and maintaining the House of Ludington for the past 18 years. We do appreciate all they've done to keep the hotel open and in the best condition they could.

We do however have concerns about the proposal to change the function of the building to affordable elderly housing. The Escanaba area already has plenty of affordable elderly housing. What our community lacks is condominiums and high or executive rentals, such as the Lofts on Ludington. Better quality rentals are more in keeping with the historic character and elegant nature of this wonderful old hotel. We are personally acquainted with elderly residents that cannot find high quality rentals in the area, and early on having heard the hotel was to be converted were excited thinking their future home would be in a condo in that wonderful old hotel. What a disappointment.

Secondly, while this proposal states that rentals would be for affordable senior housing, we see just three blocks away what has become of Harbor Tower, formerly 'affordable senior housing', now heavily subsidized low income housing, that some of the poor in our community say does not meet ***their*** housing standards. We also see the percentage of low income rentals in our neighborhood increasing and the percentage of owner occupied homes in decline.

Thirdly, the additional traffic that would result from any parking lot that exited into the alley behind the hotel would cause a dangerous situation for neighbors with children and grandchildren. Current traffic in the alley rarely stops before entering onto 2nd street. The current parking proposal has 15 stalls that would exit into the alley which would increase traffic flow while not providing adequate parking for each of the units in the proposed plan. We would want to see a plan that met the parking requirements, provided parking for at least the 30 units, and that did NOT include parking on city streets overnight, and parking that entered from and back onto Ludington Street. Two summers ago we had a fence knocked down by a careless driver entering from 2nd into our alley in the middle of the night. We can just imagine some 15 of the 30 units' renters racing into the alley trying to beat someone else to one of the few available parking places any given evening.

Finally, we see that a dumpster sufficient (probably insufficient, in our experience) for 30 rental units is going to sit in the alley 2 houses away from us and right behind our two neighbors homes, and more garbage trucks coming down the alley more often (we sure HOPE for that much garbage!) stinking up the neighborhood and increasing traffic danger to our grandchildren.

We believe Jobson wants to put too large a project into too small a space, and in a space that is better suited to larger, fewer, higher end rentals and an elegant restaurant and retail space on the first floor.

Thank You, Tom and Kathy Jensen

Tom and Kathy Jensen

Attachment 20

Darren Feuerbach
Steve Parrett
Jerry Bouty-Feuerbach
Financial Advisors
209 Ludington Street
Escanaba, MI 49829
906-789-0125

received
8/20/15 1:30 pm
UMG

August 19, 2015

City of Escanaba
C/O Community Preservation Department
410 Ludington Street
Escanaba, MI 49829

RE: 223 Ludington Dimensional Variance for parking August 25, 2015 Board of Appeals Meeting

We believe the parking requirements were put in place for a reason and should be followed. Parking requirements may be less for seniors, but certainly not one fourth the rest of the population.

Our business has been located at 209 Ludington since 1995. A large percentage of our clients are seniors who often have difficulty walking a distance. We have concerns that allowing this variance will cause all available parking in front of our business to be unavailable for our clients.

In summary we feel as though the variance should not be granted, however, other parking options should be explored and pursued.

Darren Feuerbach

Steve Parrett

Jerry Bouty-Feuerbach

Attachment 21

Swanee INC.

1121 Lake Shore Drive
Escanaba, Michigan 49829

My name is Matt Sviland.

I'd like to thank the Escanaba Board of Appeals members for their time and great community participation.

There is nothing that the City of Escanaba needs more than good development. Quality renovation of the historic building stock in downtown Escanaba is the surest way to help our city grow and prosper. Based on the incentives available, the State of Michigan agrees with this assessment. We, as a city, need to increase the City's property tax total by encouraging quality redevelopment of our historic building stock. In order to attract developers, there needs to be incentives which allow a reduced property tax liability early on in order to create a larger tax base down the road. Like the song says "Its all about the base!"

Buildings such as The House of Ludington and the Bank/Masonic Temple are extremely important to the vitality and appearance of downtown Escanaba. Working with blighted historic buildings isn't cheap, and in order for either of these projects to work financially, the developers need to access Federal Historic Tax Credits. This will ensure that the renovations are completed according to the stringent guidelines set down by The Secretary of the Interior. Both projects will no doubt look fabulous when finished.

My wife Beth and I bought the Delta Building in January of 2008 with the express purpose of completing such a renovation. We searched out and found the necessary incentives to make the transformation of the Delta Building from a white elephant at the entrance to Escanaba's downtown into the Lofts on Ludington which won the 2012 Governor's Award for Historic Renovation. The completion of this project required the help of The City of Escanaba Administration, The State of Michigan, and the Federal government, to all of which we are extremely grateful.

Early in the process we brought our site plan before the Planning Commission for approval. That plan included 18 parking spaces for the 15 apartments and 3 retail spaces. We were told we needed 32 spaces, and our plan was summarily denied in a split vote. We went to a neighboring property owner to lease some of their land in order to create 9 more parking spaces for a total of 27 which still wasn't adequate. In the end, in order to move forward, we had to purchase the adjacent Auto Value property, demolish a portion of the building, and effect the transformation of that property into parking. This cost us an additional $150,000 when all was said and done. But, we ended up with a total of 43 parking spaces for The Lofts residents and commercial spaces. We now realize that adequate parking is vital to the success and flow of any downtown project. It was for exactly this reason, that we didn't pursue purchasing The House of Ludington ourselves. If you vote yes tonight it will change the rules that had to be followed by The Lofts on Ludington development, and set a precedent for all future downtown projects.

Attachment 22

Detailed Tax Information

City of Escanaba

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

Parcel: 051-010-2929-331-009

Property Address [collapse]

216 1ST AVENUE SOUTH
ESCANABA, MI 49829

Owner Information [collapse]

HAYES DAVID A & JENNIFER R
4988 DANFORTH ROAD
ESCANABA, MI 49829

Unit: 051

Taxpayer Information [collapse]

FIRST BANK
ESCROW DEPARTMENT
1400 DELTA AVENUE
GLADSTONE, MI 49837

Legal Information for 051-010-2929-331-009 [collapse]

LOT 19 OF BLK 4 OF THE ORIGINAL PLAT

Enter Future Interest Date: 8/28/2015 Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
[+] 2015, Summer	$1,298.99	$1,298.99	07/23/2015	$0.00
[+] 2014, Winter	$1,159.20	$1,159.20	12/19/2014	$0.00
[+] 2014, Summer	$1,278.54	$1,278.54	08/04/2014	$0.00
[+] 2013, Winter	$1,140.97	$1,140.97	12/23/2013	$0.00
[+] 2013, Summer	$1,258.43	$1,258.43	08/07/2013	$0.00
[+] 2012, Winter	$1,122.22	$1,122.22	12/14/2012	$0.00
[+] 2012, Summer	$1,228.96	$1,228.96	07/25/2012	$0.00
[+] 2011, Winter	$1,127.73	$1,127.73	12/29/2011	$0.00
[+] 2011, Summer	$1,229.31	$1,229.31	08/01/2011	$0.00

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Attachment 23

Parcel Number: 051-010-2929-331-009 Jurisdiction: City of Escanaba County: Delta Printed on 08/05/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACQUES HAROLD L SR & SAN	HAYES DAVID A & JEFFIFER	84,000	03/05/2007	WD	WD	876/210		0.0
BROWN MARION	JACQUES HAROLD L & SANDRA	51,900	06/30/1998	WD	ARMS-LENGTH	508/556		0.0
BROWN ROBERT S	BROWN ROBERT S & MARION	0	12/22/1997	QCD	QCD	493/715		0.0

Property Address
216 1ST AVENUE SOUTH

Class: Residential, 401 Zoning:
School: Escanaba Schools 21010
P.R.E. 0%
Map #:
2016 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Owner's Name/Address
HAYES DAVID A & JENNIFER R
4988 DANFORTH ROAD
ESCANABA MI 49829

X Improved | Vacant

Land Value Estimates for Land Table 3.Res 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	50 X 160 Reason	Value
RES3FFA	50.00	160.00	1.0000	1.0000	180	106	DEPTH	9,540
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			9,540

Taxpayer's Name/Address
FIRST BANK
ESCROW DEPARTMENT
1400 DELTA AVENUE
GLADSTONE MI 49837

Tax Description
LOT 19 OF BLK 4 OF THE ORIGINAL PLAT

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
KD	08/05/2015	Data Enter
KD	11/26/2012	Data Enter
KD	08/18/2009	Inspected

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	Tentative	Tentative	Tentative			Tentative
2015	4,770	38,200	42,970			41,653C
2014	4,770	37,751	42,521			40,998C
2013	4,770	36,783	41,553			40,353C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RENTAL 2+ UNIT

Yr Built 1903 | Remodeled 0

Condition for Age: Good

Room List

1	Basement
4	1st Floor
4	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Vinyl
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
12	Front Overhang
12	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 1224 S.F.
Crawl: 135 S.F.
Slab: 133 S.F.
Height to Joists: 8.0

(8) Basement

8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists: 2 X 8
Unsupported Len: 12
Cntr.Sup: WD BEAM

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 36
Floor Area: 2692
Total Base Cost: 131,641
Total Base New : 176,399
Total Depr Cost: 90,316
Estimated T.C.V: 77,556

CntyMult X 1.340
E.C.F. X 0.859

(16) Porches/Decks

Area	Type
57	WCP (1 Story)
152	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	86.67	0.00	1.94	1200	106,332
1	Story Siding	Crawl Space	55.27	-7.88	0.97	135	6,529
1	Story Siding	Slab	55.27	-9.49	0.97	133	6,218
1	Story Siding	Basement	55.27	0.00	0.97	24	1,350

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
(16) Porches			
WCP (1 Story), Standard	34.00	57	1,938
WGEP (1 Story), Standard	34.54	152	5,250

Notes: 2 UNIT
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/ 80/100/51.2, Depr.Cost = 90,316
ECF (Res 3) 0.859 => TCV of Bldg: 1 = 77,556

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-331-009 File No 2161AS

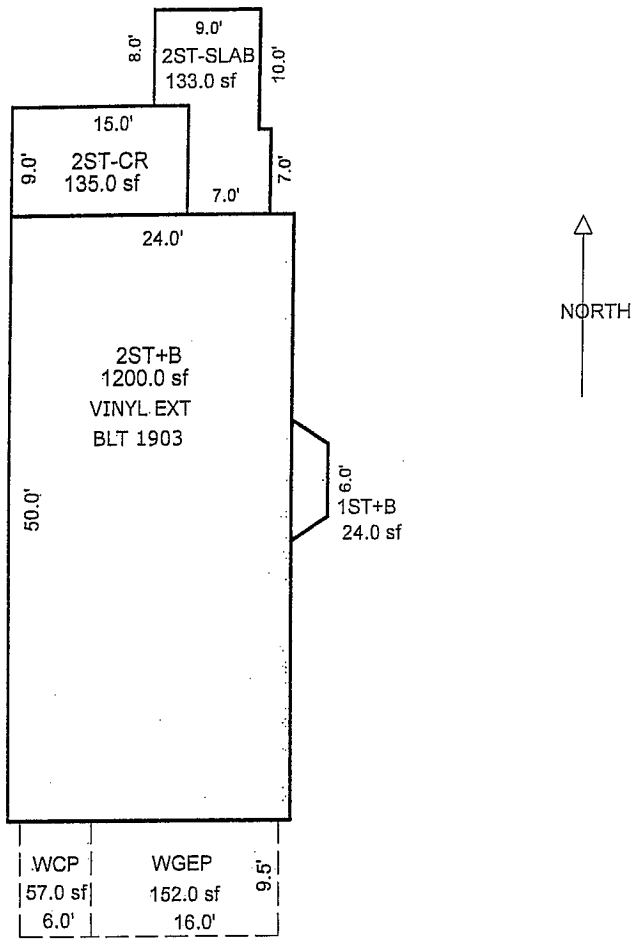
Property Address 216 1ST AVENUE SOUTH

City ESCANABA County Delta State MI Zip 49829

Owner FIRST BANK

Appraiser Name KEVIN DUBORD Drawn Date 8-5-15

Modified By



216 1ST AVENUE SOUTH

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	2ST+B	1.00	1200.00	148.0	
	2ST-CR	1.00	135.00	48.0	
	2ST-SLAB	1.00	133.00	54.0	
	1ST+B	1.00	24.00	23.2	1492.00
P/P	Porch	1.00	152.00	51.0	
	Porch	1.00	57.00	31.0	209.00
Net LIVABLE Area		(rounded w/ factors)			1492

Comment Table 1

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-331-009 File No 2161AS-LAND

SUBJECT

Property Address 216 1ST AVENUE SOUTH

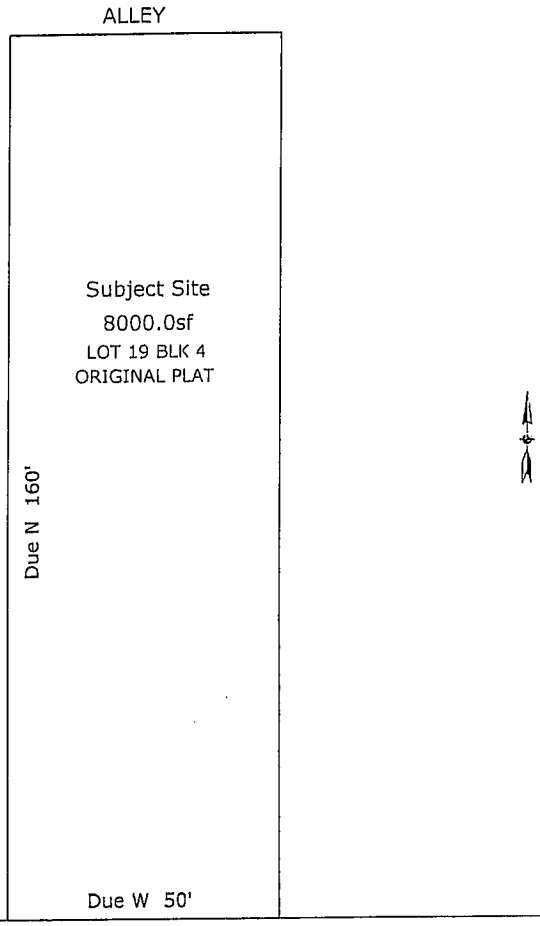
City ESCANABA County Delta State MI Zip 49829

Owner FIRST BANK

Appraiser Name KEVIN DUBORD Drawn Date 8-5-15

Modified By

IMPROVEMENTS SKETCH



216 1ST AVENUE SOUTH - SITE

Scale: 1" = 35'

SURVEY DESCRIPTION

Subject Site
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE Due West, a distance of 50.00 Feet;
THENCE Due North, a distance of 160.00 Feet;
THENCE Due East, a distance of 50.00 Feet;
THENCE Due South, a distance of 160.00 Feet to point of beginning;
Said tract containing 0.18 acres (8000.00 sf) of land, more or less.
Perimeter = 420.00 Feet
No significant error of closure.

Market Review
House of Ludington Senior
223 Ludington St.
Escanaba, Michigan 49829

General Findings:
The market study, completed by Real Property Research Group, Inc., concluded that a market exists for the subject.

Unit Configuration:
House of Ludington will contain 34 senior-oriented rental units, all of which will benefit from Low Income Housing Tax Credits. As an affordable housing community, House of Ludington will target very low to moderate income senior renter households (55+) earning at or below 30 percent, 40 percent, 50 percent, and 60 percent of the Area Median Income (AMI), adjusted for household size.

House of Ludington will contain 24 one bedroom units and 10 two bedroom units in a four-story historic rehab of former hotel with elevator access. Proposed unit sizes average 750 square feet for one bedroom units and 950 square feet for two bedroom units. All units will contain one bathroom.

Proposed rents include the cost of gas heat, hot water, water/sewer and trash removal. The proposed unit mix is as follows:

1	1	30% AMI	750	3	$230	$78	$308
1	1	40% AMI	750	7	$333	$78	$411
1	1	50% AMI	750	3	$436	$78	$514
1	1	60% AMI	750	11	$539	$78	$617
2	1	30% AMI	950	1	$276	$94	$370
2	1	40% AMI	950	2	$400	$94	$494
2	1	50% AMI	950	2	$523	$94	$617
2	1	60% AMI	950	5	$647	$94	$741

MSHDA staff has not conducted a site visit at this time.

Competitive Market:
Overall vacancy rates in the market are low. RPRG surveyed six general occupancy rental communities in the House of Ludington Market Area.

The subject has the biggest one and two bedroom units of the surveyed senior communities.

The subject has an overall rent advantage of 42.2%.

		Total	Vacant	Vacancy	One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
	Type	Units	Units	Rate	Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF
Lofts on Ludington	Adaptive Reuse	15	0	0.0%	9	$792	1,130	$0.70	6	$995	1,275	$0.78				
Lakeview Apts-60%^^	Gar	12	0	0.0%	6	$611	660	$0.93	6	$732	770	$0.95	22	$654	1,240	$0.53
Delta Apts	Mid Rise	32	2	6.3%		$470	575	$0.82		$683	1,100	$0.62				
Lakeview Apts-50%^^	Gar	13	0	0.0%	7	$506	660	$0.77	6	$605	770	$0.79				
Willow Grove TH-60%**	TH	35	4	11.4%					13	$570	903	$0.63				
Beck Plaza	Mix	10	1	10.0%					10	$520	800	$0.65				
Willow Grove TH-50%**	TH	5	0	0.0%					1	$520	903	$0.58	4	$581	1,240	$0.47
Lakeview Apts-40%^^	Gar	3	0	0.0%	1	$401	660	$0.61	2	$480	770	$0.62				
Willow Grove TH-40%**	TH	3	0	0.0%					1	$401	903	$0.44	2	$448	1,240	$0.36
Lakeview Apts-30%^^	Gar	3	0	0.0%	2	$295	660	$0.45	1	$353	770	$0.46				
Terrace Apts%%	Gar	14	1	7.1%						$345						
Willow Grove TH-30%**	TH	5	0	0.0%					3	$274	903	$0.30	2	$302	1,240	$0.24
	Total/Average	165	8	4.8%		$513	724	$0.71		$540	897	$0.60		$496	1240	$0.40
	Unit Distribution	104			25				49				30			
	% of Total	63.0%			24.0%				47.1%				28.8%			

(**) Tax Credit Communities (^^) USDA/LIHTC Communities (Rents are LIHTC Rents) %% also offers efficencies at $227

(1) Rent is adjusted to include only Water/Sewer and Trash and Incentives

Source: Field Survey, Real Property Research Group, Inc. February 2015.

Amenities:

House of Ludington will contain a community room, library, with fireplace and elevator. Among in-unit features, each apartment will contain a kitchen with a range, refrigerator, and garbage disposal. Apartments will also feature central heat and air conditioning and intercom to entry doors.

Even without a dishwasher, the in-unit features offered at the subject property will be competitive with most surveyed rental communities in the House of Ludington Market Area. The amenity package will be similar to competitive senior communities.

Rents:

The subject rents meet achievable tax credit rents.

Pipeline:

No senior pipeline rental communities were identified in the House of Ludington Market Area. One proposed general occupancy community is also currently applying for LIHTC at another historic rehab site in downtown Escanaba, approximately five blocks west of the subject.

Demand Estimates:

Based on MSHDA requirements, all penetration rates, capture rates, and saturation rates at the project, with exception of the capture rates for the 40 percent AMI units, fall below MSHDA thresholds. The small unduplicated income band and high ownership rate of the market area push this rate just above the MSHDA threshold to 56.8 percent. A demand analysis assuming ages 55+, which is the target of the proposed subject, would bring all capture rates under MSHDA thresholds.

Absorption:

Since lease up data is unavailable, absorption is based on a variety of factors including current rental market conditions, projected household growth, affordability/demand estimates, and the appropriateness of the proposed rent levels and product.

Based on a tight rental market, superior location of the proposed product to be constructed, and the availability of units that are neither unrestricted market rate nor have some form of deeper subsidy attached, we believe House of Ludington will be able to lease approximately four to five units per month. At this rate, the subject property would attain a stabilized occupancy (93 percent) within six to eight months.

CITY OF Escanaba

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

August 31, 2015

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

RE: Updated Meeting Notice and Revised Site Plan – 623 Ludington Street and 216 1st Avenue South

Dear Property Owner/Occupant:

As a reminder, a scheduled meeting of the Escanaba Planning Commission has been scheduled for September 10, 2015, at 6:00 p.m. at the Escanaba City Hall, 410 Ludington Street. The following item will be on the agenda:

SITE PLAN REVIEW/SPECIAL LAND USE PERMIT – 223 Ludington Street and 216 1st Avenue South

Mr. Peter Jobson, President of Excel Realty Group, is requesting a site plan review and special land use approval before the Planning Commission as required by the Zoning Ordinance, Section 1801.3.2 and Section 1003.1.D uses allowed by Special Land Use permit for a 34 dwelling unit senior/elderly affordable housing project with an adjoining off-street parking lot. (See preliminary site plan on reverse side of letter – a full Planning Commission background package will be available on September 1, 2015 for public review).

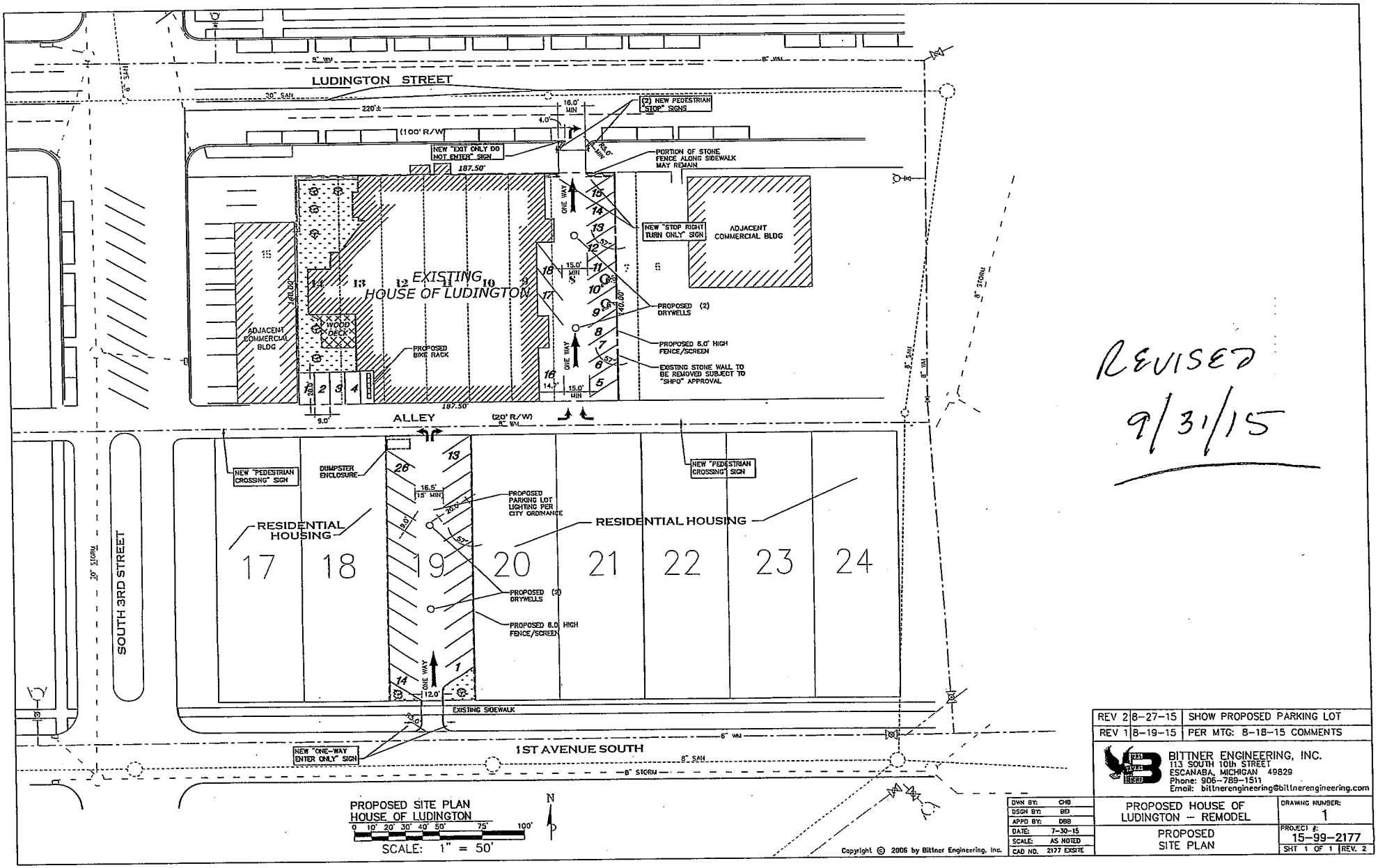
You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to September 10, 2015. All written and signed comments will be read into the public record.

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

Sincerely,

Patrick Connor, Chairperson
Escanaba Planning Commission

OF SERVICE — MAILING
document was enclosed in a
sealed envelope, first class postage
fully prepaid, and deposited in the
U.S. Government Mail.
Addressee (s): Property owner/
occupant 400 feet of
project
Mailing Date: Aug 31-2015
Attested To By: Buffy L. Smith



REVISED 9/31/15

REV 2	8-27-15	SHOW PROPOSED PARKING LOT
REV 1	8-19-15	PER MTG: 8-18-15 COMMENTS

BITTNER ENGINEERING, INC.
113 SOUTH 10th STREET
ESCANABA, MICHIGAN 49829
Phone: 906-789-1511
Email: bittnerengineering@bittnerengineering.com

DWN BY:	CHB
DSGN BY:	BD
APPD BY:	DBB
DATE:	7-30-15
SCALE:	AS NOTED
CAD NO.	2177 EXSITE

PROPOSED HOUSE OF LUDINGTON – REMODEL

PROPOSED SITE PLAN

DRAWING NUMBER: 1

PROJECT #: 15-99-2177

SHT 1 OF 1 | REV. 2

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House of Ludington - 100 ft.

DELTA COUNTY BUILDING AUTHORITY
310 LUDINGTON STREET
ESCANABA, MI 49829

DELTA COUNTY BUILDING AUTHORITY
310 LUDINGTON STREET
ESCANABA, MI 49829

BASIC TOWING INC
440 NORTH 10TH STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

STATE OF MICHIGAN
ATT: LAND RECORDS
P O BOX 30028
LANSING, MI 48909

STATE OF MICHIGAN - DNR
ATT: LAND RESOURCES
P O BOX 30028
LANSING, MI 48909

STATE OF MICHIGAN - DNR
ATT: LAND RESOURCES
P O BOX 30028
LANSING, MI 48909

JACL
225 LUDINGTON STREET
ESCANABA, MI 49829

EISENBERGER EDWARD & SUZELL
HOTEL-RESTAURANT
223 LUDINGTON STREET
ESCANABA, MI 49829

FEUERBACH DARREN & VICTORIA L
FINANCIAL ADVISORS
209 LUDINGTON STREET
ESCANABA, MI 49829

PUBLO INC
E 5217 HWY M-35
ESCANABA, MI 49829

DAVIDSON STEPHEN J & GINA M
6493 DAISY L.85 DRIVE
ESCANABA, MI 49829

SAMSON DANIEL F
117 SOUTH 3RD STREET
ESCANABA, MI 49829

LAVIGNE JANET M
121 SOUTH 3RD STREET
ESCANABA, MI 49829

HAYES DAVID A & JENNIFER R
4988 DANFORTH ROAD
ESCANABA, MI 49829

SCHWALBACH DAVID & JUDITH
212 1ST AVENUE SOUTH
ESCANABA, MI 49829

MESSIMER STEPHEN & LEEANN
208 1ST AVENUE SOUTH
ESCANABA, MI 49829

JENSEN THOMAS R & KATHLEEN A
116 SOUTH 2ND STREET
ESCANABA, MI 49829

JENSEN THOMAS R & KATHLEEN A
116 SOUTH 2ND STREET
ESCANABA, MI 49829

DUNCAN DAWN S
200 1ST AVENUE SOUTH
ESCANABA, MI 49829

SUNDSTROM FRED P LE
311 1ST AVENUE SOUTH
ESCANABA, MI 49829

SIMON LUCAS & STACY
307 1ST AVENUE SOUTH
ESCANABA, MI 49829

POSSI DANIEL & JUDITH
202 SOUTH 3RD STREET
ESCANABA, MI 49829

BEAVER RUSSELL J & JAMIE
201 SOUTH 3RD STREET
ESCANABA, MI 49829

MYERS DELORE & LOIS
220 OGDEN AVENUE
ESCANABA, MI 49829

BOOKER MARILYN
230 OGDEN AVENUE
ESCANABA, MI 49829

MILLER ELIZABETH A
217 OGDEN AVENUE
ESCANABA, MI 49829

REYNOLDS EDWARD T
215 OGDEN AVENUE
ESCANABA, MI 49829

CARLSON CATHERINE D
205 OGDEN AVENUE
ESCANABA, MI 49829

DEMARS MARK G
201 OGDEN AVENUE
ESCANABA, MI 49829

HENDERSON ERIC & CHRISTINA
101 SOUTH 2ND STREET
ESCANABA, MI 49829

WARSTLER PASQUA M
127 1ST AVENUE SOUTH
ESCANABA, MI 49829

ROSE ERIC J & KATHRYN S
107 SOUTH 2ND STREET
ESCANABA, MI 49829

DESALVO EMILY A
131 1ST AVENUE SOUTH
ESCANABA, MI 49829

TURNER JANE K & MCDONNELL JOHN W JR
3050 N SUMMIT AVENUE
MILWAUKEE, WI 53211

BONEFELD GEORGE E & ROBERT
628 MOUNTAIN STREET
MARQUETTE, MI 49855

ROSE ERIC J & KATHRYN S
107 SOUTH 2ND STREET
ESCANABA, MI 49829

CHASE JIMMIE
128 1ST AVENUE SOUTH
ESCANABA, MI 49829

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MARQUETTE, MI 49855

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