



# CITY COUNCIL MEETING AGENDA

1<sup>st</sup> and 3<sup>rd</sup> Thursday of the Month

Marc D. Tall, Mayor  
Ronald J. Beauchamp, Mayor Pro-Tem  
Patricia A. Baribeau, Council Member  
Ralph B. Blasier, Council Member  
Michael R. Sattem, Council Member

James V. O'Toole, City Manager  
Robert S. Richards, CMC, City Clerk  
Ralph B.K. Peterson, City Attorney

City Council Chambers located at: City Hall - 410 Ludington Street - Room C101 - Escanaba, MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items listed with an asterisk (\*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

## Regular Meeting

**Thursday, November 6, 2014, at 7:00 p.m.**

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE – Reverend Chris Johnson, Pastor, Christ the King Lutheran Church

APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – October 23, 2014

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

BRIEF PUBLIC COMMENT

PUBLIC HEARINGS

**1. Public Hearing – Doyle Industrial Development District - 2501 Danforth Road.**

**Explanation:** The City Council will conduct a public hearing on a request from Mr. Chris Doyle that an industrial development district be established pursuant to P.A. 198 of 1974, as amended, for property located at 2501 Danforth Road.

UNFINISHED BUSINESS - None

NEW BUSINESS

**1. Approval - Lease Renewal - City of Escanaba and Community Action Agency.**

**Explanation:** Administration is seeking Council approval of the annual Lease Agreement between the Community Action Agency Senior Center and the City of Escanaba for leased space at the Catherine Bonifas Civic Center building. No changes to the existing agreement are being recommended. On October 14, 2014, the Recreation Advisory Board reviewed the proposed Lease and has recommended council approval.

**2. Approval - Lease Renewal – City of Escanaba and the Comfort Suites of Escanaba.**

**Explanation:** Administration is seeking Council approval of a Lease Agreement between the Comfort Suites and the City of Escanaba for a portion of the Comfort Suites parking area which is used by citizens

Council Agenda - November 6, 2014

and visitors to the City of Escanaba's cross country ski and snow shoe trail system. On May 13, 2014, the Recreation Advisory Board reviewed the proposed lease and has recommended council approval.

**3. First Reading - Ordinance No. 1156 - An Ordinance to amend the City Zoning Map – Planning Commission.**

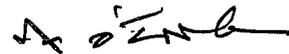
**Explanation:** Administration is requesting the Council to consider this the first reading of Ordinance No. 1156, and to set a second reading and public hearing for November 20, 2014 on a request to amend the City Zoning Map. On October 9, 2014, the Escanaba Planning Commission conducted a public hearing and has recommended Council amend the City Zoning Ordinance, Chapter 4 Districts, Boundaries and Zoning Map for property located on North 30<sup>th</sup> Street, North of 9<sup>th</sup> Avenue North between North 30<sup>th</sup> Street and the railroad line by having the properties rezoned from a Heavy Manufacturing "G" District use to a Commercial District "E" use.

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

**Explanation:** Administration will update the Council and public on the latest developments related to the sale of the Escanaba generating facility.

APPOINTMENTS  
BOARD, COMMISSION, AND COMMITTEE REPORTS  
GENERAL PUBLIC COMMENT  
ANNOUNCEMENTS  
ADJOURNMENT

Respectfully Submitted



James V. O'Toole  
City Manager

**OFFICIAL PROCEEDINGS  
CITY COUNCIL  
CITY OF ESCANABA, MICHIGAN  
Regular Council Meeting  
Thursday, October 23, 2014**

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, and Michael R. Sattem

Absent: Council Member Ralph B. Blasier

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

City Clerk Robert S. Richards gave the invocation and led Council in the Pledge of Allegiance.

Beauchamp moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from October 2, 2014, Special Meeting Minutes from October 8, 2014, and Special Joint City Council & Electrical Advisory Committee Meeting Minutes from October 8, 2014, as submitted.

**ADJUSTMENTS TO THE AGENDA**

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

**RETIREMENT PROCLAMATION**

Mayor Tall presented Dale L. VanDrese of the Escanaba Department of Public Safety a certificate thanking Mr. VanDrese for his years and dedication and service to the City of Escanaba, and also a Proclamation as October 23, 2014, "Dale L. VanDrese Day", in the City of Escanaba.

**CITIZEN RECOGNITION PROCLAMATION**

Mayor Tall presented, Bruce and Marjery Heller, the parents of A1C Kelton J. Heller, United States Air Force, proclamations from the State of Michigan, and City of Escanaba, in recognition of A1C Kelton J. Heller's accomplishments and commitment to duty. The people of Escanaba, Delta County, the State of Michigan and the Nation are forever grateful, and designated October 26, 2014, as, "Kelton J. Heller Day", in the City of Escanaba.

**PROCLAMATION**

Mayor Tall proclaimed November 2014, as National Hospice and Palliative Care Month in the City of Escanaba. Hospice and palliative care offer the highest quality services and support to patients and family caregivers facing serious and life-limiting illness. Mayor Tall encouraged citizens to increase their understanding and awareness of care at the end of life, and to observe this month with appropriate activities and programs.

**CONFLICT OF INTEREST DECLARATION** – None

**BRIEF PUBLIC COMMENT** – None

**PUBLIC HEARINGS**

**Second Reading – Ordinance No. 1155 – Les Cheneaux (a.k.a Bridgewood Non-Profit Housing Corporation) Payment in Lieu of Taxes (PILOT) and Approval of a Municipal Services Agreement – Upper Peninsula Commission for Area Progress (UPCAP).**

UPCAP, owner and operator of the Les Cheneaux Apartment Complex located at 825 South 26th Street, Escanaba, MI, requested the City of Escanaba approve a PILOT Ordinance and Municipal Services Agreement so that they can seek USDA funding to renovate and update the apartment complex.

Manager O’Toole stated under the conditions as set forth in Ordinance No. 1155, the City would receive an annual service charge equal to four (4) percent of the difference the annual shelter rents actually collected and utilities, and furthermore as set forth in the Municipal Services Agreement, the City would also receive an annual service payment for the municipal services that were provided at the property such as police, fire.

Jonathan Mead of UPCAP spoke briefly of proposed PILOT ordinance, and upgrades for the 32 apartment units located in the Les Cheneaux Apartment Complex. He advised the PILOT would reduce property taxes and some financial burden in maintaining and operating the project. Mr. Mead also stated obtaining the PILOT was a requirement for projects seeking United States Department of Agriculture (USDA) funding for renovation and upgrading the project.

This being a public hearing, Mayor Tall asked if there was any public comment.

Hearing no public comment, Mayor Tall closed the public hearing.

**PH-1a** “By Council Member Beauchamp, seconded by Council Member Sattlem;

**Resolved**, That Ordinance No. 1155, an Ordinance to amend Chapter 26 – Taxation of the Code of Ordinances of the City of Escanaba, given its public hearing at this meeting, be and is hereby adopted and that it be published in

accordance with the requirements of the City Charter."

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

Ayes: Beauchamp, Sattem, Baribeau, Tall

Nays: None

**RESOLUTION DECLARED ADOPTED.**

Herewith Ordinance No. 1155 adopted by title:

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

Full text in Ordinance Record "K".

**PH-1b** "By Council Member Sattem, seconded by Council Member Baribeau;

**Resolved**, that the City of Escanaba formally adopts a Municipal Services Agreement with Bridgewood Non-Profit Housing Corporation, a Michigan 501(c) (3) Not-For Profit Company, to receive an annual service payment for the municipal services that will be provided at the Les Cheneaux Apartment Complex.

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

Ayes: Sattem, Baribeau, Beauchamp, Tall

Nays: None

**RESOLUTION DECLARED ADOPTED.**

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

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

Manager O’Toole advised no update was received regarding the sale of the Escanaba generating facility.

**APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Mayor Tall, with Council consensus made the following appointments:

Extended the terms of Don Curran and Ellie O’Donnell for one year on the Historic District Commission.

Reappointed Karen Lindquist to her first term on the Historic District Commission, term ending October 1, 2017.

## **BOARD, COMMISSION, AND COMMITTEE REPORTS**

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

**GENERAL PUBLIC COMMENT** - None

## **ANNOUNCEMENTS**

- Members of the public were encouraged to get out and vote at the General Election on November 4, 2014.

### **Discussion/Action- Collective Bargaining Agreement – International Brotherhood of Electrical Workers (IBEW) Local 979 – Electrical Department Group.**

### **Discussion/Action- Collective Bargaining Agreement – Teamsters Local 406 – Public Safety Officers/Dispatch Group.**

Administration requested the Council go into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and IBEW Local 979, Electrical Department Group, and Teamsters Local 406, Public Safety Officer/Dispatch Group.

Baribeau moved, Beauchamp seconded, to go into into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and IBEW Local 979, Electrical Department Group, and Teamsters Local 406, Public Safety Officer/Dispatch Group.

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

Ayes: Baribeau, Beauchamp, Sattem, Tall

Nays: None

### **MOTION CARRIED.**

The time was 7:18 p.m.

Council came back into open session at 7:35 p.m. No action was taken in closed session.

**NB-2a** Baribeau moved, Beauchamp seconded, to approve a 3 year collective bargaining agreement between the City of Escanaba and IBEW Local 979, Electrical Department Group.

City Council Minutes  
October 23, 2014 – cont.

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

Ayes: Baribeau, Beauchamp, Sattlem, Tall  
Nays: None

**MOTION CARRIED.**

**NB-2b** Beauchamp moved, Baribeau seconded, to approve a 3 year collective bargaining agreement between the City of Escanaba Teamsters Local 406, Public Safety Officer/Dispatch Group.

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

Ayes: Beauchamp, Baribeau, Sattlem, Tall  
Nays: None

**MOTION CARRIED.**

Hearing no further public comment, the Council adjourned at 7:39 p.m.

Respectfully submitted

Robert S. Richards, CMC  
City Clerk

Approved: \_\_\_\_\_  
Marc D. Tall, Mayor

R.H. #1  
cc 11/6/14

## City of Escanaba Assessor

### MEMORANDUM

**To:** Jim O'Toole, Manager  
**CC:** Robert Richards, Clerk  
**From:** Daina Norden, Assessor  
**Date:** October 29, 2014  
**Re:** Council Agenda Item Request for November 6, 2014

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#### **Doyle Industrial Development District**

Please place the following on the agenda for the November 6, 2014, council meeting:

Public hearing to Consider Creating an Industrial Development District - Chris Doyle is requesting an Industrial Development District be created for his property. The establishment of this district would allow for the application for different abatements. The creation of the district does not automatically give any abatements or exemptions, it simply allows the owner to apply.

- Property Address: **2501 Danforth Road**
- Parcel number: **051-420-2813-400-007**
- Property Description: Property located in the City of Escanaba, County of Delta, and State of Michigan. That part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13 T.39N., R.23W. described as follows; Commencing at the Southeast Corner of the Southeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$ ; thence South  $89^{\circ}24'$  West 871.04 feet along the South line of said Section to the Point of Beginning; thence continuing South  $89^{\circ}24'$  West 410.10 feet; thence North  $0^{\circ}03'$  East 513.51 feet; thence North  $85^{\circ}17'$  East 481.21 feet; thence South  $0^{\circ}03'$  West 424.80 feet; thence South  $84^{\circ}49'$  West 69.84 feet; thence South  $0^{\circ}13'$  West 117.7 feet to the Point of Beginning.
- District Name if approved: **Doyle Industrial Development District**

October 20, 2014

Jim O'Toole  
City of Escanaba  
P.O. Box 948  
Escanaba, MI 49829

Re: Industrial Development District

Dear Mr. O'Toole

I am writing this letter to request that the City of Escanaba consider establishing an Industrial Development District at 2501 Danforth Road in Escanaba, MI 49829. I am the owner of the property and building. The legal description of the property is attached.

I am in the process of evaluating the relocation of an established business that currently employs approximately 25 full time employees. The establishment of a district would allow me to apply for different tax abatements in the future.

Thank you for your time and consideration.

Sincere regards,



Chris Doyle  
2501 Danforth Road  
Escanaba, MI 49829  
(906) 399-1306

Property located in the City of Escanaba, County of Delta, and State of Michigan

That part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13 T.39N., R.23W. described as follows; Commencing at the Southeast Corner of the Southeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$ ; thence South  $89^{\circ}24'$  West 871.04 feet along the South line of said Section to the Point of Beginning; thence continuing South  $89^{\circ}24'$  West 410.10 feet; thence North  $0^{\circ}03'$  East 513.51 feet; thence North  $85^{\circ}17'$  East 481.21 feet; thence South  $0^{\circ}03'$  West 424.80 feet; thence South  $84^{\circ}49'$  West 69.84 feet; thence South  $0^{\circ}13'$  West 117.7 feet to the Point of Beginning.

Excerpt of the minutes of a regular meeting of the Escanaba City Council held on November 6, 2014, at the Council Chambers of City Hall, 410 Ludington Street, Escanaba, Michigan, at 7:00 p.m.

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

ABSENT: None

PH-1 "By Council Member, seconded by Council Member;

**RESOLUTION TO ESTABLISH  
DOYLE INDUSTRIAL DEVELOPMENT DISTRICT**

Whereas, Pursuant to P.A. 198 of 1974, as amended, this City Council has the authority to establish one or more Industrial Development Districts within the City of Escanaba; and

Whereas, The City of Escanaba desires to encourage industrial development within certain areas of its corporate limits; and

Whereas, Construction, acquisition, alteration, or installation of a proposed facility had not commenced at the time the applicant requested the establishment of this district; and

Whereas, Written notice has been given by mail to all owners of real property located within the district and to the public by newspaper advertisement in the Daily Press and/or public posting of the hearing on establishment of the proposed district; and

Whereas, On November 6, 2014, a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the City of Escanaba were afforded an opportunity to be heard thereon; and

Whereas, The Escanaba City Council deems it to be in the public interest of the City of Escanaba to establish City Industrial Development District, as proposed;

Now, Therefore, Be It Resolved by the City Council of the City of Escanaba the following described parcel of land situated in the City of Escanaba, Delta County, and State of Michigan, to wit:

**Doyle Industrial Development District** – That part of the Southeast ¼ of the Southeast ¼ of Section 13 T.39N., R.23W. described as follows;

Commencing at the Southeast Corner of the Southeast ¼ of Southeast ¼; thence South 89°24' West 871.04 feet along the South line of said Section to the Point of Beginning; thence continuing South 89°24' West 410.10 feet; thence North 0°03' East 513.51 feet; thence North 85°17' East 481.21 feet; thence South 0°03' West 424.80 feet; thence South 84°49' West 69.84 feet; thence South 0°13' West 117.7 feet to the Point of Beginning.

Be and hereby is established as the Doyle Industrial Development District pursuant to the provisions of P.A. 198 of 1974.

Upon a call of the roll, the vote was:

Ayes:

Nays: None

**RESOLUTION DECLARED ADOPTED."**

STATE OF MICHIGAN) ss  
COUNTY OF DELTA )

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 November 6, 2014, 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

A# 75-2

Parcel Number: 051-420-2813-400-007

Jurisdiction: City of Escanaba

County: Delta

Printed on

10/31/2012

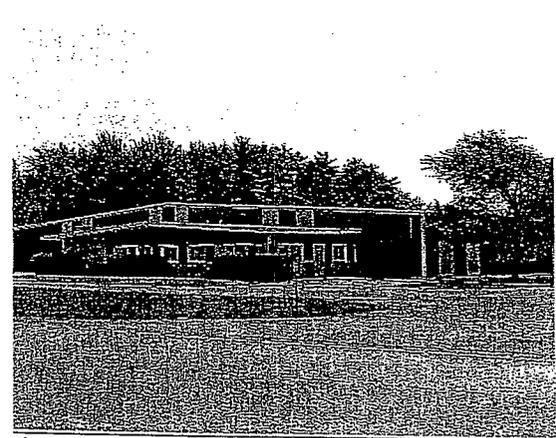
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANFORTH ENTERPRISES INC.	DOYLE CHRISTOPHER W	46,517	07/02/2012	LC	LC	1050/603		100.0
BESSE LLC	DANFORTH ENTERPRISES INC	450,000	09/09/2011	WD	FAMILY	1023/795		100.0
REPUBLIC BANK	BESSE LLC	400,000	06/19/2002	QCD	FC SALE	650/602		0.0
CLOVERLAND MANUFACTURING	REPUBLIC BANK	0	03/21/2002	QCD	QCD	650/593		0.0

Property Address	Class: Commercial, 201	Zoning: G	Building Permit(s)	Date	Number	Status
2501 DANFORTH ROAD	School: DISTRICT 21010					
Owner's Name/Address	P.R.E. 0%					
DOYLE CHRISTOPHER W 1410 5TH AVENUE SOUTH ESCANABA MI 49829	Map #: 75-2					
2013 Est TCV Tentative						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2/301.COMERCIAL & INDUSTRIAL						
SEC 13 T39N R23W COM @ SE COR SD SEC TH S89°24'W 871.04 FT TO POB TH S89°24'W ALG S LN SD SEC 410.10 FT TH N0°03'E 513.51 FT TH N85°17'E 481.21 FT TH S0°03'W 424.9 FT TH S84°49'W 69.84 FT TH S0°13'W 117.7 FT TO POB 5.65 AC 2501 DANFORTH ROAD AC #75-2			* Factors * 513 X 480						
			Description	Frontage	Depth	Rate	%Adj. Reason	Value	
			LG IND/COM LOTS	513.51	480.00	1.0000	120 100	61,621	
			514 Actual Front Feet, 5.66 Total Acres					Total Est. Land Value =	61,621

Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water	D/W/P: Asphalt Paving	1.51	1.23	15000	37	10,308
X	Sewer	Total Estimated Land Improvements True Cash Value =					10,308
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utils.						

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2013	Tentative	Tentative	Tentative			Tentative
2012	30,811	156,291	187,102			187,102S
2011	185,815	0	185,815			169,683C
2010	0	168,311	168,311			166,847C

Who	When	What	2013	2012	2011	2010
KD	10/31/2012	Data Enter				
KD	07/11/2008	Inspected				
KD	02/08/2010	Data Enter				

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

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Desc. of Bldg/Section: CONST GARAGE, STORAGE, OFFICE  
 Calculator Occupancy: Industrial, Light Manufacturing

Class: S  
 Floor Area: 49,100  
 Stories Above Grd.: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 33  
 Physical %Good: 37  
 Func. %Good : 100  
 Economic %Good: 80

1967 Year Built  
 Remodeled

14 Overall Bldg Height

Comments:

**Construction Cost**

High	Above Ave.	X Ave.	Low
------	------------	--------	-----

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost Adj: %+0 \$/SqFt:0.00  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 49100  
 Ave. Perimeter: 998  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type: Finished/Office (No Rates)  
 Heat: No Heating or Cooling

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 22.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 22.00

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 49,100 Perimeter: 998 Perim. Multiplier: 0.905  
 Refined Square Foot Cost for Upper Floors: 19.91

County Multiplier: 1.23, Final Square Foot Cost for Upper Floors = 24.489

Total Floor Area: 49,100 Base Cost New of Upper Floors = 1,202,425

Reproduction/Replacement Cost = 1,202,425  
 Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/80 /29.6  
 Total Depreciated Cost = 355,918

ECF (INDUSTRIAL) 0.870 => TCV of Bldg: 1 = 309,648  
 Replacement Cost/Floor Area= 24.49 Est. TCV/Floor Area= 6.31

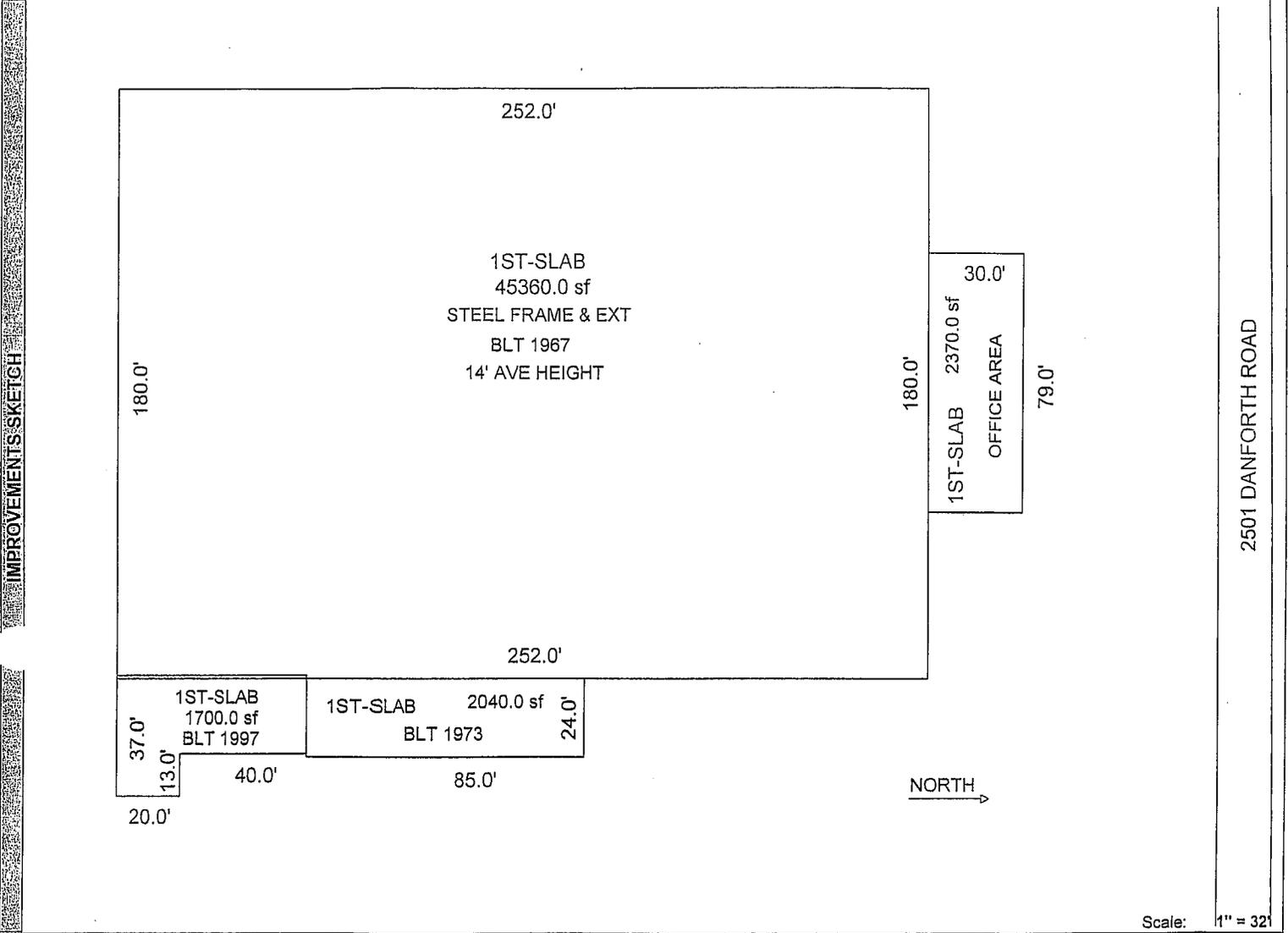
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	X Few Average Unfinished Typical	Thickness
Footings	Average Typical	X Few Average Unfinished Typical	Bsmnt Insul.
Brick/Stone	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
Block	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(3) Frame:	2-Piece Baths	(13) Roof Structure: Slope=0	
(4) Floor Structure:	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
(6) Ceiling:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	X Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 051-420-2813-400-007

JECT	Property Address 2501 DANFORTH ROAD			
	City ESCANABA	County Delta	State MI	Zip 49829
	Owner BESSE LLC			
	Client		Client Address 2501DANRD	
	Appraiser Name KEVIN DUBORD		Inspection Date DRAWN 8-30-11	



AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	1ST-SLAB	1.00	45360.00	864.0	51470.00		
	1ST-SLAB	1.00	2370.00	218.0			
	1ST-SLAB	1.00	1700.00	194.0			
	1ST-SLAB	1.00	2040.00	218.0			
Net LIVABLE Area (rounded w/ factors)					51470	Comment Table 2	Comment Table 3

## INDUSTRIAL PROPERTY TAX ABATEMENT (PA 198 OF 1974, AS AMENDED)

Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High technology operations are also eligible for the abatement.

High-technology activity is defined in the Michigan Economic Growth Authority (MEGA) Act as: advanced computing, advanced materials, biotechnology, electronic device technology, engineering or laboratory testing related to product development, medical device technology, product research and development and advanced vehicles technology or technology that assists in the assessment or prevention of threats or damage to human health or the environment. Abatements under PA 198 can significantly reduce property taxes on new investment for eligible firms.

### ESTABLISHING THE DISTRICT

Tax benefits are granted by the legislative body of the city, township or village in which the investment will be located. A public hearing is held and a resolution is adopted to approve the establishment of an Industrial Development District (for a new project) or a Plant Rehabilitation District (for a rehabilitation project). A written request to establish the district must be filed with the clerk of the local unit of government prior to commencement of construction, alteration or installation of equipment.

Once the district is established, the company may apply for an abatement on real and personal property taxes for up to 12 years.

### APPLICATION PROCESS

Industrial property tax abatements must be approved at both the local and state levels. The eligible business files an application (Michigan Department of Treasury Form 1012) with the local clerk after the district has been established and no later than six months after commencement of the project. The local unit adopts a resolution approving the application and determines

the length of years for the abatement. After a local public hearing, the application is filed and reviewed by the State Tax Commission (STC) and the Michigan Economic Development Corporation<sup>SM</sup> (MEDC). The STC then grants final approval and issues the exemption certificate. Locally approved applications with required attachments must be received by the STC no later than October 31, in order to receive consideration and action by December 31.

Applications to the STC must include an agreement signed by the local unit and the operator of the facility outlining the conditions of the abatement. This shall include an affidavit that no payment of any kind in excess of the fee allowed under the Act has been made or promised in exchange for favorable consideration of the exemption application.

Once approved, the firm pays an Industrial Facilities Tax (IFT), instead of the property tax, which reflects the abatement savings.

### ELIGIBLE FACILITIES

Industrial plants eligible for tax abatement are those that primarily manufacture or process goods or materials by physical or chemical change. Related facilities of Michigan manufacturers such as offices, engineering, research and development, warehousing or parts distribution are also eligible for exemption.

Research and development laboratories, high-tech facilities and large communications centers can qualify throughout Michigan.

Facilities used for warehousing, distribution or logistics purposes can be eligible if they locate in specific border counties. At least 90% of the property, excluding the surrounding green space, must be used for a warehouse, distribution, logistics or communications center and occupy a building or structure that is more than 100,000 square feet. Eligible border counties include Berrien, Branch, Cass, Chippewa, Dickinson, Gogebic, Hillsdale, Iron, Lenawee, Menominee, Monroe, St. Clair, St. Joseph and Wayne.

## INDUSTRIAL PROPERTY TAX ABATEMENT (PA 198 OF 1974, AS AMENDED) *continued*

The exemption applies to buildings, building improvements, machinery, equipment, furniture and fixtures. Real and personal property are eligible whether owned or leased (provided the lessee is liable for payment of taxes on the property).

The exemption covers only the specific project that is the subject of the application. Any buildings and equipment that existed prior to construction of a new facility are not exempt. If the project is for rehabilitation, the value of any pre-existing obsolete property is exempt from ad valorem property taxes, but will be used as the base for the IFT. Similarly, any structures or equipment added after completion of the project are fully taxable.

Land is specifically excluded from the benefits of the act and is fully taxable.

### TAX IMPACT

#### *Industrial Personal Property Exemption and IFT Treatment*

Industrial personal property situated on industrial parcels is automatically exempt from the 6-mill State Education Tax (SET) and 18 mills for local schools. The automatic exemption of 24 mills continues after the IFT expires. The remaining local mills will be abated 50% under PA 198.

#### *Real and Non-Industrial Personal Property IFT Treatment*

The IFT on a new plant and non-industrial personal property, such as some high-tech personal property, is computed at half the local property tax millage rate. This amounts to a reduction in property taxes of approximately 50%. In addition, the 6-mill SET may be abated 100%, 50% or not at all. Any SET abatement must be negotiated with the MEDC.

#### *Rehabilitation of Real or Personal Property IFT Treatment*

For an obsolete plant or machinery that is being replaced or restored, the IFT is frozen at the assessed value of the plant prior to improvement. This results in a 100% exemption from property tax on the value of the improvements.

#### *Speculative Building IFT Treatment*

In order for a speculative building to qualify for abatement, the local unit must approve a resolution declaring it as a speculative building prior to identifying occupants. Initial construction and finishing costs would be eligible for a reduction in property taxes of approximately 50%.

#### *Commercial Personal Property Tax Relief*

Commercial personal property will receive an automatic reduction of 12 mills for local schools on their property tax bill.

#### *Extension Under Personal Property Tax Reform*

Personal property abated under PA 198 and eligible in the future for the Personal Property Tax (PPT) exemption will automatically continue to be abated under PA 198 until that property may be claimed as exempt from the PPT in the current tax year. Businesses with a PA 198 extension will continue to pay the IFT until the property becomes eligible for the PPT exemption.

PPT reform is subject to voter approval. If voters reject the PPT reform in August 2014, the PA 198 extension for eligible personal property will extend only until the end of 2014.

### CONTACT INFORMATION

For more information, contact the MEDC Customer Contact Center at 517.373.9808.

NB#1  
CC 11/6/14

MEMORANDUM

October 30, 2014

TO: Jim O'Toole, City Manager  
Robert Richards, City Clerk

FROM: Thomas Penegor, Recreation Director

SUBJECT: City Council Agenda of Thursday, November 6, 2014

**REQUEST FOR RENEWAL OF ANNUAL LEASE AGREEMENT BETWEEN  
THE CITY OF ESCANABA AND COMMUNITY ACTION AGENCY**

Administration is seeking Council approval of the annual Lease Agreement between the Community Action Agency Senior Center and the City of Escanaba for leased space at the Catherine Bonifas Civic Center building. The Lease Agreement remains the same from the previous year. On October 14, 2014 the Recreation Advisory Board reviewed the proposed Lease and recommended council approval.

**COMMUNITY ACTION AGENCY (CAA) LEASE  
OF CATHERINE BONIFAS CIVIC CENTER  
(September 1, 2014 through August 31, 2015)**

IT IS AGREED, between the CITY OF ESCANABA (City) and the DELTA-MENOMINEE-SCHOOLCRAFT COMMUNITY ACTION AGENCY (CAA), as follows:

The City, in consideration of fees, restrictions and covenants herein specified, does hereby lease to the CAA the following specified areas located in the Catherine Bonifas Civic Center, 225 North 21<sup>st</sup> Street, Escanaba, Michigan:

1. **ROOM ASSIGNMENTS, USES, AND CONDITIONS**

A. Room Number

- |          |  |   |
|----------|--|---|
| 101      | Senior Citizens Center -<br>General Office activities. | May be utilized exclusively for Senior  |
| 102      | Senior Citizens Center -<br>Client Service Room        | May be utilized exclusively to carry out client<br>services as related to Senior Center.  |
| 103      | Senior Citizens Center -<br>Director's Office          | May be utilized exclusively by coordinator<br>to carry out business related to the Senior Center.   |
| 104      | Senior Citizens Center -<br>Computer Room              | May be used for Senior Citizens activities.   |
| 106      | Senior Citizens Center -<br>Activities Room            | May be utilized for the purpose of promoting<br>social, cultural and recreational activities for<br>Senior Citizens. To be made available to<br>Recreation Department if not used for Senior<br>activities. |
| Room 114 |  | May be utilized, upon request, for Senior<br>activities. Subject to approval of Recreation<br>Director.   |
| Room 115 |  | May be utilized, upon request, for Senior<br>activities. Subject to approval of Recreation<br>Director.   |
| Room 119 |  | Senior Center supplies/storage  |

Room 121	May be utilized, upon request, for Senior activities. Subject to approval of Recreation Director.
Game Room	May be utilized daily during morning and/or early afternoon hours for Senior Citizens recreational activities. May also be utilized for parties and special holiday occasions, subject to approval of Recreation Director.
Gymnasium	May be utilized for Senior Citizen Recreation activities, subject to approval of Recreation Director.
Kitchen Facilities	May be utilized for special occasions for Senior Citizens parties, dances, and social functions at the approval of the Recreation Director.

B. Activities in the following rooms may be cancelled or postponed, with notice by the City, for its own use or use by another organization:

- Room 114 (24 hour notice)
- Room 115 (24 hour notice)
- Game Room(24 hour notice)
- Gymnasium (24 hour notice)
- Room 121 (24 hour notice)
- Main Room (24 hour notice)

- C.
1. CAA and/or Senior Citizens use of building facilities, other than those listed in 1.A of this document, will be assigned if the space is available. The City retains the right to cancel reservations or refuse any request for space according to the Civic Center Reservation Policy.
  2. CAA use of Civic Center facilities for purposes not associated with local Senior Citizen programs shall be subject to reservation fees as outlined in the Civic Center Reservation Policy.
  3. Keys for exterior doors shall be limited to Senior Center Director and one assistant.

- D. All Senior Center activities may be conducted between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday. Weekend and evening senior activities are encouraged and may be scheduled with prior arrangements made with the Recreation Director.

2. **JANITORIAL RESPONSIBILITIES**

- A. The Community Action Agency will be responsible for the cleanliness of the following areas:

Room 101 – Kitchen  
Room 102 – Client Service Room  
Room 103 – Director’s Office  
Room 104 – Computer Room  
Room 106 – Lounge/Activities Room  
Room 119 – Supplies/Storage  
Restrooms located on the west side of the building

Proper cleaning of all rooms occupied by Senior Citizens after the termination of any activities in the Game Room, Room 114, Room 115, Room 121, Main Room, Gymnasium and Kitchen Facilities. Periodic cleaning of west end hallway commencing from west entrance to Main Meeting Room. Periodic cleaning of trash cans. Periodic cleaning of the west end restrooms.

- B. CAA shall be responsible for the purchase of all janitorial supplies, with the exception of floor cleaning materials.
- C. CAA shall be responsible for shoveling and salting of all sidewalks, including the entrance, located on the west side of the building.
- D. The CAA shall provide a trash dumpster to dispose of all trash and perishable foods generated as a result of the CAA nutrition program and other Senior Center related activities. The size of the dumpster shall adequately accommodate trash from CAA activities. The dumpster shall have a lid and a lock and will be placed by the Recreation Director. Trash from the dumpster shall be disposed of once weekly.

3. **UTILITIES**

CAA shall remit a payment of Two Hundred Twenty-five and no/100ths (\$225.00) Dollars payable to the City of Escanaba in payment for electrical use. Said payment shall be due and payable on the 15<sup>th</sup> of every month.

4. **SENIOR CITIZENS CENTER SUPERVISION**

All CAA – Senior Citizen activities will be under the jurisdiction of the Center Coordinator. Complaints and/or suggestions by Senior Citizens utilizing the facility shall be directed to the Center Coordinator. If the complaint or suggestion involves the City, the Center Coordinator or the Senior Citizen Program Director must contact the Recreation Director.

5. **ABANDONMENT**

The CAA must notify the Recreation Director thirty (30) days in advance if the CAA:

- A. Plans to discontinue use of any room included in this lease document as illustrated under #1; or
- B. Plans to change or alter the activity designated for each leased room as Illustrated under #1.

Under no circumstances shall CAA/Senior Citizen Center rooms be altered in use and/or purpose without the knowledge and permission of the Recreation Director.

6. **LEASE TERM, RENTAL, AND REVIEW**

- A. The term of the lease agreement shall be one (1) year, commencing on September 1, 2014 and terminating on August 31, 2015.
- B. An annual fee of Nine Thousand One Hundred Forty-eight and 00/100 (\$9,148.00) Dollars shall be due to the City in equal monthly payments.
- C. The City and CAA shall meet at least thirty (30) days prior to the expiration of this lease each year to review and/or modify terms of this agreement.

7. **INDEMNITY**

CAA agrees to indemnify and hold harmless the City, its officers, employees and representatives from any and all loss, expense, damage, demands, claims and liability, for any injury or alleged injury to persons (including sickness, disease, or death) and for damage or alleged damage to property including property of the City and/or loss of use thereof arising out of CAA's use of said premises and CAA further agrees to defend any suit or action brought against the City, its officers, employees or representatives based upon any such injury or damage and CAA agrees to pay all damages, costs and expenses

including attorney's fees in connection with such suit or action resulting therefrom; provided, however, that CAA's aforesaid indemnity and hold harmless agreement shall not extend to any loss, expense, damage, demand, claim or liability finally determined to have been due to the sole negligence of the City, its officers, employees, or representatives that CAA's agreement is for the exclusive benefit of the City and shall in no event insure to the benefit of any third party; provided further, that the City shall have the right to defend any action brought against the City or to tender such defense to CAA.

8. **INSURANCE**

The Community Action Agency shall obtain and maintain in force an insurance policy or policies insuring against losses arising from claims or personal illness, injury, death and property damage liability in connection with CAA program activities in the Catherine Bonifas Civic Center in the minimum amount of \$1,000,000 Combined Single Limits. The policy or policies evidencing such insurance delivered to the City without delay, and renewals thereof shall be delivered by CAA to the City at least thirty (30) days prior to respective expiration dates. The City of Escanaba shall be named as an "additional insured" to all policies affecting this lease agreement. The lessee shall deliver evidence, insurance certificate, of said insurance prior to occupancy or renewal date.

IN WITNESS WHEREOF, the parties have executed this Lease at Escanaba, Michigan, on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

In the Presence of:

CITY OF ESCANABA, Lessor

\_\_\_\_\_

By: \_\_\_\_\_

Marc D. Tall, Its Mayor

\_\_\_\_\_

By: \_\_\_\_\_

Robert Richards, Its City Clerk

DELTA-MENOMINEE-SCHOOLCRAFT  
COMMUNITY ACTION AGENCY,  
Lessee

\_\_\_\_\_

By: \_\_\_\_\_

William Dubord

Its: Executive Director

\_\_\_\_\_

By: \_\_\_\_\_

Sally Kidd

Its: Program Director

**ESCANABA RECREATION ADVISORY BOARD**  
**October Meeting Minutes**  
**Tuesday, October 14, 2014**

The Escanaba Recreation Advisory Board met in regular session on Tuesday, October 14, 2014. Meeting was called to order at 6:35 pm at the Civic Center.

BOARD MEMBERS PRESENT: Jonathan Harris, Randy Kleiman, Todd Maki,  
Karen Moore, Maggie Pomeroy

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Tom Penegor, Recreation Director  
Cheryl Syers, Recreation Office Assistant  
Ralph Blasier, Council Liaison

PUBLIC PRESENT: None

**Approval/Correction of the September 9, 2014 Regular Meeting Minutes**

The Recreation Advisory Board reviewed the regular meeting minutes from Tuesday, September 9, 2014. Randy Kleiman motioned to approve the minutes as written. Todd Maki seconded the motion. The motion carried unanimously.

**Adjustments to the Agenda**

New Business: 5. City of Escanaba/Community Action Agency Lease Agreement  
6. Bocce Ball Court

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

1. **Recreation Passport Grant at Ludington Park Update.** Mr. Penegor informed 6' ADA sidewalks connecting the pavilion, restrooms, tennis court and basketball court are anticipated to be completed in October, 2014.

2. **Civic Center Roof Bid Update.** Mr. Penegor informed the Civic Center facility was constructed in 1967. Roof repairs were last performed in 2008 mostly on the gymnasium roof at a cost of approximately \$8,000. On August 22, 2014, City administration received three (3) proposals from local firms for professional engineering services to re-roof the Civic Center building. On October 2, 2014 Council approved to retain Bittner Engineering in the amount of \$6,950 for engineering and design services. Bittner recently completed a site inspection in preparation of a bid proposal. Bittner will monitor the project from inception to completion and all work is to be completed by June 30, 2014.

**PUBLIC HEARING**

None

## NEW BUSINESS

1. **Recreation Meeting Schedule.** The board discussed the 2015 recreation meeting schedule. Motion by Todd Maki to change the meeting time to 6:00pm effective November, 2014. The motion was seconded by Jonathan Harris, unanimous.

2. **Wells Sports Complex.** Mr. Penegor advised the Wells Sports Complex will have only one sheet of ice during the upcoming winter season and seeks input for development of other recreational opportunities within their facility. Indoor tennis courts, basketball courts, volleyball courts, baseball batting cages, and a walking track have been suggested. Board member Jonathan Harris suggested disc golf. Mr. Penegor indicated he would pass along any other suggestions the board may have.

3. **Grant Application Activity.** Mr. Penegor informed the City has applied for a Hannahville 2% grant seeking a back-up generator for the Civic Center at a cost of approximately \$50,000.

The City has also applied to the Michigan Municipal Risk Management Authority (MMRMA) for a grant to replace the foul ball netting at Tapani Field. The cost of new netting is approximately \$2,500 and if approved, the grant would cover 50% of the cost. Escanaba Little League has agreed to cover the remaining \$1,250.

4. **Civic Center Activity Report/Upcoming Events.** Mr. Penegor advised the Civic Center is now accepting registrations for 6<sup>th</sup> grade boys' basketball. Player assessments will be held on Monday, October 20 from 3-4pm in the Civic Center gymnasium with a coaches meeting to follow. Games begin on Saturday, November 1, 2014.

Michigan Works is sponsoring a non-motorized pathway meeting on Wednesday, October 22, 2014 at 2:00pm. Members of the public are welcome to attend.

The City Public Works Department is working to winterize all outdoor recreation facilities.

The Delta Conservation Department Escanaba River piling clean-up is scheduled to take place in 2015. The City of Gladstone proposed bike path from Gladstone to the Terrace (P Road) is scheduled for 2016.

5. **City of Escanaba/Community Action Agency Lease Agreement.** Mr. Penegor informed the lease language remains unchanged from the previous year. The board reviewed the 2014/2015 proposed Lease Agreement. Motion to approve the proposed annual Lease Agreement as written by Randy Kleiman, seconded by Todd Maki, unanimous.

6. **Bocce Ball Court.** Mr. Penegor asked for the board's input with regard to the development of Bocce Ball court within the City. A diagram of court specifications and surfaces was provided for board to review. Board members liked the concept and proposed an area north of the volleyball court in Ludington Park as a favorable location. Motion by Randy Kleiman in support of development of a Bocce Ball court in Ludington Park, seconded by Todd Maki, unanimous.

## ANNOUNCEMENTS

None.

**MISCELLANEOUS**

Mr. Penegor informed the Civic Center was lost power on Monday from approximately 6:00pm to Tuesday at 4:15pm. City electrical crews replaced the underground wire from the transformer to the pole. They also replaced a 50kw transformer and a line arrestor.

**Adjournment.** With no further business, Todd Maki motioned to adjourn the meeting and Jonathan Harris seconded the motion. The motion carried unanimously. The meeting adjourned at 7:32 pm.

Respectfully submitted,

Tom Penegor  
Recreation Director

---

Karen Moore, Chairperson

---

Date

NB #2  
CC 11/6/14

MEMORANDUM

October 30, 2014

TO: Jim O'Toole, City Manager  
Robert Richards, City Clerk

FROM: Thomas Penegor, Recreation Director

SUBJECT: City Council Agenda of Thursday, November 6, 2014

**REQUEST FOR APPROVAL OF LEASE AGREEMENT BETWEEN THE COMFORT SUITES AND THE CITY OF ESCANABA**

Administration is seeking Council approval of a Lease Agreement between the Comfort Suites and the City of Escanaba for a portion of the parking area for vehicles of users of the City's cross country ski and snow shoe trail system and agents of the City performing maintenance to the trail system. On May 13, 2014 the Recreation Advisory Board reviewed the proposed Lease and recommended council approval.

## LEASE OF REAL PROPERTY

**THIS AGREEMENT**, made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Between:

The Comfort Suites of Escanaba, Michigan,

(hereinafter referred to as "Lessor")

-And-

The City of Escanaba, an incorporated Michigan Municipality,

(hereinafter referred to as "Lessee")

WHEREAS, the Lessor and Lessee wish to enter into a Lease Agreement, THIS AGREEMENT WITNESSETH that in consideration of the premises and mutual covenants and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, it is agreed by and between the parties hereto as follows:

1. The Lessor hereby leases a portion of the parking area situated on what is commonly known as 3600 Ludington Street, Escanaba, Michigan 49829 for the purpose of parking the vehicles of users of the Lessee's cross country ski trail system, as well as parking for agents of the Lessee on the premises to perform maintenance to the trail system.
2. The Lessor hereby leases real property upon the eastern portion of the structure presently situated on 3600 Ludington Street, upon which the Lessee shall build and maintain an access point to the Lessee's cross country ski trail system.
3. The Lessee shall have the sole responsibility of maintaining the cross country ski trail system, plowing the area to be used for parking and providing signage indicating the existence of the ski trail access point and the availability of parking for its users.
4. The leased premises shall be used by Lessee for the mentioned use and no other without written approval by the Lessor.
5. No improvements shall be placed on the rental space and no alterations shall be made on the rental space without the consent of the Lessor.

6. Lessee shall, at Lessee's own expense, keep the leased premises in a clean, sightly and healthy condition and in good repair, and shall yield the leased premises back to the Lessor upon the termination or revocation of this lease in the same condition in which Lessee received the same, ordinary wear and tear accepted.
7. Signs are to be restricted in size, location and design to those necessary to indicate each activity being conducted on the rental space. All such signage shall be maintained by the Lessee.
8. This Lease shall be considered a tenancy-at-will and revocable upon advance notice of thirty (30) days by either party.
9. The City of Escanaba Recreation Department shall be responsible for the administration of this lease and for the performance of the duties and functions set forth in this lease.

In the Presence of:

\_\_\_\_\_  
 \_\_\_\_\_

COMFORT SUITES, Lessor

By: \_\_\_\_\_

Its: \_\_\_\_\_

In the Presence of:

\_\_\_\_\_  
 \_\_\_\_\_

CITY OF ESCANABA, Lessee

By: \_\_\_\_\_  
 Marc D. Tall, Mayor

By: \_\_\_\_\_  
 Robert Richards, City Clerk

Date Application Received: 9/11/14

NB#3  
CC 11/6/14

Pd. Ch #  
13333  
9/15/14  
KP

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

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

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

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

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

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

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

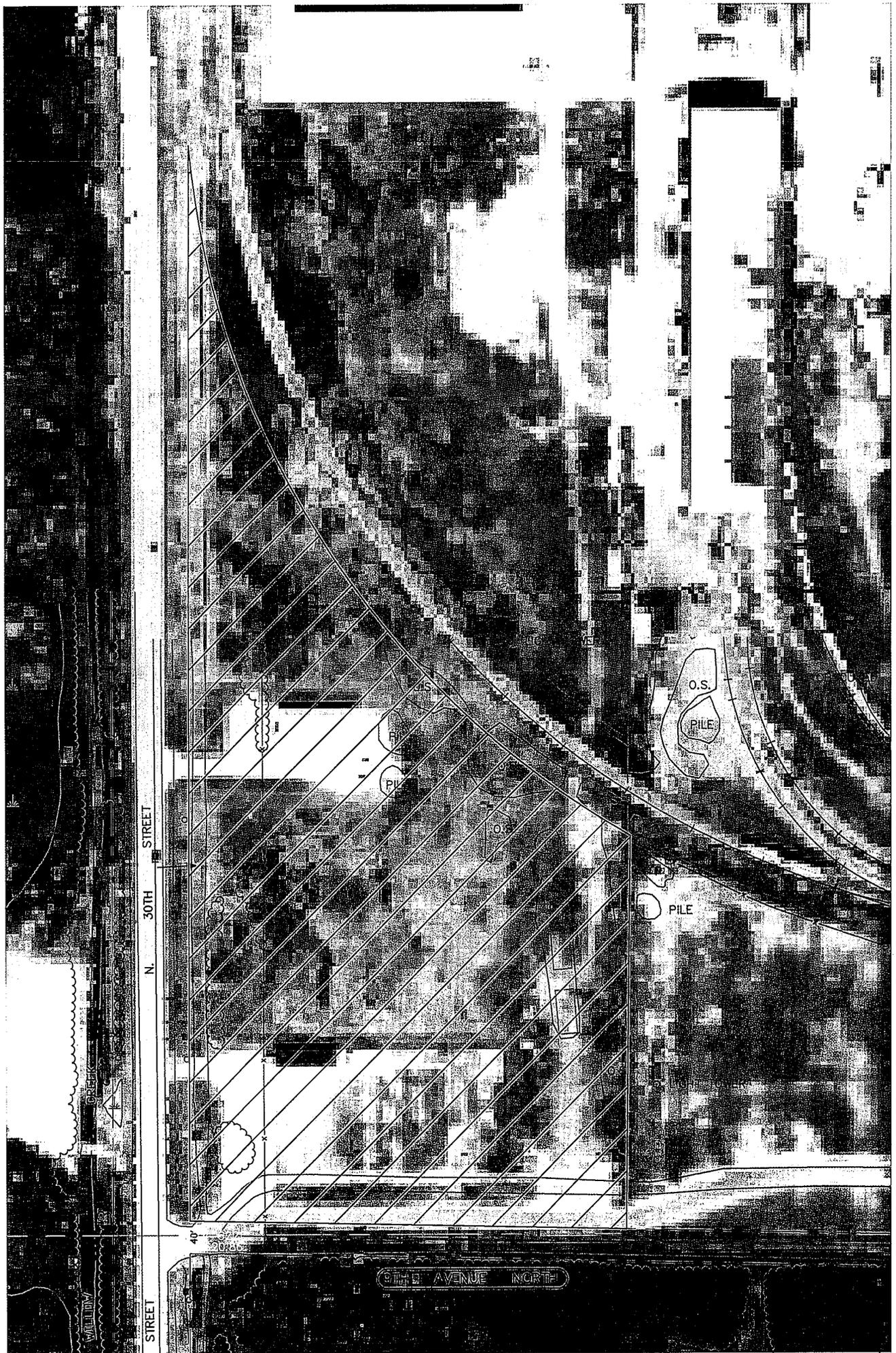
Certification:  
I certify that the information contained herein is true and accurate:  
Signed: [Signature] Property Owner Its VP-CFO  
Signed: [Signature] Applicant, if different from owner

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

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

Application of Geopapa Enterprises to rezone property from Heavy to Commercial located at North 30th St will be heard by the Planning Commission on 10/19 - 2014 in the City Council Chambers, 410 Ludington Street, Escanaba, MI 49829, at 6:00 p.m. The Applicant or their representative must be present at the meeting. A staff report on the application will be available at this office five days prior to the meeting date.

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



ORDINANCE NO. 1156

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

THE CITY OF ESCANABA ORDAINS:

Chapter I

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

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

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

Chapter II

SAVINGS CLAUSE

Section 201. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or unlawful.

Chapter III

CONFLICTING ORDINANCES

Section 301. All ordinances or parts of ordinances or resolutions heretofore passed or adopted, which may conflict or be inconsistent with the provisions of this ordinance are hereby repealed.

Chapter IV

EFFECTIVE DATE

Section 401. This ordinance shall become effective ten (10) days after the passage and publication.

APPROVED:

APPROVED:

\_\_\_\_\_  
Ralph B.K. Peterson, City Attorney

\_\_\_\_\_  
Marc D. Tall, Mayor

Date approved: \_\_\_\_\_, 2014

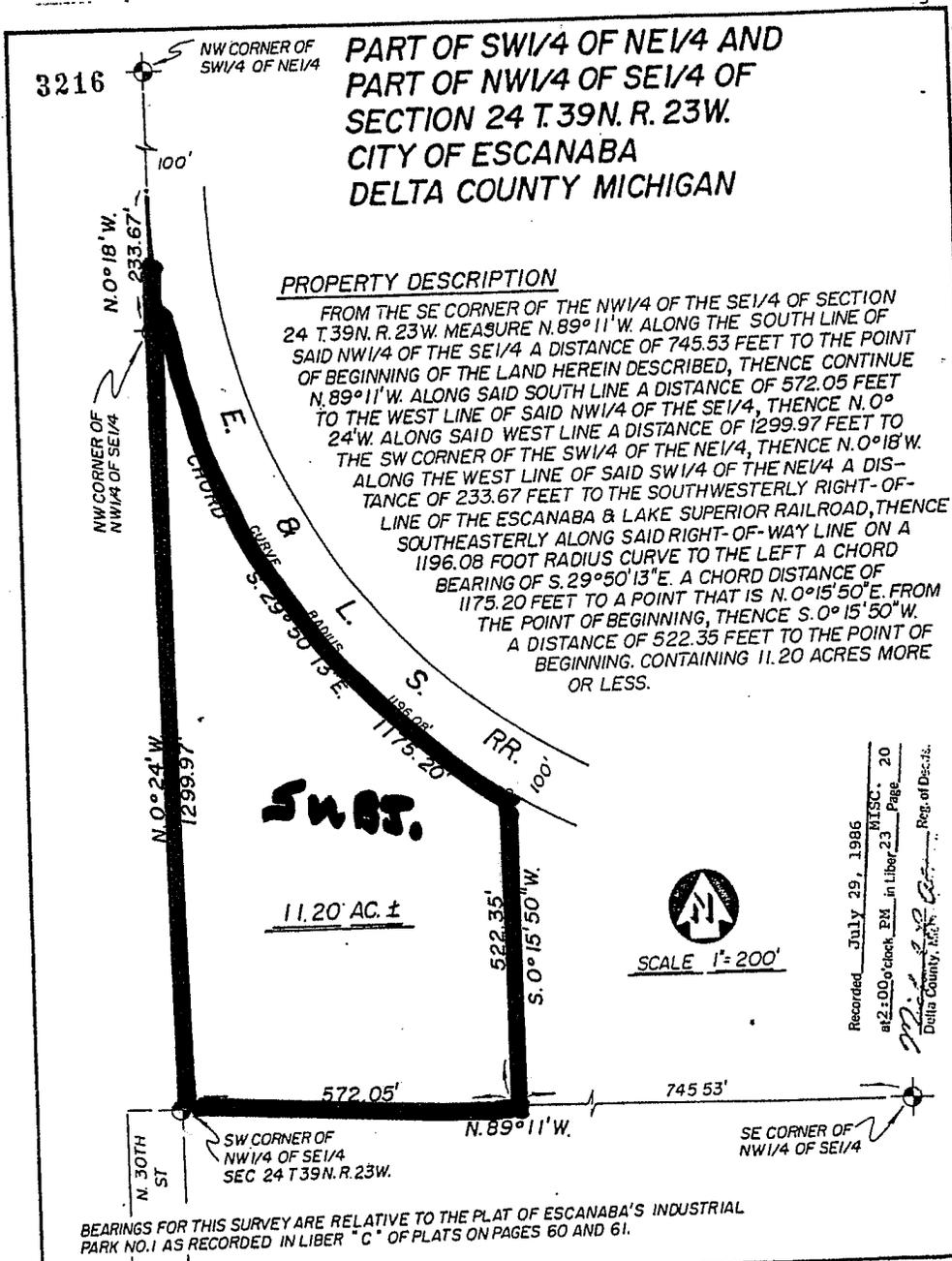
Date published: \_\_\_\_\_, 2014

Attest:

\_\_\_\_\_  
Robert S. Richards, CMC City Clerk

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on \_\_\_\_\_, 2014, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Robert S. Richards, CMC City Clerk



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

**PROPERTY DESCRIPTION**

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

**SW. Q. S.**

**11.20 AC. ±**

**SCALE 1" = 200'**

Recorded July 29, 1986  
at 2:00 o'clock P.M. in Liber 23 Page 20  
M.P. Davis  
Delta County, Mich. Reg. of Disc. 16926

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

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

**CERTIFICATE OF SURVEY TO: HARNISCHFEGER CORPORATION**

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

*M.P. Davis 7/21/86* 23 PAGE 20  
M.P. DAVIS - REG. LAND SURVEYOR NO. 16926



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

- LEGEND**
- IRON MONUMENTS SET
  - IRON MONUMENTS FOUND
  - CONC. MONUMENTS SET
  - CONC. MONUMENTS FOUND
  - ▲ WOOD HUB SET
  - (M) MEASURED DISTANCE OR BEARING
  - (R) RECORDED DISTANCE OR BEARING
  - ⊕ SECTION CONTROL CORNERS



PROOF OF SERVICE - MAILING  
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SEALED ENVELOPE, POST-DATED, FULLY  
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Address (s): properties owned via you  
of Geopapa  
Meeting Date: 9/22/14  
Attended to by: EP

September 22, 2014

ESCANABA PLANNING COMMISSION  
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

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

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

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

You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to October 9, 2014. All written and signed comments will be read into the public record.

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

Sincerely,

Tom Warstler, Chairperson  
Escanaba Planning Commission

**Mission Statement:**



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

**PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
October 9, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, October 9, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Thomas Warstler, Vice Chairperson Patrick Connor, Commissioners Roy Webber, Kelvin Smyth, James Hellermann, and Brian Black

**ALSO PRESENT:** City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Secretary Kim Peterson and project representatives Brian Boucher and John LeMire

**EXCUSED ABSENT:** Stephen Buckbee

**MEMBERS ABSENT:** Christine Williams and Todd Milkiewicz

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

**Roll Call**

Executive Kim Peterson conducted the roll call.

**Approval/Correction of the September 11, 2014, Planning Commission Meeting Minutes**

Commissioner Webber noted that he would like to be excused as he was working on September 11, 2014. Correction was noted.

**A motion was made by Commissioner Black, seconded by Vice Chairperson Connor, to approve the September 11, 2014, Meeting Minutes with noted correction. Ayes were unanimous.**

**Approval/Adjustments to the Agenda**

**A motion was made by Vice Chairperson Connor, seconded by Commissioner Smyth, to approve the meeting agenda. Ayes were unanimous.**

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

None.

## PUBLIC HEARING

### Site Plan Review/Zoning District Use Change and Special Land Use Permit Request – Jerry Boucher a.k.a. Geepapa Enterprises, Inc. – 1008 North 30<sup>th</sup> Street and Adjacent Properties (11.20 +/-).

City Manager O'Toole stated the Planning Commission will conduct a public hearing on a site plan for property located at 1008 North 30<sup>th</sup> Street, Escanaba. Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters and storage facility. Additionally, Geepapa Enterprises, Inc. is requesting a zoning district change for property located at and adjacent to 1008 North 30<sup>th</sup> Street comprising of 11.20 +/- acres or more located on North 30<sup>th</sup> Street from the 9<sup>th</sup> Avenue North right-of-way along the E & LS Railroad track, along with a Special Land Use Permit.

The current property in question is zoned Heavy Manufacturing "G" District.

City Manager O'Toole stated compliance with the following development standards:

1. The proposed construction (building) will be located on property which is zoned Heavy Manufacturing "G". A Special Land Use Permit is required in that an office/warehouse use is not a use by right within a Heavy Manufacturing "G" District.  
NOTE: The applicant is requesting the zoning district classification be changed from Heavy Manufacturing "G" District use to Commercial "E" District use.
2. The proposed construction meets setback standards of a Heavy Manufacturing "G" District and will meet setback standards of a Commercial "E" District if the parcel is rezoned. As submitted, the office/warehouse will meet the setback standards of the existing area.
3. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicants met on September 29, 2014, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting were: City Manager Jim O'Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Brian Boucher, John LeMire and Dan Block and Jason Campbell from Dynamic Design.
5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.3. Official Review, on September 29, 2014, an official City Administration review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements. City Administration is recommending approval of the site plan.
7. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.
8. All fee and notification requirements of the Ordinance have been accommodated.

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

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

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

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

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

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

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

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

City Manager O'Toole stated the site plan approval standards:

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

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

City Manager O'Toole stated staff is recommending approval of the site plan diagram for the following reasons:

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

City Manager O'Toole stated the construction value of the office/warehouse is estimated to be \$1.1 million. Once the office/warehouse is built, expected tax revenue is expected to be approximately \$9,300 annually.

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

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

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

City Manager O'Toole asked the Planning Commissioners to keep in mind the following standards and questions (findings of facts):

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

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

Vice Chairperson Connor questioned if a Special Land Use was approved, would the property still be rezoned? City Manager O'Toole stated the zoning change would not be needed, but in his opinion, needs to be pursued as there is an oversight in that area. The Special Land Use Permit, if granted, would be immediate effect. The zoning change would take some time to complete.

Brian Boucher appeared before the Planning Commission. He stated as of January 1, 2015, they will have 34 locations throughout Wisconsin and Michigan. They are hoping to have the corporate headquarters on North 30<sup>th</sup> Street. They have 170 employees. Team Wireless is a premium retailer for Verizon and they are strictly Verizon.

Commissioner Hellermann questioned their current location on 6<sup>th</sup> Avenue North and their intent on the building when vacated. Mr. Boucher stated he plans on leasing the space on 6<sup>th</sup> Avenue North and hopes to have the Arby's building renovated by December for their retail business. If approved, the headquarters would be completed by next fall.

Public Hearing was opened. Public Hearing was closed with no comments being heard.

**A motion was made by Vice Chairperson Connor, seconded by Commissioner Smyth, to accept the site plan as submitted for 1008 North 30<sup>th</sup> Street and adjacent properties (11.20 acres +/-) with a recommendation to consider something else other than barberry bushes be planted which is an invasive species for landscaping purposes. Ayes were unanimous.**

**A motion was made by Commissioner Hellermann, seconded by Commissioner Webber, to recommend to the City Council rezoning of property located at and adjacent to 1008 North 30<sup>th</sup> Street comprising of 11.20 +/- acres or more located on North 30<sup>th</sup> Street from the 9<sup>th</sup> Avenue North right-of-way along the E & LS Railroad track. Ayes were unanimous.**

**A motion was made by Vice Chairperson Connor, seconded by Commissioner Hellermann, to grant a Special Land Use Permit as recommended by City Staff. Ayes were unanimous.**

#### **PUBLIC COMMENT**

None.

## NEW BUSINESS

### 1. Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – Meeting will be held October 22, 2014, at 6:30 p.m. to hear an appeal on side yard setback variance.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – A Joint Meeting was conducted on 09/23/14 with the City Council, Planning Commission, Downtown Development Authority and the Historic District Commission. City Council passed a resolution and did sign a Memorandum of Understanding which was submitted to MEDC.
- C. Delta County Planning Commission Update – Vice Chairperson Connor stated a meeting was held on October 6, 2014, on a wind turbine amendment. Discussed when amendments were granted, text needs to be updated for a cost of \$400 so an application fee of \$1,500 will be assessed. Gladstone is having some problems with medical marijuana caregivers and having permits and inspections done on a monthly basis. A presentation was done by Heritage Garden Wind Farm. Discussed the ordinance language with windmill setbacks and how they are measured.
- D. Zoning/Land Use Permit Update – See below:

### **ZONING PERMITS REPORT** **January 1, 2014 thru October 2, 2014**

3	NEW RESIDENTIAL HOME	\$735,000
34	RESIDENTIAL REMODELS	\$624,140
3	NEW COMMERCIAL	\$830,000
5	COMMERCIAL REMODELS	\$2,142,500
1	CHANGE OF USE	\$100,000
	HOME OCCUPATION	\$0
	LAND USE PERMIT	\$0
3	DEMOLITION PERMIT	\$26,500
39	TOTAL	\$4,458,140

- E. Various – None.

### **GENERAL PUBLIC COMMENT**

None.

### **COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

Commissioner Webber stated changes are taking place at NewPage. Discussion was held on an economic impact that could happen with various changes.

**ADJOURNMENT**

**A motion was made by Commissioner Roy Webber, seconded by Vice Chairperson Connor, to adjourn the meeting. The meeting adjourned at 6:35 p.m. Ayes were unanimous.**

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Thomas Warstler, Chairperson  
Escanaba Planning Commission

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

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Roy Webber, Secretary  
Escanaba Planning Commission

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### GENERAL PUBLIC COMMENT

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