

**OFFICIAL PROCEEDINGS
CITY COUNCIL
PLANNING COMMISSION
CITY OF ESCANABA, MICHIGAN
Special Council Meeting
Thursday, September 8, 2016**

Pursuit to a special meeting notice posted August 18, 2016, the meeting was called to order by the Honorable Mayor Marc D. Tall at 6:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

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

Absent: Council Member Patricia A. Baribeau

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to excuse Council member Baribeau

Planning: Vice Chairperson Kelvin Smyth, Commission Members Thomas Warstler, Brian Black, Morley Diment, Paul Caswell, James Hellermann, Roy Webber, and Christine Williams.

Absent: One Vacancy

Also Present: City Manager James V. O'Toole, Robert S. Richards City Clerk, Executive Secretary Lisa Glish, Media and members of the public.

Planning Members Williams moved, Warstler seconded, **CARRIED UNANIMOUSLY**, to approve Planning Commission Meeting Minutes from July 14, 2016, as submitted.

Council Members Beauchamp moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve the agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

UNFINISHED BUSINESS – None

PUBLIC HEARING(S)

Public Hearing – Community Master Plan.

A public hearing on the proposed Community Master Plan was conducted by the Planning Commission and the Escanaba City Council. The purpose of the hearing was to provide an opportunity for the public to comment on the proposed City's Master Plan. Additionally, as part of the public hearing process, administration sought Planning Commission approval to forward the Master Plan, together with all maps to the Escanaba City Council for review, public hearing, adoption and implementation as defined by the Michigan Planning Enabling Act, PA 33 of 2008.

City Manager O'Toole provided a brief synopsis of what had occurred to date, and presented a short video of the 2016 City of Escanaba Master Plan.

Emma DeGan of CUPPAD advised the comment period would shortly end, and provided a brief overview of the Master Plan. She advised one comment was received. (See Attachment – A)

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

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

Planning Commission comments:

- Layers on some of the GIS maps were not aligned properly. Planning Commission Members suggested a note be put in the plan;
- County Townships did not submit any comments.

PH-1 After further discussion, Planning Commission Member Williams moved, Planning Commission Member Warstler seconded, to approve the draft Master Plan with rewording of Section 6.6, wildlife, on page 48, and to approve the following resolution:

RESOLUTION CITY OF ESCANABA MASTER PLAN ADOPTION

WHEREAS, The Michigan Planning Enabling Act, PA 33 of 2008, provides that the Planning Commission may prepare a Master Plan and accompanying maps for use as a guide for development within the City of Escanaba; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City of Escanaba, the Delta County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City of Escanaba, and other agencies for purposes of notification, of its intent to adopt a Master Plan and accompanying maps; and

WHEREAS, The Planning Commission encouraged public participation during the planning process via regular Planning Commission meetings, a Master Plan workshop, and online and paper surveys; and

WHEREAS, The proposed Master Plan and accompanying maps were submitted to the City of Escanaba Council, who authorized distribution of the proposed Master Plan; and

WHEREAS, The proposed Master Plan and accompanying maps were distributed to each municipality contiguous to the City of Escanaba, the Delta County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City of Escanaba, and other agencies who responded to the notice of intent for purposes of notification, for review and comment; and

WHEREAS, The plan was presented to the public at a public hearing held on

City Council Minutes
September 8, 2016 – continued

September 8, 2016, before the Planning Commission, and the Planning Commission recommended adoption of the Master Plan and accompanying maps by the City of Escanaba City Council.

THEREFORE BE IT RESOLVED, The City of Escanaba Planning Commission hereby approves and adopts the Master Plan, together with all maps attached to and contained herein, as per the requirements of the Michigan Planning Enabling Act. PA 33 of 2008.

Ayes: Williams, Warstler, Black, Diment, Webber, Caswell, Smyth
Nays: Hellermann

RESOLUTION DECLARED ADOPTED.

NEW BUSINESS

Update/Approval – House of Ludington Rehabilitation Project and First Reading of Payment In Lieu of Taxes Ordinance No. 1174 & Municipal Services Agreement – LC Consultants, LLC.

The City Council, Planning Commission and public were updated on the proposed project to renovate and upgrade the property located at 223 Ludington Street and 216 1st. Avenue South. Additionally, LC Consultants, LLC, requested the City Council authorize a payment in lieu of taxes Ordinance No. 1174 and Municipal Services Agreement which would allow them to seek funding from the State of Michigan Tax Credit Program for the renovation of the property. Administration further requested Ordinance No. 1174 and the Municipal Services Agreement be set for a second reading, public hearing and adoption at the regularly scheduled City Council meeting scheduled for September 15, 2016.

Manager O'Toole briefly reviewed the project, and advised the entire project would remain the same except to change the name of the Developer in the Ordinance and Municipal agreement.

Bob Jacobson of LC Consultants, LLC introduced himself and his company, and briefly reviewed the project, and what would be needed for approval by MISHDA for the project to be approved. Mr. Jacobson also provided a short presentation of other projects their firm completed in Michigan.

City resident Steve Messimer, stated that the plan looked good, but was still concerned about the parking. When asked if the proposed parking would stay the same, City Manager O'Toole advised the plan was proposed to be approved as previously submitted.

NB-1 Hearing no further discussion, Blasier moved, Beauchamp seconded, to set September 15, 2016, as second reading and public hearing of Ordinance No. 1174, and approval of the Municipal Services Agreement.

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

MOTION CARRIED.

GENERAL PUBLIC COMMENT

Peggy O’Connell thanked Council for their work on the Master Plan and its approval, and reviewed scheduled upcoming Downtown Business events.

City resident David Schwalbach asked that Mr. Jacobson of LC Consultants, LLC meet with the neighbors if possible and asked to receive information regarding the average rent payments.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Hearing no further business or public comment, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Robert S. Richards, CMC
City Clerk

Approved: _____
Marc. D. Tall, Mayor