

# 2015 PLANNING COMMISSION YEAR END REPORT



January 5, 2016

Dear City Council Members and Residents of the City of Escanaba:

It is with pleasure that the Escanaba Planning Commission submits to you this 2015 Year-End Report on issues and matters brought before the Planning Commission in Calendar Year 2015.

In carrying out the duties and responsibilities of the Planning Commission conveyed under the Municipal Planning Act, Act 285 of 1931, as amended, the City and Village Zoning Act, Act 207 of 1921, as amended and Chapter 21 of the Escanaba Code of Ordinances, the Planning Commission hereby submits the 2015 Planning Commission Year-End Report for your review and consideration.

## 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.

Respectfully Submitted,  
Patrick Connor  
Planning Commission Chairman

### 2016 Meeting Schedule

All meetings are held at 6:00 p.m. in the Council Chambers

- ◆ *January 14, 2016*
- ◆ *February 11, 2016*
- ◆ *March 10, 2016*
- ◆ *April 14, 2016*
- ◆ *May 12, 2016*
- ◆ *June 9, 2016*
- ◆ *July 14, 2016*
- ◆ *August 11, 2016*
- ◆ *September 8, 2016*
- ◆ *October 13, 2016*
- ◆ *November 10, 2016*
- ◆ *December 8, 2016*

## PERFORMANCE MATTERS—INDICATOR KEY:



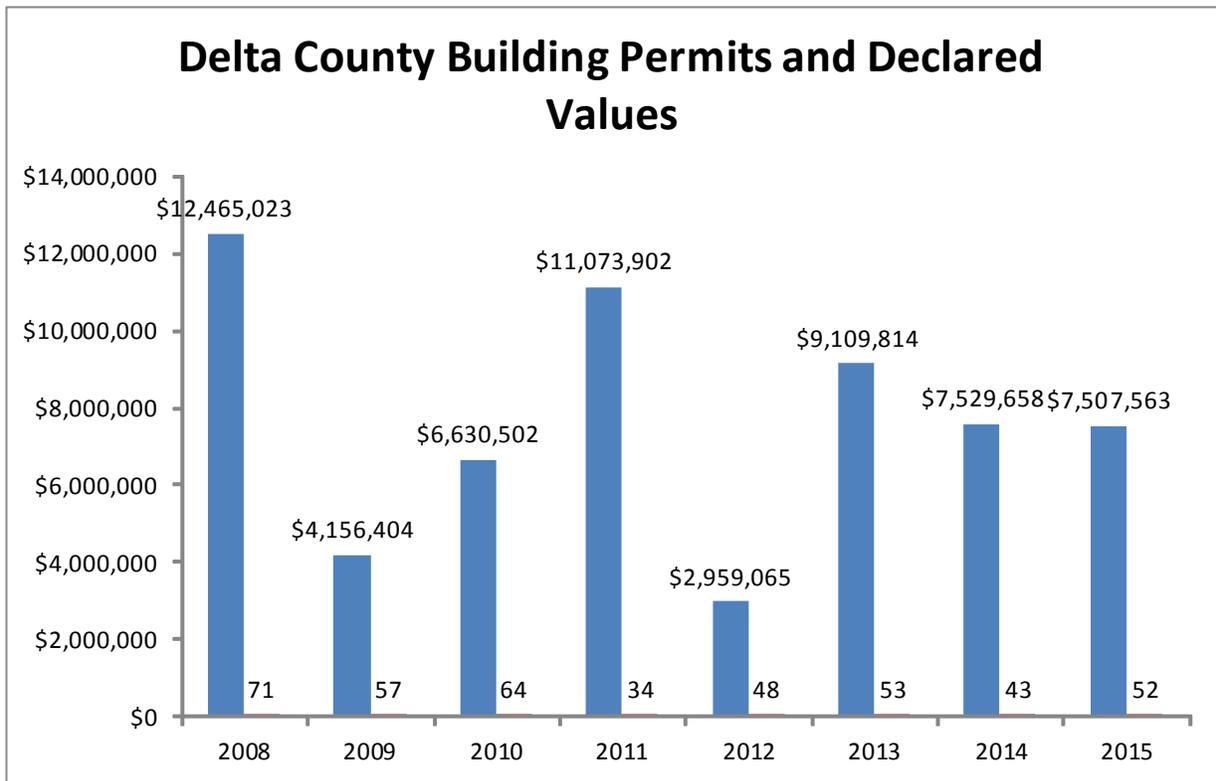
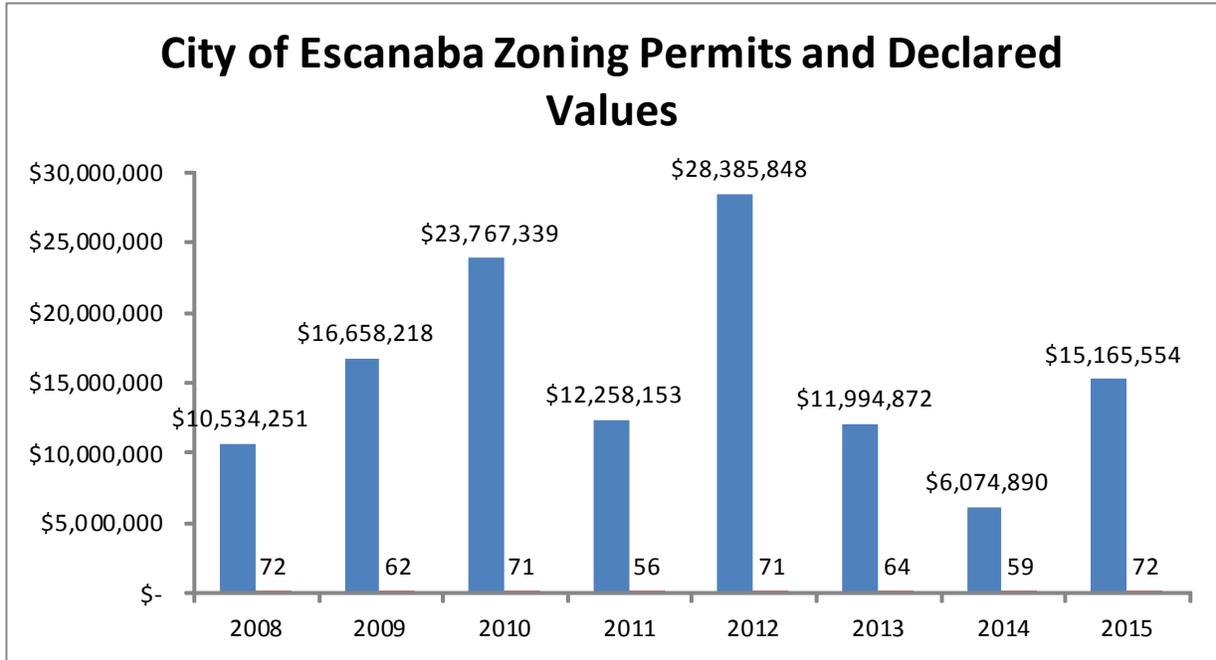
INCREASING



STAYING ABOUT THE SAME



DECLINING



**NOTE: The figures on the bottom of both charts reflect how many Zoning Land Use Permits were issued for each year.**

## SITE PLAN REVIEW/SPECIAL LAND USE PERMITS

### Patrick Barron Properties, LLC Communication Tower and Equipment Shelter



**Special Land Use Permit located at 2808 North 28th Street.** The Planning Commission conducted a Public Hearing and approved a Special Land Use permit for a 115' monopole communication tower and equipment shelter at 2808 North 28th Street.

### Delta County U.P. State Fair Authority



**Special Land Use Permit on or around 9th Avenue North (undeveloped).** The Planning Commission conducted a Public Hearing and approved a Special Land Use permit to the Delta County U.P. State Fair Authority on or around 9th Avenue North (undeveloped) for ATC's Bay Lake transmission line construction to have a temporary storage facility.

## Bay De Noc Community College

Site Plan Review located at 2001 North Lincoln Road. The Planning Commission conducted a Public Hearing and approved the Bay de Noc Community College site plan for a 6,413 square foot addition to the welding classroom, office, and shop area.



## Downtown Development Authority Market Place Project

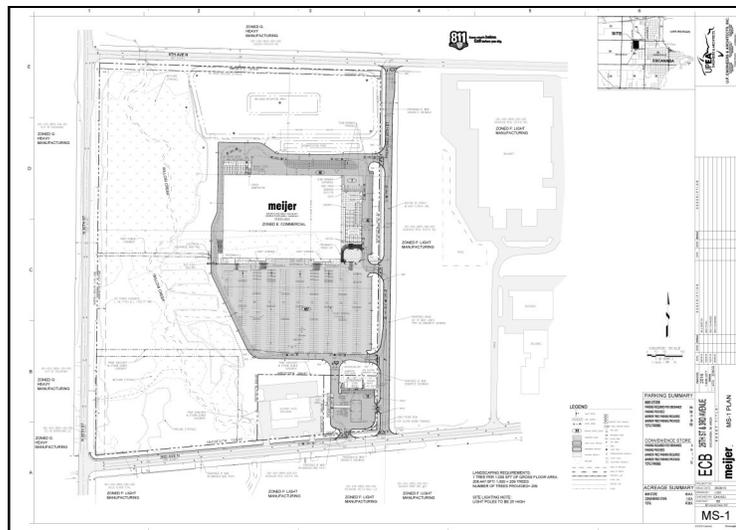
Site Plan Review located at Ludington Street, South 15th Street, and 1st Avenue South.

The Planning Commission conducted a Public Hearing and approved the site plan for the Market Place project to be located at Ludington Street, South 15th Street, and 1st Avenue South.



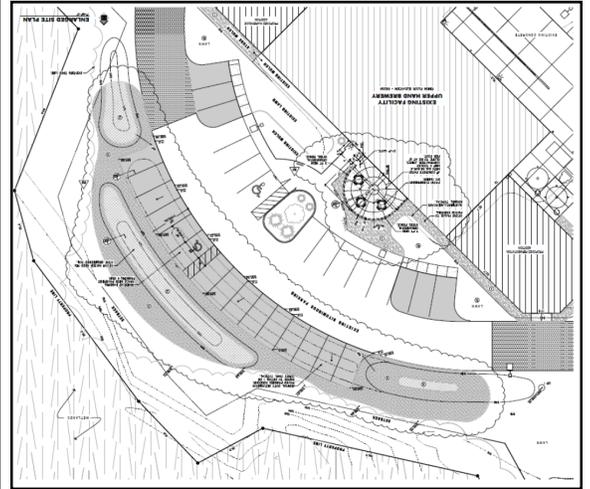
## Meijer Store

**Site Plan Review for 505 North 26th Street, between 3rd Avenue North and 6th Avenue North.**  
The Planning Commission conducted a Public Hearing and approved the site plan for Meijer Store to construct a 205,308 square foot retail, grocery facility along with a 2,509 square foot gas station.



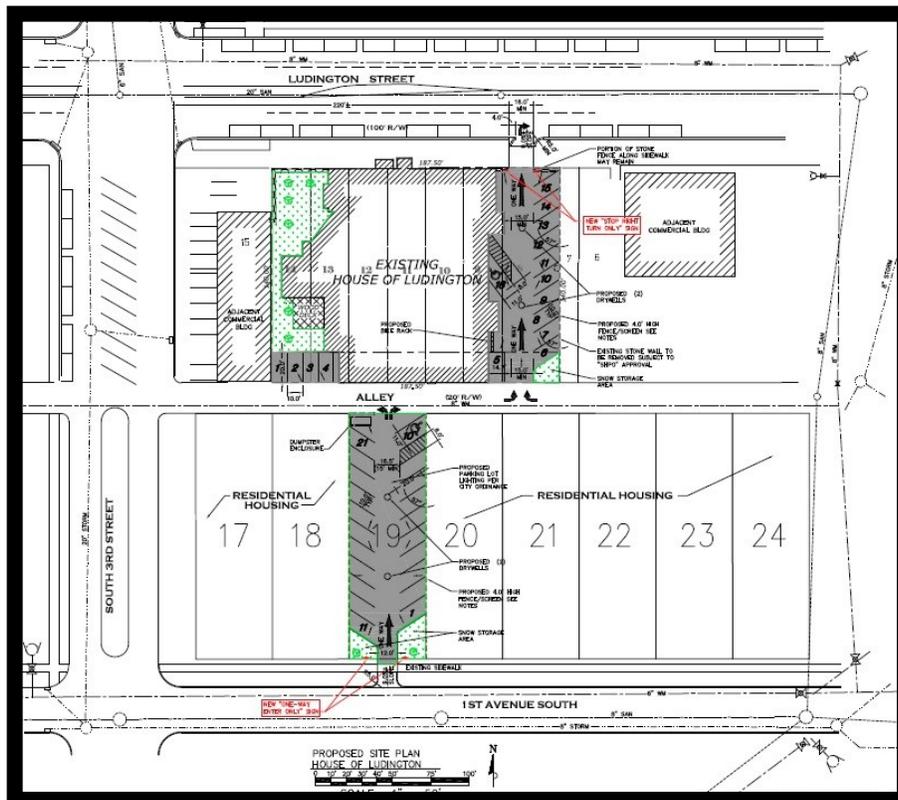
### Upper Hand Brewery, Inc.

**Site Plan Review located at 3525 Airport Road.** The Planning Commission conducted a Public Hearing and approved a site plan for their 6,000 square foot expansion at the Upper Hand Brewery, 3525 Airport Road.



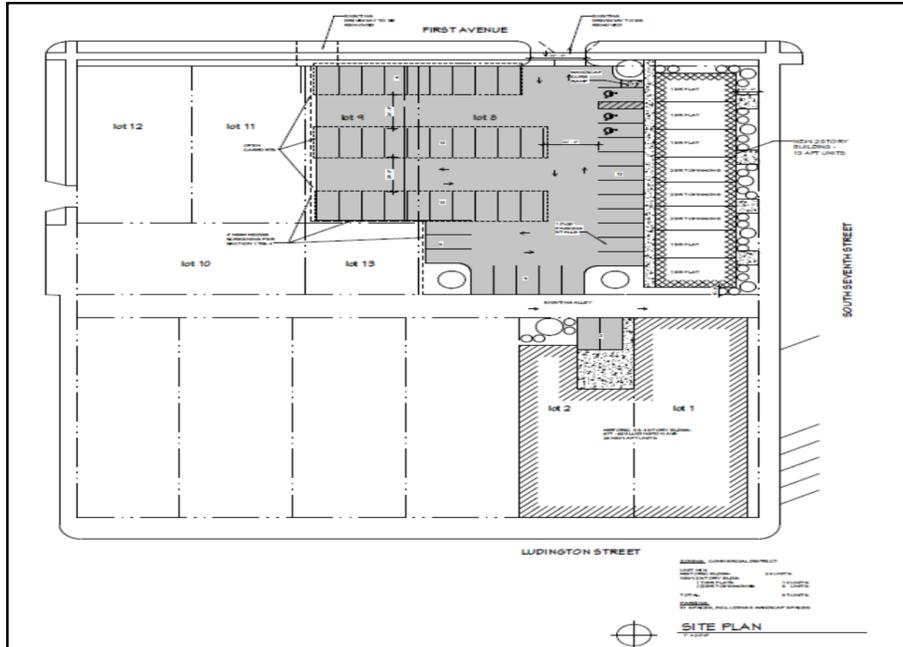
### House of Ludington

**Public Hearing for a Site Plan Review/Special Land Use at 223 Ludington Street.** The Planning Commission conducted a Public Hearing and approved a site plan and a Special Land Use permit for a proposed 34 unit elderly/senior affordable housing project.



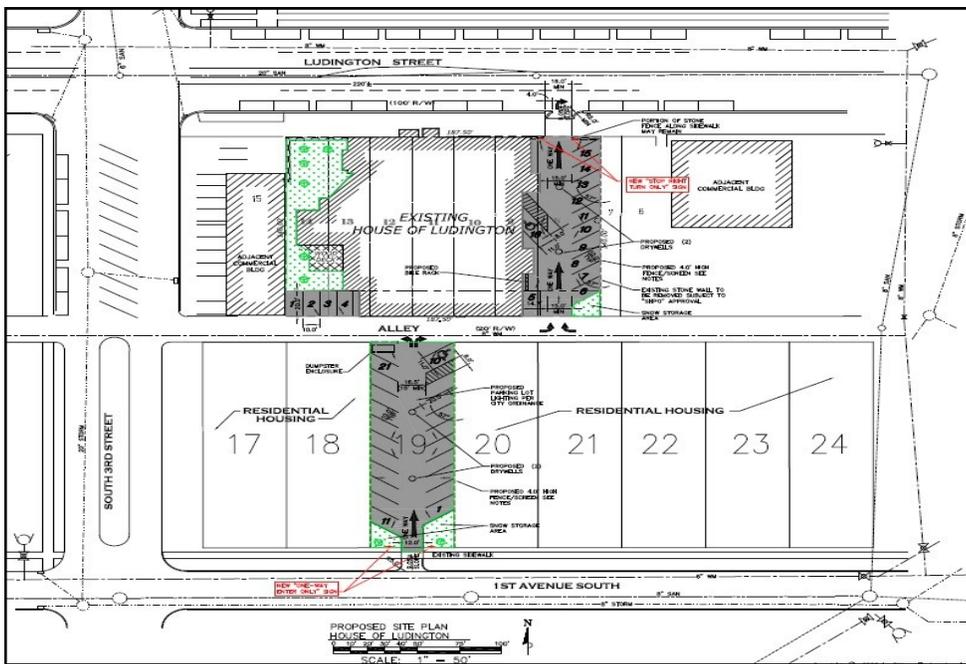
# ZONING BOARD OF APPEALS

## PK Development Group



**Public Hearing for a parking variance request at 617 and 623 Ludington Street/608 and 630 1st Avenue South.** The Zoning Board of Appeals conducted a Public Hearing and denied the parking variance request for a dimensional variance to Section 1702 parking space requirements and Table 1702 of the Escanaba Zoning Ordinance, which would allow them to reduce the number of required and combined off street parking spaces from 74 to 51 spaces for a proposed mixed use commercial and 37 unit affordable housing project.

## House of Ludington



**Public Hearing for a parking variance request at 223 Ludington Street.** The Zoning Board of Appeals conducted a Public Hearing and accepted the parking variance request for a dimensional variance to Section 1702 parking space requirements and Table 1702 of the Escanaba Zoning Ordinance, allowing them to reduce the number of required and combined off street parking spaces from 68 to 34 spaces for a proposed use for a 34 unit affordable elderly/senior housing project.

# January 1, 2015, to December 31, 2015

## 3 New Residential Zoning Permits Were Issued

### New Residential Homes - Value \$881,960

NEW RESIDENTIAL HOMES			
	2014	2015	
New Residential Zoning Permits	3	3	↔
New Residential Value	\$735,000	\$881,960	↑



2005 South 22nd Street



1812 Lake Shore Drive



1710 21st Avenue South

# January 1, 2015, to December 31, 2015

## 29 Residential Remodel Zoning Permits Were Issued

### Residential Remodel - Value \$346,524

RESIDENTIAL REMODEL			
	2014	2015	
Residential Remodel Zoning Permits	36	29	↓
Residential Remodel Value	\$624,140	\$346,524	↓

614 South 20th Street (Garage)	1702 9th Avenue North (Addition)	302 South 18th Street (Window)
1921 8 <sup>th</sup> Avenue North (Deck)	306 2nd Avenue South (Porch/Deck)	1122 10th Avenue South (Handicap Ramp)
1712 Lake Shore Drive (Addition)	1510 South 13th Street (Garage)	429 South 14th Street (2 Porches)
712 Lake Shore Drive (Porch with Roof)	1002 South 14th Street (Shed)	2520 3rd Avenue South (Deck)
1500 Lake Shore Drive (Shed)	1202 South 21st Street (Shed)	1313 11th Avenue South (Porch)
1407 Sheridan Road (Garage)	925 6th Avenue South (Pergola)	
816 Ludington Street (Handicap Ramp)	901 N 19th Street (Garage)	
1644 South 16 <sup>th</sup> Street (Shed)	1315 10th Avenue South (Garage)	
509 South 22 <sup>nd</sup> Street (Garage/Addition)	2404 3rd Avenue South (Windows/Doors)	
620 South 19th Street (Garage Addition)	421 South 8th Street (Garage)	
2100 Lake Shore Drive (Deck)	326 South 6th Street (Garage)	
815 South 20th Street (Storage Building)	1534 South 14th Street (Addition/Garage)	



1712 Lake Shore Drive



421 South 8th Street



614 South 20th Street

# January 1, 2015, to December 31, 2015

4 New Commercial Zoning Permits Were Issued

New Commercial - Value \$8,252,000

NEW COMMERCIAL			
	2014	2015	
New Commercial Zoning Permits	5	4	↓
New Commercial Value	\$1,140,000	\$8,252,000	↑



Tower 2808 N. 28th Street



DDA Market Place



609 North Lincoln Road



Meijers Store

# January 1, 2015, to December 31, 2015

## 25 Commercial Remodel Zoning Permits Were Issued

### Commercial Remodel - Value \$5,392,120

COMMERCIAL REMODEL			
	2014	2015	
Commercial Remodel Zoning Permits	4	25	↑
Commercial Remodel Value	\$2,835,000	\$5,392,120	↑

1700 Sheridan Road (Storage)	701 North Lincoln Road (Office Addition)
202 North 30 <sup>th</sup> Street (Wireless Cell Site)	2601 North 30 <sup>th</sup> Street (Building Addition)
825 South 26 <sup>th</sup> Street (Community Building)	2001 North Lincoln Road (Office Addition/Storage)
202 North 30 <sup>th</sup> Street (Upgrade Cell Site)	2001 North Lincoln Road (Welding Addition)
114 North 25 <sup>th</sup> Street (Storage Shed)	503 North Lincoln Road (Remodel Menu Board/Drive Thru)
2900 3 <sup>rd</sup> Avenue North (Adult Day Care)	3525 Airport Road (Building Addition)
2701 North Lincoln Road (Storage)	1123 1st Avenue North (Deck)
409 South 22 <sup>nd</sup> Street (Garage)	536 North Lincoln Road (Addition of AT&T to Building)
624 Ludington Street (Antenna Update)	801 Stephenson Avenue (Add Office/Storage)
2007 South 21 <sup>st</sup> Street (Press Box)	817 South Lincoln Road (Canopy Addition)
3001 Danforth Road (Storage Building)	330 South 10th Street (Covered Deck)
2900 3 <sup>rd</sup> Avenue North (Garage/Storage)	2502 North 30th Street (Addition)
408 North Lincoln Road (Building Remodel)	



St. Anne's Parish



Bishop Noa Home

# January 1, 2015, to December 31, 2015

## 10 Demolition Permits Were Issued

**Demolition - Value \$292,950**

DEMOLITION			
	2014	2015	
Demolition Permits	8	10	↑
Demolition Value	\$40,500	\$292,950	↑

609 North Lincoln Road (Restaurant)	2501 1st Avenue South (Building)
630 1 <sup>st</sup> Avenue South (Commercial)	2101 8th Avenue South (Residential)
624 North 19 <sup>th</sup> Street (Garage)	212 North 12th Street (Residential)
1328 North 16 <sup>th</sup> Street (Garage)	1704 Ludington Street (Building)
117 North 22nd Street (Building)	1102 8th Avenue South (Residential)



630 1st Avenue South Before



630 1st Avenue South After

# January 1, 2015, to December 31, 2015

## 1 Change of Use Permit Was Issued

**Change of Use - Value \$0**

CHANGE OF USE			
	2014	2015	
Change of Use Permits	2	1	↓
Change of Use Value	\$250	\$0	↓

1517 Ludington Street

# January 1, 2015, to December 31, 2015

## 23 Sign Permits Were Issued

SIGN PERMITS			
	2014	2015	
Sign Permits	19	23	↑

218 South 10th Street (Beauchamp Chiropractor)	1013 1st Avenue North (Social Security Administration)
110 North 14th Street (Dinello's Gourmet Deli & Subs)	828 Sheridan Road (UP Health Rampart EMS)
710 South Lincoln Road (UP Health System)	301 North Lincoln Road (Maurices)
1126 North Lincoln Road (GFS Marketplace)	1818 North Lincoln Road (Nortrax)
811 North Lincoln Road (Jimmy John's)	503 North Lincoln Road (McDonald's)
501 Stephenson Avenue (Race Driven)	536 North Lincoln Road (AT & T)
2313 Ludington Street (Dominos)	843 North Lincoln Road (Edward Jones)
516 North Lincoln Road (Wells Fargo)	827 North Lincoln Road (Dobber's Pasties)
1205 Ludington Street (Wells Fargo)	317 North Lincoln Road (Saykly's)
2511 Ludington Street (Riverside Auto Sales—Chrysler)	805 Stephenson Avenue (Rent-A-Maid)
408 North Lincoln Road (Burger King)	2001 North Lincoln Road (Bay College)
609 North Lincoln Road (Team Wireless)	



# January 1, 2015, to December 31, 2015

## 71 Fence Permits Were Issued

FENCE PERMITS			
	2014	2015	
Fence Permits	50	71	↑

218 South 5th Street	306 2nd Avenue South	208 South 4th Street
711 South Lincoln Road	409 South 15th Street	901 South Lincoln Road
1031 Stephenson Avenue	1501 16th Avenue South	1216 North 19th Street
608 South 8th Street	212 Lakeshore Drive	910 South 10th Street
721 South 10th Street	1310 12th Avenue South	3120 7th Avenue South
2114 6th Avenue South	602 North 18th Street	1501 11th Avenue South
1810 3rd Avenue South	1112 South 15th Street	1606 North 19th Street
201 North 16th Street	1409 5th Avenue South	314 South 8th Street
700 South 20th Street	1107 South 20th Street	320 South 11th Street
1700 Ludington Street	1202 North 19th Street	1411 North 19th Street
911 South 11th Street	518 South 10th Street	403 South 12th Street
1720 21st Avenue South	610 South 13th Street	1311 North 18th Street
1306 North 16th Street	708 South 11th Street	1123 1st Avenue North
419 South 15th Street	912 1st Avenue North	2315 Lake Shore Drive
709 South 16th Street	522 South 19th Street	602 South 16th Street
804 South 17th Street	1921 3rd Avenue North	2005 8th Avenue South
1710 1st Avenue South	1115 Washington Avenue	1818 22nd Avenue South
221 North 16th St. - 217 North 16th St.	1008 2nd Avenue North	205 North 20th Street
500 South 29th Street	319 South 10th Street	2209 12th Avenue South
309 South 14th Street	804 South 18th Street	1900 3rd Avenue North
317 South 15th Street	1401 Lake Shore Drive	320 South 18th Street
314 South 6th Street	1421 9th Avenue South	511 South 19th Street
405 South 15th Street	626 South 13th Street	1901 9th Avenue North
914 2nd Avenue South	1610 1st Avenue North	



2315 Lake Shore Drive



212 Lake Shore Drive



626 South 13th Street



1818 22nd Avenue South

## NOTABLE CAPITAL IMPROVEMENTS MADE IN 2015

### **Willow Creek Road Improvement Project.**

Willow Creek Road between 8th Avenue South to the waste water facility.

The existing roadway was pulverized with approximately 350 tons of pulverized material salvaged. The remaining material was used to strengthen the base as the road was re-shaped, re-graded, and paved. Approximately 1518 tons of new asphalt was laid to provide a 3" asphalt surface which ran 3700 lineal feet. New shoulders were also installed on the roadway. The estimated project costs were \$165,000.



Willow Creek Road, 8th Avenue  
Before



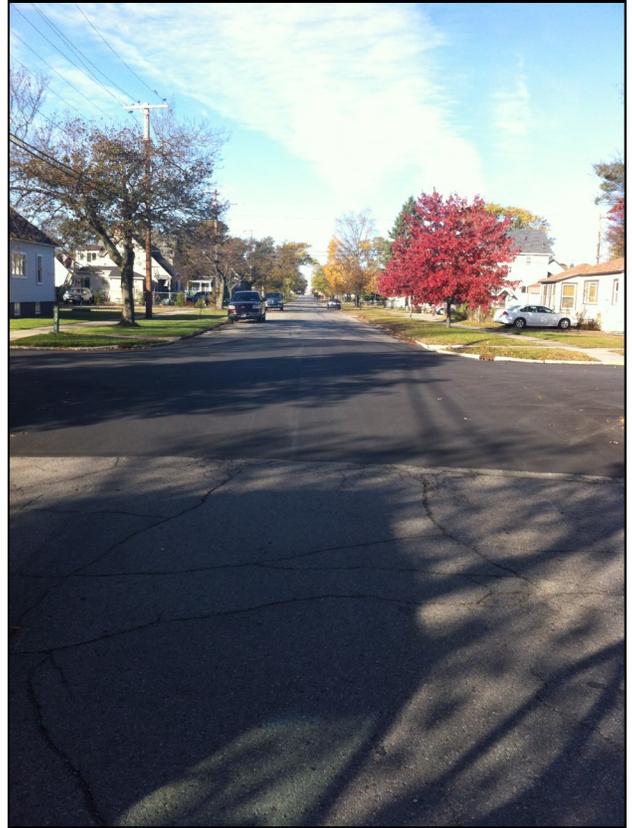
Willow Creek Road, 8th Avenue  
After

### **Whitetail Industrial Park High Speed Network Infrastructure Construction.**

New infrastructure to provide a fiber connectivity back-bone to the current and future businesses in the Whitetail Industrial Park was installed. The estimated cost of the project was \$74,287.62.



**2nd Avenue North and North 12th Street Intersection.** The intersection of 2nd Avenue North and North 12th Street was resurfaced with 2” asphalt or approximately 45.95 tons. Along with the road resurfacing 8 cross walks were brought up to ADA standards. The estimated project cost was \$27,000.



After

**South 14th Street Improvement Project.**

South 14th Street from 3rd Avenue South to 6th Avenue South.

The existing roadway surface was milled 2” and resurfaced with 2” of asphalt for 1450 linear feet. Approximately 760 tons of new asphalt was laid. Along with the road resurfacing, 28 crosswalks were brought up to ADA standards. Estimated project cost was \$135,000.



Before

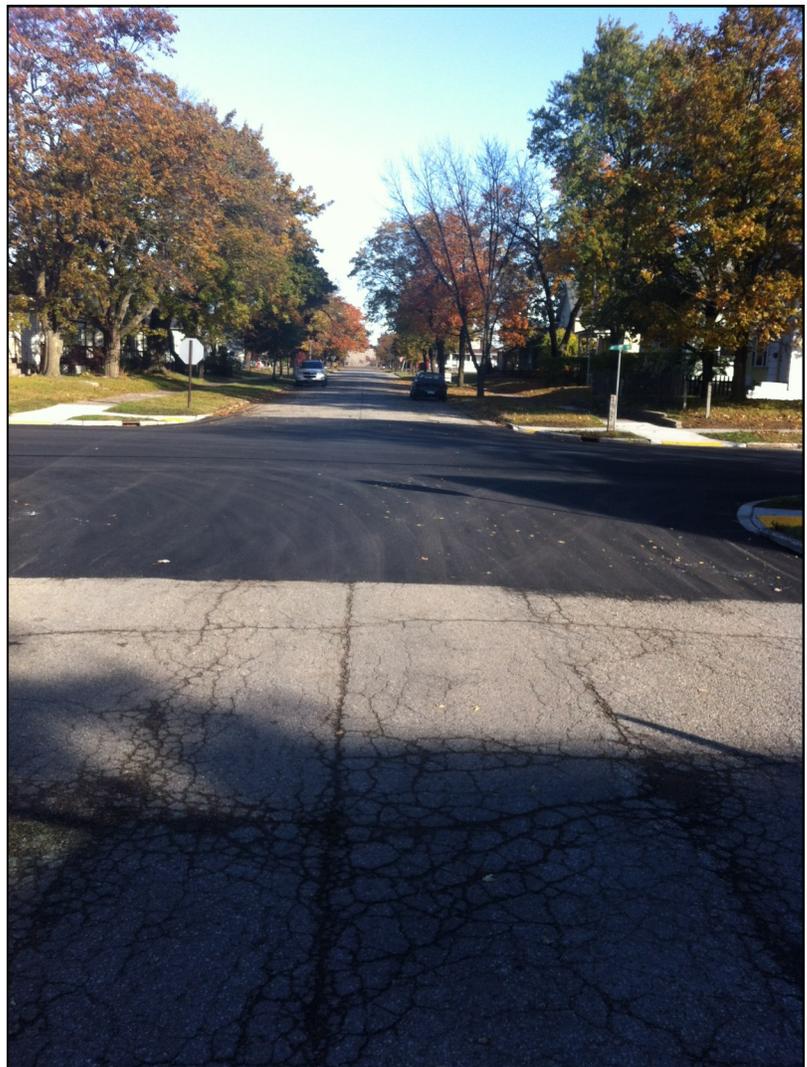


After

**15th Avenue North and North 16th Street Intersection.** The intersection of 15th Avenue North and North 16th Street was resurfaced with 2” of asphalt or approximately 45.81 tons. Along with the road resurfacing 8 cross walks were brought up to ADA standards. The estimated project cost was \$20,000.



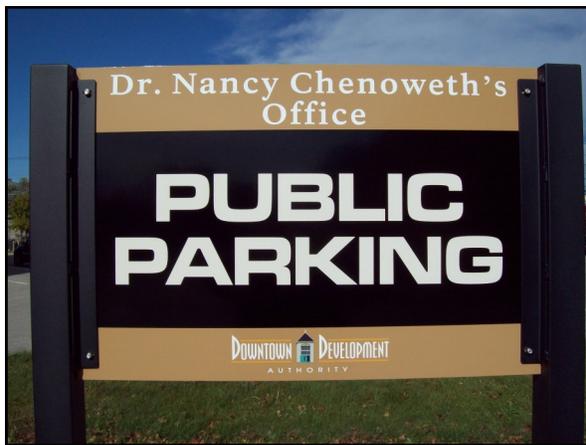
Before



After

**Parking Lot Improvements – All DDA Parking Lots.**

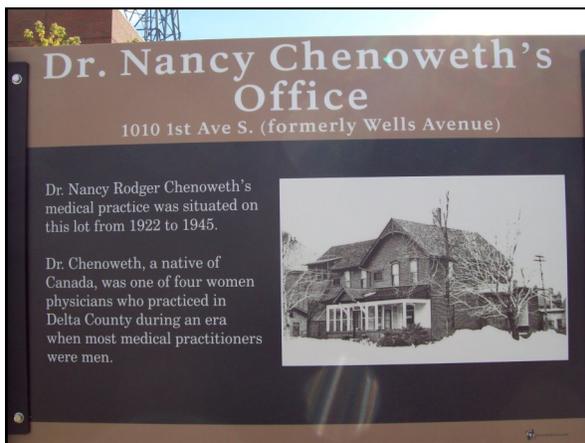
The DDA controlled parking facilities located at 100 block of 1<sup>st</sup> Avenue South, 1100 block of 1<sup>st</sup> Avenue North, North 14<sup>th</sup> Street and 1<sup>st</sup> Avenue North, South 10<sup>th</sup> Street and 1<sup>st</sup> Avenue South, North 9<sup>th</sup> Street and 1<sup>st</sup> Avenue North, South 8<sup>th</sup> Street and 1<sup>st</sup> Avenue South, 1<sup>st</sup> Avenue South and South 7<sup>th</sup> Street, 700 block 1<sup>st</sup> Avenue North and 600 block and 1<sup>st</sup> Avenue North have new historically themed signage that would raise the awareness of the public parking lots with the use of new directional signs on Ludington Street and parking lot signs at the public parking lots. The individual sites of the public parking lots all had significant historical events or structures that were at the original lot locations. Signs for Ludington Street directing public to the off Ludington Street parking area will also be included. General maintenance, seal coating, and stripping of lots will take place in the Spring 2016.



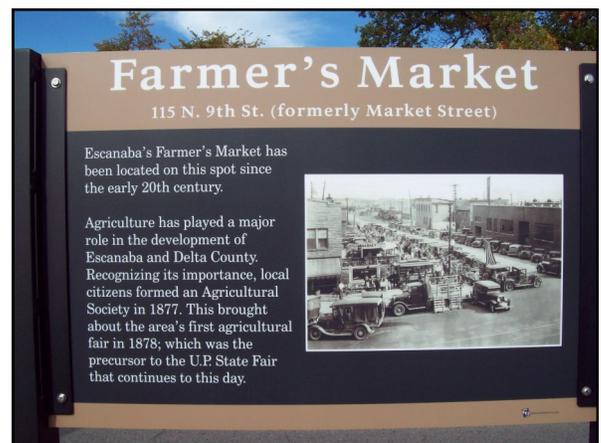
Front of Sign



Front of Sign



Back of Sign



Back of Sign

### **Power Pole Replacement.**

Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced. The total number of distribution poles tested in 2015 was 321. The number of distribution poles replaced in 2015 was 80.

### **Street Light Replacement.**

There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents continued. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system. The number of street lights replaced with new LED lights in 2015 was 96.



### **Veteran's Park Tennis Courts Resurfacing.**

American Systems of Wisconsin, Inc. of Suamico, WI, provided all labor and materials, filing, resurfacing, and related work to restore the Veteran's Tennis courts. Work included power wash, crack filling, patching, fixing a 6' X 9' bird bath on the South court, two (2) coats dark green acrylic re-surfacer, and two (2) coats dark green acrylic color and 2" wide white playing lines painted. The court dimensions are 120' long X 110' wide. Total project cost was \$9,700.



Before



After

## ANTICIPATED CAPITAL IMPROVEMENTS FOR SPRING 2016

**Sanitary Sewer Main Replacement or Repair – Alley Between 22<sup>nd</sup> Avenue South and 23<sup>rd</sup> Avenue South Extending From Lake Shore Drive to 23<sup>rd</sup> Avenue South Lift Station.**

The current sanitary sewer main is scheduled to be relined.

**Sanitary Sewer Main Replacement or Repair – Mall Parking Lot Extending From or Around 2300 Ludington Street North to the 2500 Block 3<sup>rd</sup> Avenue North.**

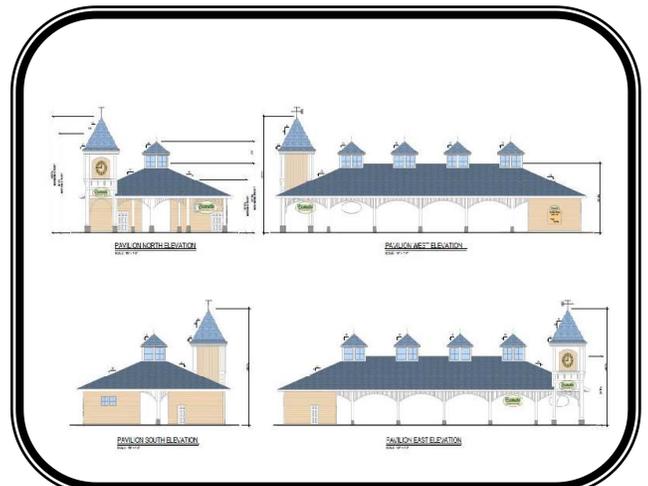
The current sanitary sewer main is scheduled to be relined.

**Sanitary Sewer Main Replacement or Repair – Alley West of South 19<sup>th</sup> Street Extending From 8<sup>th</sup> Avenue South to 10<sup>th</sup> Avenue South.**

The current sanitary sewer main is scheduled to be relined.

**Downtown Market Place Construction Documents — Ludington Street, South 15th Street, and 1st Avenue South.**

The DDA has retained the professional services of Mr. Barry Polzin, of Barry J. Polzin Architects, Marquette Michigan, to complete construction drawings for a proposed 8,046 square foot Market Place project with parking to be located on Ludington Street and South 15th Street. The project is expected to be let out for bid by February 15, 2016, with work commencing on or around April 15, 2016. The estimated cost of the project is \$1,062,300.



**Marina Sidewalk Replacement.**

Replacement sidewalk of approximately 430 feet by 8 feet wide will be installed at the Marina West seawall between docks one and two due to the settling and cracking of the existing sidewalk.

### **Ludington Park Nine Hole Disc Golf Concrete Tee Boxes.**

Nine (9) 4" thick concrete "Tee Box" disc golf pads of various sizes will be installed in Ludington Park. Concrete tee boxes will be flat and level with the ground as to not interfere with mowing or other maintenance operations. The concrete color will be green.



### **Electrical Substation.**

Work will continue on a new substation. The substation will be built in the area of the old compost site off of 20<sup>th</sup> Avenue North. The substation will consist of one main transformer, which will feed up to four circuits.

### **Electrical Distribution System Repair – Ford River (along South M35).**

The City of Escanaba provides electricity to parts of Ford River along South M-35. A 2,000' section of underground distribution cable located on the Breezy Point curve will be replaced with new 1/0 15kV cable.

## RECOMMENDED 2016 PLANNING COMMISSION GOALS/OBJECTIVES

In 2016, the Planning Commission will continue working on becoming a "State of Michigan Redevelopment Ready Community". As a Redevelopment Ready Community, the City of Escanaba would become state certified for supporting community revitalization and the attraction and retention of business, entrepreneurs and talent throughout Michigan. The City of Escanaba is the 19th community in Michigan to be evaluated under the statewide program and on its way to becoming redevelopment ready. With a strong history of proactive planning and strong community vision outlined in our already existing planning documents, the city has positioned itself to strengthen local quality of life and built a reputation for being proactive and business friendly. Despite solid support for redevelopment projects, Escanaba still has work to do in order to receive certification from the state. To that end, the following activities will be worked on through the Planning Commission in 2016:

1. **Community Participation Plan Creation.** The Planning Commission will create a Community Participation Plan, as part of the Community Master Planning Update process which will highlight and feature how local residents, elected officials, appointed officials, and boards and commissions engage each other throughout a planning and development process. The purpose of the plan is to make it easier for the public to get involved with planning the future of the City. This plan will take the community one step further by setting out exactly how the city will involve the community both in the way it plans for the future of the city and in how it puts those plans into action.

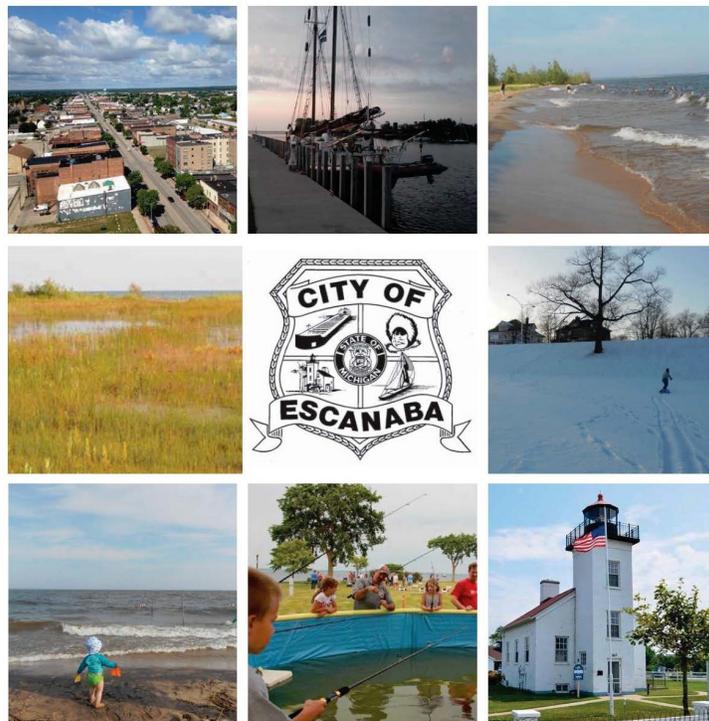
<b>Redevelopment Ready Communities</b>							
<b>Tasks To Be Completed</b>							
	Objective	Evaluation Criteria	Recommended Actions for Certification	Primary Responsible Party			
				City Council	Planning Commission	Down-town Development Authority	Historic Community
1	Plan review	The governing body has adopted a master plan in the past five years	Adopt an updated master plan in compliance with MPEA and Best Practice 1.1	✓	✓		
2	Zoning regulations	The governing body has adopted a zoning ordinance that align with the goals of the master plan	Review master plan goals and zoning regulations to ensure zoning ordinance regulates for the master plan vision		✓	✓	✓
3	Zoning regulations	The zoning ordinance is user-friendly and accessible online	Add a use matrix or other element and streamline text to improve user-friendliness		✓		
4	Zoning regulations	The zoning ordinance includes flexible parking requirements	Add flexible parking standards		✓	✓	

5	Zoning regulations	The zoning ordinance includes standards for green infrastructure	Incorporate green infrastructure standards into the zoning ordinance		✓	✓	
6	Development review policy and procedures	The community has a method to track development projects	Develop a simple tracking mechanism for development projects		✓		
7	Development review policy and procedures	The community annually reviews the successes and challenges with the site plan review and approval procedures	Develop a customer feedback mechanism		✓		
8	Guide to Development	The community annually reviews the fee schedule	Review the fee schedule annually	✓			
9	Education and training	The community identifies needs and tracks attendance of the governing body, boards, commissions and staff	Develop a mechanism to track training needs and attendance	✓	✓	✓	✓
10	Redevelopment Ready Sites	The community gathers preliminary development research for prioritized redevelopment sites	Gather background information for specific priority sites	✓	✓	✓	✓
11	Redevelopment Ready Sites	The community identifies available resources and incentives for prioritized redevelopment sites	Identify available resources and incentives for priority redevelopment site		✓	✓	✓
12	Marketing and promotion	The community has an updated, user-friendly municipal website	Reorganize municipal website to improve the user experience	✓	✓	✓	✓
13	Public participation	The community has a public participation plan for engaging a diverse set of community stakeholders	Draft a public participation plan as outlined in Best Practice 1.2	✓	✓	✓	✓
14	Redevelopment Ready Sites	The community identifies and prioritizes redevelopment sites	Identify and prioritize redevelopment sites	✓	✓		✓
15	Redevelopment Ready Sites	A property information package for the prioritized redevelopment site(s) is assembled	Complete property information package for priority redevelopment site		✓	✓	✓
16	Redevelopment Ready Sites	Prioritized redevelopment sites are actively marketed	Post property information package on city's website		✓	✓	✓
17	Marketing and promotion	The community has developed a marketing strategy	Develop a unified marketing strategy as outlined in Best Practice 6.2	✓	✓	✓	✓

**Community Master Plan Update.** The Planning Commission will continue working on the Community Master Plan update. The Community Master Plan provides a long-range vision for the built environment of a community. It guides the appropriate use of lands within the City of Escanaba in order to protect the public health and safety and to promote general welfare. Among other issues, the Master Plan will identify:

- Suitable locations for commercial, housing, and mixed-use development
- Locations where the City should increase density, use redevelopment, or intervene in other ways
- Opportunities to extend and/or improve open space, recreational areas, and civic facilities
- Strategies from increasing economic development
- Environmental, historic, and cultural resources that need conservation
- Strategies for solving congestion and improving transit services

## City of Escanaba 2016 Master Plan



PLANNING COMMISSION MEETINGS			
	2014	2015	
Regular Planning Commission Meetings	8	10	↑
Special/Joint Planning Commission Meetings	2	3	↑