

# 2016 PLANNING COMMISSION YEAR END REPORT



January 3, 2017

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

It is with pleasure that the Escanaba Planning Commission submits to you this 2016 Year-End Report on issues and matters brought before the Planning Commission in Calendar Year 2016.

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 2016 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,  
Kel Smyth  
Planning Commission Vice-Chairperson

## 2017 Meeting Schedule

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

- ◆ *January 12, 2017*
- ◆ *February 9, 2017*
- ◆ *March 9, 2017*
- ◆ *April 13, 2017*
- ◆ *May 11, 2017*
- ◆ *June 8, 2017*
- ◆ *July 13, 2017*
- ◆ *August 10, 2017*
- ◆ *September 14, 2017*
- ◆ *October 12, 2017*
- ◆ *November 9, 2017*
- ◆ *December 14, 2017*

## PERFORMANCE MATTERS—INDICATOR KEY:



INCREASING



STAYING ABOUT THE SAME



DECLINING

## 2016 PLANNING COMMISSION GOALS / OBJECTIVE REVIEW

### Redevelopment Ready Community Certification

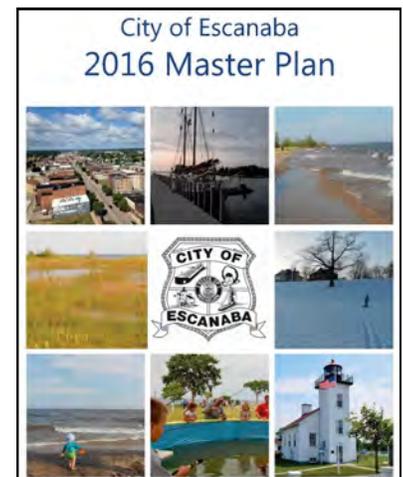
In 2016, the Planning Commission will continue working on becoming a "State of Michigan Redevelopment Ready Community". As a Redevelopment Ready Community, the City of Escanaba will become state certified for supporting community revitalization and the attraction and retention of business, entrepreneurs 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. In 2016, the following activities were completed as part of the RRC Program:



1. **Community Participation Plan Creation.** The Planning Commission created a Community Participation Plan, as part of the Community Master Planning Update process which highlights and features 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 takes 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.

2. **Community Master Plan.** On September 8, 2016 the City Council along with the Planning Commission adopted the 2016 Community Master Plan for the City of Escanaba. 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 identifies:

- 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



3. **Website Updates.** The City of Escanaba website, [www.escanaba.org](http://www.escanaba.org), received many improvements and updates throughout 2016, some notable items are:

- Addition of the quick launch toolbar that heads the Home Page of the website. This toolbar gives the user fast access to items such as event calendars for organizations throughout the area, useful information for business development, building project developments, and much more.
- Creation of the “Land Development Toolbox”, this icon is also part of the quick launch toolbar. The Land Development Toolbox includes information that helps the City keep the Community updated on reports, special projects going on in the City, along with access to City guidelines, ordinances, forms, development/redevelopment sites, fee schedule, etc.
- Addition of hyperlinks to the Zoning Ordinance document for easier navigation through the document. (An item also found under the Land Development Toolbox).



4. **Addition of Flexible Parking Standards.** The City of Escanaba Parking Ordinances (Chapter 17 of the City’s Zoning Ordinance) were revised and implemented to allow for more flexible parking standards, the changes are as follows:

- **1702.3 Shared Parking, Off-Site Parking and Lot Location.** The Planning Commission can approve shared parking, off-site parking and alternative lot locations for all uses other than single-family and two-family dwellings provided:
  - a. A shared parking and/or off-site parking study is conducted by a qualified traffic engineer based upon shared parking principles and methodologies found in the latest edition of “Shared Parking”, by the Urban Land Institute.
  - b. The parking study demonstrates that shared parking or off-site parking will be beneficial rather than detrimental to the proposed use, surrounding area and the community.
  - c. The shared parking and/or off-site parking arrangement increases the availability of spaces from the existing parking supply, reduces demand for parking, or creates a more cost-effective and environmentally sensitive parking lot.
  - d. That a shared parking/off-site parking arrangement has a written lease or written shared parking agreement which includes a provision that requires notification to the zoning official of any change in terms or expiration of a lease or written agreement
  - e. The required amount of off street parking spaces are not reduced to an amount less than required for a new building or new use.
  - f. All off-street parking required to meet the standards of the Section are provided within the same zoning district as the principal use and are within a convenient walking distance of the building entrances, but no more than 300 feet from the property lot line, except that valet parking may be provided elsewhere.
  - g. Any proposed shared parking and/or off-site parking approvals do not represent a waiver of requirements and meet or exceed the “spirit” of the law.

4. Addition of Flexible Parking Standards. (Continuation)• **Table 1702 Off-Street Parking Schedule**

OFF-STREET PARKING SCHEDULE	
Use	Number of Parking Spaces Required
Dwelling units	2/dwelling unit
Bed and Breakfast	2/operated use and 1/bed and breakfast sleeping room
Library, Museum, Post Office	1/150 s.f. of usable floor area
Bowling alley	5/for each one bowling lane
Adult foster care home	1/3 residents
Child care center	1/10 children
Residential care and treatment facilities	1/3 beds
Independent living	1/unit
High school	8/each classroom - 1/each employee
Colleges	7/10 students (maximum of 22 spaces for each classroom, whichever is more restrictive) - 1/each employee
All other schools	1.5/classroom
Places of worship	1/3 seats in main area of worship
Hospitals	1/bed plus 1/employee on a major shift
Grocery and all other uses	1/300 s.f. of usable floor area
Office	1/300 s.f. of usable floor area
Retail	1/200 s.f. of usable floor area
Marinas	1/boat slip
Restaurant	1/100 s.f. of usable floor area
Health club	1/100 s.f. of usable floor area
Warehouse	1/1500 gross s.f.
Assembly	1/300 s.f. of usable floor area
Medical Office	1/300 s.f. of usable floor area (maximum 1/150 s.f.)
Theaters/Auditoriums	1/3 seats
Hotels/Motels	1/guest room plus 1/500 s.f. of common area
Industrial	1/500 s.f. of usable floor area
<b>Downtown Development District Residential Parking:</b>	
•Single – Family Detached	2/per dwelling
•Multiple Unit Dwelling; One-bedroom or studio unit	1/per dwelling unit
•Two Bedroom Unit	1.25/per dwelling unit
•Three Bedroom Unit or More	1.5/per dwelling unit
•Senior Citizen - Residential	1/per dwelling/room unit
•Senior Citizen Residential – Employee	1/per employee

#### 4. Addition of Flexible Parking Standards. (Continuation)

- **1703.1. Width.** A minimum width of nine (9) feet shall be provided for each parking stall.

**Exceptions:**

- A. The width of a parking stall shall be increased twelve (12) inches for obstructions located on either side of the stall within fourteen (14) feet of the access aisle.

- **1703.2. Length.** A minimum length of twenty (20) feet shall be provided for each parking stall.
- **1706.1. Driveway width.** Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

**1706.1.1.** Private driveways at least 12 feet with a maximum of 30 feet at the curb.

**1706.1.2.** Commercial driveways:

**1706.1.2.1.** At least 12 feet but no more than 36 feet for one-way enter/exit.

**1706.1.2.2.** Twenty-four feet for two-way enter/exit.

- **1706.2. Driveway and ramp slopes.** The maximum slope of any drive or ramp shall not exceed twenty percent (20%). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the Michigan Department of Transportation (MDOT) specifications.
- **1711.2. Private Sidewalks.** A sidewalk a minimum of six (6) feet wide free from obstructions shall be constructed from the public walk to main entries of buildings. On lots where there are multiple principal buildings or entries, sidewalks meeting the requirements above shall be provided. Exception: One and two-family dwellings. (Amended: Ordinance 1175 as of November 17, 2016)
- **1711.2.1. One and Two Family Dwelling Private Sidewalks.** A sidewalk a minimum of three (3) feet wide free from obstructions shall be constructed from the public sidewalk to main entries of all newly constructed one and two-family dwellings.

#### 5. **Additions to the Uses by Right in the Central Retail Commercial District.** Updates and additions were made to the City of Escanaba Central Retail Commercial District Uses by Rights listing (Chapter 21 of the City's Zoning Ordinance), the changes are as follows identified in red:

- **2102.1. General.** In a Central Retail Commercial District, a building, structure, or premises, may be erected or used for one or more of the following specified purposes:
  - A. Retail stores supplying commodities for residents such as bakeries, ice cream, grocery and liquor stores, newsstands, furniture, home decorating, floor covering, hardware and appliance stores, department stores, stationery stores, sporting goods stores, pet shops, retail nurseries, florist shops, automobile accessory stores and similar retail uses.
  - B. Civic and cultural facilities, indoor theaters, **conference center.**
  - C. Eating and drinking places to include banquet facilities, not including drive-in service places.
  - D. Banks and other financial institutions, not including drive-in service places.
  - E. Shops for custom work or the making of articles to be sold at retail on the premises when the making is conducted inside the building. Photographic, dance, music, art, martial arts studios and related sales.
  - F. Hotels, Motels, Inns.
  - G. Government buildings, essential services.
  - H. Copy services but not including printing press or newspaper.

5. **Additions to the Uses by Right in the Central Retail Commercial District. (Continuation)**

- I. Bakery and convenience stores, without gasoline service.
- J. Art gallery.
- K. Liquor store.
- L. Travel Agency.
- M. Dwelling units above the first floor of commercial uses.
- N. Business, professional, medical administrative or corporate offices above the first floor of the commercial space.
- O. Fraternal organizations above the first floor of the commercial uses.
- P. Churches above the first floor of the commercial uses.
- Q. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot or parcel of land.
- R. Commercial amusement – inside arcades, pool halls.
- S. Office business – general, such as professional administrative or clerical service operations, such as attorneys, financial advisors, insurance, travel, and real estate.
- T. Personal services, limited to barber shops, beauty shops, nail salons, therapeutic massage, spas, health clubs, tattooing, tailoring or alterations, taxidermist, touring/guide service.
- U. Recreational business – indoor.
- V. Decorating services, event planning services and photography studios.
- W. Repair services, limited to clock, jewelry, electronic, appliance repair, shoe, upholstery, or locksmith.
- X. On-site service businesses, limited to tailoring, dry cleaners, self-service laundry, and copy centers.
- Y. Music, art, decorating, photography, and dance studios.
- Z. Artisan shops.
- AA. Data centers, schools/training centers, research and development.
- BB. Pet shops, indoor kennels with enclosed yards.
- CC. Second hand stores/pawn shops.

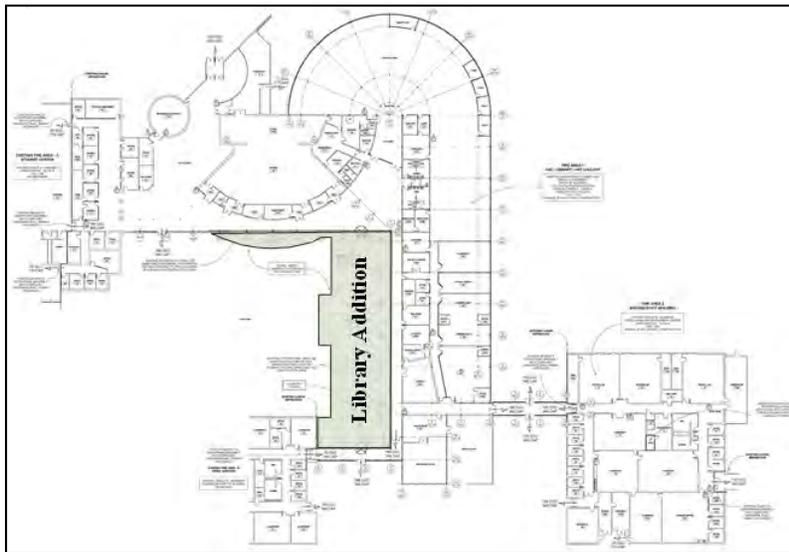
6. **Outline and Begin Development of a unified Marketing and Branding Plan.** On December 6, 2016 the City of Escanaba held a Marketing and Branding Workshop that was open to the public. At the workshop City Employees and Citizens came together to brainstorm on the development of a Marketing and Branding strategy for the City.



# PLANNING COMMISSION - 2016 SITE PLAN REVIEWS

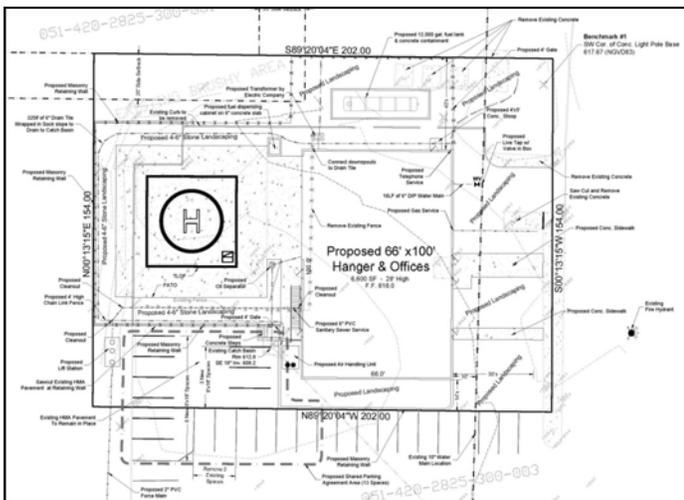
## Bay de Noc Community College - Library Addition

The Planning Commission conducted a Public Hearing and approved a Site Plan for the construct of an 8,650 square foot addition to the Bay de Noc Community College Academic Library on the school's Main Campus, located at 2001 North Lincoln Road during the March 10, 2016 meeting.



## OSF St. Francis Hospital - Helipad

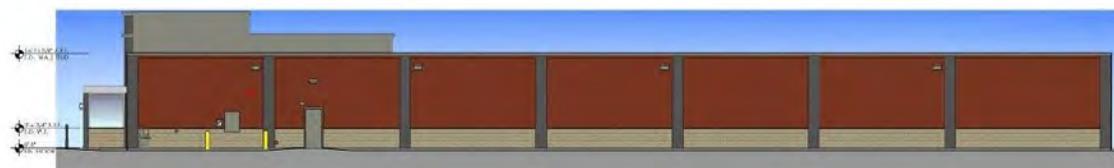
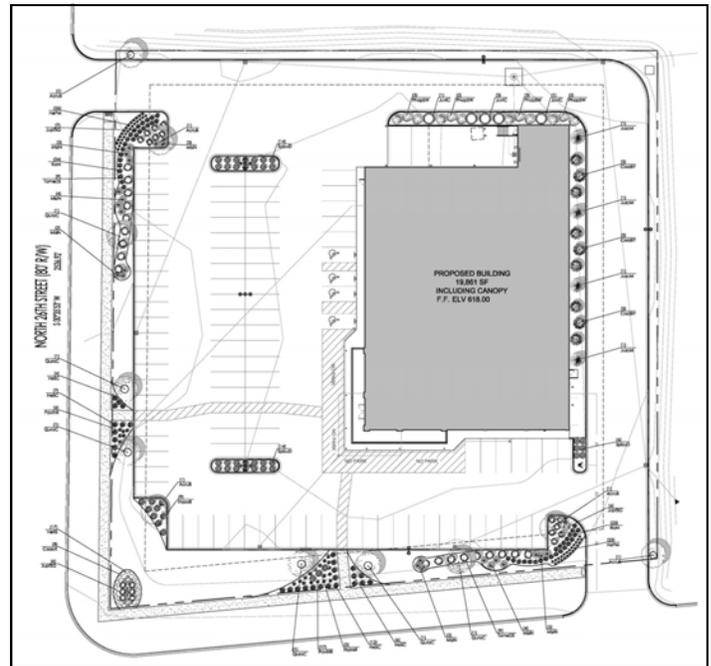
The Planning Commission conducted a Public Hearing and approved a Site Plan for the construction of a 6,600 square foot hanger/office facility with medical flight helipad on the west side of the OSF St. Francis property, located at 3401 Ludington Street during the July 14, 2016 meeting.



# PLANNING COMMISSION - 2016 SITE PLAN REVIEWS

## ALDI Inc.

The Planning Commission conducted a Public Hearing and approved a Site Plan for the construct of a 19,861 square foot ALDI Inc. grocery store to be located at 2510 3rd Avenue North during the November 10, 2016 meeting.



# January 1, 2016 to December 31, 2016

## 4 New Residential Zoning Permits Were Issued

### New Residential Homes - Value \$721,844

NEW RESIDENTIAL HOMES			
	2015	2016	
New Residential Zoning Permits	3	4	↑
New Residential Value	\$881,960	\$721,844	↓

1102 8th Avenue South	1700 21st Avenue South
1902 12th Avenue South	1200 South 20th Street



1102 8th Avenue South



1902 12th Avenue South



1700 21st Avenue South



1200 South 20th Street

# January 1, 2016 to December 31, 2016

## 31 Residential Remodel Zoning Permits Were Issued

### Residential Remodels - Value \$725,115

RESIDENTIAL REMODELS			
	2015	2016	
Residential Remodel Zoning Permits	29	31	↑
Residential Remodel Value	\$346,524	\$725,115	↑

1801 Ludington Street - Handicap Ramp	2315 Lake Shore Drive - Solar Panel Accessory Structure	3505 8th Avenue South - Porch
1900 23rd Avenue South - Storage Building and Workshop	1606 18th Avenue South - Deck	2822 Lake Shore Drive - Garage
2315 8th Avenue South - Living Room Addition	912 7th Avenue South - Detached Garage	523 1st Avenue South - Attached Garage
201 North 16th Street - Porch Addition	1106 Washington Avenue - Deck	3208 7th Avenue South - Addition onto Home
110 North 19th Street - Roof Remodel	1720 21st Avenue South - Garage	415 South 18th Street - Storage Shed
1115 7th Avenue South - New Garage	1216 Sheridan Road - Deck	2107 8th Avenue South - 2nd Story Addition to Home
424 South 18th Street - New Garage	2211 Lake Shore Drive - Attached Garage	815 South 14th Street - Garage
2211 26th Avenue South - Shed	409 South 15th Street - Closet Addition	912 Lake Shore Drive - 2nd Story Home and Attached Garage
1410 South 13th Street - Building Addition	1612 South 14th Street - Building Addition	1016 8th Avenue South - Screen Room
305 North 18th Street - Covered Porch	217 South 22nd Street - Garage	206 Stephenson Avenue - Wheelchair Ramp
1510 11th Avenue North - Storage Shed		



2107 8th Avenue South



1900 23rd Avenue South

# January 1, 2016 to December 31, 2016

## 5 New Commercial Zoning Permits Were Issued

**New Commercial - Value \$2,047,600**

NEW COMMERCIAL			
	2015	2016	
New Commercial Zoning Permits	4	5	↑
New Commercial Value	\$8,252,000	\$2,047,600	↓

2905 North Lincoln Road - Hilltop RV (New Building)	2812 North 30th Street (North Half) - K-Enterprise Rentals, LLC
1600 3rd Avenue North - Guindon Moving and Storage	2812 North 30th Street (South Half) - K-Enterprise Rentals, LLC
2510 3rd Avenue North - ALDI Inc.	



**2812 North 30th Street (North Half) - K-Enterprise Rentals, LLC**



**2812 North 30th Street (South Half) - K-Enterprise Rentals, LLC**



**1600 3rd Avenue North - Guindon Moving and Storage**

# January 1, 2016 to December 31, 2016

## 20 Commercial Remodel Zoning Permits Were Issued

### Commercial Remodels - Value \$7,989,700

COMMERCIAL REMODELS			
	2015	2016	
Commercial Remodel Zoning Permits	25	20	↓
Commercial Remodel Value	\$5,392,120	\$7,989,700	↑

1823 7th Avenue North - Pomp's Tire	3401 Ludington Street - OSF St. Francis
2001 N Lincoln Road - Bay College - Library Addition	2401 12th Avenue North - UP State Fairgrounds - Jilbert's Milkhouse
400 Stephenson Avenue - Jim Hyde	2401 12th Avenue North - UP State Fairgrounds - Steam and Gas Village
825 South 26th Street - Les Cheneaux Apts	817 South Lincoln Road - St. Anne's Church
415 Lincoln Road - Michigan Pizza Hut, Inc.	705-711 Stephenson Avenue - Gene's Towing
1620 Ludington Street - Peggy O'Connell	602 1st Avenue South - David and Joanne Pinozek
2229 9th Avenue North - Lincoln Fair Storage	1323/1325 Washington Avenue - Stropich Oil Company
3300 Airport Road - Delta County Airport	2701 North 30th Street - Engineered Machine Products
2401 12th Avenue North - UP State Fair Authority	613-615 Ludington Street - 2 Lane Properties, LLC
2525 3rd Avenue South - Delta Schoolcraft ISD	3101 North Lincoln Road - Wards Auto Body



**2701 North 30th Street -  
Engineered Machine Products**



**705-711 Stephenson Avenue -  
Gene's Towing**

# January 1, 2016 to December 31, 2016

## 11 Demolition Permits Were Issued

### Demolition - Value \$85,220

DEMOLITION			
	2015	2016	
Demolition Permits	10	11	↑
Demolition Value	\$292,950	\$85,220	↓

415 Lincoln Road - Demolition of Current Restaurant	602 1st Avenue South - Demolition of House
Parcel #051-420-2822-200-001 - Demolition of Tower	322 South 14th Street - Demolition of Garage
625 North 20th Street - Demolition of Building	815 South 14th Street - Demolition of Existing Shed/Garage
217 South 22nd Street - Demolition of 2 Sheds	912 Lake Shore Drive - Demolition of Detached Garage and Addition
2318 Ludington Street - Demolition of Residential Home	915 8th Avenue South - Demolition of Garage
905 Lake Shore Drive - Demo of Residential Home	

## 2 Change of Use Permits Were Issued / 2 Home Occupation Permits Were Issued

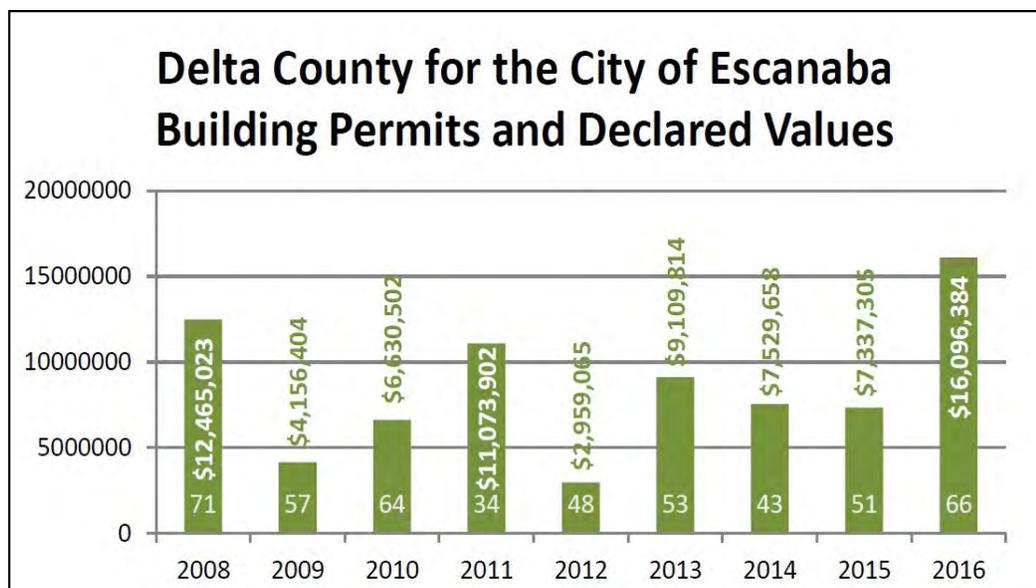
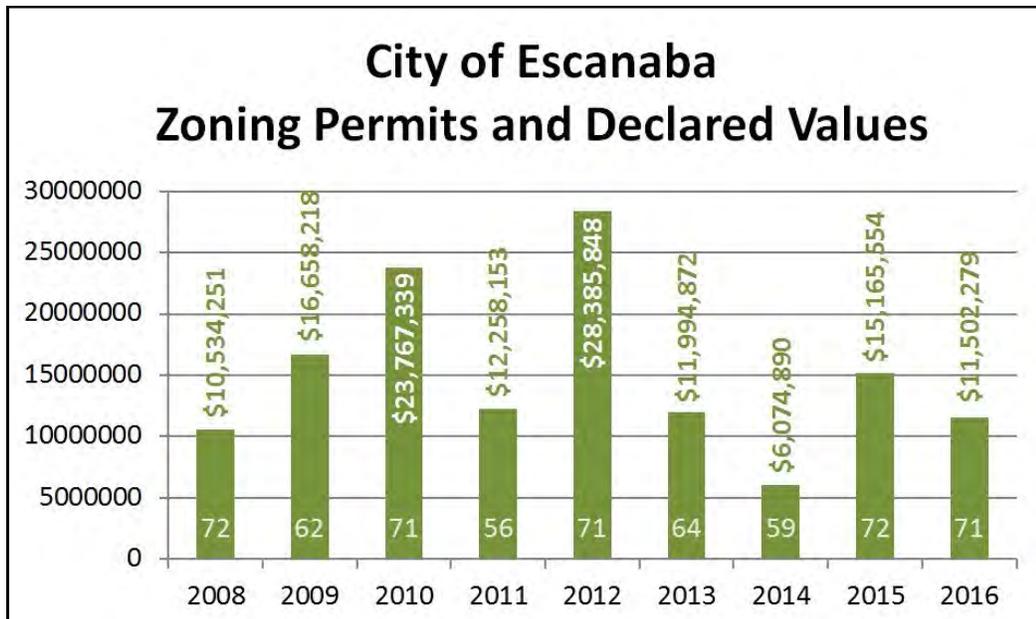
### Change of Use - Value \$0 / Home Occupation Value - \$0.00

CHANGE OF USE / HOME OCCUPATION			
	2015	2016	
Change of Use Permits	1	2	↑
Change of Use Value	\$0	\$0	↔
Home Occupation Permits	0	2	↑
Home Occupation Value	\$0	\$0	↔

117 Stephenson Avenue - Change of Use - Office Space to Church	228 North 21st Street - Home Occupation—Federal Firearm Dealer
904 Sheridan Road - Change of Use - Assembly to Residential	1223 South 12th Street - Home Occupation - Federal Firearm Dealer

PLANNING COMMISSION MEETINGS			
	2015	2016	
Regular Planning Commission Meetings	11	9	↓
Special / Joint Planning Commission Meetings	1	1	↕

## HISTORICAL PERMITS AND DECLARED VALUES



# January 1, 2016 to December 31, 2016

## 23 Sign Permits Were Issued

SIGN PERMITS			
	2015	2016	
Sign Permits	23	23	↔

2205 Ludington Street - H & R Block	2325 Ludington Street - Huntington Bank
601 North Lincoln Road - Walmart	701 North Lincoln Road - Drifter's Restaurant
1323 Ludington Street - Spine Pain Diagnostics Assoc.	505 North 26th Street - Meijer
1202 Ludington Street - Creation Station	229 Stephenson Avenue - Oven King Pizza
2120 Ludington Street - Victorian Gift House	117 Stephenson Avenue - Family Life Center
1212 Ludington Street - Positively	2635 Ludington Street - Best Western Pioneer Inn
1620 Ludington Street - Success Virtual Center	2703 14th Avenue North - Beauchamp Self Storage
700 North Lincoln Road - Holiday Station	2950 College Avenue - Michigan Works
2223 Ludington Street - Stonehouse Restaurant	112 North Lincoln Road - Wendys
2525 5th Avenue South - OSF ENT Clinic	1109 Ludington Street - Lift Nutrition
1323 Ludington Street - Superior Chiropractic and & Rehab	2500 7th Avenue South - Pathways
415 North Lincoln Road - Northland Centers	



505 North 26th Street -  
Meijer



2223 Ludington Street -  
Stonehouse Restaurant

# January 1, 2016 to December 31, 2016

## 74 Fence Permits Were Issued

FENCE PERMITS			
	2015	2016	
Fence Permits	71	74	↑

610 South 17th Street	1408-1410 North 23rd Street	1900 14th Avenue North
420 Lakeshore Drive	2211 12th Avenue South	1411 Stephenson Avenue
825 North 18th Street	2502 North 30th Street	311 North 13th Street
2633 Lake Shore Drive	1511 3rd Avenue South	3210 14th Avenue South
1725 5th Avenue South	714 Bay Street	2721 Lake Shore Drive
815 North 20th Street	429 South 16th Street	1428 North 16th Street
1218 North 18th Street	1415 1st Avenue South	619 South 8th Street
513 South 17th Street	502 South 10th Street	516 South 12th Street
217 North 19th Street	208-1/2 North 10th Street	2117 25th Avenue South
309 Stephenson Avenue	1216 Sheridan Road	924 7th Avenue South
1425 South 13th Street	600 South Lincoln Road	125 North 22nd Street
1210 8th Avenue South	1822 24th Avenue South	509 South 14th Street
2010 5th Avenue South	917 South 14th Street	3214 Lakeshore Drive
248 Lake Shore Drive	1524 North 19th Street	1514 North 16th Street
605 South 19th Street	600 South 19th Street	712 South 15th Street
510 South 11th Street	611 South 15th Street	411 1st Avenue South
1427 North 22nd Street	716 3rd Avenue South	913 6th Avenue South
809 Lake Shore Drive	1721 3rd Avenue North	1400 2nd Avenue South
1405 Lake Shore Drive	1615 16th Avenue South	1229 North 22nd Street
1416 Stephenson Avenue	805 South 15th Street	3401 Ludington Street
1217 8th Avenue South	1600 3rd Avenue North	3601 8th Avenue South
1718 10th Avenue South	1211 South 15th Street	628 North 19th Street
524 South 15th Street	515 South 12th Street	906 7th Avenue South
2425 1st Avenue South	715 South 10th Street	327 North 16th Street
3110 4th Avenue South	1900 23rd Avenue South	



906 7th Avenue South



208-1/2 North 10th Street



3210 14th Avenue South



1822 24th Avenue South

## 2016 NOTABLE CAPITAL IMPROVEMENTS

### Ludington Street Resurfacing

Ludington Street received \$780,000 worth of improvements this year, which included:

- Resurfacing, ramps and curb repair between 3rd Street and 9th Street
- Driving Lane resurfacing between 14th Street and Stephenson Avenue
- Driving Lane resurfacing between 9th Street to 14th Street



### Downtown Development Authority Parking Lots

In 2016, four (4) out of ten (10) Downtown Development Authority (DDA) parking lots took part in Phase II of the parking lot upgrades which was re-sealing and re-stripping. The parking lots included: 701 1st Avenue South, 714 1st Avenue South, 806 1st Avenue South, and 1010 1st Avenue North. This project totaled \$27,500.



Parking Lot at 806 1st Avenue South



Parking Lot at 701 1st Avenue North

## 2016 NOTABLE CAPITAL IMPROVEMENTS

### Construction of North 26th Street

Due to the City of Escanaba’s commercial area growing to the west, a new street (North 26th Street) was constructed to accommodate for economic growth. This new street connects 3rd Avenue North with 6th Avenue North. Construction of the road cost \$1.2 Million.



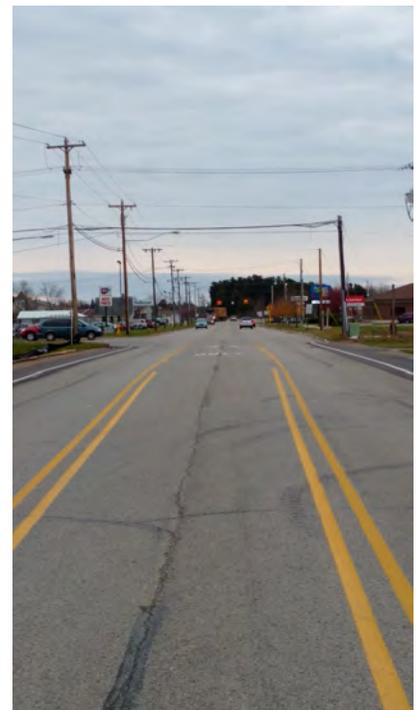
BEFORE



AFTER

### Center Turn Lane Added to North 30th Street

North 30th Street received two major updates in 2016, one included the widening of the North 30th Street before the 3rd Avenue North intersection to accommodate a center turn lane, and the second included the reconfiguration and painting of a center turn lane between 3rd Avenue North and Ludington Street. The total cost of this project totaled \$70,000



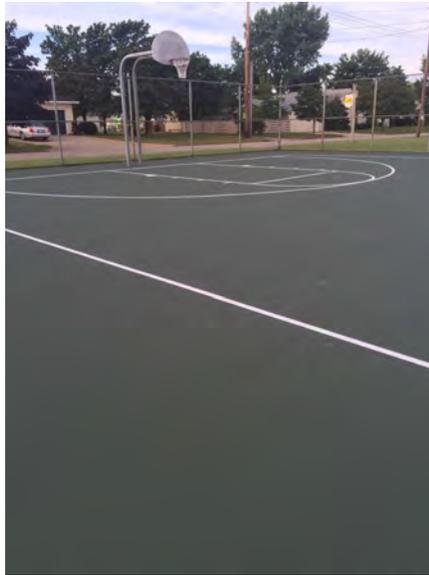
## 2016 NOTABLE CAPITAL IMPROVEMENTS

### Rose Park and Stephenson Park

Resurfacing projects were completed to the Rose Park Tennis Court and the Stephenson Park Basketball Court. The cost of this project totaled \$10,500.



Rose Park - Tennis Court



Stephenson Park - Basketball Court



### Downtown Market Place

Construction has begun on the Downtown Escanaba Market Place and should be complete sometime in the Spring of 2017. This project is for a 8,046 square foot Market Place building, and estimated to cost \$1,062,300.



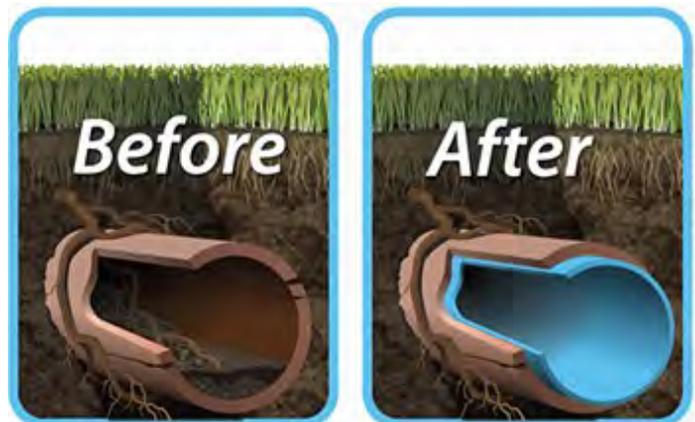
## 2016 NOTABLE CAPITAL IMPROVEMENTS

### Sewer Pipes - Replacements or Repairs

Three major replacement/repair projects were completed to the City's Sanitary Sewer System. The cost of this project totaled \$365,000.

Project Locations Included:

- The Alley between 22nd Avenue South and 23rd Avenue South extending from Lake Shore Drive to the 23rd Avenue South Lift Station.
- The Delta Plaza Mall Parking Lot extending from or around 2300 Ludington Street North to the 2500 Block of 3rd Avenue North.
- The Alley West of South 19th Street extending from 8th Avenue South to 10th



## UPCOMING CAPITAL IMPROVEMENTS FOR SPRING 2017

### Downtown Market Place Neighborhood Playground

As part of the Market Place project, a neighborhood playground will be installed on the rear area of the project parcel. This project is estimated to cost \$46,000.



## UPCOMING CAPITAL IMPROVEMENTS FOR SPRING 2017

### Chip Coat and Seal Projects

Two Chip Coat and Seal Projects will take place in the Spring of 2017, project locations include: South 22nd Street from 18th Avenue South to 494.81' South and 20th Avenue South from Lake Shore Drive to 746.84' West. For both projects 51% or more of the impacted Property Owners have requested the area be paved with a surface chip coat and seal through the special assessment process. These projects are estimated to cost \$37,100.



South 22nd Street



20th Avenue South

### Escanaba North Side Substation

An additional Substation is under construction in Escanaba's North Side. This project will get the City of Escanaba back to a three transformer system. This project is estimated to cost \$2,500,000.



# 2016 NOTABLE DOWNTOWN IMPROVEMENTS

## Façade Update - 613-615 Ludington Street



**BEFORE**



**DURING**

<p>Remove plaster from side of the building clean and seal brick - Reconstruct parapet, Heal Roof, and provide new cap</p> <p>Clean and Repaint Front Façade as needed</p> <p>Stained Glass to be Restored</p> <p>New Windows at Second Floor</p> <p>Re-paint Decorative Cast Iron Header and Columns</p> <p>New Aluminum Storefront with opaque transoms and Knee Wall below</p> <p>Remove ramp (Accessible Entrance at Rear) Create new steps of poured concrete</p>	
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**CONCEPTUAL - ARTIST RENDITION**

# 2016 NOTABLE DOWNTOWN IMPROVEMENTS

## Façade Update - 812-814 Ludington Street



BEFORE



DURING



CONCEPTUAL - ARTIST RENDITION

# 2016 NOTABLE DOWNTOWN IMPROVEMENTS

## Façade Update - 922 Ludington Street



BEFORE



PROGRESS



AFTER

# 2016 NOTABLE DOWNTOWN IMPROVEMENTS

## Façade Update - 1206 Ludington Street



BEFORE



DURING



CONCEPTUAL - ARTIST RENDITION

## 2016 BOARD OF APPEALS

### 3086 Lake Shore Drive

On June 14, 2016 the Board of Appeals held a Public Hearing for a Use Variance requested by Claude and Beverly Kobasic for the property located at 3086 Lake Shore Drive. The request was for a use variance from the zoning requirements which would allow them to install a detached garage without having a primary permitted use such as a single-family dwelling on the premises which is zoned as a Residential “A” Single Family District. The request for the Use Variance was subsequently denied by the Board.



### 316 South 3rd Street

On November 2, 2016 the Board of Appeals held a Public Hearing for a Dimensional Variance requested by Edward and Crystal Dwyer for the property located at 316 South 3rd Street. The request was for a dimensional variance of the rear and side yard setbacks, which would allow the enlargement of the existing garage by 110 square feet. The request for the Dimensional Variance was approved by the Board.



BOARD OF APPEALS MEETINGS			
	2015	2016	
Regular Board of Appeals Meetings	2	2	↔
Special / Joint Board of Appeals Meetings	2	0	↓

## **2017 PLANNING COMMISSION GOALS AND OBJECTIVES**

### **Complete the Redevelopment Ready Community Certification Process**

In 2017, Administration is recommending that the Planning Commission complete the final steps necessary in becoming a State of Michigan Redevelopment Ready Community. As a Redevelopment Ready Community, the City of Escanaba will become State certified for supporting community revitalization, for the attraction and retention of business for entrepreneurs and talent.

### **Update Chapter 18 of the Zoning Ordinance**

In 2017, Administration is recommending that the Planning Commission review and revise Chapter 18 Site Plan and Sketch Plan Standards of the Zoning Ordinance. The purpose of Site Plan and Sketch Plan Standards is intended to ensure developments or designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking, and minimize impacts on sensitive environmental resources.

### **Update Chapter 19 of the Zoning Ordinance**

In 2017, Administration is recommending that the Planning Commission review and revise Chapter 19 Development Standards of the Zoning Ordinance. The purpose of Development Standards is to maintain an attractive environment which will ensure development, compliment the existing character of the City, and promote desirable economic development within all zoning districts of the City.

## **Training Recommendations**

In 2017, Administration is recommending that the Planning Commission Members work with the Central Upper Peninsula Planning and Development (CUPPAD) Regional Center to complete training on:

1. Site Plan Review / Best Practices
2. Introduction to Zoning - Overview

**PLANNING COMMISSION ATTENDANCE AND TRAINING RECORDS**

**Attendance Records**

Member	Appt. Date	Term Ends	Scheduled Monthly Meetings												Special / Joint Meetings			
			July 14, 2016	October 13, 2016	November 10, 2016	December 8, 2016	January 12, 2017	February 9, 2017	March 9, 2017	April 13, 2017	May 11, 2017	June 8, 2017	Sept. 8, 2016 (with City Council)					
Black, Brian	02/07/2013	06/01/2018	X	X	X													X
Diment, Morley	01/07/2016	06/01/2019	X	X														X
Hellermann, James	01/16/2014	06/01/2019	X	X	X													X
Caswell, Paul	04/16/2015	06/01/2017	X	X	X													X
Smyth, Kelvin	08/16/2012	06/01/2018	X		X													X
Warstler, Thomas	03/01/2012	06/01/2017	X	X	X													X
Webber, Roy	08/20/2009	06/01/2017						X										X
Williams, Christine	02/21/2013	06/01/2019	X		X													X

- \* Currently two (2) vacancies exist on the Commission
- \*\* Commissioner Morley Diment resigned from the Commission in that he left the State.

**Training Records**

Member	Appt. Date	Term Ends	Orientation Training for Planning Commission																
			Planning Commission Handbook	Local Rules of Procedure	Planning Code of Ordinances Ch. 21	Public Act 33 of 2008	Michigan Planning and Zoning Act 207 of 1921 and Amendments	Community Development Code of Ordinances Ch. 9	Streets, Sidewalks and Other Public Places Code of Ordinances	Policy of Sale, Lease or Option of City Owned Land	State of Michigan Corridor Improvement Authority Act	Engaging the Public - Public Participation Planning Process Guide Development	Unified Marketing Plan Training - December 6, 2016	Site Plan Review (TBD)	Introduction to Zoning (TBD)				
Black, Brian	02/07/2013	06/01/2018	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Diment, Morley	01/07/2016	06/01/2019	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hellermann, James	01/16/2014	06/01/2019	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Caswell, Paul	04/16/2015	06/01/2017	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Smyth, Kelvin	08/16/2012	06/01/2018	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Warstler, Thomas	03/01/2012	06/01/2017	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Webber, Roy	08/20/2009	06/01/2017	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Williams, Christine	02/21/2013	06/01/2019	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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