

**CITY OF HANCOCK
COUNCIL WORK SESSION MINUTES
MONDAY, APRIL 11, 2022
CITY COUNCIL CHAMBERS**

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1. Call to Order by Mayor Paul LaBine at 6:10 p.m.
2. Roll Call
 - a. Present: Councilors Blau, Freeman, LaBine, Rickard, Warstler, Haeussler
 - b. Absent: Councilor McKenzie
 - c. Also Present: Andrew Lahti, Brooke Harris, Bob Wenc, Susan Burack, Steve Walton, Mary Babcock, Linda Kalinec
 - d. Present via Zoom: Kim Littleton, Christopher Geramin, Dick Storm, Alex Hirzel, Ted Belej, Lisa McKenzie
3. Public Comment - None
4. Zoning Ordinance Discussion
 - a. Sign Section – consensus reached to remove the sign section from the Zoning Ordinance (Article 5 Sec 5.05 Subsection H) and insert current sign ordinance.
 - b. Map – reviewed bigger map changes
 - i. Reviewed map of Campus Drive West & Birch St. – West side of Sylvan Estates from R-1 Single Family to OSR (open space) & B-1, reasons are current lack of area for B-1 development area.
 1. Could be prime residential development & push Business & Tech Park property for business.
 2. Tech Park is industrial; this would be local business.
 3. Sylvan Estates II plat is part of what is currently platted. There are conceptual drawings of this area for Sylvan Estates III, but not platted.
 4. Discussed if any businesses currently looking at local business property.
 5. Property at Ingot & Portage Drive is zoned as B-1 – look at as 2 separate areas for local business.
 6. Types of businesses – restaurant, child care, gas station (conditional), museum, small grocery store, medical office, meant to serve the people in the area.
 7. Wider variety of what can be built in the area, including multi-family buildings.
 - ii. Reviewed map of Shoreline mixed use current outlay & proposed, currently have lots of different zoning use.
 1. Create new Shoreline Mixed Use District incorporates many of the uses in one district with consistency, straight forward guideline. Deliberate where it stops on the west because it goes into R-1, this district would allow for multi-family, short term rentals, businesses, etc. that are not allowed in an R-1 district and would affect current land owners.
 2. Navy St current owners under assumption that shoreline property below them would be in conservancy. Nothing that protects property value of current owners.
 3. Area has been available for development in the current zoning as well.
 4. Concern of what can be built between current homes and the lake that would obstruct the current owners view.

5. Discussed City owned property along the shoreline, City not currently looking at selling the property.
 6. Comments that area should be used for parks.
 - iii. Reviewed map of Zoning Changes Quincy St. to Birch & M203
 1. Reviewed map of zoning changes for specific areas currently R-1 to R-2
 2. Other specific areas from R-1, B-1 and R-3 to B-2 General Mixed Use.
 - a. Bring in-line with current use and consistency.
 3. Reviewed a section along M203 along the shoreline that would be made R-1 to align with current use.
 - iv. Discussed current zoning map is from approximately 2007.
 - v. Lisa McKenzie suggested taking shoreline mixed use over to Swedetown Creek, that would take away R-1 protection along that area.
 - vi. Lisa McKenzie provided a suggested document and a sample was read.
 - c. Public Comment:
 - i. Lisa McKenzie – Commented on residential use is not permitted in industrial district. Specifically corner waterfront property at base of Forest & Navy & Sunset Drive, current Magda Belej.
 - ii. Extent of mixed-use west to Swede Creek, concern of erosion control & buffers. Also, allowed use in open areas.
 - d. Discussed McKenzie suggestion to remove Site Plan review and the 20 ft vs. 10 ft buffer in the Shoreline Mixed Use district – suggested stay with 20ft buffer and keep site plan review.
 - e. To discuss at the next work session
 - i. SMU – Shoreline Mixed Use
 - ii. COD – Conservancy Overlay District
 - iii. Misc.
5. Motion by Councilor Warstler and supported by Councilor Haeussler to adjourn the meeting at 7:40 p.m.

Yes: 5
 No: 1 (LaBine)
 Motion Carried



 Paul LaBine, Mayor



 Linda Kalinec, City Clerk