

**CITY OF HANCOCK
PLANNING COMMISSION MEETING MINUTES
MONDAY, APRIL 22, 2024**

Regular Meeting

Call to order by Chairperson Griffis at 6:00pm.

Present: Blau, Harris, Walton, Griffis, Rickard, Nagel, Knoop, Babcock

Absent: Lahti

Also Present: Jason and Lynn Makela, Thomas Fournier, Tara Dulong.

Motion by Member Blau and supported by Member Walton to approve the agenda with the removal of meeting minutes as they were not in the meeting packet.

Yes: All

No: None

Motion Carried

Public Comment

None

Updates – City Manager Babcock gave the following updates:

- Pitch in for Parks – May 9th from 4:00pm – 6:00pm with food being served at the Fire Hall at 6:00pm
- Council Budget Meeting – First work session will be on Wednesday, April 24th
- Website Upgrades – Adding property information; Business & Tech Park, Finlandia Properties, and the Hardware Store
- MEDC Open House – June 15th – Michigan Tech and KEDA will be there as well
- Feasibility Study – Should be complete by June

Unfinished Business

1. Motion by Member Rickard and supported by Member Harris to approve and adopt the 2024-2029 Master Plan to be presented to the City Council for adoption.

Yes: All

No: None

Motion Carried

New Business

1. Motion by Member Walton and supported by Member Knoop to proceed with the following zoning amendment updates and schedule a Public Hearing for the next meeting.
 - a. Map Updates
 - i. Finlandia Property between Franklin Street – R2 Multi-Family to Community Mixed Use (see: Appendix A)
 - ii. M203 – OSR Open Space & Recreation District to One-Family Residential District (see: Appendix B)

- iii. Cliff Street – Multi-Family Residential District to One-Family Residential District (see: Appendix C)
- b. Definition – Personal Care & Beauty Services – Add “Public Saunas”
- c. Shoreline Mixed Use – Add Personal Care & Beauty Services to Permitted Use

Yes: All
No: None
Motion Carried

Motion by Member Walton and supported by Member Nagel to investigate other zoning options for the Franklin Street Finlandia Properties.

Yes: Blau, Harris, Walton, Griffis, Rickard, Nagle, Knoop
No: Babcock
Motion Carried

Motion by Member Rickard and supported by Member Griffis to change the map outline from South of Summit Street to Community Mixed Use and North of Summit Street to remain R2 Multi-Family. (see: Appendix A)

Yes: Blau, Harris, Walton, Griffis, Rickard, Knoop, Babcock
No: Nagel
Motion Carried

- 2. Motion by Member Blau and supported by Member Griffis to approve the Zoning Application/Permit 2024-006 for the project located at 1002 Minnesota Street.

Motion by Member Rickard and supported by Member Knoop to table until a site plan is received.

Yes: All
No: None
Motion Carried

Main Motion Tabled

- 3. Motion by Member Griffis and supported by Member Rickard to move the May 2024 meeting date from May 27th to May 20th at 6:00pm due to Memorial Day.

Yes: All
No: None
Motion Carried

Public Comment

None


Adjourn

Motion by Member Walton and supported by Member Griffis to adjourn the meeting at 6:40 pm.

Yes: All

No: None

Motion Carried



Tara Dulong, Deputy Clerk

Appendix A



Appendix B



Appendix C



PLANNING COMMISSION RESOLUTION NO. 24-01

RESOLUTION ADOPTING 2024 CITY OF HANCOCK MASTER PLAN UPDATE

A motion was made by Planning Commissioner Kurt Rickard and seconded by Planning Commissioner Brooke Harris to adopt the following Resolution.

WHEREAS, the Michigan Planning Enabling Act (PA 33 of 2008, as amended) provides that the Planning Commission may prepare a Master Plan for the use, preservation, and future development of the community;

WHEREAS, the Michigan Planning Enabling Act (PA 33 of 2008, as amended) requires that an adopted Master Plan be reviewed and updated every five (5) years to incorporate recent demographic data, ensure accuracy of established goals and objectives, acknowledge recent land use changes within the community, and ensure consistency in pursuing the community's overall vision for the future;

WHEREAS, the previous City of Hancock Master Plan was adopted in 2018 and the City desires the Master Plan Update to reflect changes within the community made since the previous Plan's adoption;

WHEREAS, the City of Hancock has gathered community feedback for the Master Plan Update at events held in April 2023, September 2023, and has made the Draft Master Plan Update available for public comment required under the Michigan Planning Enabling Act (PA 33 of 2008, as amended);

WHEREAS, the City of Hancock Planning Commission held a noticed public hearing where members of the community were encouraged to share comments on the Master Plan Update;

THEREFORE, BE IT RESOLVED, the City of Hancock Planning Commission approves and adopts the 2024 City of Hancock Master Plan Update;


THEREFORE, BE IT RESOLVED, the City of Hancock Planning Commission will forward and recommend formal adoption of the Master Plan Update to City Council.

AYES: 8

NAYS: 0

Motion Carried.

I certify that the above is a true and complete copy of the Resolution passed by the City of Hancock Planning Commission Meeting on April 22, 2024.



Tara Dulong, Deputy City Clerk, Hancock