

CITY OF HANCOCK COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, JULY 17, 2024  
HANCOCK CITY HALL, 399 QUINCY STREET

**Public Hearing:** Ordinance 315 Zoning Amendment

No Public Comments

**Regular Meeting - 6:01 P.M.**

Call to order and pledge of allegiance by mayor Kurt Rickard

Roll Call and verification of quorum

Present: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

Absent: Lounibos

Also Present: Mary Babcock, Tara Dulong, John Erickson, Tami Sleeman, John Zurcher, Glenn Anderson, Melissa Davis, Michael Markham, Larry Fallon, Greg Tchida, Annette Tchida, Arlene Monticello, Garrett Neese, and Thomas Fournier

Motion by Councilor McKenzie and supported by Councilor Tanner to excuse Councilor Lounibos from tonight's meeting.

Yes: All

No: None

Motion Carried

**Review and Approval of Agenda**

Motion by Councilor McKenzie and supported by Councilor Warstler to approve the agenda.

Yes: All

No: None

Motion Carried

**Public Comment**

- Larry Fallon – Commented on a notice he received about a camper on his family property.
- Melissa Davis – New Power Tour – Gave out pamphlets for joining the 'Build Local' community.

**Communication**

Copper Country Arts Center

MML Annual Meeting Notice

Estate of Jill Eileen Nissila

Motion by Councilor McKenzie and supported by Councilor Warstler to place on file the communication as presented.

Yes: All

No: None

Motion Carried

**Review and acceptance of meeting minutes**

Planning Commission May 20, 2024  
Recreation Commission May 14, 2024  
Zoning Board of Appeals May 16, 2022  
Portage Lake Water and Sewer Authority June 11, 2024  
Downtown Development Authority May 6, 2024

Motion by Councilor McKenzie and supported by Tanner to accept and place on file the meeting minutes as presented.

Yes: All  
No: None  
Motion Carried

**Review and approval of City Council meeting minutes**

Budget Work Session June 19, 2024

Motion by Councilor McKenzie and supported by Councilor Warstler to approve the City Council Budget Work Session Minutes of June 19, 2024 as presented.

Yes: All  
No: None  
Motion Carried

**Administrative Reports**

City Manager, Babcock, gave updates on the following:

- Key Ingredients is this Friday, July 19<sup>th</sup>. Quincy Street will be closed from 5:30pm – 8:30pm.
- Music on Quincy Green Wednesday’s from 11:30am – 1:00pm.
- Copper Country Community Band will be performing on Quincy Green Thursday, July 18<sup>th</sup> 5:30pm – 7:30pm.
- Absentee ballots started going out this week. There are over 400 voters on the permanent ballot list.
- The Public Accuracy test for the August 6<sup>th</sup> election will be on Monday, July 29<sup>th</sup> at 9:00am.
- All four city projects are going on now.
- MML Annual convention will be held on September 11<sup>th</sup> – 13<sup>th</sup> on Mackinac Island.
- Aaron Witting – Cemetery Sexton received his CDL this week.
- Next week’s Tori Market will be Christmas in July themed.
- Still looking for candidates for the five openings on the council. Received paperwork from one so far.

Police Chief, Sleeman, gave updates on the following:

- Officer Houle will be attending active shooter training at the end of July.
- Officer Galetto’s training is going well.
- Busy getting ready for this weekend’s events, Key Ingredients and Canal Run.

DPW Director, Erickson, gave updates on the following:

- DWAM project is going well and hope to have it wrapped up by the end of summer.
- All other projects are moving along and finding some issues that will need to be fixed.

**Unfinished Business**

1. Motion by Councilor Tanner and supported by Councilor Warstler to approve the Master Plan Update as recommended by the Planning Commission at their April 22, 2024 meeting.

Roll Call  
Yes: Warstler, Tanner, Rickard, Freeman, McKenzie, Blau  
No: None  
Motion Carried

## New Business

1. Motion by Councilor McKenzie and supported by Councilor Tanner to approve the current accounts payable in the amount of \$1,146,430.06.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

2. Motion by Councilor Warstler and supported by Councilor Tanner to approve the adoption of Zoning Ordinance Amendment #315 as published amending Zoning Ordinance #309.

Roll Call

Yes: Warstler, Tanner, Rickard, Freeman, McKenzie, Blau

No: None

Motion Carried

3. Motion by Councilor McKenzie and supported by Councilor Freeman to approve MJO Contracting's 2022 Sewer Improvements payment application #4 in the amount of \$66,530.19.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

4. Motion by Councilor McKenzie and supported by Councilor Warstler to approve of Bakertilly Municipal Advisors, LLC proposal to develop a water rate study as part of the DWAM grant in the amount of \$16,500.00.

Roll Call

Yes: Warstler, Tanner, Rickard, Freeman, McKenzie, Blau

No: None

Motion Carried

5. Motion by Councilor Warstler and supported by Councilor Tanner to approve Erico Electric, Inc proposal for electrical services on Quincy Green in the amount of \$7,960.00.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

6. Motion by Councilor McKenzie and supported by Councilor Warstler to approve HydorCorp's proposal in the amount of \$23,760.00 for non-residential cross connection program to meet EGLE requirements.

Roll Call

Yes: Warstler, Tanner, Rickard, McKenzie

No: Freeman, Blau

Motion Carried

7. Motion by Councilor McKenzie and supported by Councilor Blau to approve of the Department of Public Works to begin providing Trash/Recycling for the City of Hancock.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

8. Motion by Councilor Blau and supported by Councilor McKenzie to approve appointment of Hancock Public School Superintendent to the Downtown Development Authority with a term ending date of January 31, 2026.

Yes: All

No: None

Motion Carried

9. Motion by Councilor McKenzie and supported by Councilor Tanner to approve the purchase of a 2024 Dodge Durango from LaFontaine Chrysler Dodge in the amount of 43,028.00.

Roll Call

Yes: Warstler, Tanner, Rickard, Freeman, McKenzie, Blau

No: None

Motion Carried

10. Motion by Councilor Blau and supported by Councilor Tanner to approve Keweenaw Solutions proposal for the equipment for the 2024 Dodge Durango in the amount of \$15,468.00.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

11. Motion by Councilor McKenzie and supported by Councilor Blau to approve the MacQueen quote for a garbage truck in the amount of \$248,000.

Roll Call

Yes: Warstler, Tanner, Rickard, Freeman, McKenzie, Blau

No: None

Motion Carried

12. Motion by Councilor Blau and supported by Councilor Tanner to approve the Strategic Site Readiness Grant in the amount of \$969,000 for the Business and Technology Site infrastructure.

Roll Call

Yes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler

No: None

Motion Carried

**Public Comment**


- Glenn Anderson – 740 Lake Ave – Commented on the camper issues in the city and suggested that the planning commission review the ordinance and consider making changes for the summer months.

Motion by Councilor Warstler and supported by Councilor Blau to adjourn the meeting at 7:11 p.m.

Yes: All

No: None

Motion Carried



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Tara Dulong, Deputy Clerk

Zoning Ordinance Amendment 315

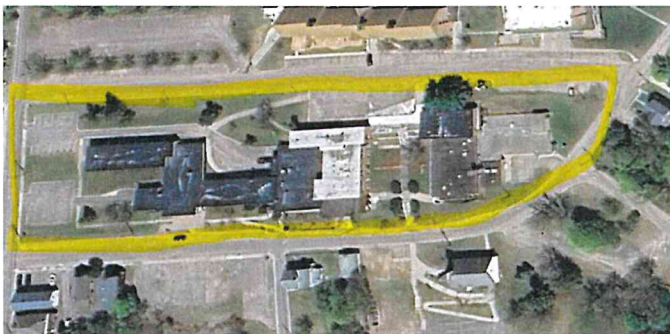
AN ORDINANCE TO AMEND IN PART

AN ORDINANCE ENTITLED “CITY OF HANCOCK ZONING ORDINANCE #309

WHICH WAS ADOPTED August 10, 2022, AS AMENDED.

THE MUNICIPALITY OF HANCOCK, HOUGHTON COUNTY, MICHIGAN ORDAINS:

1. Section 3.15, entitled Zoning Map (the “Zoning Map”) of The City of Hancock Zoning Ordinance of August, 2022, as amended (hereinafter the “Ordinance”), shall be amended to change the zoning for Parcel ID# 051-200-002-50 from R2 Multi-Family to Community Mixed Use, as generally depicted below. The property is commonly known as Wargelin Hall, Nikander Hall, and Mannerheim Hall. The street address for the property is 535 Franklin St., Hancock, MI 49930, and 601 Franklin St, Hancock, MI 49930 and 705 Franklin St., Hancock, MI 49930.



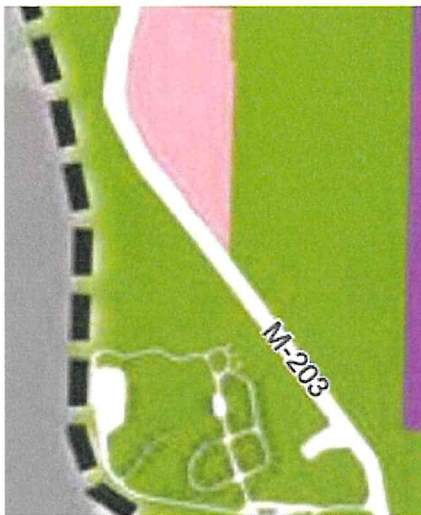
2. The Zoning Map shall be amended to change the following properties from Residential Multi-Family to Residential Single Family.

051-540-014-00	LAHTI MICHAEL PROPERTIES	720 CLIFF ST
051-540-015-00	LAHTI MICHAEL PROPERTIES	716 CLIFF ST
051-540-016-00	HOOKANA KATHERINE	712 CLIFF ST
051-540-017-00	EAGLEN EDWARD L JR & EDWARD III	702 CLIFF ST
051-540-018-00	SNORTLAND EDITH	610 CLIFF ST
051-540-019-00	AHO FORREST	600 CLIFF DR



3. The Zoning Map shall be amended to change the following properties from OSR Open Space & Recreation District to One-Family Residential District.:

051-780-023-00	CITY OF HANCOCK	M 203
051-780-023-10	ANDERSON SALLY ANN & WILLIAM	2100 JASBERG ST
051-780-023-20	PEARCE JOSHUA & BOW JENNIFER	2110 JASBERG ST
051-780-023-30	JACQUES SHANE & LIISA	2120 JASBERG ST
051-780-023-40	JACQUES BRENDAN & ALEXIS	2130 JASBERG ST
051-780-023-50	OJALA CLAIRE TRUST	2140 JASBERG ST
051-780-023-60	WIGHTMAN MARK S & JANE E	2150 JASBERG ST
051-780-023-70	GOODWIN CHARLES	2160 JASBERG ST
051-780-023-80	SINTKOWSKI RONALD & FRANCES LE	2170 JASBERG ST



- Section 3.11, entitled District Uses Summary, of the Ordinance shall be amended to permit Personal Care & Beauty Services within the Shoreline Mixed Use. The current uses are set forth in the following table. "P" shall be added to the Personal Care & Beauty Services row under the Shoreline Mixed Use District (SMU) column.



Districts – Use Summary Table (P = Permitted, S = Special)									
	One-Family Residential District (R-1)	Multi-Family Residential District (R-2)	Local Business District (B-1)	Community Mixed-Use District (B-2)	Downtown Mixed-Use District (DMU)	Shoreline Mixed-Use District (SMU)	Industrial District (I)	Open Space & Recreation (OSR)	REF.#
<b>Commercial (Cont.)</b>									
Services (Cont.)									
Alternate Financial Services			S	S	P		S		
Financial Services & Banking			P	P	P		P		
Funeral Homes				P	P		P		
Health & Wellness, Clinic				P	P		P		
Health & Wellness, Fitness Facility / Gym			S	P	P		P		
Health & Wellness, Massage			S	S	P		P		
Health & Wellness, Physical Therapy			P	S	P		P		
Overnight Lodging, Bed & Breakfast	S	S	P	P	P	P			
Overnight Lodging, Boutique Hotel				P	P	P	S		
Overnight Lodging, Hotel				P	P	P	S		
Overnight Lodging, Motel				P	P	P	S		
Overnight Lodging, Resort				P		P	P		
Personal Care & Beauty Services			P	P	P		P		

5. The title of Section 7.09(A) of the Ordinance shall be amended as follows:

Current Title: Site ~~Development~~ Plan Review  
 New Title: Site Plan Review.

6. The definition of Personal Care & Beauty Services Category contained in Section 9 of the Ordinance shall be changed to include Public Saunas, as follows:

Current Definition:

**Personal Care & Beauty Services.** An establishment which accommodate two or more clients at one time providing nonmedical services, including, but not limited to, beauty salons, barber shops and tanning salons by licensed professionals, which may also include accessory retail sales of products related to the services provided.

New Definition:

**Personal Care & Beauty Services.** An establishment which accommodates two or more clients at one time providing nonmedical services, including, but no limited to, *public saunas*, beauty salons, barber shops, tanning salons by a licensed facility where required by law, which may also may include accessory retail sale of products related to the services provided.


7. Clerical error in Section 5.03.C.1 change from 15 ft setback to 5 ft setback between primary structure and accessory building.

8. Clerical error in Section 3.13 Dimensions Summary Table to insert Minimum Floor Area Per Unit (SQ. FT) One-family Residential District (R1) – 750 SF, Multi-family Residential District (R2) 1 BR 500SF, 2 BR 700 SF, 3 BR 900 SF, 4 BR 1100 SF

CONFLICTING ORDINANCES: All other ordinances and parts of ordinances, or amendments thereto, of the City of Hancock in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE:

This Ordinance was adopted and enacted by the City of Hancock, Houghton County, Michigan, this 17<sup>th</sup> day of July, 2024. This Ordinance shall be in full force and effect thirty (30) days following its passage, approval, and publication as provided by law.

  
Kurt A Rickard, President

  
Tara Dulong, Deputy Clerk

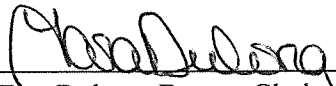
I hereby certify that the foregoing is a true and complete copy of Zoning Ordinance Amendment 315, duly adopted by the City Council of the City of Hancock, County of Houghton, and State of Michigan, at a regular meeting held on July 17, 2024 and that this meeting was conducted and a public notice of this meeting was given, pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan 1976, and that the minutes of this meeting were kept and will be or have been made available, as required by said Act.

I further certify that the following members were present at said meeting: Councilors Blau, McKenzie, Freeman, Rickard, Tanner and Warstler; and that the following members were absent: Councilor Lounibos. The Ordinance passed, with the members voting as follows:

Ayes: Blau, McKenzie, Freeman, Rickard, Tanner, Warstler.

Nays: None

I further certify that the Ordinance has been recorded in the Ordinance Book of the City of Hancock, and that such recording has been authenticated by the signatures of the President and Clerk of the City of Hancock.

  
Tara Dulong, Deputy Clerk