

PLANNING COMMISSION MINUTES 01-25-2018



**CITY OF SAULT STE. MARIE
PLANNING COMMISSION
JANUARY 25, 2018 (THURSDAY) 5:30 P.M.
City Commission Chambers, Third Floor
City Hall, 225 E. Portage Avenue**

1. CALL TO ORDER:

Clayton Shunk, Chair called the meeting to order at 5:30 p.m.

2. ROLL CALL:

Present: Clayton Shunk, Chair
Charles McCready, Vice Chair
Ken Kavanaugh, Secretary
Rebecca Bolen
Seth Harris
Joseph Gallagher
Robert Shimmens
Wendy Hoffman
Derric Knight

Absent: None

Roll call was taken as noted above.

Staff Present: Kelly Freeman, Community Development Director
Melanie McBride, Community Development/Engineering Office
Coordinator
Greg Collins, City Commission Liaison

Public Present: None

3. APPROVAL OF MINUTES: Regular Meeting of December 7, 2017.

It was moved by Charles McCready and supported by Ken Kavanaugh that the minutes from December 7, 2017 Planning Commission meeting be approved as circulated. The motion passed unanimously.

4. AGENDA: CHANGES, ADDITIONS, OR DELETIONS: There were none.

5. UNFINISHED BUSINESS: There was no unfinished business.

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6. PUBLIC HEARINGS: There were no public hearings.

7. NEW BUSINESS:

Mr. Freeman welcomed and introduced Greg Collins to the Planning Commission. He is the newest City Commission Liaison for the Planning Commission.

A. PC Case #831 – Department of Public Works Salt Shed Site Plan Review:

Mr. Freeman began his presentation. The City of Sault Ste. Marie's road salt supply is stored at the DPW complex on East Easterday Avenue. There is an existing 50' x 80' salt shed that has reached the end of its useful life about 5 years ago. Plans have been submitted for a larger 70' x 100' replacement. Mr. Freeman displayed an aerial photograph of the current salt shed's location. Mr. Freeman noted that the new salt shed location would be closer to the compost area.

Mr. Freeman's analysis of the salt shed plans found that it complies with all the requirements of the I-1 zoning district. No parking is generated due to the building being unoccupied. No comments were generated during the internal site plan review by staff.

Mr. Freeman's recommendation is to approve the site plan as proposed.

There was no public comment or board discussion.

It was moved by Ken Kavanaugh and supported by Derric Knight to approve the site plan as proposed. The motion passed unanimously.

B. PC Case #832 – East 9th Street / Dakota Avenue Vacation:

Wendy Hoffman excused herself from the board, and sat in the audience for this agenda item.

Mr. Freeman began his presentation. The Sault Tribe is the process of constructing improvements on the campus of JKL Bahweting School. The plans are to expand the campus towards the east, requiring the vacation of the unimproved East 9th Street right of way and the partially improved Dakota Street. Dakota street is technically an alley. Mr. Freeman showed an aerial photograph depicting the portion of Dakota Street that is improved, and the portion that is unimproved. The Sault Tribe owns all but three parcels adjacent to the right of ways requested for vacation. The three parcels not owned by the Sault Tribe are located on the east side of the unimproved portion of Dakota Street. There is 30' of right of way available on the east side of the non-tribal properties. The City Engineer has no concerns because legal access would remain available if the vacation is approved as requested. None of the non-tribal owned properties would have their access impacted by the proposed vacation.

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DTE Energy had no objection to the vacation, but requested a utility easement to be retained over the southern 140' of the alley due to an existing gas main. AT&T and Cloverland Electric have no utilities in the area and have no objections.

David Knowles, owner of the southern-most non-tribal property, e-mailed to express objection. He felt the proposed vacation would diminish access to his property. Mr. Freeman also spoke with Mrs. Knowles who was under the impression that the alley was improved to allow access to their parcel. Mr. Freeman explained that portion of the alley is un-improved, the parcel has no road access, and has no utilities. After further explanation, she is considering speaking with the Sault Tribe to possibly sell the property.

Mr. Freeman's recommendation is to approve the requested vacation of East 9th Street without the retention of utility easements. Mr. Freeman also recommends approval for Dakota Street Alley without a utility easement, except a utility easement will remain on the full width of the southerly 140' of the alley.

Clayton Shunk opened up public comment.

Wendy Hoffman, Transportation Planner for the Sault Tribe, explained that for the last few years the Sault Tribe has worked diligently to address student safety issues regarding pick-up and drop-off at JKL Bahweting School. The bus routes also add to the congestion. A few studies and analyses were conducted and a plan was created to relieve the access issues to the school. Wendy explained to the board that the project uses federal funding and all roads will have public access.

There was no board discussion.

It was moved by Charles McCready and supported by Joseph Gallagher to approve the requested vacations subject to the utility easement conditions as recommended by Mr. Freeman. Motion passed unanimously with Wendy Hoffman abstaining.

8. OTHER BUSINESS:

Wendy Hoffman rejoined the board.

A. Residential Barbed Wire Regulations:

Mr. Freeman directed the board to page 14 of the packet. In late 2016 and early 2017 the board dealt with similar issues regarding barbed wire fencing in non-residential (commercial) areas. Mr. Freeman included language to address the utility facilities using barbed wire fencing in residential zoned areas.

Sec. 10-1.1712

11. Fencing installed for the security of critical infrastructure sites operated by utility providers including, but not limited to, electrical substations, water towers/booster

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stations, and sewage lift stations may be installed at a height up to six (6) feet in any yard and may be of 100% solid construction.

12. Barbed wire is permitted within all residential zoning districts to discourage unauthorized access to critical infrastructure sites operated by utility providers including, but not limited to, electrical substations, water towers/booster stations, and sewage lift stations. Such sites utilizing barbed wire shall otherwise adhere to the following provisions:

- a. Not more than three (3) strands of barbed wire may be installed.
- b. Barbed wire may only be installed in a horizontal orientation.
- c. The distance between the outer-most strands may not exceed two (2) feet.
- d. Where a fence utilizing barbed wire is within ten (10) feet of a property line, the barbed wire may only project vertically or toward the interior of the enclosure.

Mr. Freeman recommends a call for a public hearing at our next meeting on February 22, 2018 to introduce the new language. After the public hearing it can be moved on for approval by the City Commission.

There was no public comment, and no board discussion.

It was moved by Ken Kavanaugh and supported by Joseph Gallagher to hold a public hearing on February 22, 2018 to introduce language regarding residential barbed wire regulations. The motions passed unanimously.

B. Master Plan Public Feedback:

Two open houses were held for public feedback of the Master Plan. A copy of the Master Plan was at the library, online, and at the Community Development Office. Five (5) feedback comments were returned regarding the Master Plan. Three of the comments were compliments. One comment was a request to include photographs of the new murals painted downtown. The fifth comment was more detailed. The request was to add on 1.1.6 to add deep water port. Also add to 1.4.1 to commit budget allocation to private development projects.

Mr. Freeman gave the Planning Commission some options of action:

- Recommend to the City Commission that the plan be approved as drafted.
- Recommend to the City Commission that the plan be approved subject to the incorporation of some or all of the feedback comments
- Direct staff to incorporate some or all of the feedback comments and return to the Planning Commission for additional review.

There was no public comment. Clayton Shunk opened board discussion.

Clayton Shunk explained that the deep water port has been discussed in the past.

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Mr. Freeman replied that the City is supportive of it, and the zoning allows it. One thing that is always difficult is having aspirations for property that you do not control. Other than the carbide dock, the City doesn't have a large waterfront parcel suitable for that. In regards to the future use of the carbide dock, recreational activities ranked higher with the public as opposed to industrial or commercial uses. It can certainly be added to plan if it is recommended by the Planning Commission.

Charles McCready asked about a deep water port in terms of the cruise ship industry.

Mr. Freeman replied that due to the deteriorating condition of the sea wall at the carbide dock, a mooring pile was put in near the Kemp Marina for the cruise ships to dock.

Charles McCready further explained that the mooring pile is not an ideal situation. The Master Plan is a future planning document. Creating a facility to entice and attract cruise ships to come here.

Rebecca Bolen added that she would like to see the deep water port comments added to a different area of the document as a general comment.

Mr. Freeman suggested adding it to the waterfront mixed use district, and some language could be inserted into that portion. He also added that the Master Plan is revisited every five years, so the document is not locked in its current state.

Rebecca Bolen and Charles McCready were all in agreement that the comment needs to be addressed somewhere in the Master Plan.

Rebecca Bolen addressed the last comment regarding the budget allocation. She feels that comment is too specific and problematic.

Clayton Shunk agreed that the last feedback comment does not belong in the Master Plan.

It was moved by Charles McCready and supported by Ken Kavanaugh for Mr. Freeman to incorporate photographs of the murals, and reference the deep water port feedback comments into the Master Plan, and exclude the commitment of budget allocation for private development projects. The motion included approval with changes to be forwarded onto the City Commission. The motion passed unanimously.

9. STAFF REPORTS:

A. November & December Planning & Zoning News

10. Matters to be presented by the Public or Commission: There was none.

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11. Adjournment:

There was a motion by Joseph Gallagher and supported by Charles McCready to adjourn the meeting at 5:54 p.m. The motion carried.

Clayton Shunk, Chair
Sault Ste. Marie Planning Commission