

**CITY OF HOUGHTON PLANNING COMMISSION  
2017 ANNUAL REPORT**

<b><u>1. Membership</u></b>	<b><u>Segment Represented</u></b>
a. Tom Merz, Chairperson	Educational
b. Mike Needham, Vice Chairperson	Governmental/Municipal/Housing
c. Gary Lubinski, Secretary	Recreational/Tourism
d. Eric Waara, City Manager	
e. Robert Backon, Mayor	
f. Kristine Bradof	Environmental
g. Jay Green	Transportation/Utility/Communication
h. Dan Liebau	At-Large
i. Travis Pierce	Industrial/Economic

**2. Meetings**

- a. January 24, 2017
- b. February 28, 2017
- c. March 28, 2017
- d. April 25, 2017
- e. June 27, 2017
- f. July 25, 2017
- g. August 22, 2017
- h. September 26, 2017
- i. October 24, 2017
- j. December 21, 2017

**3. Master Plan Review**

- a. The commission started the process of revising the current master plan. Survey questions were created and the survey was sent to all residents in November. Marketing intern, Olivia Burek, is assisting the commission with the survey. She should have the results available in early winter of 2018.

**4. Zoning Ordinance Amendments**

- a. February 28, 2017 – the commission held a public hearing to take comment regarding Ordinance 2017-281 to revise the zoning ordinance. Changes include:
  - i. Reorganization of the chapters.
  - ii. Allowing accessory dwelling units and home based businesses if requirements are met.
  - iii. Changes to parking requirements for commercial uses. Also parking requirement changes for residential uses in the R-3 district.
  - iv. Storm water requirements.
- b. July 25, 2017 – the commission held a public hearing to take comment regarding proposed Ordinance 2017-284 to make changes to the parking ordinance regarding non-contiguous parking lots.

## **5. Site Plan Reviews**

- a. Copper Hills Apartments at 901 Portage Street. The property owner provided a plan to construct a community building, renovate the apartments, and make changes to the parking lot. The site plan was approved.
- b. Julien Heights Apartments Phase 2 at 405 MacInnes Drive. The developer provided a plan to remove the old Goodwill Farm school house and construct an additional apartment building with 132 beds. The house on Fairview Drive will also be demolished to make room for an elevated parking structure which will be located above the existing parking lot. The site plan was approved. The developer returned to the commission in December for a revision to the site plan. Instead of erecting a parking structure, the developer purchased a parcel of land from the neighboring property owner to use for the required parking spaces. The site plan was approved.
- c. Burger King at 997 West Sharon Avenue. The existing building at this address was proposed to be renovated for a new Burger King restaurant. The site plan was approved.
- d. South Avenue Townhouses at 400 South Avenue. Andrew Lahti proposed constructing nine townhouses on the old high school site. All of the townhouses will have garages in the back with parking. The site plan was approved.
- e. Lake State Roofing storage building on Enterprise Drive. The site plan was approved.
- f. Jim's Foodmart at 300 Pearl Street. Exterior façade renovations. The site plan was approved.
- g. Sayen's Auto Sales at 1400 Memorial Road. Exterior façade renovations. The site plan was approved.
- h. Pearl Street Mall at 200 Pearl Street. The owner submitted a site plan showing the designated parking spaces for the renovation of two commercial spaces into residential rental space. The site plan was approved.

## **6. Plans**

- a. The commission approved the revised Capital Improvement Plan in April.
- b. The commission approved a Public Participation Plan in April.

## **7. Zoning Map Changes**

- a. There were no changes made to the zoning map this year.

## **8. Actions taken per Planning Commission Recommendations**

- a. The Council held a public hearing and adopted Ordinance 2017-281.
- b. The Council held a public hearing and adopted the Capital Improvement Plan.
- c. The Council held a public hearing and approved the Public Participation Plan.
- d. The Council held a public hearing and adopted Ordinance 2017-284.

## **9. Other Business**

- a. The commission authorized the city manager to submit the city-owned 10 acre parcel near Sharon Avenue and M-26 as a high-priority development site for the MEDC Redevelopment Ready Communities program.