Planning Commission

April 19, 2022

Negaunee Senior Center

Minutes

1. Call to Order – 6:15
2. Roll Call – Present: Frederickson, Paquet, Becker
   1. Also Present – Nelson, Heffron, Pickens
   2. Excused Absent -- Gardyko
   3. Absent -- Oglesby
3. Approval of Agenda – Motion to Approve Paquet, Frederickson 2nd Motion Passes
4. Approval of Minutes
   1. 3-15-2022
   2. Correct Dates
   3. Gardyko, Frederickson 2nd Motion to approve with changes Passes
5. Public Comment
6. Public Hearing #2
   1. Mass St PUD
      1. Nelson – Background
      2. Savolinen – Background
      3. Howes – Developer Background
      4. Public
         1. Don Collins -- 121 Sunset – Provided a letter
         2. Cassy Fossit – 120 Woodland
         3. Anna Mattson
      5. Heffron – City is for the development
      6. Becker – Explain process
      7. Motion to Approve with contingent that Construction traffic be routed thru new Mass St entrance Paquet, Frederickson 2nd
      8. SLU 1260
         * 1. True – Proposed Neighborhood is extension of existing
           2. True – Neighborhood Development
           3. True – Area will be still enjoyable
           4. True – Unimproved to Improved Area
           5. True – Residential construction utilizing the density of adjacent development
           6. True – Ties into existing infrastructure which has been reviewed by City Staff
           7. Ture – improved Access
      9. Motion Passes
7. Old Business
   1. RRC Ordinance Changes
      1. Motion to hold public hearing at the May PC meeting Paquet, Frederickson 2nd
      2. Motion Passes
8. New Business
   1. Site Plan Review/ SLUP Multi-Family Residential – 271 W Water St
      1. Nelson – Background
      2. Applicant – Background
      3. Motion to approve Paquet, Frederickson 2nd
         1. 1260
            1. True – Similar to adjacent Uses
            2. True – Similar to adjacent Uses
            3. True – Similar to Neighbor
            4. True – Vacant to improved
            5. True – Residential Use
            6. True – Reviewed by City offices
            7. True – Same as above
      4. Motion Passes
   2. Site Plan Review – Teal Lake Ovelay – 233 Shoreline Dr
      1. Nelson – Background
      2. Motion to Approve Frederickson, Paquet 2nd
      3. Nelson – Teal Lake overlays require SLU
         1. 1260
            1. True
            2. True
            3. True
            4. True
            5. True
            6. True
            7. True
      4. Motion Passes
   3. Master Plan Update – Future Land Use Map review
   4. Development Process Review
      * 1. Developers – would be nice to have fillable PDFs, PC presentations on a projector, Online Payments
9. Public Comment
   1. Dave Kangas
10. General Discussion
11. Adjournment
    1. Paquet, Frederickson 2nd
    2. Adjourned 7:20 pm