

CITY OF HANCOCK
PLANNING COMMISSION AGENDA
Monday, August 24, 2026
6:00 PM

Regular Meeting

Call to order
Roll Call and verification of quorum
Review and approval of agenda

Public Comment Anyone wishing to address the Planning Commission will be recognized by the Chairperson at this time.

Meeting Minutes

July 27, 2026

Updates

Old Business

Review Master Plan objectives for potential updates
Data Centers Ordinance

New Business

Consider appointment of a Planning Commission member to the Recreation Commission with a term ending August 2027.

Review processes within the City of Hancock Guide to Development for any updates.

Information pack of development on Navy Street as submitted by Taylor Auguston needs site access for Planning Commission formal action.

Public Comment Anyone wishing to address the Planning Commission will be recognized by the Chairperson at this time.

Adjourn



Date: August 20, 2026

Number: 2026-41

Property Owner: Taylor Auguston

Property Address: Navy Street

Parcel ID: 051-310-003-17/051-310-003-18/051-310-003-19

Parcel Legal Descriptions:

051-310-003-17

A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 55 NORTH, RANGE 34 WEST, CITY OF HANCOCK, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

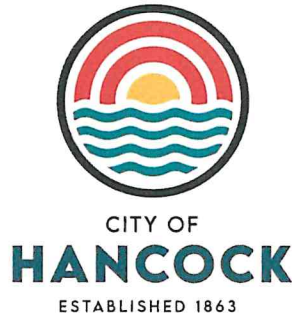
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35; THEN S89°57'130"W, ALONG THE NORTH SECTION LINE, 122.97 FEET; THEN S00°02'30"E 670.85 FEET; THEN N06°31'29"W 61.67 FEET; THEN S87°00'00"W 236.64 FEET TO THE POINT OF BEGINNING; THEN S02°52'22"E 193.94 FEET; THEN S03°29'55"W 7.96 FEET TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF PORTAGE LAKE; THEN N71°48'08"W, ALONG SAID TRAVERSE LINE, 127.28 FEET; THEN N03°00'00"W 155.83 FEET; THEN N87°00'100"E 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 049 ACRES, MORE OR LESS, PROPERTY EXTENDS TO THE EDGE OF WATER OF PORTAGE LAKE AND INCLUDES ALL APPLICABLE RIPARIAN RIGHTS. SPLIT ON 02/26/2011 FROM 051-310-003-00; LOT 2

051-310-003-18

A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 55 NORTH, RANGE 34 WEST, CITY OF HANCOCK, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35; THEN S89°57'30"W, ALONG THE NORTH SECTION LINE, 122.97 FEET; THEN S00°02'30"E 670.85 FEET; THEN N06°31'29"W 61.67 FEET; THEN S87°00'00"W 356.64 FEET TO THE POINT OF BEGINNING; THEN S03°00'00"E 155.83 FEET TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF PORTAGE LAKE; THEN N87°32'20"W, ALONG SAID TRAVERSE LINE, 120.55 FEET; THEN N03°00'00"W 144.36 FEET; THEN N87°00'00"E 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS, PROPERTY EXTENDS TO THE EDGE OF WATER OF PORTAGE LAKE AND INCLUDES ALL APPLICABLE RIPARIAN RIGHTS. SPLIT ON 02/26/2011 FROM 051-310-003-00; LOT 3

051-310-003-19



A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 2; SECTION 35, TOWNSHIP 55 NORTH, RANGE 34 WEST, CITY OF HANCOCK, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35; THEN S89°57'30"W, ALONG THE NORTH SECTION LINE. 122.97 FEET; THEN S00°02'30"E 670.85 FEET; THEN N06°31'29"W 61.67 FEET; THEN 687°00'00"W 476.64 FEET TO THE POINT OF BEGINNING; THEN S03°00'00"E 144.36 FEET TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF PORTAGE LAKE; THEN 577°00'58"W, ALONG SAID TRAVERSE LINE, 121.10 FEET; THEN N03°00'00"W 165.35 FEET; THEN N87°00'00"E 119.27 FEET TO THE OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS, PROPERTY EXTENDS TO THE EDGE OF WATER OF PORTAGE LAKE AND INCLUDES ALL APPLICABLE RIPARIAN RIGHTS.

SPLIT ON 02/26/2011 FROM 051-310-003-00;
LOT 4



Directions: Take Quincy Street from Reservation and go left onto Tezcuco Street. Take a left onto Navy Street until road ends at the Portage Lake Condominiums. Park on Navy Street and then walk along the dirt path (which is currently open to foot traffic). The property is located approximately 10 feet after the Portage Lake Condominiums garages.

Zoning District: Shoreline Mixed Use

Existing Land Use: Vacant Land – undeveloped



Findings:

Parcel: 1.3945 Acres

Current Building: Vacant Land

New Multi Unit Building: 24,732 SF

Parking Spaces Multi Unit – Required 30 (10 units 3 bedrooms)

20 Enclosed Parking

20 Driveway Parking

Parking Surface – HMA or Concrete

Setbacks: Meets zoning ordinance

Height: Meets zoning ordinance

NO ACCESS

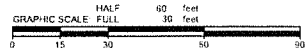
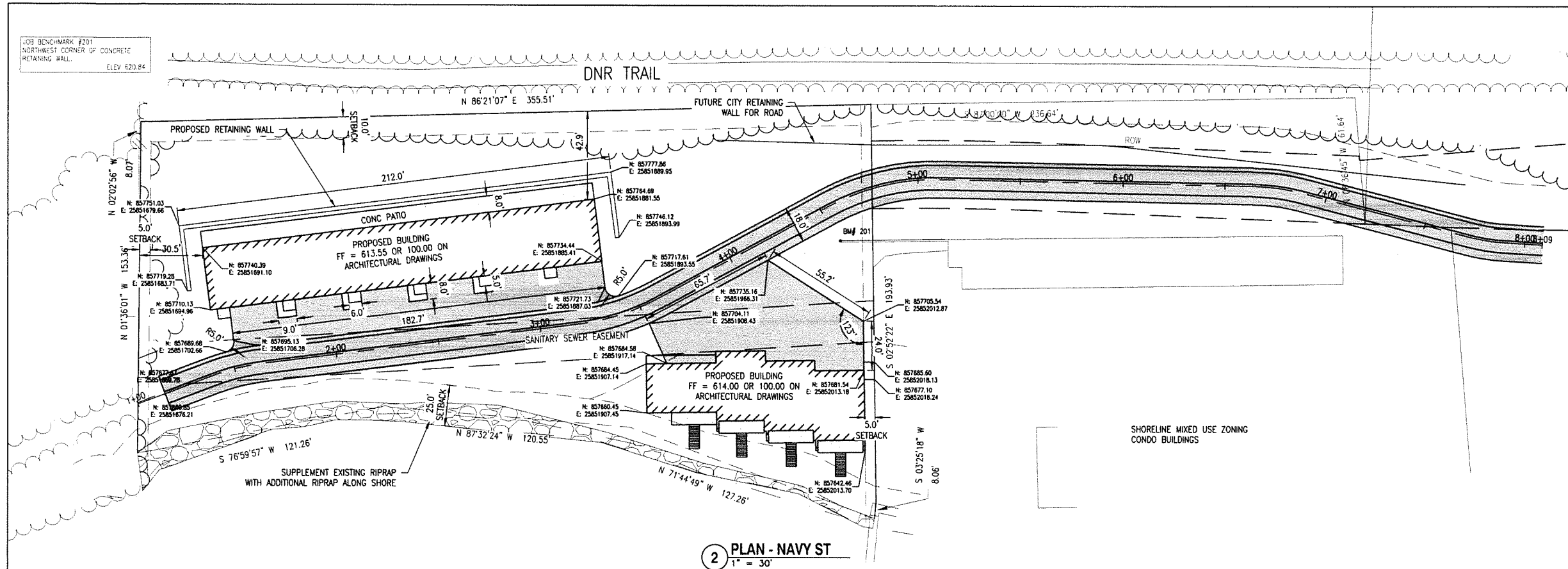
Development Standards		
Dimensions	A Street Frontage (Min. Ft.)	Project Area (Min. Acres)
	N/A	N/A
	Lot Size – Single-Family (Min. Sq. Ft.)	Lot Width – Single-Family (Ft.)
	3,500	35 Min.
	B Lot Size – Two-Family (Min. Sq. Ft.)	Lot Width – Two-Family (Ft.)
	1,200 Lot Area Per Unit	70 Min.
Setbacks	Lot Size – Multi-Family (Min. Sq. Ft.)	Lot Width – Multi-Family (Ft.)
	1,200 Lot Area Per Unit	70 Min.
	C Street Side Setback (Min. Ft.)	Street Side Setback (Max. Ft.)
	25*	N/A
	D Side-Yard Setback (Min. Ft.)	Side-Yard Setback (Max. Ft.)
	5	N/A
Height	Side-Yard Setback (Min. Aggregate Ft.)	Side-Yard Setback (Max. Aggregate Ft.)
	N/A	N/A
	E Rear Yard Setback (Min. Ft.)	
Lot Coverage	10 (25 if adjacent to the Keweenaw Waterway)	
	Building Height (Min. Ft.)	Building Height (Max. Ft.)
Lot Coverage	N/A	45
	Lot Coverage (Max.) – Not Including Paved Areas	Open Space (Min.) – Paved Areas Not Included
	50%	20%



CITY OF
HANCOCK
ESTABLISHED 1863

Development Standards		
Accessory Building	F Accessory Building Location	Accessory Building Height (Max. Ft.)
	Rear yard, 5 feet from any lot line or recorded easement, whichever is closer	12
Parking Location	G Parking Location	
	Side-Yard / Rear Yard	
Drive-Thru	Drive-Thru Location	
	Not Permitted	

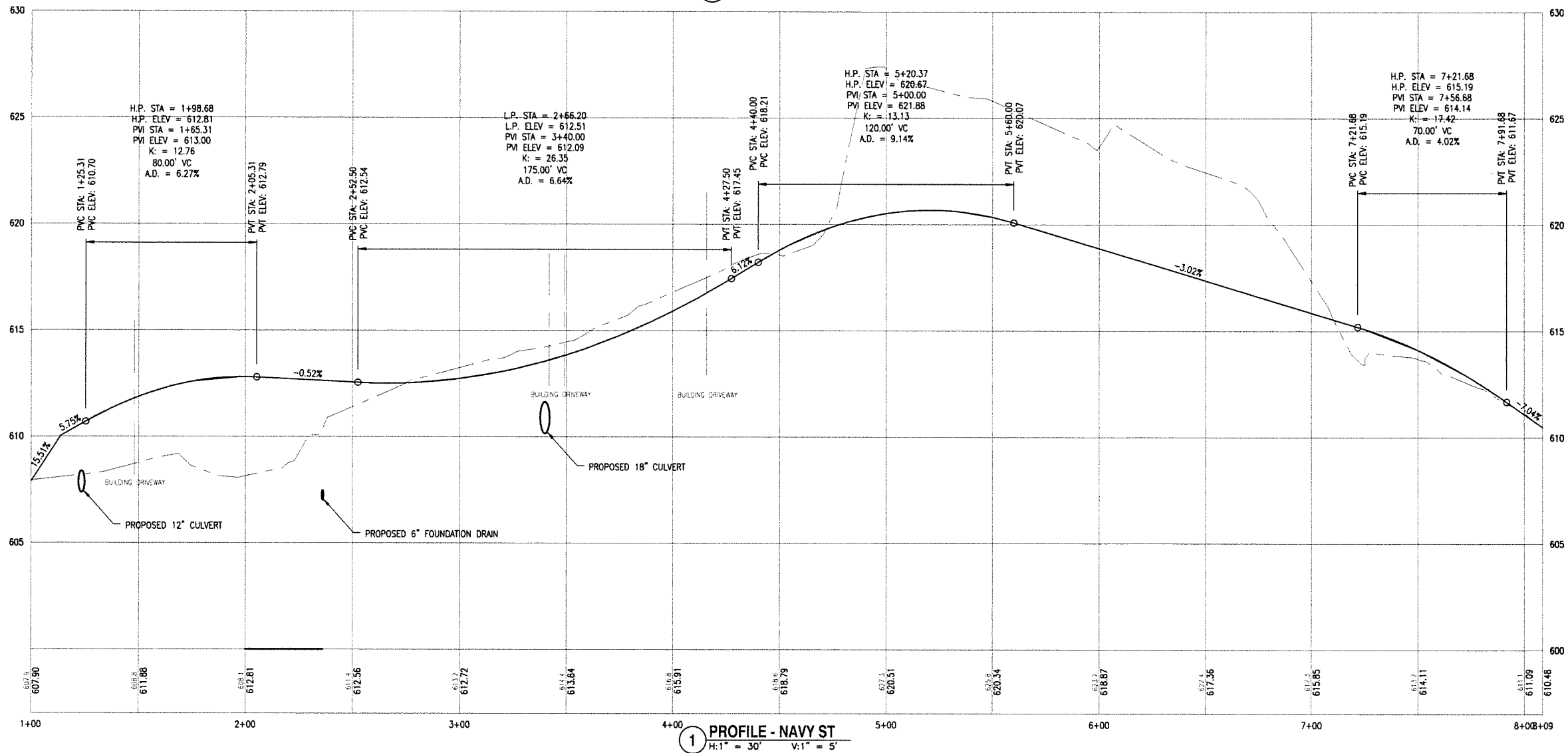
JOB BENCHMARK #201
NORTHWEST CORNER OF CONCRETE
RETAINING WALL.
ELEV 620.84



SHORELINE MIXED USE SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 5 FT
REAR YARD: 10 FT
LAKESHORE: 25 FT



PRELIMINARY NOT
FOR CONSTRUCTION



Know what's below.
Call before you dig.

ISSUED FOR: SITE PLAN REVIEW

REVISION

DATE

2026/09/24

DESCRIPTION

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KEWEENAW PARK
NAVY ST DEVELOPMENT
HAWCOCK, MI

SITE LAYOUT PLAN

C-130