

# ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

## MINUTES - Public Hearing - Monday, January 10, 2011

MEETING COMMENCED: 7:00 PM

### PLEDGE OF ALLEGIANCE

### THOSE PRESENT

Larry Dehring, David DeKett-Chair, Jim Rau, Gary Schuelke, Fred Sterns and Karen Szymanski

### ABSENT

Chuck LeFebvre

### OTHERS PRESENT

Dave McNeil - 8277 US 23 S

Gavin Cornuell - Rudyard, M

Mr. & Mrs. Joseph Lipski - 7640 US 23 S

Martin Anderson - 3306 French Rd

Susan Kesling - 7261 US 23 S

William Lytle - Applicant

Mary Anne Anderson - 542 Desota

Ken Connon - 1749 Timm Dr

Steven Dault - 6480 US 23 S

Bruce & Judy Sullivan - 7422 US 23 S

Randy Bouchard - 979 Golf Course Rd

Pam & Robert LaPine - Oak Ridge Sub

Steve & Mary Paquette - 6835 Samp Rd

Tom Kindt - 7740 Anderson Rd

Matthew Kabat - Rudyard, MI

William Emerson - 7847 US 23 S

Anthony Zwolinski - Applicant

Marian Kamyszek - 3306 French Rd

Callie Johnson - 6471 US 23 S

Russ Brandel - 7490 US 23 S

Roger Anderson - 542 Desota

Les Klimaszewski - Building Inspector/Zoning Admin.

Bryan Coyro - 6482 US 23 S

Fran Brink - Planning Consultant

Joe Swallow - Oak Ridge Sub

Arnold Anderson - 7155 Anderson Rd

Larry & Barb Cornell - 4803 Kirchoff

Tom Hendricks - 7700 US 23 S

### ADOPTION OF AGENDA

### PUBLIC MEETING PARTICIPATION RULES

### APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the October 11, 2010 minutes, **supported** by L. Dehring. *Motion passed unanimously.*

### CORRESPONDENCE

- a. Alpena County Planning Commission - Letter Regarding Proposed Amendments
- b. Letter Regarding Case #P-05-10 - Bob Papin
- c. Letter Regarding Case #P-05-10 - Joseph & Jane Swallow and Pam & Robert LaPine

### PUBLIC HEARINGS

- A. Amended Future Land Use Map of the Comprehensive Plan, F. Sterns made a **motion** to adopt amended Future Land Use Map, K. Szymanski **supported**. The Commission signed a Resolution of Adoption of the Alpena Township Comprehensive Plan Amendment. Reason for adopting: residents presented a petition with over 50% of property owners signatures.

*Roll call vote: L. Dehring-aye; D. DeKett-aye; C. LeFebvre-absent; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye. Motion passed unanimously.*

- B. Case #P-05-10, Anthony Zwolinski (representing more than 50% of property owners) requested the rezoning of properties to R-1 on the west side of US 23 South, south of Squaw Bay as shown on the attached map.

Joseph Swallow spoke against rezoning. He presented the commission with a letter explaining his remarks. Judy Sullivan of 7422 US 23 S expressed concerns about her being able to build a home for her mother and signage for a business if rezoned. Ken Connon of 1749 Timm Drive expressed concerns about trailers.

Matt Dunckel of 1749 Timm Drive spoke in favor of the rezone because he wants to maintain the character of single family homes. Several people spoke in favor and property owners presented the board a petition with over 50% of property owners signing in favor of the rezone.

F. Sterns made a **motion** to recommend the Alpena Township Board of Trustees to approve rezone, **supported** by J. Rau.

**Roll call vote:** L. Dehring-aye; D. DeKett-aye; C. LeFebvre-absent; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye. **Motion passed unanimously.**

*\*Chair called a 5 minute recess.*

- C. Case #P-06-10, William Lytle (QBS LLC) requested a SITE PLAN REVIEW for mines, quarries, gravel extraction and mining supplies storage. Property is located at 2160 Bloom Road, Parcel No. 013-027-000-291-03 in a Forest Recreation (FR) zone district.

William Lytle was present to address this case. Richard Spicer, who owns property near Bloom Road, phoned his objection in to the building inspector, Les Klimaszewski because of concern for noise. Leonard Jacobs of 1912 Bloom Road, also objected because of concern for noise from heavy equipment.

J. Rau made a **motion** to grant the Case #P-06-10, **supported** by G. Schuelke. Reasons for granting this case were/are contingent on:

- a. Meets Township requirements
- b. Hours of operation will be from 6:00 a.m. - 6:00 p.m.
- c. He will not be doing any blasting
- d. Mr. Lytle provided the Commission with permits he obtained for this project

**Roll call vote:** L. Dehring-aye; D. DeKett-aye; C. LeFebvre-absent; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye. **Motion passed unanimously.**

- D. Case #P-07-10, Apex Wind Energy (Arnold Anderson, owner) requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for a 60 meter meteorological tower. Property is located on Anderson Road, Parcel No. 013-024-000-751-00 in an Agricultural (A) zone district.

Matt Kabat explained the process of erecting the tower. He thought it would be up for about three years. J. Rau made a **motion** to grant Case #P-07-10 because it meets township requirements, **supported** by L. Dehring.

**Roll call vote:** L. Dehring-aye; D. DeKett-aye; C. LeFebvre-absent; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye. **Motion passed unanimously.**

**DISCUSSION**

**NEXT MEETING:** February 14, 2011 (tentatively)

**MEETING ADJOURNED:** 8:40 p.m.

Respectfully submitted,

Karen Szymanski  
Secretary

/ldt