

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, January 11, 2021

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Chairperson Tom Hilberg, Jon Kohart, Vice-chairperson Chuck LeFebvre, Norm Poli, and Ann Marie Rich

ABSENT

Larry Dehring and Lisa Brendle

OTHERS PRESENT

Nathan Skibbe – Township Supervisor
Donald Gilmet – Interim Building Official
Mark & Sylvia Stoinski – 3396 Gilbert Drive
Brad & Angela Szatkowski – Applicants

ADOPTION OF AGENDA

N. Poli made a **motion** to adopt the agenda, **supported** by C. LeFebvre. *Motion passed unanimously.*

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

C. LeFebvre made a **motion** to approve the December 14, 2020 minutes, **supported** by J. Kohart. *Motion passed unanimously.*

PUBLIC COMMENT

None.

CORRESPONDENCE

a. Report 01-21 – R. Deuell

PUBLIC HEARING

1. **Case #P-01-21**, Bradley & Angela Szatkowski requested a SPECIAL APPROVAL USE for a tiny home as the principal dwelling on a parcel. Property is located at 3450 Gilbert Circle, Parcel No. 018-230-000-0290-01 in a Mixed Residential (R-3) zone district.

N. Poli made a **motion** to open the Public Hearing, **supported** by C. LeFebvre. *Motion passed unanimously.*

DISCUSSION:

Bradley & Angela Szatkowski intend to improve the site for their family. The goal is to eventually remove the cabin and build something later. Don Gilmet mentioned that they need to be conscious of the setbacks. Silvia Stoinski voiced concern over the possibility of other trailers being brought onto the property. Mark Stoinski was concerned about the drainage into the creek.

N. Poli made a **motion** to close the Public Hearing, **supported** by C. LeFebvre. ***Motion passed unanimously.***

After discussion by the commission regarding Case #P-01-21 and the request for a Special Use Permit for a tiny home as the principal dwelling on a parcel, a **motion** was made by C. LeFebvre and **supported** by N. Poli to adopt the Findings of Fact, in paragraphs A & B in Rick Deuell's Report 01-21. ***Motion passed unanimously.***

Chairman Hilberg then read Section 602, paragraphs A, B, C, D and E and also Section 322 of Rick Deuell's Findings of Fact Report 01-21. As the commission reviewed each standard, Chairperson Hilberg noted, without opposition from the commission members, that each standard was either satisfied or did not apply to the Applicant's proposed use.

A **motion** was made by C. LeFebvre and **supported** by N. Poli to adopt and approve Rick Deuell's findings to the applicable zoning ordinance standards in his report.

Roll call vote: L. Brendle-absent; L. Dehring-absent; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-aye. Motion passed.

A **motion** was made by N. Poli and **supported** by A. Rich to approve the Special Use application for Case #P-01-21.

Roll call vote: L. Brendle-absent; L. Dehring-absent; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-aye. Motion passed.

NEXT MEETING – February 8, 2021 at 7:00 p.m.

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 8:09 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary

/ldt