

**CHARTER TOWNSHIP OF ALPENA
PLANNING COMMISSION**

MINUTES – Public Hearing

Friday, January 20, 2023

MEETING COMMENCED: 6:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Chairperson Tom Hilberg, Delynn Pauly, Norm Poli, John Stender and Vice-chairperson Michelle Woodruff

ABSENT

Corey Code

Larry Dehring

OTHERS PRESENT

Peter Cross – Applicant

Isaac Cross

Nonie Muller

Michael Kramer

Kevin Pauly – Township Building Official

ADOPTION OF AGENDA

Vice-chairperson Woodruff made a **motion** to adopt the agenda, **supported** by John Stender. *Motion passed unanimously by voice vote.*

APPROVAL OF MINUTES

Vice-chairperson Woodruff made a **motion** to approve the December 12, 2022 minutes, **supported** by D. Pauly. *Motion passed unanimously by voice vote.*

PUBLIC COMMENT

Kevin Pauly explained that case #P-13-22 was similar to several others along that area and there appeared to be no concerns.

CORRESPONDENCE

a. Report #13-22

Vice-chairperson Woodruff made a **motion** to receive and file all correspondence, **supported** by N. Poli. *Motion passed unanimously by voice vote.*

PUBLIC HEARING

1. Case #P-13-22, Pike House LLC, requested a SPECIAL APPROVAL USE for the vertical expansion of an existing non-conformity. Property is located at 8660 Gutches Road, Parcel No. 018-145-000-065-00 in a Waterfront Residential (WR) zone district.

Vice-chairperson Woodruff made a **motion** to open the Public Hearing, **supported** by D. Pauly. *Motion passed unanimously by voice vote.*

Peter Cross was present to address the case and gave an overview of the project. Chairperson Hilberg commented that the sewer appears to be adequate for the project. He also noted that all of the standards in Rick Deuell's Finding of Facts report had been met.

Vice-chairperson Woodruff made a **motion** to close the Public Hearing, **supported** by D. Pauly. ***Motion passed unanimously by voice vote.***

A **motion** was made by D. Pauly to approve the Special Land Use for the vertical expansion of an existing non-conformity located at 8660 Gutches Road, Parcel No. 018-145-000-065-00 based on the Findings of Facts contained in Report #13-22, **supported** by N. Poli.

Roll call vote: C. Code-absent; L. Dehring-absent; T. Hilberg-aye; D. Pauly-aye; N. Poli-aye; J. Stender-aye; and M. Woodruff-aye. Motion passed unanimously.

OLD BUSINESS

1. Ordinance No. 152 – Zoning ordinance amendment to address aggrieved person, child care facilities, chickens/ducks/turkeys/guineafowl/geese, solar energy, wireless facilities, wind energy and building height.

Denise Cline of NEMCOG reviewed several options on how to address the solar portion of the zoning ordinance amendment including altering/adding verbiage or removing it completely and creating a separate ordinance for solar. Chairperson Hilberg asked about the 30-day review process with the county. D. Cline explained that according to the Enabling Act, only townships have to give the county 30 days to review any zoning changes however, cities and villages do not.

The commission discussed possibly adding a pollinator clause to the ordinance and an overlay district. There was concern expressed about spending too much time on these changes since it is anticipated that the state might take over solar regulations someday. Chairperson Hilberg felt that the commission should not limit potential investors too much and conditions can always be set at that time. J. Stender expressed concern regarding the setbacks listed in the amendment and suggested possibly increasing them.

The commission concluded to recommend approval of the amendment but to remove the solar portion and address it in a separate ordinance.

A **motion** was made by Vice-chairperson Woodruff to recommend adoption of Ordinance No. 152 to the Charter Township Board of Trustees without amendments referencing solar, **supported** by D. Pauly.

Roll call vote: C. Code-absent; L. Dehring-absent; T. Hilberg-aye; D. Pauly-aye; N. Poli-aye; J. Stender-aye; and M. Woodruff-aye. Motion passed unanimously.

DISCUSSION

The commission discussed options for attending the next wind/solar workshop to be held in Gaylord or via Zoom. It will be recorded and available for viewing if members are unable to attend either session.

It was discussed why communities do not like the idea of solar. D. Cline clarified that it is more about eliminating agricultural lands in place for solar rather than for aesthetic reasons and how it will impact production.

NEXT MEETING – February 13, 2023 at 6:00 p.m.

ADJOURNMENT – Vice-chairperson Woodruff made a motion to adjourn, supported by J. Stender. Meeting adjourned by Chairperson Hilberg at 6:33 p.m.

Respectfully submitted,

Lynn Daoust
Acting Secretary