

# CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

## MINUTES – Public Hearing

Monday, January 31, 2022

**MEETING COMMENCED:** 7:00 PM  
**PLEDGE OF ALLEGIANCE**

### THOSE PRESENT

Corey Code, Larry Dehring, Chairperson Tom Hilberg, Norm Poli, Matt Radocy and Michelle Woodruff (via Zoom)

### ABSENT

Delynn Pauly

### OTHERS PRESENT

Nathan Skibbe – Township Supervisor  
Kevin Pauly – Township Building Official  
Michael Szymanski  
Michael Kramer  
Nomie Muller  
Don Spaeth

Les Klimaszewski  
David Karschnick Jr.  
Terry Denmark  
Russ Rhynard  
Joe Collins  
Dustin Paddock

### ADOPTION OF AGENDA

L. Dehring made a **motion** to adopt the agenda, **supported** by M. Radocy. *Motion passed unanimously.*

### **PUBLIC MEETING PARTICIPATION RULES**

### APPROVAL OF MINUTES

N. Poli made a **motion** to approve the December 13, 2021 minutes, **supported** by L. Dehring. *Motion passed unanimously.*

### PUBLIC COMMENT

Michael Szymanski is opposed to marihuana microbusinesses in an R-3 zone district.

### CORRESPONDENCE

1. Report #01-22 – R. Deuell
2. Email – M. Connolly
3. Email – H. Szczukowski
4. Email – T. Spranger
5. Email – W. Frantz

N. Poli made a **motion** to accept and file all correspondence, **supported** by L. Dehring. *Motion passed unanimously.*

## **PUBLIC HEARING**

1. Case #P-01-22, Amy Belanger requested a SPECIAL APPROVAL USE to allow a tiny home as the principal dwelling on a parcel. Property is located at 3576 El Cajon Beach Road, Parcel No. 018-120-000-074-00 in a Mixed Residential (R-3) zone district.

Public hearing was opened with no discussion.

L. Dehring made a **motion** to close the Public Hearing, **supported** by M. Radocy. ***Motion passed unanimously.***

Chairman Hilberg read Rick Deuell's Findings of Fact report and reviewed each standard, noting that each one had been met by the applicant. However, there was a discrepancy in Section 602, A. Adjacent Uses, 3. *The proposed use would increase hazards beyond those that currently exist in the residential neighborhood. No potential issues identified.*

A **motion** was made by N. Poli to adopt and approve Rick Deuell's findings to the applicable zoning ordinance standards in his report with clarification of Section 602, A. Adjacent Uses, number 3, **supported** by M. Radocy. ***Roll call vote: C. Code-nay; L. Dehring-nay; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; M. Radocy-aye; and M. Woodruff - n/a (online). Motion passed.***

A **motion** was made by N. Poli to approve the Special Use application for Case #P-01-22 based on the findings of fact contained in Report #01-22 with the following conditions, **supported** by M. Radocy.

- a. A well and septic must be implemented before permitting construction.
- b. The property will not increase hazards beyond those that currently exist in the residential neighborhood.

***Roll call vote: C. Code-aye; L. Dehring-aye; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; M. Radocy-aye; and M. Woodruff-n/a (online). Motion passed unanimously.***

2. Ordinance No. 150 – Zoning ordinance amendment to consider allowing Medical Marihuana Facilities and Adult Use Marihuana Establishments.

L. Dehring made a **motion** to open the Public Hearing, **supported** by M. Radocy. ***Motion passed unanimously.***

Discussion:

Chairman Hilberg gave a brief introduction of the ordinance. Public comment was received from the following attendees: Joe Collins, Don Spaeth, Michael Kramer, Terry Denmark, Dustin Paddock, Dave Karschnick Jr., Russ Rhynard, Nathan Skibbe and Mike Szymanski.

L. Dehring made a **motion** to close the Public Hearing, **supported** by M. Radocy. ***Motion passed unanimously.***

N. Poli made a **motion** to table recommendation of Ordinance No. 150 to the Board of Trustees, **supported** by M. Radocy. ***Roll call vote: C. Code-aye; L. Dehring-aye; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; M. Radocy-aye; and M. Woodruff-n/a (online). Motion passed unanimously.***

### **NEW BUSINESS**

N. Poli made a **motion** to appoint Michelle Woodruff to Vice-chair, **supported** by L. Dehring. ***Roll call vote: C. Code-aye; L. Dehring-aye; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; M. Radocy-aye; and M. Woodruff-n/a (online). Motion passed unanimously.***

### **DISCUSSION**

N. Poli spoke about the joint meeting on February 22<sup>nd</sup> between the Planning Commission and the Board of Trustees regarding the Capital Improvement Plan (CIP).

**NEXT MEETING** – February 14, 2022 at 7:00 p.m.

**ADJOURNMENT** – Meeting adjourned by Chairperson Hilberg at 8:53 p.m.

Respectfully submitted,

Nathan Skibbe  
Acting Secretary

/ldd