

# CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

## MINUTES – Workshop

Monday, February 11, 2019

**MEETING COMMENCED:** 6:03 PM

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Jon Kohart, Vice-chairperson Chuck LeFebvre and Norm Poli

### **ABSENT**

Ann Marie Rich

### **OTHERS PRESENT**

Denise Cline – NEMCOG  
Sue Skibbe – 130 Channel Rd #2  
Patrick Czajko – 6888 Monaghan Point Rd  
Dan Gouin – 6638 Monaghan Point Rd  
Larry Clark – 199 Bear Point Rd  
Nathan Skibbe – Township Supervisor  
Kirk Malcomson – Township Building Official

### **ADOPTION OF AGENDA**

L. Dehring made a **motion** to adopt the agenda, **supported** by N. Poli. *Motion passed.*

### **PUBLIC MEETING PARTICIPATION RULES**

### **APPROVAL OF MINUTES**

C. LeFebvre made a **motion** to approve the January 14, 2019 minutes, **supported** by L. Dehring. *Motion passed.*

### **PUBLIC COMMENT**

L. Clark gave updates on the South Bay Bi-Path Extension and the 45<sup>th</sup> Parallel (proposed Peter Pettalia Memorial) Park. Maps of the proposed Bi-Path Extension and the 45<sup>th</sup> Parallel (proposed Peter Pettalia Memorial) Park were presented and discussed. For the South Bay Bi-Path Extension, it was noted that a culvert may be needed where homes were located along the proposed route and that the Township's easement will be used and then the proposed route will follow the utility accessible area. L. Clark noted that the Michigan Department of Transportation (MDOT) has approved this proposed route. It was discussed that a Welcome Center for the 45<sup>th</sup> Parallel (proposed Peter Pettalia Memorial) Park site would be advantageous but it is not on the site plan. Also, the 'letter of intent' to purchase surrounding property has a one year timeline which could possibly need to be extended.

**CORRESPONDENCE**

None

**WORKSHOP – Update Zoning Ordinance – D. Cline, NEMCOG**

D. Cline provided an overview of the material to be covered in the workshop. Article 3 – General Provisions beginning with section 321 – Fences and Walls will be reviewed. However, D. Cline wanted to start with section 329 – Private Road Standards and Approval Procedures as she had received comments on that section and noted that the language used was from the current Zoning Ordinance for Alpena Township. L. Brendle stated that Northpointe Shores Association has been working towards paving their private road for the last few years and that the current zoning language of “a minimum right-of-way easement of at least sixty-six (66) feet” is too wide. New engineering standards regarding low-volume roads would allow for road surfaces down to eighteen (18) feet wide. Also, with regard to the Northpointe Shores Association’s current road, the Michigan Department of Environmental Quality (MDEQ) and other regulatory agencies have stated that any new road must follow the current footprint of the road surface which does not support the current Zoning Ordinance. C. LeFebvre also shared the same concerns regarding the standards for Private Roads. Supervisor Skibbe stated that Private Roads must be accessible for Public Safety Vehicles. Public comments from P. Czajko and L. Clark had the same concerns. N. Skibbe suggested that a small group, possibly a subcommittee, be formed to address the concerns regarding the current Private Road Standards and Approval Procedures.

N. Poli made a **motion** to form a subcommittee to review the Zoning Ordinance for Alpena Township Section 18-20 Private Road Standards and Approval Procedures, beginning on page 18-33, and make recommendations to the Planning Commission in the review of the Zoning Ordinance for Alpena Township; and **be it further resolved** that the members of this subcommittee shall be Secretary L. Brendle, Chairperson T. Hilberg, Larry Orcutt from the Alpena County Road Commission, Alpena and/or Alpena Township Fire Chief, Pat Czajko, Larry Clark, and a NEMCOG representative, **supported** by L. Dehring.

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

Continuing with Section 321- Fences and Walls, Planning Commission reviewed each section of Article 3 for accuracy, relevance, obsolete verbiage, and redundancy meaning the topic was covered in a current Township Ordinance. Sections 321- Fences and Walls, Section 322 - Landscaping and Buffering, and Section 323 - Waterfront Greenbelts were completed. However, the Planning Commission asked D. Cline to forward additional information from other communities regarding Waterfront Greenbelts to compare. The Planning Commission will begin at Section 324 – Hazardous Substances & Groundwater Protection at the next workshop.

**DISCUSSION**

The next workshop will be scheduled for Monday, March 18, 2019 at 6:00 p.m.

**NEXT MEETING** – March 11, 2019 at 7:00 p.m.

**ADJOURNMENT** – Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Lisa Brendle  
Secretary

/ldt