

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Special Meeting & Public Hearing

Thursday, March 25, 2021

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre and Norm Poli

ABSENT

Ann Marie

OTHERS PRESENT

Nathan Skibbe – Township Supervisor
David Schrader – Applicant
Kolton
Al Krajniak

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

PUBLIC COMMENT

None

CORRESPONDENCE

a. Report – R. Deuell

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

PUBLIC HEARING

1. **Case #P-02-21**, David Schrader requested a SPECIAL APPROVAL USE for a Class B – used vehicle dealer (home occupation). Property is located at 1120 W LaComb Road, Parcel No. 013-017-000-8100-01 in an Agricultural (A) zone district.

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

DISCUSSION:

Dave Schrader explained that the business will be primarily for wholesale car sales off site (for example, at a downstate vehicle auction), and that no more than four cars will be offered for sale at a time at the subject property. The household has 5 trucks (residents). All mechanical work will happen inside. He is currently not licensed through the State of Michigan.

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

After discussion by the commission regarding Case #P-02-21 and the request for a Special Use Permit for a Class B – used vehicle dealer (home occupation), a **motion** was made by C. LeFebvre and **supported** by L. Dehring to adopt the Findings of Fact, in paragraphs A & B in Rick Deuell's Findings of Fact Report. ***Motion passed unanimously.***

Chairman Hilberg then read Section 602, paragraphs A, B, C, D and E and also Section 718 of Rick Deuell's Findings of Fact Report. As the commission reviewed each standard, Chairperson Hilberg noted, without opposition from the commission members, that each standard was either satisfied or considerations would be made for the applicant's proposed use.

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

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

A **motion** was made by N. Poli and **supported** by C. LeFebvre to approve the Special Use application for Case #P-02-21 with the following conditions:

- a. Prior to conducting business at the subject location, Applicant must obtain approval from the state of Michigan for conducting this business operation; and Applicant must provide all available documentation regarding such state of Michigan approval to the Township within thirty (30) days of receiving the approval.
- b. Zoning Administrator to ensure the yard remains clean. Applicant currently has six (6) months to clean yard.
- c. Vehicles for sale or being worked on are not to exceed four (4) at a time.
- d. Hours and days of operation to be 9:00 a.m. – 3:00 p.m., four (4) days a week (Monday, Wednesday, Thursday and Friday).
- e. Sign not to exceed 2' x 2'.
- f. Coniferous vegetation to be planted on eastside of property.
- g. Zero non-residents to be employed.

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

NEXT MEETING – April 12, 2021 (tentatively)

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 8:13 p.m.

Respectfully submitted,

Nathan Skibbe
Acting Secretary

/ldt