

# CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

## MINUTES – Public Hearing

Monday, May 8, 2023

**MEETING COMMENCED: 6:03 PM**

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

Corey Code, Larry Dehring, Chairperson Tom Hilberg, Delynn Pauly and Norm Poli

### **ABSENT**

John Stender and Vice-chairperson Michelle Woodruff

### **OTHERS PRESENT**

Brenda Struzik

Nathan Skibbe – Township Supervisor

Brian Miller – Applicant

Jason Harding – Applicant

Glen Higley – Applicant

Bruce Dietz – Applicant

Kevin Pauly – Township Building Official

### **ADOPTION OF AGENDA**

D. Pauly made a **motion** to adopt the agenda, **supported** by L. Dehring. *Motion passed unanimously by voice vote.*

### **APPROVAL OF MINUTES**

D. Pauly made a **motion** to approve the April 10, 2023 minutes, **supported** by L. Dehring. *Motion passed unanimously by voice vote.*

### **PUBLIC COMMENT**

Brenda Struzik, neighbor to A & L, expressed her concerns regarding garbage, dust, unsightly junk stacked higher than the fence and berm, and hours of operation.

### **CORRESPONDENCE**

- a. Reports #03-23 & #04-23 – R. Deuell
- b. Workshop – June 6, 2023 – Oscoda
- c. Email Regarding Case #P-03-23 – K. Struzik

D. Pauly made a **motion** to receive and file all correspondence, **supported** by L. Dehring. *Motion passed unanimously by voice vote.*

### **PUBLIC HEARING**

1. Case #P-03-23, A & L Iron and Metal, requested a SPECIAL APPROVAL USE for dismantling, wrecking and disposing of junk vehicles. Property is located at 2430 Long Lake Road, Parcel No. 012-015-000-155-00 in a Light Manufacturing (M-1) zone district.

D. Pauly made a **motion** to open the Public Hearing, **supported** by C. Code. ***Motion passed unanimously by voice vote.***

Brian Miller, Jason Harding and Glen Higley were present to represent A & L Iron and Metal. B. Miller explained that although they have had state licensing every year since the business started, he missed the deadline this year and had to submit a new application to the state. The state required zoning approval from the township and upon review, Supervisor Skibbe noted that they had not previously obtained planning commission approval for that type of business.

The commission discussed the deficiencies noted in Rick Deuell's Findings of Facts report #03-23 and the neighbor's expressed concerns such as hours of operation, privacy fencing, driveway maintenance, brining, parking and other issues. The scrap pile is very tall right now and is visible above the existing fence. B. Miller explained it is because they are exceptionally busy in the spring but the pile will go down. N. Poli inquired about parking and also asked what could be done with the large mud puddles in the driveway. J. Harding explained that there is a regular parking spot and a handicap spot available near the weigh-in scale and that the water is from excessive rain the week before. They will maintain the drive once the water is dried up.

A & L thought that the neighbor agreed to pay for ½ of a privacy fence between the two properties but the neighbor was present and disagreed. N. Poli stated that he would like the applicants to install a privacy fence, move the driveway and add gravel to it. Supervisor Skibbe discussed the county road right-of-way, fencing heights and material options.

N. Poli asked where do they put their snow removal and if they are as busy in the winter as the summer. G. Higley replied that they plow the snow off to either side of the drive, inside the fenced area and they are not as busy in the winter as the summer.

Chairperson Hilberg reminded the applicants to keep their material cleaned up and from blowing into the neighbor's yard. He addressed Rick Deuell's concern of open storage but A & L moves their inventory daily to a shredding operation in Gaylord. In regards to radioactive material, they use handheld radiation detectors on all incoming loads potentially containing radiation. As for fire hazards, they do not allow any sealed units. They also use a prep station to drain off all vehicle fluids and remove batteries.

The neighbor had noted vibration as a nuisance but the applicants responded that the only heavy equipment they use is an excavator or loader. There is however, an active quarry nearby which creates a lot of vibration. Parking lot lighting was also addressed. Affixing it to the building is an option but it needs to be directed away from the neighbor's property so not to cause a nuisance.

D. Pauly made a **motion** to close the Public Hearing, **supported** by L. Dehring. ***Motion passed unanimously by voice vote.***

A **motion** was made by N. Poli to approve the Special Land Use for dismantling, wrecking and disposing of junk vehicles located at 2430 Long Lake Road, Parcel No. 012-015-000-155-00 based on the Findings of Facts contained in Report #03-23 and additional information provided at the public hearing with the following conditions, **supported** by D. Pauly:

1. Construct an 8’ – 10’ solid privacy fence running east to west along principal drive.
2. Monthly brining, as needed.
3. Maintain 30’ wide driveway and add 6” of additional gravel.
4. Hours of operation to be 8:00 a.m. – 5:00 p.m., Monday – Friday.
5. Maintain parking area according to state code and ADA.
6. Quarterly reviews to be made by the zoning administrator for the first two years.

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

#### **NEW CASE**

1. Case #P-04-23, Bruce Dietz, requested a SITE PLAN REVIEW for a medical center. Property is located at 1209 US 23 North, Parcel No. 012-009-000-932-08 in a General Business (B-2) zone district.

Bruce Dietz is requesting to build a 6,400 square foot medical center. He explained that Becky Rivard is addressing the issues in Rick Deuell’s Findings of Facts report #04-23 such as lighting, curbing and landscaping. She is also working with MDOT regarding the driveway. Chairperson Hilberg asked how they plan to manage water on the property and Bruce explained that they hold all the water on the property and it will drain into the existing retention pond. A silt fence will be added to control erosion and top soil will be brought in and seeded.

A **motion** was made by D. Pauly to approve the Site Plan Review for a medical center located at 1209 US 23 North, Parcel No. 012-009-000-932-08 based on the Findings of Facts contained in Report #04-23, **supported** by C. Code.

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

**\*Delynn Pauly left the meeting at 7:08 p.m.**

#### **DISCUSSION**

Supervisor Skibbe reviewed two workshop opportunities and added that if there is ever any training the commission is interested in, to let him know.

D. Cline is currently creating a survey for the Master Plan that will be distributed with the July tax bill to residents.

**NEXT MEETING** – June 12, 2023 at 6:00 p.m.

**ADJOURNMENT** – N. Poli made a motion to adjourn, supported by L. Dehring. Meeting adjourned by Chairperson Hilberg at 7:15 p.m.

Respectfully submitted,

Lynn Daoust  
Acting Secretary