

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, May 10, 2021

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre, Norm Poli and Ann Marie Rich

ABSENT

None

OTHERS PRESENT

Nathan Skibbe – Township Supervisor
Joe Ruczynski
John Ruczynski - Applicant

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

1. Report – R. Deuell
2. Letter – L. & C. Dubey

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

PUBLIC HEARING

1. **Case #P-03-21**, John Ruczynski requested a SPECIAL APPROVAL USE for a Class B – used vehicle dealer. Property is located at 5911 US 23 North, Parcel No. 013-034-000-090-00 in a General Business (B-2) zone district.

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

DISCUSSION:

John Ruczynski explained he is in the process of attaining a dealer license with the state. He plans to have 5 vehicles up front by US 23 North for sale at a time. He talked with MDOT regarding

his business and signage. MDOT gave him some ideas regarding his sign and where it should be placed. Supervisor Skibbe met with John and felt he was forthcoming with any questions asked regarding his ideas for the business.

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-03-21 and the request for a Special Use Permit for a Class B – used vehicle dealer, a **motion** was made by L. Dehring and **supported** by A. Rich 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 722 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 C. LeFebvre and **supported** by L. Dehring 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-aye. Motion passed unanimously.

A **motion** was made by C. LeFebvre and **supported** by L. Dehring to approve the Special Use application for Case #P-03-21.

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

NEXT MEETING – June 14, 2021 (tentatively)

ADJOURNMENT

C. LeFebvre made a **motion** to adjourn, **supported** by L. Dehring. ***Motion passed unanimously.***
Meeting adjourned by Chairperson Hilberg at 7:43 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary

/ldd