

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, May 14, 2018

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre, Norm Poli, Ann Marie Rich and Vice-chairperson Fred Sterns

ABSENT

None

OTHERS PRESENT

Nathan Skibbe – Township Supervisor
Scott Bell with Lapham Assoc – Applicant
Grace Kosebo – 405 Partridge Ave
Leo Kosebo – 405 Partridge Ave
Shannon Dickinson – 4241 US 23 North
Tim Gulden – Alpena Township Attorney

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the April 30, 2018 minutes, **supported** by N. Poli. *Motion passed.*

F. Sterns made a **motion** to approve the May 7, 2018 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC COMMENT

None

CORRESPONDENCE

- A. Oasis Wellness Centers – MMFLA
- B. Report 05-18 - R. Deuell

OLD BUSINESS

- a. Review Case #P-08-14 – TCorp, LLC

Discussion took place regarding the status of the site plan for Case #P-08-14. T. Gulden reviewed the series of events with this site plan. The TCorp, LLC site plan had been revoked in July 2017 by the Planning Commission because the Planning Commission found that TCorp, LLC failed to comply with conditions set forth in the site plan. Their next step would be an appeal with the Zoning Board of Appeals. That appeal was put on hold pending a review by the Planning

Commission. Both Leo Koseba and Grace Koseba were not in favor of the site plan being reinstated.

F. Sterns made a **motion** that the Alpena Township Planning Commission reverse the Planning Commission's July 31, 2017 revocation of the company's site plan and to reinstate the site plan because the company has adequately addressed the issues that led to the revocation of the site plan, **supported** by A. Rich.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-nay; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

NEW CASE

1. **Case #P-05-18**, Lapham Associates request a SITE PLAN REVIEW for a proposed dentist office building. Property is located at 2420 US 23 South, Parcel No. 018-103-000-089-00 in a General Business (B-2) zone district.

A public hearing was conducted. Chairperson T. Hilberg reviewed the Findings of Fact Report provided by Planning Consultant, Rick Deuell. A copy of this report is included as part of the Planning Commission's file for this case.

Following the public hearing, a **motion** was made by C. LeFebvre and **supported** by F. Sterns to adopt the following Findings of Fact from Rick Deuell's Findings of Fact Report: Section A of the Report ("Location"); Section B of the Report ("District Standards"); Section C of the Report ("Site Plan Review Standards"). **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

The Planning Commission reviewed and discussed in detail the following sections of Findings of Fact report provided by Planning Consultant, Rick Deuell:

Section D Parking (Section 1804): *The proposed development has 24 parking spaces with two meeting ADA requirements. This number of spaces exceeds the required parking spaces for professional offices of doctors, dentists, or similar professions. The calculation is based on "One (1) for each one hundred and fifty (150) square feet of usable floor area in waiting room." There is 600 sq. ft. of usable floor area in the waiting room. If the building use were retail the requirement is "One (1) for each one hundred and fifty (150) square feet of usable floor area." This would equal 24 spaces. To limit hard services and address item G.6 below the number of parking spaces can be reduced. S. Bell with Lapham Associates representing the applicant stated that either the number of parking spaces would be reduced or interior landscaping would be provided.*

Section E Off-Street Parking Space Layout, Standards, Construction and Maintenance (Section 1805): *Parking space length, parking space width, and maneuvering lane width are provided in accordance with the Zoning Ordinance. Standards have been met.*

Section F Signs (Section 1810): *Information on signs has not been provided for this review. MDOT (Michigan Department of Transportation) will be giving approval on the sign.*

Section G Access Management (Section 1815): *In addition to new development projects, development projects such as change of use or operation, redevelopment of a site, or reconfiguration of a site shall meet these standards as nearly as possible. Since the lot is located along US-23, Section 1815 applies. 1. The proposal is in conformance with front, side and rear setbacks; driveway width and surface; concrete curbs. 2. The width of the parcel abutting US-23 is 411 feet and Access Management Standards require a lot minimum lot width of 200 feet. 3. Snow storage area is defined on the site plan. 4. The development will not use the curb cut onto US-23, so access management standards for driveway spacing do not apply. 5. The landscaping plan complies with the general landscaping requirements of Section 1815.E.3. 6. According to Section 1815.E.1 parking lots with greater than 20 parking spaces need to have interior landscaping. Since the number of proposed parking spaces exceeds the required number of spaces, the number of spaces can be reduced to below 20, and interior parking lot landscaping would not be required. The site plan does not show internal landscaping for the parking lot. S. Bell with Lapham Associates representing the applicant stated that either the number of parking spaces would be reduced or interior landscaping would be provided.*

Section H Stormwater Retention (Section 1813): *Landscaping around the building will provide some stormwater run-off reduction. Run-off retention/snow storage swales are located along the south and north sides of the parking lot. Therefore, an increase in stormwater run-off is not anticipated. Standards have been met.*

A. Rich then made a **motion** to approve the Site Plan Review for Case #P-05-18 based on the items listed in Rick Deuell's Findings of Fact Report 05-18; the above-noted discussion regarding special land use approval requirements; and the following contingencies; **supported** by F. Sterns:

- a. Pending site plan approval by Alpena County Road Commission and Township;
- b. Sign must meet all requirements of township, county, state and federal regulations;
- c. According to Section 1815.E.1 parking lots with greater than 20 parking spaces need to have interior landscaping. The site plan does not show internal landscaping for the parking lot. The number of proposed parking spaces exceeds the required number of spaces. Reducing the number of spaces to below 20 would eliminate interior parking lot landscaping requirements. An amendment to the site plan to indicate interior landscaping or a reduction in the number of spaces to below 20.

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

DISCUSSION

NEXT MEETING - June 4, 2018 at 6:00 p.m. (workshop)

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ADJOURNMENT - Meeting adjourned by Chairperson Hilberg at 8:03 p.m.

Respectfully submitted,

Lisa Brendle
Secretary

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