

# CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

## MINUTES – Regular Meeting & Workshop

Monday, June 10, 2019

**MEETING COMMENCED:** 6:00 PM

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

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

### **ABSENT**

None

### **OTHERS PRESENT**

Nathan Skibbe – Supervisor  
Sue Skibbe – 130 Channel Rd, #2  
John Mase – 2693 M-32 W  
Kirk Malcomson – Building Official

### **ADOPTION OF AGENDA**

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

### **PUBLIC MEETING PARTICIPATION RULES**

### **APPROVAL OF MINUTES**

J. Kohart made a **motion** to approve the April 8, April 23 and May 20, 2019 minutes, **supported** by L. Dehring. *Motion passed.*

### **PUBLIC COMMENT**

None

### **WORKSHOP – Update Zoning Ordinance**

The Planning Commission reviewed the current Zoning Map, the Future Land Use Map, and an Assessment Map created from the Township's current assessment data. In this review, the Planning Commission was looking for areas of 'non-conforming uses' and areas that the current assessment data did not align with the current Zoning Map. Discussions also included the three primary highway corridors of US-23 South, US-23 North, and M-32. A 'Business Zoning Overlay District' for those corridors could be created to correct 'non-conforming uses'. The proposed 'Business Zoning Overlay District' for the US-23 South corridor would start at either North or South Partridge Point Roads and continue north to the Township Line. The proposed 'Business Zoning Overlay District' for the US-23 North corridor would begin at the Township Line and continue north to Long Lake Highway. The proposed 'Business Zoning Overlay District' for the M-32 corridor could continue west to the Township line.

**WORKSHOP – Update Zoning Ordinance, continued**

J. Mase addressed the Planning Commission regarding his property at 2693 M-32 W. His parcels are currently in a Light Industrial District and he feels the area would be more appropriately zoned as a Forestry Recreation District. There is a portion of his property that is a sand pit/quarry and at some point in the future he intends to sell sand from the quarry. That use would be allowed as a Forestry Recreation District but not in a Light Industrial District.

**DISCUSSION**

Tom Hilberg will coordinate the next workshop with Denise Cline of NEMCOG sometime in July.

**NEXT MEETING** – July 8, 2019 (tentatively)

**ADJOURNMENT** – Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Lisa Brendle  
Secretary

/ldt