

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, June 13, 2022

MEETING COMMENCED: 6:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

Matt Radocy and Michelle Woodruff

OTHERS PRESENT

Kevin Pauly – Township Building Official
Nathan Skibbe – Township Supervisor
Kevin Beebee – Applicant
Cody Newman – Applicant
Bob Young – 2509 US 23 South

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

L. Dehring made a **motion** to adopt the agenda with the addition of Report #07-2022 (with Denise Cline’s comments) under Correspondence, **supported** by N. Poli. ***Motion passed unanimously.***

APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the May 9, 2022 minutes, **supported** by D. Pauly. ***Motion passed unanimously.***

PUBLIC COMMENT

None

CORRESPONDENCE

1. Report #07-2022 – R. Deuell
2. Notice of Intent to Update Master Plan – Presque Isle County & Village of Posen
3. Report #07-2022 – R. Deuell (with Denise Cline’s comments)

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

PUBLIC HEARING

1. Case #P-07-22, BTD Holdings LLC, requested a SPECIAL APPROVAL USE for an adult use marihuana dispensary. Property is located at 2508 US 23 South, Parcel No. 018-103-000-139-00 in a General Business (B-2) zone district.

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

Cody Newman informed the commission that the subject building will have 24/7/365 interior and exterior cameras. There will be no odor issues with the carbon filter system and there is no growing or consumption of marihuana at the facility. There will be 10-15 part-time/full-time staff employed with 3-4 workers at all times. There are 8 proposed parking spaces. The dumpster will be located at the north property line approximately 50' from building. No marihuana waste is disposed into the dumpster and must be taken away by secure transport.

The commission expressed concern over the lack of parking and landscaping. Cody Newman agreed to expand the number of parking spaces and will work on landscaping. He clarified that snow removal will be stored just south of the dumpster enclosure.

N. Poli asked if they had received state approval for the license but Kevin Beebe explained that although they are pre-qualified, you cannot receive state approval for the license until approval from the Planning Commission is granted. Once approved, they are hoping to be open by September/October of this year. They will be selling for recreational use only, not medical.

Chairman Hilberg reviewed the standards that Denise Cline commented on in Rick Deuell's Findings of Fact report. In regards to Section 743, #3 of the report, Kevin Beebe agreed to email proof of prequalification.

Bob Young of Young's Appliance, commented that he is glad to see development and less vacant buildings along the US 23 South corridor and had nothing negative to say about the proposed use.

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

A **motion** was made by N. Poli to approve the Special Use application for Case #P-07-22 with the following conditions, **supported** by L. Dehring:

- a. Determine correct square footage of building
- b. Increase number of parking spaces per corrected building square footage
- c. Submit a landscape design
- d. All project requirements to be overseen by Supervisor Nathan Skibbe and Building Official Kevin Pauly

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

DISCUSSION

The commission and N. Skibbe discussed why the township received a Notice of Intent to Update Master Plan from Presque Isle County & Village of Posen, how governments are partnering up to complete them, and what the process is.

N. Skibbe informed the commission of another MTA workshop opportunity in July.

NEXT MEETING – July 11, 2022 at 6:00 p.m.

ADJOURNMENT – D. Pauly made a motion to adjourn, supported by L. Dehring. Meeting adjourned by Chairman Hilberg at 6:45 p.m.

Respectfully submitted,

Lynn Daoust
Acting Secretary