

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Regular Meeting

Monday, August 8, 2022

MEETING COMMENCED: 6:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Corey Code, Larry Dehring, Chairperson Tom Hilberg, Delynn Pauly, Norm Poli, Vice-chairperson Michelle Woodruff

ABSENT

Matt Radocy

OTHERS PRESENT

Matthew Ellsworth
Michele Ellsworth – Applicant
Nathan Skibbe – Township Supervisor
Lynn Daoust – Acting Secretary
Kevin Pauly – Township Building Official

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

L. Dehring made a **motion** to adopt the agenda, **supported** by Vice-chairperson Woodruff. ***Motion passed unanimously by voice vote.***

APPROVAL OF MINUTES

Vice-chairperson Woodruff made a **motion** to approve the June 13, 2022 minutes, **supported** by L. Dehring. ***Motion passed unanimously by voice vote.***

PUBLIC COMMENT

None

CORRESPONDENCE

Supervisor Skibbe pointed out two pieces of correspondence that pertained to the case and recommended filing them. Vice-chairperson Woodruff made a **motion** to add and file the letter from the township attorney (see attached exhibit a) and waiver application (see attached exhibit b) that pertain to Case #P-08-22, **supported** by N. Poli. ***Motion passed unanimously by voice vote.***

NEW BUSINESS

1. Case #P-08-22, Michele Ellsworth requested a review for a proposed Child Care Facility in the General Business (B-2) zoning district at 2578 US 23 South, Parcel No. 018-103-000-189-00. In accordance with the requirements of section 743-B-12 of the Charter Township of Alpena Zoning Charter Township of Alpena Planning Commission

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Ordinance, the Planning Commission may grant a reduction in the required 750-foot separation distance between the Applicant's proposed child care facility and a previously approved medical marihuana facility/adult-use marihuana establishment that will be located closer than 750 feet from the child care facility. Section 743-B-12 of the Zoning Ordinance provides that medical marihuana facilities and adult-use marihuana establishments shall not be located within 750 feet of any building used for child care purposes, unless the Planning Commission finds that certain criteria specified in the Zoning Ordinance have been satisfied and that a reduction in the required separation distance is warranted. The Planning Commission will consider whether to grant such a reduction during this meeting.

DISCUSSION:

Supervisor Skibbe explained why the case was taking place, how it pertained to the zoning ordinance and what needed to occur in order to grant permission for the child care facility. He added that the proposed child care facility would be just under 700 feet from the marihuana establishment. C. Code asked if establishments that sell alcohol also need to be at least 750 feet from businesses such as child care facilities. Supervisor Skibbe clarified that the 750-foot requirement was established by the township as Ordinance No. 142 but was not a state requirement and did not apply to alcohol sales. Matthew Ellsworth asked why aren't all owners within 750 feet of a proposed marihuana establishment notified of the special use request instead of just property owners within 300 feet. Supervisor Skibbe replied that notifying owners within 300 feet was a state law established by the Michigan Planning & Zoning Enabling Act but amending that requirement to include property owners within 750 feet is a possibility and one the commission can discuss and consider.

Matthew Ellsworth expressed frustration that the marihuana establishment was given special approval use before the child care facility but Supervisor Skibbe explained that no paperwork had been filed for the child care facility, therefore, the marihuana establishment was granted approval.

A **motion** was made by N. Poli and **supported** by C. Code to grant the Distance Waiver for a child care facility located less than 750 feet from a previously approved marihuana establishment. **Roll call vote:** C. Code-aye; L. Dehring-aye; T. Hilberg-aye; D. Pauly-aye; N. Poli-aye; M. Radocy-absent; and M. Woodruff-aye. **Motion passed unanimously.**

DISCUSSION

N. Poli thanked the applicants for wanting to place a child care facility in our community and in the south corridor.

Supervisor Skibbe spoke about the Lake Huron Forever Pledge program. He wanted to bring it to the commission's attention since it will be interlaced with both the recreation and master plan. The city of AuGres was the first to take the pledge. By joining this program, educational and funding opportunities will be available.

Supervisor Skibbe also mentioned that EGLE is sponsoring a Coastal Leadership Academy, a low cost

and local planning and zoning program that will cover environmental topics. He is looking to register a team of 2-6 people for the two workshops being held and asked members of the commission to contact him if interested in joining the team. Both programs are geared towards coastal communities and their topics overlap each other. He suggested holding a workshop at the next meeting to discuss both programs.

NEXT MEETING – September 12, 2022 at 6:00 p.m.

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 6:30 p.m.

Respectfully submitted,

Lynn Daoust
Acting Secretary