

ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

MINUTES - Regular Meeting - Monday, August 13, 2007

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, David DeKett, Chuck LeFebvre, Jim Milstein-Chairperson, Jim Rau, Gary Schuelke and Karen Szymanski

ABSENT

None

OTHERS PRESENT

Fran Brink - Planning Consultant
Donald Mills - Applicant
Don Swifney - Agent for Applicant
Ken & Annette Zinke - 105 Princeton
Don Burt - Haussman Construction
Marilyn Halas - 100 Princeton
Greg Sundin - City of Alpena
Don Gilmet - City of Alpena

ADOPTION OF AGENDA

APPROVAL OF MINUTES

J. Rau made a **motion** to approve the minutes of June 11, 2007, D. DeKett **supported**. ***Motion passed unanimously by all members.***

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

- a. Alpena County Road Commission - Bear Point Road Cul-de-sac (chair referred to ZBA)
- b. City of Alpena - Public Hearing Notice - August 21, 2007 - 7:30 p.m.

CASE

1. **Case #P-03-07**, Alpena Alcona Area Credit Union, requests a **site plan review** for a credit union branch. Property is located at 1001 US 23 N, Parcel No. 018-260-000-010-00, in a B-2 Zone District.

Don Swifney of Hooker DeJohn A & E was present to address the case. Marilyn Halas of 100 Princeton Ave. was concerned about the road being in the wrong place and that the fire hydrant is not in working order. Ken and Annette Zinke confirmed. Ken is concerned about additional traffic. Greg Sundin is concerned about drainage going on to Sally's Care Home property.

J. Rau made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by D. DeKett with the following conditions:

1. Applicant provides a copy of MDOT approval for US 23 driveway.
2. Applicant provides a copy of Alpena Road Commission approval for both Princeton and St. Onge driveways and approval of drainage system adjacent to those two streets.

3. Applicant provides documentation of City of Alpena Engineer's approval of drainage plan.
4. Applicant agrees to participate in any future sidewalk program along US 23.
5. Applicant agrees to participate in any future driveway connector between this property and property to the south along US 23.
6. Applicant may be granted up to 200% of the allowable minimum parking spaces required.
See Section 1804, J.

Roll call vote: *G. Schuelke-aye; D. DeKett-aye; L. Dehring-aye; J. Milstein-aye, K. Szymanski-aye, J. Rau-aye; and C. LeFebvre-aye. Motion passed unanimously by all members.*

DISCUSSION

A discussion with Fran Brink of Wade Trim was held concerning outdoor wood burning. Conditional rezoning and amendments to bring up to date. There is also conflicting language, need wind turbine generators language. Workshop scheduled for September 10, 2007 during a regular meeting.

NEXT MEETING will be held on September 10, 2007

MEETING ADJOURNED: 8:15 p.m.

Respectfully submitted,

Karen Szymanski
Secretary

KS/ldt