

# ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

## MINUTES - Workshop - Monday, September 10, 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  
Marie Twite - Alpena Township Supervisor  
Les Klimaszewski - Alpena Township Building Inspector

### ADOPTION OF AGENDA

### APPROVAL OF MINUTES

G. Schuelke made a **motion** to approve the minutes of August 13, 2007, C. LeFebvre **supported**. **Motion passed unanimously by all members.**

### WORKSHOP - Zoning Ordinance Amendments

Supervisor Twite reported the results of a meeting today with Larry Orcutt - Road Commission, Don Mills - AAACU and Don MacNeil - AAACU regarding drainage problems with the new AAACU being built. A solution for the drainage problem was resolved and Mill and MacNeil, the credit union representatives, will present a new drawing to the Township and Road Commission.

The Planning and Zoning Commission went over the proposed Alpena Township Zoning Ordinance Amendments which included conditional rezoning, corrections to MZEA, outdoor furnaces, correct conflicting conditions and wind energy systems. Commission agreed to the language with a few changes.

Wood burning furnaces: add (E) locate in the rear yard and change (A) Furnace manufacturers recommendations.

Correct conflicting regulations: repeal G5 from Section 1900 and change 1803 (7) BOCA to current because language conflicts with Section 1800 (C).

Section 1300: add (R) "Permitted uses". May be enlarged to 25%. Preexisting non-conforming residential buildings may be enlarged to not more than 25% of the total floor area. Section 1301 (I) had enlargement exceeding 25% of floor area.

Wing Energy Systems: Amend Article II Definitions to add language "anemometer" and wind turbine generators.

**NEXT MEETING:** A Public Hearing will be held October 8, 2007 at the regular meeting.

**MEETING ADJOURNED:** 9:00 p.m.

Respectfully submitted,

Karen Szymanski  
Secretary  
/ldt