

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, September 11, 2017

MEETING COMMENCED: 7:03 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre and Vice-chairperson Fred Sterns

ABSENT

Norm Poli and Ann Marie Rich

OTHERS PRESENT

Jim DesRocher - 312B E Chisholm St
Tim Carr - 2278 Diamond Pt Rd
Larry Clark - 199 Bear Point Rd

ADOPTION OF AGENDA

C. LeFebvre made a **motion** to adopt the agenda with the removal of the Presentation, **supported** by F. Sterns. *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

C. LeFebvre made a **motion** to approve the August 21, 2017 minutes with corrections (see attached), **supported** by L. Dehring. *Motion passed unanimously.*

CORRESPONDENCE

None

PUBLIC COMMENT

NEW BUSINESS

1. Request Letter of Support - Thunder Bay Island Preservation Society
Jim DesRocher spoke in regards to the request. F. Sterns made a **motion** to grant letter of support for the Thunder Bay Island Preservation Society, supported by L. Dehring.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-absent; A. Rich-absent; and F. Sterns-aye. Motion passed.

TABLED CASE

a. Case #P-02-17, John Ruczynski requested a SPECIAL APPROVAL USE for vehicle detailing. Property is located at 1399 Jesse Road, Parcel No. 011-004-000-520-02 in a One-Family Residential (R-1) zone district.

F. Sterns made a **motion** to table case for one (1) month, **supported** by L. Dehring.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-absent; A. Rich-absent; and F. Sterns-aye. Motion passed.

WORKSHOP - Alpena Township Zoning Ordinance

C. LeFebvre will get information from NEMCOG and two private parties for next meeting.

DISCUSSION

Larry Clark gave an update and correspondence pertaining to the South Bay projects. L. Clark requested a letter of support for these projects from the Planning Commission with a copy sent to the Board of Trustees. F. Sterns made a **motion** to approve letter of support for the South Bay projects from the Planning Commission with a copy sent to the Board of Trustees, **supported** by L. Dehring. **Motion passed unanimously.**

NEXT MEETING - October 9, 2017

ADJOURNMENT

F. Sterns made a motion to adjourn meeting, supported by C. LeFebvre. Meeting was adjourned at 8:05 by Chairperson Hilberg.

Respectfully submitted,

Lisa Brendle
Secretary

/ldt

ALPENA TOWNSHIP PLANNING COMMISSION

CORRECTED MINUTES - Regular Meeting

Monday, August 21, 2017

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg (arrived at 7:20), Chuck LeFebvre, Norm Poli, Ann Marie Rich and Vice-chairperson Fred Sterns

ABSENT

None

OTHERS PRESENT

T. Juergen Thusat - 139 Outer Dr
Susan Skibbe - 130 Channel Rd #2
Julie Goldberg - 6651 US 23 N
Jake & Cari Stenz - Applicants
Rudolph Wilke - 5700 Ratz Rd
Tim Carr - 2278 Diamond Pt
Kim Stenz - 1013 Lockwood

Matthew & Christina Klimczak - 153 Outer Dr
Leonard Rospeirski - 120 Russell Ct
Donald Rospeirski - 120 Russell Ct
Dennis Bowen - 111 Russell Ct
Barbara Bowen - 111 Russell Ct
Lee Blanchard - 1720 Lakeview Ct
Asa Blanchard - 1720 Lakeview Ct

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the July 31, 2017 minutes, **supported** by N. Poli. *Motion passed.*

CORRESPONDENCE

- A. Letter Regarding Notice of Revocation of Site Plan for T. O'Connor - Denise Burke
- B. Report for Case #P-03-17 - R. Deuell
- C. Master Plan - Proposed Additions - S. Skibbe

PUBLIC COMMENT

PUBLIC HEARING - 2017 Alpena Township Master Plan

Public Hearing on Master Plan was opened. Public comments were then opened. S. Skibbe reviewed her written comments regarding proposed additions to the Master Plan. Those additions related to Chapters 6 and 7. T. Thusat spoke to Chapter 6, page 6-6, policies 5 and 6, relating to preserving the integrity of existing neighborhoods and encouraging the removal of conflicting land uses. After opening and then closing public comment, the commission deliberated. After closing the public hearing, A. Rich made a **motion** to incorporate attached changes as a result of public input, **supported** by L. Dehring.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-absent; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

NEW BUSINESS

1. Resolution of Adoption - 2017 Alpena Township Master Plan

N. Poli made a motion to pass Resolution of Adoption, supported by C. LeFebvre.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-absent; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

2. Transmission of Adopted 2017 Alpena Township Master Plan to Township Board

A. Rich made a motion to have the Alpena Township Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmit the adopted Alpena Township Master Plan to the Township Board for their consideration, supported by C. LeFebvre.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-absent; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

TABLED CASE

a. Case #P-02-17, John Ruczynski requested a SPECIAL APPROVAL USE for vehicle detailing. Property is located at 1399 Jesse Road, Parcel No. 011-004-000-520-02 in a One-Family Residential (R-1) zone district.

F. Sterns made a **motion** to table case for one (1) month, **supported** by L. Dehring.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

NEW CASE

1. Case #P-03-17, Jake & Cari Stenz requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for a wrestling club. Property is located at 110 Russell Ct, Parcel No. 018-085-000-043-01 in a One-Family Residential (R-1) zone district.

A signed petition by the property owners in Burk Manor opposing the Special Approval Use request was presented to the commission consisting of thirteen (13) signatures. Property owners stated that the wrestling club is in operation and not conforming to the days/hours as stated in the application. Also noted was the wrestling club status as a not for profit organization. No documentation had been provided regarding a non-profit status.

A. Rich made a **motion** to deny this case, **supported** by N. Poli. Reasons for denying case are:

1. The use, location and size of use, and the nature and intensity of operations ~~will~~ may be such as to disrupt the orderly and proper development of the district as a whole, and be in conflict with, or discourage the principal permitted uses of adjacent or neighboring lands and buildings.

2. The use ~~will~~ *may* increase traffic hazards and/or cause congestion on the public highways and streets of the area.
3. It has not been determined that the water supply and sewage disposal system is adequate for the proposed use.
4. Uses by special permit are objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, smoke, glare, flashing lights or disposal of waste than the operation of any principal permitted use.

**Added*

5. *Non-compliance with Article VIII - Section 801 - Paragraph E: Requires operation or activity to be "not for profit".*

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. Motion passed.

WORKSHOP - Alpena Township Zoning Ordinance

The Board of Trustees agrees that the zoning ordinance needs to be rewritten. T. Hilberg will get with Supervisor Nathan Skibbe to find out if NEMCOG could do a presentation detailing the process involved with updating the zoning ordinance. The Zoning Board of Appeals should also be involved in the process.

NEXT MEETING - September 11, 2017

ADJOURNMENT

Meeting was adjourned at 8:45 by Chairperson Hilberg.

Respectfully submitted,

Lisa Brendle
Secretary

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