

# CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

## MINUTES

**Special Meeting - September 30, 2021**

**MEETING COMMENCED: 6:00 PM**

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre, Norm Poli and Michelle Woodruff

### **ABSENT**

Matt Radocy and Ann Marie Rich

### **OTHERS PRESENT**

Nathan Skibbe – Township Supervisor  
Danielle & Charles Rieman – 4130 Werth Road

### **ADOPTION OF AGENDA**

L. Dehring made a **motion** to adopt the agenda with the following changes, **supported** by N. Poli.  
Move #2 – Amendment to Section 325 to #1 under New Business. ***Motion passed unanimously.***

### **PUBLIC MEETING PARTICIPATION RULES**

### **APPROVAL OF MINUTES**

C. LeFebvre made a **motion** to approve the August 30, 2021 minutes, **supported** by M. Woodruff.  
***Motion passed unanimously.***

**PUBLIC COMMENT - None**

### **CORRESPONDENCE**

1. Report #05-2021 – R. Deuell

### **NEW BUSINESS**

1. Amendment to Section 325 (Parking & Circulation)

M. Woodruff made a **motion** to recommend adoption of the zoning ordinance amendment to Section 325 (Parking & Circulation) to the Charter Township of Alpena Board of Trustees, **supported** by C. LeFebvre.

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

2. **Case #P-05-21**, Alpena Retail Management LLC requested a SITE PLAN REVIEW for a commercial development consisting of a medical office and a restaurant with drive-through facilities. Property is located at 1125 M-32 West, Parcel No. 012-029-000-021-00 in a Community Business (B-3) zone district.

DISCUSSION:

Chairman Hilberg read paragraphs B, C, D, E, F, G, H, I & J of Rick Deuell’s Findings of Fact Report, reviewing each standard.

L. Dehring made a **motion** to adopt and approve Rick Deuell’s finds to the applicable zoning ordinance standards in his report, **supported** by N. Poli.

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

A **motion** was made by M. Woodruff and **supported** by C. LeFebvre to approve the Site Plan Review for Case #P-05-21 with the following conditions:

- a. MDOT approval for ingress and egress.
- b. Obtain agreement with Meijer and Culvers.
- c. Contingent on the Board of Trustees approval of amendment to Section 325 of the Charter Township of Alpena Zoning Ordinance.

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

**WORKSHOP** – Recreational Marihuana

**NEXT MEETING** – October 11, 2021

**ADJOURNMENT** – Meeting adjourned by Chairperson Hilberg at 7:55 p.m.

Respectfully submitted,

Nathan Skibbe  
Acting Secretary