

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Public Hearing

Monday, October 9, 2017

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre, Norm Poli, Ann Marie Rich, and Vice-chairperson Fred Sterns

ABSENT

None

OTHERS PRESENT

Nathan Skibbe - Supervisor

Denise Cline - NEMCOG

ADOPTION OF AGENDA

F. Sterns made a **motion** to adopt the agenda, **supported** by L. Dehring. *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the September 11, 2017 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC COMMENT

PRESENTATION - NEMCOG - Zoning Ordinance Update - Denise Cline

Denise Cline, Deputy Director/Chief Planner at NEMCOG, gave a presentation regarding the steps involved in updating the Township's Zoning Ordinance. D. Cline stressed the importance of District Regulations being included and to expand on current General Provisions. Also outlined was a snapshot of the update process including the number of possible work sessions, timing, and hours involved. T. Hilberg asked for D. Cline to provide the Planning Commission with detailed information on the services that NEMCOG could provide. D. Cline informed the Planning Commission on the services provided by the Michigan Economic Development Corporation (MEDC) specifically the Redevelopment Ready Communities (RRC) program. It's a voluntary, no-cost certification program designed to promote effective redevelopment strategies through a set of best practices.

CORRESPONDENCE

A. NEMCOG - Community Update and Input Meeting - October 11, 2017

PUBLIC HEARING

1. **Case #P-04-17**, Alpena Resort LLC, requested that Parcel No.'s 013-027-000-880-03 and 013-027-000-880-02 be **REZONED** from Rural Residential (R-2) to General Business (B-2). Properties are located at 2788 and 2888 Bloom Road.

F. Sterns made a **motion** to recommend that the Board of Trustees approve rezoning Case #P-04-17 from R-2 to B-2, **supported** by L. Dehring. Reasons for recommending this case were:

- a. The rezoning would represent a logical expansion of the existing areas zoned B-2.
- b. B-2 uses would be consistent with uses on existing parcels east and west of the applicant's parcels.

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.*

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.

T. Hilberg made a **motion** to table Case #P-02-17 until applicant has necessary information, **supported** by L. Dehring. **Motion passed unanimously.**

WORKSHOP – Update – Alpena Township Zoning Ordinance

C. LeFebvre reported on the three companies he contacted regarding their ability to provide Planning Services to update the Township's Zoning Ordinance. The companies had little interest in providing those services or did not have a Planner on staff. Supervisor Skibbe reported similar findings with the companies he contacted. C. LeFebvre contacted local communities about the status of their zoning ordinances. The general response was that most were either working on updating or recently completed an update and were using NEMCOG services.

NEXT MEETING - October 30, 2017

ADJOURNMENT - Meeting adjourned by Chairperson Hilberg at 9:02 p.m.

Respectfully submitted,

Lisa Brendle
Secretary

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