

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, October 12, 2020

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, Chairperson Tom Hilberg, Vice-chairperson Chuck LeFebvre, Norm Poli, and Ann Marie Rich

ABSENT

Lisa Brendle and Jon Kohart

OTHERS PRESENT

Nathan Skibbe – Township Supervisor

Bill Yaklin – 4150 US 23 N

Jackie Krawczak – 110 W Chisholm

Greg Konwinski – 325 E Wisner

Brad Butcher (Sidock) – 757 S Wisconsin

David Zolnierok – 25009 US 23 S, Presque Isle

Tim Gulden – Township Attorney

Chuck & Karen Gruschke – Alpena Mall

Doug Pratt – 804 Shelley St

Don & Carolann Chojnacki – 801 Anthony St

Chuck & Laurie Hein – 2511 M-65 N, Lachine

Kirk Malcomson – Building Official

ADOPTION OF AGENDA

C. LeFebvre made a **motion** to change the agenda by making Case #P-02-20 first, **supported** by N. Poli. *Motion passed unanimously.*

PUBLIC MEETING PARTICIPATION RULES

L. Dehring made a **motion** to adopt the agenda, **supported** by N. Poli. *Motion passed unanimously.*

APPROVAL OF MINUTES

N. Poli made a **motion** to approve the March 2, 2020 minutes, **supported** by L. Dehring. *Motion passed unanimously.*

PUBLIC COMMENT

CORRESPONDENCE

a. Letter – P. Werth

b. Report 01-20 – R. Deuell

c. Report 02-20 – R. Deuell

PUBLIC HEARINGS

1. **Case #P-02-20**, Dr. Laurie Jackowiak requested a SITE PLAN REVIEW for an addition to existing building and new accessory building. Property is located at 5025 US 23 North, Parcel No. 013-034-000-620-00 in a General Business (B-2) zone district.

N. Poli made a **motion** to open the public hearing, **supported** by C. LeFebvre. ***Motion passed unanimously.***

A presentation was given to the commission regarding the change requested for the property by Brad Butcher of Sidock Group, Inc. A question was asked if there would be any drainage problems. B. Butcher responded that he did not anticipate any problems.

No public comment.

C. LeFebvre made a **motion** to close the Public Hearing, **supported** by L. Dehring. ***Motion passed unanimously.***

Following the Public Hearing, L. Dehring made a **motion** to adopt the following Findings of Fact, subsection A and B from Rick Deuell’s Findings of Fact report, **supported** by C. LeFebvre. ***Motion passed unanimously.***

A **motion** was made by A. Rich and **supported** by N. Poli to adopt R. Deuell’s Findings of Fact regarding the standards on page 1-3 in the report and including site plan criteria. ***Motion passed unanimously.***

C. LeFebvre made a **motion** to grant the Site Plan Review for Case #P-02-20 based on the above-noted fact findings, above-noted discussion regarding the applicable site plan review requirements and the following conditions, **supported** by L. Dehring.

- a. Applicant is to comply with Section 327, paragraph E, subparagraph 1-4 of the zoning ordinance regarding landscaping.
- b. Applicant is to comply with any other appropriate sections that are applicable to the standards of the zoning ordinance.

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

2. **Case #P-01-20**, Zimax Properties, LLC requested a SPECIAL APPROVAL USE to allow light manufacturing and warehousing and storage. Property is located at 2380 US 23 South, Parcel No. 018-103-000-054-06 in a Community Business (B-3) zone district.

N. Poli made a **motion** to open the Public Hearing, **supported** by L. Dehring. ***Motion passed unanimously.***

Chairman Hilberg made a note that the following additional correspondence was received:

1. October 5, 2020 – Myra Cross
2. October 9, 2020 – Alpena Chamber of Commerce, Adam Poll
3. October 8, 2020 – Alpena Chamber of Commerce, Mike Mahler
4. Email – Rocky Roland

DISCUSSION:

Bill Yaklin, representing Zimax Properties, LLC, described who they are as a company. He talked about the growth of the company and its need for additional space to keep up with their continued growth. The plan is to convert unoccupied space in the mall and immediately use it for storage, warehousing, assembly and office space. There will be no structural change to the building. The existing tenant leases will be honored. Preference for renewal or new leases will be given to tenants that complement the economic generator network. New leases will be considered at the market rate for the building. The overall goal of the company is to repurpose the mall at 100% capacity to the company's future growth of manufacturing.

C. LeFebvre expressed concern regarding retail loss and the general use of the mall for the community. It was suggested that maybe the company could consider another building for the community to offset this loss. N. Poli noted the company's willingness to work with the retail sector of the mall, allowing them enough time to relocate their businesses.

PUBLIC COMMENT:

Doug Pratt, owner of Pratt Gift Shop in the mall, expressed concerned regarding his lease. At present, the rental rate is affordable. After January 1, 2021 the rental rate is unknown. He felt if an extension of his lease was needed to find another place, how expensive would the new market rate lease be. He wondered how accommodating the company would be with the displacement of the retail sector given how quickly all this change has occurred.

Karen Gruschke asked Jackie Krawczak about the lease situation at the mall. It would be beneficial to the community if the company could assure that there may still be some retail at the mall. Krawczak stated that they cannot give out lease information because they are in negotiations only to buy the mall at this time.

Greg Konwinski, owner of Hungry Hippie, discussed that the mall was on a downward trend. The viability of the mall would be greater suited to being refurbished by I2P. He felt that Alpena needs more manufacturing jobs and these jobs would enable Alpena to grow.

Carolann and Don Chojnacki were concerned about noise created from additional trucks that may be generated by the company and would like a privacy fence to be considered.

Larry Clark (via zoom call) spoke on behalf of South Bay and their mission statement explaining economic development was a priority in order to move Alpena forward. It is important to support the economic community of this area and the South Bay strongly supports the I2P concept for the Alpena Mall.

L. Dehring made a **motion** to close the Public Hearing, **supported** by C. LeFebvre. ***Motion passed unanimously.***

After discussion by the commission regarding Case #P-01-20 and the request for a Special Use Permit to convert the shopping mall to warehousing and light manufacturing, a **motion** was made by L. Dehring and **supported** by C. LeFebvre to adopt the Findings of Fact in paragraphs A & B in Rick Deuell's Report 01-20. ***Motion passed unanimously.***

A discussion took place between the Planning Commission and Township Attorney Tim Gulden regarding how the commission should move forward with the site plan request. Chairman Hilberg then reviewed the performance standards listed in section 313 of the zoning ordinance; the general provision standards found in sections 314, 319, 320, 321, 325, 327, and 330 of the zoning ordinance; the site plan review criteria contained in section 505 of the zoning ordinance; and the special land use approval standards set forth in section 602 of the zoning ordinance. Chairman Hilberg invited comment from each commission member concerning each standard, and as he reviewed each standard, he noted, without opposition from the commission members, that each standard was either satisfied or did not apply to the Applicant's proposed use.

A **motion** was made by L. Dehring and **supported** by C. LeFebvre to adopt and approve Rick Deuell's findings to the applicable zoning ordinance standards in his report. ***Motion passed.***

A **motion** was made by L. Dehring and **supported** by N. Poli to approve the Special Use application with the following conditions:

1. Applicant is to comply with all applicable zoning ordinance provisions and conditions, including but not limited to section 327-E.-1. through 4. of the zoning ordinance.
2. Comply with the applicant's representations in its applications.
3. Install a residential buffer area where commercial, office or industrial uses abut an existing residence or residentially zoned property, as required by section 327-E.-2 of the zoning ordinance.
4. Applicant is required to repair and maintain the existing drainage system.

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

NEXT MEETING – November 9, 2020

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 10:53 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary
/ldt