

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Thursday, November 12, 2020

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

Lisa Brendle

OTHERS PRESENT

Nathan Skibbe – Township Supervisor
Tim Gulden – Township Attorney
Bill Yaklin – 4150 US 23 N
Steve Estey – ITC
Larry Clark – Via Remote Phone Access

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

N. Poli made a **motion** to approve the October 12, 2020 minutes, **supported** by C. LeFebvre. *Motion passed unanimously.*

PUBLIC COMMENT

Larry Clark joined the meeting via speaker phone. Mr. Clark talked about how the I2P land acquisitions of the Alpena Mall and the K-Mart building were a great initiative for Alpena. South Bay is strongly supportive of this new acquisition of the Prell building. They believe this is a win for Alpena Township and the community at large.

CORRESPONDENCE

- a. Report 03-20
- b. Letter from Adam Pohl

PUBLIC HEARINGS

1. **Case #P-03-20**, Zimax Properties, LLC requested a SPECIAL APPROVAL USE to allow light manufacturing and warehousing and storage. Property is located at 3020 US 23 South, Parcel No. 011-004-000-012-00 in a General Business (B-2) zone district.

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

DISCUSSION:

A presentation was made by Bill Yaklin. I2P is expanding rapidly with a need for buildings the size of the Alpena Mall. The Prell building fits with this ongoing need. The request is to enter into a purchase agreement that is contingent upon the special use permit to allow light manufacturing and warehousing and storage. The preference is for tenants that meet the economic generator network ideas. The mission is to incubate new designing businesses through the development of work cells. In order to achieve this, there is a need to provide space for this type of activity.

Mr. Yaklin showed a picture of the property and discussed all of the boundaries. He also explained that there would be no changes with the building itself. When a tenant is found, it may be possible some changes will be needed at that time. In that case, they would have discussions with the township regarding those. Supervisor Skibbe stated that all the parameters were met with the township zoning ordinance as it relates to a special use request in regards to this property.

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-03-20 and the request for a Special Use Permit to allow light manufacturing and warehousing and storage, a **motion** was made by C. LeFebvre and **supported** by L. Dehring to adopt the Findings of Fact in paragraphs A & B in Rick Deuell's Report 03-20. ***Motion passed unanimously.***

A discussion took place between the Planning Commission and Township Attorney Tim Gulden concerning the need for the Commission to review the applicable zoning ordinance standards while considering the Applicant's request for a Special Use Permit. Attorney Tim Gulden and Chairperson 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. As they reviewed each standard, Chairperson Hilberg 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 C. LeFebvre and **supported** by L. Dehring to adopt and approve Rick Deuell’s findings to the applicable zoning ordinance standards in his report.

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

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

- a. The applicant would comply with the zoning ordinance requirements and standards.

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

2. **Ordinance No. 143 of 2020** – An ordinance to recommend adoption of a zoning ordinance amendment to the Township Board. The amendment modifies the Charter Township of Alpena Zoning Ordinance as follows: Section 201 – amend the definition of accessory dwelling unit and add the definition of small cell wireless facility. Section 31 – allow utility facilities in any district when locating there is necessary to serve the district. Site plan review shall be required. Screening may be required.

DISCUSSION:

Mr. Estey gave a presentation to the commission regarding a need for a change in the present ordinance to accommodate utility facilities. The new ordinance has some inconsistencies precluding this to be addressed properly for utility buildings. He represents ITC and gave an explanation as to why the company was created.

N. Poli made a **motion** to recommend adoption of Ordinance No. 143 of 2020 to the Charter Township Board of Trustees, **supported** by L. Dehring.

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

DISCUSSION

Supervisor Skibbe requested that the Planning Commission meet twice before the end of the year as required by law. He recommended that December might be a good month. The regular meeting is on December 14th at 7:00 p.m. He felt that another date in December could coincide with the Alpena County Virtual Open House meetings which will be given December 7 - December 10. The commission agreed that they could meet on the regular meeting date of December 14, 2020 and add the second meeting for December 7, 2020 at 5:00 p.m. at the township hall.

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NEXT MEETING – December 7, 2020 at 5:00 p.m.

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 8:49 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary

/ldt