

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, November 21, 2022

MEETING COMMENCED: 6:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Corey Code, Larry Dehring, Delynn Pauly, Norm Poli and Vice-chairperson Michelle Woodruff

ABSENT

Chairperson Tom Hilberg and Matt Radocy

OTHERS PRESENT

Kevin Pauly – Township Building Official
Nathan Skibbe – Township Supervisor
Julie Miller – Applicant
Greg LeTourneau – Representative for Applicant

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

Vice-chairperson Woodruff amended the agenda by adding an email from applicant Julie Miller under Correspondence, b.

APPROVAL OF MINUTES

N. Poli made a **motion** to approve the November 1, 2022 minutes, **supported** by D. Pauly. *Motion passed unanimously.*

PUBLIC COMMENT

None

CORRESPONDENCE

- a. Reports #11-2022 & #12-2022 – R. Deuell
- b. Email – Julie Miller

L. Dehring made a **motion** to receive and file all correspondence, **supported** by C. Code. *Motion passed unanimously by voice vote.*

PUBLIC HEARING

1. Case #P-11-22, Kim Stafford, requested a SPECIAL APPROVAL USE for the vertical expansion of an existing non-conformity. Property is located at 8672 Gutchess Road, Parcel No. 018-145-000-075-00 in a Waterfront Residential (WR) zone district.

L. Dehring made **motion** to open the Public Hearing, **supported** by C. Code. ***Motion passed unanimously by voice vote.***

Supervisor Skibbe pointed out that Greg LeTourneau was present to represent the applicant. He also informed the commission that he and Building Official Kevin Pauly completed a site visit. He explained that existing non-conformities are common on Long Lake and that was the reason for the special use request. A firewall will be installed on the northside of the structure because of the neighboring cottage being so close. The topography and water drainage will not be affected by the vertical expansion. N. Poli asked about the septic and drain field which Supervisor Skibbe said the capacity was approved by Local Health Department #4.

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

A **motion** was made by D. Pauly to approve a Special Land Use for the vertical expansion of an existing non-conformity located at 8672 Gutchess Road, Parcel No. 018-145-000-075-00 based on the Findings and Facts contained in Report #11-2022, **supported** by C. Code.

Roll call vote: C. Code-aye; L. Dehring-aye; T. Hilberg-absent; D. Pauly-aye; N. Poli-aye; M. Radocy-absent; and M. Woodruff-aye. Motion passed unanimously.

2. Case #P-12-22, Skid Row Enterprises LLC, requested a SPECIAL APPROVAL USE for outdoor boat and RV storage. Property is located at 3417 Gilbert Drive, Parcel No.'s 018-230-000-075-00, 018-230-000-076-00 and 018-230-000-077-00 in a General Business (B-2) zone district.

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

Supervisor Skibbe explained that the deficiencies described in Rick Deuell's report were addressed in Julie Miller's email such as landscape screening and lighting. All three parcels are being combined into one through Allan Berg's office. Applicant Julie Miller, added that the 4th lot she owns will not be included in the combination. N. Poli asked if she was requesting not to have screening on the US 23 North side of the property as required. Julie explained she feels that fencing would detract more than leaving it in a natural, wooded state. Any future buildings on the property located across US 23 North from her, which is zoned residential, would be over 200' from any potential buildings on her property per MDOT's road right of way. Supervisor Skibbe added that vegetative boundaries are considered fencing. Vice-chairperson Woodruff inquired about lighting and Julie answered that it would be installed if the special use is granted.

L. Dehring made a **motion** to close the Public Hearing, **supported** by D. Pauly. ***Motion passed unanimously by voice vote.***

A **motion** was made by D. Pauly to approve a Special Land Use for the construction of an outdoor boat and RV storage located at 3417 Gilbert Drive, Parcel No.'s 018-230-000-075-00, 018-230-000-076-00 and 018-230-000-077-00 based on the Findings and Facts contained in Report #12-2022 and additional information provided at the public hearing, **supported** by C. Code.

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

DISCUSSION

Denise Cline of NEMCOG reviewed each of the proposed zoning ordinance amendments pertaining to Article 2 (Definitions), Article 3 (General Provisions), Article 4 (District Regulations), Article 7 (Supplemental Regulations) which address aggrieved person, child care facilities, chickens/ducks/geese, solar energy, wireless facilities, wind energy and building height. The commission discussed potential changes and additions. D. Cline will make the suggested changes and a public hearing to recommend adoption of the zoning ordinance amendments to the Board of Trustees will be held on December 12, 2022 at 6:00 p.m.

NEXT MEETING – December 12, 2022 at 6:00 p.m.

ADJOURNMENT – N. Poli made a motion to adjourn, supported by D. Pauly. Meeting adjourned by Vice-chairperson Woodruff at 7:40 p.m.

Respectfully submitted,

Lynn Daoust
Acting Secretary