

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing & Workshop

Monday, December 13, 2021

MEETING COMMENCED: 7:00 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

Matt Radocy

OTHERS PRESENT

Kevin Pauly – Township Building Official
Donald Gilmet – Township Building Official (via Zoom)
Gary Spragg – Applicant (via Zoom)
Denise Cline – (via Zoom)

ADOPTION OF AGENDA

M. Woodruff made a **motion** to adopt the agenda with the addition of Tom Hilberg’s letter under Correspondence, **supported** by N. Poli. *Motion passed unanimously.*

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

C. LeFebvre made a **motion** to approve the November 8, 2021 minutes, **supported** by C. LeFebvre. *Motion passed unanimously.*

PUBLIC COMMENT - None

CORRESPONDENCE

1. Report #07-2021 – R. Deuell
2. Letter – Alpena County Planning Commission
3. Letter – T. Hilberg to the Board of Trustees

C. LeFebvre made a **motion** to accept and file all correspondence, **supported** by M. Woodruff. *Motion passed unanimously.*

PUBLIC HEARING

1. Case #P-07-21, Gary Spragg requested a SPECIAL APPROVAL USE to allow a tiny home as the principal dwelling on a parcel. Property is located at 1106 Hanover Road, Parcel No. 013-009-000-005-00 in a Waterfront Residential (WR) zone district.

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

DISCUSSION:

Mr. Spragg addressed the commission via zoom. He agreed that a 4 foot fence would be fine and he did not need a 6 foot fence as the plan stated.

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

Chairman Hilberg read Section 602, Section 322 and Section 320 of Rick Deuell's Findings of Fact report. As the commission reviewed each standard, it was noted that each one had been met by the applicant.

A **motion** was made by M. Woodruff to adopt and approve Rick Deuell's findings 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-aye and M. Woodruff-aye. Motion passed unanimously.***

A **motion** was made by M. Woodruff to approve the Special Use application for Case #P-07-21 without conditions based on the findings of fact contained in Report #07-2021, **supported** by N. Poli. ***Roll call vote: L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; M. Radocy-absent; A. Rich-aye and M. Woodruff-aye. Motion passed unanimously.***

WORKSHOP – Recreation Marihuana

Denise Cline joined the meeting via zoom. A discussion regarding the marihuana ordinance was reviewed. Norm Poli asked whether the commission could eliminate outdoor growing. After some discussion, the commission decided to prohibit outdoor growing of marihuana in the ordinance. The commission also determined that they did not want to allow commercial marihuana in Office Service. The board reviewed the licensing ordinance.

M. Woodruff made a **motion** that the Planning Commission move forward with the marihuana ordinance and licensing ordinance and to hold a public hearing at the Planning Commission's regular meeting on January 10, 2022 at 7:00 p.m., **supported** by L. Dehring. ***Roll call vote: L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; M. Radocy-absent; A. Rich-aye and M. Woodruff-aye. Motion passed unanimously.***

NEXT MEETING – January 10, 2022

ADJOURNMENT – Meeting and workshop adjourned by Chairperson Hilberg at 9:06 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary

/ldd