

MINUTES

City of Alpena Planning Commission
Regular Meeting
February 11, 2014
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7 p.m. by Paul Sabourin, Planning Commission Chair.

ROLL CALL: PLANNING COMMISSION

Present: Glowinski, VanWagoner, Dort, Gilmore, Boboltz, Hunter, Lewis, Sabourin

Absent: Heraghty

Staff: Adam Poll (Director of Planning & Development), Don Gilmet (Building Official), Vickie Roznowski (Recording Secretary)

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The February 11, 2014, agenda was approved as printed with one addition to Business; Priority Development Sites.

APPROVAL OF MINUTES:

The Minutes of the December 10, 2013, regular meeting were approved as printed. The Minutes of the January 14, 2014, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Discuss Creating an Implementation Committee for the Comprehensive Plan.

Poll stated at the last meeting we discussed different potential implementation strategies for the Comprehensive Plan and we were trying to narrow down the list of action items. At the last meeting the Mayor addressed the Commission and noted that there were various Visioning Committees and that we could use those Committees to try to get more of the Comprehensive Plan implemented. Poll talked with Sabourin and came to the conclusion that if we are going to use the Visioning Committees, we cannot just swamp them with the entire list. If we were to discuss all of the Goals and Objectives during a Commission meeting it would take a lot of time so we have decided that we would like to set up an Implementation Committee, which would obviously have to consist of less than a quorum of the Planning Commission to continue to set a list of priority items. If we get a list of priority items then we can give some of those items to the Visioning Committees. In addition to that it would probably be a good idea to have Planning Commission members address those Visioning Committees. Sabourin stated the idea is for the Committee to look at all the action items and decide where all those action items belong. This

document was created by Council in 2009 at the Visioning Session which is based on public input, the old Master Plan, and Council's vision. There are 355 action items in the current Comprehensive Plan and we can't act on them all. The idea that the Mayor had was to put these action items into either one of these Committees or suggest that they be handled by the DDA, the Chamber, Target, the Township, the County, or whoever would be the most likely people to look at these items. Another thing the Mayor would like to see is some member of this Planning Commission, or a liaison from this body to participate in that Committee so they understand what the Planning Commission is asking and getting their Committee feedback as well. It will probably help us in the future to create additional plans as we go along. Give it some thought and email Poll by next Monday if you are interested in joining the Implementation Committee. Dort asked what kind of time commitment is anticipated. Sabourin stated he doesn't see a whole lot of time being involved in the selection process and deciding where this thing should go. The time constraints thereafter will be any meetings the Visioning Committees or other various boards hold. Glowinski stated he doesn't know if Sabourin's vision is to have a Planning Commission member be a part of those committees, is already a part of the Preserve and Protect Natural Resources committee, but would be willing to serve on another committee for steering purposes. Poll stated some of the Committees are operating and don't have any room for extra members so we would just there for ex-officio and comment only. Sabourin stated that it was indicated to him that some of the Committees haven't met at least in the last 1 ½ years. Glowinski stated that a lot of the impetuous stopped when Thad Taylor lost his job. Taylor was making sure that the Committees were scheduling meetings. Poll stated that Council is very much interested in this and it is always nice to get the two bodies working in tandem.

2. Priority Development Sites.

Poll stated that several departments, boards, and commissions are always looking for new tools to help out the City like for instance the Main Street application, which unfortunately we did not get this year. There is another program out there called *Redevelopment Ready Communities* Program. Poll is looking to apply for this program for the City. The goal is to have experts from the State look at the different aspects of the City's economic development package. The State is trying to make a streamlined, business friendly environment for the Cities that are involved in this program. Part of this program is to pick out a list of priority development sites. The idea is to have these sites picked out and be able to actively market certain sites around the City. For instance, if the property is privately owned we try to work with them to get the environmental done and get all the information in one place and then you can click a link online and get all the information on a number of properties around the City. One of the real benefits is it will actually help market a number of these sites. As part of the application for the *Redevelopment Ready Communities* Program they asked that we pick out a certain number of priority sites. These sites have to be able to be turned over or sold, no matter where they are at. A few examples are the US-23 North property, the property at the corner of Third and River, the vacant Alpena Power Company property, the ACC property. Sabourin stated there is the property at Washington and Third that is vacant. Lewis stated another site would be the ATI property on Eleventh Avenue. Glowinski stated some other sites would be the old Zolnierek store at the corner of Chisholm and Eleventh, the laundry mat on Chisholm, and Muffler Man on Chisholm.

COMMUNICATIONS:

None.

REPORTS:

1. Freedom Motors Update

Poll stated that he did receive estimates and proof of financing from Freedom Motors. Jerry Kieliszewski, Freedom Motors investor, has concerns regarding the demolition. Right now it is scheduled for April and Kieliszewski feels it should be moved back to May. Feels that we should wait and see how the weather is before we start pushing anything back. Currently the timeline is on task and the next scheduled task is the demolition. Gilmet stated the issue with the demolition is if it is done before May it will be a muddy mess. The structure part is a bunch of 6 x 6s which is the initial phase of the demolition. The rest of it is going to be site work demolition and that will be done when the frost is out of the ground. If you push back the demolition into May you are just going to back up the whole timeline. Taking the structures down is not going to be that big of a deal.

Poll stated that the City has had some complaints regarding the site located at the corner of Ripley and Washington. Last month we received a letter from Duffy Gorski noting that he would be enforcing his 10 foot right-of-way easement and would no longer allow cars to park in that location. One of the conditions that was established in May 2012 was that any vehicles parked along Duffy Gorski's building could not extend beyond the front of the building in that area. Now that the cars have been moved at least 10 1/2 feet away from Gorski's building they are parking at a location that extends beyond the front of the building. When that condition was made it was made for along the building. Gorski is arguing that even though they are 10 1/2 feet away from the building they are still along the building. Looking back at the Minutes it would appear that the condition was made due to visibility concerns for people seeing traffic coming down Ripley towards Washington. With the vehicles moved away from the building it would not appear to be a visibility issue, but I have forwarded this to the City Attorney to see what his thoughts are. Did talk to Dave and Marin from Freedom Motors and they are of the opinion that there is no longer a visibility concern since they are not parking vehicles along the building. Gilmet stated the confusion seems to be that when the motion was passed the vehicles were parked alongside the building. Now that they are parking vehicles 10 1/2 feet away from the building Freedom Motors doesn't think that rule still applies. The question is, when you passed the motion were you referring to the vehicles over there only if they were parked alongside the building? Sabourin stated he was the one who made the motion so I will give you my intent. We all know there were 3 things involved. Number 1 was the corner issue between Washington and Ripley; no parking of cars and immediately the day after they parked a motorcycle out there at the corner and the City Attorney determined that it was the intent of the Planning Commission to ban all vehicles, the second issue was the parallel parking of vehicles along Ripley Boulevard which we limited to 3 vehicles, and the third issue was the protrusion of vehicles beyond the site line of the front of Gorski's building. It doesn't make sense to have a vehicle not being able to protrude at that site line and then move it over 10 1/2 feet and have it protrude. Sabourin stated his intent was the 3 things; allow 3 vehicles along Ripley, no vehicles for sale at the corner, and to maintain the site line across Gorski's building over to where he would be allowed to have the 3 vehicles parked. Boboltz stated that he only sees 2 issues with respect to the fact that the vehicle is parked in such a way that it is protruding out almost to the sidewalk; can

vehicles still get in and out of Duffy's on the right-of-way reasonably okay and does that vehicle protruding that far out cause a problem for someone that wants to turn left onto Ripley and can they see vehicles coming from the direction of the light with that vehicle sticking out that far? If those are issues then it seems they should be addressed.

2. Update on Planning and Development Projects

The Center Building Façade Grant

Poll stated that this project is wrapping up, the only thing that needs to be finished is the installation of the kitchen on the 3rd floor.

MSHDA Grants

Poll stated we are still in the process of closing out our MSHDA Grants; Downtown Rental Development and Neighborhood Rental Rehab. We do have additional interest in both the Downtown Rental Development and Neighborhood Rental Rehab grants and have met with MSHDA on some of those projects. Waiting on MSHDA to set their standards but at the same point we are trying to get our grants closed out before we move forward.

Development Sites

Poll stated he and Klarich have met with different developers on different sites for development. Very optimistic that this year we will be able to do a number of things on those sites.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

Roznowski asked the Commissioners if they would like their meeting packets emailed to them and they can be printed for the evening of the meeting or do they want them on the Planning Commission webpage similar to how the Council packets are done. Hunter stated he would pick his packet up after it is printed. The rest of the Commissioners would like it emailed to them.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:50 p.m. by Chair Sabourin.

Wayne Lewis, Secretary