

# MINUTES

City of Alpena Planning Commission  
Regular Meeting  
June 14, 2016  
Alpena, Michigan

## CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. by Randy Boboltz, Planning Commission Vice-Chair.

## ROLL CALL: PLANNING COMMISSION

Present: Hunter, Gilmore, VanWagoner, Boboltz, Lewis, Mitchell

Absent: Sabourin, Heraghty and Dort

Staff: Adam Poll (Director of Planning & Development), Don Gilmet (City Building Official)

## PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

## APPROVAL OF AGENDA:

The June 14, 2016, agenda was approved as presented.

## PUBLIC HEARING AND COMMISSION ACTION:

**PC 16-SU-04:** Chad Mischley has requested a special use permit be granted to allow the construction of a 40' x 60' building to be utilized for auto repair and wash facility and an outdoor vehicular sales area located at 928 W Chisholm Street.

Poll gave the staff report to the Planning Commission. Poll noted the applicant is requesting to construct a 40' x 60' building to be used for washing and repairing vehicles for Hudson's Auto. The applicant is proposing to set the building back 80' from the front property line along Chisholm Street and 20' from the alley. Poll noted that the applicant has indicated that the building would be a pole building design but would utilize decorative siding. The proposed plan shows a 0' side yard setback which would require that a setback variance is obtained. Poll noted that the applicant requested to have an outdoor vehicle sales area in front of the proposed building. The applicant has indicated that the auto repair would be for their own vehicles and would principally involve detailing, but some repair would be conducted as well.

Poll noted the property in question is zoned CCD Commercial Corridor District and the requested use of auto repair and outdoor vehicular sales is allowed in this district through the issuance of a special permit. The CCD district has a maximum setback for the Chisholm Street Corridor of 20', the applicant is requesting an 80' front yard setback and would have to have a variance granted. In this instance, the applicant has indicated that the new building is to support the primary use of outdoor automotive sales, and that maximum visibility for the cars is beneficial to the business. The proposed setback matches the

location of his existing sales office. The purpose of the 20' max front yard setback is intended to keep the commercial uses along the street and the parking in the side or rear. In this instance vehicular sales display is the commercial use, and it would appear logical to allow the greater setback.

Poll went over the supplemental regulations in place for auto repair and outdoor vehicular sales.

Poll noted the most affected property would appear to be a legal non-conforming residence located at 920 W Chisholm. The residence is owned by the applicant, who has noted that eventually he would like to incorporate the lot into the existing business. As it is still a residential use, a setback variance to allow a 0' setback is required.

Poll noted the new proposed vehicular sales area is currently shown extending to the property line of 920 W Chisholm. Commercial parking is required to have a 10' side yard setback from a residential district. As the property at 920 W Chisholm is a residential use, but in a commercial district, the 10' setback provision does not apply, however, a 5' parking setback is required. If the applicant wants a 0' parking setback they would have to request a variance.

Poll noted the applicant has indicated that they would utilize decorative siding, but did not indicate what type of siding would be utilized. They indicated they would like to also reside the existing office to match the new building. As this is a commercial area and the proposed use is commercial in nature, staff would prefer to add the condition that vertical metal siding cannot be utilized.

Poll noted that as the proposed use would appear to meet the supplemental requirements, and would allow an existing business to expand without negatively impacting any neighbors, staff would recommend **approval** of the request for a special permit at 928 W Chisholm Street to construct a 40' x 60' building to be utilized for an auto repair and wash facility and expand the existing outdoor vehicular sales area subject to the following conditions:

1. A setback variance is granted by the Zoning Board of Appeals for the front and side yard setback.
2. Vertical metal siding is not utilized.

FAVOR:

Chad Mischley, 920 W Chisholm Street, noted that he was the applicant. He noted that he resided in the home most affected by the proposed building and that he did eventually plan to utilize the property at 920 Chisholm as part of the dealership and it would not continue as a residential use after he moved out. Mr. Mischley expressed concern over the condition that vertical metal siding is not utilized and noted there were many varieties of attractive vertical metal siding. He noted that he understood the intent of the staff recommendation to keep the building looking attractive, but felt that eliminating all vertical metal siding was to constricting. He noted that he did not his building to resemble a pole barn, but asked that the staff condition be removed.

OPPOSITION:

None.

COMMISSIONER'S DISCUSSION AND ACTION:

Hunter questioned if the Planning Commission could impose design standards in the Commercial Corridor District. Poll noted that as the request required a special permit, design elements could be reviewed. Poll indicated that in the Central Business District design elements area required to be reviewed and that in this case being in a highly visible urban environment that would be something the Planning Commission could require. Poll noted that he did agree that there is some vertical metal siding on the market that may be appropriate, but wanted to get the applicant approval at this hearing and not make him go through another review process later.

Boboltz noted that he understands staff concerns regarding not allowing vertical metal siding, and noted that he is not opposed to the use of the metal siding on the rear of the building. Boboltz noted that the Planning Commission had placed some conditions on the highly visible portions of the auto repair facility of Washington Avenue, but also indicated the proposed building was significantly more set back from the street.

Van Wagoner noted that while he understood staffs position, he was ok with some vertical metal siding, and noted that he felt the applicant would not install a type of siding that would be detrimental to his business.

Hunter noted he did not think that the condition not allowing vertical metal siding should be required.

**Motion made by Hunter, seconded by Mitchell to approve a special use permit be granted to allow the construction of a 40' x 60' building to be utilized for auto repair and wash facility and an outdoor vehicular sales area located at 928 W Chisholm Street with the condition that the appropriate variances are obtained from the Zoning Board of Appeals.**

Yays: VanWagoner, Boboltz, Lewis, Mitchell, Hunter and Gilmore

Nays: None.

Absent: Sabourin, Heraghty, Dort

Motion passed by a vote of 6-0.

BUSINESS:

None.

COMMUNICATIONS:

None.

REPORTS:

Development Updates

Poll indicated that the former Alpena Power Office building demolition project underway with the asbestos abatement in the process. He noted that demo was anticipated to be completed in early July.

Poll noted that other grant projects were moving forward, with The Owl opening soon, and Alpena Furniture finalizing details with the MEDC.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:47 p.m. by Vice Chair Boboltz.

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Wayne Lewis, Secretary