

MINUTES

City of Alpena Planning Commission
Regular Meeting
September 9, 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: Gilmore, VanWagoner, Sabourin, Lewis, Heraghty, Hunter

Absent: Dort, Boboltz

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The September 9, 2014, agenda was approved as printed

APPROVAL OF MINUTES:

The minutes of the August 12, 2014, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

1. P.C. Case #14-SU-06. Judy Jacobs has filed a petition requesting a Special Land Use Permit to allow a Group Child Care Home (7-12 children) within a single family residence located at 538 W Washington Avenue in an R-2, One Family Residential District. She currently operates a Family Child Care Home for 1-6 children at this location.

Poll stated that Judy Jacobs has operated a Family Child Care Home (1-6 children) from her home at 538 W Washington for since purchasing the property about a year ago. Prior to her purchasing the property, the former occupant operated a daycare out of the homes as well. The applicant believes that daycare had up to 12 kids, although City records do not indicate that a Special Land Use Permit was ever granted. The applicant has filed an application with the Michigan Department of Human Services for a Group Child Care Home License (capacity 7-12 children). A requirement of the application is zoning approval from the local jurisdiction. In accordance with the City Zoning Ordinance a Special Land Use Permit is required for a Group Child Care Home in the R-2 Zoning District.

Within the One Family Residential District (R-2), Group Child Care Homes require a Special Land Use Permit. The subject property abuts single family residences to the south and east and across Mirre Street to the west. Across Washington is a legal non-conforming four-plex.

The City's 2013 Comprehensive Plan calls for One Family Residential development on this site, which includes Group Child Care Homes with a Special Land Use Permit. If the request is granted, the petitioner will need to submit the approved zoning information to the state to complete her application.

The potential doubling of the number of children at any one time does raise concerns regarding sufficient number of staff to care for them. The City will rely on the State Department of Human Services to ensure adequate staffing levels are maintained as a requirement of the new license.

The existing structure has been a single family residence since its construction, although the zoning of the property has changed over the years. The City's 2013 Comprehensive Plan calls for One Family related development including Group Child Care Homes with a Special Land Use Permit if having 7-12 clients. Six or less clients is permitted by right.

Staff recommends approval of the Special Land Use Permit to allow for the increase from 1-6 children to 7-12 children in an R-2 Zoning District in accordance with the City Zoning Standards with the following conditions: 1.) A copy of the State License shall be provided to City staff for its file when granted by the State of Michigan, 2.) Documentation of the minimum number of staff to be required on-site by the State shall be provided to City staff, and 3.) The Special Land Use Permit shall be implemented within twelve (12) months of its approval by the Planning Commission or become null and void. The petitioner may request an extension prior to the expiration of the Permit.

Ron Gunderman, stated he is here on behalf of Judy Jacobs. Hopes the Commission approves the application for the additional children. I think she does a very good job taking care of the children, keeping everything under control, and keeping the grounds and house in extremely good condition. It would provide benefits to the community in terms of providing child care for parents so they can continue to work full-time. In addition, the money that we make we are putting into the house and improving the look and curb appeal in Alpena as people come down Washington Avenue. I firmly hope that the Commission approves the application.

FAVOR:

Scott Meier, 430 Mirre Street, which is almost across the street from Ron Gunderman and Judy Jacobs. It has been a pleasure being their new neighbor. I've been at that location a little over 3 years and they've been there just over 1 year. I have been getting to know them and appreciating their contribution to the neighborhood. I think the increased traffic won't be a hardship for myself and I don't think it will be a hardship for any of the other neighbors. It is great to see more employment and the possibility of having to take on another staff member if she gets more kids. It's a wonderful thing for our community and I think she does a great job with the kids.

OPPOSITION:

None.

COMMISSIONER'S DISCUSSION AND ACTION:

Gilmore stated he lives across the street from this house and concurs that he has never seen any problems with traffic. It just runs real smoothly. Poll stated when he was out taking pictures he ran into someone from the neighborhood who stated they have no problem with the

daycare or the expansion. The only issue they said is that it can get slightly congested at times around the curve on Mirre. VanWagoner stated it looks like there is a picket fence and wondered if there is a spacing requirement of the pickets. Poll stated our fencing requirements don't necessarily get that detailed. It is more of a Building Code issue and to my knowledge they really don't have a lot to say about fences in some areas because they are decorative. State licensing doesn't necessarily require fencing. The state will look at it and if they see it as hazardous then they wouldn't grant that.

Motion made by Lewis, seconded by Hunter, to approve the Special land Use Permit to allow for the increase of 1-6 children to 7-12 children in an R-2 Zoning District with the conditions stated.

Ayes: VanWagoner, Sabourin, Lewis, Heraghty, Hunter, Gilmore

Nays: None.

Absent: Boboltz, Dort

Motion passed by 6-0 vote.

BUSINESS:

1. Redevelopment Ready Communities Program

Poll stated that the MEDC has done a presentation at a Council meeting. MEDC is re-evaluating the City processes. Some of those processes include areas that directly affect the Planning Commission; Zoning Ordinance, Comprehensive Plan, things like that. When those evaluations are complete they are going to have a checklist of the best practices. They will give a stop light variety of rating; green which means we are good and we don't have to do anything else, yellow which means they will have a comment as to what we can improve on, or red which means we have more significant issues to meet their standards. Once the evaluation is complete we can look at that and see if there are any changes we can incorporate or have the desire to incorporate. Beyond that there are a number of training opportunities coming up for this. If you can make the training I feel it would definitely be a worthwhile experience and the City will pick up any associated fees with that.

COMMUNICATIONS:

None.

REPORTS:

1. Update on Planning and Development Projects

Proposed Hotels –

Poll stated the City is meeting with the engineer and the Brownfield Consultants tomorrow regarding the site for the Holiday Inn Express. They will be going to the Zoning Board of Appeals along with the proposed Fairfield Inn. The Holiday Inn Express will need a variance regarding setbacks along the side and parking. The Fairfield Inn will need to go to the Zoning Board of Appeals for a height variance. They are limited to 35 feet and they are requesting just over 46 feet.

Poll stated he and Jim Klarich are continuing to work with other developments that are in the process but at this point it is still too early to go public.

2. Freedom Motors Update

Poll stated the interior walls are complete, they have water to the site, the paving is waiting on moving of a gas meter, floors are poured, windows are in and they are making progress.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:17 p.m. by Chair Sabourin.

Wayne Lewis, Secretary