

# MINUTES

City of Alpena Planning Commission  
Regular Meeting  
September 15, 2015  
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: Hunter, Gilmore, VanWagoner, Boboltz, Sabourin, Heraghty, Mitchell

Absent: Dort, Lewis

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

## PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

## APPROVAL OF AGENDA:

The September 15, 2015, agenda was approved as printed.

## APPROVAL OF MINUTES:

The minutes of the August 11, 2015, regular meeting were approved as printed.

## PUBLIC HEARING AND COMMISSION ACTION:

None.

## BUSINESS:

### 1. Evaluate the bed and breakfast requirements of the ordinance.

Poll stated that the Airbnb website is becoming more popular. The website is a bed and breakfast site. Airbnb rents out individual rooms as well as whole houses. Hunter asked if Gilmet is visiting these houses every day to tell them they need to meet code. Poll stated that Gilmet is probably not doing this every day but it is something we have discussed. Last year we looked at this and there are 1 or 2 houses that were listed. One house is on State Street and through conversation last year it is now a registered rental. There are 2 others on State Street that are whole house rentals and they don't fall under the current bed and breakfast portion of the ordinance. Those are treated as normal rentals that have go through inspections, have to meet the requirements of the Rental Registration, and Rental Inspections. As of right now, if we follow our Zoning Ordinance, to rent out individual rooms they need to have a Special Use Permit approved to allow them to rent rooms out. Poll

asked Commissioners if this is something that we want to pursue on a case by case and just make sure that they meet the Bed and Breakfast standards or do we want to lessen the standards for this. Hunter stated that Alpena has a very large number of unoccupied houses. We also have an occasional need for a large number of visitors for various events to stay somewhere. If we're sticking with the true Bed and Breakfast definition, most of those empty houses would not qualify because the owner does not reside in them. Are we seeing a potential use for those empty houses with the idea that they would be better cared for if someone saw them as being income producing Airbnb locations? Would like to see a separate category for this kind of service. Poll stated right now we regulate those based on the Rental Registration and Inspection policy. Sabourin stated he classifies these as boarding houses or rooming houses, which we have previously had in Alpena for years. Sabourin and Boboltz feel there is no reason to modify the Bed and Breakfast language at this point.

2. Presentation from Larry Clark – Take Pride in Alpena

Clark provided an update on the US-23 improvement project to the Commission. Clark stated 5 students from MSU will be in town this week to meet with the advisory committee and tour the corridor. At a later stage the students will do a design for the project.

COMMUNICATIONS:

None.

REPORTS:

Hueber Street Rezoning

Was unable to contact the homeowners in time to hold the Public Hearing at this meeting.

Redevelopment Ready Communities

Staff from the Redevelopment Ready Communities will be presenting the report to City Council at the October 5, 2015 Municipal Council meeting.

Austin Bros. Brewing Company

The brewery is producing beer. There has been a problem with their chiller so they are not putting it in kegs yet, but they are a day or two away from shipping product. Hoping to have their tap room open shortly.

Alpena Power

Contract is in place for the initial survey. It was a small contract so we didn't have to go through the statewide bidding process. We did talk to local businesses as well as Otwell Mawby of Traverse City and ASTI out of Grand Rapids. ASTI had the low bid so they will be starting the environmental surveys in the very near future. If we need a Phase II done then we will have to go out for bid for that portion also. Abatement and demolition will be much more significant in size and will also require that we go out for publication.

### MEDC Grants - Alpena Furniture & Owl Restaurant

Nothing has happened yet. We have received Notice of Intent from the MEDC. Because Alpena Furniture is in the Flood Plain we have to allow for a special 2 weeks of public comment and an additional week of public comment just because of the Flood Plain.

### Training Session

Mitchell was able to attend for Municipal Township Association. He got a lot of information on Medical Marihuana and the Right to Farm Act. Will email out materials to Commissioners that Mitchell received at the training.

### Woodward Trailhead

Woodward Trailhead has been awarded to Meridian Contracting Services. There were significant modifications we had to do to the trailhead because the bids came in higher than anticipated.

### Duck Park Bridge

Making significant progress. They are framing up the roof and all the stone around the outside of the bridge is being place. The bridge looks great so far.

### Downtown Mural

Crowd funding campaign starts Friday. Would like to get it on the wall before the Discovery Tour scheduled for late October.

### MSHDA Grants

Meeting with MSHDA on Friday to sign the paperwork for the grants. There will be 2 units done above Music & More and 6 units about the former St. Vincent De Paul. We anticipate this to happen within the next 4-6 weeks.

### Thunder Bay Jeep Chrysler Dodge

Thunder Bay Jeep Chrysler Dodge approached the City for a local Brownfield Plan to utilize for the cost of the demolition of the old Mike's Hardware building and to add a second story on their existing building.

### CALL TO PUBLIC:

None.

### MEMBERS' COMMENTS:

None.

### ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:48 p.m. by Chair Sabourin.

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Wayne Lewis, Secretary