

# MINUTES

City of Alpena Planning Commission  
Regular Meeting  
October 14, 2014  
Alpena, Michigan

## CALL TO ORDER:

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

## ROLL CALL: PLANNING COMMISSION

Present: Heraghty, VanWagoner, Lewis, Boboltz, Gilmore, Dort

Absent: Hunter, Sabourin

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

## PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

## APPROVAL OF AGENDA:

The October 14, 2014, agenda was approved as printed

## APPROVAL OF MINUTES:

The minutes of the September 9, 2014, regular meeting were approved as printed.

## PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case #14-SU-07. Maren Kieliszewski on behalf of Freedom Motors has filed a petition requesting a Special Land Use Permit to allow an auto repair facility within their existing building in a CCD, Commercial Corridor District, located at 929 & 935 W. Washington Avenue.

Poll stated that Freedom Motors has previously been approved to operate an automotive sales lot at the site in question. The applicants are currently finishing a major renovation of the site, for the use of automotive sales. Part of these renovations involve two enclosed bays that can be used to prep cars for sale. They are now requesting to be able to conduct repairs to their vehicles prior to selling the vehicle. The applicants have stated that there will be no painting done at the proposed location.

Before being utilized for automotive sales, the property was used as a green house. The site was approved for automotive sales in 2013 and had been under renovation since approval.

The applicants request would not appear to be out of character with the existing land uses. Surrounding land uses include professional offices to the west, an auto repair facility under construction to the south east, a nursery/greenhouse to the south, commercial to the east and residential to the north.

The surrounding land use of most concern would be the residential uses to the north. In many cases, allowing an auto repair facility next to a residential use would cause potential conflicts due to potential noise, smells, or similar byproducts of the automotive repair use. In this case however, automotive sales is the principal use of the site. The applicants have indicated that they initially would only be repairing their own cars, and may eventually service customer vehicles after the sale. Staff would note that screening is required for new commercial uses in the CCD along any residential boundaries. Staff would request that the screening be a solid fence, 6' in height.

The City's 2013 Comprehensive Plan calls for General Business development on this site. The proposed use would appear to fit into this category.

The proposed use would not appear to have a negative impact on the area as the site currently allows for vehicle sales and the additional use would not increase the footprint. In addition, the screening would appear to be an adequate screen from the residential uses.

Staff recommends that the special land use permit to allow the proposed auto repair facility in a CCD, Commercial Corridor District located at 929 & 935 W Washington Avenue be approved as it appears to meet Special Land Use Approval Standards with the following conditions: 1) a 6' solid fence be constructed along the north property line adjoining the residential properties, 2) no automotive painting is conducted at the site, 3) all repairs are conducted within the building, and no outside storage in conjunction with auto repair is permitted.

**FAVOR:**

None.

**OPPOSITION:**

None.

**COMMISSIONER'S DISCUSSION AND ACTION:**

Dort stated he would like Freedom Motors to be sensitive to the residents on the north side of the property with the noise and any odors. Living that close can be a problem. What is the timeframe on the fence? Poll stated that technically the fence is required for any change of use which would be completion of the auto sales use as well as commercial use because the use is would actually change, it would require fencing at that point. If you would like to set a time limit then that is certainly something the Planning Commission could do. At this point they are still finishing up construction for their automobile sales so we haven't gone out there and looked to see if the fence is up. It is something that needs to be done before they start repairing cars.

Motion made by Dort, seconded by Lewis, to approve the proposed auto repair facility in a CCD, Commercial Corridor District located at 929 & 935 W. Washington Avenue with the conditions stated.

Ayes: Heraghty, Dort, Lewis, Boboltz, Gilmore, VanWagoner

Nays: None.

Absent: Hunter, Sabourin

Motion passed by 6-0 vote.

#### BUSINESS:

##### 1. Prospective New Commission Members

Boboltz stated that City Council will make the final decision on the appointee, but the Planning Commission certainly free to make a recommendation if the Commission feels to do so. Poll stated there is one vacancy, which was made vacant by Glowinski's resignation. Heraghty asked if anyone asked Glowinski if he was willing to stay on the Commission. Poll stated we are limited to one member being on the Commission who resides outside the City and we already have that person on the Commission. Boboltz asked if we have some leeway in terms of the number that we choose to have on the Commission. Poll stated we do have a little bit of leeway as far as how many we have on the Commission. The way the law was written there is criteria that certain City sizes are allowed a certain number; small Cities are allowed a couple, Cities our size are allowed one, and larger Cities aren't allowed any. There is different criteria and Cities can do different things. When they passed the law it was clearly written for a specific City that had specific instance because only two Cities in the state met the population for that instance. Unfortunately, we are only limited to one. Glowinski could come back as an ex-officio member if he chose to. In the conversations I have had with him, I do not think he has any interest to commute back and forth from Grand Lake as ex-officio member.

Boboltz asked if any of the Commissioners have an opinion, concern, or feelings about either of the candidates. Lewis stated without the candidates being here then he can't make a decision either way. Poll stated this is a decision we don't have to make today. If we want to wait and get the candidates to attend the next meeting then we can do that. Dort stated that there is a lot to just see how they interact with other members. Consensus is to have the candidates attend the next Planning Commission members.

#### COMMUNICATIONS:

None.

#### REPORTS:

##### 1. Update on Planning and Development Projects

###### Austin Bros. Beer Company

Poll stated that we have a brewery coming to town that will be located at 815 W. Miller Street. Staff is in the process of looking into different grant funding to get a road up through the property to make that area more developable and to fill a gap within our existing truck route. We are leveraging any job creation for the brewery project to utilize for additional funding. The Austin Bros. Beer Company would be very happy if we could get a road running up through there because it would increase access to their site and make them more visible.

### Holiday Inn Express

Poll stated that the City is continuing to work with the Holiday Inn Express people regarding their Brownfield Plan. They have submitted a full plan to our office and they are currently under review. Heraghty stated he did read in the paper the cost of the foundation versus what a typical foundation cost is, and they are still moving forward? Poll stated we are at a much better situation. They've gotten IHGs developed two years in a row so they know what they are doing. Other sites they've done in Port Huron and Bay City they had to go down anywhere between 80 and 100 feet for their pier footings. When they came here we initially thought it was about 20 feet but to get to whatever stone quality they need it was actually close to 30 feet, but it is still tremendously better than other some of the other locations they have done.

### Fairfield Inn

Poll stated the City is still waiting on site plans from the Fairfield Inn that will be located on US 23 North. Has talked with the developer regarding potential local engineering firms but have not heard back from them since.

### 2. Freedom Motors Update

Everything is going well and the City is very pleased with the progress that has been made. Should be opened end of October or middle of November.

### CALL TO PUBLIC:

None.

### MEMBERS' COMMENTS:

None.

### ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:20 p.m. by Vice-Chair Boboltz.

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Wayne Lewis, Secretary