

MINUTES

City of Alpena Planning Commission
Regular Meeting
December 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: Sabourin, Heraghty, VanWagoner, Lewis, Boboltz, Gilmore, Dort

Absent: Hunter

Staff: Adam Poll (Director of Planning & Development)

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Poll noted that the Recreation plan was due to be updated, he asked that the topic be added as item #3 in the reports section of the agenda.

The December 9, 2014, agenda was approved as amended.

APPROVAL OF MINUTES:

The minutes of the October 14, 2014, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

Absent: Hunter,

Motion passed by 6-0 vote.

BUSINESS:

1. Prospective New Commission Members

Sabourin noted that there were two applicants. Poll stated there is one vacancy, which was made vacant by Glowinski's resignation. Poll noted that both Tara Stone and Dan Mitchell applied for the vacancy and were present at the meeting. Poll noted that because the Planning Commission was giving a recommendation to the Mayor and Council, a vote would not be taken. Poll asked that the Planning Commissioners email him their thoughts on both applicant and their opinion on which would be the best candidate. Poll noted that he would compile the responses he received and convey those thoughts to City Council.

Tara Stone noted that she moved to the area in 2013 after coming to Alpena her whole life. She indicated that she lives in the downtown on Second Avenue, noting her desire to live in an urban setting. Stone noted that she was a member of the design committee of the DDA, and had volunteered with the Brown Trout Festival and the A-Team for the Chamber of Commerce. Stone noted her desire to be involved with development especially of the historical nature. Stone noted that Alpena is her home and the decision to move her was natural and that she enjoys being involved in the Community. Stone noted that she did not have a development background but is willing to learn.

Dan Mitchell noted that he retired in 1993 from the United States Air Force after 20 years of service. He noted that he recently moved to Alpena from the upper peninsula to be closer to his son and the first thing he did was to want to get involved with the community. Mitchell noted that he had volunteered for a number of positions in Kinross Township including the Planning Commission before being elected to the Township Board. Mitchell noted that he has worked with a number of ordinances and master plans and drafted the Medical Marijuana ordinance for Kinross Township. Mitchell noted that his son is a member of the State Police in Alpena, and that he desired to be closer to him and his kids.

Poll noted that there is only one opening at present, but there could be potential openings in the future.

COMMUNICATIONS:

None.

REPORTS:

1. Update on Planning and Development Projects

Holiday Inn Express

Poll stated that the Brownfield Plan was moving forward with the MEDC and would be going for approval in January.

Austin Brothers Beer Company

Poll noted that work continued with the brewery to utilize their job creation for grant dollars to construct a road and utilities to service the brewery, and eventually fill a gap in the existing truck route. Poll noted that they will create 15 jobs in the next two years. Poll noted potential funding could include \$150,000 from the MEDC and MDOT, and \$75,000 from USDA, but indicated that would not be enough to complete the entire road, and the project would have to be completed in two phases. Poll noted that closing the gap in the truck route would eliminate 14 miles of additional distance traveled per round trip for routes south of town.

Downtown Update

Poll noted that there have been a number of properties in the downtown that have changed hands. Some of the new owners are looking to utilize MSHDA and MEDC grants to improve the properties.

Low/Mod Survey

Poll indicated that an application was being prepared for the MEDC for LMI designation. This designation would remove job creation requirements for new grants. Poll noted that there are several buildings looking at grant possibilities that cannot create new jobs within their buildings. Poll noted that the whole city would not be surveyed, but it would be centralized in the downtown and noted that was where a majority of the grants had to be located.

2. Redevelopment Ready Community Program

Poll noted he is proceeding with the program and in the process of compiling the data they were requesting.

3. Recreational Plan Update

Poll noted that the Rec plan needs to be updated every five years, and that in the past members of the Planning Commission had volunteered to be involved. Lewis questioned how often they met. Poll noted quarterly, but noted they would be meeting more frequently due to the update. Boboltz and Dort volunteered to represent the Planning Commission for the update.

Boboltz questioned what improvements were occurring at the antique store on Second Avenue downtown. Poll noted that the owner was making some repairs and exposing some of the brick façade and windows. Boboltz questioned if they were looking to put apartments into that building. Poll noted they have not approached the City in regards to any grants, but noted the City had approached the owner in the past and he was not interested.

Poll noted that MSHDA should release grant funds by the end of December and that Dennis Shultz should begin construction after the environmental testing is completed at his building at 805 W Chisholm.

Sabourin noted that the 2015 Meeting schedule had been skipped. He questioned if there are any conflicts. Dort noted that the dates for April and July did not appear to be on the second Tuesday. Poll noted that appear to be the case and said he would make the appropriate updates.

Motion passed by 7-0 vote.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:21 p.m. by Chairman Sabourin.

Wayne Lewis, Secretary