

MINUTES
City of Alpena Planning Commission
Regular Meeting
January 9, 2018
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. by Paul Sabourin, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Mitchell, Gilmore, VanWagoner, Boboltz, Sabourin, Lewis, Kirschner

ABSENT: Austin, Wojda

STAFF: Adam Poll (Director of Planning & Development), and Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The Agenda was approved as printed.

APPROVAL OF MINUTES:

December 12, 2017, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION: None

BUSINESS: Review Sign Ordinance

Poll stated that the goal he is hoping for today is to come to a place where we can put this up for a hearing next month to be approved by the Planning Commission, followed by Council for approval so it then can officially become part of the Zoning Ordinance, resulting in a content neutral and in complaint sign ordinance. Poll explains briefly the parts of the ordinance that he has removed. Boboltz references in the definition section where it states the backs of such signs does not exceed three feet where in other spots it references eighteen inches. Poll agrees to note the change of terminology to the eighteen inches for the next draft. Lewis states that he feels that a four square foot permanent sign in a residential neighborhood should be increased to eight square feet. Other planning commission members offer some input on what they would like to see added/removed in the next draft of the sign ordinance.

BUSINESS: Committee to evaluate Chapter 8 of the Comprehensive Plan

Poll asks who would like to volunteer to meet and discuss what needs to be removed/updated from Chapter 8 of the Comprehensive Plan. Mitchell and Gilmore volunteer along with Sabourin. Poll will issue all volunteers a copy of Chapter 8 of the Comprehensive Plan for review.

COMMUNICATIONS: Poll informs the members of the Planning Commission that a preliminary design/ feasibility package for the proposed RV Park at Mich-e-ke-wis has been established and is now in the process of going to see if council would like to pursue this idea any further. It has been in the City's Mich-e-ke-wis Master Plan for quite some time and keeps getting put back on the shelf. The presentation will be taking place on the second floor of the APLEX on Thursday, January 25, 2018, at 6:00 p.m. Poll adds that he would highly recommend if Planning Commission has any interest in the matter to attend the meeting to offer their input and ask questions, but it is not going to be an official PC meeting and members would be attending only as citizens. Poll also adds that the information that is going to be provided is very early on in the designing process and is just going out to inform the public and get Councils support if this is something that Council feels that they would like to support and should move forward to the next level of the proposed RV Park or leave the idea for a later time. Sabourin request copies of the proposed 2004 plans that were approved to bring everyone else up to speed, In which Poll agrees to but adds the preliminary site plans will not be available until the January 25, 2018, meeting.

REPORTS:

Development Update

Northland Credit Union is going out for bids (construction) very soon. Poll stated that he received a call from the architect (Brad Butcher from Sidock) earlier this afternoon asking some general questions that he was able to provide him with the information he needed. Poll stated that staff is closing up the grants on Alpena Furniture. Poll also added that the City is also in the process of correcting the Riverwalk, of course once the weather is improved. Following that, the Dog Park will then get constructed. This year's CIP's meeting date is set for February 15, 2018, at 5:30 p.m. at City Hall. Poll added that the old Miller building on Chisholm Street and First Avenue is set to come down for parking for the new Biggby coffee shop. Poll wasn't sure if a demo permit had been pulled yet or not. Poll also added that the property next to Suburban Propane on US 23 North has shown some interest recently, so the City will work on getting it developable by installing an access over the portion of the land that is wetlands that the DEQ has finally allowed the city permission to move forward with.

CALL TO THE PUBLIC: None

MEMBERS COMMENTS: Referencing the one way traffic driving too fast on the Second Avenue portion, Boboltz feels that one way he feels traffic could be slowed down would be to remove the light at River Street and Second Avenue and make it a four way stop. Mitchell also adds that the traffic speed on Ripley and Third Avenue is very dangerous and he has almost

been run over a few times. Poll stated any change with signalization would take a traffic control order by Council. Lewis felt that making the four way stop would cause traffic back up. Poll added that retiming the light might also be an idea. Poll stated that he did look back in the old files about the towers at the First Federal locations that Lewis mentioned at the last meeting about being up even though they are no longer being used. Poll explained that this was a Zoning Board of Appeals action and there was a condition that the towers had to be removed within 30 days of them no longer being used. Poll has since contacted First Federal regarding the removal and stated First Federal noted the current weather conditions not being great and that we possibly could work with them regarding the 30 day window. Poll is not sure about the Ripley Street location since they are no longer in business and the tower has gone unnoticed for such a long period of time but he is checking into it.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:58 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary