

MINUTES
City of Alpena Planning Commission
Regular Meeting
June 11, 2019
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 Chair.

ROLL CALL: PLANNING COMMISSION

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

ABSENT: Lewis, Austin

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

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved with the addition of adding number 2 under the report section an update on Medical Marijuana Facilities.

APPROVAL OF MINUTES:

May 14, 2019, minutes approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case No. 19-Z-01. Margie Haaxma, 259 S. Ripley Blvd, Alpena MI 49707, has requested to rezone the property located at 128 S. First Avenue from OS-1 Office Service District to an R-2 One Family Residential District. The Planning Commission will also consider rezoning the property at 124 S. First Avenue from OS-1 Office Service District to R-2 One-Family Residence District. Article 5.7.

Background: The property at 128 S. First Avenue has been utilized for a dentist office and residence and in 2010 the property and the adjacent single family home at 124 N. First Avenue were zoned as OS-1. The property at 128 N. First Avenue is being converted to a single family home and the dentist office being removed. The house is for sale and the owner has requested a rezone from OS-1 to R-2.

Zoning and Planning Issues: As both houses are being utilized for single family use and are adjacent to a large R-2 district, there would not appear to be any negative impact to zoning properties R-2.

The future Land Use Map does show these properties located within the Central Business District, but at the very edge of the district.

Recommendation: As both properties will be utilized for single family use, and the properties are located adjacent to a large R-2 district the request would not appear to have a negative impact on the neighborhood.

Therefore, staff recommends **approval** of the rezone request from OS-1 Office Service District to R-2 One-Family Residential District.

Closed public hearing at 7:06.

Motion made by VanWagoner, to rezone 128 S. First Avenue and 124 S. First Avenue properties from OS-1 to R-2 One Family Resident District. ***Seconded by Mitchell.***

Ayes: Boboltz, VanWagoner, Gilmore, Sabourin, Wojda, Kirschner, Mitchell

Nay: None

Absent: Lewis, Austin

Motion approved by a vote of 7-0.

COMMUNICATIONS: No other communications received other than the adjacent property owner at 116 S. First Avenue, Attorney Lora Greene, stating she has no opposition with the rezone request.


REPORTS:

1. Development Update: Poll stated that there has been a lot of redevelopment activity recently. Nothing has been finalized so he doesn't have any information to pass along as of right now. Park Place reconstruction progress has been slow after they ran into a utility problem. The City opened bids on another Capital Improvement Project today but Poll didn't hear the results.
2. Medical Marijuana: Poll stated that City Council has taken action regarding medical marijuana and have instructed staff to begin preparing ordinances to allow two of each facility type and at this point will be following the recommendation of Planning Commission in regards to location. There is still a lot of work coming up but it is moving forward.

CALL TO PUBLIC: None

MEMBER'S COMMENTS: Mitchell questioned if the City was going to hire a marijuana business to write the ordinance like Harrisville did. Poll stated it will be up to the City Attorney and himself to complete. Poll added he had some odor control questions and how the licenses are given out but feels confident that everything will work out.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:14 p.m. by Sabourin, Planning Commission Chair.


Wayne Lewis, Secretary