

MINUTES
City of Alpena Planning Commission
Regular Meeting
June 16, 2020
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: Kirschner, Gilmore, VanWagoner, Boboltz, Sabourin, Lewis, Wojda

ABSENT: Austin

STAFF: Don Gilmet (Building Official), Rachel Smolinski (City Manager) Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES:

December 10, 2019 and February 19, 2020 minutes was approved as printed.

APPROVAL OF MEETING SCHEDULE: 2020

2020 Meeting Schedule was approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS:

P.C. Case No. 20-SU-01. Framon Manufacturing Company, INC. 1201 & 1209 W. Chisholm Street is requesting a special use permit to operate a U-Haul automotive leasing business in the B-2, General Business Zoning District. Section 5.17, of the City of Alpena Zoning Ordinance, requires a special use permit from the Planning Commission for this activity.

Gilmet presented the Staff Report and Recommendation to the Commission. Gilmet also added that a sheet was distributed to the Planning Commission members that the applicant brought in showing the amount of vehicles that have been leased each day since he has been open.

Phil Agius, owner at 1201 W. Chisholm Street, added that Northern Tool & Rental is back open for business and they are doing U-Haul again but not sure for how long. Some traffic will be pulled from Agius. Referencing the sheet that was handed out, Agius stated that they average about 3-4 trailers or trucks a day for leasing and it takes about 15 minutes to be in and out and feels that there is adequate parking.

Favor: NONE

Opposition: NONE

Closed public hearing at 7:13.

COMMISSIONER'S DISCUSSION AND ACTION:

Wojda, in regard to the opposition letter that was received, felt that traffic issue is a fair concern in general for that area, and if it was a different type of situation he would be a lot more concerned but after looking at the number of people that come through there, a traffic jam is not likely or a cause for concern for U-Haul rentals and returns on a day to day basis.

Boboltz added that the owner that wrote the opposition letter could choose another street to use to avoid congestion in that area and didn't feel any reason to deny the request.

Gilmore questioned that over the 3 months that the U-Haul leasing has been open has there been any complaints received in which Gilmet answered not that he has been aware of.

For clarification, Wojda asked Agius, if the trucks have been rented out the whole time since they arrived at the location in March in which Agius stated yes.

Motion made by Lewis, to approve the special use request. Seconded by VanWagoner.

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

Nay: None

Absent: Austin

Motion approved by a vote of 7-0.

BUSINESS:

Comprehensive Plan – Chapter 7, 9, and Final Goals & Objectives.

Denise Cline, Deputy Director/Chief Planner for NEMCOG, joined the meeting via zoom. Cline stated that Steve Schnell who previously worked with the City is no longer employed by NEMCOG. Cline stated that she found out the comprehensive plan should have been completed a year ago and has since quickly taken over along with another planner Christina McEmber, where Schnell left off to get this completed right away. Cline explained that a table was put together starting on page 7-10 of the goals and objectives from the previous plan and previous

notes and asked for the Planning Commission member's feedback on what needs to be corrected in the table.

Boboltz referenced the list he had put together of changes:

Page 7-13 - Objective B: (1) Encourage LEED – certified should be removed.

Page 7-14 - Objective D: (4) Change time frame from long to ongoing.

Page 7-16 – Goal 3 (5) Strike #5.

Page 7-17 - Objective B: (4) Strike #4.

Public information about waterfront buffer language as well as incorporating Huron Pines information into the table would be a good idea. Boboltz also added including language about the City and Township working together to resolve border issues pertaining to adding certain sidewalks and/or working together more efficiently at resolving issues.

Page 7-20 – Goal 2 (4) Change time frame from short to ongoing.

Gilmet added on Page 7-21 – Goal 3 (9) Strike #9.

Sabourin added on Page 7-21 – Objective B: (7) change time frame long to ongoing.

Cline added that it might be a good idea to at least add in an action item to look into water issues and reference the coastal study. Wojda questioned if setbacks were conformed how many properties would be deemed unbuildable? Gilmet stated that a map could be put together for viewing that information.

REPORTS:

Update on Zoning Tax Amendments

Gilmet stated that (2) Medical Marijuana facilities would not be allowed in the downtown area but in other commercial districts as long as they meet all the setbacks from each other and from different use groups as the Planning Commission had previously outlined. Gilmet added that he believed July 3rd is the day the City is going to start accepting applications. Smolinski added that date would be 20 days after it was published and then there is a 45 day period starting July 3rd where the City will accept applications for the provisioning centers. Gilmet stated that information pertaining to sign ordinance did not get updated in the zoning ordinance. Cline has also been working on that as well. Cline added that she would like some definitions for the downtown standards to be adjusted. Some are pretty strict in comparison to other communities.

COMMUNICATIONS: No other communications received other than the opposition letter received on June 12, 2020, from the property owner at 1213 River Street, Gregg Wieschowski, against the U-Haul leasing request.

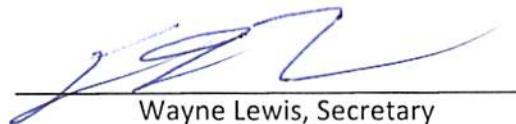
CALL TO PUBLIC: None

MEMBER'S COMMENTS: Sabourin stated that many members of the Planning Commission terms will be expiring this year in 2020 and that he would like to see the mayor come back into

this and stagger out the term years for instance: 3 people for a 3 year term, 3 people for a 2 year term and 3 people for a 1 year term. Smolinski stated that she will look into that and check with the Mayor and report back. Gilmet stated that there is currently a petition that is going around to open up the Michigan Constitution. One of the items currently being discussed is ending all appointed boards and commissions. Gilmet wasn't sure of the exact language but encouraged everyone to read into the petition.

Smolinski informed everyone that the person that was selected for Poll's position declined the position towards the end of the interview process. Currently, the City is working behind the scenes with a recruiter, trying to find a few eligible candidates for the position. Smolinski is hopeful that something will come up in the next few weeks but if not the City will move forward with someone like Michigan Municipal League. Because of the pandemic, involving both statewide and country wide, it is very hard to recruit candidates currently. Smolinski added that she is covering a lot of the economic development stuff, Gilmet has been covering planning commission as well as other things and Steve Shultz has been picking up on working on medical marijuana and making maps. Smolinski also add that the City recently signed a service agreement with NEMCOG making them available to offer additional services to help out during this time. Hopefully the City can have the position filled by the end the summer.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:15 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary