

MINUTES  
City of Alpena Planning Commission  
Regular Meeting  
September 15, 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, Wojda, Sabourin, VanWagoner, Gilmore, Boboltz (arrived 7:02)

ABSENT: Lewis, Austin

STAFF: Don Gilmet (Building Official), Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES:

July 22, 2020, minutes was approved as printed

PUBLIC HEARING AND COMMISSION ACTION: None

BUSINESS:

Discuss possible zoning text amendments

Gilmet stated that the amendments to the zoning text listed are just some ideas to help alleviate some of the concerns with enforcement issues the City has been facing. No action is needed at this time just for review on thoughts and concerns. Gilmet asked for the commissions thoughts. Wojda stated that he felt the language should be structured differently under **Section 7.31 Seasonal Use Sales – A-2** - seasonal items rather than having it self-defined should state seasonal items such as Christmas trees, pumpkins, or “similar uses” should state “other items traditional limited to a certain timeframe for a holiday or other event.” For example fireworks around the 4<sup>th</sup> of July timeframe and a timeframe for pumpkins and mask sales around Halloween.

Wojda also added that in **Section 7.31 Seasonal Use Sales - B-7** “properly disposed of” language is too vague and should be more specific. Gilmet suggested maybe stating disposal has to be provided for on site until removed.

Gilmet stated **Section 3.12 Accessory Uses** is a huge ongoing problem involving demolition vehicles. Gilmet added that right now our zoning ordinance does not list a definition for demolition derby vehicles and bump and run vehicles. Enforcement on these issues in town are complicated because they are treated like a recreational vehicle which is allowed in the City. If motor vehicle standards are tried to apply to them for example they don't have a license plate or they aren't driven everyday which considers them recreational. Gilmet suggests that language get added in that specifically addresses the definition of those types of vehicles within the zoning ordinance and that vehicles shall not be stored or repaired in a front or side yard. Wojda questioned the statement listed vehicles utilized for demolition derbies and stated what if a vehicle has just been acquired and has not been used in a demolition derby or bump and run yet? Is that person still allowed to work on it in a front or side yard? VanWagoner questioned a certain amount of time during the day and noise that's allowed in the City. Gilmet stated yes that there is an ordinance stating that but the problem is it doesn't get enforced because by the time the police officers show up at the residence with a decibel meter they are no longer being loud. Gilmet stated that he is hoping to get some stronger language in the next couple of years to discourage being so many bump and run cars unless they have a building or garage to store them in.

Gilmet explained that during the next meeting in October, Nico, who is working with Denise Cline from NEMCOG, will have more of the Rec Plan done so that it can be adopted by January 2021 for the City to be able to apply for grants. The Recreation Board will make suggestions and Denise will be putting it together.

Gilmet stated that some previous zoning changes that were approved by the Planning Commission and City Council back in 2018 regarding signage had never got updated on the City's website and has since been corrected. Gilmet asked the Planning Commission to look over the Zoning Ordinance online to see if any other information stands out that had changed but not updated in the ordinance from previous meetings. Gilmet explained rather than printing out copies of the Zoning Ordinance it is best to view online because you can type a key word and search what information you want to view. The Comprehensive Plan is currently out right now for the 60 day review time period for everyone to review and make comments.

Gilmet stated that a new City Planner has been hired and will start on October 12<sup>th</sup>. She is originally from Michigan but has recently been working in Oregon. She will be here for the next meeting in October.

Gilmet explained that trees are being cut by the Ford Garage. The property is owned by Bill Kelly. It will be about a 12,000 square foot store. Plans right now are just 1 store but future plans could include a couple smaller type retail stores going in. Kelly will be dropping the site plan off within the next few days for review. Gilmet stated that this is good news to be building on this side of town rather than out M-32 where property is more sought after. Gilmet received plans for the library this morning regarding a 2.7 million dollar renovation. The hospital project is on track but will be a long project. Northland Area Credit Union is slated to open up this December. Red Brick Tavern will be open in the next few days. The other brew pub on Chisholm Street has yet to be completed and opened. Gilmet added that Spragg's little pellet factory by Abitibi burnt this morning.

Gilmet explained the building department changes once the new planner starts and what will happen once he retires in January.

COMMUNICATIONS: None

CALL TO PUBLIC: None

MEMBER'S COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:41 p.m.,  
by Sabourin, Planning Commission Chair.



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Wayne Lewis, Secretary