

MINUTES
City of Alpena Planning Commission
Regular Meeting
November 20, 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 Chair.

ROLL CALL: PLANNING COMMISSION

PRESENT: Gilmore, Sabourin, Austin, Wojda, Kirschner

ABSENT: Mitchell, VanWagoner, Boboltz, Lewis

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

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda read August 21, 2018, minutes to be approved but in fact the minutes that needed approval were October 9, 2018. Agenda approved as printed with that correction.

APPROVAL OF MINUTES:

October 9, 2018, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case No. 18-SU-02

Chelsea Aube, has requested a special use permit to allow her to add a secondary dwelling unit to her home at 633 W. Miller Street in an R-2 One Family Residential zoning district, while the owner resides in the main dwelling unit. Article 5.7B & 7.32.

Background: The applicant is requesting to be able to rent out the upper portion of his home located in an R-2 One Family Residential District. Secondary dwelling units are allowed in the R-2 district by Special Land Use Permit as long as it meets a number of regulations including that the homeowner resides in the main level. The house in question was purchased by the applicants who would like to utilize the upper level as a secondary unit. The house has been utilized as such in the past but has not been used as such recently and is not a registered duplex so it is not considered a legal non-conforming use.

Staff is aware of a number of other legal non-conforming duplexes in the area, including four different addresses on the 500 block and two more on the 600 block of Miller Street.

Zoning and Planning Issues: The applicants request would not appear to be out of character with the existing land uses. The Zoning Ordinance allows for a secondary dwelling unit as long as a number of criteria are met. Some of these criteria include limits on size, exterior entrance locations, etc. The proposed use would appear to meet most criteria.

The Zoning Ordinance does require that 1.5 “on site” parking spaces are provided per unit. The site does appear to have 3 off street parking stalls in addition to the garage.

The City’s 2013 Comprehensive Plan calls for Single and Two-Family Residential on this site. The proposed use would appear to fit into this category.

Recommendation: The request would not appear to alter the character in the neighborhood and would appear to meet the supplemental regulations for secondary dwelling units. Therefore, staff recommends that the special land use permit to allow a secondary dwelling (apartment) unit to be located in the upper level of his home located at 633 W Miller Street be **approved** as it appears to meet Special Land Use Approval Standards.

Per Section 6.12, Special Land Use Approval Standards, the proposed development complies with these standards as follows except as noted:

- A. Allowed Special Land Use.** Secondary dwelling units are allowed in an R-2 district as long as the supplemental regulations found in section 7.32 are met. The proposed secondary dwelling would appear to meet those standards.
- B. Compatibility with Adjacent Uses.** Surrounding would appear to be principally single family homes. The applicant has noted that he believes there are other duplexes in the area. Staff has confirmed that this there are at least six other legal non-conforming duplexes located nearby on Miller Street. The exterior of the home would not change with the proposed use and still appear to be a single family home.
- C. Public Services.** The residence will have the same demand on police, fire and other public services.
- D. Economic Well-Being of the Community.** The granting of the Special Land Use Permit will not have any adverse effects on the neighborhood or the community.
- E. Compatibility with the Natural Environment.** This is a previously developed site. No additional impacts will be created.

- F. Impact of Traffic on the Street System.** Three off street parking spaces are provided in addition to the garage. The ordinance requires that 1.5 parking stalls be provided “on site” for each dwelling unit.
- G. Non-Detrimental Standards.** The existing use does not result in any activities that produce hazardous environmental impacts.
- H. Consistent with Zoning Ordinance and Comprehensive Plan.** The proposed use is consistent with the Comprehensive Plan which calls for Single and Two-Family Residential for this location.
- I. Compliance with Supplemental Site Development Standards.** The proposed use would have to meet all supplemental standards including but not limited size, exterior entrance locations, parking requirements for the secondary dwelling unit.

Chelsea Aube stated that she has extra parking off the alley that isn't a driveway but there is an extra three spots for parking. Aube adds that the house was purchased in July and is clean and up to code.

Closed public hearing at 7:06 p.m.

Motion made by Wojda to adopt the following findings and fact:

1. A number of other non-conforming issues exist within the neighborhood, including one which was recently approved approximately one block away.
2. The home has previously been used in the manner that's being requested.
3. Such a use would conform with the character of the surrounding neighborhood.
4. Sufficient parking exists to meet the needs of a secondary unit.
5. Application meets all other supplemental regulations and land use standards.

Based upon these findings and fact, Wojda further moves to approve the request for a secondary dwelling in the upper portion of 633 W. Miller Street.

Seconded by Austin.

Ayes: Austin, Gilmore, Kirschner, Sabourin, Wojda

Nay: None

Motion approved by a vote of 5-0.

BUSINESS: Poll states that NEMCOG is still working on the COMP Plan. Eventually there will be some public hearings on that. Poll added that we are looking at contracting with NEMCOG for the Mich-e-ke-wis Park Plan. The Planning Commission and Recreation Advisory Board will

also be actively involved in the process. Poll will get copies of the old plan out to the members for review before the process starts, which won't be till after the January 1, 2019.

COMMUNICATIONS: None

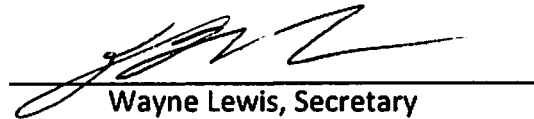
REPORTS:

Development Update: Poll states that progress has resumed after a stand still at Northland Credit Union. Poll added that he believes they are still relocating the storm line at the future assisted living facility, Miller Street project is complete and the former Owl will be open as Mango's. Poll stated that he doesn't have any updates on the new downtown brewery.

CALL TO PUBLIC: None

MEMBER'S COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:19 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary