

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, February 8, 2016

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, Tom Hilberg-Chair, Chuck LeFebvre, and Norm Poli

ABSENT

Ann Marie Rich, Fred Sterns and Karen Szymanski

OTHERS PRESENT

Marie A. Twite - Supervisor

David Scrimger - Applicant Representative

Dave Hite - 2107 US 23 S

TC Hite - 2107 US 23 S

Larry Clark - 199 Bear Point Road

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

N. Poli made a **motion** to adopt the agenda with the addition of discussing the Michigan Citizen Planner Classroom Series, **supported** by L. Dehring. *Motion passed.*

APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the January 11, 2016 minutes, **supported** by N. Poli. *Motion passed.*

CORRESPONDENCE

None

TABLED CASES

1. **Case #P-01-16**, Imperial Development Company, LLC requested a SITE PLAN REVIEW for a proposed 9100 sq. ft. Dollar General Store. Property is located at 1026 US 23 North, Parcel #'s 012-016-000-152-00 and 012-016-000-154-00 in a General Business (B-2) zone district.

David Scrimger with Overland Engineering was present to address this case and provided a new site plan. The following conditions were addressed on the new plan:

- Building setbacks and property line setbacks
- Demolition plan
- Landscaping
- Screen and concrete pad for dumpster

N. Poli made a **motion** to **grant** Case #P-01-16, **supported** by L. Dehring with the following conditions:

- a. That conditions listed in Rick Deuell's report, 01-16, are followed and approved by the township building official.

- b. Owner considers pedestrian facilities as approved by the township building official.
- c. Driveway approved by MDOT.
- d. Signage to be approved by township building official.

Roll call vote: *L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-absent; F. Sterns-absent; and K. Szymanski-absent.* **Motion passed.**

2. **Case #P-02-16**, Imperial Development Company, LLC requested a SITE PLAN REVIEW for a proposed 9100 sq. ft. Dollar General Store. Property is located at 2107 US 23 South, Parcel No. 018-405-000-030-00 in a General Business (B-2) zone district.

David Scrimger with Overland Engineering was present to address this case and provided a new site plan. The following conditions were addressed on the new plan:

- Building setbacks and property line setbacks
- Demolition plan
- Landscaping
- Screen and concrete pad for dumpster

L. Dehring made a **motion** to **grant** Case #P-02-16, **supported** by N. Poli with the following conditions:

- a. That conditions listed in Rick Deuell's report, 02-16, are followed and approved by the township building official.
- b. Driveways approved by MDOT and Alpena County Road Commission.
- c. Signage to be approved by township building official.

Roll call vote: *L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-absent; F. Sterns-absent; and K. Szymanski-absent.* **Motion passed.**

DISCUSSION

Larry Clark recapped the public input session from the Taking Pride in Alpena meeting.

Michigan Citizen Planner Classroom Series is a seven (7) week class beginning March 22, 2016 to May 3, 2016 from 5:30 to 8:30.

T. Hilberg will find out where we are at regarding a workshop for the Comprehensive Plan update.

NEXT MEETING: March 14, 2016

MEETING ADJOURNED: 9:05 p.m.

Respectfully submitted,

Tom Hilberg
Chair and Acting Secretary

/ldt