

ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

MINUTES - Public Hearing - Thursday, April 26, 2012

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

David DeKett-Chair, Tom Hilberg, Chuck LeFebvre, Anna Marie Rich, Gary Schuelke, Fred Sterns and Karen Szymanski

ABSENT

None

OTHERS PRESENT

Marty Thomson - Applicant
Thomas Tufts - 1060 Long Rapids Road
Alice Meredith - 1022 Long Rapids Road
Denise Cline - NEMCOG
Alice Keller - 597 Long Rapids Road
Thomas Keller - 597 Long Rapids Road

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the March 12, 2012 minutes, **supported** by C. LeFebvre. *Motion passed unanimously.*

CORRESPONDENCE

- a. Alpena County Planning Commission - Review of Proposed Zoning Amendment
- b. NEMCOG - Report for Case #P-01-12
- c. Letters Regarding Case #P-01-12

PUBLIC HEARING

1. **Case #P-01-12**, the Alpena Township Board of Trustees referred back to the Planning Commission, a Conditional Rezone for Case #P-01-12 (owner, Marty Thomson). Property is located at 1010 Long Rapids Road, Parcel No. 012-017-000-775-00 in a One Family Residential (R-1) zone district.

Marty Thompson was present to address this case. Alice Meredith spoke against it and submitted a map of neighbors who were against the conditional rezone. Tom Tufts spoke against it as well. Tom Keller (lives in the city) is against the rezone.

Marty Thompson read aloud the letter that he sent to the Planning Commission dated 03-15-12. There was also a letter that he sent to Supervisor Twite dated 03-07-12 (see case). D. DeKett read a letter from Rick Suszek that was against any rezoning. Denise Cline from NEMCOG presented a report regarding the requested conditional rezoning (see agenda).

After a great deal of discussion, D. DeKett made a **motion** to **not recommend** the conditional rezoning to the Alpena Township Board of Trustees, **supported** by A. Rich.

Reasons for denying Case #P-01-12 were based on:

- a. Incompatibility with surrounding districts.
- b. Traffic concerns
- c. Against Future Land Use Map and Comprehensive Plan
- d. It could set a precedent for future conditional rezoning of vacant property

Roll call vote:** D. DeKett-aye; T. Hilberg-aye; C. LeFebvre-aye; A. Rich-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-nay. **Motion passed.

NEXT MEETING: May 14, 2012 (tentatively)

MEETING ADJOURNED: 8:30 p.m.

Respectfully submitted,

Karen Szymanski
Secretary

/ldt