

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, July 14, 2014

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

David DeKett-Chair, Tom Hilberg, Chuck LeFebvre, Norm Poli, Ann Marie Rich, Fred Sterns and Karen Szymanski

ABSENT

None

OTHERS PRESENT

Larry Weise - 1880 Hamilton Road
David & Amy Dunn - 1322 Hamilton Road
Tad Martin (Applicant) - 214 Partridge Ave
Marie Twite - Alpena Township Supervisor

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the June 9, 2014 minutes, **supported** by N. Poli. *Motion passed unanimously.*

CASE

1. **Case #P-05-14**, Living Hope Church requests a **SITE PLAN REVIEW/SPECIAL APPROVAL USE** for a new church. Property is located on Hamilton Road, Parcel No. 012-004-000-101-17 in a Mixed Residential (R-3) zone district.

Tad Martin was present to address this case. David & Amy Dunn live next to the parcel and are wondering about the buffer. They are also concerned about the drainage. This area floods easily in the spring. It appears that the buffer would be a natural green belt. Tad Martin stated they are retaining any water flow, not adding water flow. Also, the intention is to keep a natural buffer between the properties. The Dunn's have no objection to the building of the church. D. DeKett discussed Les' concerns in his letter to the Alpena Township Planning Commission. Discussion followed regarding the retention pond and the flow of water on the property. K of C representative is concerned about the flow of water towards their building.

F. Sterns made a **motion** to **grant** the SITE PLAN REVIEW/SPECIAL APPROVAL USE, **supported** by K. Szymanski. Commission approved Case #P-05-14 contingent upon the approval of the Road Commission and the Drain Commission. Also, that it meets section 1813 Storm Retention of the Alpena Township Zoning Ordinance.

Roll call vote: D. DeKett-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; F. Sterns-aye; and K. Szymanski-aye. Motion passed.

DISCUSSION

The Commission had a discussion regarding the zoning. After their review, it was determined to move forward with the process to rezone specific commercial/industrial properties to R-1. A **motion** was made by C. LeFebvre to further this zoning process, **supported** by T. Hilberg. ***Motion passed.***

NEXT MEETING: August 11, 2014

MEETING ADJOURNED: Motion made by T. Hilberg to adjourn, supported by D. DeKett at 8:50 p.m.

Respectfully submitted,

Ann Marie Rich
Secretary

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