

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, September 14, 2015

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

None

OTHERS PRESENT

Paul LaBrecque - Applicant - 2961 Werth Rd
Kim LaBrecque - 2961 Werth Rd
Randy Manning - Applicant - 119 Bernice Lane
Mary Manning - 119 Bernice Lane
Marie A. Twite - Supervisor
Larry Clark - 199 Bear Point Rd

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

F. Sterns made a **motion** to adopt the agenda with the addition of tabled Case #P-03-15, **supported** by N. Poli. *Motion passed.*

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the August 10, 2015 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC COMMENT

L. Clark notified the commission that two people have submitted proposals for the US 23 South corridor, Beckett & Raeder, Inc. and LAP, Inc. The Beckett and Raeder proposal was scored higher by the committee. The MSU student involvement will be important for pricing reasons. Beckett and Raeder, Inc. proposal came in at \$44,000. They will heavily use MSU students to develop this design.

CORRESPONDENCE

a. City of Alpena - Early Notice and Public Review of Proposed Activity in a 100-year Floodplain

NEW CASE

1. **Case #P-04-15**, Paul LaBrecque requested a SPECIAL APPROVAL USE for an accessory building without a main dwelling. Property is located at 3001 Werth Road, Parcel No. 011-006-000-151-06 in a Mixed Residential (R-3) zone district.

Paul and Kim LaBrecque were present to address this case. P. LaBrecque would like a special use permit. N. Poli wondered where the new building will be located. C. LeFebvre made a **motion to grant** the Special Approval Use pursuant to Article X, Section 1001, Sub-section M, **supported** by N. Poli.

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

TABLED CASE

A. **Case #P-03-15**, Randy Manning originally requested that Parcel No. 012-020-000-761-00 be REZONED from One Family Residential (R-1) to General Business (B-2). Property is located at N. Bagley Street and Burkholder Drive. Case was tabled because he did not understand the zoning proposal at that time. Mr. Manning since talked to Les Klimaszewski, Building Official, regarding the rezoning of his property. He still believes the property should be rezoned to General Business (B-2) because it is less restrictive.

Sterns made a **motion to recommend** rezoning Case #P-03-15 from R-1 to B-2 to the Alpena Township Board of Trustees, **supported** by N. Poli.

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

WORKSHOP - Review - Alpena Township Master Plan/Zoning Ordinance

M. Twite discussed that Richard Deuell will contract with the board to aid the Planning Commission with the Master Plan and Zoning Ordinance updates.

NEXT MEETING: October 12, 2015

MEETING ADJOURNED: 9:10 p.m.

Respectfully submitted,

Ann Marie Rich
Secretary

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