

ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

MINUTES - Regular Meeting - Monday, October 8, 2007

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, David DeKett, Chuck LeFebvre, Jim Milstein-Chairperson, Jim Rau, Gary Schuelke and Karen Szymanski

ABSENT

None

OTHERS PRESENT

Fran Brink - Planning Consultant
Dr. Janet Miller - 2070 Hamilton Rd
Debra LaBarge
Ron & Laurie McDonald - Applicants
Robert Spragg - Applicant
Wayne Morgan - 4081 US 23 N
Gailyn Jones - 6232 French Rd
L. Kunze - 2147 Hamilton Rd
Pete Hunter - Hunter Construction
Tom & Nancy Mahler - 1285 M-32 W
Tom Anderson - 3107 US 23 S

ADOPTION OF AGENDA

APPROVAL OF MINUTES

C. LeFebvre made a **motion** to approve the minutes of September 10, 2007, L. Dehring **supported**.
Motion passed unanimously by all members.

CORRESPONDENCE

a. Wade Trim - Site Plan Review Letter - Case #P-04-07

CASES

1. **Case #P-04-07**, Bob Spragg requested a **site plan review** for a trucking facility. Property is located at Hamilton Road, Parcel No. 012-003-000-600-05, in a B-2 zone district.

Bob Spragg and Pete Hunter were in attendance to address the case. Deb LaBarge, along with Dr. Jan Miller, brought pictures showing the mess on both sides of site. Very concerned about how close the facility will be to Dr. Miller's home. Bob Spragg volunteered to take care of snow removal and cutting the grass on the berm.

C. LeFebvre made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by D. DeKett with the following conditions showing on the new site plan:

1. Loading and unloading area;
2. Hours of operation;
3. Location of Dr. Miller's home;

4. Proposed elevations;
5. Move sign back 10 feet; and
6. Build 6 foot berm above Dr. Miller's finish grade with 8 foot evergreens on up.

Applicant has seven (7) days from 10-08-07 to submit a new site plan with these changes.

Roll call vote: G. Schuelke-aye; D. DeKett-aye; L. Dehring-aye; J. Milstein-aye, K. Szymanski-aye, J. Rau-aye; and C. LeFebvre-aye. **Motion passed unanimously by all members.**

2. **Case #P-05-07**, Ron McDonald requested a **site plan review** for a storage building. Property is located at 6832 US 23 North, Parcel No. 013-022-000-830-11, in a B-2 zone district.

Ron and Laurie McDonald were in attendance to address this case. They informed the board that there will not be outside lights.

J. Rau made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by K. Szymanski with the following condition showing on site plan:

1. Driveway location.

Roll call vote: G. Schuelke-aye; D. DeKett-aye; L. Dehring-aye; J. Milstein-aye, K. Szymanski-aye, J. Rau-aye; and C. LeFebvre-aye. **Motion passed unanimously by all members.**

Five (5) minute break.

WORKSHOP - Proposed Zoning Ordinance Amendments

Commission discussed sign language. Tom Anderson of Phoenix Sign Company talked about studies made in the last 10 years on signage. Shared some booklets regarding sign language with the commission. Decision was made to write new language regarding signage.

NEXT MEETING: November 12, 2007

MEETING ADJOURNED: 8:45 p.m.

Respectfully submitted,

Karen Szymanski
Secretary

/ldt