

ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

MINUTES - Public Hearing - Monday, October 8, 2012

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

None

OTHERS PRESENT

Brian Szczerowski - Applicant
Justin & Marcy Burnham - Applicant
Gerald & Audrey Compeau - Applicant
Betty Sytek - 8057 Gutchess Rd

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

D. DeKett made a **motion** to adopt the agenda, **supported** by F. Sterns. *Motion passed unanimously.*

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the August 13, 2012 minutes, **supported** by C. LeFebvre. *Motion passed unanimously.*

CORRESPONDENCE

- a. NEMCOG - Report for Cases #P-04-12, #P-05-12 and #P-06-12
- b. Krakow Township - Master Plan Amendment
- c. Presque Isle County - Master Plan Amendment
- d. Alpena County Planning Commission - Case #P-04-12
- e. Letter Regarding Case #P-06-12

CASES

1. **Case #P-05-12**, Justin Burnham requested a SPECIAL APPROVAL USE for a home occupation for used car sales. Property is located at 6885 Long Lake Road, Parcel No. 013-026-000-275-01, in a Rural Residential (R-2) zone district.

Justin Burnham was present to address this case. Report was read by D. DeKett that was developed by Denise Cline regarding this case. There was discussion by the board about the case.

F. Sterns made a **motion** to **grant** the SPECIAL APPROVAL USE, **supported** by T. Hilberg. Reasons/conditions for granting Case #P-05-12:

- a. That all requirements contained in the report by Denise Cline of NEMCOG dated 09/26/12 are adhered to (see attachment);
- b. no more than five (5) vehicles shall be for sale at any one time;
- c. lighting shall not extend beyond the property line; and
- d. the car sales area shall be kept free of debris and maintained at all times.

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

2. **Case #P-06-12**, Brian Szczerowski requested a SPECIAL APPROVAL USE to add to existing accessory building with square footage totaling more than 200% of main dwelling. Property is located at 6500 US 23 North, Parcel No. 013-027-000-794-00, in a Rural Residential (R-2) zone district.

Brian Szczerowski was present to address this case. He handed out new information regarding trusses for a building as requested by the building inspector.

D. DeKett read a letter written by Brian Szczerowski regarding the property. A letter opposing the request was written to the board by Wallace Knowles. The report by Denise Cline was read then discussion was opened up to the board. The concern was mixing commercial trucks with personal vehicles being stored in the residential area.

A. Rich made a **motion** to **grant** the SPECIAL APPROVAL USE, **supported** by K. Szymanski. Reasons/conditions for granting Case #P-06-12:

- a. That all requirements contained in the report by Denise Cline of NEMCOG dated 09/26/12 are adhered to (see attachment); and
- b. all conditions listed in the letter of intent received from applicant be adhered to.

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

PUBLIC HEARING

- A. **Case #P-04-12**, the Alpena Township Board of Trustees referred back to the Planning Commission to REZONE Parcel #'s 013-023-000-050-00 and 013-023-000-060-00 from One Family Residential (R-1) to Mixed Residential (R-3). Properties are located on US 23 North (Gerald & Audrey Compeau, owners).

Gerald & Audrey Compeau were present to address this case and are in favor of R-3 zone. The board discussed what was talked about at the August 13, 2012 meeting.

C. LeFebvre made a **motion recommending** the Alpena Township Board of Trustees rezone the property to R-3 based on the proximity of the R-3 District nearby as stated in the August 13, 2012 minutes, **supported** by F. Sterns.

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

DISCUSSION

The board discussed holding a workshop on the second Monday in December (December 10, 2012). Rick Deuell is looking to be involved with the future land use discussion. D. DeKett will ask NEMCOG for information regarding what they would present to us at the December meeting. Some members would like the Zoning Administrator be at the December zoning workshop.

NEXT MEETING: November 12, 2012 (tentatively)

MEETING ADJOURNED: 8:34 p.m.

Respectfully submitted,

Ann Marie Rich
Secretary

/ldt