

# ALPENA TOWNSHIP PLANNING COMMISSION

## MINUTES - Regular Meeting

Monday, October 14, 2013

**MEETING COMMENCED:** 7:00 PM

### PLEDGE OF ALLEGIANCE

### THOSE PRESENT

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

### ABSENT

Karen Szymanski

### OTHERS PRESENT

Dana Austin - Applicant

Phil Straley - Applicant

Tom Thomas - 1330 Golf Course Rd

Linda Woodruff - 630 Thunder Bay Ave

Reed Woodruff - 630 Thunder Bay Ave

William Jaskolski - 531 Thunder Bay Ave

Flo Jaskolski - 531 Thunder Bay Ave

Mark Jones - 8844 Lincoln Bay Drive

Paul Dusterhoft - PO Box 307

### PUBLIC MEETING PARTICIPATION RULES

### ADOPTION OF AGENDA

F. Sterns made a **motion** to adopt the agenda as presented, **supported** by C. LeFebvre. *Motion passed unanimously.*

### APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the September 9, 2013 minutes, **supported** by G. Schuelke. *Motion passed unanimously.*

### CORRESPONDENCE

- a. Letter Regarding Cases #P-05-13/#P-06-13 - Century 21

### CASES

1. **Case #P-05-13**, Dana Austin requests a **SITE PLAN REVIEW** for a microbrewery with tasting room and casual/light dining service. Property is located at 619 S. Ripley Blvd, Parcel No. 018-103-000-003-02 in a General Business (B-2) zone district.

Mr. Austin was present to discuss the operations and intent of the microbrewery. The purpose is to be a production brewery rather than a restaurant/bar type of operation. This will be a family owned business.

Tom Thomas was for the new business and thinks it is great for the community. C. LeFebvre was concerned about the back side of the building regarding retention drainage, berming and landscaping.

C. LeFebvre made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by T. Hilberg. Commission approved Case #P-05-13 with the addition of a visual barrier either by landscaping or a fence if needed.

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

2. **Case #P-06-13**, Phil Straley requests a **SITE PLAN REVIEW** for an addition that is more than 25% of an existing building. Property is located at 2106 US 23 South, Parcel No. 018-103-000-002-00 in a General Business (B-2) zone district.

Phil Straley and Paul Dusterhoft were present to address this case which is to create additional offices and related spaces to the existing building for increased space in support of additional accounting services. C. LeFebvre was concerned about setback regulations.

F. Sterns made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by C. LeFebvre. Commission granted Case #P-06-13 with the reduction of setback by 25 feet as per the site plan.

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

**NEXT MEETING:** November 11, 2013

**MEETING ADJOURNED:** Motion by T. Hilberg and supported by C. LeFebvre to adjourn meeting at 7:55 p.m. Motion carried unanimously.

Respectfully submitted,

Ann Marie Rich  
Secretary  
/ldt