

ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

MINUTES - Public Hearing - Monday, December 14, 2009

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Larry Dehring, David DeKett-Chair, Chuck LeFebvre, Jim Rau, Gary Schuelke and Fred Sterns

ABSENT

Karen Szymanski

OTHERS PRESENT

Fran Brink - Planning Consultant

Harold LeBarre - 6621 US 23 N

Ron McDonald - 6661 US 23 N

Aaron Kaszubowski - 1454 Long Rapids Rd

Norm Dutcher - 1507 S. Second

John Werner - 242 Brook St

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

Under New Business Item #2, Change LeFebvre's vote from aye to nay. With that correction C. LeFebvre made a **motion** to approve the November 9, 2009 minutes, **supported** by J. Rau. *Motion passed unanimously.*

NEW BUSINESS

1. Rezoning of Parcel #013-027-000-198-00, located at 6574 U.S. 23 North, from Rural Residential (R-2) to General Business (B-2). Ron McDonald expressed concern about this property turning into a junkyard like another business in the area. McDonald had been denied a rezone in the past because of spot zoning which is what this is. Harold LaBarre agreed with McDonald. F. Sterns made a **motion** to recommend to the Alpena Township Board of Trustees to leave this parcel as R-2 because it would be spot zoning around several other R-2 lots, **supported** by C. LeFebvre. *Roll call vote: L. Dehring-aye; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; and F. Sterns-aye. Motion passed unanimously.*
2. Rezoning of Parcel #018-090-000-019-00, located at 1088 Walter Street, from One-Family Residential (R-1) to General Business (B-2). John Warner spoke in favor of this zoning change. The owner is making good changes to the property and the neighbors he has spoken with agree. Aaron Kaszubowski (owner) supports the change; wants to expand his business. C. LeFebvre noted that this parcel is part of the subdivision. However, lots 1-10 are zoned B-2. J. Rau made a **motion** to recommend to the Board of Trustees the rezoning of this parcel from R-1 to B-2, **supported** by L. Dehring. *Roll call vote: L. Dehring-aye; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; and F. Sterns-aye. Motion passed unanimously.*
3. Rezoning of Parcels #013-015-000-200-10, 013-015-000-200-05, 013-015-000-200-06, and 013-015-000-200-07 (Alpena Township Nature Preserve), located between Misery Bay Road and El Cajon Bay, from Waterfront Residential (WR) to Conservation (C). Norm Dutcher needed to see a map of the Preserve; rezone was okay with him. This property is owned by Alpena Township. G. Schuelke made a **motion** to recommend to the Board of Trustees the rezoning of this property from WR to Conservation (C), **supported** by L. Dehring. *Roll call vote: L. Dehring-aye; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; and F. Sterns-aye. Motion passed unanimously.*

4. Rezoning of Prospect Park Subdivision, located in the east half of Section 22 and the northeast quarter of Section 27 of Township 31 North - Range 9 East, from Waterfront Residential (WR) to Conservation (C). No communications were received nor any property owners present to address this rezone. L. Dehring made a **motion** to recommend to the Board of Trustees the rezoning of this property from WR to Conservation (C), **supported** by C. LeFebvre. **Roll call vote:** *L. Dehring-aye; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; and F. Sterns-aye.* **Motion passed unanimously.**

5. Amendment to Section 1826 (Outdoor Wood Burning Furnaces) to list certain materials that are prohibited from burning, and to allow for the units in platted subdivisions or site condominium developments provided the unit meets EPA certification and the stack meets certain height requirements. A lot of discussion took place regarding the allowing of outdoor wood burners into subdivisions and condominiums. C. LeFebvre made a **motion** to remove the words under section F “in a platted subdivision or site condominium development” then to approve amendment as written, **supported** by J. Rau. **Roll call vote:** *L. Dehring-aye; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; and F. Sterns-aye.* **Motion passed unanimously.**

NEXT MEETING: January 11, 2010 (tentatively)

MEETING ADJOURNED: 8:21 p.m.

Respectfully submitted,

Fred Sterns
Acting Secretary
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