

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Public Hearing

Monday, March 2, 2020

MEETING COMMENCED: 6:04 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Jon Kohart, Vice-chairperson Chuck LeFebvre, and Norm Poli

ABSENT

Ann Marie Rich

OTHERS PRESENT

Susan Skibbe – 130 Channel Road #2
Shirley Gutierrez – 117 Birdie Lane
Nancy Sears – 1138 Golf Course Road
Paul Dickinson – 9765 North Point Shores
John Mase – 2639 M-32 W
Bill Kaiser – 1995 Tamarack Road
Kirk Malcomson – Township Building Official
Kerry Mase – 2639 M-32 W

ADOPTION OF AGENDA

L. Dehring made a **motion** to adopt the agenda, **supported** by J. Kohart. *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

C. LeFebvre made a **motion** to approve the January 13, 2020 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC COMMENT

None

CORRESPONDENCE

None

PUBLIC HEARING – Recommend Adoption of a New Zoning Ordinance

Chair T. Hilberg gave an overview of the process the Planning Commission went through in updating the current Zoning Ordinance. This process took almost 2 years to complete. Public meetings were held with multiple rounds of revisions. These revisions were tailored to what would work best in the community and in many ways removes some restrictive language from various zoning districts. This proposed ordinance actually gives some flexibility within some zoning districts and encourages growth in many areas of the township.

N. Poli made a **motion** to open the Public Hearing, supported by J. Kohart. **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. **Motion passed.**

Bill Kaiser, 1995 Tamarack Road, indicated that the proposed zoning map indicated 2 zoning districts contained within his one parcel. His concern was that the map needed to be corrected. John and Kerry Mase, 2639 M-32 W, also had the same concern and provided the Planning Commission with a communication regarding it. K. Mase also asked about some of the verbiage from the current zoning ordinance regarding farm animals that had been removed from the proposed zoning ordinance. C. LeFebvre stated where applicable Federal and State statutes would supersede the Township zoning ordinance. An example of this would be the Right to Farm Act. Shirley Gutierrez and Nancy Sears' concern was how this zoning change would affect the value of their property. Paul Dickinson, 9765 North Point Shores, expressed his opposition to the North Point zoning change from FR (Forest Recreation) to C (Conservation).

Correspondence Received from Public: Letter from John & Kerry Mase dated 03-02-20

C. LeFebvre made a **motion** to close the Public Hearing, supported by L. Dehring. **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. **Motion passed.**

The Planning Commission discussed the concerns noted from the Public Hearing. With regard to the area surrounding the railroad grade also known as the Rails to Trails and even earlier as the Paxton Spur, there would be no change to the proposed zoning ordinance verbiage, just a clarification of the zoning district mapping with regard to the property/parcel lines. The Kaiser parcel would remain R-1 (Residential) and the Mase parcel would remain R-3 (Mixed Residential). The Planning Commission also discussed the proposed zoning district change from FR to C in the North Point area. Commissioners concurred that the proposed change from FR to C in the North Point area in the new zoning ordinance is in the best interest of the area and community.

C. LeFebvre made a **motion** to recommend adoption of the 2020 draft Zoning Ordinance to the Township Board of Trustees, pending clarification on map regarding the railroad grade area also known as the Rails to Trails and also pending comments from the Alpena County Planning Commission, supported by J. Kohart. **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. **Motion passed.**

NEW BUSINESS

1. Election of Officers

Chair: Motion made by L. Brendle to elect **Tom Hilberg**, supported by N. Poli.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. Motion carried.

Vice-chair: Motion made by N. Poli to elect **Chuck LeFebvre**, supported by L. Dehring.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. Motion carried.

Secretary: Motion made by N. Poli to elect **Lisa Brendle**, supported by C. LeFebvre.

Roll call vote: L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; J. Kohart-aye; C. LeFebvre-aye; N. Poli-aye; and A. Rich-absent. Motion carried.

DISCUSSION

If there are no cases for the regular meeting March 9, 2020, the meeting will be cancelled.

NEXT MEETING – April 13, 2020 at 7:00 p.m. (tentatively)

ADJOURNMENT – Meeting adjourned by Chairperson Hilberg at 7:30 p.m.

Respectfully submitted,

Lisa Brendle
Secretary

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