

CHARTER TOWNSHIP OF ALPENA PLANNING COMMISSION

MINUTES – Regular Meeting

Monday, March 11, 2019

MEETING COMMENCED: 7:02 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

None

OTHERS PRESENT

Corinne Wozniak – 2431 Genschaw Rd
Mike Wozniak – 2431 Genschaw Rd
Delynn Pauly – Applicant
Kevin Pauly – Applicant
Kirk Malcomson – Township Building Official

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

J. Kohart made a **motion** to approve the February 11, 2019 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC COMMENT

CORRESPONDENCE

- A. Letter Regarding Case #P-01-19 – R. Deuell dated 3/5/2019
- B. Email Correspondence – R. Deuell, D. Cline dated 3/4/2019

N. Poli made a **motion** to receive and place on file all correspondence, **supported** by L. Dehring. *Motion passed.*

NEW CASE

1. **Case #P-01-19**, Kevin Pauly requested a SITE PLAN REVIEW for a condominium complex consisting of four (4) duplex buildings. Property is located on Golf Course Road, Parcel No. 012-017-000-021-02 in a One Family Residential (R-1) zone district.

A public hearing was conducted during which the applicant, Kevin Pauly, addressed the Planning Commission and all other persons in attendance were then given the opportunity to comment on the SITE PLAN REVIEW for a condominium complex consisting of four (4) duplex buildings. K. Pauly presented a larger drawing of the proposed condominium complex. He explained that the actual footage of the units would be 2800 square feet with a crawl space. At this time, K. Pauly stated he does not have a site plan completed for the proposed condominium complex and his intent for this meeting was a preliminary review of the project by the Planning Commission before he invested additional funding. K. Pauly had indicated that he had hoped to start the project in May 2019. M. Wozniak and C. Wozniak expressed concerns about storm water runoff throughout the area. Additional comments reported that this runoff has caused the occasional closing of Genshaw Road due to flooding.

The Planning Commission reviewed and discussed in detail the communication provided by Planning Consultant, Rick Deuell, for Case #P-01-19. The proposed development is classified as duplexes or single family attached which isn't allowed in the current R-1 zoning district. The Township is in the process of updating its zoning ordinance where this type of development will be allowed in the R-1 zoning district. R. Deuell outlined options to approach this situation and allow this development to occur: 1. Amend the current ordinance to allow duplexes in R-1. 2. Amend the current ordinance to include site condos or PUDs into R-1 and specifically state that duplexes and attached single family are allowed within R-1. 3. Rezone the parcel to R-3. 4. Wait until the new ordinance is adopted. C. LeFebvre commented about the timeframe to complete any one of the options and his concerns with the storm water runoff issues in the area. A. Rich added that regardless of the development in this area storm water runoff will be an issue.

C. LeFebvre made a **motion** to send a letter to the Alpena County Planning and Zoning Commission to address storm water drainage in the areas surrounding Genschaw Road and Golf Course Road, **supported** by A. Rich.

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

C. LeFebvre made a **motion** to send a letter to the Alpena County Drain Commission asking for information on their management of the storm water runoff in the areas surrounding Genschaw Road and Golf Course Road, **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-aye. **Motion passed.**

N. Poli made a **motion** to TABLE Case #P-01-19 for up to six (6) months based on the above noted actions and discussion regarding the proposed condominium complex consisting of four (4) duplex buildings and the following concern, **supported** by J. Kohart.

- a. Until information is received on storm water runoff for the areas surrounding Genschaw Road and Golf Course Road.

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

DISCUSSION

NEXT MEETING – March 18, 2019 at 6:00 p.m. (workshop)

ADJOURNMENT – Meeting adjourned at 8:18 p.m.

Respectfully submitted,

Lisa Brendle
Secretary

/ldt