

# ALPENA TOWNSHIP PLANNING COMMISSION

## MINUTES - Regular Meeting

Monday, April 9, 2018

**MEETING COMMENCED:** 7:02 PM

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg, Chuck LeFebvre, Norm Poli, and Ann Marie Rich

### **ABSENT**

Vice-chairperson Fred Sterns

### **OTHERS PRESENT**

Mike Rose – Specification Stone  
Mark Lansey – Specification Stone  
Mike Taylor – Specification Stone  
John Werth – Specification Stone  
Matthew VanSlembrouck – Specification Stone  
Pat Pokorzynski  
Kay Malaney  
John Fisher – Applicant  
Greg Cadarette – Applicant  
Nathan Skibbe – Township Supervisor  
Phyllis & Patrick Klee  
Jon & Elizabeth Kohart

### **ADOPTION OF AGENDA**

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

### **PUBLIC MEETING PARTICIPATION RULES**

### **APPROVAL OF MINUTES**

C. LeFebvre made a **motion** to approve the March 12, 2018 minutes, **supported** by A. Rich. *Motion passed.*

### **PUBLIC COMMENT**

None

### **CORRESPONDENCE**

A. Reports - 02-18/03-18/04-18 - R. Deuell

### **NEW CASES**

1. **Case #P-02-18**, Northern Michigan Aggregates, LLC, requested a SITE PLAN REVIEW for the expansion of existing quarry operation. Property is located at 3305 Long Lake Road, Parcel No. 012-011-000-521-01 in a Forest Recreation (FR) zone district.

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A public hearing was conducted. Chairperson T. Hilberg reviewed the Finding of Fact Report provided by Planning Consultant, Rick Deuell. A copy of this report is included as part of the Planning Commission's file for this case.

Following the public hearing, a **motion** was made by C. LeFebvre and **supported** by A. Rich to adopt the following Findings of Fact from Rick Deuell's Findings of Fact Report: Section A of the Report ("Request"); Section B of the Report ("Parcel Information"); Section C of the Report ("Applicant Information"). **Roll call vote:** *L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-absent.* **Motion passed.**

The Planning Commission reviewed and discussed in detail the following sections of Finding of Fact report provided by Planning Consultant, Rick Deuell. Section D-District Standards states *1. Mines, quarries and gravel extraction are Principal Uses Permitted in the Forest Recreation (FR) District.* Section E - Performance Standards states *1. Smoke, Dust, Dirt and Fly Ash: It shall be unlawful for any person, firm or corporation to permit the emission or discharge of any smoke, dust, dirt, or fly ash in quantities sufficient to create a nuisance within the Township. 2. Open Storage: The open storage of any equipment, vehicles and all materials including wastes, shall be screened from public view, from public streets and from adjoining properties by an enclosure consisting of a wall or an obscuring fence of a height of not less than six (6) feet to obscure such stored materials. Scrap, junk cars and other junk materials shall not be piled or stacked as open storage to a height in excess of twenty (20) feet.* Section F - Considerations and Concerns states *1. There are no standards in the zoning ordinance governing setbacks, safety, operation and reclamation of mines, quarries and gravel extraction. Therefore, the operation will follow state and federal regulations, as stated in the application. 2. Why is the buffer adjacent to the residential parcel (on the north side) narrowed to 25 feet?* Matthew VanSlembrouck, Specification Stone, commented on the buffer. The Planning Commission felt that the buffer was in compliance.

C. LeFebvre then made a **motion** to approve the Site Plan Review for Case #P-02-18 based on the above-noted fact findings, the above noted discussion, and in accordance with state and federal requirements, **supported** by L. Dehring.

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

2. **Case #P-03-18**, John Fisher and Brock Johnson requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for waterfront cabins. Property is located at 9011 W Long Lake Road, Parcel No. 013-009-000-190-00 in a Waterfront Residential (WR) zone district.

Applicants did not provide a site plan for this case. At this time, the applicants do not have ownership of the property for which the SPECIAL APPROVAL USE is being requested. John Fisher stated that if the SPECIAL APPROVAL USE could be granted they would continue with the negotiations to purchase the property.

A. Rich made a **motion** to grant the Special Approval Use for Case #P-03-18 with the following contingencies, **supported** by L. Dehring.

- a. That ownership of the property transfer to Brock Fish LLC
- b. That the site plan review be completed and approved by the Planning Commission

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

3. **Case #P-04-18**, Greg Cadarette requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for a cold storage building, vehicle sales, and service. Property is located at 3432 US 23 South, Parcel No. 011-004-000-847-00 in a General Business (B-2) zone district.

Chairperson T. Hilberg reviewed the Finding of Fact Report provided by Planning Consultant, Rick Deuell. A copy of this report is included as part of the Planning Commission's file for this case. It was reported that the Application was missing information on some items. At a minimum the following sections had incomplete information to complete the Site Plan Review: Section C of the Report ("District Standards), Section D of the Report ("Parking Requirements"), Section E of the Report ("Loading Space"), Section F of the Report ("Signs"), Section G of the Report ("Landscaping"), Section H of the Report ("Access Management"), and Section I of the Report ("Stormwater Retention"). Upon further discussion with Greg Cadarette, applicant, a page from the Application was missing. Supervisor Skibbe and staff would be working with the applicant to provide the missing page, so the Site Plan could be completed.

L.Dehring informed Chairperson T. Hilberg of his need to abstain from this case due to a family member owning property within 300 feet of Parcel No. 011-004-000-847-00.

N. Poli made a **motion** to table the Site Plan Review/Special Approval Use for Case #P-04-18 based on the items listed in Rick Deuell's Finding of Fact Report 04-18, **supported** by C. LeFebvre.

**Roll call vote:** *L. Brendle-aye; L. Dehring-abstain; T. Hilberg-aye; C.LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-absent. Motion passed.*

## **DISCUSSION**

**NEXT MEETING** - April 16, 2018 (workshop)

**ADJOURNMENT** - Meeting adjourned by Chairperson Hilberg at 9:16 p.m.

Respectfully submitted,

Lisa Brendle  
Secretary/ldt