

# ALPENA TOWNSHIP PLANNING COMMISSION

## MINUTES – Public Hearing

Monday, June 11, 2018

**MEETING COMMENCED:** 7:00 PM

**PLEDGE OF ALLEGIANCE**

### **THOSE PRESENT**

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

### **ABSENT**

None

### **OTHERS PRESENT**

Sue Suszek – 403 Marywood Drive  
Alice Meredith – 1022 Long Rapids Road  
Tami Clewley – 503 Brentwood Drive  
Stan Mischely – 446 Victoria Drive  
Shirley Jones – 2122 Genschaw Road  
Thomsas Tufts – 1060 Long Rapids Road

Rick Suszek – 403 Marywood Drive  
Paul Dareaki – 409 Marywood Drive  
Tim Clewley – 503 Brentwood Drive  
Tom Jones – 2122 Genschaw Road  
Lloyd McClung – 580 Long Rapids Road  
Kaye Tufts – 1060 Long Rapids Road

### **ADOPTION OF AGENDA**

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

### **PUBLIC MEETING PARTICIPATION RULES**

### **APPROVAL OF MINUTES**

N. Poli made a **motion** to approve the May 14, 2018 minutes, **supported** by F. Sterns. *Motion passed.*

N. Poli made a **motion** to approve the June 4, 2018 minutes, **supported** by F. Sterns. *Motion passed.*

### **PUBLIC COMMENT**

None

### **CORRESPONDENCE**

- A. Letters – Case #P-06-18 – D. King/T. & K. Tufts/WB Apartments/L. McClung
- B. Petition – Case #P-06-18
- C. Report 06-18 – R. Deuell, Planning Consultant

### NEW CASE

1. **Case #P-06-18**, Martin Thomson requested that Parcel No. 012-017-000-775-00 be REZONED from One Family Residential (R-1) to Office Service (OS). Property is located at 1010 Long Rapids Road.

A public hearing was conducted. M. Thomson gave a brief history of the property and discussed his request for the rezoning request. He presented a draft drawing to support the request. S. Mischely, R. Suszek, S. Suszek, A. Meredith, and S. Jones were among the area residents that were not in favor of the rezoning citing the area was prone to significant truck and vehicle traffic and that traffic produced significant noise. Residents commented that with the house being removed from that property, it should be left as it is to provide a greenbelt barrier for the surrounding properties. Discussions also took place for the residents to form an association and purchase the property from M. Thomson to provide a community location for a playground or other use. F. Sterns suggested that they see an attorney and form a group that would purchase the property rather than forming an association because an association legally requires much more than they need.

Chairperson T. Hilberg reviewed the Findings 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 ("Location"); Section B of the Report ("Zoning District"); Section C of the Report ("Future Land Use Plan") and the Summary of Findings. **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

Chairperson T. Hilberg reviewed the Office Service (OS) District. Some of the principal uses cited were professional offices, credit unions, studios, and funeral homes. The 2017 Alpena Master Plan identifies this area remaining residential with the potential of a zoning change from R-1 to R-3 (Mixed Residential District). Although R-3 includes all principal uses of R-1 and R-2, R-3 does allow for Two-family and multiple dwellings with a Special Use Permit. A. Rich noted that the City of Alpena had recently zoned an area on Genshaw Road to PUD (Planned Unit Development) which has the possibility of being developed for commercial uses.

N. Poli then made a **motion** to table Case #P-06-18 for one month so that both the applicant and opposition may obtain additional information and come to a resolution, **supported** by F. Sterns.

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

### **DISCUSSION**

**NEXT MEETING** – July 9, 2018 at 7:00 p.m.

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**ADJOURNMENT** – Meeting adjourned by Chairperson Hilberg at 8:40 p.m.

Respectfully submitted,

Lisa Brendle  
Secretary

/ldt