

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, May 12, 2014

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

David DeKett-Chair, Tom Hilberg, Chuck LeFebvre, Norm Poli, Ann Marie Rich and Fred Sterns

ABSENT

Karen Szymanski

OTHERS PRESENT

Marie A. Twite - Supervisor

Mike & Cheryl McNeil - Applicants

Beatrice Kennedy - 2029 M-32 W

Jerry & Gailynn Reed - Applicants

Michelle Smith - 1099 Tamrack Rd

Ashley Smith - 1099 Tamrack Rd

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the March 10, 2014 minutes, **supported** by N. Poli. *Motion passed unanimously.*

CORRESPONDENCE

a. Krakow Township - Adopted Master Plan (DVD)

CASES

1. **Case #P-02-14**, Jerry Reed requests a **SITE PLAN REVIEW/SPECIAL APPROVAL USE** for an amended site plan to sell used vehicles. Property is located at 1120 US 23 North, Parcel No. 012-016-000-056-00 in a General Business (B-2) zone district.

Jerry and Gailynn Reed were in attendance to address this case. Mr. Reed plans to buy cars that have been wrecked from various locations. He plans to scrap these cars which means he will not be bringing any cars to the business. The state requires that the Planning Commission approves him for a used car dealership.

T. Hilberg made a **motion** to **grant** the **SITE PLAN REVIEW/SPECIAL APPROVAL USE**, **supported** by A. Rich. Commission approved Case #P-02-14 as per the application in which there are proposed parking spots #23-#27, as it meets the township requirements in the B-2 district.

Roll call vote: D. DeKett-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; F. Sterns-aye; and K. Szymanski-absent. Motion passed.

2. **Case #P-03-14**, Mike McNeil requests a **SITE PLAN REVIEW/SPECIAL APPROVAL USE** for a home occupation, MGM Diagnostics and Auto Repair LLC. Property is located at 1076 Tamrack Road, Parcel No. 012-030-000-034-00 in a Mixed Residential (R-3) zone district.

Mike McNeil was in attendance to address this case. Bea Kennedy was concerned about noise and the possibility of junk cars. Michelle Smith was concerned about the septic problem, where the building would be located and if this would cause a tax increase for the surrounding properties.

A discussion by the board followed after reviewing the site plan. There were concerns with set back requirements, fire and drain field. Also, where the cars that are not being worked on will be parked. There was a question regarding the footage on the map not being to scale. This would be a commercial business in a Mixed Residential (R-3) area.

F. Sterns made a **motion** to **deny** the **SITE PLAN REVIEW/SPECIAL APPROVAL USE**, **supported** by T. Hilberg. Commission denied Case #P-03-14 based on the fact that they are requesting a commercial use and building that is located in an R-3 district.

Roll call vote: D. DeKett-aye; T. Hilberg-aye; C. LeFebvre-aye; N. Poli-aye; A. Rich-aye; F. Sterns-aye; and K. Szymanski-absent. Motion passed.

NEXT MEETING: June 9, 2014

MEETING ADJOURNED: 8:15 p.m.

Respectfully submitted,

Ann Marie Rich
Secretary
/ldt