

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Public Hearing

Monday, August 10, 2015

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

Larry Dehring and Karen Szymanski

OTHERS PRESENT

Randy Manning - Applicant - 119 Bernice Lane

Mary Manning - 119 Bernice Lane

Marie A. Twite - Supervisor

PUBLIC MEETING PARTICIPATION RULES

ADOPTION OF AGENDA

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

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the July 13, 2015 minutes, **supported** by N. Poli. *Motion passed.*

PUBLIC HEARING

1. Case #P-03-15, Randy Manning requested that Parcel No. 012-020-000-761-00 b e REZONED from One Family Residential (R-1) to General Business (B-2). Property is located at N. Bagley Street and Burkholder Drive.

Randy Manning was in attendance. He thought his property was zoned business but it is residential. He plans to sell the property. C. LeFebvre was concerned about the rezoning to B-2. There is a greenbelt concern along the river and the ditch has the possibility of archeological findings. F. Sterns made a **motion** to **table** Case #P-03-15, **supported** by C. LeFebvre. Applicant did not understand the zoning he was asking for and requested the case be tabled until he could review other zoning options.

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

TABLED CASE

- A. Case #P-02-15, O'Reilly Auto Enterprises, LLC requested a **SITE PLAN REVIEW** for an O'Reilly Auto Parts store. Property is located at 2261 US 23 South, Parcel No. 018-103-000-308-00 in a Community Business (B-3) zone district.

Marie talked personally with the O'Reilly Auto project manager. A letter was sent by Jessica Iverson, project manager, to address the drainage on the site. F. Sterns made a **motion** to **grant** the SITE PLAN REVIEW, **supported** by N. Poli.

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

WORKSHOP - Review - Alpena Township Master Plan/Zoning Ordinance

Continued discussion regarding Master Plan update. The possibility of hiring someone to help the commission with the process of updating the plan was discussed. The commission looked at the Comprehensive Plan page by page.

NEXT MEETING: September 14, 2015

MEETING ADJOURNED: 9:06 p.m.

Respectfully submitted,

Ann Marie
Secretary
/ldt