

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, July 31, 2017

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

Lisa Brendle

OTHERS PRESENT

Nathan Skibbe - Supervisor
Amanda Kish - 2040 Hamilton Rd
Travis O'Connor - 2040 Hamilton Rd
Susan Skibbe - 130 Channel Rd, #2
Grace Koseba - 405 Partridge Ave
Leo Koseba - 405 Partridge Ave
Shannon Dickinson - 4240 US 23 N
John Ruczynski - Applicant
Joseph Ruczynski - 14280 Orchard Pt
Gary & Julie VanDeven - 1375 Jesse Rd

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

F. Sterns made a **motion** to approve the June 12, 2017 minutes, **supported** by L. Dehring. *Motion passed.*

CORRESPONDENCE

- A. Report for Case #P-02-17 - R. Deuell
- B. Alpena County Planning Commission - Master Plan Feedback

NEW CASE

1. Case #P-02-17, John Ruczynski requested a SPECIAL APPROVAL USE for vehicle detailing. Property is located at 1399 Jesse Road, Parcel No. 011-004-000-520-02 in a One-Family Residential (R-1) zone district.

John & Joseph Ruczynski were present to address this case. T. Hilberg asked if the trailers on the property would be removed. John said he would remove the trailers along with the tires.

Alpena Township Planning Commission

Next door neighbor, Gary VanDeven, said that the water table is very high in this area and he is concerned about the runoff from the detailing process.

C. LeFebvre is concerned about the soil on the property, the shallow wells in the area and the ponding of water. N. Skibbe pointed out that the business is actually detailing vehicles for sale on the internet.

N. Poli made a **motion** to table this case, **supported** by F. Sterns. Reasons for tabling case are:

- a. Mr. Ruczynski needs to find out more information regarding the states license requirements;
- b. And better define what the actual use of the property will be.

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

OLD BUSINESS

1. Update - Case #P-08-14

Travis is here for more guidance from the Planning Commission. The Township Attorney is wondering if there are spots greater than 8 feet. The measurements should be from the business side. Travis said there are some about a foot off in the far corner. L. Koseba believes the same problem is being dealt with since 2013 and that the berm is made with junk from different demolitions.

The attorney discussed the site plan which is what the Planning Commission is using to try and enforce the issues that have developed with the berm since 2013.

F. Sterns made a **motion** to revoke the site plan because the following items in the original site plan document have not been complied with, **supported** by N. Poli:

1. Dust control has not been taken care of.
2. Debris is coming onto the site.
3. The definition of a berm in accordance with the Alpena Township Zoning Ordinance has not been complied with.
4. The 6' to 8' berm height has not been complied with.

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

N. Skibbe will work with Travis regarding the original site plan.

NEW BUSINESS

a. **Set Public Hearing Date for Public Comment on Master Plan**

Discussion: Sue Skibbe requested that the Planning Commission consider referencing the Historic Structure Support Document in the Master Plan.

Motion made by T. Hilberg to hold a public hearing on its 2017 Township Master Plan at 7:00 p.m. on August 21, 2017, at the Alpena Township Hall located at 4385 U.S. 23 North, Alpena, MI 49707. The draft Master Plan can be viewed on the Township's Web Site: <http://www.alpenatownship.com/>. Written comments may be mailed to: Alpena Township Planning Commission, 4385 U.S. 23 North, Alpena, MI 49707; or emailed to: alptwn@alpenatownship.com, supported by F. Sterns.

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

WORKSHOP - Alpena Township Zoning Ordinance

The process for selecting a person to do the zoning ordinance was discussed.

NEXT MEETING - August 21, 2017

ADJOURNMENT

F. Sterns made a **motion** to adjourn, **supported** by L. Dehring. Meeting adjourned by Chairperson Hilberg at 8:45 p.m.

Respectfully submitted,

Ann Marie Rich
Acting Secretary

/ldt