

# ALPENA TOWNSHIP PLANNING COMMISSION

## MINUTES - Regular Meeting

Monday, August 21, 2017

**MEETING COMMENCED:** 7:00 PM

### PLEDGE OF ALLEGIANCE

### THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg (arrived at 7:20), Chuck LeFebvre, Norm Poli, Ann Marie Rich and Vice-chairperson Fred Sterns

### ABSENT

None

### OTHERS PRESENT

T. Juergen Thusat - 139 Outer Dr  
Susan Skibbe - 130 Channel Rd #2  
Julie Goldberg - 6651 US 23 N  
Jake & Cari Stenz - Applicants  
Rudolph Wilke - 5700 Ratz Rd  
Tim Carr - 2278 Diamond Pt  
Kim Stenz - 1013 Lockwood

Matthew & Christina Klimczak - 153 Outer Dr  
Leonard Rospeirski - 120 Russell Ct  
Donald Rospeirski - 120 Russell Ct  
Dennis Bowen - 111 Russell Ct  
Barbara Bowen - 111 Russell Ct  
Lee Blanchard - 1720 Lakeview Ct  
Asa Blanchard - 1720 Lakeview Ct

### ADOPTION OF AGENDA

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

### PUBLIC MEETING PARTICIPATION RULES

### APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the July 31, 2017 minutes, **supported** by N. Poli. *Motion passed.*

### CORRESPONDENCE

- A. Letter Regarding Notice of Revocation of Site Plan for T. O'Connor - Denise Burke
- B. Report for Case #P-03-17 - R. Deuell
- C. Master Plan - Proposed Additions - S. Skibbe

### PUBLIC COMMENT

### PUBLIC HEARING - 2017 Alpena Township Master Plan

Public Hearing on Master Plan was opened. Public comments were then opened. S. Skibbe reviewed her written comments regarding proposed additions to the Master Plan. Those additions related to Chapters 6 and 7. T. Thusat spoke to Chapter 6, page 6-6, policies 5 and 6, relating to preserving the integrity of existing neighborhoods and encouraging the removal of conflicting land uses. After opening and then closing public comment, the commission deliberated. After closing the public hearing, A. Rich made a **motion** to incorporate attached changes as a result of public input, **supported** by L. Dehring.

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

### **NEW BUSINESS**

1. Resolution of Adoption - 2017 Alpena Township Master Plan  
N. Poli made a **motion** to pass Resolution of Adoption, **supported** by C. LeFebvre.

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

2. Transmission of Adopted 2017 Alpena Township Master Plan to Township Board  
A. Rich made a **motion** to have the Alpena Township Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmit the adopted Alpena Township Master Plan to the Township Board for their consideration, **supported** by C. LeFebvre.

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

### **TABLED CASE**

- a. 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.

F. Sterns made a **motion** to table case for one (1) month, **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-aye. **Motion passed.**

### **NEW CASE**

1. Case #P-03-17, Jake & Cari Stenz requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for a wrestling club. Property is located at 110 Russell Ct, Parcel No. 018-085-000-043-01 in a One-Family Residential (R-1) zone district.

A signed petition by the property owners in Burk Manor opposing the Special Approval Use request was presented to the commission consisting of thirteen (13) signatures. Property owners stated that the wrestling club is in operation and not conforming to the days/hours as stated in the application. Also noted was the wrestling club status as a not for profit organization. No documentation had been provided regarding a non-profit status.

A. Rich made a **motion** to deny this case, **supported** by N. Poli. Reasons for denying case are:

1. The use, location and size of use, and the nature and intensity of operations will be such as to disrupt the orderly and proper development of the district as a whole, and be in conflict with, or discourage the principal permitted uses of adjacent or neighboring lands and buildings.

2. The use will increase traffic hazards and/or cause congestion on the public highways and streets of the area.
3. It has not been determined that the water supply and sewage disposal system is adequate for the proposed use.
4. Uses by special permit are objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, smoke, glare, flashing lights or disposal of waste than the operation of any principal permitted use.

*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.*

#### **WORKSHOP - Alpena Township Zoning Ordinance**

The Board of Trustees agrees that the zoning ordinance needs to be rewritten. T. Hilberg will get with Supervisor Nathan Skibbe to find out if NEMCOG could do a presentation detailing the process involved with updating the zoning ordinance. The Zoning Board of Appeals should also be involved in the process.

**NEXT MEETING** - September 11, 2017

#### **ADJOURNMENT**

Meeting was adjourned at 8:45 by Chairperson Hilberg.

Respectfully submitted,

Lisa Brendle  
Secretary

/ldt

# ALPENA TOWNSHIP PLANNING COMMISSION

## CORRECTED MINUTES - Regular Meeting

Monday, August 21, 2017

**MEETING COMMENCED:** 7:00 PM  
**PLEDGE OF ALLEGIANCE**

### THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chairperson Tom Hilberg (arrived at 7:20), Chuck LeFebvre, Norm Poli, Ann Marie Rich and Vice-chairperson Fred Sterns

### ABSENT

None

### OTHERS PRESENT

T. Juergen Thusat - 139 Outer Dr  
Susan Skibbe - 130 Channel Rd #2  
Julie Goldberg - 6651 US 23 N  
Jake & Cari Stenz - Applicants  
Rudolph Wilke - 5700 Ratz Rd  
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Barbara Bowen - 111 Russell Ct  
Lee Blanchard - 1720 Lakeview Ct  
Asa Blanchard - 1720 Lakeview Ct

### ADOPTION OF AGENDA

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

### **PUBLIC MEETING PARTICIPATION RULES**

### APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the July 31, 2017 minutes, **supported** by N. Poli. *Motion passed.*

### CORRESPONDENCE

- D. Letter Regarding Notice of Revocation of Site Plan for T. O'Connor - Denise Burke
- E. Report for Case #P-03-17 - R. Deuell
- F. Master Plan - Proposed Additions - S. Skibbe

### **PUBLIC COMMENT**

### PUBLIC HEARING - 2017 Alpena Township Master Plan

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

### NEW BUSINESS

1. Resolution of Adoption - 2017 Alpena Township Master Plan

N. Poli made a motion to pass Resolution of Adoption, supported by C. LeFebvre.

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

2. Transmission of Adopted 2017 Alpena Township Master Plan to Township Board

A. Rich made a motion to have the Alpena Township Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmit the adopted Alpena Township Master Plan to the Township Board for their consideration, supported by C. LeFebvre.

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

### TABLED CASE

a. 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.

F. Sterns made a **motion** to table case for one (1) month, **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-aye. **Motion passed.**

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A. Rich made a **motion** to deny this case, **supported** by N. Poli. Reasons for denying case are:

1. The use, location and size of use, and the nature and intensity of operations ~~will~~ may be such as to disrupt the orderly and proper development of the district as a whole, and be in conflict with, or discourage the principal permitted uses of adjacent or neighboring lands and buildings.

2. The use ~~will~~ *may* increase traffic hazards and/or cause congestion on the public highways and streets of the area.
3. It has not been determined that the water supply and sewage disposal system is adequate for the proposed use.
4. Uses by special permit are objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, smoke, glare, flashing lights or disposal of waste than the operation of any principal permitted use.

*\*Added*

5. *Non-compliance with Article VIII - Section 801 - Paragraph E: Requires the operation or activity be "not operated for profit".*

***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.***

#### **WORKSHOP - Alpena Township Zoning Ordinance**

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**NEXT MEETING** - September 11, 2017

#### **ADJOURNMENT**

Meeting was adjourned at 8:45 by Chairperson Hilberg.

Respectfully submitted,

Lisa Brendle  
Secretary

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