

ALPENA TOWNSHIP PLANNING COMMISSION

MINUTES - Regular Meeting

Monday, November 13, 2017

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Secretary Lisa Brendle, Larry Dehring, Chuck LeFebvre, Ann Marie Rich, and Vice-chairperson Fred Sterns

ABSENT

Chairperson Tom Hilberg and Norm Poli

OTHERS PRESENT

Tim Gulden - Township Attorney

Ben Stevens - WATZ

Adam & Monica Dzieszinski - 145 Woodland Dr

Steve & Jackie Barber - 6530 Indian Reserve

Nick, Anna & Benalli Gabara - 13816 Trapp Rd

Nathan Skibbe - Supervisor

Amelia Carlson - 149 Outer Dr

Rebeka Carlson - 149 Outer Dr

Dennis & Barbara Bowen - 111 Russell Ct

Lee & Asa Blanchard - 1720 Lakeview Dr

Matt Hepburn - 2563 LaForest Ave

T. Juergen Thusat - 139 Outer Dr

Matt Wojda - 619 S Second

Jake & Cari Stenz - Applicants

Melanie Smith - 128 Outer Dr

Sara Townsend - 209 Par Dr

Eric Carlson - 149 Outer Dr

Annette Carlson - 149 Outer Dr

Tammy & David Veasy - 6571 US 23 S

Leo Rospierski - 120 Russell Ct

Tristan William - 1720 Lakeview Dr

Andre Fournier - 6173 Smith Rd

ADOPTION OF AGENDA

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

PUBLIC MEETING PARTICIPATION RULES

APPROVAL OF MINUTES

L. Dehring made a **motion** to approve the October 9 & October 30, 2017 minutes, **supported** by C. LeFebvre. *Motion passed.*

PUBLIC COMMENT

Jake Stenz informed the Planning Commission of the 501(c) (3) Filing Endorsement. He also stated if the wrestling club were to grow larger than stated in the Site Plan the club would move to a larger facility. Barbara Bowen stated that she is not in support of the request because of traffic concerns and feels the applicants are operating a business. Matt Wojda supports the request as he feels this program would be good for the community. Melanie Smith supports the request as it is a good program. Leo Rospierski does not support the request as he feels this neighborhood is not the place for a wrestling club. Matt Hepburn supported the request stating the wrestling club was a good community program. Lee Blanchard supports the request as being a good program for the community. Dennis Bowen does not support the request as he feels there will be an increase in traffic through the neighborhood. T. Thusat does not support the request for the same reasons used to deny the first request as he feels they still apply. Eric, Annette and Rebeka Carlson support the request stating the wrestling club would be an asset to the community and does not affect traffic.

CORRESPONDENCE

- A. Alpena County Planning Commission - Letter Regarding Case #P-04-17
- B. Letter Regarding Case #P-06-17 - S. Siwarga
- C. R. Deuell - Report - 06-17/Background Sections/Form a Nonprofit in Eight Steps

NEW CASE

- 1. Case #P-06-17, 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 public hearing was conducted, during which the applicant, Jake Stenz, first addressed the Planning Commission, and all other persons in attendance were then given the opportunity to comment on the subject special approval use request. There was much discussion from the public reflecting both support and opposition of this request. Township Attorney, Tim Gulden, reviewed the Finding 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 A. Rich and supported by C. LeFebvre to adopt the following Findings of Fact from Rick Deuell's Findings of Fact Report, with the following modifications to some of the Findings of Fact: Section A of the Report ("Request"); Section B of the Report ("Parcel Information"); Section C of the Report ("Applicant Information"), Subsection 1, but modified to remove the words "Stenz Wrestling LLC"; Section C of the Report, Subsection 2; Section C of the Report, Subsection 3; Section C of the Report, Subsection 4, but modified to delete the words "6:00-7:00 pm for elementary age kids and 7:00-8:30 pm for Junior High and High School students" and to replace those deleted words with "no later than 8:30 pm"; Section C of the Report, Subsection 5; Section C of the Report, Subsection 6 was deleted; Section C of the Report, Subsection 7; and Section D of the Report ("District Standards"), Subsection 2 ("R-1 Standards for height, bulk, density, and area"). **Roll call vote:** L. Brendle-aye; L. Dehring-aye; T. Hilberg-absent; C. LeFebvre-aye; N. Poli-absent; A. Rich-aye; and F. Sterns-aye. **Motion passed.**

Under Section 1807, Special Land Uses Procedures and Supplemental Site Development Requirements were then reviewed and discussed in detail as follows. 1. *The use, location and size of use, and the nature and intensity of operations shall not be such as to disrupt the orderly and proper development of the district as a whole, or be in conflict with, or discourage the principal permitted uses of adjacent or neighboring lands and buildings.* Concern was noted by A. Rich that controls need to be in place to prohibit the wrestling club from turning into a business. Discussion took place to limit the number of participants and the number of parking spots with no on street parking. The Planning Commission members unanimously agreed that this requirement can be satisfied through the imposition of appropriate conditions if the Planning Commission grants the requested special approval use. 2. *The use shall not diminish the value of land, buildings, or structures in the neighborhood, or increase hazards from fire or other dangers to either the property or adjacent properties.* The Planning Commission members unanimously agreed that credible evidence was not submitted showing that the requested special approval use would not satisfy this requirement. 3. *The use shall not increase traffic hazard or cause congestion on the public highways and streets of the area. Adequate access to the use shall be furnished by either existing roads and highways or proposed roads and highways.* Discussion centered around the possibility of increased traffic, but the Planning Commission members

unanimously agreed that this requirement can be satisfied through the imposition of conditions related to a requirement of limited parking spaces and no on street parking. *4. The water supply and sewage disposal system shall be adequate for the proposed use.* J. Stenz spoke about the larger septic and drain field which had been installed recently. With the limited class sessions, the Planning Commission members unanimously agreed that this would not be a concern. *5. Uses by special permit shall not be more 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.* It was discussed that vibrations, dust, fumes, smoke, glare, and flashing lights were not applicable. The Planning Commission members unanimously agreed that most noise would be curtailed once students entered the building, and that this standard can be satisfied through the imposition of appropriate conditions if the requested special use approval request is granted. *6. The use shall not impair the purpose and intent of this Ordinance.* The Planning Commission members noted that the R-1 District is restrictive in nature, and, therefore, if the requested special approval request is granted, appropriate conditions would need to be placed on the applicant.

C. LeFebvre then made a **motion** to grant the Special Approval Use for Case #P-06-17 based on the above-noted fact findings, the above-noted discussion regarding the applicable special land use requirements and the following conditions, **supported** by L. Dehring:

- a. Permissible days of operations: up to 3 days per week.
- b. Permissible hours of operation: 6pm – 8:30pm during the school year.
- c. Summer Operations or “Camp” will be allowed to operate from 9am until 8:30pm.
- d. The number of users will be 8 participating visitor users and be limited to school age children.
- e. Current outside lighting is adequate but if new outside lighting is added, this new lighting will be directed downward and shielded so there is no glare.
- f. Parking spots are limited to 8 spaces and restricted to the property with no on street parking.
- g. A copy of the 501(c) (3) Approval is to be provided to the Alpena Township offices.
- h. Applicant to provide Alpena Township offices with a copy of a lease or a license from the property owner to the non-profit corporation, Stenz Shark Wrestling Club Inc, showing that the corporation has permission to conduct its operations at this location.

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

NEXT MEETING - December 11, 2017

ADJOURNMENT - Meeting adjourned by Vice-chairperson Sterns at 9:23 p.m.

Respectfully submitted,

Lisa Brendle/ldt
Secretary