

# ALPENA TOWNSHIP PLANNING AND ZONING COMMISSION

## MINUTES - Regular Meeting - Monday, April 11, 2011

MEETING COMMENCED: 7:00 PM

### PLEDGE OF ALLEGIANCE

### THOSE PRESENT

David DeKett-Chair, Chuck LeFebvre, Jim Rau, Gary Schuelke, Fred Sterns and Karen Szymanski

### ABSENT

Larry Dehring

### OTHERS PRESENT

Rich McTaggart - 2121 N Partridge Point  
Nathan Engstrom - 171 Bear Point Road  
Curtis Landon - 10057 Wolf Creek Rd, Hubbard Lake  
Kim & Glenn Kanarr - 3110 Harbor Drive

### PUBLIC MEETING PARTICIPATION RULES

### ADOPTION OF AGENDA

C. LeFebvre made a **motion** to move “Old Business” at the end of “Cases”, **supported** by J. Rau. *Motion passed unanimously.*

### APPROVAL OF MINUTES

G. Schuelke made a **motion** to approve the March 14, 2011 minutes, **supported** by J. Rau. *Motion passed unanimously.*

### CORRESPONDENCE

a. Rick Deuell, Planning Consultant - Contact Information

### CASES

1. **Case #P-02-11**, Curtis Landon (Glenn & Kim Kanarr, owners) requested a SITE PLAN REVIEW/SPECIAL APPROVAL USE for an outdoor sales space for exclusive sale of used automobiles. Property is located at 2648 US 23 South, Parcel No. 018-103-000-197-00 in a General Business (B-2) zone district.

Curtis Landon was present to discuss this case. The number of automobiles would not exceed twenty-one (21). This property has been vacant for at least seventeen (17) years.

J. Rau made a **motion** to **grant** the Site Plan Review because it meets all requirements and to **grant** the Special Approval Use for an outdoor sales space for exclusive sale of autos, **supported** by F. Sterns. *Roll call vote: L. Dehring-absent; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye. Motion passed unanimously.*

2. **Case #P-03-11**, N & R Enterprises requested a SITE PLAN AMENDMENT for outside storage and future storage building with store front. Property is located at 2015 Hamilton Road, Parcel No. 012-010-000-301-10 in a B-2 zone district.

Rich McTaggart and Nathan Engstrom were present to address this case. McTaggart explained that they did not expect to be so busy.

C. LeFebvre made a **motion** to **grant** the Site Plan Amendment because it meets township requirements, **supported** by F. Sterns. **Roll call vote:** *L. Dehring-absent; D. DeKett-aye; C. LeFebvre-aye; J. Rau-aye; G. Schuelke-aye; F. Sterns-aye; and K. Szymanski-aye.* **Motion passed unanimously.**

**OLD BUSINESS**

**A. Review Updated By-Laws**

Les Klimaszewski, Zoning Administrator, requested the following changes to the By-Laws:

- a) **“3. Duties of all members, B. Site Inspections, 1.”** is to read “Site inspections will be done by the Planning Commission”.
- b) Completely eliminate line item “2.” under same said section.
- c) Under same said section, line item “3.” is to read “Individual Commission members are required to visit the site. Mileage reimbursement at the current rate may be requested.”

**NEXT MEETING:** May 9, 2011 (tentatively)

**MEETING ADJOURNED:** 8:10 p.m.

Respectfully submitted,

Karen Szymanski  
Secretary

/ldt