

**CHARTER TOWNSHIP OF ALPENA
PLANNING COMMISSION**

MINUTES – Public Hearing

Monday, January 13, 2025

MEETING COMMENCED: 6:04 PM
PLEDGE OF ALLEGIANCE

THOSE PRESENT

Roxann Brown, Chairperson Tom Hilberg, Norm Poli and Vice-chairperson Michelle Woodruff

ABSENT

Larry Dehring, Delynn Pauly and John Stender

OTHERS PRESENT

Abbi Kaszubowski – Township Supervisor
Mark Nowakowski
John Nowakowski – Representative for Applicant
Chad Swan-Badgero – Applicant
Josh Robertson
Joe Roesner
Heather Runyan – NEMCOG

ADOPTION OF AGENDA

Vice-chairperson Woodruff made a motion to adopt the agenda, supported by R. Brown. Motion passed.

APPROVAL OF MINUTES

Vice-chairperson Woodruff made a motion to approve the December 9, 2024 minutes, supported by R. Brown. Motion passed.

PUBLIC COMMENT – None

CORRESPONDENCE

- a. Report #01-25 – R. Deuell
- b. Amended Report #06-24 – R. Deuell
- c. Email Regarding Case #P-06-24 – R & D Reinker
- d. Letter Regarding Case #P-01-25 – L & C Hoppe

Vice-chairperson Woodruff made a motion to file all correspondence, supported by R. Brown. Motion passed.

TABLED HEARING

1. Case #P-06-24, Chad Swan-Badgero, requested a SPECIAL APPROVAL USE to allow a tiny home as the principal dwelling on a parcel. Property is located at 3577 El Cajon Beach Road, Parcel No. 018-120-000-003-00 in a Waterfront Residential (WR) zone district.

N. Poli made a motion to open the public hearing, supported by Vice-chairperson Woodruff. Motion passed.

Chad Swan-Badgero was present to address the commission. He stated that the tiny home will be 12 feet tall and a perk test has already been completed along with EGLE approval to build. Neighbor, Joseph Roesner, spoke in favor of the tiny home.

R. Brown made a motion to approve the special land use for the construction of a tiny home located at 3577 El Cajon Beach Road on parcel number 018-120-000-003-00 based on the findings of fact contained in Report #06-24, supported by N. Poli. Roll call vote: R. Brown-aye; L. Dehring-absent; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; J. Stender-absent; and M. Woodruff-aye. Motion passed unanimously.

PUBLIC HEARING

1. Case #P-01-25, Jane McCoy, requested a SPECIAL APPROVAL USE to allow a tiny home as the principal dwelling on a parcel. Property is located on Silver City Lane, Parcel No. 012-008-000-251-00 in a One-Family Residential (R-1) zone district.

Vice-chairperson Woodruff made a motion to open the public hearing, supported by N. Poli. Motion passed.

John Nowakowski, brother to the applicant, was present to address the commission. Chairperson Hilberg stated that according to Rick Deuell's report, all standards had been met. Mr. Nowakowski described how Ms. McCoy owns the 40-acre parcel the proposed tiny home will be on as well as 15 - 20 adjacent acres. She lives in Idaho and wants a place to stay at for approximately 1 week a year.

Vice-chairperson Woodruff made a motion to close the public hearing, supported by R. Brown. Motion passed.

Vice-chairperson Woodruff made a motion to approve the special land use for the construction of a tiny home located on Silver City Lane on parcel number 012-008-000-251-00 based on the findings of fact contained in Report #01-25, supported by N. Poli. Roll call vote: R. Brown-aye; L. Dehring-absent; T. Hilberg-aye; D. Pauly-absent; N. Poli-aye; J. Stender-absent; and M. Woodruff-aye. Motion passed unanimously.

DISCUSSION

Master Plan – Heather Runyan with NEMCOG

Heather was present to explain the master plan survey process and review sample survey questions with the commission. She stated that all of the townships, city and county were onboard to participate in the joint master plan and will use the same survey. NEMCOG uses Survey Monkey to generate a survey and the list of questions have been created over time. The commission reviewed each question of the survey and decided whether to keep the question, delete it, make changes or create new ones. After reviewing what other municipalities might want on the survey, it should be finalized and ready for distribution sometime late February or March of 2025. Anyone

who owns property or lives in the county may participate in the survey. Forms of distribution will be through the website, newspaper, Facebook, local events, etc. Heather reminded the commission that projects the township will want to pursue funding for need to be listed in either the master plan or recreation plan.

NEXT MEETING – February 10, 2025 at 6:00 p.m.

ADJOURNMENT – Vice-chairperson Woodruff made a motion to adjourn, supported by R. Brown. Meeting adjourned by Chairperson Hilberg at 7:28 p.m.

Respectfully submitted,

Lynn Daoust
Acting Secretary