

## **AGENDA**

**City of Alpena Planning Commission  
Regular Meeting  
Tuesday, December 9, 2014, 7:00 p.m.  
Alpena, Michigan**

**CALL TO ORDER:**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:     October 14, 2014 Regular Meeting**

**PUBLIC HEARING AND COMMISSION ACTION:**

**BUSINESS:**

- 1. Prospective New Commission Members**
- 2. Approve 2015 Meeting Schedule**

**COMMUNICATIONS:**

**REPORTS:**

- 1. Update on Planning and Development Projects**
- 2. Redevelopment Ready Community Program**

**CALL TO PUBLIC:**

**MEMBERS' COMMENTS:**

**ADJOURNMENT:**

# MINUTES

City of Alpena Planning Commission  
Regular Meeting  
October 14, 2014  
Alpena, Michigan

## CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7 p.m. by Randy Boboltz, Planning Commission Vice-Chair.

## ROLL CALL: PLANNING COMMISSION

Present: Heraghty, VanWagoner, Lewis, Boboltz, Gilmore, Dort

Absent: Hunter, Sabourin

Staff: Adam Poll (Director of Planning & Development), Don Gilmet (Building Official),

## PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

## APPROVAL OF AGENDA:

The October 14, 2014, agenda was approved as printed

## APPROVAL OF MINUTES:

The minutes of the September 9, 2014, regular meeting were approved as printed.

## PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case #14-SU-07. Maren Kieliszewski on behalf of Freedom Motors has filed a petition requesting a Special Land Use Permit to allow an auto repair facility within their existing building in a CCD, Commercial Corridor District, located at 929 & 935 W. Washington Avenue.

Poll stated that Freedom Motors has previously been approved to operate an automotive sales lot at the site in question. The applicants are currently finishing a major renovation of the site, for the use of automotive sales. Part of these renovations involve two enclosed bays that can be used to prep cars for sale. They are now requesting to be able to conduct repairs to their vehicles prior to selling the vehicle. The applicants have stated that there will be no painting done at the proposed location.

Before being utilized for automotive sales, the property was used as a green house. The site was approved for automotive sales in 2013 and had been under renovation since approval.

The applicants request would not appear to be out of character with the existing land uses. Surrounding land uses include professional offices to the west, an auto repair facility under construction to the south east, a nursery/greenhouse to the south, commercial to the east and residential to the north.

The surrounding land use of most concern would be the residential uses to the north. In many cases, allowing an auto repair facility next to a residential use would cause potential conflicts due to potential noise, smells, or similar byproducts of the automotive repair use. In this case however, automotive sales is the principal use of the site. The applicants have indicated that they initially would only be repairing their own cars, and may eventually service customer vehicles after the sale. Staff would note that screening is required for new commercial uses in the CCD along any residential boundaries. Staff would request that the screening be a solid fence, 6' in height.

The City's 2013 Comprehensive Plan calls for General Business development on this site. The proposed use would appear to fit into this category.

The proposed use would not appear to have a negative impact on the area as the site currently allows for vehicle sales and the additional use would not increase the footprint. In addition, the screening would appear to be an adequate screen from the residential uses.

Staff recommends that the special land use permit to allow the proposed auto repair facility in a CCD, Commercial Corridor District located at 929 & 935 W Washington Avenue be approved as it appears to meet Special Land Use Approval Standards with the following conditions: 1) a 6' solid fence be constructed along the north property line adjoining the residential properties, 2) no automotive painting is conducted at the site, 3) all repairs are conducted within the building, and no outside storage in conjunction with auto repair is permitted.

**FAVOR:**

None.

**OPPOSITION:**

None.

**COMMISSIONER'S DISCUSSION AND ACTION:**

Dort stated he would like Freedom Motors to be sensitive to the residents on the north side of the property with the noise and any odors. Living that close can be a problem. What is the timeframe on the fence? Poll stated that technically the fence is required for any change of use which would be completion of the auto sales use as well as commercial use because the use is would actually change, it would require fencing at that point. If you would like to set a time limit then that is certainly something the Planning Commission could do. At this point they are still finishing up construction for their automobile sales so we haven't gone out there and looked to see if the fence is up. It is something that needs to be done before they start repairing cars.

Motion made by Dort, seconded by Lewis, to approve the proposed auto repair facility in a CCD, Commercial Corridor District located at 929 & 935 W. Washington Avenue with the conditions stated.

**Ayes:** Heraghty, Dort, Lewis, Boboltz, Gilmore, VanWagoner

Nays: None.

Absent: Hunter, Sabourin

Motion passed by 6-0 vote.

#### **BUSINESS:**

##### **1. Prospective New Commission Members**

Boboltz stated that City Council will make the final decision on the appointee, but the Planning Commission certainly free to make a recommendation if the Commission feels to do so. Poll stated there is one vacancy, which was made vacant by Glowinski's resignation. Heraghty asked if anyone asked Glowinski if he was willing to stay on the Commission. Poll stated we are limited to one member being on the Commission who resides outside the City and we already have that person on the Commission. Boboltz asked if we have some leeway in terms of the number that we choose to have on the Commission. Poll stated we do have a little bit of leeway as far as how many we have on the Commission. The way the law was written there is criteria that certain City sizes are allowed a certain number; small Cities are allowed a couple, Cities our size are allowed one, and larger Cities aren't allowed any. There is different criteria and Cities can do different things. When they passed the law it was clearly written for a specific City that had specific instance because only two Cities in the state met the population for that instance. Unfortunately, we are only limited to one. Glowinski could come back as an ex-officio member if he chose to. In the conversations I have had with him, I do not think he has any interest to commute back and forth from Grand Lake as ex-officio member.

Boboltz asked if any of the Commissioners have an opinion, concern, or feelings about either of the candidates. Lewis stated without the candidates being here then he can't make a decision either way. Poll stated this is a decision we don't have to make today. If we want to wait and get the candidates to attend the next meeting then we can do that. Dort stated that there is a lot to just see how they interact with other members. Consensus is to have the candidates attend the next Planning Commission members.

#### **COMMUNICATIONS:**

None.

#### **REPORTS:**

##### **1. Update on Planning and Development Projects**

###### **Austin Bros. Beer Company**

Poll stated that we have a brewery coming to town that will be located at 815 W. Miller Street. Staff is in the process of looking into different grant funding to get a road up through the property to make that area more developable and to fill a gap within our existing truck route. We are leveraging any job creation for the brewery project to utilize for additional funding. The Austin Bros. Beer Company would be very happy if we could get a road running up through there because it would increase access to their site and make them more visible.

### Holiday Inn Express

Poll stated that the City is continuing to work with the Holiday Inn Express people regarding their Brownfield Plan. They have submitted a full plan to our office and they are currently under review. Heraghty stated he did read in the paper the cost of the foundation versus what a typical foundation cost is, and they are still moving forward? Poll stated we are at a much better situation. They've gotten IHGs developed two years in a row so they know what they are doing. Other sites they've done in Port Huron and Bay City they had to go down anywhere between 80 and 100 feet for their pier footings. When they came here we initially thought it was about 20 feet but to get to whatever stone quality they need it was actually close to 30 feet, but it is still tremendously better than other some of the other locations they have done.

### Fairfield Inn

Poll stated the City is still waiting on site plans from the Fairfield Inn that will be located on US 23 North. Has talked with the developer regarding potential local engineering firms but have not heard back from them since.

### 2. Freedom Motors Update

Everything is going well and the City is very pleased with the progress that has been made. Should be opened end of October or middle of November.

### CALL TO PUBLIC:

None.

### MEMBERS' COMMENTS:

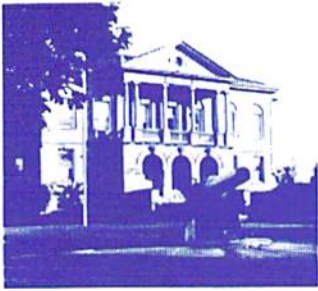
None.

### ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:20 p.m. by Vice-Chair Boboltz.

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Wayne Lewis, Secretary



# City of Alpena

CITY HALL • 208 NORTH FIRST AVENUE • ALPENA, MICHIGAN 49707-2885  
[www.alpena.mi.us](http://www.alpena.mi.us)

## ALPENA CITY PLANNING COMMISSION

### 2015 Meeting & Filing Schedule

Regular meetings of the Planning Commission are held the Second Tuesday of each month, unless otherwise indicated.

<u>Meeting Date</u>	<u>Filing Date</u>
January 13	Wed., Dec. 10, 2014
February 10	Fri., Jan. 16
March 10	Fri., Feb. 13
April 7	Fri., Mar. 13
May 12	Fri., April 17
June 9	Fri., May 15
July 7	Fri., June 12
August 11	Fri., July 17
September 8	Fri., Aug. 14
October 13	Fri., Sept. 18
November 10	Fri., Oct. 16
December 8	Fri., Nov. 13
January 12, 2016	Wed., Dec. 19, 2014

Regular meetings begin at 7:00 P.M. in the Council Chambers at City Hall.

Approved by the Alpena City Planning Commission at its regular meeting on Tuesday, December 9, 2014.

\_\_\_\_\_  
Paul Sabourin, Chair

# **APPOINTMENT TO CITY BOARDS AND COMMISSIONS**

I AM INTERESTED IN: City Planning Commission

NAME: Stone Tara Lee  
(Please Print) (Last) (First) (Middle) (Maiden)

HOME ADDRESS: 104 1/2 N. 2nd Ave. Alpena 916.7155  
(Number/Street) (City/Zip) (Telephone)

EMAIL ADDRESS: travel@coastalcharter.us  
(Home) (Work)

BUSINESS ADDRESS: 10027 M-32 Herron 379.7161  
(Number/Street) (City/Zip) (Telephone)

PLACE OF BIRTH: Wayne Co.

ARE YOU A CITIZEN OF THE UNITED STATES? ☒ Yes ☐ No

I HAVE LIVED IN ALPENA 1 yr. YEARS 8-31-2013

MILITARY HISTORY: (include honors received)

CIVIC ACTIVITIES (office held, honors, etc.)

## **HONORS AND ACTIVITIES**

- Volunteer with the Chamber of Commerce DDA Design Committee; Lesslee Dort
- Volunteer with the Michigan Brown Trout ; Peggy Danokowski
- Volunteered as an usher with the Thunder Bay Theater
- Volunteered with the Junior League Organization in Grosse Pointe for the Designer Show houses; helped with room design and show cased rooms while greeting guest.
- Volunteered accounting services for a Non-Profit organization called Charity Music in Clinton Township.

2014 Board member  
Zonta Club of  
Alpena Tri County  
area & Shelter.

EDUCATION:  
High School John Glenn Westland MI 1988  
(Name & location)

Business or Vocational \_\_\_\_\_  
(Name & location)

(Over)

College or Technical \_\_\_\_\_  
(Name & location)

Graduate or Professional \_\_\_\_\_  
(Name & location)

## EMPLOYMENT:

Present position of Employment: Coastal Charter & Tours, Inc.  
(Name of employing firm/owner)

10027 M-32 Herron M. 49744 379.7161  
(Number/Street) (City/State) (Zip) (Telephone)

FROM June 2014 TO Present

TITLE OF YOUR POSITION: Operations manager

KIND OF BUSINESS/ORGANIZATION: Charter Bus

## YOUR DUTIES AND RESPONSIBILITIES:

Coordinate Bus trips throughout North America  
& Canada - Oversee Drivers' bus maintenance  
Cleaning crews & all accounting functions.

## Previous Positions of Employment:

COMPANY/ORGANIZATION	CITY/STATE	DATE OF EMPLOYMENT
<u>Alpena Paper &amp; Supply</u>		<u>9/2013 - 6/2014</u>

## ADDITIONAL INFORMATION YOU WISH TO INCLUDE:

(Use separate sheet if necessary)

I left my job downstate to pursue my life  
in Alpena - I accepted a position with Alpena  
Paper & Supply. I wanted to live downtown so I  
could be active in the community. Love my hometown!!

IF APPOINTED, DO YOU PREFER YOUR MAIL SENT: BUSINESS ☒ RESIDENCE ☐

I hereby certify that this form is true and accurate to the best of my knowledge.

D. Stone  
(Signature)

(Date)

PLEASE RETURN TO: Human Resources  
208 N. First Avenue  
Alpena, MI 49707



RESUME FOR  
APPOINTMENT TO  
CITY BOARDS AND COMMISSIONS

I AM INTERESTED IN: PLANNING COMMISSION

NAME: MANCINE PAUL L  
(Please Print) (Last) (First) (Middle) (Maiden)

HOME ADDRESS: 120 E. MIRE ALPENA, MI 3563894  
(Number/Street) (City/Zip) (Telephone)

EMAIL ADDRESS: MANCINEP@HOTMAIL.COM  
(Home) (Work)

BUSINESS ADDRESS: \_\_\_\_\_  
(Number/Street) (City/Zip) (Telephone)

PLACE OF BIRTH: 9/27/45

ARE YOU A CITIZEN OF THE UNITED STATES? ☒ Yes [ ] No

I HAVE LIVED IN ALPENA 8 YEARS \* LIVED IN ALCONA 32 YEARS  
PRIOR MOVING TO ALPENA

MILITARY HISTORY: (include honors received)

CIVIC ACTIVITIES (office held, honors, etc.)

ALPENA HISTORICAL STUDY GROUP, IN ALCONA.  
LINCOLN LIONS, HARRISVILLE GOOD FELLOWS

LIST NAMES, ADDRESSES AND TELEPHONE NUMBER OF THREE REFERENCES NOT  
RELATED TO YOU:

MIKE FERGUSON 3561522 121 E. MIRE  
ALPENA  
SHAWN THORNTON, ALCONA SCHOOLS, LINCOLN, MI 7365212  
JAY WATERHEIT, 114 E. MIRE, ALPENA MI 4645566

EDUCATION:

High School LOWREY, DEARBORN MI  
(Name & location)

Business or Vocational \_\_\_\_\_  
(Name & location)

College or Technical GENERAL MOTORS INSTITUTE (NOW  
WETTERINGS) B.S. ENGINEERING (Name & location) FLINT, MI

Graduate or Professional M.A. EASTERN MI UNIVERSITY  
Ed.S. CENTRAL MI UNIVERSITY (Name & location)

EMPLOYMENT:

Present position of Employment: (PART TIME) NEOCA INC.  
(Name of employing firm/owner)

3914 CLOCK POINTE TRAIL SPRINGFIELD 44224 330  
(Number/Street) (City/State) (Zip) (Telephone) 926-0514

FROM 2002 TO PRESENT

TITLE OF YOUR POSITION: ASSOCIATE / CONSULTANT IN P.E. MICH.

KIND OF BUSINESS/ORGANIZATION: SCHOOL DISTRICT POLICY SERVICE

YOUR DUTIES AND RESPONSIBILITIES:

UP DATE 20 AREA SCHOOLS FOR POLICY  
REVISIONS

Previous Positions of Employment:

COMPANY/ORGANIZATION	CITY/STATE	DATE OF EMPLOYMENT
<u>ALCONA COMM. SCHOOLS, Supt.</u>	<u>LINCOLN MI</u>	<u>1974/2002</u>
<u>ATLANTA SCHOOLS, INT. Supt.</u>	<u>ATLANTA MI</u>	<u>2004/2005</u>
<u>ROBERTS CITY SCHOOLS, INT. Supt.</u>		<u>2005/2008</u>

ADDITIONAL INFORMATION YOU WISH TO INCLUDE:  
(Use separate sheet if necessary)

SEE ATTACHED

IF APPOINTED, DO YOU PREFER YOUR MAIL SENT: BUSINESS \_\_\_\_\_ RESIDENCE X

I hereby certify that this form is true and accurate to the best of my knowledge.

Paul M. Mami 8/20/14  
(Signature) (Date)

PLEASE RETURN TO: City Clerk's Office  
208 N. First Avenue  
Alpena, MI 49707

After living in a rural area of Alcona County for almost 30 years, I was pleasantly surprised that I have really enjoyed living in the small city of Alpena. During the last several years I have been impressed with the renewal of the downtown and surrounding areas of the city. I believe we are heading in the right direction and I would like to be part of that process. In short, I love our little city and want to make a positive contribution.

I have no "axe to grind," no hidden addenda, and have no allegiance or obligations to any group or individual. Although I work part time, as a full time Alpena resident I have ample time to contribute to the goals of the Planning Commission. I have strong convictions and am straight forward in expressing my views. However, I fully understand the importance of the decisions made by a committee of the whole. Even if I have divergent views on an issue, I would publically support the decision of the group.

I welcome opportunities of growth that would enhance business and opportunities for employment for our younger population. As a senior citizen, I also would like to maintain the "quality of life" we enjoy as residents. Both of these goals can be accomplished with careful consideration and planning. I believe I can assist with these challenges.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Paul Mancine". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Paul Mancine

120 E. Mirre, Alpena MI 49707

**RESUME FOR  
APPOINTMENT TO  
CITY BOARDS AND COMMISSIONS**

I AM INTERESTED IN: Planning Commission

NAME: MITCHELL DANNY O'Neal  
(Please Print) (Last) (First) (Middle) (Maiden)

HOME ADDRESS: 221 W. Blair St. Alpena 49707 CP 906-630-0457  
(Number/Street) (City/Zip) (Telephone)  
HP 989-340-1633

EMAIL ADDRESS: demitchl@yahoo.com  
(Home) (Work)

BUSINESS ADDRESS: \_\_\_\_\_  
(Number/Street) (City/Zip) (Telephone)

PLACE OF BIRTH: Princeton, Kentucky

ARE YOU A CITIZEN OF THE UNITED STATES? ☒ Yes ☐ No

I HAVE LIVED IN ALPENA Less than 30 Days YEARS

MILITARY HISTORY: (include honors received)

1973-1993 United States Air Force Retired in 1993  
Veteran of Operation Desert Shield / Desert Storm

CIVIC ACTIVITIES (office held, honors, etc.)

Kincheloe +20 Committee, Kinross Boosters, Kinross Heritage Society  
Kinross DPW Advisory Board, Kinross Planning Commission,  
Elected twice as Trustee for Kinross Charter Township Board  
Past Master Bethel Lodge 358 Free & Accepted Masons of Sault Ste. Marie, MI  
LIST NAMES, ADDRESSES AND TELEPHONE NUMBER OF THREE REFERENCES NOT

RELATED TO YOU:

Tony Fabrii 86 Woodlake Kincheloe, MI 49788 906-495-6030  
Jeffery Marlatt 28675 S. Raber Rd Goetzville, MI 49736 906-297-2288  
Robert N. Erickson 3219 S. Seymour Rd Sault Ste. Marie, MI 906-635-1324

EDUCATION:

High School North Marshall High School Calvert City, Ky  
(Name & location)

Business or Vocational \_\_\_\_\_  
(Name & location)

College or Technical \_\_\_\_\_  
(Name & location)

Graduate or Professional \_\_\_\_\_  
(Name & location)

**EMPLOYMENT:**

Present position of Employment: Retired (medical disability)  
(Name of employing firm/owner)

\_\_\_\_\_  
(Number/Street) (City/State) (Zip) (Telephone)

FROM \_\_\_\_\_ TO \_\_\_\_\_

TITLE OF YOUR POSITION: \_\_\_\_\_

KIND OF BUSINESS/ORGANIZATION: \_\_\_\_\_

YOUR DUTIES AND RESPONSIBILITIES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Previous Positions of Employment:**

COMPANY/ORGANIZATION	CITY/STATE	DATE OF EMPLOYMENT
<u>Dan The Handyman</u> <u>(Self Employed)</u>	<u>Kincheloe, MI</u>	<u>1999 - 2012</u>

**ADDITIONAL INFORMATION YOU WISH TO INCLUDE:**  
(Use separate sheet if necessary)

Have been involved in community since retirement from USAF.  
Having been a member of the Kinross Township Planning Commission  
learned to write or update ordinances and perform research.

IF APPOINTED, DO YOU PREFER YOUR MAIL SENT: BUSINESS \_\_\_\_\_ RESIDENCE ☒

I hereby certify that this form is true and accurate to the best of my knowledge.

Danny J. Mitchell  
(Signature)

(Date)

PLEASE RETURN TO: City Clerk's Office  
208 N. First Avenue  
Alpena, MI 49707