

MINUTES

City of Alpena Planning Commission
Regular Meeting
February 10, 2015
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7 p.m. by Paul Sabourin, Planning Commission Chair.

ROLL CALL: PLANNING COMMISSION

Present: Heraghty, Dort, Sabourin, VanWagoner, Mitchell, Gilmore, Hunter

Absent: Lewis, Boboltz

Staff: Adam Poll (Director of Planning & Development)

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The February 12, 2015, agenda was approved as printed with one addition; New Planning Commissioner.

NEW PLANNING COMMISSIONER:

Sabourin welcomed Dan Mitchell as the new Commissioner of the Planning Commission.

APPROVAL OF MINUTES:

The Minutes of the December 9, 2015, regular meeting were approved as printed with one correction; Motion approving the meeting schedule be added.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Food Truck Regulations

Poll stated that last year the City had some food trucks operating in the City of Alpena. At one point Poll was directed to work on an ordinance. After meeting with the food truck people they stated they would no longer going to be within the City. At this point there is no ordinance, but Poll did draft some language, which was handed out to the Commissioners. Poll reviewed the draft language for the Draft Food Truck Ordinance. Dort would like the trunklines identified and their location included in the Ordinance. Poll would like to know if this is something the Commission wants to continue to pursue this. Sabourin stated this is something that needs to be addressed. Would like to see what the concerns are from the

Downtown Development Authority for the downtown area. Hunter stated he doesn't feel that we need an ordinance for food trucks that are invited or allowed by a factory for their employees to purchase. VanWagoner asked if the ice cream truck that drives around the residential areas the same thing as a food truck. Poll stated the way the definition is written the ice cream truck wouldn't qualify as a food truck. Dort stated the ordinance should be written to encourage food trucks.

2. Medical Marijuana

Poll stated he was under the impression that the State Legislature has calmed down and things were actually stable enough on this topic so the Medical Marijuana Ordinance could be reevaluated to make sure that we have the most legal and appropriate ordinance that we can because the rules have been changing from month to month. There have been a number of ordinances that have been invalidated. I would like to get the original committee back together to take a look and reevaluate the Ordinance and see whether we need to make any changes. Poll stated that Commissioner Mitchell has expressed interest to be on the Medical Marijuana Committee. Gilmore also volunteered to be on the Medical Marijuana Committee.

COMMUNICATIONS:

None.

REPORTS:

1. Update on Planning and Development Projects

LMI Survey

The City is moving forward with the LMI Survey. Contract will be signed in the near future with one of the authorized persons that is authorized to do surveys. Surveys are scheduled to begin in March 2015.

Holiday Inn Express

The Brownfield Plan for the Holiday Inn Express has been approved by the state. After talking to hotel representatives we could potentially be seeing activity on that project by the end of the month.

Centennial Building

The Centennial Building has recently changed hands. Working with the new owner to figure out what the building will be developed into.

Historic Preservation

The City is trying to gauge the interest in historic preservation for the area so surveys will be sent out to downtown property owners to see what their thoughts are and if they want to know more about historic preservation.

2. Redevelopment Ready Community Program

Poll met with a representative of the Redevelopment Ready Community Program. Took a tour of Alpena, talked about some of the different projects and buildings and some of the

challenges for redevelopment. The City should receive the report within the next month or two.

3. ZBA Update

The Sunrise Mission has a project that will be presented to the ZBA Board. They are applying for a Variance to put an addition on the rear of the building for an activity center. Right now there is not sufficient parking. There are a couple other variances as well as far as parking stall width, parking setback, and the building setback along the alley that is part of that variance request. If the variances are granted it will then come to the Planning Commission.

CALL TO PUBLIC:

Commissioners were asked what was going on with the Federal Building. Poll stated there is a private individual living in the building and is not aware of any changes in the near future. It was stated that the first floor couldn't be used for residential and that the had to live up above and the Planning Commission gave him permission to live on the first floor because of health conditions, but thought it was only for a limited time. Heraghty stated he thought there was some discussion of a time frame but it may have been until his medical condition improved. Poll stated he will look into that for the next meeting.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:45 p.m. by Chair Sabourin.

Wayne Lewis, Secretary