

MINUTES

City of Alpena Planning Commission
Regular Meeting
October 13, 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: Mitchell, Hunter, Gilmore, Dort VanWagoner, Boboltz, Sabourin, Lewis, Heraghty

Absent: None.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The October 13, 2015, agenda was approved as printed.

APPROVAL OF MINUTES:

The minutes of the September 15, 2015, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

1. PC15-SU-02: Thunder Bay Chrysler Jeep Dodge (TB CJD) is requesting a Special Use Permit in order to expand their existing outdoor vehicle display lot to include the now vacant property at 800 W. Chisholm Street (formally Mike's Hardware).

Poll presented the Staff Report and Recommendation to the Commission.

Eric Stewart, TB CJD owner, stated that this will be a definite beautification to the corner. When the elevated rock display and landscaping is completed it will make a great focal point for the corner. Heraghty stated that the picture of the rock display looks to have an elevation of about 6 feet at the top of the hood. Stewart stated the elevation is actually 3 to 4 feet. We would like to have something with a little elevation that would show the capability of the jeep brand.

FAVOR:

None.

OPPOSITION:

None.

COMMISSIONER'S DISCUSSION AND ACTION:

Hunter stated that he is not completely clear on what the Commission is being asked to approve. Poll stated the only thing that needs a Special Use is the expansion of the outdoor vehicular sales area. What we are approving right now is for them to utilize the entire lot of Mike's Hardware for vehicular sales.

Motion made by Boboltz, seconded by Hunter, to approve a Special Use Permit for TB CJD to expand their existing outdoor vehicle display lot to include the now vacant property at 800 W. Chisholm Street.

Carried by vote as follows:

Ayes: Hunter, Gilmore, Dort, VanWagoner, Boboltz, Sabourin, Lewis, Heraghty, Mitchell

Nays: None.

Absent: None.

2. PC15-SU-03: Gregory Burg, 9186 US 23 North, is requesting a Special Use Permit be granted to allow him to demolish the existing structure at 635 W. Chisholm Street and utilize the existing paved area at 635 and 629 W. Chisholm as a vehicle parking area for Burgies Restaurant and The Cracker Barrel Party Store as this lot would not be contiguous to the use it would serve.

Poll presented the Staff Report and Recommendation to the Commission.

FAVOR:

None.

OPPOSITION:

None.

COMMISSIONER'S DISCUSSION AND ACTION:

Hunter asked if there is any paving that would be required to be done in addition to the existing paved area. Gilmet stated that the existing paved area will be the only area that is used for parking and the area where the building will be tore down will be a grassy area. Dort stated he has concerns with pedestrians crossing US-23. Gail Burg, 9186 US 23 North, stated they approached Police Chief Jett and asked if there would need to be a crosswalk. They were informed by Jett that it didn't seem to be a problem. We see people from the courthouse crossing US 23 all day long. We are not opposed to having a crosswalk if it becomes an issue. We don't see a lot of parking there, probably more of the employees will be using it. In the summer it gets very busy, so maybe customers will be using that parking area more at that time. Doesn't feel there will be a ton of traffic back and forth.

Motion made by Hunter, seconded by Lewis, to approve a Special Use Permit to allow for the demolition of the existing structure at 635 W. Chisholm Street and to utilize the existing paved area at 635 and 629 W. Chisholm Street as a vehicle parking for Burgies Restaurant and The Cracker Barrel Party Store.

Carried by vote as follows:

Ayes: Gilmore, Dort, VanWagoner, Boboltz, Sabourin, Lewis, Heraghty, Mitchell, Hunter

Nays: None.

Absent: None.

BUSINESS:

1. Food Truck Ordinance Revisions – City Council Response

Poll stated that the proposed language on the Food Truck Ordinance was presented to City Council for approval. Council supported the language but suggested that the following areas be revisited: 1) Council had concerns with allowing food trucks in residentially zoned areas. They would prefer to restrict the use from these areas, and change the definition of a mobile food vehicle to include only vehicles that are stopped for longer than 15 minutes at a time. This would mean ice cream trucks are not subject to mobile food vehicle regulations, 2) Council indicated they would like to allow mobile food vehicles to operate within the right-of-way within the Central Business District (CBD). Like the Commission, City Council wanted to encourage mobile food vehicles and thought it was not necessary to have this restriction, and 3) council asked that some form of permit from the City Clerk's Office be required to operate anywhere in the City on an annual basis and asked that the associated fee be kept as low as possible. Council thought this would be a good way to make sure that contact information and other required documents are on hand. Poll further stated that the Commission has the following options; if Commission feels these changes are appropriate the Commission could vote to approve the Food Truck Ordinance language with the recommended changes, don't agree with the recommended changes then it can be sent back to Council for reconsideration, or we could review the Food Truck Ordinance language again.

Commissioners reviewed and discussed the suggested changes that Council made to the language regarding the Food Truck Ordinance. Consensus of the Commissioners is to keep all proposed Food Truck Ordinance language the same and send back to City Council for reconsideration.

Motion made by Hunter, seconded by Lewis, to keep all proposed Food Truck Ordinance language the same and send back to City Council for reconsideration.

Carried by vote as follows:

Ayes: Dort, VanWagoner, Boboltz, Sabourin, Lewis, Heraghty, Mitchell, Hunter, Gilmore

Nays: None.

Absent: None.

2. Fowl Restrictions in the City

Poll stated that there is a strong desire from a number of citizens to create a provision that allows a limited number of chickens. There is a growing movement across the United States to allow certain types of fowl into cities, but to limit the type and number. The current language within the Zoning Ordinance reads as follows; "The keeping, housing, raising, use, or medical care of domestic, farm or exotic animals, other than up to three (3) domestic pets 6 months of age or older and belonging to an occupant of the premises, is prohibited in all Residential Districts within this ordinance....." Poll further stated that staff would recommend that roosters be completely prohibited. Would like to know if the Commission would like to see a complete ban on these types of animals or make changes as we see fit.

Mitchell stated if citizens want some leeway then there could be language that states they must acquire affirmative permission from all surrounding residents. If one resident says no, then it isn't allowed. Dort stated the timing is odd to talk about allowing chickens putting this into the ordinance since the fair banned fowl this year because of the bird flu. Wall Street Journal had an article about bird flu on the rise because of the migrating birds so I think we need to get more information regarding recommendations on how to minimize disease. Wouldn't want to allow chickens and then have bird flu come into Alpena. Poll stated he will get more information together and talk to people at the MSU Extension office regarding the bird flu issue and see if there is information to get from them.

COMMUNICATIONS:

Poll stated he received a letter from Terri Riopelle regarding our conversations we had about AirBNB and existing regulations regarding Bed and Breakfasts. Will contact Riopelle to see what her thoughts are discuss with her what our current regulations are. Will extend an invite to her to attend the next meeting if she would like.

REPORTS:

None.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:10 p.m. by Chair Sabourin.

Wayne Lewis, Secretary