

MINUTES
City of Alpena Planning Commission
Regular Meeting (Council Chambers and Virtual)
October 12, 2021
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. by Paul Sabourin, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Wojda, Kirschner, Boboltz, Vanwagoner, Gilmore, Kostelic (virtual), Sabourin, Bauer

ABSENT: Werda

STAFF: Rachel Smolinski (City Manager), Montiel Birmingham (Planning, Development, and Zoning Director), Donald Gilmet (Contractual Staff), Tony Dawson (Building Official), Steven Hall (Building Inspector), Kathleen Sauve (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved.

APPROVAL OF MINUTES:

Meeting July 13, 2021, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION: None

BUSINESS: City Manager Rachel Smolinski introduced the new Planning, Development, and Zoning Director Montiel Birmingham.

Denise Cline, NEMCOG, addresses the fact that food trucks are not specifically addressed in the zoning ordinance. Cline proposes three options for the Planning Commission to consider: 1. Allow with no standards, 2. Allow with standards, and 3. Not allow. She also presented them with a draft example of a Food Truck zoning ordinance. All Planning Commission members were in agreeance that they do not want to overregulate them, but there does need to be some standards. Donald Gilmet explains that food trucks are regulated for sanitation and how food is prepared by the local Health Department agency. The draft Use Matrix that Cline prepared has food trucks and food truck parks in all business and industrial districts.

Finding of Fact reports processes and procedures were discussed by those in attendance.

Potential changes to the Zoning map were discussed as well as conditional rezoning regarding allowing duplexes in the current R-2 district.

A potential rezoning request is discussed, which would change a section of RM-2 district to match the neighboring B-2 district.

A change to the Use Matrix to allow veterinary businesses in the CCD is discussed.

Adult use recreational marihuana is discussed. Planning Commission members agree to hold a joint meeting with City Council to discuss that together as well as an application for a Special Use permit to allow a medical marihuana provisioning center within the city.

Smolinski introduces the new Building Inspector Steve Hall. Steve proceeds to address the board on the topic of blight in the city and the steps he has taken to enforce that ordinance.

COMMUNICATIONS: None.

REPORTS: None

MEMBER'S COMMENTS: Bauer asks Smolinski if vehicle charging stations have been discussed. Smolinski says that it has been discussed by another board, but that will be getting brought up in a future Planning Commission meeting, possibly in December.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:10 p.m., by Sabourin, Planning Commission Chairman.

Steve Gilmore, Secretary