



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Planning & Development

AGENDA

City of Alpena Planning Commission

Regular Meeting

Tuesday, June 11th 2019, 7:00 p.m.

Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Regular Meeting May 14, 2019

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS:

P.C. Case No. 19-Z-01. Margie Haaxma, 259 S Ripley Blvd, Alpena MI 49707, has requested to rezone the property located at 128 S First Avenue from OS-1 Office Service District to an R-2 One-Family Residential District. The Planning Commission will also consider rezoning the property at 124 S First Avenue from OS-1 Office Service District to R-2 One-Family Residence District. Article 5.7

COMMUNICATIONS:

REPORTS:

1. Development Update-

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:



MINUTES
City of Alpena Planning Commission
Regular Meeting
May 14, 2019
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 Chair.

ROLL CALL: PLANNING COMMISSION

PRESENT: Gilmore, Boboltz, VanWagoner, Mitchell, Austin, Sabourin

ABSENT: Lewis, Wojda, Kirschner (*Lewis arrived at 7:04*)

STAFF: Adam Poll (Director of Planning & Development), Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES:

April 9, 2019, minutes approved as printed.

PUBLIC HEARING AND COMMISSION ACTION: None

BUSINESS:

1. Comprehensive Plan Draft Chapters

Poll references the third chapter titled Economic Profile from the Comp Plan and the sections that need to be updated such as:

- The Alpena Biorefinery is no longer making ethanol. Poll wants to double check but believes they are now making some kind of cardboard adhesive.
- The Renaissance Zone has since been revoked in 2016 due to closing their doors.
- The downtown rental program has shifted and Steve Schnell will need an update.
- There is a picture of the previous Owl Restaurant that needs to be updated with the new restaurant Mangos.
- The graphics on 3-25 need to be updated.

- The Thunder Bay Transportation section needs to be updated.
- Farmers Market location has changed from the previous City Hall.
- Some of the festivals listed no longer exist.

Boboltz has a list of things he has noted to give to Poll. Boboltz also added that low lake levels is mentioned in a few different areas. Poll added there will be a 6:00 meeting at NOAA next Tuesday about high water issues. Staff has a meeting with Steve Schnell also next week about moving forward with Mich-e-ke-wis planning process. As soon as a future date and time is set for the next public input meeting Poll will pass that information along.

COMMUNICATIONS: None

REPORTS:

1. Development Update:

Poll states that Council will be reviewing Medical Marijuana facilities at the next Council Meeting this coming Monday and anyone is welcome to attend to voice their opinion. The former Dry Dock property was awarded full approval on their grant in the amount of \$622,000. The building will include five upstairs apartments, lower level restaurant and one potential commercial area. Roadwork is also underway including Park Place out in front of City Hall.

CALL TO PUBLIC: None

MEMBER'S COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:19 p.m. by Sabourin, Planning Commission Chair.

Wayne Lewis, Secretary

Memorandum



Date: June 6, 2019

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: PC 19-Z-01- Rezone 128 and 124 S First Avenue from OS-1 to R-2

RE: P.C. Case No. 19-Z-01. Margie Haaxma, 259 S Ripley Blvd, Alpena MI 49707, has requested to rezone the property located at 128 S First Avenue from OS-1 Office Service District to an R-2 One-Family Residential District. The Planning Commission will also consider rezoning the property at 124 S First Avenue from OS-1 Office Service District to R-2 One-Family Residence District. Article 5.7

Background: The property at 128 S First has been utilized for a dentist office and residence and in 2010 the property and the adjacent single family home at 124 N First Avenue were zoned as OS-1. The property at 128 N First Ave is being converted to a single family home and the dentist office is being removed. The house is for sale and the owner has requested a rezone from OS-1 to R-2.

Zoning and Planning Issues: As both houses are being utilized for single family use and are adjacent to a large R-2 district, there would not appear to be any negative impact to zoning both properties R-2.

The future Land Use Map does show these properties located within the Central Business District, but at the very edge of the district.

Recommendation: As both properties will be utilized for single family use, and the properties a located adjacent to a large R-2 district the request would not appear to have a negative impact on the neighborhood.

Therefore, staff recommends **approval** of the rezone request from OS-1 Office Service District to R-2 One-Family Residential District.



PC Case No. 19-Z-01



PC Case No. 19-Z-01



116 S First– Attorney Office



135 S First Ave