



City Hall  
208 North First Avenue  
Alpena, Michigan 49707  
[www.alpena.mi.us](http://www.alpena.mi.us)

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## Planning, Development, & Zoning

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### City of Alpena Planning Commission

Regular Meeting

Tuesday, October 10th, 2023 @ 6:00 p.m.

This meeting will be held in Council Chambers as well as virtually.

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofAlpena/planning-commission>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 178-564-461

### AGENDA

CALL TO ORDER;

ROLL CALL;

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES – Regular meeting September 12, 2023

PUBLIC HEARING AND COMMISSION ACTION:

1. **Case SU-23-04 Special Use Permit - 1312 South 1<sup>st</sup> Ave.**  
Findings of Fact – Appendix A  
Special Land Use Approval Standards 6.12 – Appendix B  
Supplemental Regulations 7.9 – Appendix C
  
2. **Case PMA23-05 Rezone Request - 350 Pinecrest St.**  
Findings of Fact – Appendix D  
Rezone Standards – Appendix E

BUSINESS

- a) **UNFINISHED:**
- b) **NEW:** 555 South 5<sup>th</sup> Ave Façade Request (Hope Network Project)
- c) **COMMUNICATIONS OR REPORTS:**
- d) **CONTINUING EDUCATION:**

PUBLIC COMMENT

MEMBER COMMENTS

ADJOURNMENT



MINUTES  
City of Alpena Planning Commission  
Regular Meeting (Council Chambers and Virtual)  
September 12, 2023 Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 5:59 p.m. by Randy Boboltz, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Wojda, Peterson, Boboltz, VanWagoner, Gilmore, Moses, Kostelic, Sundin

ABSENT: Kemp

STAFF: Rachel Smolinski (City Manager), Montiel Birmingham (Planning, Development, and Zoning Director), Kathleen Sauve (Recording Secretary)

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Agenda was approved as printed.

APPROVAL OF MINUTES: Meeting August 8, 2023, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION: None.

UNFINISHED BUSINESS: None.

**NEW BUSINESS: City of Alpena Recreation Plan** – Birmingham explained that NEMCOG has been working on past grant funded project Post Completion Forms; visiting, documenting, and photographing all public parks (including barrier-free rating); reviewing current plans, CIP, and Budget documents. She also informed them of other upcoming meetings in relation to the Recreation Plan. She noted the City of Alpena is a year ahead of schedule for when this plan is due because [the City] is doing recreation planning with the entire County (Alpena County and all the Townships) at the same time so they can all be aligned with goals, and it gives them an increased opportunity for coordination and cooperation. Going forward it will be every five years. Birmingham said that the City's Rec Plan will still be a separate document so in case they want to change something they still can without having to coordinate with the County and the Townships.

Next, Birmingham reviewed the Alpena County Recreation Plan Survey Results with the members, which was provided to them in the meeting packet. She reviewed the results from each question on the survey. Sundin thought that some of the park use survey results needed to be broken down into more categories to get a clearer picture of how much they really are

being used. Birmingham said that she has that data and will forward. Boboltz said in some cases it may not matter what the number is, but in other cases it may.

Birmingham reviewed Question 6, the favorite local parks and what people thought should be improved. Boboltz asked why Ossineke beach was not included in the parks. Birmingham said it is included in Sanborn Park (Lake Huron). Kostelic expressed concern about weeds growing in between the large boulders on the shoreline along Bay View Park and said it does not look very pretty. Sundin said summer help used to take care of those but is unsure if they still do and that rather than coming up with new projects, [the City] should maintain what they already have to a higher level. He also said that newer vegetation that is planted needs to be maintained before it becomes an eyesore. Peterson said she was concerned about the water encroaching on the Willow trees at Bay View Park because once we lose those trees, they can't just be replaced, and people want shade trees. Moses said that he did see shade mentioned quite a few times in the survey. Boboltz mentioned that the lack of bathroom facilities and fresh water was mentioned a lot in the survey as well. Birmingham said that the new bathroom facility that will be built will service the Marina and Bay View Park. She also said that bathroom facilities everywhere is not feasible and Sundin replied that they are also very expensive to build and maintain, and questioned how many people are actually going to use them. VanWagoner said he knows it is not the most popular opinion, but he would rather see Port-a-Jons because they are cheap, economical, and they are facilities that can be used. He said the City cannot afford to have someone standing there cleaning it all the time.

Next, Birmingham discussed Culligan Plaza with most comments about the fountain and shade trees. With the downtown parks, most comments reflected the need for restrooms. A lot of good feedback was received about the kayak launch at Duck Park; more picnic tables were requested as well as the need for bathrooms. Birmingham said that the bathrooms are in the works through the Thunder Bay River Center and Wildlife Sanctuary Board; grant funding was received and will be constructed in 2024 along with a pavilion. On Island Park, fishing platform repairs were requested, along with better educational and directional signage. There were concerns regarding lighting at McRae Park. At Mich-e-ke-wis Park, parking improvements and playground equipment were noted several times, but there was a positive theme of keeping it natural and not overdeveloping it too much. Boboltz mentioned that some people would like a sledding hill, while Kostelic mentioned bringing the outdoor ice rink back. Birmingham said that it consistently came up in the survey from a few years ago as well. Moses said a swimming pool came up a lot in the survey as well. Birmingham moved on to Starlight Beach saying that there were comments in the survey about the tables and playground equipment. Moses said that the drive into the park is in rough shape. Smolinski said that the equipment at Mich-e-ke-wis is going to be replaced when the volleyball courts are moved. She said that the grant from the DNR will determine when; the City has two budget years to match that so it will happen next year. She said a lot of the things that came up in the survey are already in progress; the bathrooms are very expensive, with the new one at Bay View projected to cost \$1,000,000, of which they have obtained a \$300,000 grant. They have had to take a couple years to pull together matching funding through the ARPA funds. Cleaning costs also have to be considered. She said that the paving at Mich-e-ke-wis is part of the overall project when the volleyball courts are moved, hopefully next year. Boboltz suggested that [the City] make people aware of how expensive it is to build bathroom facilities. Smolinski said that there have been discussions

about putting signs up that outline the funding sources and how many general fund dollars are put into it to give the public an idea of how much these facilities cost. Birmingham continued with the Splash Park saying that there was a lot of positive feedback. Kayak launches were requested at Sytek Park, and improvements were requested at the Riverside Skate Park. The Dog Park had comments about needing trees and shade while Thomson Park had mostly positive feedback. A larger pavilion was requested at Washington Avenue Park and more fishing platforms at Rotary Island/Mill Park. Birmingham said that there were a lot of comments about the Apex, to which Sundin said that parking is a big issue. On Survey question 7, Birmingham reviewed the least favorite parks and comments. Sundin asked why Woodward Avenue Trailhead was listed under 'Other' rather than 'City'. Birmingham said that it a City facility in that [the City] maintains it, and that there is information in the Rec Plan about that relationship. Smolinski said that the City built it and maintains it but it is outside of the City limits. Birmingham went on about the Bi-Path and that there were comments about dangerous areas along Bagley Street. Smolinski said that the section that needs to be completed is a decision that needs to be made in coordination with the road commission. Court conditions at Bay View Park were brought up in the survey. The City of Alpena Marina modernization came up quite a bit, and traffic issues at Culligan Plaza. Birmingham said that the overall theme of comments for McRae Park and Mich-e-ke-wis was that they are generally run down and that Mich-e-ke-wis could be utilized in a better way. Thomson Park and Washington Park concerns were with parking options. Question 8 review explained how important select recreation items were to them; overall, hiking trails, bicycling trails, and wider paved shoulders were most important. Other things that came up were safety concerns with the Bi-Path along Bagley Street to Long Rapids, safe access to cross US-23, and maintaining public access to waterways. Question 9 asked what improvements people would like to see at trailheads. Overall, Birmingham said most people said they would like more signage, maps and safety. Question 10 asked what recreational facilities people would like to see in the Alpena area. Birmingham said this one was hard because there were so many Ad Hoc comments, it was hard to group them although she tried her best to do that. Bathroom comments, community type facilities, general park comments, and pool comments came up a lot, trails in general, water access, winter sports (outdoor skating rink, sledding hills, snowshoeing, and general winter sport type facilities) were some others. Kostelic said she thinks Alpena has a good thing going if they wanted to market snowshoeing and cross-country skiing since the west side of the State has hills, and [the City] has awesome trails. Birmingham said some people suggested publicizing the parks as they didn't even know some of the parks existed. Question 11 asked if people would like to see scheduled recreation programming in the parks. Birmingham said that over 60% of people said yes, over 20% said they were not sure or neutral, and the remaining said no. Question 12 asked what recreational activities individuals and/or families enjoy. These results were ranked in order of most selected to least selected. Some of the most selected activities were walking, concerts, movie theaters, festivals, bicycling, camping, swimming, kayaking, and hiking. Question 13 asked what improvements people would like to see at specific recreational facilities. With there being a lot of comments that were hard to summarize, Birmingham said

she just let the comments state themselves. She said there were a lot of comments that were in line with what was mentioned earlier.

Birmingham concluded the report by asking the Planning Commission members to visit each of the parks in their free time to familiarize themselves with them prior to the next meeting date in October. She asked the members what date would work for them for the joint meeting with the Planning Commission and the Recreation Advisory Board. They asked her to send an email with date suggestions.

COMMUNICATIONS OR REPORTS: Birmingham gave an update on the Bingham School Project. She said that at the last City Council meeting, they approved the PILOT to be extended until December 31, 2024; they are very close to getting their financing together and closing on that property within the next six weeks. The school will be transformed into senior housing of 35 units for people over the age of 55. Birmingham said that the addition to the building has been shifted slightly, which is not an issue, but there was a condition put on the approval that the exterior be brick. Looking at the overall financing with a valuation of over \$10,000,000, which is significantly more than their original estimated cost back in 2019, they are re-evaluating all cost components and trying to reduce wherever possible, with the brick being one of them. She said their architect is supposed to be coming back to her with an updated design for the exterior which will have to be approved by the Planning Commission at a Public Hearing. Sundin asked if the Council would also have to approve. Birmingham said she would confirm if the ordinance requires it. She also said that there are a lot of different pieces going into the funding of this project which is why it is taking so long to come to fruition.

CONTINUING EDUCATION: The board was provided with an MSU Exchange Article: Zoning Moratoriums to review at their leisure.

PUBLIC COMMENT: None.

MEMBERS' COMMENTS: None.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 p.m., by Boboltz, Planning Commission Chairman.

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Clayton C. VanWagoner, Secretary

## Planning, Development, & Zoning

### FINDINGS OF FACT SPECIAL LAND USE

**APPLICANT:** MIRANDA PLUME  
**PROPOSED USE:** GROUP CHILD CARE (7-12)  
**DISTRICT:** R-2  
**ADDRESS:** 1312 SOUTH FIRST AVE  
**REVIEW DATE:** 9/19/2023  
**REPORT:** SU23-04



**Summary of Request:** Owner requests to operate group child care out of her home, located at 1312 South First Ave. Home is currently licensed as a Family Child Care (1-6), which is permitted by right in the R-2 District.

### SPECIAL LAND USE APPROVAL STANDARDS: SECTION 6.12

The Planning Commission shall review and apply the following standards and factors in the consideration of any Special Land Use request.

Special Land Use permits are required for proposed activities which are essentially compatible with other uses, or activities permitted in a zoning district, but which possess characteristics or locational qualities which require individual review. The purpose of this individual review is to ensure compatibility with the character of the surrounding area, with public services and facilities, with adjacent properties, and to ensure conformance with the standards set forth in this Ordinance. Special Land Uses shall be subject to the general provisions and supplemental site development standards of this Ordinance as well as to the provisions of the zoning district where it is located. Each use shall be considered on an individual basis.

#### A. Allowed Special Land Use

The property subject to the application is located in a zoning district in which the proposed Special Land Use is allowed (R-2).

#### B. Compatibility with Adjacent Uses

1. Group child care has supplemental regulations, outlined below
2. Known exterior effects are limited to traffic, parking, and outside play
3. Days/Hours of operation of daycare: Monday – Friday 7:00am – 5:30pm

#### C. Public Services

1. Essential public services (fire, police, etc.) are available

#### D. Economic Well Being of the Community

1. No direct public costs are anticipated because there is no need for street, sidewalk or water/sewer improvements
2. Additional Child care and housing are needs within the area

#### E. Compatibility with Natural Environment

1. No changes proposed

#### F. Impact of Traffic on Street System

1. Traffic to accommodate up to 14 children and staff member. Currently already serving 6 children. 3-4 parking spaces in driveway/garage, alley access in rear, as well as on-street parking. Meets ordinance requirements.

#### G. Non-Detrimental Standards

1. None known

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## Planning, Development, & Zoning

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### H. Consistent with Zoning Ordinance and Comprehensive Plan

Housing: Objective C: Protect the neighborhood character of residential areas.

Economic Development Objective B.(4) Encourage the development of home-based businesses.

## SUPPLEMENTAL REGULATIONS: SECTION 7.9

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The Planning Commission shall review and apply the following standards and factors in the consideration of a Special Land Use for a Group Child Care Home.

### GROUP CHILD CARE :

- 2,000 square feet of outdoor play area required – over 3,000 square feet exists (includes deck)
- 4' high enclosed fence in side yards – rear yard fence is neighbor's fence and does not meet ordinance requirements (3' chain link with additional 1' of chicken wire) – consider addition of rear fence as condition of approval.
- No group child care shall be located closer than 400' to another child care use permitted unless located on a different side of the street or different block

## ADDITIONAL NOTES

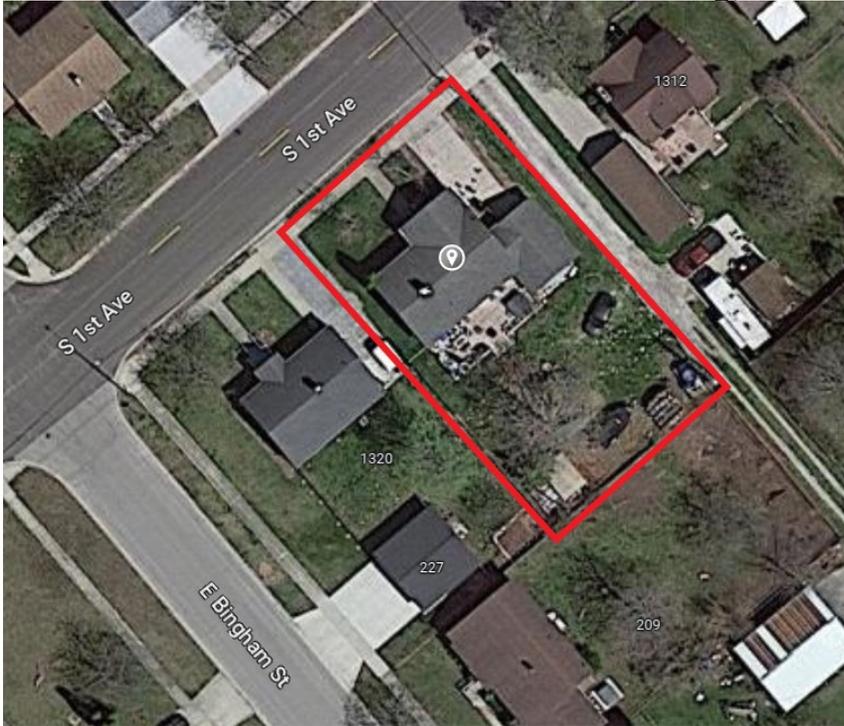
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1. House undergoing exterior renovations; building permit exists and is valid through August 2024
2. Owner must follow all State of Michigan child care licensing requirements. Applicant will be filing application with the State of Michigan based on Planning Commission approval for a Group Child Care license of 7-12 (+2) per State requirements. Local zoning approval is required with the State of Michigan.
3. Objections received from property owners within 300': None

### Map/Photos:



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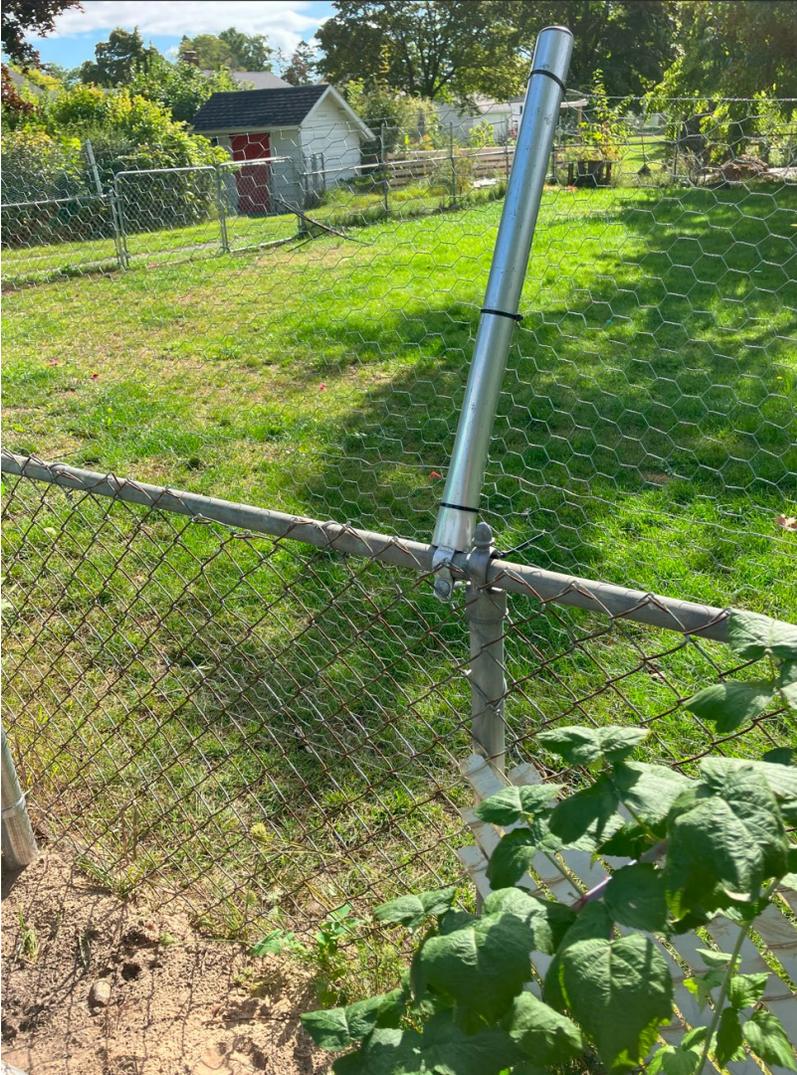
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Rear yard fence (neighbor's fence – approximately 3' with chicken wire extension)



## SPECIAL LAND USE APPROVAL STANDARDS

## SECTION 6.12 SPECIAL LAND USE APPROVAL STANDARDS

After the required public hearing, the Planning Commission shall approve, or approve with conditions, an application for a Special Land Use permit only upon finding that the proposed Special Land Use complies with all the following standards A - I. Uses which also require a site plan shall also adhere to the site plan requirements and approval standards in §6.5 – §6.10.

A. **Allowed Special Land Use:** The property subject to the application is located in a zoning district in which the proposed Special Land Use is allowed.

B. **Compatibility with Adjacent Uses:** The proposed Special Land Use shall be designed, constructed, operated and maintained to be harmonious, compatible and appropriate in appearance with existing or planned uses and the intended character of the area and the surrounding land, and shall not change the essential character of the area in which it is proposed to be located. The use shall not be hazardous or disturbing to existing or future nearby uses. In determining whether a Special Land Use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the Special Land Use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

1. Use activities, processes, materials, equipment, or conditions of operation;
2. Vehicular circulation and parking areas;
3. Outdoor activity, storage and work areas;
4. Hours of operation;
5. Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
6. The relative ease by which the impacts above will be mitigated.

C. **Public Services:**

1. The proposed Special Land Use will not place demands on fire, police, or other public resources in excess of current capacity.
2. The proposed Special Land Uses will be adequately served by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

D. **Economic Well-Being of the Community:** The proposed Special Land Use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole. The use will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.

E. **Compatibility with Natural Environment:** The proposed Special Land Use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the City or the natural environment as a whole. Natural features of the landscape, including but not limited to, ponds, streams, hills, and wooded areas, shall be retained where they afford a barrier or buffer from adjoining properties. The landscape shall be preserved in its

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natural state, as far as practical, by minimizing tree and soil removal, and any grade or slope changes shall be in keeping with the general appearances of the neighborhood.

- F. **Impact of Traffic on Street System:** The location and design of the proposed Special Land Use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volume), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The proposed Special Land Use shall not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.
  
- G. **Non-Detrimental Standards:** The proposed Special Land Use shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be hazardous or detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic. The proposed Special Land Use shall comply with [§3.33 Performance Standards](#).
  
- H. **Consistent with Zoning Ordinance and Comprehensive Plan:** The use will be consistent with the intent and purposes of this Ordinance and meet the goals and objectives of the *City of Alpena Comprehensive Plan*.
  
- I. **Compliance with Supplemental Site Development Standards:** The proposed Special Land Use complies with all applicable supplemental site development standards as contained in [Article 7](#) of this Ordinance.

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**SECTION 7.9 CHILD CARE CENTERS; NURSERY SCHOOLS; DAY CARE HOMES**

**A. CHILD CARE CENTERS, NURSERY SCHOOLS, AND GROUP CHILD CARE HOMES** (not including dormitories) shall meet the following conditions:

1. An outdoor play area shall be provided for all facilities caring for one or more children who individually receive care for more than four (4) hours per day. Play areas shall have a minimum area of not less than two thousand (2,000) square feet; be enclosed by a fence of at least four feet (4') in height and capable of containing children within the play area; and located in the side or rear yard area.
2. No group child care use shall be located closer than four hundred feet (400') to another child care use permitted under this section unless located on different sides of the street or block.

**B. FAMILY CHILD CARE HOMES** shall meet the following conditions:

1. Play areas shall have a minimum area of not less than one hundred fifty (150) square feet per child; be enclosed by a fence of at least four feet (4') in height and capable of containing children within the play area; and located in the side or rear yard area.

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## Planning, Development, & Zoning

### FINDINGS OF FACT MAP AMENDMENT

**APPLICANT:** KELCO INC  
**PROPOSED USE:** INDIVIDUAL & FAMILY SERVICES  
**ADDRESS:** 350 PINECREST  
**DISTRICT:** R-2 TO OS-1  
**REVIEW DATE:** 9/19/2023  
**REPORT:** MAP23-05



**Summary of Request:** Owner requests to rezone a portion of the property located at 350 Pinecrest from R-2 (Single Family Residential) to OS-1 (Office Service) to allow development of an individual and family services facility.

### REZONING STANDARDS: SECTION 10.2

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

**A. Consistency with Comprehensive Plan**

Goals of the Comprehensive Plan include: (1) *Retain existing businesses, establish new commercial uses and redevelop vacant commercial buildings;* (2) *promote compact development design in areas to maximize potential land uses;* (3) *Encourage infill development that is compatible with surrounding uses.*

**B. Consistency of Use in Proposed District with Surrounding Properties**

Property is zoned R-1 to the south and west; west property is undeveloped. North property is zoned PUD with OS-1 type uses existing, primarily Human Care and Social Assistance. To the East is RM-1 and RM-2. The Office Service (OS-1) District is designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

**C. Adverse Physical Impact on Surrounding Properties**

No adverse impact to surrounding properties anticipated with proposed use.

**D. Changes in Land Use to Immediate Area**

None to note

**E. Creation of a Deterrent**

No deterrent to the improvement or development of adjacent property is anticipated.

**F. Special Privilege**

OS-1 type uses already exist within the PUD to the north (health care and assisted living...Davita, Turning Brook, Great Lakes Ear, Nose & Throat Specialists).

**G. Public Facilities**

The lot is served by existing public facilities.

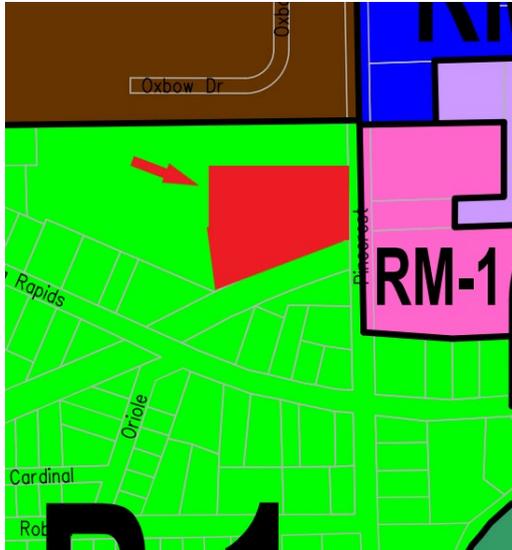
### ADDITIONAL NOTES

1. Only the portion of the property indicated within the yellow outline is requested to be rezoned from R-1 to OS-1. Development of the remaining property is TBD.

**Planning, Development, & Zoning**

2. Any building plan renovations are subject to applicable building and trade permits, or other zoning related permits. The building itself is proposed to remain and be repurposed; use of the current parking area would also remain as is.
3. Objections received from property owners within 300': None; 1 email received stating no concerns with the rezoning.

Map/Photos:





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*Planning, Development, & Zoning*





**City of Alpena  
Ordinance No. 21-468**

**An ordinance to amend the City of Alpena Zoning Ordinance Article 10 (Adoption and Amendments).**

City of Alpena, Alpena County, Michigan ordains:

**SECTION 1: AMENDMENT TO THE CITY OF ALPENA ZONING ORDINANCE**

That the City of Alpena Zoning Ordinance, Article 10 (Adoption and Amendments) is hereby amended to read as follows:

**Section 10.2 Rezoning Standards**

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request:

- A. Is the proposed rezoning consistent with goals and objectives of the current Comprehensive Plan?
- B. Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses?
- C. Will there be an adverse physical impact on surrounding properties?
- D. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
- E. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
- F. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?
- G. Is the site served by adequate public facilities or is the petitioner able to provide them?

**Section 10.3 Conditional Rezoning**

**A. Intent.**

It is recognized that there are certain instances where it would be in the best interests of the City, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with Section 405 of the **Michigan Zoning Enabling Act, 2006 PA 110**, as amended, by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.



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## **Planning, Development, & Zoning**

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**To:** City of Alpena Planning Commission  
**From:** Montiel Birmingham, Director  
**cc:** Rachel Smolinski, City Manager  
**Date:** October 5, 2023  
**RE:** Bingham School Façade Request

In August of 2019 Hope Network was granted a rezoning and site plan approval of 555 South 5<sup>th</sup> Avenue to turn the old Bingham School into Senior Living Apartments. A significant amount of work has been going on since 2019 as Hope Network has partnered with multiple entities to bring the financing together for this project. The project is very close to coming to fruition, including closing on the property potentially this month.

As most are aware, construction costs, and inflation in general have increased. Hope Network is working to keep this project moving forward and within budget. In August of 2019 the site plan was approved with the following conditions:

- The new addition is constructed to a style consistent with the existing building with a flat roof and a masonry exterior.
- A six-foot-tall privacy fence is constructed between the proposed development and adjoining residential to the northwest.
- The dumpster is screened with masonry on three sides.
- A landscape plan is completed meeting zoning ordinance criteria prior to any construction.

Hope Network has requested that the façade be reconsidered based on alternate design and material choices. The façade material was included as a stipulation by the Planning Commission; the ordinance does allow a modification decision to stay with the Planning Commission and outlines that a Public Hearing is not required, nor is City Council approval required for this type of change.

Following are renderings of the original request; an updated brick rendering, and an updated rendering with boral siding. There is also an example included of a project completed in Grand Rapids which incorporated both brick and boral siding.

The current ordinance does not require specific façade materials in any district other than the Downtown Overlay District.



Bingham School Façade – Original



SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING | NEW

NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTHWEST ELEVATION

NEW | EXISTING

SCALE: 3/16" = 1'-0"

Brick Façade Rendering:  
East Rendering



West Rendering



Updated 2023 Façade Rendering:  
East Rendering



West Rendering



## 501 & 525 EASTERN | APARTMENTS



### ***Project Narrative***

501 Eastern is a 4-story, 33-unit structure. The main floor includes a Lobby, Lounge, Office w/ Conference room, Exercise room, Kid's Play room, Community Room, two Live-Work suites and a two bedroom apartment. This building is 37,250 SF in total.

525 Eastern is a 4-story, 32-unit structure. The main floor includes a Lobby area, four Live-Work suites and a two bedroom apartment. This building is 33,550 SF in total.