

MINUTES
City of Alpena Planning Commission
Regular Meeting (Council Chambers and Virtual)
November 13, 2023 Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Randy Boboltz, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Peterson, Boboltz, Gilmore, Moses, Kostelic, Sundin, Kemp

ABSENT: Wojda, VanWagoner

STAFF: 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 and amended to add to New Business the 2024 Schedule and Discussion of the addition of a Recreational Sub Committee.

APPROVAL OF MINUTES: Meeting October 10, 2023, minutes were approved as printed. Meeting October 11, minutes were approved as amended - Page 4, paragraph 3, line 9, 10, and 11 modified with addition of italicized text 'Sundin said the other parks have always been a priority because they are *higher profile and more visible* within the City for tourists, but McRae is more of a neighborhood park; the community building, and concession stand need some attention.'

Boboltz did not explain the order of procedures for the public hearing as there was nobody from the public in attendance in person or online.

PUBLIC HEARING AND COMMISSION ACTION: Case # TXT23-01 Text Amendment – Tattoo and Piercing Studios to allow them by Right in the CBD, CCD, B2, B3, & I1 districts – Birmingham provided the Planning Commission with a memo in their public packets to explain the proposed text amendment (Appendix A) and the proposed revised Zoning Matrix (Appendix B). As there was no public in attendance and the Board had sufficient time to review the request prior to the public hearing, it was agreed that the public hearing could be closed at 6:07 pm for the Board to deliberate.

Sundin asked if a spacing requirement had been considered such as with the marijuana establishments. Birmingham said no it had not been considered. Peterson said she didn't think [Alpena] would grow that robustly to support a distance separation for this particular use, although she also felt they should not be clustered together but that is across the board in any industry; she did not see it as being an issue here. Sundin said that the other tattoo shop may have fallen under the service business, which was allowed in the CBD at the time, and if a case cannot be found [for a text or map change], then it did not happen.

Kostelic ***motioned*** to approve the text change amendment for tattoo and piercing studios as outlined in the packet [allow by Right in the CBD, CCD, B2, B3, & I1 districts].

Peterson ***seconded*** the motion.

Motion ***approved*** by unanimous vote.

UNFINISHED BUSINESS: None.

NEW BUSINESS: 2024 Planning Commission Schedule – After some discussion, February's date was amended from Tuesday February 13th to Monday February 12th.

Sundin ***motioned*** to approve the 2024 schedule as amended.

Moses ***seconded*** the motion to approve.

Motion ***passed*** by unanimous vote.

Recreational Sub Committee Discussion – Gilmore asked what happened to the Intergovernmental Group that the County had at one time. Birmingham said that there is an Intergovernmental Council group currently, made up of City Council and Township representatives; there used to be a Rec-type subcommittee that was dissolved after the Aplex was built for reasons unknown to her. She said that she would reach out to Mary Catherine Hannah to get more details. Sundin said that a new group could be created with someone from each Planning Commission, not necessarily elected officials, using the Intergovernmental group as a vehicle for creating it. Gilmore said that it sounded like a great idea that somehow failed before.

COMMUNICATIONS OR REPORTS: None.

CONTINUING EDUCATION: Three articles from MSU Exchange were provided to read at their leisure as follows: Overlay Zoning Districts Can Be a Valuable Tool, Zoning and Police Power Ordinances are Not the Same, Understanding Nonconformity – Are You “Grandfathered” In?

PUBLIC COMMENT: None.

MEMBERS’ COMMENTS: None.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:24 p.m., by Boboltz, Planning Commission Chairman.

Clayton C. VanWagoner, Secretary