

MINUTES
City of Alpena Planning Commission
Regular Meeting (Council Chambers and Virtual)
January 9, 2024 Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 6:01 p.m. by Randy Boboltz, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

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

ABSENT: Wojda, Peterson

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 as amended to remove Approval of Minutes for the Regular Meeting November 13, 2023, and add Brownfield Authority Discussion under Communications or Reports.

Boboltz asked if Birmingham had an update on the Warming Shelter proposal. She stated she did not have an update from the Center of Charity at this time.

APPROVAL OF MINUTES: Meeting November 27, 2023, minutes were approved as printed.

Boboltz explained the order of procedures for the public hearing.

PUBLIC HEARING AND COMMISSION ACTION: City of Alpena 2024-2028 Recreation Plan

FAVOR – Kevin Ginter spoke in favor of the proposed Recreation Plan. He suggested recreation passes for local facilities and parks, consolidation of some of the lakeshore parks to help with parking issues, and also relocating the water treatment plant to enhance the lakeshore in the long term. He commended the local civic groups for helping with the parks as well.

OPPOSITION – None.

Boboltz closed the Public Hearing at 6:11 pm.

Moses said that he went to the APlex and used the facilities and was very disappointed in the condition and maintenance of the equipment and showers and that if money were to be spent at that facility, it needs to be brought up to speed first. Sundin said that they were always supposed to add more onsite parking and it has not been done; he would like to see it in the County's plan somewhere, and asked Birmingham to check on that and bring it up to them. He said that the section of the parking lot that is the individual pavers, is very poorly maintained and it reflects badly on them, the City and the Community, as well as dangerous. Boboltz suggested that parking for the banquet hall portion should be on the other side of the building where the entrance is.

To address Ginter, Boboltz, Birmingham and the other board members exchanged conversation and ideas relating to widening State Avenue and sidewalks, expanding parks along the lakeshore, what relocation of the Water Treatment plant would entail, and the possibility of charging a fee for the use of certain parks based on residency.

UNFINISHED BUSINESS: None.

NEW BUSINESS: **Adopt Resolution for Recreation Plan –**

Sundin ***motioned*** to adopt the resolution for the City of Alpena 2024-2028 Recreation Plan, as presented.

Kostelic ***seconded*** the motion.

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

COMMUNICATIONS OR REPORTS: Birmingham gave a status update on the progress of the Conditional Rezoned property located at 412 South Eighth Avenue. She said that the target date for significant progress in the reduction of blighting factors was January; the building permit has been obtained, electric meters have been installed and interior electrical work is happening now, windows were ordered and have arrived, and the siding and roof material are in stock locally. The owner's work crew will be back in Alpena starting next week, with significant progress to the exterior of the house by the next Planning Commission meeting in February.

VanWagoner asked about the progress of the other Conditional Rezoned property on Eighth Avenue that was going to be used for housing veterans. Birmingham stated that the property

owner is extremely difficult to get in contact with, but so far nothing has been done. She said that she is trying to find a local contact.

Birmingham said that the Brownfield Authority is made up of various people within the community that have certain experience in different areas. Mike Glowinski had been on the Planning Commission and currently is on the [Brownfield] board. Now that he is retired, he is not on the Planning Commission anymore, but is still on the Brownfield Authority. In the Rules of Procedure, it specifically calls out that a Planning Commission representative be on the board. Birmingham asked for feedback, and if anyone is compelled to be on the board; she stated that Mike is willing to stay on the board and she is open to that as well. Sundin said that he has no problem with Mike if he is willing to stay on the board, but if Mike did not want to, he would be willing to fill that position. Birmingham said that she would have a conversation with Glowinski, and follow-up with Sundin if needed.

CONTINUING EDUCATION: None.

PUBLIC COMMENT: Kevin Ginter, shared with the Board about the widening of the sidewalks in the Grand Rapids Area along the White Pine Trail in residential areas. He also said that the City's ladder fire truck made a huge difference during the recent fire at the Thunder Bay Theater and he supports them obtaining a new one although the cost is very high. He said while travelling through Bay City, he noticed their marijuana facilities are very close to one another. He thinks that they fit better in the community when they are not on top of each other. Boboltz said that language was added to the Ordinance to keep them 500 feet away from one another.

MEMBERS' COMMENTS: None.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:51 p.m., by Boboltz, Planning Commission Chairman.

Clayton C. VanWagoner, Secretary