



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

Planning, Development, & Zoning

City of Alpena Planning Commission 2021 Annual Report

The City of Alpena Planning Commission is made up of nine members. The Commission regularly meets on the second Tuesday of the month in the Council Chambers at City Hall located at 208 N First Avenue. Members of the Commission and public may also attend virtually via Go To Meeting. A typical meeting consists of review of the previous meetings minutes, public hearings, unfinished or new business, communications, reports from staff, public comments, and member comments.

Planning Commission members at the start of CY 2020 included: Paul Sabourin (Chairman), Randy Boboltz (Vice Chairman), Steve Gilmore (Secretary), Clay VanWagoner, Matt Wojda, Gretchen Kirschner, Claire Kostelic, Christie Werda and Diane Bauer; see details below for changes in Planning Commission members, as well as Planning, Development, and Zoning staff.

PC Meeting Dates and Case Summaries:

January 12, 2021 – P.C. Case No. 20-SU-03 – Approved a Special Use permit request from Green Buddha Cannabis Co. to allow for a medical marijuana provisioning center located at 1315 W. Chisholm St. in the B-2 General Business Zoning District.

P.C. Case No. 20-SU-04 – Approved a Special Use permit request from Lume Cannabis Co to allow for a medical marijuana provisioning center located at 629 and 635 W. Chisholm St. in the CCD Commercial Corridor Zoning District.

Business – Adopted Resolution for the Recreation Plan

February 17, 2021 – Draft CIP approved

March 9, 2021 – P.C. Case # 21-SU-01 – Approved a Special Use permit request from Taishaw Thomas to allow a secondary dwelling unit located at 315 N. Ninth Avenue in the R-2 One Family Residential Zoning District.

May 11, 2021 – Proposed Zoning Ordinance amendments and the draft Blight Ordinance presented to the Planning Commission by Denise Cline from NEMCOG.

June 8, 2021 – The amended Marijuana Ordinance was approved; City Council gave final approval after two subsequent readings of the ordinance.



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. The proposed amendments to the Zoning Ordinance were reviewed (Adult Foster Care, addition of new definitions, Demolition vehicles, Natural Gardens, Accessory Dwelling units, Telecommunications Facilities, Small Cell Wireless Facilities). The modified amended Blight Ordinance was approved for submittal to City Council for final approval.

July 13, 2021 – Approved Zoning Ordinance amendments for Adult Foster Care, addition of new definitions, Demolition vehicles, Natural Gardens, Accessory Dwelling units, Telecommunications Facilities, and Small Cell Wireless Facilities. City Council gave final approval after two subsequent readings of the ordinance.

Board informed of City Council's approval of the Blight Ordinance which will go into effect on July 22, 2021.

Board informed of City Building Inspector vacancy.

October 12, 2021 – Montiel Birmingham, the new Director of Planning, Development and Zoning was introduced. Steven Hall, the new Building Inspector, was introduced.

Business – Denise Cline from NEMCOG proposes the Zoning Ordinance be amended to include Food Trucks. Finding of Fact reports, and procedures discussed. Potential changes to the Zoning map were discussed as well as Conditional rezoning to allow duplexes in the current R-2 district. Planning Commission members agree to hold a joint meeting with City Council to discuss adult use recreational marihuana.

November 9, 2021 – Joint Meeting with the Planning Commission and City Council – Denise Cline of NEMCOG led everyone through a review of the draft ordinance which amends Chapter 18 of the Code of Ordinances for Medical Marihuana Facilities to add language for adult-use marihuana establishments.

P.C. Case # 21-SU-02 – Approved a Special Use permit request by Kevin Currier of Currier, LLC, to allow for a Medical Marihuana Provisioning Center located at 909 W. Washington Ave. in the CCD Zoning District.

P.C. Case # 21-Z-01 – Approved a rezone request by David and AnneMarie Smith, to allow a parcel of land located at 1010 S. Eleventh Avenue, to be rezoned from RM-2 to B-1; rezone matches adjacent property.

Approved the food trucks definition and the resolving rezoning for food trucks and veterinary clinics. City Council gave final approval after two subsequent readings of the ordinance.



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Business – The revised site plan for the Bingham Senior Apartments was discussed.

Reports – Members informed of an open seat on the Planning Commission, as Gretchen Kirschner’s term expired and she chose to resign from the Commission.

December 14, 2020 – P.C. Case # 21-SU-03 – Approved a Special Use permit request by Mary Catherine Hanna, on behalf of the County of Alpena, to allow for a 190-foot monopole telecommunications tower to be located at the 911 center at 703 W. Chisholm Street to improve communications for public safety personnel in the OS-1 Office Service Zoning District.

Approved modifications to rezoning standards as well as add Conditional Rezoning standards to the Zoning Ordinance. City Council gave final approval after two subsequent readings of the ordinance.

Business – The 2022 Planning Commission meeting schedule is approved.

Modification to By-laws is approved to strike meeting time from By-laws. Additional proposed changes to the by-laws are reviewed.

2021 Planning Commission and Staff Ongoing Education

Member	Education	Date	Hours
Montiel Birmingham	Redevelopment Ready Communities	October	12
Montiel Birmingham	Citizen Planner MSU Extension	November	8
Montiel Birmingham	Conducting Land Division Reviews	October 14	4
Montiel Birmingham	Electric Vehicle Charging – MSU Ext. Video	December 21	1
PC and Staff	Monopole Towers and Safety Communication Infrastructure (PC Meeting)	December 14	1
Diane Bauer	MSU Resiliency Planning Series I Setting the Stage	March 17	1
Diane Bauer	MSU Resiliency Planning Series II Defining and Building Regional Economies	March 24	1
Diane Bauer	MSU Resiliency Planning Series III Intersection of Climate Adaptation, Economic Health, and Public Health	March 31	1
Diane Bauer	MSU Resiliency Planning Series IV How to Plan and Design: Next Steps	April 21	1
Diane Bauer	MSU Simple Scenario-Based Planning for Shorelines	May 20	1
Diane Bauer	MSU Planning & Zoning for EVs: If you build it they will come	September 16	1
Diane Bauer	MEDC Redevelopment Communities Best Practices	November	10