

MINUTES
City of Alpena Planning Commission
Regular Meeting (Virtual)
January 12, 2021
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: Kirschner, Bauer, Gilmore, Sabourin, Boboltz, VanWagoner, Kostelic,
Werda

ABSENT: Wojda

STAFF: Andrea Kares (Planning & Development Director), Don Gilmet (Building Official),
Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES:

December 8, 2020, minutes was approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case #20-SU-03: Green Buddha Cannabis Co. has requested a special use permit to allow for a medical marihuana provisioning center at 1315 W. Chisholm Street. The property is in the B-2 zoning district. Medical marihuana provisioning centers require a special use permit in this zoning district.

Kares presented the staff report and recommendation to the Commission.

Paul Weisberger stated that he is representing the applicant. Weisberger stated that they are proposing to add certain amenities to the site such as bike racks and brick dumpster enclosures as well as significant landscaping to comply with the City's current ordinance standards. Weisberger stated that the applicant currently operates one of the higher volume provisioning and recreational retail centers in Oakland County right now.

FAVOR: None

OPPOSITION: None.

Closed public hearing at 7:09.

Motion made by Boboltz to approve the special use permit. ***Seconded by Bauer.***

Ayes: Kirschner, Boboltz, VanWagoner, Gilmore, Bauer, Kostelic, Werda, Sabourin

Nay: None

Absent: Wojda

Motion approved by a vote of 8-0.

P.C. Case #20-SU-04: Lume Cannabis Co. has requested a special use permit to allow for a medical marihuana provisioning center at 629 and 635 West Chisholm Street. The property is in the CCD zoning district. Medical marihuana provisioning centers require a special use permit in this zoning district.

Kares presented the staff report and recommendation to the Commission.

Chris Enright, architect, and John Abbo who is representing Lume Cannibas Co., were present. Enright stated that Lume currently operates thirteen locations in the State of Michigan with approximately twenty more planned with approvals from various municipalities throughout the state. Enright added that the locations will be improved by adding landscaping to certain sections, solar systems, new building, new parking facilities and upgrading the utility connections.

FAVOR: None

OPPOSITION: None

Closed public hearing at 7:19.

Motion made by Boboltz to approve the special use permit. ***Seconded by Kirschner.***

Ayes: Gilmore, Kirschner, Boboltz, VanWagoner, Sabourin, Bauer, Kostelic, Werda

Nay: None

Absent: Wojda

Motion approved by a vote of 8-0.

Motion made by Bauer to recess the planning commission meeting and move to the recreation plan hearing. ***Seconded by Gilmore.***

Ayes: VanWagoner, Kirschner, Boboltz, Gilmore, Sabourin, Bauer, Kostelic, Werda

Nay: None

Absent: Wojda

Motion approved by a vote of 8-0.

Niko Tucker, was present who is putting the plan together.

Boboltz commented on the following:

- Chapter 4-22 – Refers to Alpena Regional Medical Center. Needs to be changed to MidMichigan Health.
- Chapter 4-26 – Wording regarding the Alpena Community College East Campus is way out of date. That property is now in the hands of Baptist Church and part of it will become the new Boys & Girls Club.
- Chapter 5-01 – Boboltz asked if the goals should still be referenced from the year 2009.
- Chapter 5-10 – Repairing the Blair Street Pier amount listed is \$50,000. City Engineer Sullenger stated previously that \$50,000 would not even come close to covering the cost with the condition the Pier is in so that amount needs to be more reasonable.
- Pocket park picture is not updated. If someone would send Tucker one he will update it.

Bauer stated that in section five the footer is still the old one and needs to be consistent with the rest of the documents.

Motion made by VanWagoner to close the recreation plan hearing and reconvene to the regular meeting of the Planning Commission. **Seconded by Bauer.**

Ayes: Werda, Kostelic, Gilmore, VanWagoner, Boboltz, Kirschner, Sabourin, Bauer

Nay: None

Absent: Wojda

Motion approved by a vote of 8-0.

BUSINESS:

Adopt Resolution for the Recreation Plan

Motion made by Boboltz to adopt the resolution with the changes that were brought forth. **Seconded by Gilmore.**

Ayes: Werda, Gilmore, VanWagoner, Boboltz, Kirschner, Bauer, Kostelic, Sabourin

Nay: None

Absent: Wojda


Motion approved by a vote of 8-0.

COMMUNICATIONS: None

REPORTS: None

MEMBER'S COMMENTS: Sabourin questioned if there were any security cameras shown on Lume's plan. Gilmet stated that both the special use permits that were approved tonight had security plans included in their applications. Gilmet added that the public doesn't need to know that information. Only personnel that it applies to. (Ex: police). Gilmore questioned if the panels will be mounted flat on the roof. Gilmet stated that they will be in brackets but flat on the roof to catch the sun at the appropriate angles.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:35 p.m., by Sabourin, Planning Commission Chair.


Steve Gilmore, Secretary