

MINUTES
City of Alpena Planning Commission
Regular Meeting
October 8, 2019
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, Wojda, Austin, Lewis, Sabourin, Boboltz, VanWagoner, Gilmore, Mitchell

ABSENT: None

STAFF: Adam Poll (Director of Planning & Development), Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES:

August 20, 2019 minutes approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

1. P.C. Case No. 19-SU-02. Three Rivers Corporation, 3069 Vantage Pt. Dr., Midland MI, 48642, is applying for a Special Permitted Land Use on behalf of Mid-Michigan Health to allow for the construction of an addition to a hospital located at 1501 W. Chisholm Street containing a footprint of 33, 885 square feet. Article 5.15B and 7.15.

Poll presented the Staff Report and Recommendation to the Commission.

Kristen Riddle, 210 Helen Street, Midland, MI, 48640, architect with Three Rivers Corporation, stated for clarification that the parking stall widths that are currently showing nine feet could be widened to ten feet. If the stalls are widened to ten feet approximately eight stalls will be lost from the previous parking count stated in the staff report. Riddle added that a total of 49 stalls are expected to be added to the overall parking count. The existing parking lot on the front on the west side will have

approximately 97 stalls removed on the side while reconstruction is being done. 97 stalls will be put back in with an additional 47 stalls overall to the campus. Riddle stated that the hospital is approximately a 100,000 square foot addition to the existing Alpena Hospital. It will be three stories tall and include 60 new private patient beds and 5 new operating rooms with a new entrance to the hospital.

Chuck Sherwin, 445 Partridge Avenue, Alpena, MI., president of Mid-Michigan Medical Center, stated that plans for an addition at the hospital has been ongoing since 2007-2008. Sixty percent of patients enter the hospital through the Emergency Department which resulted in having issues and needed to be addressed. Sherwin also added that rooms needed to be expanded to better care for patients and give them more privacy. There will also be a brand new intensive care unit and a woman's and infant's health unit including a C-section suite.

FAVOR:

None.

OPPOSITION:

None.

Closed public hearing at 7:10.

COMMISSIONER'S DISCUSSION AND ACTION:

Gilmore questioned if the front parking set back is going to be added to what the ZBA will have to rule on in which Poll stated that it would be recommended to be made with the three conditions previously read from the staff recommendation report. Wojda questioned changing the second condition to say something like to the extent necessary to obtain any parking related variances including but not limited to potential parking lot stall width and parking lot setbacks which would result in only two recommended conditions rather than the previous three. Wojda added that if any other parking issues come up that need variances that it would be covered. Boboltz stated that he felt that after measuring the stall lengths himself and feeling that they were currently too narrow in his opinion, he would strongly suggest that a ten foot stall be elected.

Motion made by Wojda, to approve the special land use permit subject to the following conditions. First that a variance be granted from the ZBA allowing a 105 foot front yard setback for the building which is 15 feet less than is currently required. Secondly to the extent necessary that they obtain any parking related variances from the ZBA including but not limited to potential parking lot stall width variances and variances relating to parking lot setback requirements. **Seconded by Lewis.**

Ayes: Austin, Mitchell, Gilmore, Lewis, Kushner, VanWagoner, Sabourin, Boboltz, Wojda.

Nay: None

Motion approved by a vote of 9-0.

2. P.C. Case No. 19-Z-03. Nathaniel Makowske, 409 S. Ripley Blvd. is requesting a rezone from B-1 Local Business District to R-2 Single Family Residence District for the property at 409 S. Ripley Blvd. and to rezone 794 Clinton Street from P-1 Vehicular Parking District to R-2 Single Family Residence District to utilize the existing structure for residential purposes. Article 5.7.

Poll presented the Staff Report and Recommendation to the Commission.

FAVOR:

None.

OPPOSITION:

None.

Closed public hearing at 7:19.

COMMISSIONER'S DISCUSSION AND ACTION:

Sabourin stated that the whole surrounding area is office service and businesses. Sabourin added that he doesn't have a problem with it being a residence because it was at one time but was in question of a residence having a special use permit in an OS-1 zone. Poll stated that in an OS-1 zone they still have to be above a commercial use to get that special use permit. Poll added that there aren't any zoning districts that would allow for both without being above a commercial use.

Motion made by Lewis, to approve the rezone to R-2 for both 409 S. Ripley Blvd., and 794 Clinton Street. ***Seconded by Mitchell***.

Ayes: VanWagoner, Boboltz, Austin, Wojda, Sabourin, Gilmore, Mitchell, Kirschner, Lewis

Nay: None

Motion approved by a vote of 9-0.

COMMUNICATIONS: None

REPORTS:

1. Development Update: Poll stated Bingham School was approved by City Council as recommended by the Planning Commission. The deadline was able to be met and the project is moving forward. Other buildings are continuing to make progress such as Northland Credit Union and the Assisted Living Facility by Besser. Poll added there has been many areas lately that have been under construction due to the City replacing a number of water valves within the City.

CALL TO PUBLIC: None

MEMBERS COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:24 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary