



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

Planning & Development

AGENDA

City of Alpena Planning Commission

Regular Meeting

Tuesday, June 12, 2018, 7:00 p.m.

Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Regular meeting April 10, 2018

PUBLIC HEARING AND COMMISSION ACTION:

P.C. Case No. 18-Z-02. W.G. Benjey Inc. has requested to rezone the south east half of the property at 316 Cavanaugh Street from R-2 One-Family Residential to P-1 Vehicular Parking District for the purpose of utilizing that half of the property for vehicular parking.

BUSINESS:

1. Request from Sunrise Mission to extend Special Use Permit for proposed activity center to July 11, 2019.
2. Review Comprehensive Plan Survey

COMMUNICATIONS:

REPORTS:

1. Development Update
2. Redevelopment Ready Communities Program-

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:



MINUTES
City of Alpena Planning Commission
Regular Meeting
April 10, 2018
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: Mitchell, Gilmore, VanWagoner, Boboltz, Sabourin, Lewis, Wojda, Kirschner

ABSENT: Austin

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

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The Agenda was approved as printed.

APPROVAL OF MINUTES:

February 13 and February 15, 2018, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS: PC 18-Z-01: Rezone from R-2 to R-T at 212 S. Eighth.

Brad Smith, 1065 Bobcat Trail, Alpena, MI 49707, has requested to rezone the property located at 212 S. Eighth Avenue from R-2 One-Family Residential District in order to restore the property to a two-family dwelling. Article 5.9B.

Background: The home located at 212 S. Eighth was recently purchased out of foreclosure by the applicant who wishes to remodel the home and use it as a rental property. The home was at one point a legal non-conforming two unit property and has been converted to a single family home. The applicant is requesting to rezone the property from R-2 to R-T for that purpose.

The applicant has indicated that the house would be better suited to be a duplex, and that the extra revenue expected from renting two units would allow him to do higher quality renovations. The applicant purchased the home for \$4,600 and will have to renovate the home whether or not the rezone is approved.

Surrounding uses include two unit homes in the R-T zoning district to the northeast, and several legal non-conforming two unit homes to the south and west in the R-2 district.

Zoning and Planning Issues: The property in question is currently zoned R-2 One Family Residential but borders the existing R-T zoning district to the north and east. The block the home is located on is split down the middle with an alley separating the block. The north side of the block is R-T and the south side is R-2. The property in question is adjacent to the alley.

The house does have adequate off-street parking for multiple vehicles, and there does appear to be a separate access to access the upper living unit.

The Future Land Use map shows this area as Single & Two-Family Residential.

Recommendation: As the property is adjacent to the R-T zoning district and there are several other legal non-conforming duplexes present in the R-2 district and the request is in conformance with the Future Land Use Map there would not appear to be a negative impact on the area.

Therefore, staff recommends **approval** of the rezone request from R-2 One-Family Residential District to an R-T Two-Family Residential District in order to restore the property to a two-family dwelling.

As a point of reference Poll added that he spoke to the applicant about when the project will be started and Smith explained that basic improvements have already been made and the exterior should be done by this summer. Electrical work will most likely begin next winter.

Closed public hearing at 7:06.

Motion made by Lewis, to rezone from R-2 to R-T as submitted by City Staff. ***Seconded by Wojda.***

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

Nay: None

Absent: Austin

Motion approved by a vote of 8-0.

BUSINESS: No new business

COMMUNICATIONS: None

REPORTS:

Development Update

Poll stated that he is continuing to work with Oak City and another development party on the Assisted Living Facility near the Besser Museum. They are hoping to break ground this summer. Poll added that it will consist of 47 units and is about a 6-7 million dollar project. Contractors are all lined up to begin the Splash Park as soon as the snow is gone. North Riverfront walkway repairs are still underway. As soon as these repairs are completed, the Dog Park project will begin. No additional information was available involving Northland Credit Union.

REDEVELOPMENT READY COMMUNITIES PROGRAM

Poll states that the official designation is scheduled on June 8, at 11:00 a.m. Poll added that once he is told a location for the ceremony to be held at he will let the PC know if they would like to attend.

CALL TO PUBLIC: None

MEMBERS COMMENTS: Lewis stated that he read in the paper that the eight square foot sign did not get approved instead replaced with a four square foot sign. Gilmet added that a zoning variance could be issued to allow for a larger sign. Lewis questioned if a whole area could be rezoned to allow other houses to also become a two-family dwelling. Poll noted to check and see how many duplexes were around that area for the next meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:16 p.m. by Sabourin, Planning Commission Chair.

Wayne Lewis, Secretary

Memorandum



Date: June 8, 2018

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: PC 18-Z-02- Rezone from R-2 to P-1 at 316 Cavanaugh

RE: **P.C. Case No. 18-Z-02.** W.G. Benjey Inc. has requested to rezone the south east half of the property at 316 Cavanaugh Street from R-2 One-Family Residential to P-1 Vehicular Parking District for the purpose of utilizing that half of the property for vehicular parking.

Background: W. G. Benjey formally had a building at 318 Cavanaugh that was demolished in 2007 after being damaged by a fire. They requested a variance to allow them to construct a new building at 318 Cavanaugh which was approved earlier this year by the Zoning Board of Appeals. When notices were sent out, the adjoining residential property at 316 Cavanaugh approached the company about purchasing their property. The applicant would like to purchase the property which currently is split down the middle into two different zoning districts, with the half of the property along 318 Cavanaugh zoned I-1 Light Industrial and the other half along 901 S Ninth being zoned R-2 One-Family Residential (see zoning map). The applicant would like to purchase the lot and construct a 100' x 135' building. The building itself would be located entirely in the industrial district, but would like to utilize the other half of 316 Cavanaugh for parking purposes which would not be allowed in a R-2 zone. The applicants have asked to rezone the half of 136 Cavanaugh from R-2 to P-1 Parking District.

Zoning and Planning Issues: The I-1 Light Industrial district requires that a building is setback at least 10' from a residential district. The building as proposed would be built directly to the edge of the district, which does not meet the 10' setback unless the adjoining zoning is changed to something other than residential. In addition, the half of the lot zoned R-2 cannot be utilized for parking unless it is rezoned to P-1.

If the property is not rezoned as proposed, the applicants could still build a 80' x 135' building, but would have to keep the building at least 20' from the residential district. They would also not be able to utilize the R-2 half of the lot for parking purposes.

If the property in question is rezoned to P-1 and utilized for parking, the lot would have to be screened to any adjacent residential uses and the parking area would have to be hard surfaced.

The future land use map does designate 316 as single and two family residential, although 318 Cavanaugh is designated as light industrial.

The adjacent home at 901 S Ninth would be the most affected property. It is a two story property, and even with an effective screen, the view from the upper windows would be the industrial building and the parking area. The building as proposed would be 62' from the home. If the entire lot was zoned industrial, the proposed building could be as close as 20' from a residential district.

Generally, industrial and residential zoning districts are not encouraged to be adjoining, but as much of Alpena was constructed prior to implementation of Zoning, there are many locations in the City where single family residential is directly adjacent to industrial. This area of the City is unique in the fact that there are many industrial uses along the railroad tracks, but also several homes as well.

The applicants would be required to meet parking requirements prior to issuance of a permit. These standards include a 10' side setback to any residential district. This can be reduced to 5' if the property exhibits site constraints. In this case as the area in question is 62' wide, and after meeting the side yard setback would only be 52' wide (or 57' if the setback is reduced) which would only allow for one row of parking along the building as two rows requires 60' of width. Landscaping requirements for the new parking lot would also have to be met.

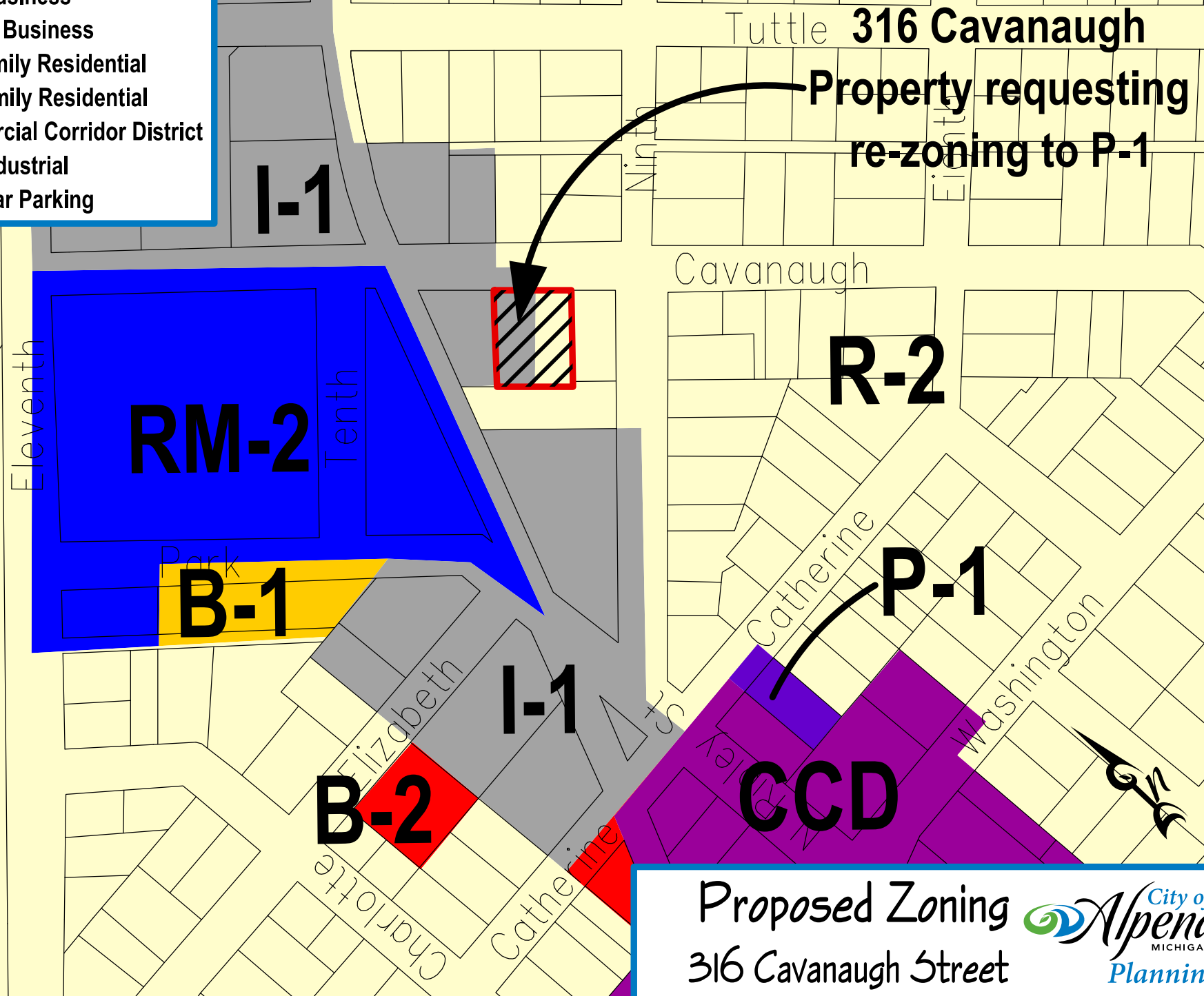
Recommendation: As the property is currently zoned half industrial and half residential it would appear rezoning the R-2 half of the lot to P-1 would create a buffer from the industrial zoning to the remaining residential zoning at 901 S Ninth Avenue.

Therefore, staff recommends **approval** of the rezone request from R-2 One-Family Residential District to P-1 Vehicular Parking District as requested.

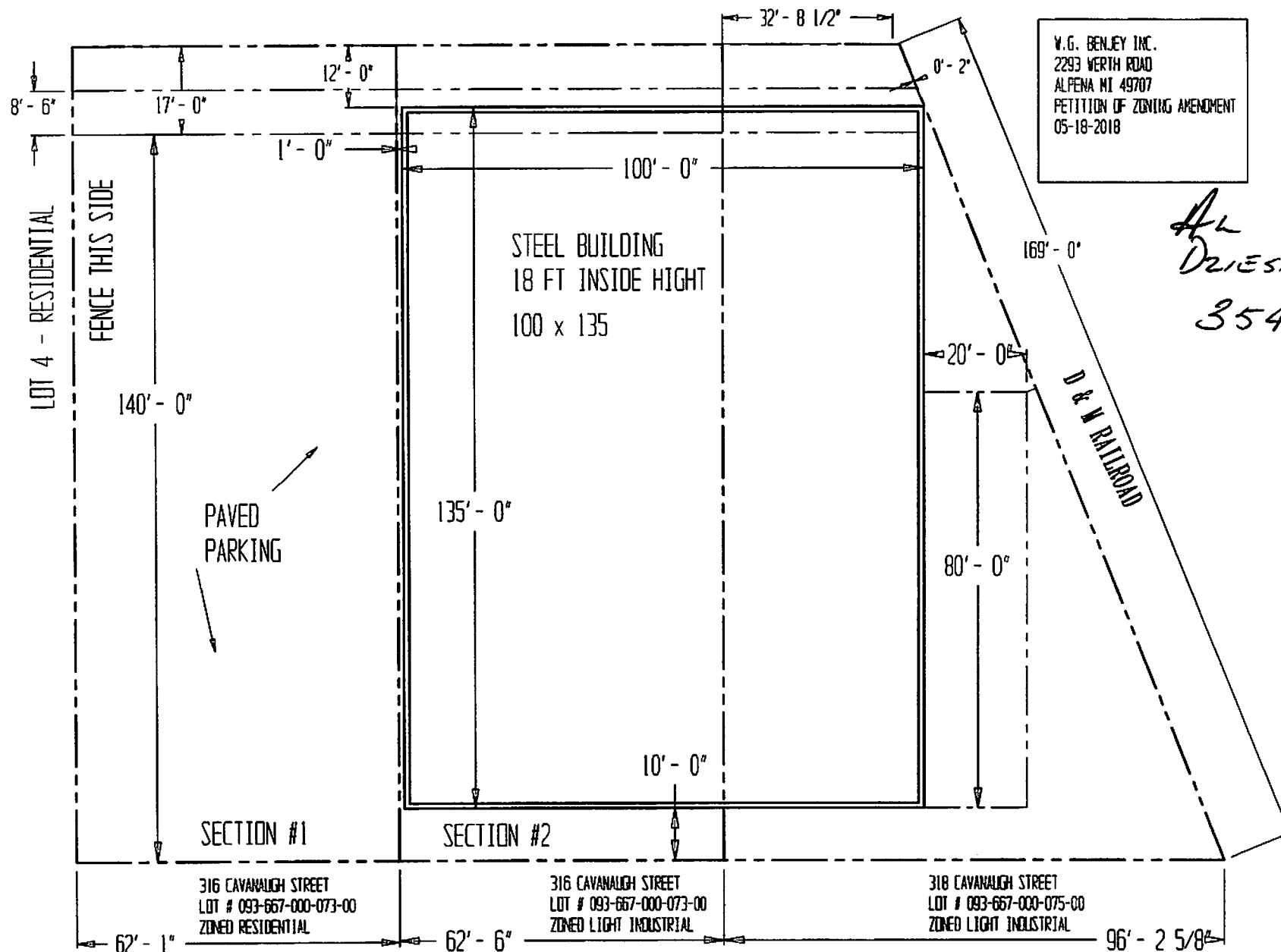


Legend

B-1	Local Business
B-2	General Business
R-2	One Family Residential
RM-2	Two Family Residential
CCD	Commercial Corridor District
I-1	Light Industrial
P-1	Vehicular Parking



Proposed Zoning
316 Cavanaugh Street



V.G. BENJIEY INC.
2293 WERTH ROAD
ALPENA MI 49707
PETITION OF ZONING AMENDMENT
05-18-2018

AL
DZIESINSKI
354-9112

316 CAVANAUGH STREET
LOT # 093-667-000-073-00
SECTION #1 ZONED RESIDENTIAL

FILING
PETITION FOR ZONING AMENDMENT TO P1
PARKING I

316 CAVANAUGH STREET
LOT # 093-667-000-073-00
SECTION #2 ZONED LIGHT INDUSTRIAL
PROPOSE TO BUILD INDUSTRIAL BUILDING
ADJACENT TO SECTION 1 ZONED RESIDENTIAL
OWNED BY VG BENJIEY
ZONING VARIANCE CASE # ZBA 10-02 EXTENDED FOR
0 ft. SET BACK ON SIDE
10 FT SET BACK FRONT AND BACK
FOR SECTION 2 OF LOT # 073

318 CAVANAUGH STREET
LOT # 093-667-000-075-00
ZONED LIGHT INDUSTRIAL
ZONING VARIANCE CASE # ZBA 10-02
APPROVED FOR SET BACK OF
0 ft. SIDE TO RAIL ROAD TRACK
10 ft. FRONT TO ROAD WAY
11.5 ft. TO REAR

PC Case No. 18-Z-02





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Fax: 989-358-8186

May 15, 2018

Adam Poll
Planning & Development Director
City of Alpena
208 North First Ave.
Alpena, MI 49707

Dear Adam Poll;

The Sunrise Mission was granted a Special Use Permit on July 11, 2017 and we have not been able to start the building project for financial reasons. So, we are requesting an extension of the Special Use Permit.

If you have any questions or concerns in this matter I can be reached at 989.356.1277 x 2.

Thank you for your assistance in this matter.

Sincerely,

Leslie Scheen

Director

SunriseMission



City of Alpena Comprehensive Plan Public Input Survey 2018

General

The City of Alpena is currently working to update its Comprehensive Plan which was updated in 2013. We hope you will take the time to fill out the survey in order to participate in the public input portion of the Comprehensive Plan. The City Planning Commission highly values the opinions of those who choose to live here full-time or part-time. This is a required five-year review and update of the Comprehensive Plan and from your opinions; we will update our goals, objectives and strategies for our City. Gathering public input is vital to the planning process, so we thank you for your time! This survey consists of 72 questions which will take between 10-15 minutes to complete. If you are filling out a printed version of this survey, please return to Alpena City Hall.

1. Please indicate your residency status:

- ☐ Year-Round Alpena City Resident
- ☐ Seasonal Alpena City Resident
- ☐ Non-Resident

If non-resident, indicate place of residence

2. Please indicate your property interest(s) in the City of Alpena (mark all that apply):

- ☐ Own Home
- ☐ Rent Home
- ☐ Own Property
- ☐ Own Business/Business Property

Other (please specify)

3. How long have you lived or owned property in the City of Alpena?

- ☐ 0-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ More than 20 years
- ☐ Entire life
- ☐ Do not live in City

4. What is your age group?

- ☐ 0-19
- ☐ 20-29
- ☐ 30-39
- ☐ 40-49
- ☐ 50-59
- ☐ 60-69
- ☐ 70-79
- ☐ 80-89
- ☐ 90-99
- ☐ 100+

5. What is your primary occupation?

- ☐ Professional/Managerial
- ☐ Salesperson
- ☐ Clerical
- ☐ Service Worker
- ☐ Skilled Trade/Craft
- ☐ Laborer/Industrial
- ☐ Farmer
- ☐ Self-Employed
- ☐ Military Service
- ☐ Student
- ☐ Unemployed
- ☐ Retired
- ☐ Homemaker
- ☐ Disabled

Other (please specify)

6. If working, where do you work?

- ☐ City of Alpena
- ☐ Alpena County
- ☐ Presque Isle County
- ☐ Montmorency County
- ☐ Alcona County
- ☐ Otsego County
- ☐ Oscoda County
- ☐ Tri-Cities (Saginaw/Bay City/Midland)
- ☐ Flint area
- ☐ Metro Detroit area
- ☐ Lansing area

Other (please specify)



City of Alpena Comprehensive Plan Public Input Survey 2018

Quality of Life

7. Generally speaking, how satisfied are you with the City of Alpena as a place to live or own property?

- ☐ Very satisfied
- ☐ Satisfied
- ☐ Dissatisfied

8. What 3 things do you like most about the City of Alpena (3 biggest assets)?

1.
2.
3.

9. What 3 things do you dislike most about the City of Alpena (3 biggest problems)?

1.
2.
3.

10. Since you have been here, what has happened to the city's quality of life?

- ☐ Improved
- ☐ Become worse
- ☐ Stayed the same

Explanation or comment:

11. Do you think people in the City of Alpena share a sense of community?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

12. What is the quality of services provided by the City government?

- ☐ Excellent
- ☐ Good
- ☐ Adequate
- ☐ Poor
- ☐ Don't know/neutral

Explanation or comment:

13. Do you feel the City government is responsive to your needs?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

14. Do you feel the City government plans and works well with other entities to improve the community?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

15. Do you think the City government should collaborate with other local units of government to provide services?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

16. How do you find out about what's going on in the City of Alpena?

- ☐ Newspaper
- ☐ Other printed materials such as flyers and brochures
- ☐ Networking events
- ☐ Internet (website)
- ☐ Email
- ☐ Facebook
- ☐ Twitter
- ☐ Instagram
- ☐ Radio
- ☐ TV
- ☐ Friends/Family

Other (please specify)

17. How much of a problem are these issues in the City of Alpena ? Check one choice for each item.

	Not a problem	Small problem	Medium problem	Big problem
Water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unightly or unsuitable business operations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Decreasing property value	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of services for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



City of Alpena Comprehensive Plan Public Input Survey 2018

Solid Waste & Recycling

18. Are you satisfied with the solid waste disposal methods available to you in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

19. Do you use the recycling program available in Alpena County?

- ☐ Yes
- ☐ No

Explanation or comment:

20. If you answered no the previous question, why?

- ☐ Too expensive
- ☐ Inconvenient location
- ☐ Inconvenient hours
- ☐ Didn't know about recycling program
- ☐ Other (please specify)

21. Should the City develop a curbside recycling program?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:



City of Alpena Comprehensive Plan Public Input Survey 2018

Land Use & Development

22. The overall development in the City of Alpena today is:

- ☐ Too little
- ☐ Too much
- ☐ About Right

Why?

23. Most agree that communities need growth to remain vibrant places to live and work. Do you support the concept of controlled growth?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

24. Should the City encourage residential growth?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Why or why not?

25. If you answered yes to the previous question, what kind of residential growth would you like to see?

26. Should the City encourage commercial development?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Why or why not?

27. If you answered yes to the previous question, what kind of commercial development would you like to see?

28. Should the City encourage industrial development?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Why or why not?

29. If you answered yes to the previous question, what kind of industrial development would you like to see?

30. Should the City encourage tourism/recreation?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Why or why not?

31. Do you think blight is a problem in the City of Alpena? (Blight refers to unsightly or inadequately maintained properties)

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Indicate area of blight:



City of Alpena Comprehensive Plan Public Input Survey 2018

Roads & Transportation

32. Are you satisfied with road maintenance, road construction, and road conditions in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

33. Are there roads or road segments you would like to see improved? Please list:

1.
2.
3.
4.
5.

34. Are you satisfied with snow removal within the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

35. Do you feel that public transportation is adequate in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

36. Do you feel that additional wayfinding signage is needed in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

37. Should the City of Alpena maintain an active sidewalk repair/replacement program?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:



City of Alpena Comprehensive Plan Public Input Survey 2018

Community Services

38. What is your opinion of the quality and range of options for housing in the City?

- ☐ Excellent
- ☐ Good
- ☐ Moderate
- ☐ Poor
- ☐ Don't know/neutral

Explanation or comment:

39. Do you support the City's rental housing inspection program?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment

40. Do you believe that the development of additional market rate rental housing should be a priority?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

41. Do you support the City's housing rehabilitation program?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

42. Do you think more low-cost housing for senior citizens should be available in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

43. Do you think more low-cost housing for low-income families should be available in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

44. Should the City continue to encourage the creation of dwelling units above commercial establishments?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

45. Should the City actively try to attract more young people and families to the community?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

46. Do you feel that there are adequate services for the elderly in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

47. Are you satisfied with law enforcement in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

48. Are you satisfied with fire protection in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

49. Are you satisfied with medical facilities in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

50. Are you satisfied with emergency medical services in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

51. Do you feel that the cellular network in the City of Alpena is adequate?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

52. Do you feel that high speed internet access in the City of Alpena is adequate?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

53. Should the City help protect the community's cultural and historic resources?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment

54. Do you feel that the City cemetery is adequately maintained?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

55. What priority should the City place on the following services? Check one choice for each item.

	Cease service	Maintain service	Expand service	Don't know/neutral
Brush Pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Irrigation at City parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaf Pick-up/Leaf Drop-off	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk Snowplowing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street Sweeping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree Trimming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

56. Which Recreation Facilities do you use? Check one choice for each item.

	Never	Rarely (1-2/yr)	Sometimes (1-2/month)	Often (1-2/week)	Daily
Avery Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
APlex/Northern Lights Arena	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bay View Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Blair Street Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Bi-Path System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Marina	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duck Park/Island Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eleventh Avenue Boat Launch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
LaMarre Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
McRae Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mich-e-ke-wis Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Riverfront Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rotary Island Mill Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
South Riverfront Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Starlite Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sytek Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Thomson Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Washington Avenue Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Tower Park/Riverside Skate Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

57. Should the City continue to maintain and improve its park system and facilities?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

58. Should the City expand its park system and facilities?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:



City of Alpena Comprehensive Plan Public Input Survey 2018

Economy & Business

59. What is your perception of the current economic state of the City of Alpena?

- ☐ Excellent
- ☐ Good
- ☐ Stable
- ☐ Bad
- ☐ Don't know/neutral

60. What is your perception of the current real estate market in the City of Alpena?

- ☐ Stronger
- ☐ Stable
- ☐ Weaker
- ☐ Don't know/neutral

61. Do you feel there are adequate job opportunities in the City of Alpena?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

62. Which of the following best describes how well your total income meets your everyday needs for things such as housing, food, clothing, and other necessities?

- ☐ Have more than enough money
- ☐ Enough money
- ☐ Just enough money
- ☐ Not enough money

63. If you were going to locate or relocate a business today, would you locate the business in the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Why or why not?

64. Do you think the City of Alpena has to sustain physical development in order to improve?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

65. Do you support proactive economic development efforts to promote growth within the City?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

66. Do you favor partial tax abatements to attract and retain new jobs and businesses?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

67. Do you think the City of Alpena should continue its efforts to improve the downtown Central Business District?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment

68. Do you think the City of Alpena should actively promote tourism?

- ☐ Yes
- ☐ No
- ☐ Don't know/neutral

Explanation or comment:

69. How often do you leave the City of Alpena for shopping?

- ☐ Never
- ☐ Rarely (1-2 times per year)
- ☐ Sometimes (1-2 times per month)
- ☐ Often (1-2 times per week)

70. How often do you leave the City of Alpena for entertainment?

- ☐ Never
- ☐ Rarely (1-2 times per year)
- ☐ Sometimes (1-2 times per month)
- ☐ Often (1-2 times per week)

71. How often do you leave the City of Alpena for medical care?

- ☐ Never
- ☐ Rarely (1-2 times per year)
- ☐ Sometimes (1-2 times per month)
- ☐ Often (1-2 times per week)

72. Please use this space to make any additional comments which might help City officials plan for the community's future: