

AGENDA

City of Alpena Planning Commission
Regular Meeting
Tuesday, March 10, 2015, 7:00 p.m.
Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: February 10, 2015 Regular Meeting

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS:

PC15-SU-01: Sunrise Mission has filed a petition requesting a Special Land Use Permit to allow for the construction of a 34' x 60' activity center attached to the rear of the existing structure at 622 W Chisholm Street.

COMMUNICATIONS:

REPORTS:

1. Update on Planning and Development Projects
2. Redevelopment Ready Community Program
3. Recreation Plan Update
4. ZBA Update

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:

MINUTES

City of Alpena Planning Commission
Regular Meeting
February 12, 2015
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7 p.m. by Paul Sabourin, Planning Commission Chair.

ROLL CALL: PLANNING COMMISSION

Present: Heraghty, Dort, Sabourin, Boboltz, VanWagoner, Mitchell, Gilmore, Hunter

Absent: Lewis

Staff: Adam Poll (Director of Planning & Development)

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The February 12, 2015, agenda was approved as printed with one addition; New Planning Commissioner.

NEW PLANNING COMMISSIONER:

Sabourin welcomed Dan Mitchell as the new Commissioner of the Planning Commission.

APPROVAL OF MINUTES:

The Minutes of the December 9, 2015, regular meeting were approved as printed with one correction; Motion approving the meeting schedule be added.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Food Truck Regulations

Poll stated that last year the City had some food trucks operating in the City of Alpena. At one point Poll was directed to work on an ordinance. After meeting with the food truck people they stated they would no longer going to be within the City. At this point there is no ordinance, but Poll did draft some language, which was handed out to the Commissioners. Poll reviewed the draft language for the Draft Food Truck Ordinance. Dort would like the trunklines identified and their location included in the Ordinance. Poll would like to know if this is something the Commission wants to continue to pursue this. Sabourin stated this is something that needs to be addressed. Would like to see what the concerns are from the

Downtown Development Authority for the downtown area. Hunter stated he doesn't feel that we need an ordinance for food trucks that are invited or allowed by a factory for their employees to purchase. VanWagoner asked if the ice cream truck that drives around the residential areas the same thing as a food truck. Poll stated the way the definition is written the ice cream truck wouldn't qualify as a food truck. Dort stated the ordinance should be written to encourage food trucks.

2. Medical Marijuana

Poll stated he was under the impression that the State Legislature has calmed down and things were actually stable enough on this topic so the Medical Marijuana Ordinance could be reevaluated to make sure that we have the most legal and appropriate ordinance that we can because the rules have been changing from month to month. There have been a number of ordinances that have been invalidated. I would like to get the original committee back together to take a look and reevaluate the Ordinance and see whether we need to make any changes. Poll stated that Commissioner Mitchell has expressed interest to be on the Medical Marijuana Committee. Gilmore also volunteered to be on the Medical Marijuana Committee.

COMMUNICATIONS:

None.

REPORTS:

1. Update on Planning and Development Projects

LMI Survey

The City is moving forward with the LMI Survey. Contract will be signed in the near future with one of the authorized persons that is authorized to do surveys. Surveys are scheduled to begin in March 2015.

Holiday Inn Express

The Brownfield Plan for the Holiday Inn Express has been approved by the state. After talking to hotel representatives we could potentially be seeing activity on that project by the end of the month.

Centennial Building

The Centennial Building has recently changed hands. Working with the new owner to figure out what the building will be developed into.

Historic Preservation

The City is trying to gauge the interest in historic preservation for the area so surveys will be sent out to downtown property owners to see what their thoughts are and if they want to know more about historic preservation.

2. Redevelopment Ready Community Program

Poll met with a representative of the Redevelopment Ready Community Program. Took a tour of Alpena, talked about some of the different projects and buildings and some of the

challenges for redevelopment. The City should receive the report within the next month or two.

3. ZBA Update

The Sunrise Mission has a project that will be presented to the ZBA Board. They are applying for a Variance to put an addition on the rear of the building for an activity center. Right now there is not sufficient parking. There are a couple other variances as well as far as parking stall width, parking setback, and the building setback along the alley that is part of that variance request. If the variances are granted it will then come to the Planning Commission.

CALL TO PUBLIC:

Commissioners were asked what was going on with the Federal Building. Poll stated there is a private individual living in the building and is not aware of any changes in the near future. It was stated that the first floor couldn't be used for residential and that the had to live up above and the Planning Commission gave him permission to live on the first floor because of health conditions, but thought it was only for a limited time. Heraghty stated he thought there was some discussion of a time frame but it may have been until his medical condition improved. Poll stated he will look into that for the next meeting.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:45 p.m. by Chair Sabourin.

Wayne Lewis, Secretary

Memorandum



Date: March 6, 2015

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: Special Land Use Permit- Staff Report and Recommendation

RE: **PC15-SU-01:** Sunrise Mission has filed a petition requesting a Special Land Use Permit to allow for the construction of a 34' x 60' activity center attached to the rear of the existing structure at 622 W Chisholm Street.

Background: In 2001 the Sunrise Mission received permission to enlarge the original structure at 622 W. Chisholm Street, doubling its capacity from 12 to 25 beds and in 2008 the mission was granted to utilize the adjacent home at 616 W Chisholm to house up to two families with no charge to the guests and expand their capacity to 33 beds. The property at 608 W Chisholm is owned by the mission, but consists of 4 units that are rented out, so it is not included in the special permit that was granted to the mission as those rental units are open to anyone, and are regulated by the City's rental registration and inspection programs.

The mission is now requesting to allow the construction of a 34' x 60' activity center attached to the rear of the existing structure at 622 W Chisholm Street. The applicant has indicated that the activity center would be utilized for life skills training and congregate meals at holidays. In addition, the applicants listed the uses including 12 step groups, community Bible study, classes, and staff and guest group needs within their newsletter.

Several variances were required for the proposed activity center for which hearings took place at the February 25, 2015 Zoning Board of Appeals meeting. Those variances were denied as the ZBA did not feel that the requests met the required variance standards. The applicants have an opportunity to appeal and if there appeal is successful, Planning Commission approval of the Special Permit request is still required. If the Planning Commission denies the request, Special Land Uses are appealed directly to Circuit Court, and will not go to City Council.

Zoning Issues: The property is currently zoned CCD Commercial Corridor District, which permits Residential Human Care Facilities as Special Land Use Subject to Special Conditions (Special Use),

subject to Planning Commission approval following a public hearing. The conditions specific to Residential Human Care Facilities are listed in the Zoning Ordinance:

A. **LICENSE:** Such facility shall have received a State of Michigan license to operate prior to seeking a Special Use Permit under this Ordinance in those instances where a license is required by the State.

B. **TIME LIMIT:** Residency by persons shall be limited to a maximum of six (6) months in any one (1) year period. Longer periods shall be permitted if directed by the court or if necessary to satisfactorily complete prescribed rehabilitative treatments or if approved by the Planning Commission. Such facility shall not become the full time residence for any person.

C. **OCCUPANCY:** The occupancy of such a facility shall not exceed twenty-five (25) persons, excluding the supervisor(s).

D. **SPACING:** No such facility shall be located within two thousand five hundred feet (2500') of the property line of a similar facility.

E. **PARKING:** Parking shall be provided for staff and residents based upon a level necessary to meet the needs of the facility and agreed upon by City staff and the Planning Commission. The number of spaces required shall be included in the Special Use Permit. If, in the future, the City determines that additional parking is required, such a finding shall be provided in writing and shall be remedied by the facility within sixty (60) days or a request submitted to the Planning Commission for modification.

F. **OUTDOOR PLAY SPACE:** In those instances where child care is to be provided as a part of such facility, not less than one hundred fifty (150) square feet of outdoor play space shall be provided per child. Such play space shall be fenced.

G. **SUPERVISOR:** A supervisor designated by the operating agency shall be present at all times while the facility is open for use. On-site staff shall be at a level sufficient to properly supervise residents.

H. **HOURS:** The facility shall be open to serve persons at designated hours, as approved by the Planning Commission so as to discourage loitering outside such facility. Outside loitering shall not be permitted, and will be subject to prosecution under City Ordinance.

I. **GUEST REGISTER:** When permitted by law, a guest register shall be kept with names of occupants and dates and times of check-in and check-out for each occupant.

J. Specific rules and monitoring procedures for individuals entering/leaving the facility during late evening and early morning hours shall be provided to the Building Official.

K. Any structure or part of a structure utilized as a shelter

The mission currently operates under these conditions and as the proposed activity center would be part of the mission, it would also be expected to operate under these conditions. Beyond that however, the activity center is intended to be utilized for a gathering place for different uses, many of which would not appear to be limited to guests of the facility. Some of these uses include life skills training and congregate meals at holidays, 12 step groups, community Bible study, classes, and staff and guest group needs. Normal residential care facilities require 1 parking space per bed and 1 space per staff member. Being that the mission services individuals that generally do not drive, those requirements seem excessive. Staff would have concerns with the proposed activity center and the house located at 608 W Chisholm. As the house is not part of the mission,

and is available for anyone to rent, it is required by ordinance to provide 6 parking spaces. The activity center requires 34 parking spaces. It would be be part of the mission, but would be open to the public for a number of different functions. Assuming there are two staff members at the mission, there would be a need for 42 parking spaces for the associated structures, only 25 of which are provided.

It should be noted that the Planning Commission can potentially reduce parking requirements for a special use. Although it is not specified, this provision is for special uses that intend occupy existing buildings and not for building additions. When reducing parking requirements for new construction, the Planning Commission must look at the future use of the property, and consider the possibility that the mission could move or cease operations in the future. If that occurs there are very few other uses that could utilize the mission property due to the parking needs that most other uses have.

In addition, allowing the proposed activity center and associated parking would increase the nonconformity of 608 W Chisholm Street. The property at 608 W Chisholm is a legal non-conforming use, the proposed parking area would appear to eliminate nearly the entire rear and side yards. If the property were ever to be split and sold, a 10' rear and side yard setback would need to be maintained around the structure, and 6 parking spaces would have to be included with the residential structure.

An alternative to locating the proposed activity center at the existing mission site would be to locate the activity center offsite. The mission could construct or utilize an existing building for the activity center in a nearby location within a walkable distance which could meet zoning requirements. Such an arrangement may not be as easy to operate for the mission as it would probably require additional staffing, but it would appear to address land use concerns.

In reviewing the site plan further, the applicants are proposing to construct a 6' privacy fence along the alley that would create a visual barrier and restrict vehicles from entering and exiting off the alley. The site plan also points out that there is an existing 6' privacy fence at 117 S Seventh Avenue. Staff would ask that if approved that a condition be added requiring a privacy fence along the alley, but also along 117 S Seventh Avenue.

Recommendation: The Sunrise Mission provides and important service for Northeast Michigan. They assist a population that is often underserved, and have done so for 25 years. The desire to increase the services available to those they assist is commendable. As the mission is not requesting any space for additional beds, this analysis pertains to the impact of the requested activity center and the long term land use issues that the activity center may or may not produce.

Although the Sunrise Mission does offer an important and sometimes underappreciated service to our community, there would not appear to be adequate space for the proposed activity center and the amount of parking it would require as the activity center is open at times to the public. If the mission were to relocate or cease operations 25 parking spaces would not be adequate for other potential uses for the property. In addition, the proposed parking lot would increase the

non-conformity of the home at 608 W Chisholm and make it difficult to split off that home without requiring additional variances.

Therefore, based on the reasons listed above, staff recommends denial of the request for a Special Land Use Permit for the construction of a 34' x 60' activity center.

SUNRISE MISSION

ARCHITECTURAL DESIGN PLANS FOR: BUILDING ADDITION ALPENA, MICHIGAN

CODE DATA SUMMARY PER
2012 MICHIGAN BUILDING CODE

PROJECT DESCRIPTION

BUILDING ADDITION
SLAB ON GRADE, ONE STORY, FOOTPRINT 34' X 60'

BUILDING DATA

PROPOSED ADDITION GROSS SQUARE FOOTAGE = 2,040 SFT
(BUILDING ADDITION FOOTPRINT)

CHAPTER 3, USE GROUP AND OCCUPANCY CLASSIFICATION

USE GROUP A31, ACTIVITY CENTER (ACCESSORY SPACE FOR
EXISTING R-3 BUILDING)
(THIS FACILITY WILL HAVE SEPARATED USE)

CHAPTER 5, GENERAL BUILDING HEIGHTS AND AREAS

TABLE 503, ALLOWABLE HEIGHT AND BUILDING AREAS LIMITATIONS

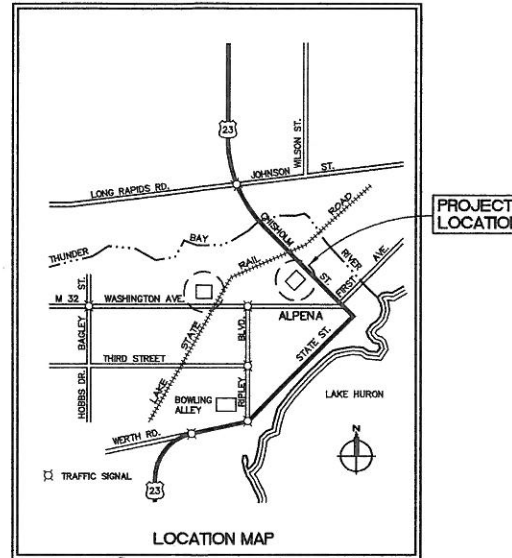
PROPOSED CONSTRUCTION TYPE, SB
USE GROUP A31, 1 STORY (1 SHOWN)
PROPOSED GROSS SFT, 2,040
ALLOWABLE GROSS SFT

CHAPTER 10, MEANS OF EGRESS

OCCUPANCY, OCCUPANCY LOAD
CALCULATION AS PER TABLE 1004.1.2, TOTAL OCCUPANCY LOAD FOR BUILDING = 65
BUSINESS USE, 100 SFT NET/OCCUPANT;
150 SFT/200 = 2 OCCUPANTS
ASSEMBLY USE, 15 SFT NET/OCCUPANT;
40 SFT/15 = 8 OCCUPANTS
KITCHEN KITCHEN USE, 200 SFT GROSS/OCCUPANT;
201 SFT/200 = 2 OCCUPANTS

TOTAL OCCUPANCY LOAD = 65 OCCUPANTS

REVISION 1



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN
AL.	ALUMINUM	FIN.	FINISH
ANCO.	ANCHORED	FLR.	FLOOR
ASSIST.	ASSISTANT	F.S.	FAR SIDE
B.L.D.G.	BUILDING	GALV.	GALVANIZED
B.L.E.	BLOCK	G.C.	GENERAL CONTRACTOR
BRD.	BOARD	H.T.	HEIGHT
CA.	CASEMENT	HTR.	HEATER
C.C.	CENTER TO CENTER	HVAC.	HEATING, VENTILATION & AIR CONDITIONING
CLB.	CEILING	INSUL.	INSULATION
CLB.	CLEAR	LAM.	LAMINATED
CMU.	CONCRETE MASONRY UNIT	MACH.	MACHINE
CONE.	CONCRETE	MAINT.	MAINTENANCE
CONST.	CONSTRUCTION	MANUF.	MANUFACTURER
CRS.	COLD ROLLED STEEL	MACH.	MACHINE
CTR.	CENTER	MECH.	MECHANICAL
DEL.	DOUBLE	MGR.	MANAGER
DIA.	DIAMETER	MIN.	MINIMUM
DM.	DIMENSION		
DR.	DOOR		

MATERIALS

	MASONRY BLOCK		WOOD (FRAMING)
	CONCRETE		BATT INSULATION
	STEEL		RIGID INSULATION
	WOOD (FINISH)		

SYMBOLS

	SECTION 'B' DRAWN ON SHT. A2
	SECTION 'B' CUT ON SHT. A6
	DOOR #3
	ROOM #4
	HATCH #5

SHEET INDEX

1. TITLE SHEET
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. FLOOR PLAN
5. EXTERIOR ELEVATIONS

NO.	DATE	REVISION
1	2-10-15	TOTAL LOAD CORRECTED

PREPARED UNDER THE SUPERVISION OF:

SUSAN P. EDWARDS, AIA
REGISTERED ARCHITECT
REGISTRATION NO. M44574

DATE

R. S. SCOTT ASSOCIATES, INC.
405 RIVER ST.
ALPENA, MI. 49707 PHONE (517) 354-3178
ARCHITECT - SUSAN P. EDWARDS M44574
CIVIL ENGINEERING - MARK D. STRALEY, P.E. M39853

CHANGES TO PLANS AND SPECIFICATIONS

ANY CHANGE, ALTERATION, MODIFICATION, ADDITION, DELETION OR OMISSION BY THE OWNER, CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PARTY OF ANY OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE PLANS AND SPECIFICATIONS AS SUBMITTED BY THE ARCHITECT/ENGINEER, SHALL NOT BE BINDING UPON OR CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS, AND ANY SUCH CHANGES SHALL BE THE PROPERTY OF THE ARCHITECT/ENGINEER. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ARCHITECT/ENGINEER'S LIABILITY TO THE OWNER OR ANY OTHER PARTY, WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ARCHITECT/ENGINEER'S LIABILITY TO THE OWNER OR ANY OTHER PARTY, WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ARCHITECT/ENGINEER'S LIABILITY TO THE OWNER OR ANY OTHER PARTY, WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.



R. S. SCOTT ASSOCIATES, INC.
ENGINEERING • ARCHITECTURE • SURVEYING

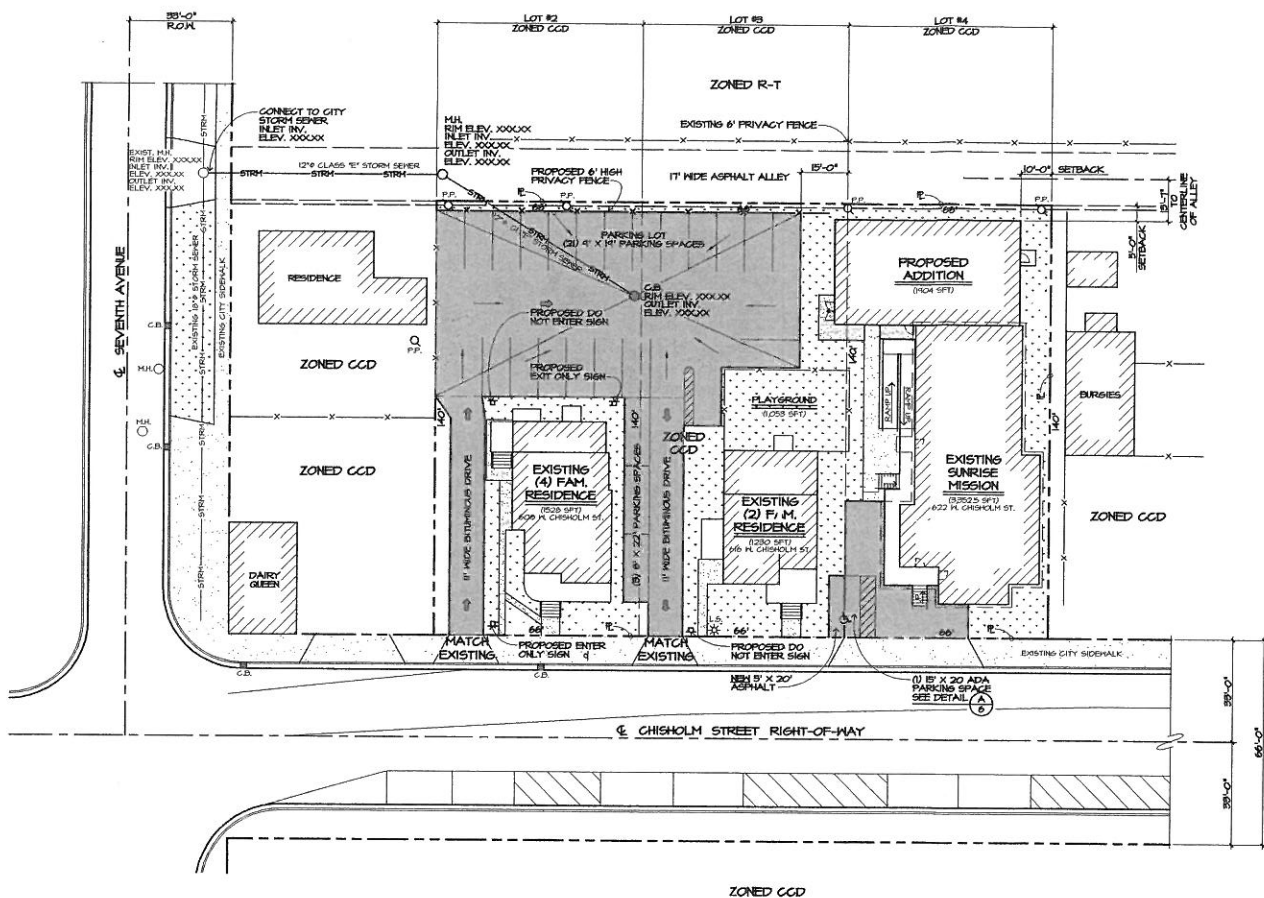
405 RIVER STREET
ALPENA, MICHIGAN 49707
(989) 354-3178

SUNRISE MISSION, INC.
PROPOSED ACTIVITY CENTER BUILDING
608, 616 & 622 W. CHISHOLM STREET
ALPENA, MICHIGAN 49707

TITLE SHEET

BY	DATE	W.O. 4-9986-1	SHEET NO.
DRB	1/5		1
CHK	DATE	ISSUE DATE	OF
SPE	1/5	JANUARY 5, 2015	5

DWG. NAME: P:\alumni\4-1-2008-1A (Sunrise Mission)\3. PROPOSED SITE PLAN-11 x 17.dwg DATE: 02-10-15 TIME: 14:21



GENERAL NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL STRIPING FOR PARKING SPACES SHALL BE REFLECTIVE AND YELLOW IN COLOR. 4" WIDE, FOR BARRIER FREE PARKING SPACES. SEE SHEET G3 FOR STRIPING AND SYMBOL COLORS AND DESIGNATIONS.
- TREE RELOCATION, REMOVAL AND CLEARING ON THIS PROJECT SHALL BE AS DIRECTED BY THE OWNER. THE OWNER SHALL ALSO FLAG ALL TREES AND SHRUBS THAT ARE TO BE SAVED, AND/OR RELOCATED, AND THE CONTRACTOR SHALL NOT REMOVE ANY TREES THAT ARE FLAGGED ON THE JOB SITE. EVERY EFFORT SHALL BE EXERCISED TO SAVE AS MANY TREES AND SHRUBS AS IS POSSIBLE.
- PARKING SPACES PROVIDED:
(2) 9' X 11' PERPENDICULAR SPACES, (3) 8' X 22' PARALLEL SPACES AND
(1) 5' X 20' BARRIER FREE PARKING SPACE.
EXISTING MISSION + ADDITION REVISION 1
PARKING SPACE REQUIRED: 33
EXISTING MULTI-FAMILY: 6
(SEE NOTE NO. 7 BELOW)
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS, ALL AROUND BUILDINGS AT A MINIMUM SLOPE OF 1/2% AFTER FINAL GRADING IS COMPLETE.
- STORM SEWER TYPE SHALL BE CLASS "12", 12" TRENCH DETAIL "E", SEE MDOT STANDARD STANDARD PLAN R-69-B.
- NEW ADDITION IS FOR THE USE OF THE MISSION OCCUPANTS. IT IS NOT ANTICIPATED THAT THERE WILL EVER BE A SITUATION WHERE THE MISSION WOULD HAVE 33 OCCUPANTS PLUS 65 OCCUPANTS IN THE ADDITION AT THE SAME TIME.



72 HOURS
(2 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTHS DIFFER SIGNIFICANTLY FROM THE PLANS.

CHANGES TO PLANS AND SPECIFICATIONS

ANY CHANGE, ALTERATION, MODIFICATION, ADDITION OR DELETION BY THE OWNER, CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PARTY OF ANY OF THE CONTRACT DOCUMENTS INCORPORATED, BUT NOT LIMITED TO, THE PLANS AND SPECIFICATIONS AS SUBMITTED BY THE ARCHITECT/ENGINEER, SHALL NOT BE BINDING UNLESS IT IS IN WRITING, SIGNED BY THE CONTRACTOR OR SUB-CONTRACTOR, AND APPROVED BY THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTHS OF EXISTING UTILITIES. THE CONTRACTOR SHALL OBTAIN POSITIVITY AND VERIFY THE LOCATION OF EXISTING UTILITIES FROM ANY AND ALL LIABILITY RESULTING FROM SUCH CHANGE.

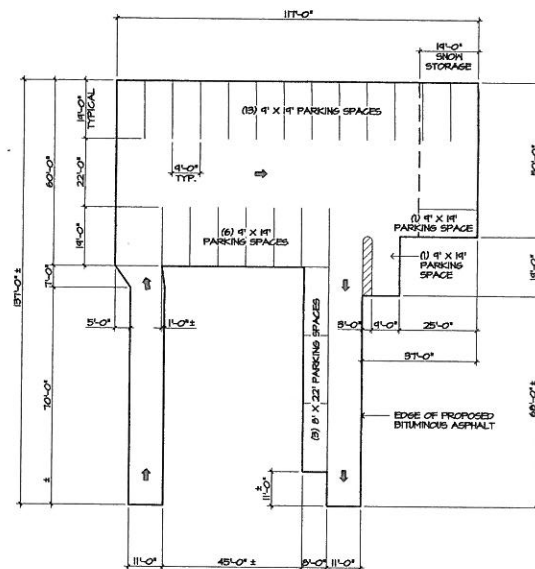


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SUNRISE MISSION, INC.
PROPOSED ACTIVITY CENTER BUILDING
608, 616 & 622 N. CHISHOLM STREET
ALPENA, MICHIGAN 49707

PROPOSED SITE PLAN



PROPOSED PARKING LOT LAYOUT PLAN

SCALE: 1" = 20'

LEGEND

	DECIDUOUS TREE		PROPOSED BITUMINOUS ASPHALT
	STREET LIGHT STANDARD		EXISTING BITUMINOUS ASPHALT
	POWER POLE		EXISTING BUILDING
	PROPOSED CATCH BASIN		EXISTING CONCRETE
	PROPOSED MANHOLE		EXISTING GRASS
	EXISTING CATCH BASIN		EXISTING STORM SEWER
	EXISTING MANHOLE		EXISTING FENCE LINE
	PROPOSED DRIVEWAY SIGN		PROPOSED FENCE LINE
	EXISTING TRAFFIC SIGN		PROPERTY LINE
	PROPERTY LINE		CENTERLINE



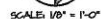
SCALE: 1" = 40'

PROPERTY DESCRIPTION

LOTS 2, 3 AND 4 OF BLOCK 17 OF THE RECORDED PLAT OF THE VILLAGE (NORTH CITY) OF ALPENA, ALPENA COUNTY, MICHIGAN.

NO.	DATE	REVISION
1	2-10-15	REQUIRED PARKING ADDED
2		
3		
4		
5		

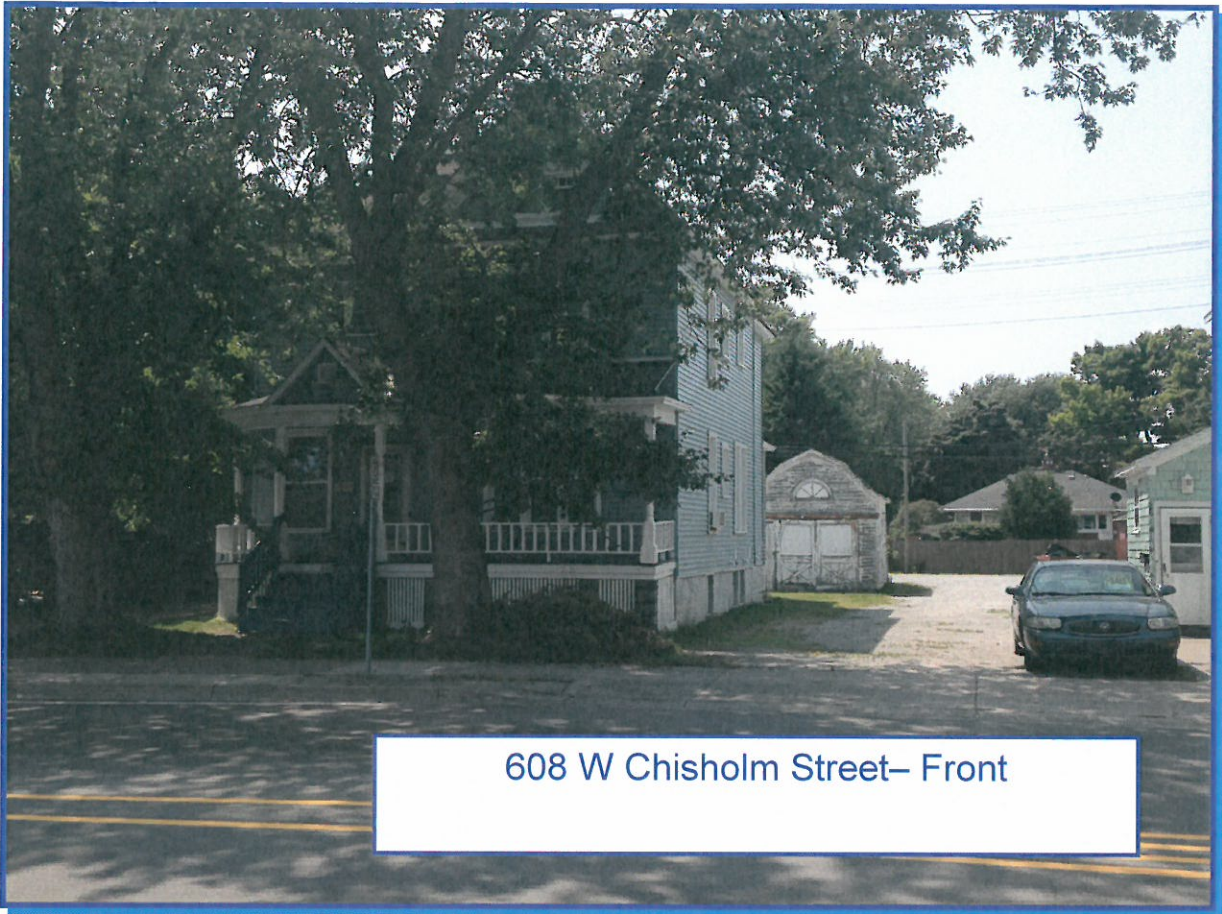
DRW	1/15	WLO 4-1906-1	SHEET NO.
CHK	1/15		3
APP	1/15	ISSUE DATE	OF 5
		JANUARY 5, 2015	



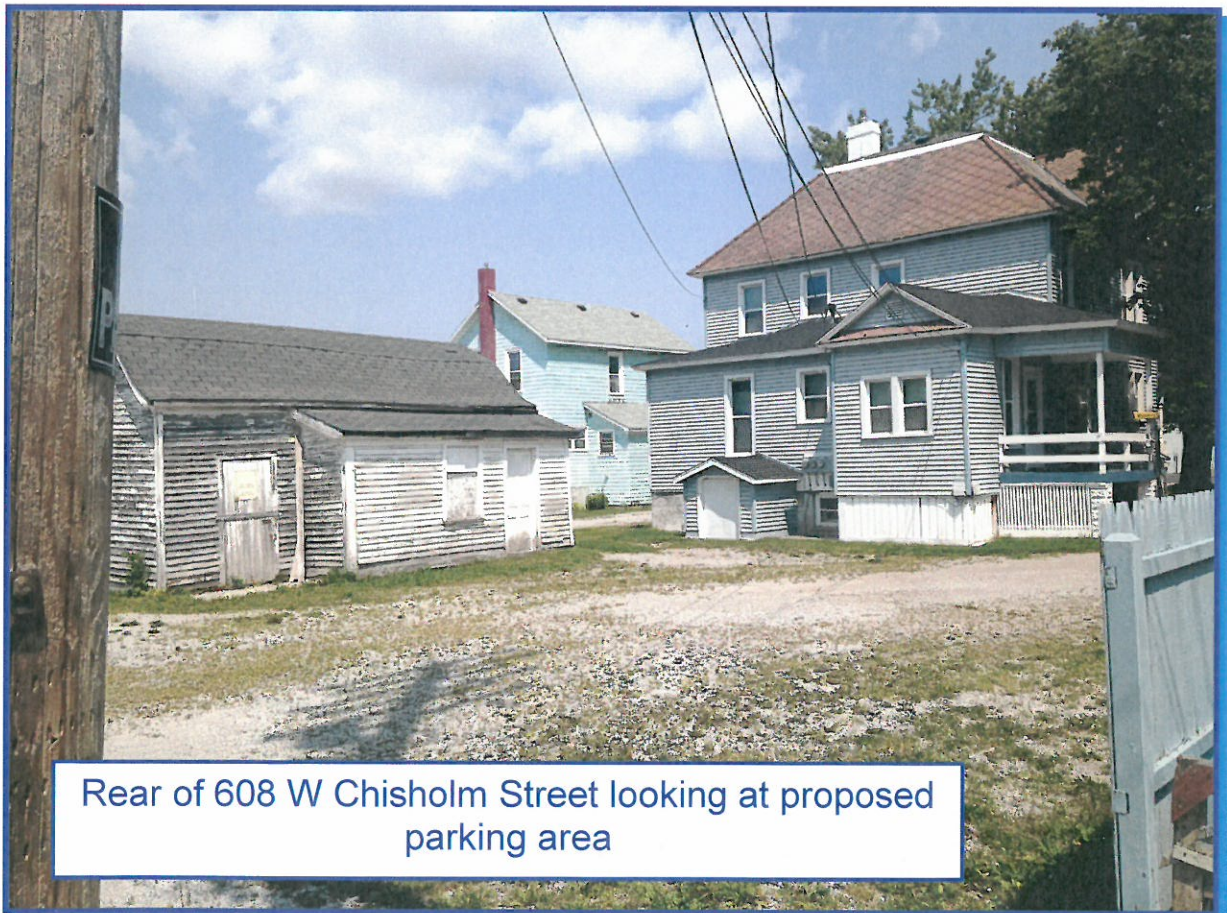
PROPOSED FLOOR PLAN

NO.		DATE		REVISION	
1		2-10-15		TOTAL SQUARE FOOTAGE CORRECTED	
BY:		DATE		SHEET NO.	
DRB		1/15		W.O. 4-9986-1	
BY:		DATE		ISSUE DATE JANUARY 5, 2015	
SPE		1/15			
				SHEET NO. 4 OF	

PC Case No. 15-SU-01

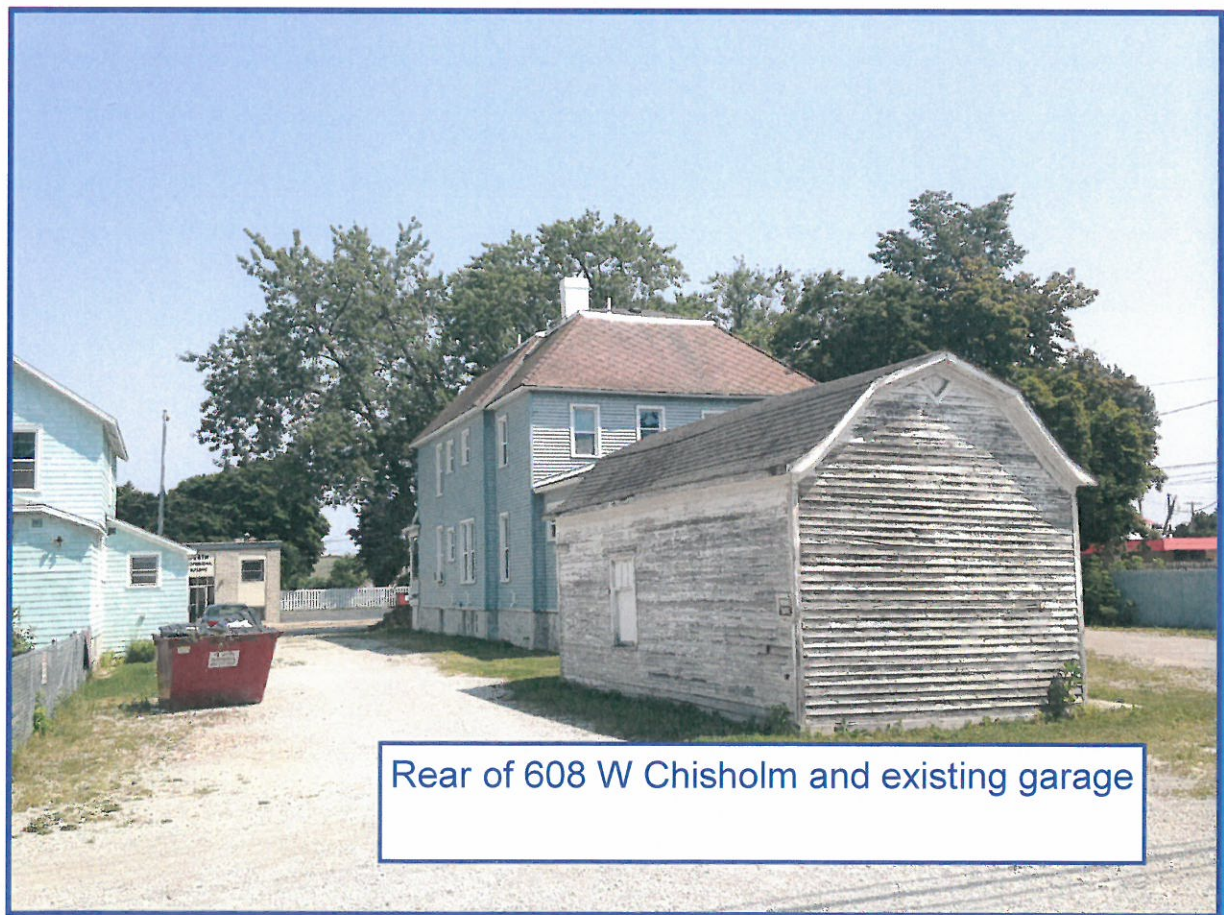
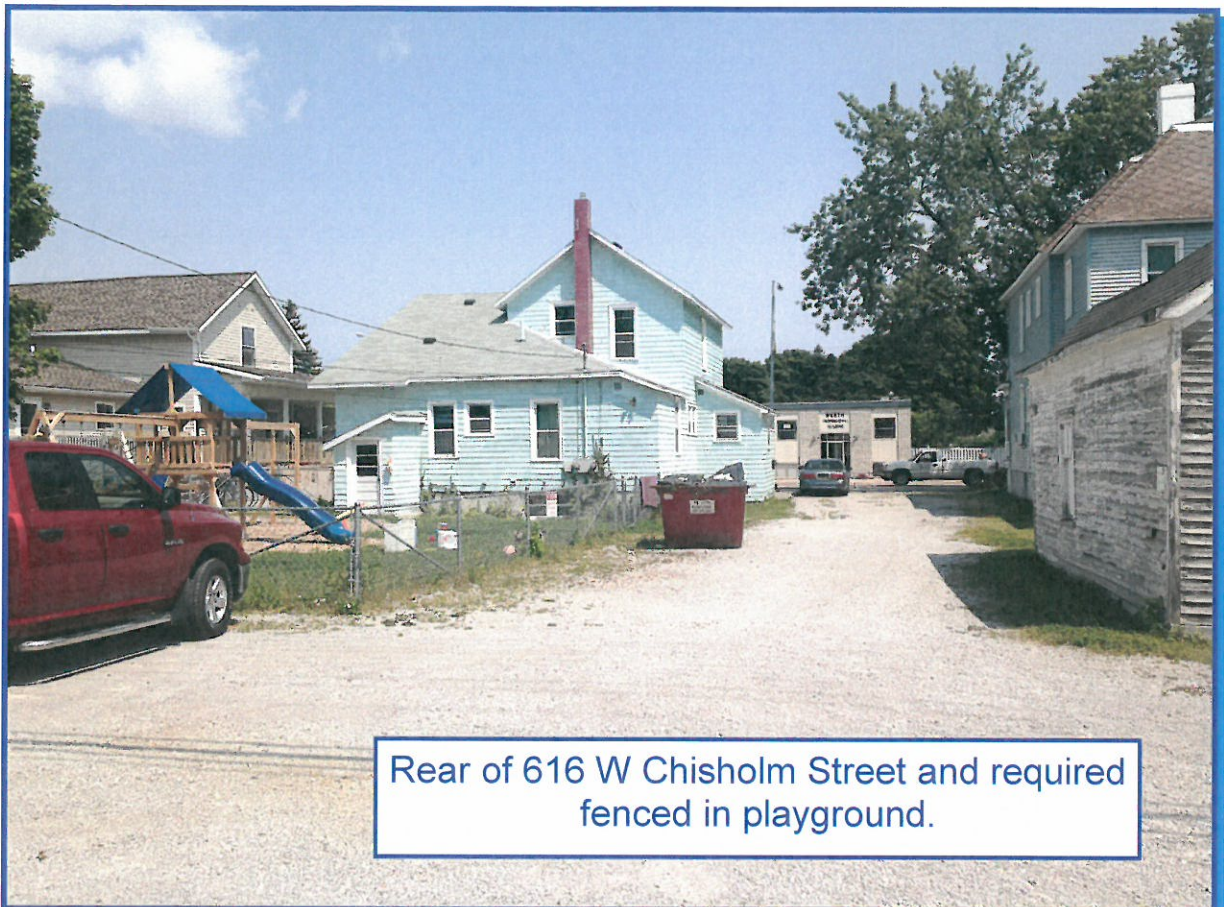


608 W Chisholm Street– Front



Rear of 608 W Chisholm Street looking at proposed parking area

PC Case No. 14-SU-05



615 W. Chisholm Street
Alpena, Michigan 49707
Phone: (989) 340-1100
Fax: (989) 340-1103

March 2, 2015

Mr. Paul Sabourin
Alpena City Planning Commission
Alpena City Hall
208 N. First Avenue
Alpena, Michigan 49707

Re: Case 15-SU-01

Dear Mr. Sabourin,

I am writing this letter to request that the Special Land Use Permit requested by the Sunrise Mission be denied.

My business is located directly across the street from the proposed pole barn. I imagine if there are not enough parking places as required by code, that the users of this Activity Center will be parking in my parking lot and in the parking lots of my business neighbors.

It is my understanding that Zoning Board of Appeals already unanimously voted down the Sunrise Mission's request for Variance.

Further, I do not think that an Activity Center is needed. This is a quote taken from the Sunrise Mission website Fall 2014 Newsletter regarding the center's potential uses: "holiday meals and community centered meetings such as 12 step groups, community Bible study, nutrition and budget classes as well as other various staff and guest group needs--perhaps even a warming shelter in winter"

I believe our community already has enough non-profit agencies, area churches and a soup kitchen that care for all of these needs.

I have never been a fan of having the Sunrise Mission on Chisholm Street but the Sunrise Mission compound seems to continue to grow. Perhaps the Sunrise Mission should relocate to a larger area more suitable for there needs. I am not opposed to helping someone in time of need but I do not see the need for an Activity Center.

It would be interesting to see how many residents of Alpena County utilize the Sunrise Mission and how many residents are from downstate.

Thank you for your consideration in this regard.

Sincerely,



Chris Corwin
Owner

1991- City adopts language allowing stay at a homeless shelter for not more than 30 days in a six month period

June 2001- ZBA increases occupancy from 12 to 25 residents allowed after remodel, finds that clients were staying longer than the 30 day period allowed.

September 2001- ZBA denies request to allow for 90 day stays instead of 30

November 2001- ZBA approves variance to allow for 60 day stays, noting their thoughts that the Planning Commission and City Council passed the ordinance and should evaluate if it needs to be changed.

March 2002- Planning Commission and Council approve a text change to allow. Surveys of surrounding communities indicated that shelter boards or the Salvation Army determined lengths of stays, not the local unit of government. The City Council presumably approved removal of the language.

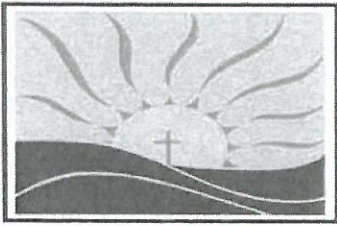
September 2008- Planning commission approves expanding the Shelter to include 616 W Chisholm Street with the condition that ZBA approves a variance that raises the max number of individuals from 25-33. Conditions include an ordinance that limits residency to 90 days in a six month period. 608 is noted to be included as part of the mission and functions as a normal rental (although listed as a 2 unit)

September 2008- ZBA approves variance to allow up to 33 beds due to the addition of the 616 W Chisholm home.

2010- New Zoning Ordinance is approved, changes wording to allow clients to stay for 6 months out of one year.

August 2014- Application for 40' x 60' activity center received. Application includes a list of uses that include bible study/worship chapel, social hall, board meeting etc. Staff advises applicant of parking concerns and applicant withdrew the request

November 2014- RS Scott develops new plan for a smaller addition on rear of existing building. Parking still appears to be an issue, awaiting application. Variances will be needed to parking requirements and setbacks for 608 W Chisholm.



SUNRISE MISSION

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Fall 2014

Issue 25

25 years of Service

This year Sunrise Mission celebrates 25 years of service to Alpena and the surrounding communities. There have been many changes over the years. Initially homeless folks were housed in homes of clergy or volunteers. In 1995 a grant was obtained and the present location on Chisholm street was purchased. The building was a former dental office downstairs with a rental apartment upstairs. Minimal renovations were completed with the family area down and men's area up. While this seemed adequate for a while, eventually it was realized that the structure needed much up-dating, as the circa 1906 building was drafty and hard to heat, rodents shared our spaces and with only one shower up and down, we were very limited in our range of service.

The year 2000 was one for planning a new addition and renovation the existing building to modernize it. After plans were developed and money raised from our local community, construction began in 2001 with a 40 x 60 addition to the rear of the main house. The addition was completed first (except for floor coverings) and everyone was moved into it while we gutted the old part and essentially started over, updating everything—electrical, plumbing, heating, windows/doors and insulation. We were able to heat twice as much space than before for less money. We also went from 2 baths to seven, 2 family rooms from none and a truly modern facility from which to serve those in need.

The line of homeless at our front door never stops, so in response to family room demand, the Board of Directors looked at adding a second story on to the addition in the back. However, a neighbor had the two houses next door up for sale - one a 4 unit apartment complex, the other a duplex with an apartment up and one down. **The thinking was the 4 unit would help with Mission funding, the duplex would be ideal for family situations.** Upon finding it much cheaper to purchase the two building than to add on the back of the Mission, a campaign to raise money was started and in 2009 we purchased the buildings which were in excellent shape and needed nothing.

This has worked very well for the Mission, providing both added income from the rental units to help with our budget and family space when our rooms at the Mission are full. A great example of this was recently 10 people from one family showed up at the front door—6 adults and 4 school age children—luckily the 2 units next door were vacant, as we needed all the space to house them.

Presently, another issue which has been talked about for several years is lack of space for holiday meals and community centered meetings such as **12 step groups, community Bible study, nutrition and budget classes as well as other various staff and guest group needs—**perhaps even a warming shelter in winter. Using existing land at the back of the Mission the Board has settled on a new structure 34x60 to be attached to the Mission to satisfy the aforementioned needs. We are at this time seeking grants and donations for this for this building venture, construction to take place sometime in 2015.

We want to make it clear to the community that this is not an expansion of the bed space capacity

(Continued on page 2)

(Continued from page 1)

and this will remain at 33 beds. The community is invited to participate in the funding phase if you feel led and also there will be a standing invitation to use the new facility by anyone with an interest or need in any of the services offered. We prayerfully ask for your support and goodwill as we start our latest journey toward another update to Sunrise Mission, all designed to better serve the homeless and poor among us. So many people have been blessed coming here in the last 25 years. We want to take this opportunity to thank all of our supporters for the last 25 years, as without you none of this would have taken place. We look forward to partnering with you for the next 25 years-so THANK YOU and have a great Thanksgiving and a very Blessed Christmas!

Sincerely, John Ritter Director

From the assistant director's desk:

On any day, there are 578,424 homeless people in the United States, 86,189 in Michigan, and 726 in Alpena, Alcona, Montmorency, Iosco and Presque Isle counties. These numbers seem staggering so let's take a moment and break it down into people and situations.

There are many of reasons for homelessness, a few are: loss of job, divorce, being deserted by a family member-whether they are incarcerated or they just chose to desert you, domestic violence, substance abuse, untreated mental illness, lack of job and/or social skills, lack of education, fire, etc.

In many of these situations, the person has no control. As the downward cycle escalates, the person feels more and more helpless and hopeless. As the feeling of helplessness and hopelessness becomes worse, it creates less ability to continue to seek out solutions and the situation worsens. As a person loses self-confidence, he begins to lean on friends and family more, withdraw or utilize alcohol and/or drugs to deaden the pain and the sense of hopelessness, and their situation becomes worse.

This often becomes a downward cycle of moving from place to place (from friend to friend's house or family member to family member) until they have worn out their welcome, sleeping in their car or a park or wherever they can find a place to sleep until they decide that they must do something else. The decision to do something else can be encouraged by the police, a family member or friend, a loving Christian friend or anyone who sees the desperation of their circumstance.

It is at this point that we welcome them at the Mission. Our staff works to help them become settled and then begin the process of rebuilding their lives. This could involve, at initial intake, of finding clothing (by the time they arrive at the Mission many do not have much more than the clothing on their backs), assistance with getting food, encouragement to seek out assistance from community mental health, 12 step programs, Catholic Human Services, enrollment in schools, seeking employment and seeking a church family. As time goes on, the person becomes more confident and hopeful and the process of seeking housing begins with the assistance of NEMCSA, Alpena Housing, MSHDA HCV program and a variety of private landlords. Sometime this process includes cleaning up credit issues and repairing past housing problems.

With the assistance of a generous community who support the work of the Mission, guidance of a praying insightful Board of Directors and God's direction, we continue to assist the hurting and lost in their journey to resume a productive hopeful life. Merry Christmas!

Leslie Scheen Assistant Director

GOD WANTS TO TAKE YOU ON AN ADVENTURE!

Does your life seem a little boring? Disappointing? Unfulfilling? Well, God has big plans for you. He wants to take you on an **adventure**.

The big question is: Are you ready to trust God and turn over the rest of your life to Him? Or, are you unwilling to give up control as you play by your own rules?

So what is this adventure God has for us? Well, adventure, by nature, involves uncertainty and danger. And surprises. Some pleasant and some unpleasant. But if you are committed to Jesus, God says He works all things for good for those who love Him.

Let's look at a few adventurers from the Bible.

How about Job? Whew! All his wealth was lost, his children were all killed, he had sores all over his body, and his wife said, "Why don't you just curse God, and die?"

Yet Job held on in faith. He said, "The Lord gives and the Lord takes away. Blessed be the name of the Lord." Wow! What amazing faith!

And when Job finished his **learning adventure**, God blessed him with twice as much as before.

Or what about Jonah? (C'mon, Mike, do you really believe Jonah spent three days in the belly of a whale? That's impossible and ridiculous! Well, do you believe that Jesus was dead for three days and came back to life? That's rather unbelievable. Do you believe that Jesus was born of a virgin? That doesn't make sense. Do you believe Jesus spoke to the wind and it quit blowing? GOD DOES IMPOSSIBLE STUFF.)

Okay, back to Jonah, who did spend three days in the belly of a whale. Why? Because God sent him to warn the huge city of Nineveh, but Jonah refuse to go. So God had to convince him to go. When Johan did what God said, many thousand were saved. Jonah was on a **rescue adventure**.

Oh how about Joseph? He was sold as a slave by his own brothers, was hauled off to a far-away land, later spent 13 years in jail when he was unjustly condemned. God worked it out so that Joseph became a very powerful man who saved all his family from starvation. Joseph went thru all his troubles in faith, as God led him on an **adventure of sacrifice**.

God has wonderful, unpredictable, perplexing, rewarding, exhilarating adventures waiting for us, too.

Adventures in giving, serving, healing, forgiving, miracles and more.

Just ask God to lead you in the **special adventure** he has designed for you, and enjoy the ride.

God Bless You! Chaplain Mike

Where do our
guest come from?
Guest's County of
Origin

County	# of Guest
*Total from our service area	
Alcona	10
Alpena	117
Iosco	11
Montmorency	18
Presque Isle	6
	162
*Total from the rest of Michigan	
Oscoda	6
Otsego	11
Ogemaw	5
Bay	2
Gladwin	1
Cheboygan	5
Wexford	1
Standish	1
Leelanau	1
Grand Traverse	5
Lapeer	2
Saginaw	2
Barry	1
Macomb	4
Wayne	5
Genesee	1
	53

Outside Michigan 28

The largest portion of
this number is people
with a family connec-
tion to Alpena.

Transportation to
Alpena is never
provided by
Sunrise Mission

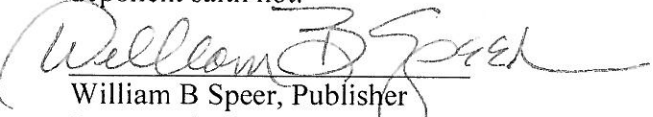
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(989) 354-3111

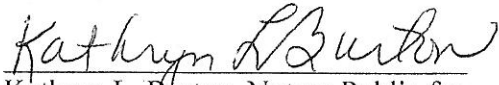
State of Michigan)
County of Alpena) ss:

Personally appeared before me,
William B Speer, Publisher of
Alpena Newspapers Publishing
A newspaper printed, published and
circulated in said county, and that he
knows of his own Knowledge that the

City of Alpena – PC Case 15-SU-01

Made solemn oath that the attached
notice was inserted for 1 time(s) in said
newspaper; and that the first of said
publication was on the 23rd day
FEBRUARY 2015 and the last of said
Publication was on the 23rd day of
FEBRUARY 2015. And further
deponent saith not.


William B Speer, Publisher
Sworn to before me and signed in
my presence, this **24th** day of
FEBRUARY 2015.


Kathryn L. Burton, Notary Public for
Alpena County, Acting in Alpena County.
Notary Expires: 9/3/19.

1000 - Legal Notices

**NOTICE OF PUBLIC
HEARING**

**City of Alpena Planning
Commission**

The City of Alpena Planning
Commission will conduct a
public hearing on **Tuesday,
March 10, 2015 at 7pm** in
the Council Chambers at
City Hall, 208 N. First Ave-
nue, on **P.C. Case #15-SU-
01**. Sunrise Mission has filed
a petition requesting a Spe-
cial Land Use Permit to
allow for the construction of
a 34'x60' activity center at-
tached to the rear of the ex-
isting structure at 622 W
Chisholm.

Legal Description:

**622 W. CHISHOLM ST. LOT 4
BLK 17 OF THE VILLAGE
NOW CITY. 616 W.
CHISHOLM ST. LOT 3
BLK 17 OF THE VILLAGE
NOW CITY. 608 W.
CHISHOLM ST. LOT 2
BLK 17 OF THE VILLAGE
NOW CITY.**

All interested persons are invit-
ed to offer comment at the
hearing, or written com-
ments may be submitted pri-
or to the hearing date at the
following address:

Alpena City Planning
Commission
Alpena City Hall
208 N. First Avenue
Alpena, MI 49707

Please mark the envelope,
"P.C.#15-SU-01".

Questions and comments prior
to the meeting should be
directed to Adam Poll, Plan-
ning and Development
Director, at 989-354-1771 or
at adamp@alpena.mi.us.

Paul Sabourin, Chairman
Alpena City Planning Commis-
sion

(February 23))

RECEIVED
FEB 27 2015

CITY OF ALPENA
CLERK / TREAS / FIN DIRECTOR