

AGENDA

City of Alpena Planning Commission
Regular Meeting
Tuesday, May 13, 2014, 7:00 p.m.
Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: February 11, 2014 Regular Meeting
 February 18, 2014 Joint Meeting

PUBLIC HEARING AND COMMISSION ACTION:

Case 14-SU-02: Stacey Reynolds has filed a petition requesting a Special Land Use Permit to allow a Group Child Care Home (7-12 children) within a single family residence located at 1014 W. Washington Avenue in a legal non-conforming home in a CCD, Commercial Corridor District. She currently operates a Family Child Care Home for 1-6 children at this location.

BUSINESS:

COMMUNICATIONS:

REPORTS:

1. Freedom Motors Update
2. Update on Planning and Development Projects

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:

MINUTES

City of Alpena Planning Commission
Regular Meeting
February 11, 2014
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: Glowinski, VanWagoner, Dort, Gilmore, Boboltz, Hunter, Lewis, Sabourin

Absent: Heraghty

Staff: Adam Poll (Director of Planning & Development), Don Gilmet (Building Official), Vickie Roznowski (Recording Secretary)

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The February 11, 2014, agenda was approved as printed with one addition to Business; Priority Development Sites.

APPROVAL OF MINUTES:

The Minutes of the December 10, 2013, regular meeting were approved as printed.
The Minutes of the January 14, 2014, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Discuss Creating an Implementation Committee for the Comprehensive Plan.

Poll stated at the last meeting we discussed different potential implementation strategies for the Comprehensive Plan and we were trying to narrow down the list of action items. At the last meeting the Mayor addressed the Commission and noted that there were various Visioning Committees and that we could use those Committees to try to get more of the Comprehensive Plan implemented. Poll talked with Sabourin and came to the conclusion that if we are going to use the Visioning Committees, we cannot just swamp them with the entire list. If we were to discuss all of the Goals and Objectives during a Commission meeting it would take a lot of time so we have decided that we would like to set up an Implementation Committee, which would obviously have to consist of less than a quorum of the Planning Commission to continue to set a list of priority items. If we get a list of priority items then we can give some of those items to the Visioning Committees. In addition to that it would probably be a good idea to have Planning Commission members address those Visioning Committees. Sabourin stated the idea is for the Committee to look at all the action items and decide where all those action items belong. This

document was created by Council in 2009 at the Visioning Session which is based on public input, the old Master Plan, and Council's vision. There are 355 action items in the current Comprehensive Plan and we can't act on them all. The idea that the Mayor had was to put these action items into either one of these Committees or suggest that they be handled by the DDA, the Chamber, Target, the Township, the County, or whoever would be the most likely people to look at these items. Another thing the Mayor would like to see is some member of this Planning Commission, or a liaison from this body to participate in that Committee so they understand what the Planning Commission is asking and getting their Committee feedback as well. It will probably help us in the future to create additional plans as we go along. Give it some thought and email Poll by next Monday if you are interested in joining the Implementation Committee. Dort asked what kind of time commitment is anticipated. Sabourin stated he doesn't see a whole lot of time being involved in the selection process and deciding where this thing should go. The time constraints thereafter will be any meetings the Visioning Committees or other various boards hold. Glowinski stated he doesn't know if Sabourin's vision is to have a Planning Commission member be a part of those committees, is already a part of the Preserve and Protect Natural Resources committee, but would be willing to serve on another committee for steering purposes. Poll stated some of the Committees are operating and don't have any room for extra members so we would just there for ex-officio and comment only. Sabourin stated that it was indicated to him that some of the Committees haven't met at least in the last 1 ½ years. Glowinski stated that a lot of the impetuous stopped when Thad Taylor lost his job. Taylor was making sure that the Committees were scheduling meetings. Poll stated that Council is very much interested in this and it is always nice to get the two bodies working in tandem.

2. Priority Development Sites.

Poll stated that several departments, boards, and commissions are always looking for new tools to help out the City like for instance the Main Street application, which unfortunately we did not get this year. There is another program out there called *Redevelopment Ready Communities* Program. Poll is looking to apply for this program for the City. The goal is to have experts from the State look at the different aspects of the City's economic development package. The State is trying to make a streamlined, business friendly environment for the Cities that are involved in this program. Part of this program is to pick out a list of priority development sites. The idea is to have these sites picked out and be able to actively market certain sites around the City. For instance, if the property is privately owned we try to work with them to get the environmental done and get all the information in one place and then you can click a link online and get all the information on a number of properties around the City. One of the real benefits is it will actually help market a number of these sites. As part of the application for the *Redevelopment Ready Communities* Program they asked that we pick out a certain number of priority sites. These sites have to be able to be turned over or sold, no matter where they are at. A few examples are the US-23 North property, the property at the corner of Third and River, the vacant Alpena Power Company property, the ACC property. Sabourin stated there is the property at Washington and Third that is vacant. Lewis stated another site would be the ATI property on Eleventh Avenue. Glowinski stated some other sites would be the old Zolnierrek store at the corner of Chisholm and Eleventh, the laundry mat on Chisholm, and Muffler Man on Chisholm.

COMMUNICATIONS:

None.

REPORTS:

1. Freedom Motors Update

Poll stated that he did receive estimates and proof of financing from Freedom Motors. Jerry Kieliszewski, Freedom Motors investor, has concerns regarding the demolition. Right now it is scheduled for April and Kieliszewski feels it should be moved back to May. Feels that we should wait and see how the weather is before we start pushing anything back. Currently the timeline is on task and the next scheduled task is the demolition. Gilmet stated the issue with the demolition is if it is done before May it will be a muddy mess. The structure part is a bunch of 6 x 6s which is the initial phase of the demolition. The rest of it is going to be site work demolition and that will be done when the frost is out of the ground. If you push back the demolition into May you are just going to back up the whole timeline. Taking the structures down is not going to be that big of a deal.

Poll stated that the City has had some complaints regarding the site located at the corner of Ripley and Washington. Last month we received a letter from Duffy Gorski noting that he would be enforcing his 10 foot right-of-way easement and would no longer allow cars to park in that location. One of the conditions that was established in May 2012 was that any vehicles parked along Duffy Gorski's building could not extend beyond the front of the building in that area. Now that the cars have been moved at least 10 1/2 feet away from Gorski's building they are parking at a location that extends beyond the front of the building. When that condition was made it was made for along the building. Gorski is arguing that even though they are 10 1/2 feet away from the building they are still along the building. Looking back at the Minutes it would appear that the condition was made due to visibility concerns for people seeing traffic coming down Ripley towards Washington. With the vehicles moved away from the building it would not appear to be a visibility issue, but I have forwarded this to the City Attorney to see what his thoughts are. Did talk to Dave and Marin from Freedom Motors and they are of the opinion that there is no longer a visibility concern since they are not parking vehicles along the building. Gilmet stated the confusion seems to be that when the motion was passed the vehicles were parked alongside the building. Now that they are parking vehicles 10 1/2 feet away from the building Freedom Motors doesn't think that rule still applies. The question is, when you passed the motion were you referring to the vehicles over there only if they were parked alongside the building? Sabourin stated he was the one who made the motion so I will give you my intent. We all know there were 3 things involved. Number 1 was the corner issue between Washington and Ripley; no parking of cars and immediately the day after they parked a motorcycle out there at the corner and the City Attorney determined that it was the intent of the Planning Commission to ban all vehicles, the second issue was the parallel parking of vehicles along Ripley Boulevard which we limited to 3 vehicles, and the third issue was the protrusion of vehicles beyond the site line of the front of Gorski's building. It doesn't make sense to have a vehicle not being able to protrude at that site line and then move it over 10 1/2 feet and have it protrude. Sabourin stated his intent was the 3 things; allow 3 vehicles along Ripley, no vehicles for sale at the corner, and to maintain the site line across Gorski's building over to where he would be allowed to have the 3 vehicles parked. Boboltz stated that he only sees 2 issues with respect to the fact that the vehicle is parked in such a way that it is protruding out almost to the sidewalk; can

vehicles still get in and out of Duffy's on the right-of-way reasonably okay and does that vehicle protruding that far out cause a problem for someone that wants to turn left onto Ripley and can they see vehicles coming from the direction of the light with that vehicle sticking out that far? If those are issues then it seems they should be addressed.

2. Update on Planning and Development Projects

The Center Building Façade Grant

Poll stated that this project is wrapping up, the only thing that needs to be finished is the installation of the kitchen on the 3rd floor.

MSHDA Grants

Poll stated we are still in the process of closing out our MSHDA Grants; Downtown Rental Development and Neighborhood Rental Rehab. We do have additional interest in both the Downtown Rental Development and Neighborhood Rental Rehab grants and have met with MSHDA on some of those projects. Waiting on MSHDA to set their standards but at the same point we are trying to get our grants closed out before we move forward.

Development Sites

Poll stated he and Klarich have met with different developers on different sites for development. Very optimistic that this year we will be able to do a number of things on those sites.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

Roznowski asked the Commissioners if they would like their meeting packets emailed to them and they can be printed for the evening of the meeting or do they want them on the Planning Commission webpage similar to how the Council packets are done. Hunter stated he would pick his packet up after it is printed. The rest of the Commissioners would like it emailed to them.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:50 p.m. by Chair Sabourin.

Wayne Lewis, Secretary

MINUTES

City of Alpena Planning Commission
Joint CIP Meeting
February 18, 2014
Alpena, Michigan

CALL TO ORDER:

The joint meeting of the Planning Commission was called to order at 6 p.m. by Paul Sabourin, Planning Commission Chair.

ROLL CALL: PLANNING COMMISSION

Present: Glowinski, VanWagoner, Gilmore, Hunter (7:20 p.m.), Sabourin, Boboltz, Heraghty

Absent: Lewis

Staff: Adam Poll (Director of Planning & Development), Vickie Roznowski (Recording Secretary), Greg Sundin (City Manager), Rich Sullenger (City Engineer), Karen Hebert (Clerk/Treasurer/Finance Director), Steve Shultz (Assistant City Engineer & IT Coordinator), Jeff Shea (City Assessor), Joel Jett (Police Chief), Bill Forbush (Fire Chief), Don Gilmet (City Building Official), Lesslee Dort (Downtown Development Authority)

Council: Waligora, Sexton, Nielsen, Nowak, Johnson

2015-2020 Draft CIP:

Adam Poll welcomed everyone and introduced the newest Planning Commission members; Clayton Vanwagoner, Steve Gilmore, and Bryan Dort. Poll explained the format of the meeting.

Bill Forbush reviewed the Building/Roof Improvements project, the Boiler Replacement at Public Safety Facility project, the Repaint Command Post Bus project, Fire Station Furniture project, Exercise Room Equipment, the Ward Diesel Smoke Filter System project, and the Ambulance Power Cot project.

Adam Poll reviewed the Shoreline Enhancement Study project, the Low/Moderate Income Survey property project, Field Lab project, and the River Center/NOAA exhibit project. Poll stated the Field Lab project was initially scheduled for 2014-2015, but would like to move it back 1 year to 2015-2016 because in October/November 2013 that we had a grant pending but we were notified that we were unable to get that grant. They are currently pursuing other avenues through Huron Pines and are hoping to get another grant submitted next year. Poll further stated that he would like to push back the River Center/NOAA exhibits project 2019-2020. Heraghty asked Poll Field Lab project would be fully funded by grants. Poll stated it would be grants and whatever assets that the River Center had on hand.

Joel Jett reviewed the Police Vehicle Replacement project. Waligora asked how many units the police department currently has. Jett said that the police department has 5 marked units,

not including the D.A.R.E. vehicle. Sexton asked if this vehicle replacement includes the K-9 Unit. Jett stated that the plan right now is that we are hoping to get another 2-3 years out of the current K-9 vehicle and then take the Tahoe that the police department has now and replace the current K-9 unit with that.

Steve Shultz reviewed the In-Car Video Systems project and the Workstations/Printers project. Shultz also discussed the need to put the Upgrade the Phone System project back into the CIP.

Don Gilmet reviewed the Marina Building Façade Improvements project and the Marina Safety Ladders project. Waligora asked who owns the public restrooms across from the marina. Gilmet stated they are owned by the City. Sundin stated that the City tried to sell the restrooms. The City had to get the support of the public through a vote to sell the restrooms, but it was turned down by the public.

Lesslee Dort reviewed the DDA Fund - Parking Management/Wayfinding project and the Downtown Plaza project. Sexton asked if the DDA has had any problems with the new parking in the downtown. Dort stated that for the most part it is the disgruntled business owner who can't park on the street in front of their store anymore. Sabourin stated the Downtown Plaza project has the amount of \$800,000 is under the year 2018-2019 and then in the dissertation it talks about 2016-2017, are the dollars in the wrong year or are the years wrong? Dort stated the dollars are in the wrong year.

Rich Sullenger reviewed the Street Sweeper project, the Walk Behind Lawn Mower project, the Starlite Beach Lawn Restoration project, the Shoreline Improvements project, the Starlite Beach Walkway Lighting and Walkway Sitting Walls projects, the Bike Path Portals project, the Downtown Bike Parking Facility project, the Materials Storage Building, the Public Works Site Paving, the Salt Storage Facility project, the Local Street Construction resurfacing projects, the Washington Avenue Bike Path Lighting project, the Street Modifications within the DDA project, the Bike Path Sign Replacement/Upgrade project, the Septage Receiving Improvements project, the Lawn Mower project, and the Semi-Tractor project. Sexton asked how many full-time mechanics we have. Sullenger stated the lead mechanic is full-time and the second mechanic was originally hired and slated to spend about 60% of his time in the shop and 40% in the field, but right now he is getting about 10% out in the field. During the day they are both pretty much committed to the garage. Heraghty asked if there would be any savings if we did the Starlite Beach Walkway Lighting and Walkway Sitting Walls projects all at once instead of breaking it out over 2 separate years. Sullenger stated that what we basically do when we try to do it in 2 separate years is we try to set it up so we can do it in June and July. It is difficult to try to get a \$26,000 project into a budget year let alone a \$52,000 project. If we split it over 2 years then it makes it more palatable in the budget process. Sexton asked what Sullenger means by facility when talking about the Downtown Bike Parking Facility project. Sullenger stated it could be simple as a bike rack but you could put a roof over it, some benches, a place where they can sit down and rest after they come in on a bike. It can accommodate more than 4-5 bikes. Gilmore asked when the Grant Street reconstruction will start. Sullenger stated it is slated for May bid opening, June construction, and back in service before school starts in the fall. Sundin asked if the Clear Well project is in the CIP. Sullenger stated it is not in there because right now the repairs should last us for quite a while and will probably go beyond the 6 year CIP; it is considered a long-term project. Dort stated that at one

of the past Planning Commission meetings we discussed the Comprehensive Plan, in particular the walkability of the community especially during the winter. Did notice the snowblower is pushed 5 years out. Dort stated he is talking about City owned property sidewalks. The City should be a leader in keeping their sidewalks clear if we expect our citizens to keep their sidewalks clear. Sullenger stated that we have, in the past, targeted to do that and once we get the streets cleaned we have someone go out and work on the City owned property sidewalks. There are a lot of sections of City sidewalk along City owned property that are not cleared. Sundin stated this becomes a budget issue because DPW staff is not what it was 5-6 years ago when we did do the general sidewalk cleaning and now we have 2-3 less people now than we did then. Obviously, the priority is the streets and I understand, as a resident's point of view, that I have to shovel mine, why isn't the City clearing theirs. Again, we have 70 miles of streets that take priority and we have to get to them first, but it may be 3-4 days after a snowfall before we can get to the sidewalk. Boboltz stated he was the one who brought up the discussion at the Planning Commission meeting. He stated he was not concerned about the sidewalks along residential streets and the enforcement of it and writing tickets, but was more concerned about having some semblance of a walkable community in the winter at least in the downtown. There are a lot of businesses that do a very poor job of clearing their sidewalks along the main routes. It would be nice to have the downtown cleared and walkable within a reasonable time.

COMMISSION ACTION:

Motion made by Dort, seconded by Glowinski, to approve the 2015-2020 CIP with changes as discussed and forward to Council for adoption.

Ayes: VanWagoner, Gilmore, Sabourin, Boboltz, Heraghty, Dort, Glowinski

Nays: Hunter

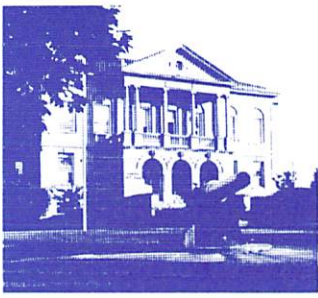
Absent: Lewis

Motion passed: 7-1

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:40 p.m. by Chair Sabourin.

Wayne Lewis, Secretary



City of Alpena

CITY HALL • 208 NORTH FIRST AVENUE • ALPENA, MICHIGAN 49707-2885
www.alpena.mi.us

City of Alpena Planning Commission

Staff Report and Recommendation

DATE: May 8, 2014

RE: **PC 14-SU-02:** Stacey Reynolds has filed a petition requesting a Special Land Use Permit to allow a Group Child Care Home (7-12 children) within a single family residence located at 1014 W Washington Avenue in a legal non-conforming home in a CCD, Commercial Corridor District. She currently operates a Family Child Care Home for 1-6 children at this location.

Background: Stacey Reynolds has operated a Family Child Care Home (1-6 children) from her home at 1014 W Washington Street for several years. She has filed an application with the Michigan Department of Human Services for a Group Child Care Home License (capacity 7-12 children). A requirement of the application is zoning approval from the local jurisdiction. The home at 1014 W Washington Avenue is a residential use in the CCD Commercial Corridor District. Due to the fact that the current Zoning Ordinance does not allow single family homes in the CCD Commercial Corridor District and the fact the home was built prior to the adoption of the Zoning Ordinance, it is considered a legal non-conforming use. The home is currently operating an existing Family Child Care Home for 1-6 children. Staff has determined that providing that the residential use is the primary and legal use, expanding the childcare operation to 7-12 children would require a special permit.

The applicants purchased the property in 1999 and have made significant improvements to the property since purchasing it. The applicants have noted that there is a large play area in the side and rear that is completely enclosed via a fence. In addition, the applicants have purchased the property to the east of the home and incorporated that area into the play area while demolishing the existing home at that location. This action removed another legal non-conforming residence, which brought more of the area into conformance with the Comprehensive Plan.

Zoning and Planning Issues: The property in question is zoned CCD Commercial Corridor District. The use in question would be located within a legal non-conforming home, but would appear to be accessory use to that home. The use would not appear to expand the footprint of

the home, or any area that is not already legally used for daycare purposes. Because of the legal non-conforming status of the home, the similar, more intensive uses are allowed within the Commercial Corridor District, and the fact that special permits are required for daycares to be operated within homes that have 7-12 children in residential districts, staff has determined that a special permit would be the most appropriate way to review and potentially permit the use.

Other options that could be considered would be rezoning the home to a residential status and then obtaining a special permit. This option would not align with the Comprehensive Plan, (which calls for general business development) and would appear to be a detriment to the long term development plans for this area. Another option would be granting a use variance to allow for a daycare. Staff determined that this would not be the best option as a variance is permanent in nature, while a special permit can be reversed if the use becomes problematic.

The City's 2013 Comprehensive Plan calls for General Business development on this site, which does not include single family homes. It does however, allow uses similar to a daycare such as assisted living homes and residential human care facilities.

In reviewing the location and facilities, staffs concern would be in regard to traffic flow in and out of the property along Washington Avenue. As Washington Avenue is a State Trunk Line, traffic is heavier than on local roads. It would appear after inspecting the site and reviewing photos that there would be adequate space for multiple vehicles to not only pull in, but for turning around so backing out onto Washington Avenue would not be required. In addition, the applicant has indicated that drop off and pick up times are staggered to avoid congestion of the parking area. Staff would ask that due to the high traffic nature of Washington Avenue, that children are not allowed outside the fenced off play area except when being dropped off and picked up and accompanied by an adult.

The potential doubling of the number of children at any one time does raise concerns regarding sufficient number of staff to care for them. The City will rely on the State Department of Human Services to ensure adequately staffing levels are maintained as a requirement of the new license.

Recommendation: The existing structure has been a single family residence since its construction, although the zoning of the property has changed over the years. Currently the structure is considered a legal non-conforming residence. Six or less children would be permitted by right. Expanding that number to 7-12 children would not appear to be an expansion of the legal non-conforming status.

If the Planning Commission chooses to deny the special permit request. The applicant could still operate a daycare with 1-6 children at the location and she has been for a number of years.

Per Section 6.12, Special Land Use Approval Standards, the proposed development complies with these standards as follows except as noted:

- A. Allowed Special Land Use.** The principal use of the property (as a residence) is not allowed in the CCD Commercial Corridor District, however, as the residence was built prior to the adoption of the Zoning Ordinance, it is a legal non-conforming use. Because the Group Child Care Home would appear to be accessory to the legal non-conforming use, the addition of more kids to an existing daycare would not appear to increase the non-conformance. Similar more intensive uses are allowed within the Commercial Corridor District, and due the fact that special permits are required for daycares to be operated within homes in residential districts, staff would interpret that the use would be allowed after obtaining a special permit.
- B. Compatibility with Adjacent Uses.** The residence is bordered by apartments to the west, a flower shop to the east, Thunder Bay Eye Care to the north and an empty lot to the south. The surrounding uses would not appear to be adversely affected by or adversely affect the proposed daycare use.
- C. Public Services.** The residence will have the same demand on police, fire and other public services as it always has.
- D. Economic Well-Being of the Community.** The granting of the Special Land Use Permit will not have any adverse effects on the neighborhood or the community.
- E. Compatibility with the Natural Environment.** This is a previously developed site. No additional impacts will be created.
- F. Impact of Traffic on the Street System.** Sufficient space would appear to be provided for dropping off and picking up the children as long as pickups are staggered. Washington Avenue is a busy street, but there would appear to be room for multiple cars to park and still room to turn the cars around and avoid backing out on to Washington Avenue.
- G. Non-Detrimental Standards.** The existing use does not result in any activities that produce hazardous environmental impacts.
- H. Consistent with Zoning Ordinance and Comprehensive Plan.** The proposed use is not consistent with the Comprehensive Plan which calls for General Business for this location. However, the single family home is the portion that is not in conformance, and is considered legal non-conforming. If the request is denied, the home will still be used as a residence and can still be used by right for child care of 1 to 6 children. The request to expand the number of children would not appear to enhance the non-conformance. In addition, the use is not more intensive the surrounding uses and would not appear to have a negative impact on the area.
- I. Compliance with Supplemental Site Development Standards.** The back yard is fenced in and would appear to have adequate space for twelve (12) children.

Therefore, staff recommends **approval** of the Special Land Use Permit to allow for the increase from 1-6 children to 7-12 children in a legal non-conforming home in a CCD, Commercial Corridor District with the following conditions:

1. A copy of the State License shall be provided to City staff for its file when granted by the State of Michigan.
2. Documentation of the minimum number of staff to be required on-site by the State shall be provided to City staff.
3. The applicant be required maintain a fenced play area, and children must stay within that area except when dropped off or picked up.
4. The primary use of the structure must be a residential dwelling with any Family Child Care Home use as an accessory to the principal use as a residential dwelling.
5. The Special Land Use Permit shall be implemented within twelve (12) months of its approval by the Planning Commission or become null and void. The petitioner may request an extension prior to the expiration of the Permit.

SPECIAL PERMITTED USE APPLICATION

Case # 14-Su-01
Tax Parcel # _____
Date Rec. _____
Rec. by _____

Please provide clear and concise information as requested by typing or printing in ink. If additional space is needed, number and attach additional pages. An application will not be accepted unless signed and accompanied by payment of proper fees. All information provided herein becomes public record upon submittal.

1. APPLICANT: NAME: Reynolds Stacey Ann.
(Last) (First) (M.I.)

ADDRESS: 1014 W. Washington Alpena MI 49707
(Street & No.) (City) (State) (Zip Code)

TELEPHONE: (989) 255-6466 (989) 255-6466
(Home) (Daytime)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: NAME: Reynolds Stacey Ann.
Reynolds Allen R
(Last) (First) (M.I.)

ADDRESS: 1014 W. Washington Alpena MI 49707
(Street & No.) (City) (State) (Zip Code)

TELEPHONE: (989) 255-6466 (989) 255-6467
(Home) (Daytime)

4. ADDRESS OF PROPERTY: 1014 W Washington also own 1004

5. LEGAL DESCRIPTION OF PROPERTY: see attached papers.

6. SPECIAL USE REQUESTED (Specify use and Ordinance Section Number): Group day care
up to 12 children

7. PRESENT ZONING CLASSIFICATION: _____

8. PRESENT USE OF PROPERTY: Home and family daycare (6 children)

9. PRESENT USE OF ADJACENT PROPERTY:

East outdoor flower shop North Thunder Bay eye care
West Apartment house South empty lot

10. Name and Address of All Other Parties Having a Legal or Equitable Interest in the Property:

- none -

11. Three (3) copies of a Site Plan must be submitted with this application. Site Plan instructions are attached.

The undersigned affirms that they accept the responsibility of this application and that information herewith submitted is true and correct to the best of their knowledge.

[Signature]
Witness (es)

Stacey Reynolds
Applicant
4-17-14
Date

Stacey Reynolds
Witness (es)

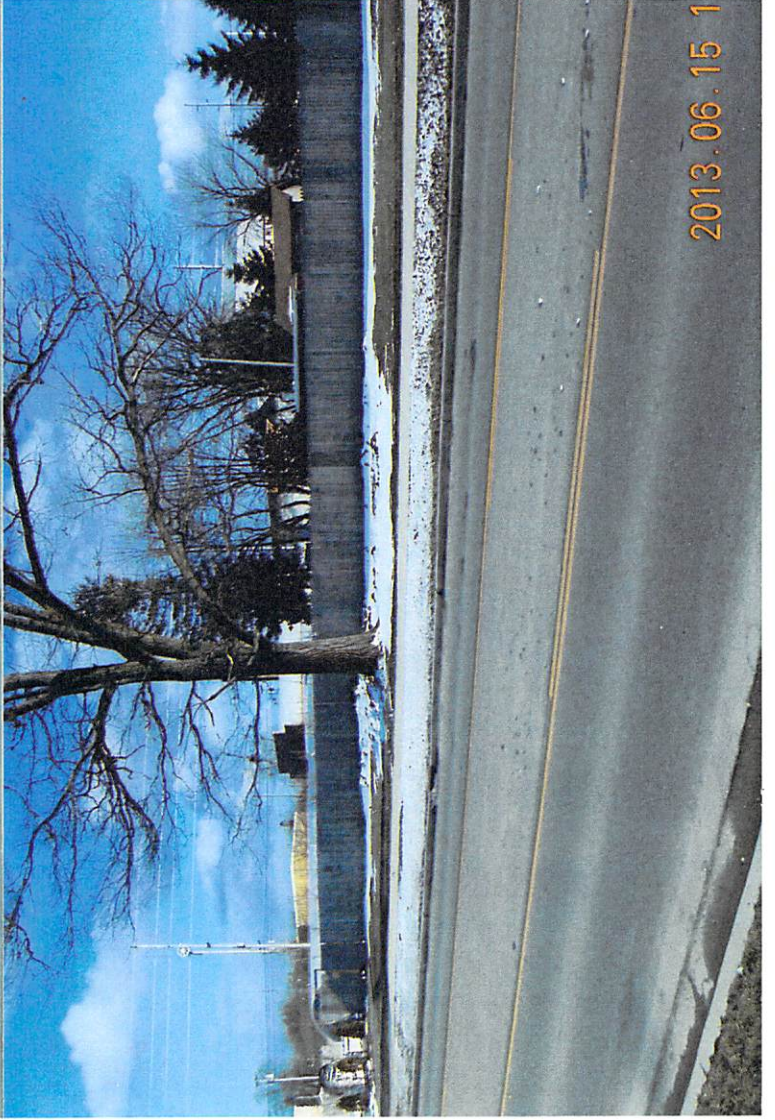
[Signature]
Owner (s), if Different from Applicant
4-17-14
Date

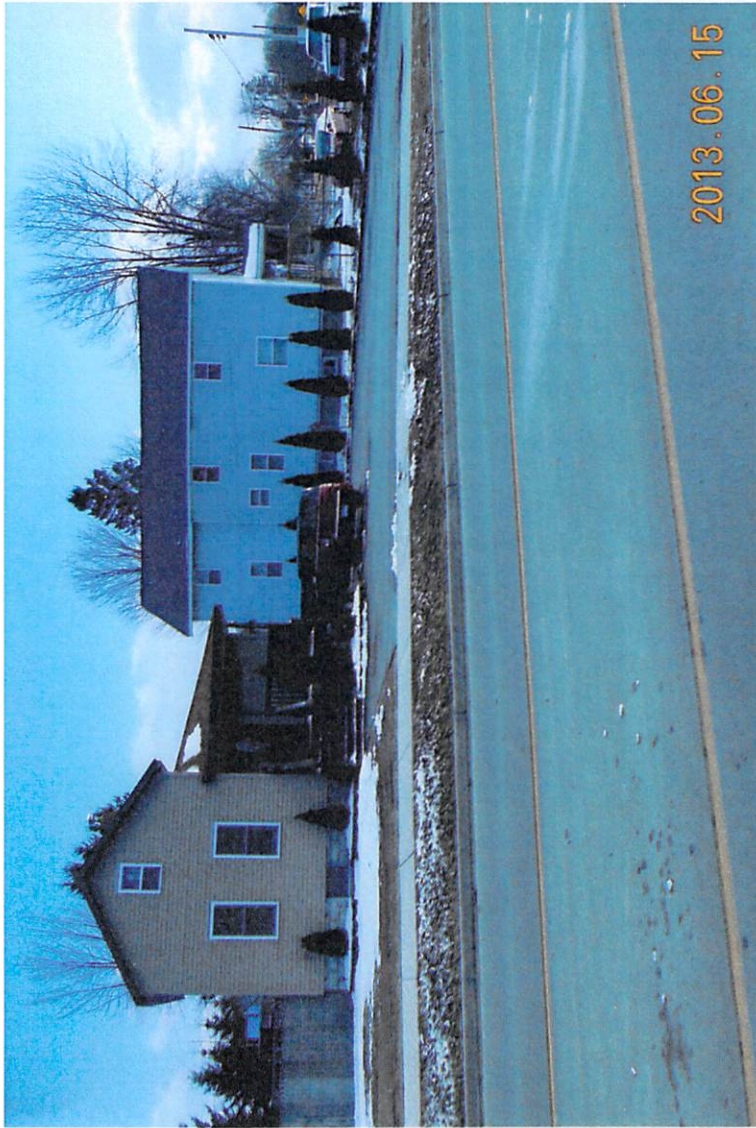
Date of Notice: _____
Letters: _____
Publication: _____
Hearing: _____

P. C. Action: _____
Date: _____
Effective Date: _____
Applicant Notified: _____

PC Case No. 14-SU-02









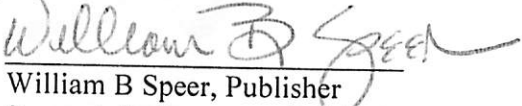
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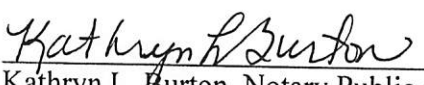
State of Michigan)
County of Alpena) ss:

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 – Case #14-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 28th day
APRIL 2014 and the last of said
Publication was on the 28th day of
APRIL 2014. And further
deponent saith not.


William B Speer, Publisher
Sworn to before me and signed in
my presence, this 28th day of
APRIL 2014.


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

**NOTICE OF
PUBLIC HEARING**

**City of Alpena
Planning Commission**

The City of Alpena Planning Commission will conduct a public hearing on **Tuesday, May 13, 2014 at 7pm** in the Council Chambers at City Hall, 208 N First Avenue, on **P.C. Case #14-SU-01**. Stacey Reynolds has filed a petition requesting a Special Land Use Permit to allow a Group Child Care Home (7-12 children) within a single family residence located at 1014 W Washington Avenue in a legal non-conforming home in a CCD, Commercial Corridor District. She currently operates a Family Child Care Home for 1-6 children at this location.

Legal Description:

1014 W WASHINGTON AVE.
ALL THAT PART OF LOT 8
BLK 27 OF HITCHCOCKS
1ST ADD TO THE CITY
DESC AS FOLLOWS: COM
AT THE NE COR OF SD
LOT 8; TH S 89 DEG 06'40"
W 30 FT ALONG THE SLY
33 FT ROW LINE OF
WASHINGTON AVE TO
THE POB; TH CONT S 89
DEG 06'40" W 133.83 FT
ALONG SD ROW LINE TO
THE SELY 33 FT ROW
LINE OF OLD WASHING-
TON AVE; TH S 36 DEG
34'24" W 6.63 FT ALONG
SD ROW LINE; TH S 31
DEG 57'23" E 152.37 FT
ALONG AN EXISTING
FENCE LINE TO THE S
LINE OF SD LOT 8; TH N
87 DEG 28'13" E 78.80 FT
ALONG SD LINE OF LOT 8;
TH N 09 DEG 10'08" W
134.93 FT ALONG AN EX-
ISTING FENCE LINE TO
THE POB

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. #14-SU-01"

Questions and comments prior
to the meeting should be
directed to Greg Sundin,
Planning and Development
Director at (989) 354-1771 or
at adamp@alpena.mi.us

Paul Sabourin, Chairman
Alpena City
Planning Commission
(April 28, 2014)

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APR 30 2014

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CLERK / TREAS / FIN DIRECTOR