



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

Planning & Development

AGENDA

City of Alpena Planning Commission

Regular Meeting

Tuesday, October 13, 2015, 7:00 p.m.

Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: September 15, 2015

PUBLIC HEARING AND COMMISSION ACTION:

1. **PC15-SU-02:** Thunder Bay Chrysler Jeep Dodge (TB CJD) is requesting a Special Use Permit in order to expand their existing outdoor vehicle display lot to include the now vacant property at 800 W Chisholm (formally Mike's Hardware).
2. **PC15-SU-03:** Gregory Burg, 9186 US 23 N, is requesting a Special Use Permit be granted to allow him to demolish the existing structure at 635 W Chisholm and utilize the existing paved area at 635 and 629 W Chisholm as a vehicle parking area for Burgies Restaurant and The Cracker Barrel party store as this lot would not be contiguous to the use it would serve.

BUSINESS:

1. Food Truck Ordinance Revisions- City Council Response
2. Fowl restrictions in the City.

COMMUNICATIONS:



REPORTS:

1. Development Update
2. Redevelopment Ready Communities Program

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:

MINUTES

City of Alpena Planning Commission
Regular Meeting
September 15, 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: Hunter, Gilmore, VanWagoner, Boboltz, Sabourin, Heraghty, Mitchell

Absent: Dort, Lewis

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

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The September 15, 2015, agenda was approved as printed.

APPROVAL OF MINUTES:

The minutes of the August 11, 2015, regular meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Evaluate the bed and breakfast requirements of the ordinance.

Poll stated that the Airbnb website is becoming more popular. The website is a bed and breakfast site. Airbnb rents out individual rooms as well as whole houses. Hunter asked if Gilmet is visiting these houses every day to tell them they need to meet code. Poll stated that Gilmet is probably not doing this every day but it is something we have discussed. Last year we looked at this and there are 1 or 2 houses that were listed. One house is on State Street and through conversation last year it is now a registered rental. There are 2 others on State Street that are whole house rentals and they don't fall under the current bed and breakfast portion of the ordinance. Those are treated as normal rentals that have go through inspections, have to meet the requirements of the Rental Registration, and Rental Inspections. As of right now, if we follow our Zoning Ordinance, to rent out individual rooms they need to have a Special Use Permit approved to allow them to rent rooms out. Poll

asked Commissioners if this is something that we want to pursue on a case by case and just make sure that they meet the Bed and Breakfast standards or do we want to lessen the standards for this. Hunter stated that Alpena has a very large number of unoccupied houses. We also have an occasional need for a large number of visitors for various events to stay somewhere. If we're sticking with the true Bed and Breakfast definition, most of those empty houses would not qualify because the owner does not reside in them. Are we seeing a potential use for those empty houses with the idea that they would be better cared for if someone saw them as being income producing Airbnb locations? Would like to see a separate category for this kind of service. Poll stated right now we regulate those based on the Rental Registration and Inspection policy. Sabourin stated he classifies these as boarding houses or rooming houses, which we have previously had in Alpena for years. Sabourin and Boboltz feel there is no reason to modify the Bed and Breakfast language at this point.

2. Presentation from Larry Clark – Take Pride in Alpena

Clark provided an update on the US-23 improvement project to the Commission. Clark stated 5 students from MSU will be in town this week to meet with the advisory committee and tour the corridor. At a later stage the students will do a design for the project.

COMMUNICATIONS:

None.

REPORTS:

Hueber Street Rezoning

Was unable to contact the homeowners in time to hold the Public Hearing at this meeting.

Redevelopment Ready Communities

Staff from the Redevelopment Ready Communities will be presenting the report to City Council at the October 5, 2015 Municipal Council meeting.

Austin Bros. Brewing Company

The brewery is producing beer. There has been a problem with their chiller so they are not putting it in kegs yet, but they are a day or two away from shipping product. Hoping to have their tap room open shortly.

Alpena Power

Contract is in place for the initial survey. It was a small contract so we didn't have to go through the statewide bidding process. We did talk to local businesses as well as Otwell Mawby of Traverse City and ASTI out of Grand Rapids. ASTI had the low bid so they will be starting the environmental surveys in the very near future. If we need a Phase II done then we will have to go out for bid for that portion also. Abatement and demolition will be much more significant in size and will also require that we go out for publication.

MEDC Grants - Alpena Furniture & Owl Restaurant

Nothing has happened yet. We have received Notice of Intent from the MEDC. Because Alpena Furniture is in the Flood Plain we have to allow for a special 2 weeks of public comment and an additional week of public comment just because of the Flood Plain.

Training Session

Mitchell was able to attend for Municipal Township Association. He got a lot of information on Medical Marihuana and the Right to Farm Act. Will email out materials to Commissioners that Mitchell received at the training.

Woodward Trailhead

Woodward Trailhead has been awarded to Meridian Contracting Services. There were significant modifications we had to do to the trailhead because the bids came in higher than anticipated.

Duck Park Bridge

Making significant progress. They are framing up the roof and all the stone around the outside of the bridge is being place. The bridge looks great so far.

Downtown Mural

Crowd funding campaign starts Friday. Would like to get it on the wall before the Discovery Tour scheduled for late October.

MSHDA Grants

Meeting with MSHDA on Friday to sign the paperwork for the grants. There will be 2 units done above Music & More and 6 units about the former St. Vincent De Paul. We anticipate this to happen within the next 4-6 weeks.

Thunder Bay Jeep Chrysler Dodge

Thunder Bay Jeep Chrysler Dodge approached the City for a local Brownfield Plan to utilize for the cost of the demolition of the old Mike's Hardware building and to add a second story on their existing building.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:48 p.m. by Chair Sabourin.

Wayne Lewis, Secretary

Memorandum



Date: October 9, 2015
To: Planning Commission
Copy: Greg Sundin, City Manager
From: Adam Poll, Planning and Development Director
Subject: TB CJD Special Land Use Permit - Staff Report and Recommendation

PC15-SU-02: Thunder Bay Chrysler Jeep Dodge (TB CJD) is requesting a Special Use Permit in order to expand their existing outdoor vehicle display lot to include the now vacant property at 800 W Chisholm (formally Mike's Hardware).

TB CJD has been reviewing options for expansion for some time. They are committed to staying within Alpena, and viewed multiple sites. At one point TB CJD had considered the City owned property on US 23 North across from the industrial park, but due to wetland issues on that site, it became apparent the site would not be available for their timeline needs. TB CJD has decided that expanding at their existing location will best serve their needs, and would request to expand their existing outdoor sales area to include the area that was previously Mike's Hardware at 800 W Chisholm.

This location is zoned Commercial Corridor District (CCD) which allows buildings to have a zero foot front and side setback, which is the setback that Mike's Hardware building had. TB CJD would like to utilize the entire site for outdoor auto sales display. Due to the fact that buildings require a 0' setback, and that the previous building was legally in a location with a 0' setback, TB CJD would like that setback for their vehicle displays. It would appear that an auto display at that corner would have significantly less of an impact than a building at the corner would have. In addition, the intersection is signaled and had a building located there for years without any known incidents due to lack of visibility. TB CJD would keep the existing curb cuts that previously served Mike's Hardware.

TB CJD has indicated that they would like to potentially display a "Jeep Mountain" display area at the corner. This would be a raised area that could more prominently display vehicles. They have indicated that they would like to use some local sources for rock, and landscape the raised area appropriately.

TB CJD is in the process of obtaining a Brownfield TIF to cover the demolition costs of the former Mike's Hardware building.

The proposed expansion of an existing outdoor vehicle sales lot at this location would not appear to have a negative impact on the area. Visibility on the corner would be increased, and the request would allow for the improvements of an existing building by utilizing a Brownfield TIF. Therefore, staff recommends approval of the request as the request would meet the requirements for an outdoor vehicle sales lot of not being covered by a canopy and will be hard surfaced.

PC Case No. 15-SU-02



PC Case No. 15-SU-02



The existing Thunder Bay CJD
at 832 W Chisholm



An existing "Jeep Mountain"
in west Michigan

Memorandum



Date: October 9, 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

PC15-SU-03: Gregory Burg, 9186 US 23 N, is requesting a Special Use Permit be granted to allow him to demolish the existing structure at 635 W Chisholm and utilize the existing paved area at 635 and 629 W Chisholm as a vehicle parking area for Burgies Restaurant and The Cracker Barrel party store as this lot would not be contiguous to the use it would serve.

Burgies is an existing legal non-conforming restaurant that has five parking stalls. Although the seating capacity of the restaurant is fairly small and it shares parking spaces with the Cracker Barrel Party Store, there would still not appear to be sufficient parking. Due to these parking issues, Greg Burg is proposing to purchase the property across the street at 635 W Chisholm Street as well as the adjoining vacant lot and demolish the existing former Flowerland building and utilize the lot for parking for the restaurant and party store. As the lot would not be contiguous to the primary use and the existing structure would be demolished, a Special Use Permit would be required.

In addition to the building to be demolished, there is a garage present at 629 W Chisholm that would remain and be utilized for storage. The existing garage is a legal non-conforming use, as accessory structures are not allowed without a principal permitted use. The garage can continue to be utilized for storage purposes, but cannot be expanded without the addition of a principal permitted use at the site.

The applicant is proposing to demolish the former Flowerland building as it has been vacant for some time and is dilapidated. This would appear to have a positive impact on the neighborhood as it would remove the structure and open up the site for future uses. The applicant is proposing to utilize the existing pavement and remove the building and maintain the lot. This would provide at least 10 additional parking spaces.

The use of the property in question as a parking area would not appear to have a negative impact on the area. The proposed demolition is a vacant and dilapidated building, and would allow an existing successful establishment to have adequate parking. Therefore, staff recommends approval of the Special Use Permit to remove the existing structure at 635 W Chisholm and use the existing paving for a parking area.

PC Case No. 15-SU-03



PC Case No. 15-SU-03



Memorandum



Date: October 9, 2015

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: Food Truck Zoning Ordinance Modifications

City staff presented the proposed language to City Council that the Planning Commission had recommended for approval. City Council supported the language, but suggested some areas be revisited.

1. Council had concerns with allowing food trucks in residentially zoned areas. They would prefer to restrict the use from these areas, and change the definition of a mobile food vehicle to include only vehicles that are stopped for longer than 15 minutes at a time. This would mean ice cream trucks are not subject to mobile food vehicle regulations.
2. Council indicated they would like to allow mobile food vehicles to operate within the right-of-way within the Central Business District (CBD). Like the Planning Commission, City Council wanted to encourage mobile food vehicles and thought it was not necessary to have this restriction.
3. Council asked that some form of permit from the City Clerk's Office is required to operate anywhere in the City on an annual basis and asked that the associated fee be kept as low as possible. Council thought this would be a good way to make sure that contact information and other required documents are on hand.

Obviously, this is not an easy issue to tackle otherwise we would not have been looking at it for over a year. Council thought that the language proposed by the Planning Commission was well thought out, but asked that these three topics be revisited.



Memorandum

Date: October 9, 2015

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: Fowl Restrictions in the City

Section 3.25 of the Zoning Ordinance Reads:

- A. The keeping, housing, raising, use, or medical care of domestic, farm or exotic animals, other than up to three (3) domestic pets 6 months of age or older and belonging to an occupant of the premises, is prohibited in all Residential Districts within this ordinance. Kennels and veterinary hospitals shall be permitted by right or by Special Land Use only as set forth in Article 5 hereof.
- B. All animals shall be kept in compliance with the currently adopted Generally Accepted Agricultural Management Practices (GAAMPs).

There is a strong desire from a number of citizens to create a provision that allows a limited number of chickens. There is a growing movement across the United States to allow certain types of fowl into cities, but to limit the type and number.

