



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

Planning & Development

AGENDA

ZONING BOARD OF APPEALS

February 25, 2015, 5:00 p.m.

Council Chambers, City Hall

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC HEARING:

ZBA15-03, Sunrise Mission, 622 W Chisholm Street, is requesting a variance to the rear building setback in the Commercial Corridor District, the number of parking stalls required, the width of the parking stalls as well as the side yard setback of the parking area, to allow for the construction of an 60' x 34' activity center addition, 5'2" from the rear property line, 4' 10" less than required, with 25 parking stalls provided, 46 fewer stalls than required, with 9' wide stalls, 1' less than required and a 0' side yard parking setback, 5' less than required. Article 5.2, 3.13 f, 3.12 d(1), 3.12(2).

4. ACTION ON PUBLIC HEARING:

Case ZBA15-03

5. NEW BUSINESS

- a. Approve minutes of January 28, 2015 meeting.

6. COMMUNICATIONS:

7. PUBLIC COMMENT:

8. ADJOURNMENT:

Memorandum



Date: February 20, 2015

To: Zoning Board of Appeals

Copy: Greg Sundin, City Manager
Don Gilmet, Building Official

From: Adam Poll, Planning and Development Director

Subject: ZBA Case ZBA15-03, Sunrise Mission, 622 W Chisholm Street- **Findings of fact**

In **ZBA Case ZBA15-03, Sunrise Mission, 622 W Chisholm Street**, is requesting a variance to the rear building setback in the Commercial Corridor District, the number of parking stalls required, the width of the parking stalls as well as the side yard setback of the parking area, to allow for the construction of an 60' x 34' activity center addition, 5'2" from the rear property line, 4' 10" less than required, with 25 parking stalls provided, 46 fewer stalls than required, with 9' wide stalls, 1' less than required and a 0' side yard parking setback, 5' less than required. Article 5.2, 3.13 f, 3.12 d(1), 3.12(2).

Property Address: 622 W Chisholm

To authorize a variance, the Board shall find that all of the following conditions are met:

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not apply generally to other properties in the surrounding area, such as narrowness, shallowness, shape, water, or topography and is not due to the applicants personal or economic hardship;
2. Strict compliance with the regulations governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome;
3. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give substantial relief to the property owner and be more consistent with justice to other property owners;

4. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).
5. That the requested variance will not cause an adverse impact on the surrounding property, property values, or the use and enjoyment of the property in the neighborhood or zoning district and will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Alpena.

Staff evaluation of the five conditions relative to this petition is as follows:

1. The property in question consists of three formally residential lots; two of which are utilized for Sunrise Mission, and one home that is owned by Sunrise Mission and utilized as a rental property. The Zoning Ordinance requires that 71 parking stalls are provided for the proposed plan. The main building (622 W Chisholm) requires 27 parking spaces (1 for each bed and 1 for each employee). The second building (616 W Chisholm) is part of the mission, but is utilized for two separate families is best considered a duplex requiring 4 parking spaces. The rental unit at 608 W Chisholm would require 6 parking spaces. The proposed addition would require 34 parking spaces. The property is unique in the fact that it is being used as a shelter, and the residents at the location do not generally drive. There does appear to be adequate parking in the current configuration. Although there have been some concerns brought up by nearby businesses, these appear to be issues created by convenience rather than lack of space to park. 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. If the activity center is utilized by any other groups for gatherings, other than the residents, parking would appear to be inadequate. In addition, while the facility is currently being utilized as a shelter, that use could change. The shelter could relocate or cease operations in the future, and nearly any other use for this complex would require more parking than provided.

The property located at 608 W Chisholm is a legal non-conforming rental home owned by Sunrise Mission, but does not operate as part of the mission. It is open to anyone to rent and is regulated by the City as a rental property. The proposed plan would effectively increase the non-conformity of this property. If the mission decided they no longer wanted this property it could be sold, and in order to retain their parking the lot would have to be split which would require a number of variances.

The parking side yard setback variance would not appear to have a significant impact on the neighboring residence due to the existing privacy fence. If approved, staff would ask a condition be placed that a fence would be maintained along the shared property line

with 117 S Seventh Avenue. A fence is also shown along the length of the property line abutting the alley in the rear, which would prevent traffic coming in from the alley.

The rear setback of the building would be 5'2" from the rear property line along the alley. There would appear to be a residence at 112 S Eighth Avenue that has a similar setback. The presence of the proposed fence along the alley would appear to provide a sufficient buffer for the proposed building.

Allowing 9' parking stalls would appear to be necessary as the applicants are attempting to maximize the amount of parking stalls on a small area. A similar variance was approved for the downtown hotel currently under construction.

2. The mission has been in operation at its current capacity since 2008 and has been able to operate without an activity center. Strict compliance to the Zoning Ordinance would not be possible with the addition of an activity center. The proposed activity center could be made smaller, but there would still be a shortage of required parking, although it would be less of a shortage. Another potential is to move the proposed activity center to an offsite location. Although it would be functionally easier to operate with the center onsite, an activity center could be located in a location nearby that would provide adequate parking.
3. Surrounding property owners could be negatively affected by the proposed variance request. If parking becomes as an issue, vehicles could start utilizing neighboring commercial lots for their parking.
4. The need for the variance would appear to be self-created. The mission has been operating at its current capacity since 2008 without an activity center. Adding an activity center would cause there to be a shortage of required parking. The activity center could be located off site and meet Zoning Ordinance requirements.
5. The requested variances could cause an adverse impact on the surrounding properties. Although the submitted plans indicate there will be a fence erected that will buffer the visual impact from the proposed activity center, there is still significant impact if the mission moves or ceases operation. Nearly any other use for the mission facilities would require more parking be provided which would lead a shortage. Even if the mission remains in operation indefinitely, any use of the activity center by groups other than the residents would likely be short on parking.

In granting a variance, the Board may attach conditions regarding the location, character and other features of the proposed structure as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting a variance, the Board shall state the grounds upon which it justifies the granting of said variance.

SUNRISE MISSION

ARCHITECTURAL DESIGN PLANS FOR:
BUILDING ADDITION
ALPENA, MICHIGAN

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

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

USE GROUP AND OCCUPANCY CLASSIFICATION

USE GROUP NO. 1 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 AREA LIMITATIONS

USE GROUP A31, 1 STORY (1 SHOWN)
PROPOSED GROSS SFT, 2,040

CHAPTER 10: MEANS OF EGRESS








410 SFT/75 = 61 OCC/PANTS

CULINARY KITCHEN USE, 200 SFT 64056/OCCUPANT,
211 SFT/200 = 2 OCCUPANTS
TOTAL OCCUPANT LOAD = 65 OCCUPANTS

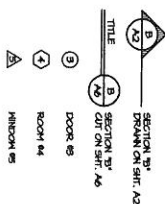
ABBREVIATIONS

[illegible]

MATERIALS

	MAGNET BLOCK		WOOD (Finish)
	CONCRETE		BATT INSULATION
	STEEL		RIGID INSULATION
	WOOD (Finish)		

SYMBOLS



SHEET INDEX

NO.		DATE	REVISION
1	2-10-5		TOTAL LOAD CORRECTED

PREPARED UNDER THE SUPERVISION OF:

SUSAN P. EDWARDS, AIA
REGISTERED ARCHITECT
REGISTRATION NO. MI44574

DATE _____

R. S. SCOTT ASSOCIATES, INC.

ALPENA, MI 49707 PHONE (517) 354-3178

CIVIL ENGINEERING - MARK D. SIRALEY, P.E.

DRE3	VIS	NO. 7-1100-1
DATE		

DATE	VO	JANUARY 5, 2015	C
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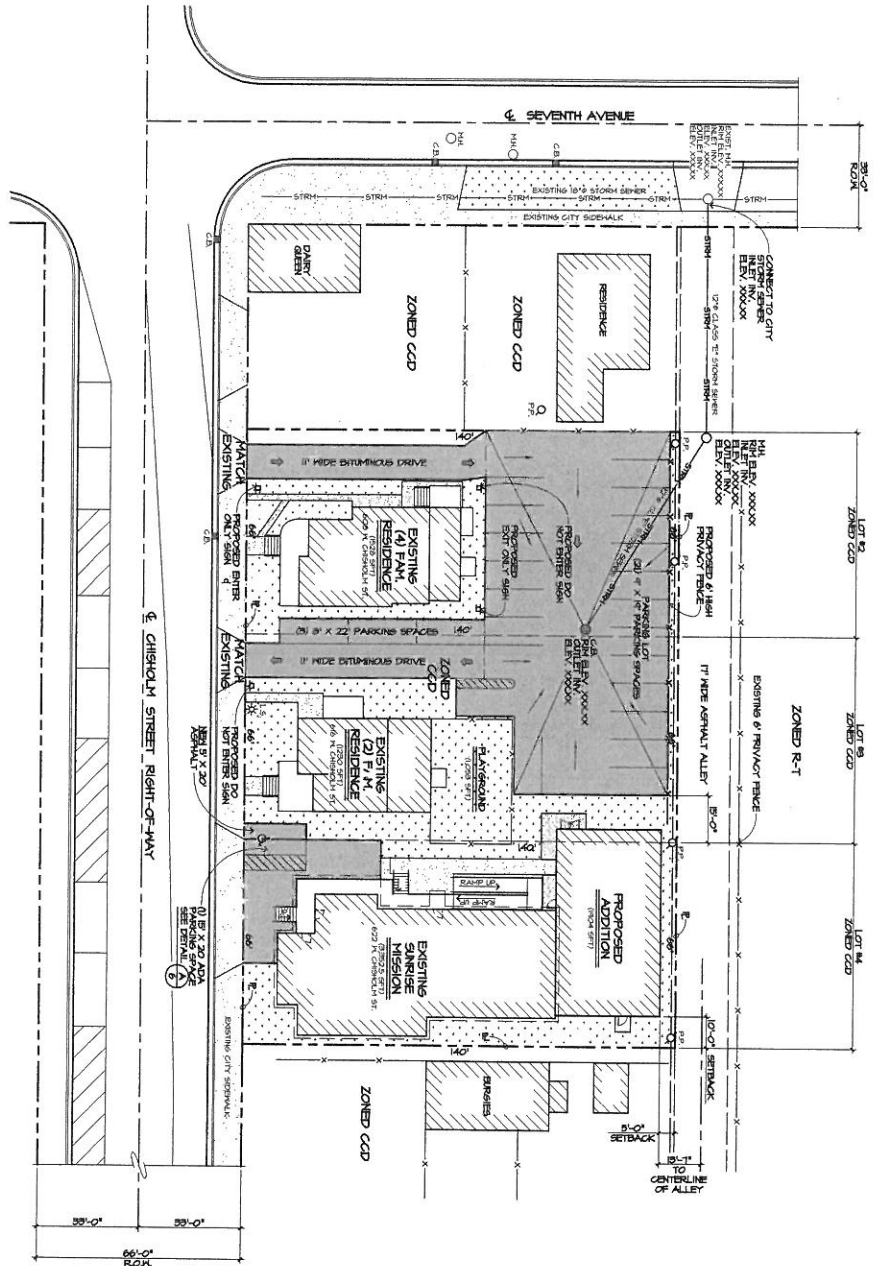
PSA

R. S. SCOTT ASSOCIATES, INC.
ENGINEERING • ARCHITECTURE • SURVEYING
405 RIVER STREET
ALPENA, MICHIGAN 49701
(989) 354-3178

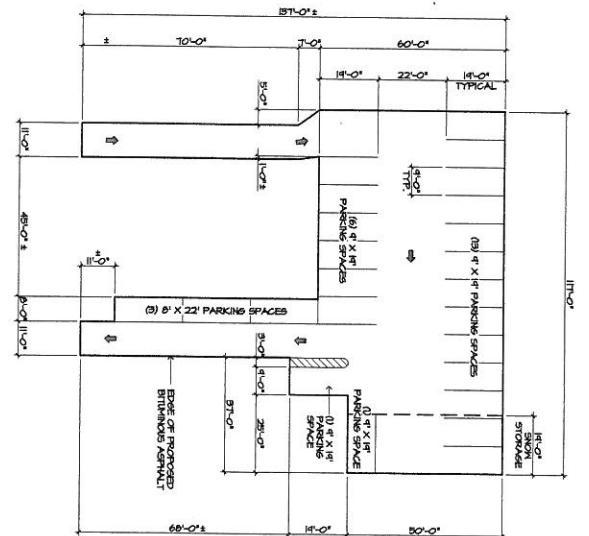
SUNRISE MISSION, INC.,
PROPOSED ACTIVITY CENTER BUILDING
608, 616 & 622 W. CHISHOLM STREET
ALPENA, MICHIGAN 49707

TITLE SHEET

DATE	NO.	W.O. 4-9986-1 ISSUE DATE UNITED STATES	1
DR23	VIS		
CHK	DATE		
EXPIRE	VIS		



PROPOSED PARKING LOT LAYOUT PLAN



GENERAL NOTES:

1. DO NOT SCALE DRAWING, DIMENSIONS TAKE PRECEDENCE OVER SCALE
2. ALL STRIPING FOR PARKING SPACES SHALL BE REDUCATIVE AND YELLOW IN COLOR AND OTHER COLORS AND DIMENSIONS (SEE SHEET C FOR STRIPING)
3. TREE REMOVAL, REMOVAL AND PLANTING ON THIS PROJECT SHALL BE AS DIRECTED BY THE OWNER. THE OWNER SHALL ALSO PLANT ALL TREES AND SHRUBS REMOVED OR TRIMMED. AND/OR REPLANTING, AND THE CONTRACTOR SHALL NOT REMOVE OR TRIM ANY TREES OR SHRUBS UNLESS THE CONTRACTOR SHALL BE EXERCISED TO SAVE AS MANY TREES AND SHRUBS AS IS POSSIBLE
4. PARKING SPACES PROVIDED FOR 15, X 30 PARKING SPACES PROVIDED FOR 22 PARALLEL SPACES AND 15, X 30 PARKING SPACES PROVIDED FOR 22 PERPENDICULAR SPACES
PARKING SPACES INDICATED 35' 6" (SEE SHEET C FOR DIMENSIONS) 6'
SEE SHEET C FOR DIMENSIONS
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. ALL ADDITIONAL BUILDING TO INCREASE SLOPE OF 1/2% AFTER FINAL GRADING IS COMPLETE.
6. STORM SEWER PIPE SHALL BE CLASS "E", 12" RIBBED DETAIL, E, SEE HOIST STANDARD STANDARD PLAN R-203.
7. NEW ADDITION IS FOR THE USE OF THE PERSON OCCUPANTS IT IS NOT ANTICIPATED THAT 65 OCCUPANTS IN THE ADDITION AT THE SAME TIME.

[illegible]

NO.		DATE		REVISION	
1		2-2-5		REQUIRED PARKING ADVISED	
DWB		DATE		M.O. 4-4986-1	
DWB		DATE		ISSUE DATE	
1/5		1/5		JANUARY 8, 2015	
				SHEET NO.	
				3	
				OF 5	

PROPOSED SITE PLAN

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

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



ATION, ACTION, SECTION OR PART OF THE OWNER, OR ANY OTHER PARTY OF ANY OF THE CONTRACT LIMITED TO THE PLANS AND SPECIFICATIONS AS SUBMITTED TO THE BOARD OF SUPERVISORS AND AS NOTED BY THE BOARD UPON OR CONSIDERED TO BE THE "AS-BUILT" CONDITIONS OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT CONSTRUCTION OF THE PROJECT/PROJECTS. THE ARCHITECT/ENGINEER, THE PARTY WHO PREPARED THE PLANS AND SPECIFICATIONS, SHALL NOT BE RESPONSIBLE FOR THE CORRECT CONSTRUCTION OF THE PROJECT/PROJECTS.

DWG. NAME: _____

ANY CHANGE, ALTERATION, ADDITION OR DELETION OR DELAY BY THE OWNER, CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PARTY OF ANY OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE PLANS HAS CONSEQUENCES AS SET FORTH BY THE ARCHITECT/ENGINEER. ANY SUCH CHOICE BY THE OWNER OR SUB-CONTRACTOR ON ANY OTHER PARTY, WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER. THE PARTY WHO CHANGES OR MAKES SUCH CHOICES, INCLUDING ANY HOLD HARMLESS THE ARCHITECT/ENGINEER FROM ANY AND ALL LIABILITY RELATING TO SUCH CHOICES.

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
6. ALL ROOFS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
7. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
9. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL FINISHES ARE TO FACE UNLESS NOTED OTHERWISE.



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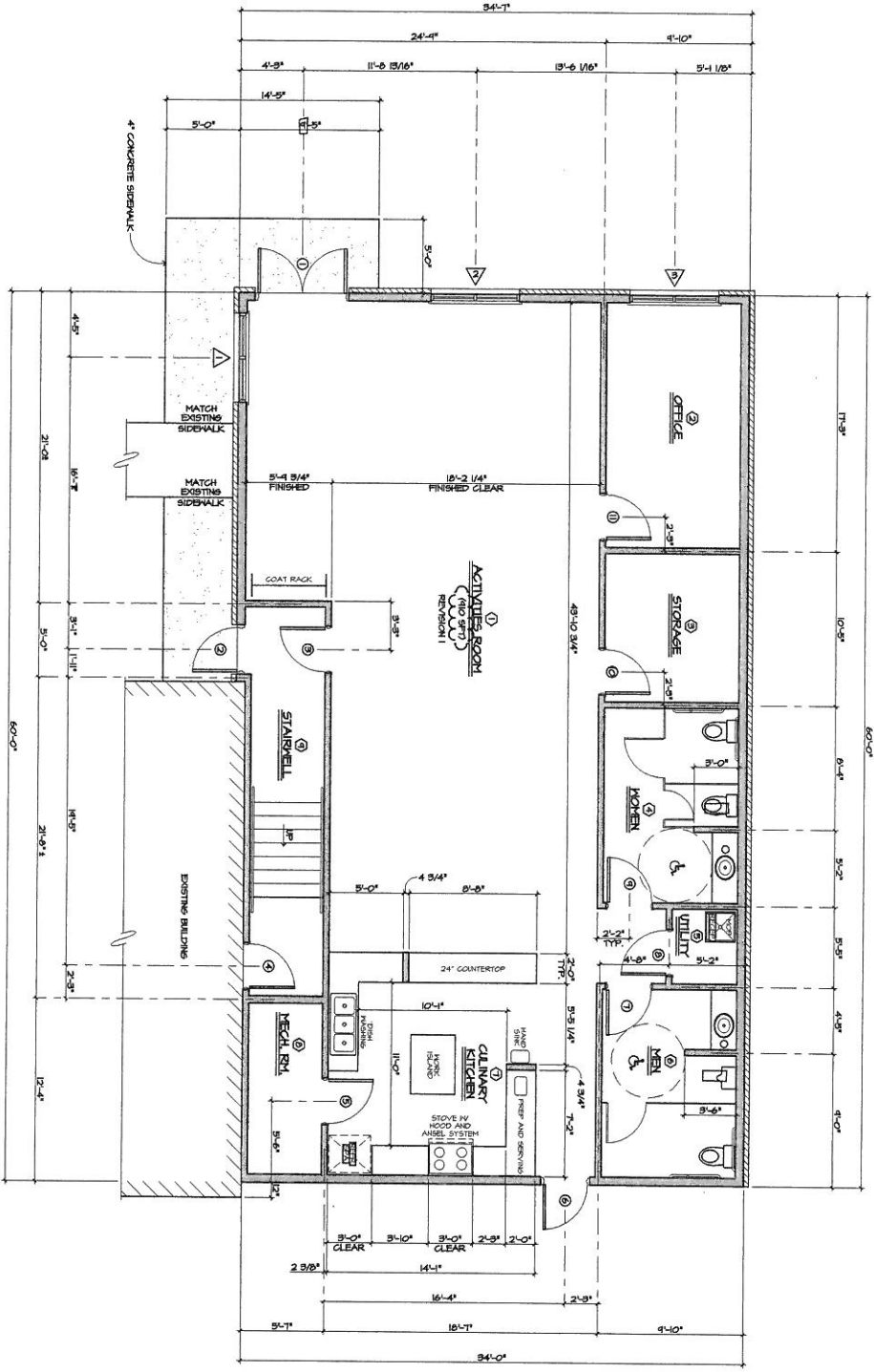
SUNRISE MISSION, INC.
PROPOSED ACTIVITY CENTER BUILDING
606, 608, 622 N. CHICKADEE STREET
ALPENA, MICHIGAN 49707

PROPOSED FLOOR PLAN



SCALE: 1/8" = 1'-0"

NOTES:
DO NOT SCALE DRAWING. DIMENSIONS TAKE PRECEDENCE OVER SCALE.



NO.	DATE	REVISION
1	2-10-15	TOTAL SQUARE FOOTAGE CORRECTED
2	4-15-15	
3	4-15-15	
4	4-15-15	
5	4-15-15	

NOTE: The applicant or his/her representative must attend the meeting to respond to questions the board may have.

* Case # _____
* Parcel # _____
* Date Rec _____
* Received by _____
* * * * *

APPLICATION FOR ACTION
BY ALPENA BOARD OF ZONING APPEALS

This application is to be completed by the applicant. City staff is available to answer any questions related to this application or the zoning process. The Zoning ordinance may be reviewed at the Alpena County Library. Copies may be purchased from the City Clerk. Please provide all information requested by typing or printing in ink. Answers should be clear and concise. If additional space is needed, number and attach additional pages. An application will not be accepted unless accompanied by proper fee. An additional charge to cover the cost of a public hearing must be paid before notices will be distributed. All information provided herein becomes public record upon submittal.

I. Applicant/Appellant Information

A. SUNRISE MISSION
Applicant's/Appellant's Name

622 W. CHISHOLM ST., ALPENA, 49701
Address Zip

989-356-1277
Telephone (home and business)

B. SUNRISE MISSION
Owner(s) of property affected by this action/appeal if different than applicant/appellant. (If more than one attach a list of names and addresses)

Address Zip

Telephone (home and business)

II. Action Requested

A hearing before the Alpena Zoning Board of Appeals is requested for the purpose checked below:

☐ Administrative Review: Appeal an interpretation or action of the building inspector and City staff, and/or clarify ordinance language and intent. (Per Sections 2302 and 2304)

☒ Variance from strict application of ordinance provisions. (Per Section 2304)

III. Property Information

A. Legal description of property affected by this appeal: _____

LOTS 2, 3 & 4 OF BLOCK 17 OF THE RECORDED PLAT
OF THE VILLAGE (NOW ~~ALPENA~~ CITY) OF ALPENA,
ALPENA COUNTY, MICHIGAN.

Address of property: 622 W. CHISHOLM ST., ALPENA, MI. 49701

B. List all deed restrictions (attach additional pages if needed): _____

C. Present use of property: HOMELESS SHELTER

D. Present zoning classification of the property: CCD (CHISHOLM ST.-COR.)

E. Attach to this application a scaled drawing on 8 1/2 x 11 inch paper or larger, which indicates the following (Place the applicant's signature on the drawing):

- Boundary lines of lot.
- Location of all existing structures on lot.
- Location of all proposed structures or additions.
- Location of all buildings on adjacent lots that are within 5' from the Applicant's property line.

1. Detail of Request (Complete Section A or B)

A. If requested hearing is for Administrative Review, Appeal or Interpretation:

1. Zoning Ordinance provision(s) related to this appeal is (are): _____

2. Describe the alleged error, decision or refusal which has resulted in this appeal. Give specific relevant facts such as dates, names, places, dimensions, etc. _____

3. Complete the specific wording of the desired action by the Board of Zoning Appeals. "The Board hereby approves _____

_____."
4. Why is the desired action the best action in this matter? What alternatives have been considered?

5. How will the desired action affect adjoining properties, congestion in public streets, surrounding property values and public health, safety, comfort, morals and welfare? (Section 2304.2)

B. If requested hearing is for Variance:

1. Check the Ordinance requirement(s) which is (are) the subject of the variance request.

<input type="checkbox"/> setback	<input type="checkbox"/> loading space	<input checked="" type="checkbox"/> offstreet parking
<input type="checkbox"/> lot coverage	<input type="checkbox"/> obscuring wall/fence	<input type="checkbox"/> height
<input type="checkbox"/> signs	<input type="checkbox"/> area requirements	<input type="checkbox"/> other (specify) _____

List related ordinance section numbers: ARTICLE 3, SEC. 12D, SEC. 13A

2. Check and describe the characteristics of the property which require the granting of a variance (include dimensional information).

<input type="checkbox"/> Too narrow	<input type="checkbox"/> Elevation	<input type="checkbox"/> Soil
<input checked="" type="checkbox"/> Too small	<input type="checkbox"/> Slope	<input type="checkbox"/> Subsurface
<input type="checkbox"/> Too shallow	<input type="checkbox"/> Shape	<input type="checkbox"/> Other (specify) _____

3. Specifically state what is intended to be done on, or with, the property which necessitates a variance. Give specific relevant facts such as dimensions, materials, dates, etc.

QUANTITY OF PARKING SPACES CANNOT BE ACHIEVED AS PER CITY ORDINANCE. SIZE OF PARKING SPACES NEED TO BE 9 FEET WIDE AS OPPOSED TO 10 FEET WIDE.

4. Reasoning and Impact.

- a. Can the property be used in a manner permitted by the Zoning Ordinance if a variance is not granted? Yes ☒ No If no, explain why not.

SEE COMMENTS ON BACK PAGE.

- b. Is this property unique? Yes ☒ No If yes, explain the unique conditions.

- c. If granted, how would the action permitted by this variance affect the character of the neighborhood?

N/A NO IMPACT

- d. Are the characteristics described in IV B 3 (above) the result of past construction or use of the property by its present or past owners/tenants? Yes ☒ No If no, what action created the property's non-compliant characteristics?

PROPOSED ADDITION WOULD CREATE SITUATION.

V. Impact on Surrounding Lands

If this request is granted:

- A. What are likely to be the positive and negative impacts of this decision on surrounding land and neighbors?

Positive: SEE COMMENTS
ON BACK PAGE

Negative: NONE

- B. How do you propose to minimize any potential negative impacts that the approval of this request may cause?

DO NOT ANTICIPATE ANY NEGATIVE IMPACT. THE PROJECT WILL NOT ADVERSELY IMPACT PUBLIC PARKING AVAILABILITY.

VI. Signature

The undersigned affirm that they accept the responsibility of this Application and pledge to comply with City zoning regulations. The undersigned also affirm that information herewith submitted is true and correct to the best of their knowledge.

[Signature]
Applicant(s) Signature

1/6/15
Date(s)

Applicant(s) is (are): Owner Tenant ☒ Authorized Representative of Owner

SEC. III

DETAIL OF REQUEST B4A

ADDITIONAL COMMENTS

ZONING REQUIRES A QUANTITY OF OFF STREET PARKING SPACES NOT ACHIEVABLE. THE USAGE PROPOSED IN THE ADDITION WILL NOT REQUIRE OR NEED THE QUANTITY OF SPACES AS REQUIRED BY THE CITY ORDINANCE. THE QUANTITY OF SPACES ACHIEVED WAS ACCOMPLISHED BY REDUCING THE WIDTH TO 9 FEET, WHICH IS ADEQUATE. 10 FOOT WIDE SPACES WOULD REDUCE QUANTITY OF SPACES EVEN FURTHER, AND THEN NEGATIVELY IMPACT USAGE OF THE ADDITION.

SEC. V

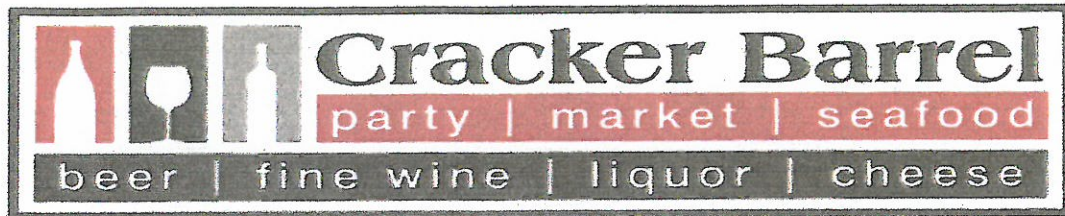
IMPACT ON SURROUNDING LANDS A. (POSITIVE)

PROVIDE BETTER SERVICES, LIFE SKILLS TRAINING AND THE ABILITY TO PROVIDE CONGREGATE MEALS AT HOLIDAYS. ALSO, THIS PROJECT WILL REQUIRE DEMOLITION OF AN OLD BARN WHICH IS AN ATTRACTIVE NUISANCE. AFTER CONSTRUCTION THE REAR OF FACILITY WILL BE MUCH MORE APPEALING.

For Office Use Only

Date notice published: _____
Date of hearing: _____
Action taken: _____

Date notices sent: _____
Date action taken: _____
Date confirmation sent to appellant: _____



February 18, 2015

Chairman, Zoning Board of Appeals
City of Alpena
208 N First Avenue
Alpena, MI 49707

Re: Case ZBA15-03 - Sunrise Mission, 622 W Chisholm.

Dear Sir or Madam:

Please accept this letter as notice that I, Gregory T. Burg, the owner of 2 businesses (Cracker Barrel Party & Market & Burgies Gourmet Burgers), located next to the Sunrise Mission--am vehemently opposed to the requested variance referenced in the case number above.

At present, although the Mission has 3 structures and many parking spaces behind those structures, my business parking lots are the "go to" for the residents, those picking up and dropping off residents and/or goods and donations, ambulances, police cars, etc. This is even though I have requested on numerous occasions over a period of many years to have this resolved by the Mission. The request to build an activity center and variance of 46 parking spaces is, in my opinion, an absurd request. The parking is out of control now and will only get worse. The Mission has simply outgrown their space and it would behoove all involved if the Mission were to find a more appropriate location (perhaps where everything is located all under one roof rather than 3 separate structures which might encompass an activity center within its walls) There have been 3 school properties for sale-and there remain 2 that I know of that are still available-which would be an example of an appropriate structure with ample parking. Trying to cram more into a space that is already inadequate is not in anyone's best interest!

I have worked very hard over the past 30 years building and maintaining a lively business presence at the corner of 8th and Chisholm. I have continually re-invested in the businesses and have paid and continue to pay my share of taxes. I have never asked for a tax abatement, a grant or any special treatment, however, I feel that this is just too important to the area and the future of my business to remain quiet on this issue.

Thank you for your time and consideration.


Gregory T. Burg

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

February 12, 2015

Chairman
Zoning Board of Appeals
City of Alpena
208 N. First Avenue
Alpena, Michigan 49707

Re: Case ZBA15-01

Dear Mr. Dutcher,

I am writing this letter to request that the Variance 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. Sunrise Mission is requesting that too many of the zoning rules be disregarded in this case. Those being: the rear building setback in the Commercial Corridor District, the number of parking stalls required, the width of those parking stalls, and the side yard set back requirement.

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. 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
Part-Owner
Quid Pro Quo Properties
615 W. Chisholm Street
Alpena, Michigan

02/13/15

Chairman, Zoning Board of Appeals
City of Alpena
208 N. First Avenue
Alpena, MI. 49707

Re: Case ZBA15-03 Sunrise Mission

Norman Dutcher,

I would like to go on record that we are not in favor of any change of Zoning/expansion of the Sunrise Mission Center.

The question always comes up are there that many individuals that are homeless in our area or are many traveling to Alpena or being released from various state facilities that designate Alpena as there destination?

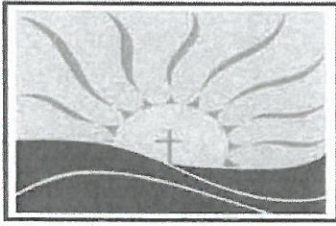
Thanks for the time on this matter.

A handwritten signature in blue ink, appearing to read 'Carl', is positioned above the printed name.

Carl Chrzan
152 Long Rapids Rd.
Alpena, MI.49707

989 356-3247

Property #04-093-637-000-380-00



SUNRISE MISSION

622 W. Chisholm St. * P.O. Box 493 * Alpena, MI 49707 * Ph: (989) 356-1277

www.sunrisemission.com

sunrisemission@frontier.com

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

Alpena News Publishing Co
130 Park Place
Alpena, MI 49707
(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 – Case ZBA15-01

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 9th day
FEBRUARY 2015 and the last of said
Publication was on the 9th day of
FEBRUARY 2015. And further
deponent saith not.

William B Speer

William B Speer, Publisher
Sworn to before me and signed in
my presence, this 9th day of
FEBRUARY 2015.

Kathryn L Burton

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

10 Announcements	1000 - Legal Notices Interested parties are invited to be present at this time to be heard. Written comments may be forwarded to: Chairman, Zoning Board of Appeals City of Alpena 208 N. First Avenue Alpena, Michigan 49707 Zoning Board of Appeals Norman Dutcher Chairman (February 9, 2015)
1000 - Legal Notices NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE APPEAL The Zoning Board of Appeals for the City of Alpena will hold a public hearing at 5:00 p.m. on Wednesday, February 25th, in the Council Chambers of the City Hall, for the request of Case ZBA15-01. In Case ZBA15-01, Sunrise Mission, 622 W Chisholm Street, is requesting a variance to the rear building setback in the Commercial Corridor District, the number of parking stalls required, the width of the parking stalls as well as the side yard setback of the parking area, to allow for the construction of an 60' x 34' activity center addition, 5'2" from the rear property line, 4' 10" less than required, with 25 parking stalls provided, 91 fewer stalls than required, with 9' wide stalls, 1' less than required and a 0' side yard parking setback, 5' less than required. Article 5.2, 3.131, 3.12 d(1), 3.12(2), 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.	

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