



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

Planning & Development

City of Alpena Planning Commission 2016-2017 Annual Report (Feb 2016- Jan 2017)

The City of Alpena Planning Commission is made up of nine members. They regularly meet on the second Tuesday of the month at 7:00 pm in the Council Chambers at City Hall located at 208 N First Avenue. A typical meeting consists of review of the previous meetings minutes, public hearings, and new or old business, any communications, and reports from staff regarding development or any programs the City is involved, and finally a call to the public, and member's comments.

Planning Commission members included: Paul Sabourin (Chairman), Randy Boboltz (Vice Chairman), Wayne Lewis (Secretary), Pat Heraghty, Mark Hunter, Bryan Dort, Clay VanWagoner, Dan Mitchell, and Steve Gilmore.

Topics that came to the forefront this year and were discussed by the Planning Commission (PC) included significant changes to the laws regarding signage, which stemmed from the Supreme Court Case Reed v. Town of Gilbert Arizona, State law changes included in HB 4209 which takes steps to allow for legalized provisioning centers for medical marijuana, and a proposal from the DDA to convert a number of one-way streets in the downtown to two-way configurations.

In addition, the PC regularly discussed in their report section any ongoing development projects and the City's progress in the Redevelopment Ready Communities Program. This year's development reports included regular updates regarding the former Alpena Power Building which was demolished in June and July utilized a blight elimination grant from MSHDA, updates on the Holiday Inn Express that is under construction downtown, and rehab updates on the draw bridge on Second Avenue, and the final elements of the Trailhead construction on Woodward Avenue, as well as a number of smaller projects that occurred.

PC members and City Staff are encouraged to attend training opportunities below are a list of opportunities attended-

Citizen Planner Attendees (Mar-April) - Paul Sabourin, Pat Heraghty, Mark Hunter, Clay VanWagoner, Dan Mitchell, Steve Gilmore and Adam Poll

MSU Extension Sign Ordinance Training (October 13, 2016) - Paul Sabourin, Pat Heraghty, Mark Hunter, Clay VanWagoner, Dan Mitchell, Steve Gilmore and Adam Poll

Annual Planning Conference (Oct 26-29) – Adam Poll



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PC Meeting Dates and Case Summaries:

February 9, 2016- Reviewed and Approved Recreation Plan Update

February 25, 2016- Reviewed and approved the Capital Improvements Program (CIP) in a joint meeting with the City Council.

April 1, 2016- 16-SP-01 Reviewed and approved site plan for a new building in the Central Business District for 234 W Chisholm.

May 10, 2016- 16-SU-02 Reviewed and approved a special permit request for a daycare at 309 Tawas Street to allow 7-12 children.

16-SU-03 Reviewed and approved a special permit to allow for the construction of a new church parking lot located at 903 Sable Street and 900 Lockwood Street, as well as a separate parking lot located at 817 Sable Street.

16-Z-01 Reviewed and approved a request to rezone 0.84 acres located at 825 Lockwood Street from R-T Two Family Residential, to CCD Commercial Corridor District for the purpose of converting the location to an outdoor vehicular sales area. A special permit was also granted for the request.

16-Z-02 Reviewed a request to a special permit and rezone of 0.18 acres located at 112 S Eighth Avenue from R-T Two Family Residential to P-1 Vehicular Parking District for the purpose of converting the south east half of the lot to overflow parking for the existing Burgies restaurant. PC approved the special permit and rezone, but did not include the 20 feet of the parcel along Lockwood Street as they did not want parking to encroach all the way to the sidewalk in a residential neighborhood.

June 14, 2016- 16-SU-04 Reviewed and approved a special permit to allow the construction of a 40' x 60' building to be used for auto repair and wash facility and an outdoor vehicular sales area located at 928 W Chisholm.

August 9, 2016- The DDA director presented proposed traffic design changes in the downtown area including the conversion of Second Avenue to a two-way traffic pattern from Chisholm Street to Water Street, converting Carter Street to a two-way configuration, and installing reverse angle parking on River Street between Second and Third Avenue. The Planning Commission reviewed and commented on the proposed changes.



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September 13, 2016- PC reviewed and discussed Michigan Senate modified HB 4209 which would legally authorize provisioning centers for medical marijuana. PC was introduced to Cassie Stone, the Office Clerk that would be assisting with PC meetings.

November 8, 2016- 16-SU-05 Reviewed and approved a special permit to allow a first floor residence in the Central Business District at 115 N First Avenue.

Reviewed existing sign ordinance to begin the update process to comply with Reed v. Town of Gilbert AZ.

January 10, 2017- 17-SU-01 Reviewed and approved a special permit to allow an existing legal non-conforming multifamily use at 608 W Chisholm Street.

