

MINUTES

City of Alpena Planning Commission
Regular Meeting
April 14, 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, Dort, VanWagoner, Sabourin, Lewis, Heraghty, Mitchell

Absent: Gilmore, Boboltz

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

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The April 14, 2015, agenda was approved as printed.

APPROVAL OF MINUTES:

The minutes of the February 26, 2015, meeting were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

None.

BUSINESS:

1. Food Truck Ordinance

Poll handed out 3 different maps showing 100', 150' and 250' radius around every establishment within the downtown that services food. Did discuss this with the DDA board and Lesslee Dort, DDA Executive Director. They do see pros and cons as does the Planning Commission. Another issue is around the schools and if we want to put a buffer around them as well. DDA is completely open minded to the idea. One option is to have separate regulations within the DDA and the City as a whole. There was considerable discussion on how to regulate, with certain criteria, or not to regulate food trucks. Consensus is to allow food trucks within parking lots and private property and reevaluate the issue on a monthly basis. Poll will draft some language and start the process.

2. Downtown Infrastructure Grant (DIG) Program

Poll stated that he did receive word from Lake Superior State University (LSSU), who is conducting the Low Moderate Income Survey (LMI) that the survey will be done by the end of April. This will allow the City to utilize different grant opportunities without job creation. In addition, this makes us eligible for the Downtown Infrastructure Grant. This is a great program that has been operating for a number of years until this year. The thought initially was what types of programs, specifically in the downtown, we would want to potentially see. Poll would like the Commissioners to email him their ideas.

COMMUNICATIONS:

None.

REPORTS:

1. Update on Planning and Development Projects

Owl Restaurant - Poll stated the owners are proposing a 10' x 57' concrete pad into the park for outdoor dining. Pocket park is owned by the DDA so they will need DDA approval. If the DDA doesn't lease it and just allows them to use it then it is probably considered more public right-of-way then it would be private property so the Planning Commission would need to review and approve to move this forward. The DDA subcommittee will be meeting at the end of the week to discuss this and they will be looking at a way for the owl to expand and have some outdoor dining without interfering the public's enjoyment of the park.

2. Redevelopment Ready Community Program

Poll stated that a group came up from U of M and looked at underutilized sites, limited to the downtown, for an economic feasibility study. Did show them properties along the river; Armory, Federal Building, and the Alpena Power building. They are leaning towards doing their analysis on the Alpena Power building, The Cellar building, and the parking area behind The Cellar Restaurant. They are going to take a team of students from U of M and look at what those sites could be. They usually go with mixed use developments. They will draw up what those sites could potentially look like and market the plans to developers that the MEDC works with.

3. Recreation Plan Update

Poll stated that NEMCOG is in the process of preparing bid specifications and pricing to work with us on the Recreation Plan update.

4. ZBA Update

Poll stated that there were no meetings in March. There will be one case in April regarding a garage.

CALL TO PUBLIC:

None.

MEMBERS COMMENTS:

Heraghty asked if the Sunrise Mission ended up taking their case through the legal route. Poll stated the Sunrise Mission is trying to avoid the legal route. They are looking at site adjustments and will be back before the Planning Commission for approval if they plan on doing that.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:05 p.m. by Chair Sabourin.

Wayne Lewis, Secretary