

MINUTES  
City of Alpena Planning Commission  
Regular Meeting  
April 9, 2019  
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. by Paul Sabourin, Planning Commission Chair.

ROLL CALL: PLANNING COMMISSION

PRESENT: Sabourin, Lewis, Gilmore, VanWagoner, Austin, Mitchell

ABSENT: Wojda, Kirschner, Boboltz

STAFF: Adam Poll (Director of Planning & Development), Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Add 23 South Corridor update under the Business section, as number 1. Agenda approved as amended.

APPROVAL OF MINUTES:

**Motion made by Mitchell, seconded by VanWagoner,** to approve January 8, 2019 and February 20, 2019 Joint CIP Meeting minutes as printed.

PUBLIC HEARING AND COMMISSION ACTION: None

BUSINESS:

1. 23 South Corridor Update.

Larry Clark gave an update on the commercial corridor which runs from Mich-e-ke-wis down to Bear Point Plaza. Clean up and improvements have been underway for many years. This year will mark the 8<sup>th</sup> annual clean up along 23. Phase One of the improvements are straightening up the twisted bike path that runs in front of Neimans and eventually extending it toward the future 45<sup>th</sup> Parallel Memorial Peter Pettalia Park with landscaping along the way to enhance the image and make it more user friendly. The proposed location of the park is on a 6.5 private parcel that is located at the southeast corner of South Partridge Point Road and 23. Clark added that other locations have been looked at but this property seems to be the best fit for the park

to be located. Austin questioned what the estimated cost for the park will be. Clark stated about 25 million dollars. The bike path extension will be about 2 million adding that it costs roughly about 1 million dollars to do 1 mile of a bike patch. Grants will be applied for money towards the projects.

2. Medical Marijuana – Potential Zoning Districts if approved.

Poll stated at this point council opted out of recreational marijuana facilities allowed in the City. Council has not opted in to allowing medical marijuana facilities within the City and is seeking the Planning Commission to look at potential locations to allow facilities if Council decides to opt in to allowing medical marijuana facilities in the future. The number of facilities was discussed with Poll adding his recommendation of allowing 2 facilities. (1 per every 5,000 residents). Poll referenced a spreadsheet that was distributed to the Planning Commission that showed other communities choosing to create buffer zones. Poll felt there should be a 1000 feet buffer from any existing school. Additionally a smaller buffer of 250 from protected uses such as daycares, addiction centers and parks. Austin added his brewery had to be 500 feet from a place of worship. Poll felt there shouldn't be any rules regarding places of worship because of the number of them located in the City. It was also discussed that there should be at least 500 feet away from other provisioning centers. Growing facilities can only be allowed in industrial zoning districts as the city does not have an agricultural district. Transporting the product will result in storage overnight which could potentially result in odor therefore the industrial district is recommended. A testing facility could be located in districts where a laboratory environment is allowed. There is only a small amount of testing and it is done in house thus not much attention is brought to it. These districts would include office, general and commercial business and industrial. Industrial districts would be appropriate for processing facilities. Poll stated that DDA (located in the central business district) has not taken any action and should not be included in the districts for allowing a provisioning center at this time. Local business (B-1) should also be excluded from appropriate districts leaving office, OS-1, general business and commercial (B-2, B-3) and commercial corridor (CCD) as well as industrial (I-1 and I-2) as recommended districts. Poll requested feedback on the buffers that are listed below.

- 1,000 feet away from schools
- 250 feet away from addiction centers, parks and daycares
- 2,000 feet from one provisioning center to the next

VanWagoner suggested 250 feet buffer from places of worship should also be added because of children that frequent them for other activities. Lewis and Mitchell felt the distance of 500 feet from one provisioning center to another provisioning center was adequate. Poll also recommended that all of the buffers are special uses in any zoning district that's allowed that way it has to go to the Planning Commission to make sure all requirements are met. Sabourin questioned that it means a special use permit in which Poll verified with Mitchell adding it will then become a public hearing requirement so the public has an opportunity to voice their concerns regardless

of the impact it could have on the matter. To summarize Poll stated that under the special use regulations would be:

- Buffer from protected uses (1,000 feet from schools, 250 feet from addiction centers, parks and daycares and 500 feet from any worshipping center.
- Buffer from other provisioning centers of 500 feet.
- Some type of odor control plan or at least a requirement that you cannot smell it outside of the building (Poll added whatever the attorney recommends).
- Leave sign language in so signs could be regulated, unlike other signage that we cannot regulate until Federal Court changes that.
- Must also follow all state rules regarding marijuana facilities in case they are not then the Planning Commission can reevaluate their special use permit.

COMMUNICATIONS: None

REPORTS:

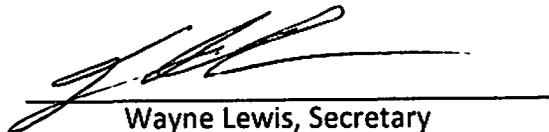
1. Development Update:

Besser Assisted Living Facility has applied for an abatement because of a storm sewer line that was not properly recorded and needed to be relocated. Construction is moving forward with a new contractor. WG Benjey's rezone for an industrial building was granted and they received an industrial facility tax abatement. Poll also added that the City has a contractor for the EPA Brownfield Assessment Grant, Otwell Mawby, from Traverse City Dry Dock is moving along and should start construction this month. Poll added that there will be 2 more public input hearings on Mich-e-ke-wis Park and if anyone has any ideas for the park to email Steve Schnell at NEMCOG or himself.

CALL TO PUBLIC: None

MEMBER'S COMMENTS: VanWagoner questioned what ever happened to the property by the Ford dealership that was supposed to become a motel. Poll stated he hasn't heard from the guy in years and assumed the deal fell apart. They did purchase the property at some point but he thinks they are marketing the property again. Lewis added that Mike Kendziorski owned the property and sold it to them.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:42 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary