

MINUTES
City of Alpena Planning Commission
Regular Meeting
April 10, 2018
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: Mitchell, Gilmore, VanWagoner, Boboltz, Sabourin, Lewis, Wojda, Kirschner

ABSENT: Austin

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

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The Agenda was approved as printed.

APPROVAL OF MINUTES:

February 13 and February 15, 2018, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS: PC 18-Z-01: Rezone from R-2 to R-T at 212 S. Eighth.

Brad Smith, 1065 Bobcat Trail, Alpena, MI 49707, has requested to rezone the property located at 212 S. Eighth Avenue from R-2 One-Family Residential District in order to restore the property to a two-family dwelling. Article 5.9B.

Background: The home located at 212 S. Eighth was recently purchased out of foreclosure by the applicant who wishes to remodel the home and use it as a rental property. The home was at one point a legal non-conforming two unit property and has been converted to a single family home. The applicant is requesting to rezone the property from R-2 to R-T for that purpose.

The applicant has indicated that the house would be better suited to be a duplex, and that the extra revenue expected from renting two units would allow him to do higher quality renovations. The applicant purchased the home for \$4,600 and will have to renovate the home whether or not the rezone is approved.

Surrounding uses include two unit homes in the R-T zoning district to the northeast, and several legal non-conforming two unit homes to the south and west in the R-2 district.

Zoning and Planning Issues: The property in question is currently zoned R-2 One Family Residential but borders the existing R-T zoning district to the north and east. The block the home is located on is split down the middle with an alley separating the block. The north side of the block is R-T and the south side is R-2. The property in question is adjacent to the alley.

The house does have adequate off-street parking for multiple vehicles, and there does appear to be a separate access to access the upper living unit.

The Future Land Use map shows this area as Single & Two-Family Residential.

Recommendation: As the property is adjacent to the R-T zoning district and there are several other legal non-conforming duplexes present in the R-2 district and the request is in conformance with the Future Land Use Map there would not appear to be a negative impact on the area.

Therefore, staff recommends **approval** of the rezone request from R-2 One-Family Residential District to an R-T Two-Family Residential District in order to restore the property to a two-family dwelling.

As a point of reference Poll added that he spoke to the applicant about when the project will be started and Smith explained that basic improvements have already been made and the exterior should be done by this summer. Electrical work will most likely begin next winter.

Closed public hearing at 7:06.

Motion made by Lewis, to rezone from R-2 to R-T as submitted by City Staff. ***Seconded by Wojda.***

Ayes: Lewis, Kirschner, Mitchell, Gilmore, Sabourin, Wojda, Boboltz, VanWagoner.

Nay: None

Absent: Austin

Motion approved by a vote of 8-0.

BUSINESS: No new business

COMMUNICATIONS: None

REPORTS:

Development Update

Poll stated that he is continuing to work with Oak City and another development party on the Assisted Living Facility near the Besser Museum. They are hoping to break ground this summer. Poll added that it will consist of 47 units and is about a 6-7 million dollar project. Contractors are all lined up to begin the Splash Park as soon as the snow is gone. North Riverfront walkway repairs are still underway. As soon as these repairs are completed, the Dog Park project will begin. No additional information was available involving Northland Credit Union.

REDEVELOPMENT READY COMMUNITIES PROGRAM

Poll states that the official designation is scheduled on June 8, at 11:00 a.m. Poll added that once he is told a location for the ceremony to be held at he will let the PC know if they would like to attend.

CALL TO PUBLIC: None

MEMBERS COMMENTS: Lewis stated that he read in the paper that the eight square foot sign did not get approved instead replaced with a four square foot sign. Gilmet added that a zoning variance could be issued to allow for a larger sign. Lewis questioned if a whole area could be rezoned to allow other houses to also become a two-family dwelling. Poll noted to check and see how many duplexes were around that area for the next meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:16 p.m. by Sabourin, Planning Commission Chair.



Wayne Lewis, Secretary