

Chapter 10: Implementation and Adoption

Plan Coordination and Review

As required by the 2001 amendments to the Municipal Planning Act 285 of 1931, notification of intent to develop the City of Alpena Comprehensive Plan was sent on January 5, 2006 to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the City of Alpena Planning Commission, a draft was transmitted to the City Council for approval to distribute the plan for review and comment. The draft plan was transmitted on May 9, 2007 to entities notified at the initiation of the plan update. After the required comment period, public hearing and plan adoption the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Comprehensive Plan for the City of Alpena, as required by the Municipal Planning Act, Act 285 of 1931 as amended, was held on August 21, 2007. Section eight of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in a local newspaper. Copies of the public hearing notice are reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed master plan and to accept comments from the public. The public hearing began with a brief explanation of the planning process and plan development by NEMCOG planning staff. During the hearing, maps of existing land use, resource maps and proposed future land use recommendations were presented.

Plan Adoption

The City of Alpena Planning Commission formally adopted the Comprehensive Plan on August 21, 2007. The Alpena City Council passed a resolution of adoption of the Comprehensive Plan on September 4, 2007.

Plan Implementation

The Comprehensive Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

On an annual basis, the City of Alpena Planning Commission will review the goals and objectives of the Comprehensive Plan and identify and prioritize three to four working objectives for the year. These identified priority items will be the focus of the Planning Commission's activity throughout the

City of Alpena Comprehensive Plan

year. This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Comprehensive Plan.

Zoning Plan

Section 6 of the Municipal Planning Act, PA 285 of 1931, as amended, calls for a plan to show a zoning plan for the control of height, area, bulk, location and use of buildings and premises in the city. The zoning plan identifies the current zoning districts and their purposes as well as recommendations for changes or consolidation of districts and some general provision changes to these districts. These matters are regulated by the specific terms in a zoning ordinance.

According to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, comprehensive planning is the foundation of a zoning ordinance. Section 203 (1) of the Act states:

"The Zoning Ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of land shall be situated in appropriate locations and relationships to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development."

The City of Alpena intends to complete a comprehensive revision of its current Zoning Ordinance, which was adopted on July 21, 1986. The new Zoning Ordinance will be written in accordance with Public Act 110 of 2006, as amended (Michigan Zoning Enabling Act). The City of Alpena Zoning Ordinance has been periodically amended since 1986, but a comprehensive rewrite is necessary to begin implementation of the goals and objectives and future land use contained in this Comprehensive Plan and to update the ordinance to reflect changing conditions in the community and along the coastline. In addition, the ordinance must be revised to conform to regulations specified in the Michigan Zoning Enabling Act.

City officials and residents have recognized that, as the economy and land development patterns have changed, local zoning codes are no longer consistent with the needs and desires of the community. During the preparation of the Comprehensive Plan, residents voiced their desires for a community that places an importance on natural resources, historic preservation, and accessibility. The maintenance of the traditional neighborhood structure lends a quality of life to the City that local zoning does not reflect. With over 20 miles of waterfront existing within the city limits and development pressures increasing, new zoning regulations are necessary to guide development in a proactive manner in order to preserve those natural features that make Alpena unique.

The City plans to research and consider innovative zoning techniques to guide future development and re-development in the city. Innovations in local zoning, such as the inclusion of new-urbanism-supportive regulations, will allow the City to plan for compact growth instead of sprawl which will enhance the quality of life for residents, create an attractive destination for visitors, and protect the abundant natural resources found in and around the community.

Current Districts

Following are the land use categories within which the 20 zoning districts in the City of Alpena are organized:

Residential Districts:

The following districts are considered residential districts: One-Family Residential Districts (R-1 and R-2), Residential Cluster District (R-C), Two-Family Residential District (RT), Multiple-Family Residential Districts (RM-1, RM-2, and RM-3), Thunder Bay Junior High Neighborhood Overlay District, and Mobile Home Park District (MHP). The principal purpose of these districts is to provide for a range of residential dwelling types at various densities for specific uses. The Residential Cluster District allows for flexibility in site layout so that site amenities (such as wetlands, tree cover, etc.) may be preserved or that physical dimensions or land use relationship would cause normal subdivision to be unnecessarily restrictive.

Non-Residential Districts:

The City of Alpena currently has the following commercially-related districts: Office Service District (OS-1), Central Business District (CBD-1), Central Business District (CBD-2), Local Business District (B-1), General Business District (B-2), and Commercial District (B-3). These commercial districts allow varying types and intensities of commercial establishments. OS-1 is intended to accommodate offices, banks and personal services and to serve as transitional areas between residential and commercial districts and to provide transition between major thoroughfares and residential districts. B-1 is intended to meet the day-to-day shopping needs of the adjacent residential districts. CBD-1 provides for office buildings and retail stores which occupy prime retail frontage. CBD-2 is designed to accommodate office and retail uses serving the overall community and general region. Lot sizes are small and are in close-proximity to low-density residential areas. Uses are similar to CBD-1, but reflect greater decentralization and dependence on access by vehicle. B-2 provides for more diversified businesses and is typically located along major thoroughfares. B-3 also provides for more diversified businesses which could result in external physical effect.

Three industrial districts currently exist in the City of Alpena. The Light Industrial Districts (I-1 and I-2) are intended to accommodate wholesale activities, warehouses, and industrial operations whose external physical effects do not affect the surrounding districts. The Heavy Industrial District (I-3) is designed for manufacturing, assembling, and fabrication activities whose external physical effects will be felt by surrounding districts.

The Vehicular Parking District (P-1) is intended to permit the establishment of areas to be used solely for off-street parking. The Planned Unit Development District (PUD) provides for flexible land development and mixed used.

General Recommendations

Many of the goals and objectives stated in the Comprehensive Plan can be addressed by implementing changes to the Zoning Ordinance. To accomplish many of these objectives, the City must consider new standards of design as new development and infill development of underutilized areas occurs. The City of Alpena lends itself naturally to the principles of New Urbanism – an approach to designing cities and neighborhoods, which attempts to reduce traffic and eliminate

City of Alpena Comprehensive Plan

sprawl. A New Urbanist neighborhood promotes homes and businesses clustered together, which allows residents to walk to shops, businesses, theaters, schools, parks, and other important services. Buildings and recreational areas are arranged to foster a sense of community closeness. An importance is placed on earth-friendly architecture, energy conservation, historic preservation, and accessibility. Many of the goals formulated by citizens of Alpena found in Chapter 8 can be addressed by implementing the 10 principles of New Urbanism: (1) Walkability (2) Connectivity (3) Mixed-Use and Diversity (4) Mixed Housing (5) Quality Architecture and Urban Design (6) Traditional Neighborhood Structure (7) Increased Density (8) Smart Transportation (9) Sustainability and (10) Quality of Life.

The building height, density allowance, and setback regulations in the current ordinance will be reviewed and analyzed. Increased density in an urban setting allows redevelopment and revitalization while serving to deter sprawl into outlying areas. Also, these regulations will be reviewed to ensure that they are consistent with the existing character of traditional neighborhoods and do not create an abundance of nonconforming structures. Regulations will be considered which allow a mixed use within neighborhoods to encourage the development of shops and recreational opportunities. Allowing this range of uses and densities contributes to the walkability of a community. The City will research the integration of form-based codes as an alternative to conventional zoning. Form-based codes offer a predictability of development by emphasizing building height and size, architecture and façade treatments, parking location, and the relationship of building to street. Information is consolidated in a concise format using pictures instead of text. Alpena's most attractive, already-established designs would become standardized for replication.

There are currently nine residential districts (including one overlay district) and 11 non-residential districts in the current Zoning Ordinance. The standards and allowable uses in these districts should be evaluated to determine if districts can be combined and standards changed in order to facilitate the creation of the traditional neighborhoods and more flexible and innovative non-residential areas that will allow Alpena to maintain its existing character and provide for innovative approaches for new development and re-development.

Currently no zoning district exists which addresses natural areas within the City that should be set aside for conservation. The Future Land Use Map designates two areas of the City to be placed in a conservation zone, including several islands and a shoreline area in the Wildlife Sanctuary and an area off Grant Street in the south section of the City. The creation of a conservation district would address these important natural features in the community.

Grants and Capital Improvement Plan

The Comprehensive Plan will be used as a guide for future public investment and service decisions, such as the local budgeting, grant applications, and administration of utilities and services. The City of Alpena maintains an aggressive six-year capital improvements program across all City departments. As the Capital Improvements Plan is updated annually, the goals and objectives designated in the Comprehensive Plan will allow the City to prioritize and focus its spending decisions and refine its capital planning to key areas.

Recreation Plan

The City of Alpena actively updates its Recreation Plan and implements planned recreation improvements through its capital improvements program. The goals and objectives contained in the “Waterfront”, “Tourism and Recreation”, and “Natural Resources and Environment” sections of Chapter 8 will guide future Recreation Plan updates and the implementation of recreation related capital improvement projects. In addition, the goals pertaining to recreation found in both the Comprehensive Plan and Recreation Plan will facilitate grant applications to fund identified projects.

RESOLUTION NO. 2007-28

**A RESOLUTION ADOPTING THE 2007 COMPREHENSIVE PLAN
FOR THE CITY OF ALPENA, MICHIGAN**

WHEREAS, the City of Alpena, Alpena County, Michigan established a Municipal Planning Commission under State of Michigan Public Act 285 of 1931, as amended; and

WHEREAS, the Alpena City Planning Commission is required by Section 6 of the Act to make and adopt a comprehensive plan as a guide for the development of the City; and

WHEREAS, the Alpena City Planning Commission as required by Section 7a of the Act notified the County and each township, city, or village located within or contiguous to the City; the regional planning commission; and any public utility company and railroad company owning or operating a public utility or railroad within the City, and any government entity, that registered its name with the City, of its intent to make and adopt a comprehensive plan as a guide for the development of the City; and

WHEREAS, the Alpena City Council as required by Section 7b of the Act approved the draft plan for distribution and comment; and

WHEREAS, the Alpena City Planning Commission as required by Section 7b of the Act transmitted a draft of the comprehensive plan to the County and each township, city, or village located within or contiguous to the City; the regional planning commission; and any public utility company and railroad company owning or operating a public utility or railroad within the City, and any government entity, that registered its name with the City, for their review and comment; and

WHEREAS, the revised plan was presented to the public at a hearing held on August 21, 2007 before the Alpena City Planning Commission, with notice of the hearing being published in the Alpena News on August 3, 2007, in accordance with Section 8 of the Act; and

WHEREAS, the Alpena City Planning Commission reviewed the proposed plan, considered public comment and adopted the City of Alpena Comprehensive Plan by resolution on August 21, 2007; and

WHEREAS, the Alpena City Council has by resolution asserted the right to approve or reject the plan.

NOW THEREFORE, BE IT RESOLVED, that the content of this document, together with all maps attached to and contained herein are hereby adopted by the Alpena City Council as the City of Alpena Comprehensive Plan on this 4th day of September, 2007.

Councilmember Shafto moved to adopt the above resolution, seconded by Councilmember Eiler.

Ayes: Eiler, Karschnick, Polluch, Shafto, and Gilmet.

Nays: None.

Absent: None.

Motion declared adopted.

I, Karen Hebert, City Clerk of the City of Alpena, **DO HEREBY CERTIFY** that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting held September 4, 2007.



A handwritten signature in black ink, appearing to read "K. Hebert", is written over a light-colored rectangular background.

Karen Hebert
City Clerk

RESOLUTION OF ADOPTION
By the Alpena City Planning Commission

CITY OF ALPENA COMPREHENSIVE PLAN

WHEREAS, the City of Alpena, Alpena County, Michigan established a Municipal Planning Commission under State of Michigan Public Act 285 of 1931, as amended; and

WHEREAS, the City Planning Commission is required by Section 6 of the Act to make and adopt a comprehensive plan as a guide for the development of the City; and

WHEREAS, the City Planning Commission, as required by Sections 7a of the Act, notified the County and each township, city, or village located within or contiguous to the City; the regional planning commission; and any public utility company and railroad company owning or operating a public utility or railroad within the City, and any government entity, that registered its name with the City, of its intent to make and adopt a comprehensive plan as a guide for the development of the City; and

WHEREAS; the Alpena City Council, as required by Sections 7b of the Act, approved the draft plan for distribution and comment; and

WHEREAS, the City Planning Commission, as required by Sections 7b of the Act, transmitted a draft of the comprehensive plan to the County and each township, city, or village located within or contiguous to the City; the regional planning commission; and any public utility company and railroad company owning or operating a public utility or railroad within the City, and any government entity, that registered its name with the City, for their review and comment; and

WHEREAS, the plan was presented to the public at a hearing held on August 21, 2007 before the Planning Commission, with notice of the hearing being published in the Alpena News on August 3, 2007, in accordance with Section 8 of the Act.

NOW THEREFORE, BE IT RESOLVED, that the content of this document, together with all maps attached to and contained herein are hereby adopted by the Alpena City Planning Commission as the City of Alpena Comprehensive Plan on this 21st day of August, 2007.

BE IT FURTHER RESOLVED, that the Alpena City Planning Commission, in accordance with Section 8 of Michigan Public Act 285 of 1931, as amended, transmits the adopted City of Alpena Comprehensive Plan to the Alpena City Council for its consideration and adoption.

Commissioner Knudson moved to adopt the above resolution, seconded by Commissioner Glowinski.

Ayes:	Werner, Nielsen, Johnson, Knudson, Sabourin, Boboltz, Sexton, Glowinski and Lewis
Nays:	None
Absent:	None

I, Randy Boboltz, Alpena City Planning Commission Secretary, do hereby certify that the above is a true and correct copy of a resolution adopted at the August 21, 2007 meeting of the Alpena City Planning Commission.


Randy Boboltz, Secretary
Alpena City Planning Commission

Affidavit of Mailing

Notice of Intent to Prepare a Comprehensive Plan

I Patricia Papendick certify communities and agencies on the attached list were notified

of the City of Alpena's intent to update their Comprehensive Plan. The notification was sent on January 5, 2006.

by first class mail and in accordance with Municipal Planning Act 285 of 1931, as amended.

Patricia Papendick
Name

1/5/06
Date

Notification List

City of Alpena Comprehensive Plan Update

Alpena County Planning Commission
Georgene Hildebrand, Chair
720 West Chisholm Street
Alpena, MI 49707

Scott Thayer, Manager
MDOT Alpena TSC
1540 Airport Road
Alpena, MI 49707

Alpena Township Planning and
Zoning Commission
Jim Milstein, Chair
4385 North US 23
Alpena, MI 49707

DTE Energy (MichCon)
1501 Cass Road
Suite B
Traverse City, MI 48684
Attn: Ken Lake

Verizon Communications
223 Lockwood Street
Alpena, MI 49707
Attn: Kurt Krajniak

Alpena Power Company
310 N. Second Avenue
Alpena, MI 49707
Attn: Gary Graham

Charter Communications
2074 M-32 West
Alpena, MI 49707
Attn: Ed Kavanaugh

Lake State Railroad
323 Newman Street
PO Box 232
East Tawas, MI 48730



City of Alpena

49707-9885

CITY OF ALPENA COMPREHENSIVE PLAN

January 5, 2006

Alpena Township Planning and Zoning Commisison
Jim Milstein, Chair
4385 North US 23
Alpena, MI 49707

Dear Madam/Sir:

The City of Alpena is working on updating its Comprehensive Plan. As required by 2001 amendments to the Municipal Planning Act 285 of 1931, notification is being sent to all adjacent counties, townships, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the comprehensive plan, draft and final copies of the plan will be sent to all governmental units, as defined in the Municipal Planning Act, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads may be charged for photo copies and postage. On the form attached to this letter, please indicate if you wish to have copies of the comprehensive plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plan, we are hopeful that adjacent governmental units will request the plan in electronic format, either on CD or via email. Note: there will be no charge to utilities, railroads or agencies that choose to receive the plan on CD or via emails.*

Please sign, and return the attached form to the Greg Sundin, City Planner, City of Alpena Planning Commission, 208 N. First Ave., Alpena, MI 49707; a self-addressed envelope has been enclosed for your convenience.

Thank you for you cooperation and we look forward to your participation in this important project.

Sincerely,

Richard Deuell, AICP
NEMCOG
Comprehensive Plan Consultant



City of Alpena

Please complete and return in the supplied envelope:

49707-8885

Greg Sundin, City Planner
City of Alpena Planning Commission
208 N. First Ave.
Alpena, MI 49707

For governmental units only:

_____ Please send copies of the City of Alpena Comprehensive Plan and all correspondence pertaining to the preparation of the plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail, please provide e-mail address: _____.

_____ Please send a **printed copy** of the City of Alpena Comprehensive Plan and all correspondence pertaining to the preparation of the plan by first class mail.

For public utilities, railroads and governmental agencies:

_____ Please send a copy of the City of Alpena Comprehensive Plan and correspondence pertaining to the preparation of the plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail, please provide e-mail address: _____.

_____ Please send a **printed copy** of the City of Alpena Comprehensive Plan; therefore, according to the law, we agree to pay for postage and copies of the Comprehensive Plan.

Signature _____
Representative

Please provide the following contact information:

Contact Name _____

Agency/Organization _____

Phone _____

Address _____

Fax _____

E-mail _____

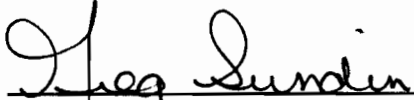
Affidavit of Mailing

City of Alpena, Michigan

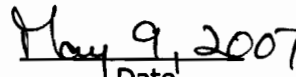
Draft Comprehensive Plan for Review and Comment

I, Greg Sundin, Planning and Development Director for the City of Alpena, MI, do hereby certify the following governmental units, agencies, utilities and railroad were mailed or hand delivered a CD in Adobe Acrobat (PDF) format of the City of Alpena's Draft Comprehensive Plan for review and comment, in accordance with Municipal Planning Act 285 of 1931, as amended.

The draft Plans were mailed first class or hand delivered on Wednesday, May 9, 2007.



Greg Sundin, Director
Planning and Development
City of Alpena



Date

Alpena County Planning Commission
c/o Mary Dunckel
MSU Extension
603 S. Eleventh Avenue
Alpena, MI 49707

Alpena Township Planning and Zoning Commission
Jim Milstein, Chair
4385 North US 23
Alpena, MI 49707

Target Alpena Development Corp.
Lee Shirey, Executive Director
PO Box 65
Alpena, MI 49707

City of Alpena Downtown Development Authority
Lynn Kolasa, Executive Director
235 W. Chisholm Street
Alpena, MI 49707

Dr. Olin Joynton, President
Alpena Community College
666 Johnson Street
Alpena, MI 49707

Judy Stillion, Director
Alpena County Library
211 N. First Avenue
Alpena, MI 49707

Verizon Communications
223 Lockwood Street
Alpena, MI 49707
Attn: Kurt Krajniak

Alpena Power Company
401 N. Ninth Avenue
Alpena, MI 49707
Attn: Gary Graham

Charter Communications
2074 M-32 West
Alpena, MI 49707
Attn: Ed Kavanaugh

Lake State Railway Co.
323 Newman Street
PO Box 232
East Tawas, MI 48730
Attn: Vicky K. Chmura



City of Alpena

CITY HALL • 208 NORTH FIRST AVENUE • ALPENA, MICHIGAN 49707-2885

www.alpena.mi.us

May 9, 2007

Alpena County Planning Commission
c/o Mary Dunckel
Alpena County MSU Extension
603 S. Eleventh Avenue
Alpena, Mi 49707

Dear Ms. Dunckel:

The City of Alpena has completed a draft Comprehensive Plan. Pursuant to §7b (3) of the Municipal Planning Act 285 of 1931, as amended, the City of Alpena is submitting a draft of the Comprehensive Plan to the Alpena County Planning Commission for review and comment.

According to the 2006 amendments to the Act, Alpena County has 63 days to comment on the draft comprehensive plan. Those comments must be received within 63 days of the date of the transmittal of the draft Comprehensive Plan (by July 11, 2007).

According to §7b (4) of P.A. 285 of 1931, comments shall include, but need not be limited to, both of the following, as applicable:

(a) A statement whether the County Planning Commission considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b).

(b) If the County has a county plan, a statement whether the County Planning Commission considers the proposed plan to be inconsistent with the county plan.

Comments should be submitted to the City of Alpena Planning Commission:

Greg Sundin, Planning & Development Director
City of Alpena
208 North 1st Avenue
Alpena, MI 49707

Following is a list of entities to whom the draft City of Alpena Comprehensive Plan was submitted to on May 9, 2007 pursuant to §7b (3) of P.A. 285 of 1931:

1. *Alpena Township Planning Commission*
2. *Northeast Michigan Council of Governments*
3. *City of Alpena Downtown Development Authority*
4. *Target Alpena Development Corporation*
5. *Alpena Community College*
6. *Lake State Railway Company*
7. *Verizon*
8. *Charter Communications*
9. *Alpena Power Company*

Any comments from the above entities will also need to be submitted to the City of Alpena Planning Commission within 63 days from the date of submittal.

Per your request, attached is a CD of the document in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. Copies of the draft plan can also be viewed and downloaded from NEMCOG's Web Site at www.nemcog.org.

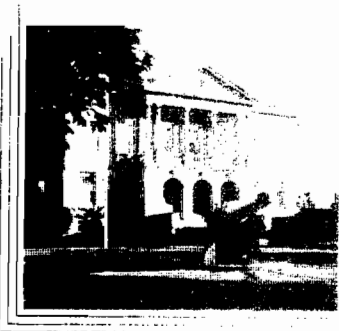
Thank you for your cooperation and we look forward to your participation in this important process. If you have any questions please contact either of the following:

Greg Sundin, Planning & Development Director, City of Alpena: 989-354-1700
Richard Deuell, AICP, NEMCOG: 989-732-3551 ext. 14.

Sincerely,

A handwritten signature in black ink that reads "Paul Sabourin". The signature is written in a cursive style with a large, looped initial "P".

Paul Sabourin, Chair
City of Alpena Planning Commission



City of Alpena

May 9, 2007

Jim Milstein, Chair
Alpena Township Planning and Zoning Commission
4385 US 23 North
Alpena, MI 49707

Dear Mr. Milstein:

The City of Alpena has completed a draft of its new Comprehensive Plan. Pursuant to §7b (3) of the Municipal Planning Act 285 of 1931, as amended, the City of Alpena is submitting a draft of the plan for your community's review and comment. Attached is a CD of the document in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. Copies of the draft plan can also be viewed and downloaded from NEMCOG's Web Site at www.nemcog.org.

In accordance with the 2006 amendments to the Act, counties, townships, cities, villages, utilities, railroads and agencies have 63 days to comment on the draft comprehensive plan. Those comments must be received within 63 days of the date of the transmittal of the draft Comprehensive Plan (by July 11, 2007).

Comments should be submitted to the City of Alpena Planning Commission:

Greg Sundin, Planning & Development Director
City of Alpena
208 North First Avenue
Alpena, MI 49707

Thank you for you cooperation and we look forward to your participation in this important process. If you have any questions please contact either of the following:

Greg Sundin, Planning & Development Director, City of Alpena: 989-354-1700
Richard Deuell, AICP, NEMCOG: 989-732-3551 ext. 14.

Sincerely,


Paul Sabourin, Chair
City of Alpena Planning Commission

ALPENA

ALPENA CITY PLANNING COMMISSION

RESOLUTION REQUESTING THE ALPENA CITY COUNCIL TO AUTHORIZE THE DISTRIBUTION OF DRAFT COMPREHENSIVE PLAN FOR COMMENT

WHEREAS, the Alpena City Planning Commission has completed a preliminary draft of a new City Comprehensive Plan; and

WHEREAS, Section 7b. of the Municipal Planning Act, P.A. 285 of 1931, as amended, requires that the legislative body of the municipality review the plan and approve its distribution to the planning commissions of contiguous townships and counties for review and comment; and

WHEREAS, said Section 7b. also requires the distribution of the plan to each public utility and railroad company operating or owning property in the City that has registered its name and address with the Planning Commission.

NOW THEREFORE, BE IT RESOLVED that the City of Alpena Planning Commission hereby transmits to the Alpena City Council the preliminary draft of the Alpena City Comprehensive Plan for its review and comment.

BE IT FURTHER RESOLVED that the Alpena City Planning Commission also requests authorization from the Alpena City Council to distribute the Plan for review and comment by adjoining communities and applicable public utilities and railroads as required by the Act.

Commissioner Johnson moved to adopt the above resolution, seconded by Commissioner Sexton.

Ayes: Johnson, Knudson, Sabourin, Boboltz, Sexton, Glowinski
Nays: None
Absent: Lewis, Nielsen, Werner

Resolution declared adopted.

I, Randy Boboltz, Secretary of the Alpena City Planning Commission, do hereby certify that the above is a true copy of a resolution adopted by the Municipal Planning Commission at a regular meeting held April 10, 2007.


Randy Boboltz
Planning Commission Secretary

RESOLUTION NO. 2007-08

**A RESOLUTION BY WHICH THE ALPENA CITY COUNCIL
ASSERTS ITS RIGHT TO FORMALLY APPROVE OR REJECT
THE PROPOSED CITY OF ALPENA COMPREHENSIVE PLAN**

WHEREAS, the City of Alpena, Alpena County, Michigan established a Municipal Planning Commission under State of Michigan Public Act 285 of 1931, as amended; and

WHEREAS, the Alpena City Planning Commission is required by Section 6 of the Act to prepare and adopt a plan as a guide for the development of the City; and

WHEREAS, the Alpena City Council, under Section 8 of the Act, may assert its right to approve or reject the plan.

NOW, THEREFORE BE IT RESOLVED, that the Alpena City Council hereby asserts the right to approve or reject the proposed comprehensive plan for the City of Alpena.

Councilmember Karschnick moved to adopt the above resolution, seconded by Councilmember Eiler.

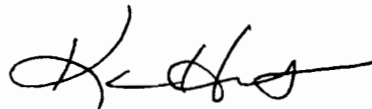
Ayes: Eiler, Karschnick, Polluch, Shafto, and Gilmet.

Nays: None.

Absent: None.

Resolution considered adopted.

I, Karen Hebert, City Clerk of the City of Alpena, **DO HEREBY CERTIFY** that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting held May 7, 2007.



Karen Hebert
City Clerk

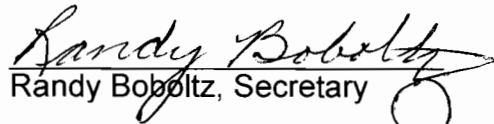
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City of Alpena Planning Commission
Regular Meeting
July 10, 2007
Alpena, Michigan

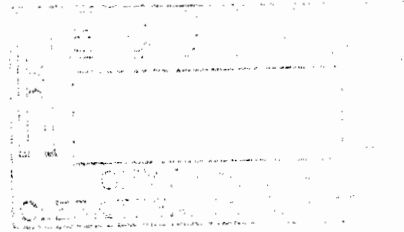
- d. Set Date for Comprehensive Plan Public Hearing
Sundin stated that he would like to have the Public Hearing held on a separate date instead of during a regular meeting. Sundin stated that he would like to have the meeting on August 21st. Consensus of the Commission was to hold the Public Hearing on August 21, 2007.

I, Randy Boboltz, Secretary of the Alpena City Planning Commission, **DO HEREBY CERTIFY** that the above is a true copy of action taken by the Planning Commission at a regular meeting held July 10, 2007.

Signed the 3rd day of October 2007.


Randy Boboltz, Secretary

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 SPEER, PUBLISHER

Alpena Newspapers Publishing
A newspaper printed, published
and circulated in said county,
and that he knows of his own
Knowledge that the:

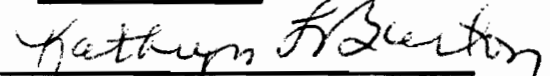
**City of Alpena - Planning
Commission**

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 3rd day of
AUGUST 2007 and the last of said
publication was on the 3rd day of
AUGUST 2007.

And further deponent saith not.


William Speer, Publisher

Sworn to before me and signed in my
presence, this 6th day
of **AUGUST 2007**.


Kathryn L. Burton, Notary Public for
**Alpena County, Acting in Alpena
County**.
Notary Expires: 9/3/07.

NOTICE OF PUBLIC HEARING

City of Alpena
Planning Commission
Draft Comprehensive Plan

The City of Alpena Planning Commission will conduct a public hearing on Tuesday, August 21, 2007 at 7p.m. in the Council Chambers at City Hall, 208 N. First Avenue, to consider the adoption of the draft Comprehensive Plan for the City of Alpena. The Plan includes both a profile of the community and a 20-year vision for the future of the City. Specific Plan elements include:

- Demographics and Housing
- Economic Profile
- Community Services and Facilities
- Cultural and Natural Resources
- Existing Land Use
- Community Goals, Objectives and Implementation Strategies
- Future Land Use Plan

All interested parties are invited and encouraged to attend the hearing and comment on the draft Plan. A copy of the entire draft Plan, including maps and tables, is available for public review in the Office of the City Clerk, Alpena City Hall, during normal business hours, and at the Alpena County Library, 211 N. First Avenue, Alpena, MI. Interested parties may also view the Plan on the web at http://www.nemco.org/Pages/City_of_Alpena_Comp_Plan.htm. Written comments may be submitted prior to the hearing date at the following address:

Alpena City Planning Commission
Alpena City Hall
208 N. First Avenue
Alpena, MI 49707

Please mark the envelope,
"Comprehensive Plan"

Questions or inquiries regarding the draft Plan and the adoption process may be addressed to Greg Sundin, Planning and Development Director, at 989-354-1700 or by e-mail at gregs@alpena.mi.us.


Paul Sabourin, Chairman
Alpena City Planning
Commission
(August 3, 2007)

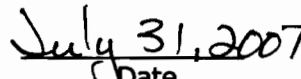
Affidavit of Mailing
City of Alpena, Michigan

Notice of Public Hearing on Draft Comprehensive Plan

I, Greg Sundin, Planning and Development Director for the City of Alpena, MI, do hereby certify the following governmental units, agencies, utilities and railroad were notified of the August 21, 2007 public hearing on the City's Draft Comprehensive Plan in accordance with Municipal Planning Act 285 of 1931, as amended.

Notifications were sent on Tuesday, July 31, 2007 by first class mail.


Greg Sundin, Director
Planning and Development
City of Alpena


Date

Alpena County Planning Commission
c/o Mary Dunckel
MSU Extension
603 S. Eleventh Avenue
Alpena, MI 49707

Alpena Township Planning and Zoning Commission
Jim Milstein, Chair
4385 North US 23
Alpena, MI 49707

Target Alpena Development Corp.
Lee Shirey, Executive Director
PO Box 65
Alpena, MI 49707

City of Alpena Downtown Development Authority
Lynn Kolasa, Executive Director
235 W. Chisholm Street
Alpena, MI 49707

Dr. Olin Joynton, President
Alpena Community College
666 Johnson Street
Alpena, MI 49707

Lake State Railway Co.
323 Newman Street
PO Box 232
East Tawas, MI 48730
Attn: Vicky K. Chmura

Verizon Communications
223 Lockwood Street
Alpena, MI 49707
Attn: Kurt Krajniak

Alpena Power Company
401 N. Ninth Avenue
Alpena, MI 49707
Attn: Gary Graham

Charter Communications
2074 M-32 West
Alpena, MI 49707
Attn: Ed Kavanaugh

MINUTES

City of Alpena Planning Commission
Special Meeting
August 21, 2007
Alpena, Michigan

CALL TO ORDER:

The special 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: Werner, Nielsen, Johnson, Knudson, Sabourin, Boboltz, Sexton, Glowinski

Absent: None.

Staff: Greg Sundin (City Planner), Eric Cline (Assistant City Manager), Vickie Roznowski (Recording Secretary)

Guests: Richard Deuell and Denise Cline (NEMCOG)

APPROVAL OF AGENDA:

The August 21, 2007, agenda was approved as printed.

PUBLIC HEARING AND COMMISSION ACTION:

Draft Comprehensive Plan: Public Comment, Commission Discussion and Vote on Recommendation to Adopt Plan

Sundin stated that the Commissioners have received the revisions that were made since the last meeting in July. Rick Deuell, NEMCOG, reviewed the revisions to the text and the map. Sundin stated that Thunder Bay Manufacturing is listed in Table 3.6 and should be removed because the business is now closed. Werner asked if the pedestrian bridge behind the Fletcher property should be shown on the Future Land Use Map. Deuell stated that the bridge will be added to show it on the map. Deuell stated that the target date is to have the final adoption of the Plan by the first of October. Sundin stated that if the Plan is adopted tonight then he would like to have it to Council in September. Sexton asked how the large print collection at the library accommodates the physically handicapped. Deuell stated that the library probably also has books on tape and other things for people who may have other handicaps other than visual handicaps. Sabourin stated that something should be included to say books on tape. Sundin stated that it should mention other various media and remove physically handicapped from the sentence.

FAVOR:

Dennis Bodem, 121 E. White Street, stated that he is completely neutral, but would like to applaud the Commission on their hard work during the process of the Comprehensive Plan. Bodem stated that his questions are limited to the two proposals which will appear on the ballot in November. Bodem further stated that he is a concerned grandparent and wondering what his grandkids will have here in the future. All of you have heard

members of the Council repeatedly state that public owned land should remain for public use. One small parcel that is being considered on the ballot is the public bathrooms, which probably in and of itself is much too small to have any value. Bodem would like to know where the bathrooms would be if the current ones are sold. Also, the other proposal is pertaining to the City owned parking lot that would be vacated and used for developing a hotel/motel on the old Thunderbird Restaurant property. Bodem asked what was the high water mark in front of that area and if the parking lot goes into private hands and the high water mark being as such that the beach would no longer be available to the public. What would the accessibility to that beach section be if it were closed to the public? Sabourin stated that the bathrooms are intended to be purchased by the same person that owns the Northland Library. The bathrooms are being relocated behind the tennis courts located at Bay View Park. Sundin stated that it doesn't mean that the City will sell the property if it is approved, the ballot issue would just give the City the authority to sell it in the future. Sundin also stated that there will always be public access through the other parcel of property that will appear on the ballot.

OPPOSITION:

Mark Hunter, 614 S. Eighth Street, objects to it being said at the meeting that the people attending the meeting are for or against the Plan. Has seen City Council say something along the lines that because no one objected to it then that means people support it otherwise they would have objected to it which is a silly thing to say, because you can see that there is nobody here to speak for or against the Plan. In spite of participation in the process he doesn't think approval tonight by any number of Board members should in any way be taken to mean that it is publicly endorsed. People were involved, but would guess very few people reviewed the Plan and those that did probably don't understand the consequences of it or how important some portions of it are. Approval by the Commission should not be taken as endorsement by the public and should not be promoted that way. Doesn't think that the public understands the consequences of this study. Hunter hopes that Lafarge is listed as a contaminated site. Sundin stated that it has always been listed as contaminated. Hunter also stated that he would like it noted that there was a focus group for industry but not a focus group for environmentalists. Sabourin stated that the approval of the Commission is not a public endorsement and what can the City do to garner that support. Hunter stated that maybe the City should treat people better so they feel more welcome to be involved. Sabourin asked Hunter how we get the public to acknowledge and accept this document that the Commission has put together based on their input, input from professional consultants, and work the Commission put into this. Sabourin also stated that if the Commission missed something in the process then it needs to be addressed. Hunter stated that for many years the City has hidden things from the public until they have everything in place. Things were put into the Plan that are part of the setup for various projects the City Council and staff want to do. The general public doesn't understand that those things are being setup and what project will come out of it. Sabourin stated that Hunter used the word consequence and would like to know what the consequence is that the public doesn't understand. Hunter stated that it locks things in for the community. Sabourin stated the Comprehensive Plan is a general vision subject to change at any time depending on the circumstances of the community. Sabourin further stated that the Plan is only a vision based on what we see happening today, what we might think may

happen in the future, and where we think we would like to go, but if something happens then things could change. Boboltz stated that he thinks of the word consequence as a negative connotation and would rather hear it said that the Plan has potential future results. Once the Plan is in place the City does try to move forward and implement elements of the Plan to get positive results and not consequences. Werner stated that he looks at the Plan as a road map and as a business plan for the City.

COMMISSION DISCUSSION AND ACTION

Motion made by Knudson, seconded by Glowinski to adopt the Resolution approving the Plan and forwarding it to City Council for final action. Motion passed unanimously.

BUSINESS:

Rescheduling of September 11, 2007 Planning Commission Regular Meeting

Sundin stated that he will be out of town on September 11, so the meeting date needs to be changed. Sabourin stated he is not available on September 18. Knudson stated that he will be out of town on September 25. Consensus of the Commission is to hold the meeting on September 25, 2007.

COMMUNICATIONS:

None.

REPORTS:

None.

CALL TO PUBLIC:

None.

MEMBERS' COMMENTS:


None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 p.m. by Chairman Sabourin.

I, Randy Boboltz, Secretary of the Alpena City Planning Commission, **DO HEREBY CERTIFY** that the above is a true copy of minutes of a special meeting of the Planning Commission held August 21, 2007.

Signed the 3rd day of October 2007.


Randy Boboltz, Secretary

COMPREHENSIVE PLAN FOR THE CITY OF ALPENA

Moved by Councilwoman Shafto, seconded by Councilman Eiler, that the draft of the Comprehensive Plan be distributed for public review and comment.

Carried by unanimous vote.

I, Karen Hebert, City Clerk of the City of Alpena, **DO HEREBY CERTIFY:** that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting held May 7, 2007.

Signed the 2nd day of October 2007



Karen Hebert
City Clerk

