

2019 Planning Commission Annual Report



City of Rogers City

193 East Michigan Avenue

Rogers City, MI 49779

989-734-2191

www.rogerscity.com

Introduction

The City of Rogers City Planning Commission is made up of nine City electors. The Mayor and one other member of Council may serve as ex officio members. They regularly meet at 5pm on the 4th Thursday of the Month in Council Chambers at City Hall Located at 193 E Michigan Avenue. A typical meeting consists of review of the previous meetings minutes, a call for citizen comment, reports from staff or others, old and new business, other business: communications, updates on any programs the City is involved, training opportunities and member's comments.

Topics covered by the Planning Commission in 2019 included: MEDC RRC, capital improvements plan, community recreation plan, planning commission annual report, zoning ordinance amendments, discussion of future zoning ordinance amendments, reference to the 2014 master plan as a guiding document in planning and zoning decisions, the master plan was opened for updates.

A summary of 2019 permits is included at the end of this report.

Membership:

CHUCK VOGELHEIM	DECEMBER 31, 2019
AL GAPCZYNSKI	DECEMBER 31, 2019
ELLEN PLANCK	DECEMBER 31, 2020
STEVE HARRIS	DECEMBER 31, 2020
BOB PELTZ	DECEMBER 31, 2020
DAVID WALTERS	DECEMBER 31, 2021
MOHAMED ELKAMMASH	DECEMBER 31, 2021
SCOTT MCLENNAN	MAYOR
DICK ADAIR	COUNCIL MEMBER

PC Meeting Dates:

The Planning Commission met five times in 2019 **exceeding minimum statutory requirements** to meet at least four times a year. Meeting dates were:

February 28
March 28
May 23
August 22
October 24

PC Business Summary:

The City Planning Commission only met as needed but did quite a lot of work. The following is a summary of the years business.

February 28 – Conditional rezone public hearing, Capital improvements plan public hearing, Discussion of future zoning ordinance amendments

RESOLUTION PC2019-01 Recommend that City Council approve the conditional rezone 6.00 acres of land, more or less, from R-2 Single Family Residential to RM Low Rise Multiple Family Residential, with conditions that the property only be used for Assisted Living Home/Nursing/Convalescent Home or zoning will revert to R-2 Single Family Residential

RESOLUTION 2019-02 Adopt the Capital Improvements Plan.

March 28 - Election of officers, Public hearing special Land Use, Planning

Commission Annual Report

RESOLUTION PC2019-02 Approve the Special Land Use Permit requested by DFC of Rogers City, LLC (The Brook) for an Assisted Living Facility with contingencies

PLANNING COMMISSION ANNUAL REPORT Approve the 2018 Planning Commission Annual Report.

May 23 - Update master plan, Discussion of zoning ordinance amendments, Site plan review

NOTICE OF INTENT TO UPDATE MASTER PLAN will be sent to adjacent governmental units, utilities and public transportation agencies.

RESOLUTION PC2019-03 Accept the presented site plan for The Brook Retirement Community with contingencies

August 22 - Election of officers, zoning map change public hearing, Community Recreation Plan

RESOLUTION PC2019-04 Recommend that City Council approve zoning map change for land more or less enclosed by Pinewood Ave. to the West, Lakeview Ave. to the North, State St. to the East and an undeveloped alley to the South and Area 2: land more or less enclosed by Linden St. to the West, Lakeview Ave. to the North, Pinewood Ave. to the East and Birchwood St. to the South from RM to R-1 Single Family Residential and Area 3: land more or less enclosed by Linden St. to the West, Birchwood St. to the North, Pinewood Ave. to the East and an improved alley to the South from RM to R-2 Single Family Residential.

COMMUNITY RECREATION PLAN Supported the Community Recreation Plan as presented

October 24 – Discussion of future zoning ordinance amendments

RV PARKS/CAMPGROUND Discuss RM and Waterfront properties to insure they are zoned properly and to consider which properties would be best suited for potential RV Parks. Comm. Vogelheim felt that the city's core would not be an ideal location and that any location selected should have a buffer to residential areas. Comm. Walters suggested that an RV Park off a major road, such as US23 or M-68 would be more appealing for the ease of access. Discussion ensued, and the consensus of the Commission was that the most desirable parcels would include areas 5, 6, 7, 8, 9, 13 & 14 (refer to map included in packet) and that the ordinance should be amended to a minimum lot size for an RV Park shall be 10 acres.

ZONING PERMITS | 2019

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-19-01	Garage	Howard & Ann Madsen / 328 Hoeft Rd.	150-003-000-025-00
Y-19-02	Fence	Steven Dodge / 259 Hoeft Rd.	150-004-000-024-00
Y-19-03	Fence	Garland Repke / 1096 Friedrich St.	150-027-000-012-00
Y-19-04	HMA Driveway	Mohamed Elkammash / 1229 Forest St.	150-023-000-048-00
Y-19-05	Sign	Omega Electric & Sign / 166 S. Third St.	150-001-000-173-00
Y-19-06	Fence	Heather Stone / 315 S. Fourth St.	150-019-000-101-00
Y-19-07	Fence	James & Ouida Smythe / 1138 Dettloff St.	150-027-000-087-00
Y-19-08	Fence	Travis Florip for Norman Quaine / 1063 Larke Ave.	150-033-000-023-00
Y-19-09	Garage	David Nadolsky / 207 S. Lake St.	150-002-000-038-00
Y-19-10	Home	Stuart Lamp / 525 W. Huron Ave.	150-024-000-024-00
Y-19-11	Garage	Michael & Anastasia Hoffman / 814 Linden St.	150-005-000-040-00
Y-19-12	Garage	Chester Karsten / 1275 Birchwood St.	150-030-000-073-00
Y-19-13	Fence	Garry & Nancy Hurst / 541 W. Woodward St.	150-003-000-010-00
Y-19-14	Fence	Steven Mertz / 1163 D'Vincent St.	150-027-000-079-00
Y-19-15	Fence	Kelly Bullock / 189 W. Woodward St.	150-019-000-040-00
Y-19-16	Fence	Glen Heinzl / 1029 Larke Ave.	150-027-000-137-00
Y-19-17	Garage & Fence	Blake Bruning / 526 S. First St.	150-021-000-078-00
Y-19-18	Garage	Gregory Gapczynski / 178 S. First St.	150-001-000-046-00
Y-19-19	Garage	Thomas F. Danbert / 497 W. Brege Dr.	150-034-000-002-00
Y-19-20	Front Porch	John Nordin / 1299 Dettloff St.	150-116-000-030-01
Y-19-21	Front Porch & Sun Room	Don & Betty Jergens / 455 W. Brege Dr.	150-007-000-023-00
Y-19-22	Fence	Justin Kuchinski / 156 S. Fourth St.	150-001-000-203-00
Y-19-23	Fence	Mark Belusar / 329 N. Sixth St.	150-115-000-044-01 & 045-00
Y-19-24	Fence	Gregory Gapczynski / 178 S. First St.	150-001-000-046-00
Y-19-25	Garage	Mary Lamb / 2144 E. Mill Hwy.	150-009-000-123-00
Y-19-26	Asphalt Driveway	Brad Lyon / 1028 Spruce St.	150-027-000-166-00

ZONING PERMITS | 2019

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-19-27	Sign	Aver Sign Company / 285 S. Bradley Hwy.	150-121-000-022-06
Y-19-28	Sign / Canopy Signage	Aver Sign Company / 285 S. Bradley Hwy.	150-121-000-022-06
Y-19-29	Site Plan Approval	MJ Electric / 219 N. Bradley Hwy.	150-121-000-005-02 150-121-000-014-02
Y-19-30	Garage	James & Sheila Jarrell /343 N. Seventh St.	150-115-000-073-00
Y-19-31	Garage	Rich Wisniewski for Larry Bruski /226 S. Fourth St.	150-019-000-092-01
Y-19-32	Asphalt Driveway	James Haack / 451 Evergreen St.	150-022-000-034-00
Y-19-33	Concrete Driveway	Brian Brooks / 705 S. First St.	150-032-000-020-00
Y-19-34	Garage	Allen L Libkie / 260 W. Ontario	150-019-000-076-00
Y-19-35	Garage	Bill Grigg / 1044 Cedar St.	150-028-000-015-00
Y-19-36	Garage	Tom / Mary Becker / 1050 Lakeview St.	150-005-000-034-00
Y-19-37	Fence	Lisa Colpean / 166 S. Fourth St.	150-019-000-081-00
Y-19-38	Administrative Deviation	Karen Romel / 136 S. Fourth St.	150-001-000-204-00
Y-19-39	Fence	Scott & Diana Bauer / 314 N. First St.	150-001-000-008-00
Y-19-40	Sign	Aver Sign Company for Corrigan Oil / 1192 W Third St	150-005-000-014-00
Y-19-41	Deck	Tom & Brook Spomer / 235 S. Fifth St.	150-019-000-050-01
Y-19-42	Fence	James & Sandra Flyes / 463 W. Woodward Ave.	150-003-000-014-00
Y-19-43	Concrete Driveway	Leo Durecki / 722 S. First St.	150-032-000-006-00
Y-19-44	Garage	Levi Ellenberger / 1247 W. Third St.	150-029-000-005-00
Y-19-45	Site Plan Approval / Parking Lot Improvements	Tom Bishop / Michelle Haines / 420 N. Bradley Hwy.	150-022-000-006-00
Y-19-46	Fence	Troy Belusar / 440 W. Huron Ave.	150-024-000-015-00
Y-19-47	Garage	Shelley Madder / 273 S. Lake St.	150-002-000-030-00
Y-19-48	Home Occupation / Landscape	James Nemeth / 485 W. Huron Ave.	150-024-000-026-00
Y-19-49	Garage	David Graham / 279 S. Fourth St.	150-019-000-063-00
Y-19-50	Garage	Michael & Terri Koss / 688 Oak St.	150-116-000-043-01
Y-19-51	Vinyl Fence	Paul Smolinski / 279 Hoeft Rd.	150-004-000-025-00

ZONING PERMITS | 2019

Y-19-52	Commercial Greenhouse	Debra Smith / 250 N. Bradley Hwy.	150-121-000-001-03 150-121-000-006-00
Y-19-53	Garage	Paul M. Boeger / 793 N. Bradley Hwy.	150-116-000-012-00
Y-19-54	Site Plan Approval / Commercial Building Improvements	Tom Bishop / Michelle Haines	150-022-000-015-00