

2021 Planning Commission Annual Report



City of Rogers City

193 East Michigan Avenue

Rogers City, MI 49779

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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 are summarized below by meeting date.

The Planning Commission reviewed Master Plan goals as part of decision making throughout the year. Methodology for these decisions is summarized below.

A summary of 2021 permits is included at the end of this report.

Membership:

DAVID WALTERS	DECEMBER 31, 2021
MOHAMED ELKAMMASH	DECEMBER 31, 2021
AL GAPCZYNSKI	DECEMBER 31, 2022
MARY THOMAS	DECEMBER 31, 2022
MIKE HUGHES	DECEMBER 31, 2023
BOB PELTZ	DECEMBER 31, 2023
ELLEN PLANCK	DECEMBER 31, 2023
SCOTT MCLENNAN	MAYOR
DICK ADAIR	COUNCIL MEMBER

PC Meeting Dates:

The Planning Commission met four times in 2021 meeting minimum statutory requirements to meet at least four times a year. Meeting dates were:

March 17
June 17
September 30
December 2

PC Business Summary:

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

March 17 – 14 Public hearings and recommendation of ordinance amendments, Planning Commission annual reports, certification as the 50th Redevelopment Ready Community in Michigan, redevelopment ready sites, master plan, training opportunities Redevelopment Ready Sites

Conducted 14 public hearings to:

Change throughout the text the phrases “comprehensive plan” and “land use plan” to “master plan;” “Michigan Department of Environmental Quality” to “State of Michigan;” and “Special Approval Use” to “Special Land Use.”

Amend Article 2, Section 32-11, clarifying that a table shall control in instances of conflict between tables and illustrations found within the Ordinance.

Amend Article 2, Section 32-12, further defining sexually oriented business.

Amend Article 3, Section 32-29, prohibiting zoning lots from being split if such splits would separate primary structures from accessory structures, requiring that accessory structures be built on same tax parcel as primary structure, and establishing square footage maximums for detached accessory structures of 576 in side yards and 1,200 in rear yards.

Amend Article 3, Section 32-45, eliminating a reference to “construction signs” which were previously eliminated from the ordinance.

Amend Article 3, Section 32-45, changing the standards for signage for non-residential uses in residential districts by making those standards identical to those for residential uses in those districts.

Amend Article 3, Section 32-49, by establishing three-foot side setbacks for open porches and decks, and three-foot setbacks for patios and grade-level decks, while allowing for the latter without a zoning permit.

Amend Articles 5,7,8,10,11,14,15,16,19, and 21 by changing the phrases “Wind Energy Systems (small on-site)” to “Wind Energy: Small WTG and AT;” and “Wind Energy Facilities and Anemometer Towers (Commercial)” to “Wind Energy: Large WTG and AT;” and allowing the latter only in RC and I-2 districts.

Amend Article 7, Section 32-102, clarifying the distance required between multi-family dwellings on a property as one-half the height of the taller of the two buildings.

Amend Article 12, Section 32-151, and Article 19, Section 32-220, changing the phrase “dwelling units in conjunction with a commercial use” to “dwelling units above a commercial establishment.”

Amend Articles 14, 15, 16, 17, and 19 clarifying indoor/outdoor storage at storage facilities for building materials/contractors’ equipment and public works facilities, changing the phrases “with outdoor storage” and “with or without outdoor storage” to “may include outdoor storage.”

Amend Article 15, Section 32-182, and Article 16, Section 32-192 by making fence height maximums specified in those sections consistent with the fence height maximums included in Article 3, Section 32-41.

Amend Article 20, Section 32-229, by providing that the zoning officer is authorized to revoke zoning permits for deviations from approved site plans.

Amend the zoning map, rezoning Pinewood Addition, Block 8, Lots 8 and 9, which includes the western half of tax parcel 150-027-000-118.00 (commonly referred to as 1055 Dettloff) and all of tax parcel 150-027-000-120.00 (commonly referred to as 1071 Dettloff) from B-1 Local Business to R-2 Single-family Residential.

RESOLUTION PC2021-01 After completion of the 14 public hearings, recommend Council adopt the proposed zoning ordinance amendments.

RESOLUTION PC2021-02 Approval of the planning commission 2019 annual report

RESOLUTION PC2021-03 Approval of the planning commission 2020 annual report

June 17 – EV Fast Charger installation, new homes under construction, ZBA variance granted, Site plans approved, election of officers.

RESOLUTION PC2021-04 Approval of the site plan for outdoor serving

September 30 – Planned infrastructure improvements, public hearings and recommendation of ordinance amendments

RESOLUTION PC2021-05 Recommend Council adopt proposed zoning ordinance amendment to Article 3, Section 32-30, Item A, clarifying and modifying the clear-vision areas at intersections and driveways and regulating placement of fences, walls, shrubbery, signs, and other structures and plantings within such areas.

RESOLUTION PC2021-06 Recommend Council adopt proposed zoning ordinance amendment to Article 3, Section 32-41, Items A-C, clarifying permitted activity within clear-vision areas and establishing minimum distances between fences and existing or future public sidewalk.

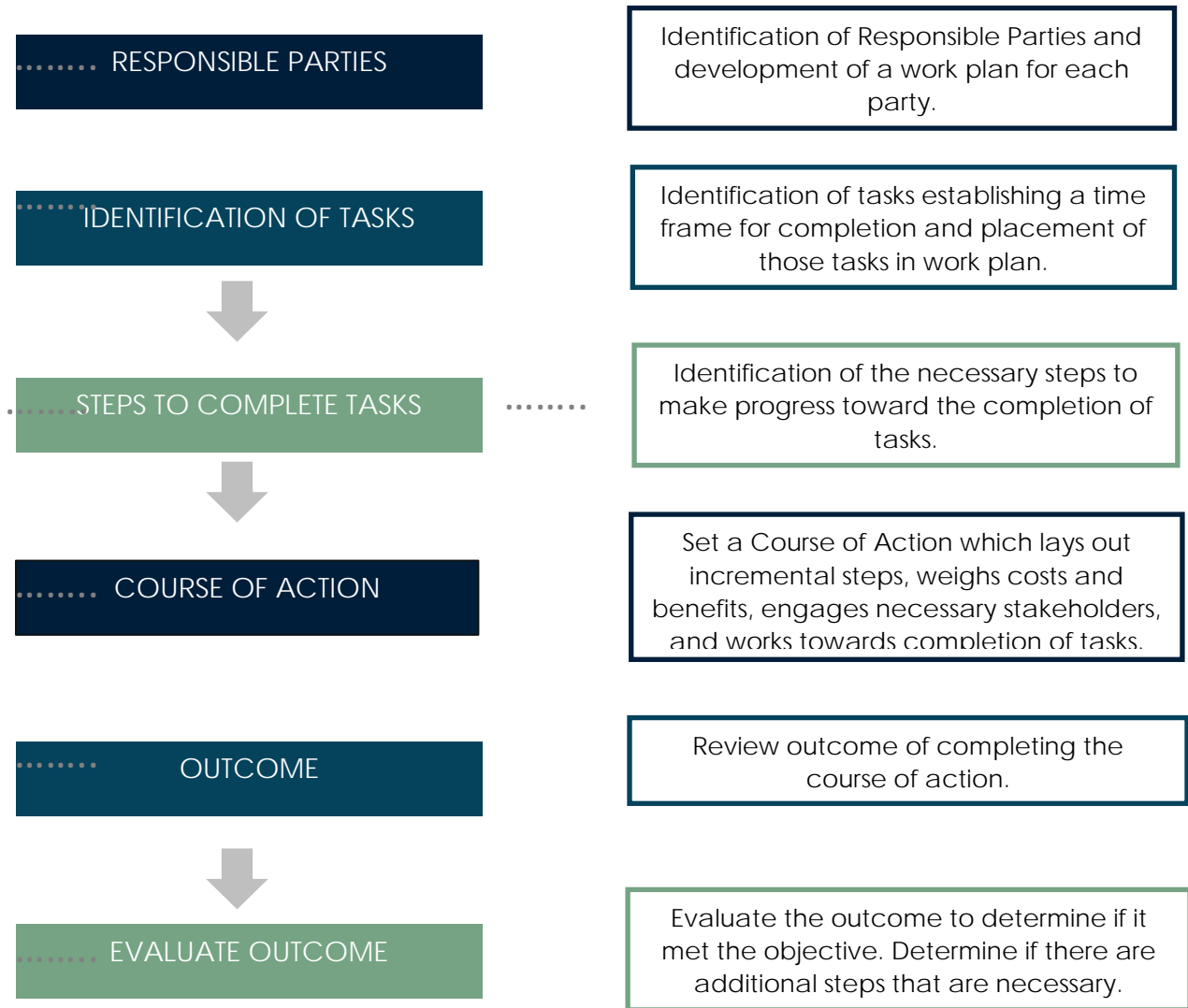
RESOLUTION PC2021-07 Recommend Council adopt proposed zoning ordinance amendment to Article 3, Section 32-45, by adding regulations for the structures, frames, and bases of unsafe, damaged, and illegal signs, and adding a section to address the regulation of abandoned signs.

December 2 – Public hearing and recommendation of ordinance amendment

RESOLUTION PC2021-08 Recommend Council adopt proposed zoning ordinance amendment to Article 3, Section 32-45, Subsection E, Number 12 of the Rogers City Zoning Ordinance (Ordinance 2011-1, as amended) which, would require that nonconforming signs, as well as any supports, braces, guys, and anchors that are nonconforming structures, be removed if they have been abandoned, as defined in the Zoning Ordinance, or have not been used in 12 consecutive months to advertise an existing business, service, commodity, accommodations, attraction, enterprise or activity.

Master Plan Annual Review:

The Planning Commission continually reviews and uses the Master plan as a guiding document as a part of regular business. Decisions were complimentary to the following implementation flowchart:



As described above in the PC Business summary the Planning Commission worked to align with the Master Plan in a variety of decisions. Review of development projects and ordinance amendments were weighed with the framework provided by goals stated in the Master Plan as well as those of the zoning plan. Through these positive steps, partial alignment was achieved between the two documents.

ZONING PERMITS | 2021

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-21-01	Sign	Harborside Bath and Body LLC / 129 S. 3rd St.	150-001-000-197-00
Y-21-02	Home	Edward & Sandra Hufnagle / 588 W. Friedrich	150-020-000-055-00
Y-21-03	Fence	Daniel & Elizabeth Allen / 426 W Huron	150-024-000-014-00
Y-21-04	Home	Steve & Michelle Harris / 460 W Brege Drive	150-007-000-002-00
Y-21-05	Fence	Ted Foster / 219 Larke Ave	150-115-000-007-00
Y-21-06	Fence	Jeff & Lana Kowalski / 1162 W 3 rd	150-005-000-011-00
Y-21-07	Fence	Tim Whitsett / 555 Calcite Rd	150-021-000-092-01
Y-21-08	Addition	Dave Nadolsky / 207 S Lake	150-002-000-038-00
Y-21-09	Accessory building	Jason Bredow / 1375 Riverview	150-023-000-116-02
Y-21-10	Accessory building	Tim Baller / 1361 Birchwood Ave	TBD
Y-21-11	Accessory building and fence	John Crum & Michelle Laclare Crum / 1055 Dettloff	150-027-000-118-00
Y-21-12	Accessory building and concrete drive approach	Macomber Rentals, LLC C.O. Bob Macomber / 291 N 5 th	150-024-000-047-00
Y-21-13	Accessory building	Mohamed Elkammash / 1229 Forest Ave	150-023-000-048-00
Y-21-14	Fence	Victoria Kerr / 408 W Huron	150-024-000-013-00
Y-21-15	Fence	Angie McDonald / 385 S 3 rd St.	150-009-000-075-00
Y-21-16	Keeping Chickens	Tony & Amanda Cattin -Ford / 427 S 3 rd	150-009-000-101-00
Y-21-17	Deck	Carl Darling / 1232 Friedrich St.	150-029-000-014-00
Y-21-18	Site Plan – parking lot	John's Plumbing & Heating / 161 W Friedrich	150-020-000-033-00
Y-21-19	Accessory building	Terry Xavier / 355 W Woodward	150-122-000-032-00
Y-21-20	Site Plan – parking lot addition	TBCH C.O. Michelle Styma / 205 S Bradley	150-121-000-024-07
Y-21-21	Fence	Dale DuVerney / 308 N 7 th	150-024-000-017-00
Y-21-22	Fence	Kristin Vogel / 555 E Brege Dr.	150-007-000-007-00
Y-21-23	Deck	Daniel Ciarkowski / 3227 Birchwood Dr.	150-109-000-002-04
Y-21-24	Fence and deck	Logan Garrett / 224 E Orchard	150-009-000-043-00
Y-21-25	Sign	UpNorth 23 / 530 N 3 rd	150-115-000-001-00
Y-21-26	Deck	Ramona Suszek / 750 Charles	150-030-000-057-00

ZONING PERMITS | 2021

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-21-27	Site plan - Accessory Building	Kelle Barilik (Greka's) / 326 S. First St.	150-009-000-028-00
Y-21-28	Deck	Brett Schalk / 193 S 5 th	150-019-000-013-00
Y-21-29	Site Plan – Outdoor seating	Michelle Gonzalez (Pinewood Tavern) / 1081 Dettloff	150-027-000-121-00
Y-21-30	Sign	Daniel Harris / 196 S Third	150-001-000-170-00
Y-21-31	Deck	Larry Newhouse / 1163 Dettloff	150-027-000-099-00
Y-21-32	Sprinkler in ROW	CandS Irrigation / 315 S 4 th	150-019-000-101-00
Y-21-33	Sign	Huntington Bank / 111 W Michigan	150-001-000-209-00
Y-21-34	Fence	The Fence Company / 433 N 3 rd	150-020-000-010-00
Y-21-35	Fence	Mark & Arlene Onweller / 236 S 4 th	150-019-000-093-00
Y-21-36	Site Plan – Fence	Frankie Jumper (auto service station) / 303 N 3 rd	150-001-000-241-00
Y-21-37	Deck	Jean Zampich / 516 S 1 st	150-021-000-079-00
Y-21-38	Fence	Shawn & Annie Roby / 807 N Bradley Hwy	150-116-000-010-00
Y-21-39	Fence	Brad Lyon / 1028 Spruce St.	150-027-000-166-00
Y-21-40	Fence	Peter & Marilyn Sobeck / 596 S 3 rd / and ID 150-009-000-155-00	150-032-000-042-00
Y-21-41	Fence	Marolen Gapczynski / 392 S 6 th	150-025-000-012-00
Y-21-42	Sign	Wild West Tobacco / 146 S 3 rd	150-001-000-175-00
Y-21-43	Site plan - Accessory Building	Cindy Vezinau (Purple Martin inn - Mothers cottage) / 171 Depot	150-020-000-001-03
Y-21-44	Drive extension	William Hanson / 1033 Linden	150-033-000-028-00
Y-21-45	Deck and variance for lean to addition to accessory building	Scott DeRoo / 3057 Birchwood Drive	150-109-000-002-01