

# 2022 Planning Commission Annual Report

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## City of Rogers City

193 East Michigan Avenue

Rogers City, MI 49779

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[www.rogerscity.com](http://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 4pm on the 4th Thursday of the Month in Council Chambers at City Hall Located at 193 E Michigan Avenue. The public and media may also join meetings virtually through the Zoom meeting program. 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 2022 permits is included at the end of this report.

**Membership:**

DAVID WALTERS	DECEMBER 31, 2024
MOHAMED ELKAMMASH	DECEMBER 31, 2024
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 five times in 2022 meeting minimum statutory requirements to meet at least four times a year. Meeting dates were:

January 27  
February 24  
April 28  
July 28  
October 27

**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.

**January 27** – Public hearing for special land use permit for a proposed mini storage facility, master plan, ordinance amendments, ZBA variance granted

RESOLUTION PC2022-01 Approval of site plan and special land use for proposed mini storage facility to be constructed on Parcel No. 150-122-000-035-03

**February 24** – Ordinance amendments, site plans approved, meeting time change

The consensus of the Commission to proceed with public hearings to consider changes to the current ordinance language: Section 32-48 Subsection E Number 2 nonconforming lots and parcels, Zoning map change to allow increased density residential districts by combining R-1 and R-2 into a single district.

**April 28** – PC annual report, CIP, proposed development, training opportunities, public hearings and recommendation of ordinance amendments

RESOLUTION PC2022-02 Approval of the 2021 Annual Report

RESOLUTION PC2022-03 Approval of the 2022-23 Capital Improvements Plan

RESOLUTION PC2022-04 Recommend Council adopt proposed zoning ordinance amendment to Article 3, Section 32-48, Subsection E, Nonconforming lots to remove requirement to use two contiguous lots as one.

RESOLUTION PC2022-05 Recommend Council adopt proposed zoning ordinance amendment to Article 21, Section 32-260, Remove restaurants from prohibited uses in B.4. Add specific area in R-2 that commercial uses may be established.

RESOLUTION PC2022-06 Recommend Council amend the zoning map to create a commercial overlay in R-2 which allows retail, service, commercial and office use.

RESOLUTION PC2022-07 Recommend Council amend the zoning map to rezone all R-1 districts to R-2.

**July 28** – Joint workshop, ZBA variance granted, ordinance amendments, technical assistance funding and site plan review, master plan

RESOLUTION PC20221-08 Site plan approval for Retail Uses with Outdoor Storage, Outdoor Sales/Display in conjunction with an approved use and Accessory Buildings & Uses Incidental to Principal Permitted Uses at 1015 M-68 Hwy

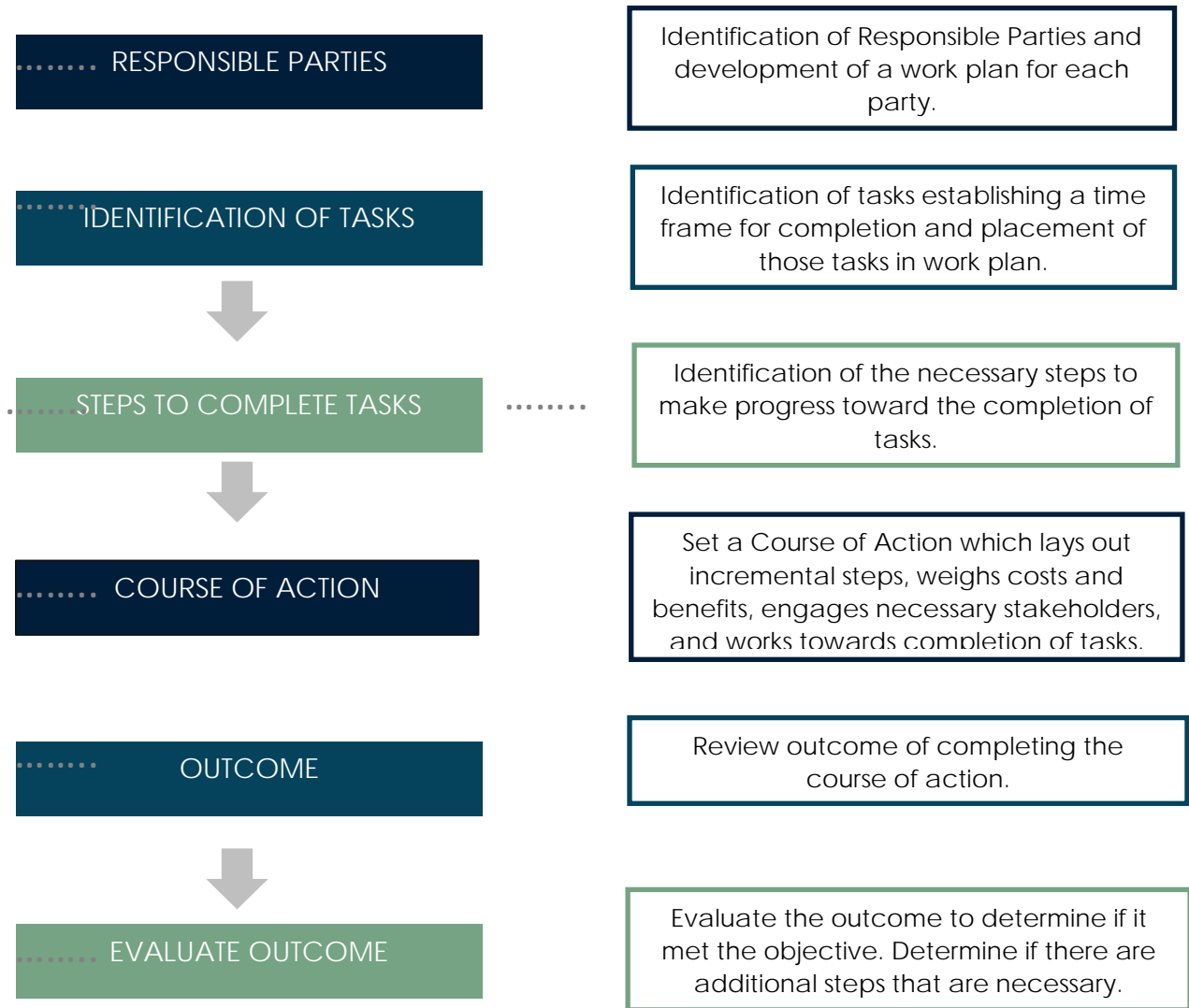
**October 27** – Training, ZBA variances granted, election of officers, public hearings and recommendation of ordinance amendments

RESOLUTION PC20221-09 Recommend Council adopt proposed zoning ordinance amendment to Articles 8, 12, 13, and 19, Sections 32-111, 32-151, 32-161, and 32-220 to add, as a special use subject to supplemental developmental regulations, dwelling units on the lower floor of commercial establishments within the Waterfront, Local Business, and Central Business districts.

RESOLUTION PC20221-10 Recommend Council adopt proposed zoning ordinance amendment to Article 21, Section 32-262, amending the supplemental development regulations for dwelling units above commercial establishments and establishing supplemental developmental regulations for dwelling units on the lower floor of commercial establishments.

**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 | 2022

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-22-01	Sign	Harborside Bath and Body LLC - 206 S 3rd St.	150-009-000-016-00
Y-22-02	Covered porch	Tim & Kristel Baller - 1361 Birchwood	150-030-000-TBD
Y-22-03	Special use & site plan	Gary Wendt, proposed mini storage - 278 Wenonah Drive	150-122-000-035-03
Y-22-04	Sign	State Farm - 333 N 3 <sup>rd</sup>	150-001-000-140-00
Y-22-05	Site plan	MasTec C.O. AT&T (water tower), proposed backup generator - 520 Park Dr.	150-035-000-001-00
Y-22-06	Accessory building	Christine Johnson - 1165 Spruce St.	150-028-000-005-02
Y-22-07	Site Plan	Dick Bennett, mini storage addition of 5 <sup>th</sup> and 6 <sup>th</sup> building - 1313 N Cedar	150-121-000-013-03
Y-22-08	Sign	Pro Image Design (Daniel Harris) - 176 N 3 <sup>rd</sup>	150-001-000-161-00
Y-22-09	Fence	Rose Frost (CO Brian Kamyszek) - 391 S 2 <sup>nd</sup>	150-009-000-063-00
<del>Y-22-10</del>	<del>Accessory building addition</del>	<del>Karen Liedtke - VOID (150-012-000-001-00 and 002-00)</del>	<del>150-012-000-002-00</del>
Y-22-11	Home Occupation	Dana Denomme, small scale pet grooming - 293 S 4th	150-019-000-064-00
Y-22-12	Fence	Mike & Lindsay Truran - 168 Doris Lane	150-015-000-005-00
Y-22-13	Accessory building	Penny Zinke - 1097 Spruce	150-028-000-009-00
Y-22-14	Fence	Alexander Jozwiak - 465 S 1 <sup>st</sup>	150-021-000-044-00
Y-22-15	Sign	O'Reilly Auto Parts - 150 S Bradley Hwy	150-121-000-023-02
Y-22-16	Accessory building, fence and two driveways	Przybyla – 565 State St.	150-027-000-059-00
Y-22-17	Fence	Nadolsky – 207 S. Lake St.	150-002-000-038-00
Y-22-18	Fence	Macomber – 281 Larke Ave	150-115-000-011-00
Y-22-19	Accessory building	Luebke – 1137 Dettloff	150-027-000-097-00
Y-22-20	Fence	Kroll – 475 S 1 <sup>st</sup>	150-021-000-045-00
Y-22-21	Accessory building addition	Achtabowski – 545 S Lake	150-021-000-067-00
Y-22-22	Driveway extension (concrete)	Bober – 475 S 7 <sup>th</sup>	150-018-000-041-00
Y-22-23	ADA ramp (deck)	Habitat for Humanity – 568 W Friedrich	150-020-000-057-00
Y-22-24	Fence	Gies – 323 St. Clair Ave	150-031-000-019-00
Y-22-25	Fence	DuVerney – 308 N 7 <sup>th</sup> St.	150-024-000-017-00

## ZONING PERMITS | 2022

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-22-26	Attached carport, deck and detached accessory building	Brodston – 1083 St. Paul	150-023-000-060-00
Y-22-27	Fence	Colpean – 166 S 4 <sup>th</sup>	150-019-000-081-00
Y-22-28	Site plan, Variance, summary	DMK (Derek Marine) - Tractor Supply Company – 1015 M-68 HWY	150-121-000-024-05
Y-22-29	Home Occupation	Veselenak – 131 S 6 <sup>th</sup>	150-019-000-030-00
Y-22-30	Accessory building	Graham – 279 S 4 <sup>th</sup>	150-019-000-063-00
Y-22-31	Fence	Pidgen – 343 N 7 <sup>th</sup>	150-115-000-073-00
Y-22-32	Accessory building	Radzibon – 276 S Lake	150-002-000-011-00
Y-22-33	Accessory building and deck	Gregg – 1266 Larke	150-011-000-005-01
Y-22-34	Accessory building	Elkammash – 1229 Forest Ave	150-023-000-048-00
Y-22-35	Driveway access and driveway extension (concrete)	Paull – 282 S 5 <sup>th</sup>	150-019-000-035-00
Y-22-36	Fence	NEMCMH – AIS Investors - 491 W Brege Dr.	150-034-000-001-00
Y-22-37	Fence	Vogelheim (Rob) 1225 Birchwood	150-030-000-068-00
Y-22-38	Fence	AIS Installations – 555 E Brege Dr.	150-007-000-007-00
Y-22-39	Sign, free standing	Omega Electric – NCMCHA - 156 N 4 <sup>th</sup> St.	150-001-000-222-00
Y-22-40	Variance for accessory building height	Veselenak – 131 S 6 <sup>th</sup>	150-019-000-030-00
Y-22-41	Site plan	Gilbert – White Pine Gardens 1291 W 3rd	150-029-000-009-01
Y-22-42	Sign, free standing	MIDWEST SIGN – ACE – 1040 M-68	150-121-000-016-00
Y-22-43	Sign, wall	Sign Emporium – Wild Bills Tobacco – 130 S Bradley Hwy	150-121-000-023-02
Y-22-44	Sign, wall	Omega Electric – Up North Eye Care -	150-001-000-216-00
Y-22-45	Site plan	HSB (Annex building)– 192 N 2 <sup>nd</sup> St.	150-001-000-084-00
Y-22-46	Variance for open deck setback	Bober – 377 E Ira	150-021-000-062-00