

# 2023 Planning Commission Annual Report

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## City of Rogers City

193 East Michigan Avenue

Rogers City, MI 49779

989-734-2191

[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 at the end of this report.

A summary of 2023 permits is included at the end of this report.

**Membership:**

MIKE HUGHES	DECEMBER 31, 2023
BOB PELTZ	DECEMBER 31, 2023
ELLEN PLANCK	DECEMBER 31, 2023
DAVID WALTERS	DECEMBER 31, 2024
MOHAMED ELKAMMASH	DECEMBER 31, 2024
AL GAPCZYNSKI	DECEMBER 31, 2025
MARY THOMAS	DECEMBER 31, 2025
SCOTT MCLENNAN	MAYOR
LARRY FUHRMAN	COUNCIL MEMBER

**PC Meeting Dates:**

The Planning Commission met four times in 2023 meeting minimum statutory requirements to meet at least four times a year. In addition to the regular meetings the Planning Commission also met with City Council and the Main Street DDA for a joint annual workshop between the three groups. Meeting dates were:

- February 23
- May 25
- June 6 (Annual Joint Workshop)
- October 26
- December 7

## **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.

**February 23** – Public hearing for zoning map change, MAP Housing Webinar Series training, update on MEDC TA grant to convert the zoning ordinance to an interactive platform, alignment with master plan, development projects and site plan approvals

RESOLUTION PC2023-01 Recommend City Council amend The City of Rogers City Zoning Ordinance (Ordinance 2011-1, as amended) Zoning Map by changing Parcel 150-009-000-013-00 commonly known as 290 S Third from R-2 Single Family Residential to B-1 Local Business

**May 25** – Ordinance amendments, site plans approved, update on MEDC TA grant zoning ordinance conversion complete and beginning work on forms, budget update.

RESOLUTION PC2023-02 Approval of the 2021 Annual Report

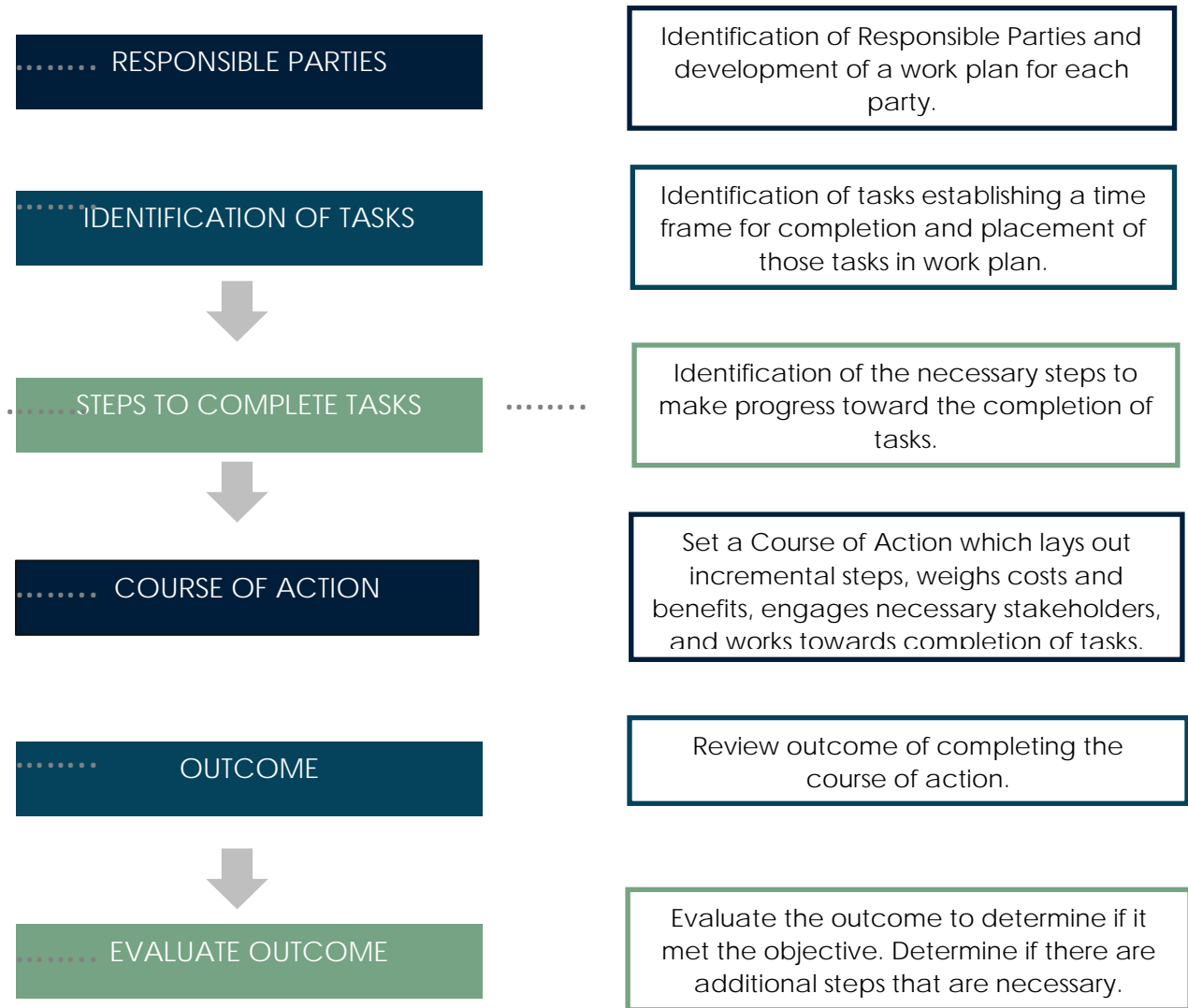
RESOLUTION PC2023-03 Approval of the 2022-23 Capital Improvements Plan

**October 26** – Election of officers, RRC training opportunity, site plans approved, green infrastructure project and board resignation.

**December 7** – Update on proposed development projects, fence ordinance discussion, board appointment

**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 | 2023

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-23-01	Site plan	Gary Wendt, – two additional mini storage buildings 30’ x 100’- 278 Wenonah Drive	150-122-000-035-03
Y-23-02	and drive access	Kristine Robin Eufrazio – 12’ x 24’ accessory building and 12’ wide drive access – 690 Patricia	150-012-000-025-05
Y-23-03	Keeping Chickens	Angela Paul – renewal permit – 334 N 6 <sup>th</sup> St.	150-115-000-032-01
Y-23-04	Site Plan	Dick Bennett, mini storage addition of 7th building - 1313 N Cedar	150-121-000-013-03
Y-23-05	Accessory building additions	Mark Kozlowski – two additions, 256 sq ft to an accessory building – 1231 Larke Ave	150-022-000-010-00
Y-23-06	Fence	DuVerney – 308 N 7th St.	150-024-000-017-00
Y-23-07	Covered porch	Wayne Bober – 16’ x 22’ covered porch - 475 S 7th	150-018-000-041-00
Y-23-08	Site plan	Goupell Home Improvement (Cory Goupell) – 30’ x 40’ cold storage addition – 1009 W 3 <sup>rd</sup> St.	150-027-000-001-00
Y-23-09	Accessory building addition and second detached accessory building	Tim Garant – 6’ x 12’ addition to an accessory building and a 12’ x 16’ detached accessory building – 237 N 6th	150-024-000-030-00
Y-23-10	Home addition and porch	Ronald Springstead – 14’x 16’ addition to home and 6’ x 6’ open porch – 1170 Larke Ave	150-027-000-104-00
Y-23-11	Curb Cut	Tera Gregg – 25’ wide curb cut – 1266 Larke Ave	150-011-000-005-01
Y-23-12	Fence	Tim Pritchard – fence in side and back yard – 223 E Woodward	150-009-000-052-00
Y-23-13	Fence	Patrick Williams – fence in the front yard – 1038 Dettloff	150-027-000-070-00
Y-23-14	Conditional rezone Change of use, Site plan, Summary	Lora Schwab C/O Katy Carignan – Arts and cultural center (Art Studio) – 290 S 3rd	150-009-000-013-00
Y-23-15	Sign	The Wallace Firm C/O Omega Electric and Sign – 24 sq ft sign – 100 W Erie	150-001-000-216-00
Y-23-16	Fence	Katherine Paull – fence in side and rear yard – 282 S 5 <sup>th</sup>	150-019-000-065-00
Y-23-17	Covered deck	Lea Bingle – 9’ x 12’ covered deck	150-115-000-041-00
Y-23-18	Driveway and curb cut	Tyler Kowalski – 25’ wide curb cut – 354 S 3 <sup>rd</sup>	150-009-000-067-00
Y-23-19	Deck	Luke Ryan – 20’ x 30’ open deck and stairs – 1532 W 3 <sup>rd</sup>	150-012-000-031-00
Y-23-20	Fence	Sherry Corbett – 6’ fence in the side and rear yard – 397 S 2 <sup>nd</sup>	150-009-000-063-00
Y-23-21	Sign	Peltz Inc. – addition to free standing sign – 465 N 3 <sup>rd</sup>	150-020-000-007-00

## ZONING PERMITS | 2023

PERMIT NO.	TYPE OF PERMIT	APPLICANTS NAME AND ADDRESS	PARCEL #
Y-23-22	Accessory building	Corey Goupell – 18’ x 26’ carport – 354 N 6 <sup>th</sup>	150-115-000-035-00
Y-23-23	Deck	Kathleen Conklin – 13’ x 22’ open deck – 353 Calcite Rd	150-021-000-004-00
Y-23-24	Fence	Stefanie Quaine – 3’ vinyl fence in the rear yard – 555 S 1 <sup>st</sup>	150-021-000-056-00
Y-23-25	Fence	Ralph Santini – 2 panel fence in the front and side yard – 454 S 3 <sup>rd</sup>	150-009-000-133-02
Y-23-26	Drive extension	Katy Carignan – concrete drive extension – 383 Calcite Rd	150-021-000-005-00
Y-23-27	Home, two accessory buildings and three drive accesses	Shelley Mader – 3498 sqft 2 story home, 30’ x40’ and 14’ x 16’ both <14’ high – 1073 Lakeview Dr.	150-116-000-082-00 note parcel ID number may change
Y-23-28	Site Plan	Brent and Amy Muckle – adding 50’ x 100’ x 26’ high building for use as a recreational sports center 298 Wenonah Dr.	150-122-000-035-05
Y-23-29	Sign	TSC C.O. ID Associates, INC – Signs – 1015 M-68	150-121-000-024-05
Y-23-30	Accessory building	Brian Wirgau – 12’ x 16’ detached shed – 392 S 6 <sup>th</sup>	150-025-000-012-00 note combining property parcel ID may change
Y-23-31	Drive access	Suzanne LaLonde – 12 ½’ wide drive approach – 476 S 3 <sup>rd</sup>	150-009-000-131-00
Y-23-32	Temporary building	Shelley Mader – 12’ x20’ building for construction purposes – 1073 Lakeview Dr.	150-116-000-082-00 note parcel ID number may change
Y-23-33	Accessory building	Dawn Redfield – 25’ x 25’ detached shed – 392 S 6 <sup>th</sup>	150-122-000-023-00
Y-23-34	Drive access and deck	Macomber Rentals – 9’ x 6’ deck W/ steps and 13’ wide drive approach – 312 E Orchard	150-021-000-011-00
Y-23-35	Accessory building and drive access	Vern Vogelheim – 24’ x 40’ detached accessory building and 8’ wide drive access off S 2 <sup>nd</sup> -206 E Huron206	150-001-000-105-00