

2020 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.

2020 and the Novel Coronavirus (COVID-19) was a year with no comparison for the world and so it was for the Planning Commission. Stay Home stay safe led to navigation of virtual meetings and the Commission pressed on with resilience.

Topics covered by the Planning Commission in 2020 included: MEDC RRC, zoning ordinance and map amendments, site plan review and special use permit, Adoption of the updated master plan, reference to the 2014 master plan as a guiding document in planning and zoning decisions.

A summary of 2020 permits is included at the end of this report.

Membership:

| | |
|-------------------|-------------------|
| 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 |
| AL GAPCZYNSKI | DECEMBER 31, 2022 |
| MARY THOMAS | DECEMBER 31, 2022 |
| SCOTT MCLENNAN | MAYOR |
| DICK ADAIR | COUNCIL MEMBER |

PC Meeting Dates:

The Planning Commission met four times in 2020 meeting minimum statutory requirements to meet at least four times a year. Meeting dates were:

February 27
August 27
October 29
December 16

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 27 – Master plan goals and objectives, discussion of future zoning ordinance amendments

RESOLUTION PC2020-01 Approve Chapter 6 of the Master Plan (Goals and Objectives

August 27 – Zoning map change public hearing, amendment to article 3, section 32-45 (Signs) public hearing, Special land use permit public hearing, Site plan approval, Master Plan updates and forward updated plan to City Council

RESOLUTION PC2020-02 Recommend to City Council that all properties framed in by Linden, Birchwood, and Pinewood streets and the alley between State and Linden north of Third, be rezoned from RM Low Rise Multiple Family Residential to R-2 Single Family Residential

RESOLUTION PC2020-03 Recommend to City Council that all properties framed in by Lakeview, State, and Linden streets, and the alley between State and Linden north of Third, with the exception of the property framed in by Linden, Birchwood, and Pinewood, and that alley, be rezoned from RM Low Rise Multiple Family Residential to R-1 Single Family Residential. The motion failed.

RESOLUTION PC2020-04 Amendment to Article 3, Section 32-45 (Signs)

RESOLUTION PC2020-05 Approve the special land use permit for the cottage industry at 814 Linden, with conditions.

RESOLUTION PC2020-06 Approve the site plan for improvements at 326 S First Street including a 48-inch obscuring railing around the deck.

RESOLUTION PC2020-07 Review and approve updated Chapters 6-8 of the City's Master Plan and forward the entire updated Plan to City Council for review and transmittal.

October 29 – Election of officers, site plan review, zoning ordinance amendment (RV Parks)

RESOLUTION PC2020-08 Approved site plan for a new fire hall facility.

RESOLUTION PC2020-09 Recommend amending the zoning ordinance increasing the size of property required to site an RV park to not less than 10 acres and to creating an RV park overlay through which such a facility could only be sited on a few very specific properties.

December 16 – Public hearings: adoption of master plan, conditional rezone, PUD's

RESOLUTION PC2020-10 Adoption of the Rogers City Master Plan as presented.

RESOLUTION PC2020-11 Recommend rezone Block 14, Lot 24 of the Original Plat of the City of Rogers City, commonly known as 177 Superior Street, from B-2 Central Business to R-2 Single Family Residential with conditions

RESOLUTION PC2020-12 Recommend a zoning ordinance amendment that would allow Planned Unit Development (PUD) as a special use with supplemental development requirements on all properties in the B-3 district.

ZONING PERMITS | 2020

| PERMIT NO. | TYPE OF PERMIT | APPLICANTS NAME AND ADDRESS | PARCEL # |
|------------|------------------------------|--|--|
| Y-20-01 | Chickens | Terry Balcorta / 493 S. Sixth St. | 150-026-000-025-00 |
| Y-20-02 | Chain Link Fence | David Whitford / 374 W. Erie St. | 150-019-000-099-00 |
| Y-20-03 | Sign | Bishop Chevrolet (Omega Sign) / 420 N. Bradley Hwy. | 150-022-000-015-00 |
| Y-20-04 | Assisted Living Facility | DFC of Rogers City / 715 S. Third St. | 150-122-000-029-01 |
| Y-20-05 | Fence | Brent & Amy Muckle / 284 Larke Ave. | 150-020-000-040-00 |
| Y-20-06 | Home Occupation | Shelby Carrier (Lakeside Language LLC) / 145 Doris Ln. | 150-015-000-017-00 |
| Y-20-07 | Fence / Accessory Building | Matthew Bredow / 107 S. First St. | 150-001-000-055-00 |
| Y-20-08 | Driveway Extension | Brian Brooks / 705 S. First St. | 150-032-000-020-00 |
| Y-20-09 | Accessory Building | Judy Schmidt / 443 N. First St. | 150-001-000-116-00 |
| Y-20-10 | Commercial Building Addition | David Farmer (Culligan) / 1130 W. Third St. | 150-005-000-009-00 |
| Y-20-11 | Covered Porch | Paul & Michelle Simons / 136 S. Second St. | 150-001-000-068-00 |
| Y-20-12 | Accessory Building | Rodney & Julia Aho / 1040 Saint Paul St. | 150-023-000-032-00 |
| Y-20-13 | Curb Cut | Kari Evans / 250 Larke Ave. | 150-020-000-043-00 |
| Y-20-14 | Fence & Accessory Addition | Joshua Brown / 1130 Dettloff | 150-027-000-088-01 |
| Y-20-15 | Accessory / Greenhouse | Debra Smith / 250 N. Bradley Hwy. | 150-121-000-001-03 & 006-00 |
| Y-20-16 | Fence | Mitchell Gillett / 156 S. Second St. | 150-001-000-066-00 |
| Y-20-17 | Fence | Al Libke / 260 W. Ontario St. | 150-019-000-076-00 |
| Y-20-18 | Fence | Jason Bark / 892 N. Bradley Hwy. | 150-116-000-013-00 |
| Y-20-19 | Ramp | Bryan Fuhrman / 1072 W. Third St. | 150-121-000-001-03 & 006-00 |
| Y-20-20 | Deck | Ivan Bannon / 381 Evergreen St. | 150-022-000-045-00 |
| Y-20-21 | Deck | Lisa Boyk / 117 E. Ira St. | 150-009-000-149-00 |
| Y-20-22 | Accessory Building | Gerald Halas / 1281 S. Riverview St. | 150-023-000-001-00 |
| Y-20-23 | Fence | Meagan Koss / 626 State St. | 150-020-000-045-00 |
| Y-20-24 | Fence | Norm & Peggy Kowalski / 171 S. First St. | 150-001-000-059-00 |
| Y-20-25 | Fence | Sally Mulka / 452 S. Fourth St. | 150-006-000-029-00 & 150-009-000-110-00 |
| Y-20-26 | Fence | Mariah Boilore / 397 S. Sixth St. | 150-025-000-018-00 |

ZONING PERMITS | 2020

| PERMIT NO. | TYPE OF PERMIT | APPLICANTS NAME AND ADDRESS | PARCEL # |
|------------|-----------------------------|--|---|
| Y-20-27 | Fence | Mariah Boilore / 397 S. Sixth St. | 150-025-000-018-00 |
| Y-20-27 | Fence | Richard & Jean Warwick / 181 S. First St. | 150-001-000-060-00 |
| Y-20-28 | Fence | Robert Macomber / 269 N. Fifth St. | 150-024-000-046-00 |
| Y-20-29 | Addition | Tim & Janet Garant / 237 N. Sixth St. | 150-024-000-030-00 |
| Y-20-30 | Accessory Building | Carl L. Darling / 1232 W. Friedrich Sr. | 150-029-000-014-00 |
| Y-20-31 | Accessory Building | Phillip & Sheree Fruin / 722 Susie Ln. | 150-030-000-048-00 |
| Y-20-32 | Deck | Gregory Gapczynski / 178 S. First St. | 150-001-000-046-00 |
| Y-20-33 | Sidewalk | Kim & Deborah Budnick / 357 N. Second St. | 150-001-000-128-00 |
| Y-20-34 | House w/Garage | Tim & Kristel Baller / 1067 Birch St. | |
| Y-20-35 | Deck | Dave Getzinger / 330 E. Orchard St. | 150-021-000-010-00 |
| Y-20-36 | Deck / Covered Porch | Scott & Pamela DeRoo / 3057 Birchwood Ave. | 150-109-000-002-01 |
| Y-20-37 | Fence | Travis Peltz / 327 S. Fourth St. | 150-009-000-085-00 |
| Y-20-38 | Accessory Building Addition | Dustin Nieboer / 1171 Birchwood Ave | 150-005-000-023-00 |
| Y-20-39 | Breezeway / Deck | Paul M. Boeger / 793 N. Bradley Hwy. | 150-116-000-012-00 |
| Y-20-40 | Covered Deck / Fence | Kelle Barilik / 178 S. First St. | 150-009-000-027-00 & 028-00 |
| Y-20-41 | Home Occupation | Michael & Anastasia Hoffman / 814 Linden St. | 150-005-000-040-00 |
| Y-20-42 | Ramp & Landing | Lorraine Micketti / 344 S. Second St. | 150-009-000-046-00 |
| Y-20-43 | Wood Fence | Angie Bruning / 438 S. Fourth St. | 150-006-000-028-00 & 150-009-000-111-00 |
| Y-20-44 | Accessory Building | Elton Schalk / 195 S. Fourth St. | 150-019-000-075-00 |
| Y-20-45 | Fence | Bishop Chevrolet Buick (Michelle Haines) / 420 N. Bradley Hwy. | 150-022-000-015-00 |
| Y-20-46 | | | |
| Y-20-47 | Drive Through RX Window | Michelle Styma / 205 S. Bradley Hwy. | 150-121-000-024-07 |
| Y-20-48 | Fence | Pamela Burns / 1180 Larke Ave. | 150-027-000-103-00 |
| Y-20-49 | Accessory Building | Duane Kania / 878 N. Bradley Hwy. | 150-116-000-014-00 |
| Y-20-50 | Accessory Building | Paul & Ann Przybyla / 397 S. Second St. | 150-009-000-062-00 |
| Y-20-51 | Covered Roof | Tom & Kay Morrill / 594 Bradley Hwy. | |

ZONING PERMITS | 2020

| | | | |
|---------|------------------------------|---|--------------------|
| Y-20-52 | Accessory Building | Linda Lee Rolley / 5117 Forest View Court, Brighton, MI 48116 | 150-009-000-124-00 |
| Y-20-53 | Curb & Sidewalk Replacement | Corey Pszczolkowski / 175 W. Ira St. | 150-009-000-156-00 |
| Y-20-54 | EV Fast Chargers | EV Build (Joe Van Ofen) / 190 W. Erie St. | 150-001-000-217-00 |
| Y-20-55 | Fire Hall | RC Fire Authority / 504 W. Park Dr. | 150-035-000-004-00 |
| Y-20-56 | Contractors Storage Building | Hunter Concrete & Excavating / 1415 M-68 | 150-121-000-022-15 |
| Y-20-57 | Enclosed Porch | Logan & Harry Garrett / 224 E. Orchard | 150-009-000-043-00 |
| Y-20-58 | Fence | Terry Scharf AIS Installation/ 515 S. Lake St. | 150-021-000-064-00 |