

**City of Alma
Planning Commission Minutes
June 6, 2022**

Chairperson Heather Therrien called a regular meeting of the Alma Planning Commission to order at 6:00 p.m. at the Alma Municipal Building. A quorum of the Planning Commission was present.

Present: Justin Fonley, Sonia Gibson, Jessica Gilkins, Michelle Pitts, and Heather Therrien.
Absent: Andrew Bare, David Justin, Greg Mapes, Ellen Richter.

Chairperson Therrien led those present in the Pledge of Allegiance to the United States.

Approval of Minutes

Motion by Pitts, seconded by Gilkins, to approve the minutes of May 2, 2022, as presented. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

Public Hearing

Motion by Pitts, seconded by Gibson, to open a public hearing at 6:02 p.m. for the consideration of a request to rezone vacant parcel #51-021-290-00 from R2, Two Family Residential, to B2, General Business. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

Interim City Manager/Zoning Administrator Aeric Ripley explained that the vacant parcel is currently owned by Mitten Mini Storage. Mitten Mini Storage also owns a self-storage facility on the north adjacent parcel. The request to rezone the parcel is for the purpose of expanding the business. The north adjacent parcel is already currently zoned B2. Ripley noted the public hearing had been properly noticed and no comments were received prior to the meeting.

Business owner Adam Geers was present to answer questions. He noted the parcel had been a Total Refinery driveway years ago, and there was enough of a demand for storage in the area to warrant the expansion. Commission members agreed it was a good use of the parcel.

No public comments were offered or received.

Motion by Gilkins, seconded by Pitts, to close the public hearing for consideration of a rezoning request at 6:05 p.m. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

Motion by Pitts, seconded by Gibson, to recommend approval to the City Commission of a request from Mitten Mini Storage to re-zone vacant parcel #51-021-290-00 from R2, Two Family Residential, to B2, General Business, for the purpose of expanding a self-storage facility on the north adjacent parcel, known as 304 Elmwood. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

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Fire Works Special Use Permit

Ripley explained a request has been received for approval of a special use permit for temporary outdoor sales of fireworks from Jake's Fireworks. The tent will be located in the parking lot at 1720 Wright Avenue (in front of Rent-A-Center) from June 20th through July 6th.

Brief discussion followed about the Electric Taco Truck. Ripley noted all necessary requirements have been met. Ripley said he would like to bring an ordinance amendment in the future that would allow staff to approve requests such as this one.

Motion by Pitts, seconded by Fonley, to approve a special use permit for Jake's Fireworks for temporary outdoor sales of firework at 1720 Wright Avenue from June 20, 2022 through July 6, 2022. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

Sign Ordinance Draft

Ripley opened discussion saying he had reviewed Lake Isabella's sign ordinance. He felt adding similar language to their opening language might be helpful. Ripley said some items for additional review included distance requirements for sandwich board signs and language currently prohibiting strings of lights or pennants. Therrien suggested striking the language prohibiting strings of lights or pennants. Ripley noted other restrictions in the ordinance could apply in some circumstances. Fonley asked about enforcement. Ripley explained in the revised state, removal of abandoned signs may still require a court order.

Set Public Hearing

Motion by Gibson, seconded by Gilkins, to set a public hearing for July 11, 2022, at 6:00 p.m., or as soon thereafter as the agenda allows, to consider allowing ground floor residential in the downtown as a permitted use. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.

Other Business

Invitation to Public

No public comments were offered.

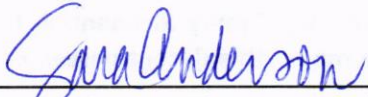
Adjourn

Motion by Gibson, seconded by Pitts, to adjourn the meeting at 6:17 p.m. Motion carried.

Yes: Fonley, Gibson, Gilkins, Pitts, and Therrien.

No: none.

Absent: Bare, Justin, Mapes, and Richter.



Sara Anderson, Alma City Clerk

Date of Approval: July 11, 2022