

**City of Alma
Planning Commission Minutes
August 1, 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: Andrew Bare, Justin Fonley, Sonia Gibson, Jessica Gilkins, David Justin, Greg Mapes, Michelle Pitts, Ellen Richter, and Heather Therrien.

Absent: none.

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

Approval of Minutes

Motion by Justin, seconded by Richter, to approve the minutes of July 11, 2022, as presented. Motion carried.

Yes: Bare, Fonley, Gibson, Gilkins, Justin, Mapes, Pitts, Richter, and Therrien.

No: none.

Site Plan Review

Therrien noted John and Erin Fitzgerald have submitted a site plan for a drive-thru and parking lot for Biggby Coffee at 1655 Wright Avenue, the former Brickk Fitness Location.

Aeric Ripley explained the proposal is to move the driveway to the west and put a pickup window on the southwest corner of the building. Proposed parking exceeds requirements with twenty regular spaces and two ADA spaces. Requirements for a maneuvering lane are also met. The requirement for stacking spaces in the drive-thru is six, and ten spaces are provided for in the proposal, together with a parallel escape lane for accessing on-site parking. On-site storm water retention and connection to the storm drain are also included in the plan. Trash removal will be accomplished with rolling carts. No lighting changes are proposed. The plan is subject to approval for a soil erosion permit and building permit. Any new storm drain, or sanitary sewer connections will require a permit, as well as any new signage. Any trees removed from the right-of-way will be replaced by the developer.

Discussion followed about the storm water retention area and storm drain connections. Mapes asked about right-of-way frontage amounts and Ripley confirmed they were reversed. Ripley added an approach from Wright Avenue would have required MDOT approval, so the plan for Heather Lane driveway was developed. Fonley asked if it would line up with the TSC driveway. Ripley said they couldn't make that work.

Mapes expressed concern about incoming and outgoing vehicles crossing in the same driveway lane without a separation. Additional discussion followed about the issue. Ripley will speak with the developer about the issue.

Motion by Pitts, seconded by Mapes, to approve the site plan review, as submitted by John and Erin Fitzgerald, for Biggby's at 1655 Wright Avenue on parcel #29-51-283-504-20. Motion carried.

Yes: Bare, Fonley, Gibson, Gilkins, Justin, Mapes, Pitts, Richter, and Therrien.

No: none.

Public Hearing-Sign Ordinance Revisions

Motion by Justin, seconded by Bare, to reschedule the public hearing to consider revisions to the sign ordinance, previously set for August 1, 2022, at 6:00 p.m., to September 12, 2022, at 6:00 p.m., or as soon thereafter as the agenda allows.

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Ripley explained the regular meeting in September falls on Labor Day and will need to be rescheduled to September 12, 2022. He added this why the public hearing is being rescheduled to September 12th rather than September 5th.

Motion to reschedule the public hearing carried.

Yes: Bare, Fonley, Gibson, Gilkins, Justin, Mapes, Pitts, Richter, and Therrien.
No: none.

Other Business

No other business was presented.

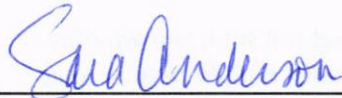
Invitation to Public

No comments offered.

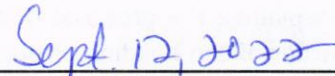
Adjourn

Motion by Pitts, seconded by Bare, to adjourn the meeting at 6:12 p.m. Motion carried.

Yes: Bare, Fonley, Gibson, Gilkins, Justin, Mapes, Pitts, Richter, and Therrien.
No: none.



Sara Anderson, Alma City Clerk



Date of Approval