

**City of Alma
Planning Commission Minutes
September 12, 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, Greg Mapes, Michelle Pitts, Ellen Richter, and Heather Therrien.

Absent: Jessica Gilkins and David Justin.

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

Motion by Gibson, seconded by Mapes, to move agenda item #7, Site Plan Review 903 Michigan Avenue, to follow agenda item #4, Public Hearing. Motion carried.

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

No: none.

Absent: Gilkins and Justin.

Approval of Minutes

Motion by Mapes, seconded by Gorton, to approve the minutes of August 1, 2022, as presented. Motion carried.

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

No: none.

Absent: Gilkins and Justin.

Public Hearing – Amendments to Sign Ordinance

Chairperson Therrien noted the public hearing had been scheduled for review of proposed amendments to the current sign ordinance. The proposed amendments focus on the type and size of sign, such as ground, temporary, and wall, together with where a sign can be placed and the time a sign may be used. The message on the sign is not a consideration under the amendments.

Motion by Mapes, seconded by Pitts, to open the public hearing regarding proposed sign ordinance amendments at 6:03 p.m. Motion carried.

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

No: none.

Absent: Gilkins and Justin.

City Manager Aeric Ripley explained the proposed amendments have been discussed multiple times. Some of the new proposed language was adopted from Lake Isabella's ordinance language. Much of the ordinance regarding content has been removed, together with language regarding strings of lights and sandwich board start and stop times.

Mapes asked about addressing content if the content included incitive language. Brief discussion followed. Ripley will research related ordinances and include additional language if the prohibition is not included elsewhere.

No public comments were received.

Motion by Mapes, seconded by Pitts, to close the public hearing regarding proposed sign ordinance amendments at 6:08 p.m. Motion carried.

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

**City of Alma
Planning Commission Minutes
September 12, 2022**

No: none.
Absent: Gilkins and Justin.

Motion by Pitts, seconded by Gibson, to recommend to the City Commission approval of proposed amendments, as presented, to Chapter 60, Article 9, Signs, as it appears in the Code of Ordinances. Motion carried.

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

Site Plan Review-903 Michigan Avenue

Chairperson Therrien explained a request had been received from Avalon & Tahoe Manufacturing for a site plan review for construction of a warehouse which is a permitted use. They plan to construct a 30,000 sq. ft. warehouse just south of the truck loading facility. The property is currently zoned L1, Limited Industrial, and the proposed warehouse is a permitted use but requires site plan approval by the Planning Commission.

Ripley provided additional information, noting the proposed construction meets setback requirements, and will only be 23% of the maximum 40% lot coverage for structures. A building permit application has been submitted. The proposed plan is subject to review by the County Drain Commissioner for drainage, and Alma Public Services for water and sewer connections.

Mapes asked if there was a truck well alternative in the plan and Chuck Griffin of Avalon & Tahoe confirmed it was included.

Brief discussion followed about the soccer field.

Jim Blick, Avalon & Tahoe, told the Commission the proposed warehouse would create ten new jobs.

Pitts asked about boat storage and was told storage would be relocated.

Motion by Gibson, seconded by Gorton, to approve the site plan review, as submitted by Avalon & Tahoe Manufacturing, for construction of a 30,000 sq. ft. south warehouse at 903 Michigan Avenue. Motion carried.

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

PUD Plan Extension

Chairperson Therrien noted Gemini Capital Management LLC is requesting a recommendation from the Planning Commission to the City Commission to approve an extension of the PUD Plan Agreement for 319 E. Downie Street (also known as the former middle school property) to August of 2023.

Motion by Pitts, seconded by Richter, to recommend approval to the Alma City Commission of an extension of the Agreement for a Planned Unit Development Plan at 319 E. Downie, through August 2023.

Ripley explained Gemini planned to go out for construction bids again this fall, but there is a time limit in the agreement. He said the Commission would have to take official action if they wished to void the agreement.

**City of Alma
Planning Commission Minutes
September 12, 2022**

Planning Commission members agreed circumstances over the last few years have been beyond Gemini's control.

Motion to recommend approval of extension of PUD agreement for 319 E. Downie Street carried.

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

No: none.

Absent: Gilkins and Justin.

Parcel Division Request

Chairman Therrien provided information on the parcel division request saying Real Alliance, LLC, had requested approval for division of a parcel containing two homes. The division would create a separate parcel for each home. The property addresses are 211 and 219 Grafton Avenue, and they are located on the corner of Grafton and Austin Street. The Planning Commission is responsible for review and action on the request.

Ripley explained the Zoning Board of Appeals had approved setback variances in June which would then allow for the parcel split. He said deeds would need to be recorded to complete the splits. A potential third parcel could be split out in the future but would need variances to be a buildable lot.

Mapes spoke briefly about a similar situation from the past with two homes on one parcel that had caused problems when documents were not recorded.

Fonley asked what had prompted the request, and Ripley said the owners were working towards future planning, and potential future sales of the homes.

Motion by Pitts, seconded by Richter, to approve the parcel division request from Real Alliance, LLC for division of parent parcel number 29-51-032-829-00 to create a separate parcel for each of the two homes on the parcel, known as 211 Grafton Avenue and 219 Grafton Avenue. Motion carried.

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

No: none.

Absent: Gilkins and Justin.

Other Business

No other business was presented.

Invitation to Public

No comments offered.

Adjourn

Motion by Pitts, seconded by Gibson, to adjourn the meeting at 6:23 p.m. Motion carried.

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

No: none.

Absent: Gilkins and Justin.

Sara Anderson, Alma City Clerk

Date of Approval