

**City of Alma  
Planning Commission Minutes  
October 3, 2022**

Vice-Chairperson Ellen Richter 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, David Justin, Sonia Gibson, Jessica Gilkins, Greg Mapes, and Ellen Richter.  
Absent: Andrew Bare, Michelle Pitts (arrived after roll call), Heather Therrien.

Vice-Chair Richter led those present in the Pledge of Allegiance to the United States.

*Approval of Minutes*

**Motion by Justin, seconded by Mapes, to approve the minutes of September 12, 2022, as presented. Motion carried.**

**Yes: Fonley, Justin, Gibson, Gilkins, Mapes, and Richter.**

**No: none.**

**Absent: Bare, Pitts, and Therrien.**

Michelle Pitts arrived at 6:02 p.m.

*Site Plan Review-903 Michigan Avenue*

Vice-Chair Richter explained a request had been received from Avalon & Tahoe Manufacturing for a site plan review for construction of a 7,400 sq. ft. enclosed lean-to structure on the north side of Production Building B. The property is zoned LI, Limited Industrial, the proposed structure is a permitted use in the LI District and requires site plan approval by the Planning Commission.

City Manager Aeric Ripley provided additional information, saying the projects meets all required setbacks and lot coverages. A building permit has been received. The project is subject to review of any drainage plan by the County Drain Commissioner. Water and/or sewer connections are subject to review by the Public Services Department.

Mapes asked about a proposed 2000 sq. ft. structure appearing on the site plan. Ripley confirmed this review is for the lean-to structure only. Ripley noted the 2000 sq. ft. structure was approved in September of 2021 for a powder coat facility, but the facility is still in the permitting process with Michigan Department of Environment, Great Lakes, and Energy.

**Motion by Justin, seconded by Fonley, to approve the site plan review, as submitted by Avalon & Tahoe Manufacturing, for construction of a 7,400 sq. ft. enclosed lean-to structure on the north side of Production Building B at 903 Michigan Avenue. Motion carried.**

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

**No: none.**

**Absent: Bare and Therrien.**

*Public Hearings*

Vice-Chair Richter explained a public hearing needed to be set for review of a conditional zoning request for 224 East Center Street. Current zoning on the property is B1, Central Business District, and the owner is requesting a conditional zoning of R1, Single Family Residential, which will allow the home to be rehabbed back into a single-family residence.

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Ripley provided additional information saying the house had been previously purchased and transferred to B1 for use as a marihuana retail establishment. It has since been sold, and the new owners wish to rehabilitate the property into a single-family dwelling for a family member.

**Motion by Pitts, seconded by Gibson, to set a public hearing for Monday, November 7, 2022, at 6:00 p.m., or as soon thereafter as the agenda allows, for review of a conditional zoning request for 224 E. Center Street for conditional rezoning from B1, Central Business District, to R1, Single Family Residential. Motion carried.**

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

**No: none.**

**Absent: Bare and Therrien.**

*Other Business*

No other business was presented.

*Invitation to Public*

No comments offered.

**Adjourn**

**Motion by Justin, seconded by Pitts, to adjourn the meeting at 6:10 p.m. Motion carried.**

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

**No: none.**

**Absent: Bare and Therrien.**

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Sara Anderson, Alma City Clerk

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Date of Approval