

**City of Alma
Planning Commission Minutes
November 7, 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, and Heather Therrien.
Absent: Ellen Richter.

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

Approval of Minutes

Motion by Mapes, seconded by Justin, to approve minutes of October 3, 2022. Motion carried.

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

Public Hearing – Conditional Rezoning

Chairperson Therrien explained a request had been received from Alex and Sue Kremsreiter to conditionally re-zone a parcel of land located at 224 East Center Street, from the current B1, Central Business District, and to conditionally allow a single-family residential home, as defined by the R1 Single Family Residential zoning district, subject to conditions and restrictions outlined within a conditional rezoning agreement.

Motion by Pitts, seconded by Mapes, to open the public hearing at 6:02 p.m., regarding the request for conditional rezoning at 224 E. Center Street. Motion carried.

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

City Manager Aeris Ripley provided background information on the property, reminding Commission members that the house had been purchased and rezoned a few years ago to be used as a medical marijuana retail facility. Since that license has since been transferred to another location, the property has been resold and the new owners wish to return it to a single-family residential building. Ripley said notice of the hearing had been sent to property owners within a 300' radius and no comments had been received. A draft conditional rezoning agreement has been prepared for the property. Ripley added he felt the change was a good use of the property.

No public comments were received.

Motion by Pitts, seconded by Mapes, to close the public hearing regarding the conditional rezoning request for 224 E. Center Street at 6:05 p.m. Motion carried.

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

Motion by Justin, seconded by Bare, to recommend to the City Commission, approval of proposed conditional rezoning of 224 East Center Street from B1, Central Business District, to R1, Single Family Residential, also to recommend approval of the related Conditional Rezoning Agreement. Motion carried.

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