

**City of Alma  
Planning Commission Minutes  
February 6, 2023**

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, Sonia Gibson, Jessica Gilkins, Bill Gorton, David Justin, Greg Mapes, and Ellen Richter.  
Absent: Michelle Pitts and Heather Therrien.

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

*Election of Officers*

**Motion by Justin, seconded by Gibson, to elect Heather Therrien as Chair, Ellen Richter as Vice-Chair, Jessica Gilkins as Secretary, and Sara Anderson as Recording Secretary. Motion carried.**

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

*Approval of Minutes*

**Motion by Justin, seconded by Gilkins, to approve January 9, 2023 minutes, as presented. Motion carried.**

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

*Public Hearing – Special Use Permit*

Vice-Chair Richter explained a request had been received for a special use permit from Phantom Fireworks for temporary outdoor sales of fireworks in the parking lot located at 1755 Wright Avenue (Tractor Supply parking lot). The proposed sale dates are June 22 to July 5, 2023 with sale hours of 10 am to 10 pm. Zoning for the parcel is B2, General Business, and temporary outdoor sales are permitted with the issuance of a special use permit.

**Motion by Mapes, seconded by Gilkins, to open a public hearing regarding a request for a special use permit for outdoor fireworks sales by Phantom Fireworks at 1755 Wright Avenue. Motion carried.**

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

City Manager Aeric Ripley noted the same request has been received and approved for the past four years. There have been no issues to date with the applicant. Notice was sent to those within three hundred feet of the parcel, and no comments or concerns were received prior to the hearing.

No additional questions or concerns were presented.

**Motion by Mapes, seconded by Justin, to close the public hearing regarding a special use permit request for Phantom Fireworks. Motion carried.**

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

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**Motion by Justin, seconded by Fonley, to approve the special use permit request from Phantom Fireworks for outdoor fireworks sales at 1755 Wright Avenue from June 22, 2023 through July 5, 2023. Motion carried.**

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

*Parcel Division Request*

**Motion by Mapes, seconded by Justin, to approve a land division request from Justin Godwin to split his parcel #29-51-333-085-00 (Lots 41 & 42, Scottish Heights, 1<sup>st</sup> Add.) and separate the two lots into two distinct parcels.**

Ripley provided background information and noted Lot 41, which is vacant, will likely be purchased by a neighboring property owner.

**Motion to approve the parcel division request carried.**

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

*Recreational Marihuana*

Ripley explained that recreational marihuana ordinances recently adopted by the City Commission will require approval of a special use permit from the Planning Commission. Ripley said he would be making license applications available on the city's website after the meeting with a two-week window for application submissions. Staff will be reviewing applications and will be bringing them to the Planning Commission for consideration. At least three applications are expected. If complete, they will be presented at the March Planning Commission meeting.

*Other Business*

Ripley noted Greater Gratiot Development will be seeking proposals for master planning this month. Alma will be working locally to establish master planning for the Alma portion of the county plan. Brief discussion followed.

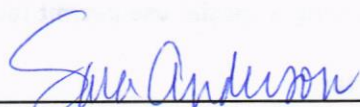
*Invitation to Public*

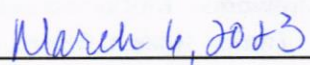
No comments were offered.

*Adjourn*

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

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

  
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Sara Anderson, Alma City Clerk

  
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Date of Approval