

**City of Alma
Planning Commission Minutes
March 20, 2023**

Chairperson Heather Therrien called a special 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, Greg Mapes, Michelle Pitts, and Heather Therrien.
Absent: Bill Gorton, David Justin, and Ellen Richter.

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

Public Hearing-Zoning for Retail Marihuana

Chairperson Therrien provided the following information regarding the proposed hearing. The city has received four applications for retail recreational marihuana licenses. As part of the process, the Planning Commission must review the zoning for the proposed locations and make a recommendation to the City Commission that the locations meet the minimum standard.

Motion by Mapes, seconded by Pitts, to open the public hearing at 6:01 p.m. for review of zoning for proposed recreational marihuana retail establishments. Motion carried.

Yes: Fonley, Gibson, Gilkins, Mapes, Pitts, and Therrien.

No: none.

Absent: Gorton, Justin, and Richter.

City Manager Aeric Ripley gave additional background information on the applications and process.

528 W. Warwick Drive (DNVK Lapeer Inc-DBA Consume)

Located in a B2 Zoning District which permits Recreational Retail Marihuana businesses as a permitted use, holding a medical marihuana license, and currently operating. Setback requirements have been met.

1405 Wright Avenue (MPM-R XVII LLC-DBA Pure LaPeer)

Located in a B2 Zoning District, holding a medical marihuana license transferred from 224 E. Center. License is up to date, but a Certificate of Occupancy was never obtained. Jenn Zielinski of Pure Lapeer provided a conceptual rendering of the building elevation for their proposed establishment. Property meets setback requirements.

1465 Wright Avenue

Located in a B2 Zoning District, and currently a vacant lot. Ripley noted this is the only applicant without an existing building. Property meets setback requirements.

1325 E. Superior Street

Located in a GI Zoning District (General Industrial) which permits Recreational Retail Marihuana establishments as a permitted use. Property meets setback requirements. Ripley noted the site location for the renovations was received just prior to the meeting.

Commission comments: none.

Public comments:

Jenn Zielinski of Pure Lapeer spoke briefly regarding the delay in receiving a certificate of occupancy.

Commission member Fonley asked about MDOT permitting for a drive approach on Wright for the vacant lot. Ripley confirmed an MDOT permit would be required.

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Motion by Pitts, seconded by Gibson, to close the public hearing for review of zoning at 6:12 p.m. Motion carried.

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

Motion by Mapes, seconded by Gibson, to recommend to the Alma City Commission the retail recreational marihuana application from DNVK Lapeer Inc. DBA Consume, the proposed project (528 W. Warwick) is within an allowable zoning district, meets the required setbacks and has answered the minimum requirements of the application.

Motion carried.

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

Motion by Fonley, seconded by Mapes, to recommend to the Alma City Commission the retail recreational marihuana application from MPM-R XVII LLC DBA Pure Lapeer, the proposed project (1405 Wright) is within an allowable zoning district, meets the required setbacks and has answered the minimum requirements of the application. Motion carried.

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

Motion by Mapes, seconded by Gibson, to recommend to the Alma City Commission the retail recreational marihuana application from KN Michigan LLC, the proposed project (1465 Wright) is within an allowable zoning district, meets the required setbacks and has answered the minimum requirements of the application.

Mapes noted he had just realized the property might belong to his employer. Ripley confirmed. Mapes withdrew his motion.

Motion by Gilkins, seconded by Fonley, to recommend to the Alma City Commission the retail recreational marihuana application from KN Michigan LLC, the proposed project (1465 Wright) is within an allowable zoning district, meets the required setbacks and has answered the minimum requirements of the application.

Mapes abstained from the vote as the property in question is currently owned by his employer.

Motion to recommend carried.

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

Motion by Fonley, seconded by Gibson, to recommend to the Alma City Commission the retail recreational marihuana application from Fire Island, LLC, the proposed project (1325 E. Superior) is within an allowable zoning district, meets the required setbacks and has answered the minimum requirements of the application. Motion carried.

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

Other Business

Chairperson Therrien reminded everyone the next meeting is scheduled for April 3, 2023.

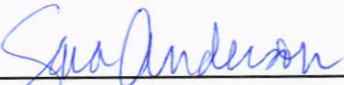
Invitation to Public

No comments were offered.

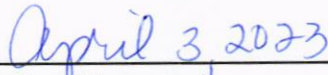
Adjourn

Motion by Pitts, seconded by Gilkins, to adjourn the meeting at 6:17 p.m. Motion carried.

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



Sara Anderson, Alma City Clerk



Date of Approval