

**City of Alma
Planning Commission Minutes
May 1, 2023**

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

Absent: Ellen Richter.

Approval of Minutes

Motion by Justin, seconded by Mapes, to approve minutes of the April 3, 2023 regular meeting, as presented. Motion carried.

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

No: none.

Absent: Richter.

Public Hearing-Special Use Permit Request

Chairperson Therrien provided the following information: a request for a special use permit has been received for a Group Day Care Home at 119 Elmwood Street, further described as parcel number 29-51-021-330-00. The zoning for this parcel is R-2, Two Family Residential. R-2 zoning districts do permit Group Day Care Homes with the issuance of a special use permit and licensing through the State of Michigan.

Motion by Mapes, seconded by Gilkins, to open the public hearing regarding a special use permit request for 119 Elmwood Street at 6:03 p.m. Motion carried.

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

No: none.

Absent: Richter.

City Manager Aeris Ripley added the requested use is permitted by special use permit, the home is not located within 500 feet of any other licensed group day care home, and the play area is on the southwest side of the home. They will be expected to meet required standards for exterior maintenance, noise, fire, and traffic safety. Any future signage would be subject to sign ordinance requirements.

Ripley said one phone call had been received following the required notice to neighboring residents and their question about the type of day care was resolved prior to the hearing.

Commissioner Justin asked about the intended play area and parking lot/walkway material. His questions were answered by the owner who was present for the hearing. No public comments were offered.

Motion to close the public hearing regarding a special use permit request for 119 Elmwood Street at 6:05 p.m. Motion carried.

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

No: none.

Absent: Richter.

Motion by Mapes, seconded by Justin, to approve a special use permit request from Selena Waterbury for a Group Day Care Home, as permitted in the R-2 zoning district, at 119 Elmwood Street (29-51-021-330-00), subject to State of Michigan licensing requirements. Motion carried.

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

No: none.

Absent: Richter.

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Other Business

Ripley noted this would likely be Planning Commissioner Gorton’s last meeting as he will be moving out of the area. Brief discussion followed.

Invitation to Public

No comments were offered.

Adjourn

Motion by Justin, seconded by Mapes, to adjourn the meeting at 6:07 p.m. Motion carried.

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

No: none.

Absent: Richter.

Sara Anderson, Alma City Clerk

Date of Approval

DRAFT