

**City of Alma
Planning Commission Minutes
October 2, 2023**

Planning Commission Secretary Jessica Gilkins 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, Jessica Gilkins, Sonia Gibson, David Justin, Greg Mapes, and Michelle Pitts.

Absent: Ellen Richter and Heather Therrien.

Approval of Minutes

Motion by Justin, seconded by Mapes, to approve minutes of the September 11, 2023, regular meeting.

Motion carried.

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

No: none.

Absent: Richter and Therrien.

Public Hearing

Secretary Gilkins provided the following information: A request has been received from Superior Street Holdings LLC to conditionally re-zone a parcel of land located at 721 E. Superior Street, from the current zone, B2, General Business District, to LI, Limited Industrial, to allow use of the current structure for manufacture of fabricated metal products, which is allowed in Limited Industrial zoning districts, and will be outlined by special conditions set within a conditional rezoning agreement.

Motion by Mapes, seconded by Justin, to open a public hearing at 6:02 p.m. to receive comments on the proposed conditional rezoning of 721 E. Superior Street from B2 to LI. Motion carried.

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

No: none.

Absent: Richter and Therrien.

City Manager Aeric Ripley provided a brief background on the request, saying that the property owner's request for re-zoning that would allow in a business that has specific needs for electric service support and has been unable to find another building with sufficient service. He asked members to consider the draft conditional agreement and noted modifications could be made prior to approval.

Jim Wheeler, Greater Gratiot Development Inc., explained that SAIA Manufacturing has been searching for a building with appropriate electrical service to support equipment for a certain type of metal fabrication. Their location on Warner Road cannot feasibly support this equipment, and the location they had been using, in Ithaca, is no longer available. Wheeler said they have been helping with the search and found the building at 721 E. Superior to be sufficient for the equipment, but it is currently zoned B2. He said the processing will take place inside the building and will include receiving metal deliveries and shipping out the fabricated pieces. He spoke in favor of the conditional rezoning and added they are hopeful that the business will grow, and they will eventually be able to find or build a larger building that will support all of their operations in one of the area industrial parks.

Planning Commission Member Mapes suggested the conditions in the proposed conditional rezoning agreement could be modified as some of them would be governed by ordinance. Discussion followed regarding noise, emissions, deliveries, and on-site storage. Commission members agreed to reduce the proposed conditions to one which would restrict sound, emissions, and outside storage.

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Ripley said notice of the public hearing for proposed conditional re-zoning had been sent to neighboring property owners and published. No comments or concerns were received from property owners or members of the public.

Motion by Mapes, seconded by Justin, to close the public hearing regarding conditional rezoning of 721 E. Superior at 6:17 p.m. Motion carried.

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

Motion by Mapes, seconded by Justin, to recommend approval to the City Commission of the application for conditional re-zoning of 721 E. Superior from Zone B2, General Business District, to LI, Limited Industrial District, together with the related conditional rezoning agreement with modifications as discussed. Motion carried.

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

Other Business

No business was put forward.

Invitation to Public

Kasey Zehner, Greater Gratiot Development Inc., spoke briefly regarding the Master Planning Steering Committee and upcoming meetings. She noted January 17, 2024, would be the first meeting for public input.

Adjourn

Motion by Justin, seconded by Pitts, to adjourn the meeting at 6:19 p.m. Motion carried.

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



Sara Anderson, Alma City Clerk

Date of Approval: November 6, 2023