

**City of Alma
Planning Commission Minutes
March 2, 2020**

Commissioner Ayers called the regular meeting of the Alma Planning Commission to order at 6:00 PM on March 2nd, 2020 in the Alma City Commission Room.

Present: Ayers, Gilkins, Pitts, Schooley, Richter, Mapes, Wheeler, Therrien, and Kulling.

Absent: None

Others Present: Aeric Ripley, City of Alma Zoning Administrator
Sr. Mary Juanita, 1965 Michigan Ave
Ryan Smith, Gemini Capital Management LLC

A motion was offered at 6:01 PM by Pitts and supported by Wheeler to approve the minutes of the Regular Planning Commission meeting held on February 3, 2020.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling
No: None

Public Hearing to Review the Preliminary PUD Plan - Planned Unit Development Request - Gemini Capital Management IX, LLC has submitted a PUD request for the property at 1425 Michigan Avenue (#29-51-354-269-00). The Procedure for Review requires a Pre-Application Conference, a Determination of PUD Eligibility, and a neighborhood meeting; all these steps have been completed. A Public Hearing by the Planning Commission is required to review the proposed Preliminary PUD Plan.

The public hearing was opened by Chairman Ayers at 6:03 PM.

A presentation was given by Ripley:

Lot Coverage with Structures PUD Standards

The lot is .81 acres, the maximum density allowed for a R1, Single Family Zoning district is 8 units per acre. The maximum density for the site is 6.48 units. The Planning Commission has the option to increase the density by 25%.

A total of 6 units are proposed for the project, therefore the density is below the maximum allowed in the R1, Single Family Zoning District.

Setbacks (Building to Property Line)

Front Setback – South (Michigan Ave): 30’ to property line. (30’ required)

Rear Setback- North (Pine River): 47’ to property line. (30’ required)

Side Setback – East property line: 5’ to property line. (at least one 5’ – total of 15’ for both sides required)

Side Setback – West property line: 35’ to property line. (at least one 5’ – total of 15’ for both sides required).

Parking & Trash Removal

Parking required for Single or Two-Family Residential - 2 spaces per unit. Project requires spaces 12 spaces, provided on site 12 spaces.

Trash Removal: Provided through the City of Alma Residential Pick-Up.

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Landscaping Plan Provided

Landscape plan has provided for a total of four trees and variety of new plantings around the two new duplexes, and the existing duplex.

Staff Comments:

The plan appears to meet the criteria set forth in the PUD Ordinance for the PUD Preliminary Plan and staff recommend approval.

Attached is the PUD Ordinance of possible action recommendations by the Planning Commission, which are sent to City Commission following the public hearing: Approval, Approval with Changes or Conditions, Postpone, Denial. Whatever the recommended action the preliminary plan is submitted to the City Commission for their review.

Smith commented that the requested density for the project is under the limit allowed under ordinance. The plan expands the existing drive to Michigan Ave to accommodate 2-way traffic. The project utilizes solar energy for green building practices. The ideal start date of the project would be in May of this year with an expected completion in the fall.

Ripley commented that the recommendation made by the Planning Commission would be offered to the City Commission for an official decision of approval or denial.

Smith commented that no state grants or tax abatements are requested for this project. Abatements granted by the city for previous projects has made it possible to complete this project without requested credits.

No comments were received by staff prior to the meeting and no additional public comments were received from the audience.

A motion was made by Wheeler and supported by Pitts to close the public hearing at 6:10 PM

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

A motion was made by Wheeler at 6:11 PM and supported by Kulling to recommend approval of the planned unit development as presented.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

Public Hearing: 1755 Wright Ave – Special Use Permit Request for temporary outdoor sales of Fireworks from Richard Tapper in the parking lot located at 1755 Wright Avenue (Tractor Supply Parking Lot). The proposed dates for the sale are June 22, 2020 to July 5, 2020.

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The public hearing was opened by Chairman Ayers at 6:11 PM.

A presentation was given by Ripley:

Landlord Lease Terms: June 10th, 2020 through July 16th, 2020. Hours of Operation: June 22d - July 4th 2020 10 am -10 pm. Size of Equipment: Flame Retardant Tent: 40' x 40' Fire Proof Storage Unit 8'X 40'. Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan. Insurance: \$10 million dollars in product, personal and properly liability. Participants-2 - 4 people. Phantom Fireworks to follow NFPA 1123,1124, and 1125 regulations.

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc. on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit. There are over 50 car spaces available for use on the asphalt. There will be no parking within 10' of the tent.

Ripley stated that Phantom Fireworks has operated a tent for fireworks sales in neighboring Pine River Twp for many years without incident. No calls or letters were received by staff regarding this public hearing.

No additional comments were made during the public hearing.

A motion was made by Wheeler at 6:13 PM and supported by Therrien to close the public hearing.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

A motion was made by Pitts at 6:14 PM and supported by Gilkins to approve the special use permit.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

Parcel Division Request 525 N State Street – The applicate United Way of Gratiot & Isabella County is requesting a split of Parcel #29-51-334-758-00, creating two new parcels; Parcel 1 will contain the new Child Advocacy Building (1.36 acres) and Parcel 2 will contain the United Way/Wilcox Non-Profit Building (1.01 acres).

Ripley stated that the division is a formality that must be approved by the Planning Commission before moving forward. The division as presented meets all requirements set out in city ordinance.

A motion was made by Pitts at 6:15 PM and supported by Mapes to approve the parcel division as presented.

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Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, and Kulling

No: None

Abstain: Therrien

A motion was made by Wheeler and supported by Schooley to adjourn the meeting at 6:16 PM.

Respectfully submitted,

Aaron K. Hale

Planning Commission Recording Secretary