

**City of Alma
Planning Commission Minutes
June 1, 2020**

Commissioner Ayers called the regular meeting of the Alma Planning Commission to order at 6:02 PM on June 1st, 2020 on the Zoom video conferencing platform.

Present: Ayers, Pitts, Schooley, Richter, Mapes, Wheeler and Therrien

Absent: Gilkins and Kulling

Others Present: Aeric Ripley, City of Alma Zoning Administrator
David Ringle, Public Works Director
Ryan Smith, Gemini Capital Management LLC
Doug Dice, Alma College
Ryan Stoudt, Alma College
Evelyn Bradley, Daycare Operator 609 Richmond
Jim Blick, Avalon Tahoe

A motion was offered at 6:03 PM by Pitts and supported by Mapes to approve the minutes of the Regular Planning Commission meeting held on May 4, 2020.

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

No: None

Special Use Permit: Group Daycare 609 Richmond - A request to consider a Special Use Permit for a Group Day Care Home at 609 Richmond Street. The location is further described by parcel number 29-51-343-028-00. The zoning for this parcel is R-1, Single Family Residential. R-1 zoning districts do permit Group Day Care Homes with the issuance of a special use permit and licensing through the State of Michigan.

A presentation was given by Ripley. The daycare operation must meet the following requirements;:

- The home is not located within 500 ft. of any other licensed group day care home. This was verified by checking the State of Michigan data base of licensed Family, Group and Center Day Cares.
- Play area must be located in the yard to the northwest of the home.
- The home is required to meet the same minimum City maintenance (exterior) standard as the rest of the neighborhood and community.
- There is no signage at the location currently, if a sign is requested in the future, the sign will be subject to the sign ordinance regulations.
- The home will be subject to all fire and traffic safety standards set by the State of Michigan and the City of Alma as determined by the Alma Police and Fire Chiefs.
- Care-giver shall maintain control of noise; staff has not received any direct complaints from the neighborhood, with the current day care.
- Once the Group Day Care license is issued by the State of Michigan, the owner must register with the 911 Dispatch Center.
- The requesting individual for this license is the owner of the premises and resides in the home.

- License holder and employees are subject to a background check and approval by the Alma Chief of Police.

The home is located on an alley that has not been vacated.

One comment was received from Kimberly Herriman at 915 N Court expressing they were not in favor of this project as it is not a good fit for the neighborhood. This communication was included in the packet.

Ripley explained to Herriman that day care homes of this type are permitted within this neighborhood provided they meet all the requirements outlined within the special use permit process.

Ayers called for further comment. Mapes commented that he has received numerous communications that there is a need for expanded daycare services within the community.

A motion was made by Wheeler and supported by Pitts at 6:07 PM to close the public hearing.

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

No: None

A motion was made by Wheeler and supported by Therrien at 6:08 PM to approve the special use permit with the listed stipulations.

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

No: None

Zoning Map Amendment, Public Hearing: 615 E Downie - A request to Re-zone 615 E Downie Street, Parcel #29-51-343-521-00 by the owner Avalon and Tahoe Manufacturing Inc. from R1, Single Family Residential to LI, Light Industrial. The parcel is adjacent to Avalon's main facility, the parcel would be used as product and equipment storage.

A presentation was given by Ripley. Avalon and Tahoe Manufacturing incorporated requests re-zoning of parcel 51-343- 521-00 from Residential R1 to LI Light Industrial.

- Parcel 51-343-521-00 is currently zoned Residential R1. The parcel was purchased by Avalon and Tahoe Mfg. Inc in 2018 from Alma Public Schools. The approximately '13 acres are contiguous with the rest of the Avalon site, parcel 51-343-502-00; the other 32 acres are all zoned light industrial. The north 1/3 of the property is unsuitable for development because it is in a hazardous flood zone. As part of the purchase agreement, Avalon allowed Alma Schools and P.A.L. to use the property for two years. That term has expired but we allowing the schools to use the field again this year.
- Intended Development: The property was purchased to allow future expansion of

the facility. To do so, the property needs to be rezoned to Light Industrial 11. Avalon has no immediate specific plans to construct new buildings on this parcel. However, our company has reached the practical, and regulatory, limit of new construction our original site. In the short term we are quickly approaching the point at which we exceed our boat storage capacity. We would like to begin site improvement projects which would allow us to store boats and equipment at this location should additional space be needed. Initially, the means improving the drainage and doing some grading and gravel paving. Until this space is needed, we have agreed to let Alma Public Schools continue to use the land for athletics.

One comment was received by e-mail from Arthur Baker, expressing concerns about the project. Particularly concerning the dirt that is currently being hauled on to the property. The e-mail was included to the commission in their packet.

Schooley stated that resident Randy Miniard had questions about future uses of the land.

Ayers inquired what the traffic load would be in the area when used for boat storage.

Blick replied that the current traffic is from an excavating company hauling temporary dirt to the site from their current parking lot project. Much of this dirt will remain on site as a privacy berm along Downie st. Future access to the site will be internally from the adjacent plant property and traffic on Downie will be minimal. Blick attests that it doesn't make sense due to elevation to expand production area in this direction and the future use of the land would be cold storage or boat storage.

A motion was made by Pitts and supported by Mapes to close the public hearing at 6:14 PM.

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

No: None

Pitts had a question asking about what had happened to the sidewalk going to the bridge along Euclid.

Ringle replied that it was damaged by the recent flood and requires repair prior to re-opening.

A motion was made by Mapes and supported by Wheeler at 6:16 PM to recommend to the City Commission that the Zoning Map Amendment be granted.

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

No: None

Conditional Rezoning Request Public Hearing: 803 W Center - Alma College has submitted a Conditional Rezoning Request for the Altman House located at 803 W Center Street, Parcel #29-51-042-062-00. The requested use would provide overnight rental accommodations utilizing three private suites.

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Alma College states that the house, when completed, will provide overnight rental accommodations utilizing three private suites. This is similar to how our Alumni House
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functions today. We are in the early stages of design but we currently believe we could accommodate a max of four people per suite or up to 12 guests at a time. At this time we are planning to utilize the existing garage and driveway and college parking lots for guest parking.

A presentation was given by Ripley noting the stipulations outlined in the conditional rezoning agreement.

Conditions running with the property. This Statement of Conditions covers the Property described in property owner letter of voluntary conditions. This Statement of Conditions shall be binding upon and inure to the benefit of the Owners, neighborhood, and the City of Alma, and their heirs, successors, and assigns, and shall run with the property.

List of Conditions. The conditional rezoning potentially granted to the owner is based upon conditions which were voluntarily offered by the Owners. The conditions and limitations on use of the Property is by which the City would grant the conditional rezoning, the voluntary conditions are as follows:

The following additional conditions will be applied to the Conditional Rezoning Agreement under the R2, Two Family Residential permitted and special use requirements of a Rooming House.

Primary Use Restrictions

- a. Home will be used for limited overnight stays for visitors, not to exceed one month.
- b. Sleeping arrangements for not more than 12 people, within the three private suites.
- c. Parking shall be limited to up to 4 vehicles on site, all other vehicles will utilize college parking lots for guest parking.
- d. The owner will enroll the property into the City of Alma Rental program for annual inspection.
- e. In the event of a sale of the property the seller/buyer must notify the City of Alma of the impending sale, and state whether or not the new owner plans to continue the conditional use. The conditional rezoning agreement must be transferred to the new owner.
- f. In the event of a sale of the property and the buyer does not wish to continue the conditional use, the property will revert to the R-1, Single Family Zoning District classification.

Addition Staff Comments

- If the conditional rezoning is approved by City Commission, the Owner shall apply for and receive all required permits for building, electrical, plumbing needed for the change in use.

One comment was received by e-mail from a neighboring property owner in support of the project in hopes that the college will do the same quality job restoring this property as they did on their previous project on W Center St.

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Ayers called for additional comment, but none was received.

A motion was made to close the public hearing by Therrien and supported by Mapes at 6:20 PM.

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

No: None

A motion was made by Schooley and supported by Therrien to make a recommendation to the city commission to approve the conditional rezoning agreement request at 6:21 PM

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

No: None

Plan Submission and Set Public Hearing: PUD 319 E Downie St - A Preliminary Plan Planned Unit Development Plan has been submitted by Gemini Capital Management IX, LLC for the property located at 319 E Downie Street (#29-51-344-577-00). The Procedure for Review requires a Pre-Application Conference, a Determination of PUD Eligibility, and a neighborhood meeting, all these steps have been completed, the next step is for the Preliminary Plan to be introduced to the Planning Commission and for the Planning Commission to set and hold a public hearing for the submitted Preliminary PUD Plan.

A presentation was given by Ripley. This submission meets the requirements outlined as preliminary request from the development. This project is larger and more elaborate than the previous project presented by this developer. The elevations and aerials provided give a much better representation of the scope of the project.

Smith was available for questions.

Ayers and Mapes commented that the plan looked very good. It encapsulates a neighborhood in a single block while remaining compatible with the adjacent community.

Pitts expressed that she was impressed with the design, particularly the numerous trees and green areas presented. She also expressed that the individual sidewalks to porches at each unit.

Mapes inquired as to whose obligation it would be to plant the trees pictured in the city right of way on the plan. Smith replied that they are preliminary at this point but before finalization it will be worked out with city staff.

Pitts expressed again that the combination and buildings and trees really make the project look like a self-contained neighborhood.

Ayers thanked Smith for his submission.

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Ripley highlighted the energy efficiency elements of the design including EV charging stations that will be available to the public. Smith added that currently the only station in Gratiot County is located at the Consumers Energy complex. Mapes commented that he believed that one was also being installed as part of the Opera House project downtown. Smith commented that solar was incorporated into the design to help offset the energy needs of each unit.

Wheeler inquired if there would be quorum at the next meeting held on July 6 due to the 4th of July holiday. It was the opinion of the commission that they would be in attendance.

A motion was made at 6:29 PM by Pitts and supported by Richter to accept the submission of the PUD Preliminary plan and set the public hearing for the project for July 6 at 6:00PM

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

No: None

Ayers inquired if there was any new business to discuss. Ripley replied that there was not.

A motion was made by Wheeler and supported by Therrien to adjourn the regular meeting of the Planning Commission at 6:32 PM.

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

No: None

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Aaron K. Hale".

Aaron K. Hale
Planning Commission Recording Secretary