

**Alma Planning Commission
December 4, 2007 Regular Meeting**

Chairperson Lambrecht called the regular meeting of the Alma Planning Commission to order at 5:30 p.m. at the Alma Municipal Building.

Present: Lambrecht, Nyman, Moore, Knarr & Pellerito
Absent: Wheeler, Stone, Walkington & Moes

A motion was made by Nyman, supported by Pellerito to approve the November 6, 2007 meeting minutes.

Yes: Lambrecht, Nyman, Moore, Knarr & Pellerito
No: None

Master Plan 5 Year Review

Chairperson Lambrecht opened this item of business for discussion. In 2002, the Michigan Legislature amended the Municipal Planning Act, PA 285 of 1931. This Act now requires each community to review its Master Plan every five years to determine if it needs to be amended or if it is time to institute the process for a new Master Plan. The current Master Plan was adopted in December, 2002.

Secretary Dan Stasa briefed the Commission on this issue. Mr. Stasa reviewed the current Master Plan utilizing the questions posed by the Michigan Municipal League to be used in conducting this review. Discussion followed.

Commission Member/City Manager Phil Moore addressed the Joint Planning Process that is in the beginning phases within Gratiot County. Mr. Moore reported that there are seven local units of government that are currently involved in the process with more local units of government indicating that they are considering joining this process. The goal of this process is to develop a single Master Plan that will cover all of the participants. Mr. Moore stated that this probably will be a long-term process and could take a couple of years to complete. In the meantime, the City needs to keep the current Master Plan viable. Discussion followed.

Commission Member Ryan Pellerito addressed the 5 year review cycle. Mr. Pellerito noted that this review can occur at anytime and is good for a period of 5 years from the date that the review concludes. Discussion followed.

A motion was made by Pellerito and supported by Nyman to document that the Alma Planning Commission has reviewed the City of Alma Master Plan that was adopted in December of 2002 and finds that no changes to this plan are necessary at this time.

Yes: Lambrecht, Nyman, Moore, Knarr & Pellerito
No: None

Michigan Zoning Guidebook

Chairperson Lambrecht opened this item of business for discussion. The City has purchased several copies of the text *Michigan Zoning Guidebook: for Citizens and Local Officials*. This guidebook is based on the new Michigan Zoning Enabling Act, PA 110 of 2006. Each member will receive a book and Staff will give a short presentation.

Mr. Stasa made a short presentation about this book, noting that this book replaces the 1989 version that is titled the same. Mr. Stasa noted that this book explains planning and zoning functions in the State of Michigan and does so in a very simple and straight forward way. Commission members present thanked the Staff for obtaining this book.

Other Business

Mr. Moore reported that meetings between the local units of government and the Gratiot County Drain Commissioner were going well. There are a couple of changes that could be occurring. These are:

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- To have as few detention ponds as possible. This could be accomplished by having two property owners share one pond. This detention pond could be located between the two properties within the setback.
- There are other technologies that are being considered that could eliminate the requirement for the 1 foot of freeboard.

Discussion followed.

Mr. Moore also reported that the Drain Commissioner appears to have bought the City's argument of allowing the downtown to drain directly to the river. The City will probably have to establish some type of district to be able to do this. The establishment of this district is an issue that could come before the Planning Commission for review and approval.

Mr. Hal Smith, Zoning Administrator addressed the need for more information on what other types of alternatives is available in regards to retention/detention. Discussion followed.

A brochure regarding the Citizen Planner Program offered by MSU was passed out and discussed by Mr. Moore. Any members that are interested in attending these sessions are to contact Secretary Dan Stasa. Mr. Moore stated that the City will pick up the costs associated with this program.

It was noted that the meeting date for January 2008 falls on New Years Day. The consensus of the members present was to not schedule a meeting for January unless one is needed.

Hearing no further business, Chairperson Lambrecht adjourned the meeting at 6:13 p.m.

M. Daniel Stasa, Secretary
Alma Planning Commission