

**Alma Planning Commission
June 2, 2008 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.

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

Others Present: Tom Fox, Lisa Mannausau, Jerry Scoby and Bob Boyce

A motion was made by Wheeler and supported by Walkington to approve the May 5, 2008 Planning Commission minutes.

Yes: Lambrecht, Wheeler, Nyman, Moore, Knarr, Walkington, Ayers & Pellerito
No: None

Public Hearing, 421 E. Downie St., Special Use Permit

Chairperson Lambrecht opened the Public Hearing for comments. This Public Hearing is to consider a request for a Special Use Permit for a Group Day Care Home. The applicant, Lisa Mannausau is requesting a Special Use Permit to be classified as a Group Day Care Home at 421 E. Downie St. A Group Day Care Home is defined as a private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for a period of less than twenty-four (24) hours a day unattended by a parent or legal guardian. The property is zoned R-3, Multiple Family Residential District. R-3 does permit Group Day Care Homes within its boundaries through the issuance of a Special Use Permit.

Lisa Mannausau, applicant, gave an overview of her request to the Commission. Ms. Mannausau stated that she had operated a group day care home at this location previously and is now returning to live at this location. Ms. Mannausau reviewed her site plan, noting the parking agreement with the Alma Wesleyan Church and the fence that she is going to install around the property. Discussion followed.

Mr. Dan Stasa, Secretary, stated that no communication was received in regards to this request. Commission Member Phil Moore stated that in his opinion, this is a good location for a group day care home.

A motion was made by Moore and supported by Nyman to close the Public Hearing.

Yes: Lambrecht, Wheeler, Nyman, Moore, Knarr, Walkington, Ayers & Pellerito
No: None

A motion was made by Nyman and supported by Knarr to grant the Special Use Permit for 421 E. Downie St. for a Group Day Care Home.

Yes: Lambrecht, Wheeler, Nyman, Moore, Knarr, Walkington, Ayers & Pellerito
No: None

Public Hearing, Rezoning Request, Alma College

Chairperson Lambrecht opened the Public Hearing for comments. The applicant, Alma College is requesting to rezone a portion of its land from its current zoning classification to the Campus (C) District. The area proposed to be rezoned is commonly described as an area lying east of Harvard Ave.; south of Falkirk St.; west of Wright Ave; north of Superior St. with the exception of the area bounded by Maple Ave. on the east, Center St. on the south and Philadelphia Ave. on the west.

Mr. Nyman recused himself from this issue due to a conflict of interest by being employed by Alma College.

Mr. Jerry Scoby, Vice President of Finance and Administration for Alma College reviewed the request with the Commission. Mr. Scoby stated that this rezoning will make the approval process for the proposed addition to the Hogan Physical Education Center more streamlined. Discussion followed.

Alma Planning Commission
June 2, 2008
Page 2

Mr. Hal Smith, Zoning Administrator, discussed the concept behind the creation of this zoning district. Mr. Smith noted that this district was created for the main campus area already in existence, which is primarily the area north of Superior St. This zoning district was created to recognize the College and its related uses as permitted uses within areas of the City. This will eliminate the need of going through the Special Use Permit process on every proposed project within this district. Discussion followed.

Mr. Dan Stasa, Secretary, stated that no communication was received in regards to this request.

A motion was made by Wheeler and supported by Pellerito to close the Public Hearing.

Yes: Lambrecht, Wheeler, Moore, Knarr, Walkington, Ayers & Pellerito
 No: None
 Abstain: Nyman due to a conflict of interest by being employed by Alma College

A motion was made by Wheeler and supported by Pellerito to recommend to the City Commission to rezone the district as described in the Public Hearing Notice from its current zoning classification to the C, Campus District.

Yes: Lambrecht, Wheeler, Moore, Knarr, Walkington, Ayers & Pellerito
 No: None
 Abstain: Nyman due to a conflict of interest by being employed by Alma College

Other Business

Mr. Fred Walkington submitted a letter of resignation from the Alma Planning Commission due to the fact that he will be leaving the Alma area in the near future. His resignation is effective after the meeting of June 2, 2008.

A motion was made by Wheeler and supported by Nyman to accept with deep regret the resignation of Fred Walkington and to thank Fred for his many years of service to the City of Alma and the Planning Commission.

Yes: Lambrecht, Wheeler, Nyman, Moore, Knarr, Walkington, Ayers & Pellerito
 No: None

Secretary Stasa informed the Commission that Members Knarr and Stone decided to not be reappointed for another term. With Mr. Walkington's resignation, there are now three (3) seats available on the Planning Commission. Mr. Moore informed the Commission that the City Commission makes the appointments to the Planning Commission and that he is going to discuss what process they would like to use to fill these seats. In the meantime, Mrs. Knarr and Mr. Stone continue to serve until their successor is appointed.

Mr. Stasa also reminded everyone about the training in Mt. Pleasant on June 25, 2008 in regards to the Michigan Planning Enabling Act. Anyone wishing to attend this session needs to contact Mr. Stasa so that registration can be taken care of.

Being no further business to discuss, Chairperson Lambrecht adjourned the meeting at 5:55 p.m.

Respectfully submitted,

M. Daniel Stasa, Secretary
 Alma Planning Commission