

**Alma Planning Commission
October 6, 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, Nyman, Moore, Wheeler, Ayers, Pellerito, Boyce, Koutz, & Royer
Absent: None

Others Present: Sharon Fenton, Todd Moeggenborg, Addielea Hayes

A motion was made by Nyman and supported by Ayers, to approve the July 14, 2008 and August 18, 2008 Planning Commission minutes.

Yes: Lambrecht, Nyman, Moore, Wheeler, Ayers, Pellerito, Boyce, Koutz, & Royer
No.: None

Public Hearing - Rezoning Request

Chairperson Lambrecht opened this item of business for discussion. The United Way of Gratiot County is requesting to rezone a portion of land commonly referred to as 525 N. State Street from its current zoning classification of R-3, Multiple Family Residential District to BMR, Business and Multi-Residential District.

Sharon Fenton, Executive Director of the United Way spoke about the reasons for the rezoning request. This property is proposed to be used as a "Non-Profit Center". Approximately eight other agencies in addition to the United Way have expressed interest in this project. The United Way has accepted the donation of the facility, contingent upon rezoning.

A resident, Addielea Hayes of 117 E. Downie St., asked if anyone would be staying overnight. Mrs. Fenton explained that no, no one would be staying overnight. The facility is proposed as office space.

Mr. Moore asked if the "300 foot letters" were sent out and were there any responses. Mr. Stasa answered that the only response was one (1) person stopped by the office and talked to Carol O'Donogue. Ms. Hayes said that it was her who stopped by and asked what BMR zoning allows. Mr. Hal Smith, Zoning Administrator explained, and discussion followed.

Mr. Lambrecht stated his opinion that this proposal is probably the best possible use of the property.

A motion was made by Nyman and supported by Wheeler to close the Public Hearing and to recommend the rezoning as proposed to the City Commission.

Yes: Lambrecht, Nyman, Moore, Wheeler, Ayers, Pellerito, Boyce, Koutz, & Royer
No.: None

Wind Turbines

Mr. Moore led the discussion on this issue. Mr. Moore noted that this ordinance, which deals with large wind turbines, really won't have much impact on the City of Alma. Mr. Moore stated that two protections for residential properties deals with noise and shadow flicker. The Joint Planning subcommittee working on this ordinance will next be working on the language for the smaller wind turbines.

Discussion followed.

Being no further business to discuss, Chairperson Lambrecht adjourned the meeting at 6:10 p.m.

Respectfully submitted,

M. Daniel Stasa, Secretary
Alma Planning Commission