

**Alma Planning Commission
June 1, 2009 Regular Meeting**

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

Present: Wheeler, Ayers, Nyman, Pellerito, Royer, Moore, Koutz & Grant
Absent: Lambrecht

Also present: A sign-in sheet with twenty-three (23) names listed is in the file of this meeting.

A motion was made by Nyman, supported by Koutz to approve the May 4, 2009 meeting minutes.

Yes: Wheeler, Ayers, Nyman, Pellerito, Royer, Moore, Koutz & Grant
No: None

Public Hearing – Special Use Permit – 517 W. Center Street

Vice-Chair Pellerito opened the Public Hearing for comment. The applicant, Alma College proposes to convert the house located at 517 W. Center St. to the Phi Mu Alpha fraternity house. The property is zoned R-2, Two Family Residential. R-2 does permit College facilities and their accessory uses within its boundaries through the issuance of a Special Use Permit.

Member Nyman was recused due to a potential Conflict of Interest as an employee of Alma College. Mr. Doug Dice, Alma College Acting Physical Plant Director, briefed the Commission members on the proposed project. Discussion followed.

Mr. Dan Stasa, Zoning Administrator presented the Staff report. Mr. Stasa noted that the parking requirement for this house is one space for every three residents, which calculates to three parking spaces. The plans submitted by the College show that three parking spaces are being provided. Mr. Stasa also reported that this house will be classified as a Small Group Housing Unit; the same as the other College fraternities and sororities. This means that this house will be subjected to the same annual renewal of its Special Use Permit and the same inspections as the other houses in this category. Finally, Mr. Stasa reported that a letter of support for this request has been received from Mr. Lowell Boyer, 210 Maple Ave., Alma, MI.

Vice-Chair Pellerito asked if there were any additional comments on this request. None were forthcoming.

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

Yes: Wheeler, Ayers, Pellerito, Royer, Moore, Koutz & Grant
No: None
Abstain: Nyman due to the potential Conflict of Interest stated above.

A motion was made by Wheeler and supported by Ayers to grant a Special Use Permit to Alma College to convert the house located at 517 W. Center St. to the Phi Mu Alpha fraternity house. The conditions of this permit are that this house will be classified as a Small Group Housing Unit; the same as the other College fraternities and sororities. This means that this house will be subjected to the same annual renewal of its Special Use Permit and the same inspections as the other houses in this category.

Yes: Wheeler, Ayers, Pellerito, Royer, Moore, Koutz & Grant
No: None
Abstain: Nyman due to the potential Conflict of Interest stated above.

Alma Planning Commission
June 1, 2009
Page 2

Public Hearing – Special Use Permit – 126 E. Superior Street

Vice-Chair Pellerito opened the Public Hearing for comment. The applicant, James W. Watson, proposes to develop a Body Piercing/Tattoo Shop at the property commonly known as 126 E. Superior St. The property is zoned B-1, Central Business District. The regulations for the B-1 District do allow Body Piercing/Tattoo Shops to operate within this district through the issuance of a Special Use Permit.

Member Moore was recused due to a potential Conflict of Interest as his spouse is conducting the rental/lease of this location.

Mr. Jim Watson, applicant, briefed the Commission on his request. Mr. Watson reviewed his proposal and stated that he intends on operating a family-oriented type of business. Discussion followed.

Mr. Stasa gave the Staff report. Mr. Stasa discussed the Site Plan and how it differed from a new development. Mr. Stasa reviewed the parking requirements, signage, window screening and waste disposal. Finally, Mr. Stasa reviewed several letters that had arrived that day in support of the proposal. These letters are contained in the project file under this address.

Vice-Chair Pellerito asked if there were any additional comments on this request. None were forthcoming.

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

Yes: Wheeler, Ayers, Pellerito, Royer, Nyman, Koutz & Grant
 No: None
 Abstain: Moore due to the potential Conflict of Interest stated above.

A motion was made by Nyman and supported by Ayers to grant a Special Use Permit to develop a Body Piercing/Tattoo Shop at the property commonly known as 126 E. Superior St., Alma, MI. This Special Use Permit is contingent upon meeting the requirements of the Site Plan submitted by the applicant along with passing all of the required inspections.

Yes: Wheeler, Ayers, Pellerito, Royer, Nyman, Koutz & Grant
 No: None
 Abstain: Moore due to the potential Conflict of Interest stated above.

Being no further business to discuss, Vice-Chairperson Pellerito adjourned the meeting at 5:45 p.m.

Respectfully submitted,

M. Daniel Stasa, Secretary
 Alma Planning Commission