

**Alma Planning Commission  
September 14, 2009 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, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

Absent: Grant

Also present: John McDaid, Chuck Griffith, Tyler Haase, Jim Huff, Tom Giles, David Kasley, Clement Audu, Dale Mock, Gary Mills, Terri Rowel, Terry Catrell, Mike Pung, Ron Turner, & Brian Dancer

A motion was made by Nyman and supported by Wheeler to approve the July 6 & August 3, 2009 meeting minutes.

Yes: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

**Land Division Request**

Chairperson Lambrecht opened this item of business for discussion. Mr. Michael Pung has applied for a Land Division of a portion of his vacant property located north of the Consumers Power ROW on Pine Avenue extended. The Planning Commission is required to review and take action on these requests.

City Assessor Brian Dancer briefed the Commission Members on this matter. Mr. Dancer reviewed his memo regarding this issue which contains five (5) stipulations that he recommends should be considered for approval. Discussion followed.

A motion was made by Wheeler, supported by Nyman to approve this Land Division contingent upon the five (5) stipulations outlined in Mr. Dancer's memo. They are:

1. Proposed and remaining parcels comply with current Municipal Zoning and Ordinances.
2. Contingent upon all site plan requirements and recommendations that are required by the Public Services Director and City Zoning Officer.
3. No additional land divisions should be allowed for the newly created proposed parcel.
4. Provide a Boundary Survey with the appropriate legal descriptions to be provided before the sale and copies are sent to the City Assessor, Public Services Director and Building & Zoning Officer.
5. Property Deed to be recorded at the Register of Deeds after parcel division approval.

Yes: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

**Public Hearing – J & J Citgo – Special Use Permit**

Chairperson Lambrecht opened the Public Hearing for comment. This Public Hearing is to consider a request for an amendment to a Special Use Permit for a proposed addition to the existing service station at 231 W. Superior Street. This property is zoned B-1, Central Business District and automobile service stations are permitted within this district through the issuance of a Special Use Permit.

Mr. Chuck Griffith, architect introduced Jim Huff and Tyler Haase, owners of this property, Tom Giles, owner of Giles Tire and John McDaid, who will be serving as the construction manager for this project.

Mr. Griffith questioned the necessity for a Special Use Permit. Mr. Dan Stasa, Zoning Administrator explained the Zoning Ordinance and State Law. Mr. Griffith then briefed the Commission on this project.

Mr. Stasa discussed the off-street parking requirements. Mr. Stasa noted that the plans show that the required parking count is being met, but that a couple of the parking spaces are questionable from the standpoint of maneuverability. Mr. Griffith stated that the owners of J & J Citgo have an agreement with the neighbor directly to the east of their property to purchase additional property for the purpose of providing additional parking. Discussion followed.

Mr. Stasa discussed the landscaping requirements for this project noting that there is no area available to do any landscaping. Mr. Stasa stated that the Planning Commission has the right to modify or waive these requirements as a part of their approval. Discussion followed.

Mr. Griffith explained the J & J Citgo / Giles Tire relationship. Mr. Griffith asked that the requirement for an oil separator be waived.

Mr. Ron Turner, Public Services Director, addressed the Public Services comments for this project. These comments are contained in a memo that is in the project file. Discussion followed.

A motion was made by Wheeler, supported by Nyman to close the Public Hearing and to grant the Special Use Permit with the following stipulations:

1. All of the Public Services comments are to be complied with.
2. The Planning Commission waives the landscape requirements for this project.
3. Staff will work with the owners to insure that the off-street parking requirements are met.

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

**Public Hearing - Amendment to a Special Use Permit – Michigan Masonic Pathways**

Chairperson Lambrecht opened the public hearing for discussion. Michigan Masonic Pathways has proposed to construct a Vehicular Canopy in front of the Doig Chapel. The property is zoned R-3, Multiple Family Residential. R-3 does permit Convalescent and Retirement Homes and their accessory uses within its boundaries through the issuance of a Special Use Permit.

Mr. Terry Catrell of the Michigan Masonic Pathways briefed the Commission on the proposed project. Masonic Pathways desires to build the vehicular canopy to provide easier access to the Doig Chapel. Discussion followed.

Mr. Stasa briefed the commission, stating that there are no compliance issues with the proposed plans in regards to the Zoning Ordinance. Mr. Stasa also reported that no phone calls or letters have been received in regards to this project.

Mr. Turner addressed the comments from the Public Services Department. These comments are contained in a memo that is in the project file. Discussion followed concerning the comment about an existing storm water catch basin being interconnected with the sanitary sewer within the proposed work area. Mr. Catrell stated that this catch basin would be separated from the sanitary sewer as a part of this project. Discussion followed.

A motion was made by Nyman, supported by Wheeler to close the Public Hearing.

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

A motion was made by Nyman, supported by Koutz to grant the Special Use Permit Amendment to Michigan Masonic Pathways for the addition of a Vehicular Canopy at the Doig Chapel with the stipulation that the storm water catch basin that is currently interconnected with the sanitary sewer within the project area be separated from the sanitary sewer and connected to the storm sewer.

Yes: Lambrecht, Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

Abstain: Wheeler, due to a potential conflict of interest of serving on the Board of Directors of Masonic Pathways.

**Site Plan Review – Consumers Energy, Customer Services Center Site**

Chairperson Lambrecht opened this item of business for discussion. Consumers Energy is proposing several site modifications to their facility located at 1325 Wright Avenue. One of the main modifications is the proposed expansion of the existing parking lot to the south. This proposed expansion would increase the number of parking spaces by 48. The property is zoned B-2, General Business. Site plan review and approval is required for all developments within the B-2 District.

Mr. Clement Audu, Project Engineer, briefed the Commission on the various projects. Discussion followed.

Mr. Dale Mock from Consumers Energy discussed the PCB Storage building.

Mr. Stasa discussed the landscaping requirements for this project noting that there is no proposed landscaping contained within the proposed plans. Mr. Stasa stated that the Planning Commission has the right to modify or waive these requirements as a part of their approval. Discussion followed.

Mr. Ron Turner addressed the Public Services comments for this project. These comments are contained in a memo that is in the project file. Discussion followed.

A motion was made by Nyman, supported by Ayers to approve the Site Plan with the waiving of the landscaping requirements and compliance with the Public Services comments.

Yes: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

Being no further business to discuss, Chairperson Lambrecht adjourned the meeting at 6:35 p.m.

Respectfully submitted,

---

M. Daniel Stasa, Secretary  
Alma Planning Commission