

PLANNING COMMISSION MEETING  
March 2, 2022

A meeting of the Luna Pier Planning Commission was held on March 2, 2022 at Water Tower Park, 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Dawn Gramza at 4:02 p.m., roll call, Pledge of Allegiance and a quorum was present.

**MEMBERS PRESENT:** Rick Liechty, Frank Perry, Shawn Reid, Art Richardson, Rick Stump, Dawn Gramza

**MEMBERS ABSENT:** Freddie Niedermeyer

**OTHERS PRESENT:** Jim Gardner (Mayor), Michael Demski (Building Official)

A motion was made by Commissioner Richardson, supported by Commissioner Liechty to accept and dispense with the reading of the minutes of January 25, 2022.

**Motion Carried**

**ELECTION OF OFFICERS:**

Commissioner Gramza supported by Commissioner Liechty nominated Frank Perry as Chairman.

Commissioner Richardson supported by Commissioner Perry nominated Dawn Gramza as Vice-Chairman

Commissioner Gramza supported by Commissioner Perry nominated Art Richardson as Secretary

**Motion Carried**

A motion was made by Commissioner Gramza, supported by Commissioner Richardson to close the regular meeting and open the public hearing at 4:08 pm.

**Motion Carried**

**PUBLIC HEARING:**

Sean Lydan – Green Labs: Thanked everyone on the Planning Commission. Would be a good tax revenue. Adding B-2 is a massive mistake and should only be in I-1.

Mike Briskey – Luna Pier Harbour club: Disagrees in having it in I-1. Should be in a cluster off of the freeway and parking should be a restriction.

Jason Davison – Green Labs: Their property is on 10 acres and has no problem with parking. Will help out in anyway and it took 3 years to open.

Jerry Whipple – S. Harold: the rezoning effects his property the most and is opposed of it being in I-1.

Deanna Thompson – Rauch Road: has been to a lot of dispensaries and Green Labs is a top-notch facility. There is not a need for more than one (1) facility.

Allison Arnold – Monroe County: commends the board for all their hard work. Should consider adding consumption to the ordinance.

Dave Davison – Center 1<sup>st</sup> Street: Jason is his son and was shocked at first about the idea. Said the school knew what he was planning on doing with the school property, Council had no problem and either did the Planning Commission. Jason as done everything the city has asked him to do.

Kelly Allen – Luna Pure Nutrition: not against anything but I-1 is not a good area and the Plaza has plenty of parking.

Chris Aiello – attorney: has helped open marijuana facility and Green Labs has a beautiful store. Keep it close to the freeway with easy on/off with a lot of parking.

Mike Lucarelli – Beach Café: totally supports Green Labs and would like to open a consumption place with a Ma & Pop Amsterdam Coffee Shoppe.

Dr. Marvin Craig – doctors office: would like the city to consider his property in the overlay.

Dr. Megan Niner – S 7<sup>th</sup> Street: consider an overlay because she doesn't want them walking through her property.

Duy Hoang – S 7<sup>th</sup> Street: Totally supports medical and recreational marijuana. I-1 would cause a lot of grief and should consider an overlay zone.

Kelly Larrow – S 6<sup>th</sup> Street: has been following this development very close. She supports having recreational marijuana but needs more than 1 facility. The city will need more staff.

Joe Bozynski – Pier Plaza: Agrees that Green Labs should get their recreational licenses. Need to be fair and doesn't want to see it going down S. Harold Drive.

Kelly Larrow – S. 6<sup>th</sup> Street: an overlay is needed and doesn't want it down S. Harold Drive. Thanked the Planning Commission and Council members.

Jason Davison – Green Labs: questioned why it couldn't be in I-9 only. What are the requirements for a special use and who grants or denies them?

Mayor Gardner - a special use permit can put restrictions on a piece of property.

Mike Demski – Building Official: what is in the ordinance can be enforced.

Dave Davison – Center 1<sup>st</sup> Street: making changes again hurts Green Labs. Add an overlay at a later point.

Chris Aiello – attorney: Mayor was correct about not opting in now. Decisions have to be made to protect your city and an overlay district can control things.

Derrick Welton – Elmhurst: Thanked the commissioner for all their hard work and dedication. Also thanked Dee, Jolene and Mike for all their hard work.

Sean Lydan – Green Labs: wished the city attorney was here. The Planning Commission can put a limit on the number of facilities.

Allison Arnold – Monroe County: Luna Pier's ordinance does not need a cap and will not get sued. Having a recreational facility near your property makes the value goes up. Consumption should be considered to be put in the ordinance.

Hilary Dulany – Lambertville: Stated that Allison Arnold was correct about putting things in an ordinance to control everything. People usually drive in and out.

Mike Briskey- Luna Pier Harbour Club: Most important to get it right and cluster everything together. An overlay is the best plan that will fit the city.  
Kelly Larrow – S 6<sup>th</sup> Street: Owns 9 properties in Luna Pier and wants it to be safe to live here. Concerned about anything on South Harold Drive.  
Joe Bozynski – Pier Plaza: He as a lot invested in the city. Put it in I-1 and an overlay but not down South Harold Drive. Do it right the first time.  
Jenny Dortar – S. 2<sup>nd</sup> Street: Doesn't have an issue with recreational marijuana but doesn't want to have consumption.

A motion was made by Commissioner Gramza, supported by Commissioner Richardson to close the public hearing and open the regular meeting at 5:18 pm.

**Motion Carried**

**COMMUNITY INPUT:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**PLANNING ACTION NEEDED:**

A motion was made by Commissioner Reid not to except the proposed ordinance as presented. Motion failed due to the lack of support.

A motion was made by Commissioner Gramza, supported by Commissioner Richardson to except the proposed ordinance as present and present to Council.

Roll Call Vote:

Ayes: Gramza, Richardson, Stump

Nays: Liechty, Reid, Perry

Absent: Niedermeyer

**Motion Failed**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

Commissioner Stump commented on how many residents and non-residents were either for or against Adult Use Marijuana.

**FUTURE MEETING DATES:**

Park & Rec.: March 8<sup>th</sup> at 7:00 pm – WT Park

Council: March 10<sup>th</sup> & 24<sup>th</sup> at 7:00 pm – WT Park

FEP: March 15<sup>th</sup> at 7:00 pm – WT Park

Planning Commission: March 22<sup>nd</sup> at 4:00 pm – WT Park

DDA: March 22<sup>nd</sup> at 6:30 – WT Park

**MEETING AJOURNED:**

A motion was made by Commissioner Gramza, supported by Commissioner Reid to adjourn the meeting at 5:39 p.m.

**Motion Carried**

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DeAnn Parran  
Recording Secretary

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