

PLANNING COMMISSION MEETING
April 19, 2022

A meeting of the Luna Pier Planning Commission was held on April 19, 2022 at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Frank Perry at 4:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

MEMBERS PRESENT: Dawn Gramza, Freddie Niedermeyer, Megan Niner, Shawn Reid, Rick Stump, Frank Perry

MEMBERS ABSENT: Art Richardson – excused

OTHERS PRESENT: Jim Gardner (Mayor), Michael Demski (Building Official)
Phil Goldsmith (City Attorney)

A motion was made by Commissioner Niner, supported by Commissioner Gramza to accept and dispense with the reading of the minutes of March 29, 2022.

Motion Carried

OLD BUSINESS:

Proposed Zoning Ordinance updates – clarifications – Mayor Gardner explained the updates to the proposed Zoning Ordinance.

Phil Goldsmith stated there were some minor changes to the proposed Zoning Ordinance and the Planning Commission can recommend to either adopt or not to adopt the Zoning Ordinance. The overlay can be made smaller but if made larger than another public hearing would have to be done.

A motion was made by Commissioner Reid, supported by Commissioner Niner to close the special meeting and open the public hearing at 4:10 pm.

Motion Carried

PUBLIC HEARING:

Tim – Ganders Restaurant – would like to be included in the overlay map.

Helen Lazette – Harold Drive – would like to see only one facility due to the city population.

Todd Cannon – N. 3rd Street – Dispensers have been a hot topic, give Green Labs their license, police need to be ramped up and ready to go, meeting needs to be at a better time.

Robin Walton – Allen Cove – Thanked everyone and supports Green Labs, no cannabis in the strip mall, electric car parking is a good spot in the strip mall, one (1) facility is enough.

Kevin Massman – S. 4th Street – cannabis would be good for the city and open one (1) store and see how it does.

Pastor Jim – Luna Pier Baptist Church – the overlay map includes the car wash and its 100 ft from their property, had an offer to buy the house on church property for a lot of money and would like to have the car wash removed from the overlay.

Linda Lesage – opposed to having the car wash in the overlay and concerned about it being to close the resident’s property.

Mike Briskey – Luna Pier Harbour Club – eliminate the car wash, strip mall is a good place to have a facility, make overlay smaller.

Jim Neuman – S. 1st Street – been here most of his life and agrees with Mike Briskey.

Amy Strudds – Nutrition Place – you can drink at a bar, you can’t smoke or sample at a cannabis store, easy on/off

Judy Kopanis – Harold Drive – concerned about the traffic, Green Labs should be able to go forward and competition is good.

Tom Delago – Beef Jerky owner – crime goes down, strip mall would be an easy on/off, the strip mall needs more businesses.

Melissa Turvey – Allen Cove – will 5 dispensaries be allowed, concerned about the traffic, Monroe has one on every corner.

Chris Aiello – Attorney – if a limit is put on the number of facilities – city can be sued, Planning Commission/City are doing the right thing with the overlay, competition is good.

Dennis – Ellen Street – Right off e-way is not good, goes fishing off the pier, there are not any side walks at other facilities.

Betty Thompson – Harold Drive – paper stated that the overlay would support 5/6 dispensaries, we have a nice community and would like it to stay that way.

Joe Bozynski – Harold Drive – owner of the strip mall, will only have one (1) dispensary at the strip mall, will help the other businesses in the strip mall, will keep place spotless.

Cannabis Attorney – has been to 30/40 meetings, do your research.

Ranny Worrel – Ellen Street – more worried about the kids, put money into advertisement.

Jim Gardner – Harold Drive – Thanked everyone on the Planning Commission, agrees that Facebook is a trouble place for misinformation, overlay map needs to be cut down.

Tim – Ganders – over 100 cars will be coming into Luna Pier, there is a small road going to Green Lab.

Ken Massman – S. 1st Street – doesn’t want to see it branching out into the city, be smart about this, stay on Luna Pier Road.

Jeff Burden – car wash is too close to church and needs to be taken out of the overlay.

Jim Gardner – Harold Drive – car wash is too close to the property line of the church.

Ted Jensen – owner of the two houses on Luna Pier Road and Evan Drive – what are the parking requirements, concerned about the signs at the corner by his homes.

Mike Briskey – Luna Pier Harbour Club – Page 5 in the proposed ordinance states the 100 ft from the property line, the houses at the corner of Luna Pier Road and Evans Drive are not in the overlay map.

Mike Flynn – the more dispensaries the city has the more money they will get, the owners are usually pretty giving back to the community, Give Back Program, buildings getting redeveloped.

Stacey Grimes – Harold Drive – remembers when Jason Davison came to city council 4 years ago to city council and that was not the first thing they wanted to see.

Joe Bozynski – Owner – Luna Pier Plaza – talked to previous owner of the strip mall who stated they never talked to Jason Davison.

Chris Aiello – things have completely changed with the law and the city is doing the right thing.

Andrew Lesage – S. 3rd Street – why not put something down by Water Tower Park because there isn't anything there.

Elizabeth Thompson – Harold Drive – Betty Roper put a lot of time and money into the Water Tower Park area.

A motion was made by Commissioner Reid, supported by Commissioner Niedermeyer to close the public hearing and open the special meeting at 5:10 pm.

Motion Carried

Commissioner Gramza asked if only one (1) facility would be allowed in the strip mall.

Commissioner Niner would like to see the car wash removed from the overlay map.

Commissioner Stump would like to see the car wash removed from the overlay map.

Commissioner Reid would like to see the car wash removed from the overlay map.

Chairman Perry would like to see the car wash removed from the overlay map.

NEW BUSINESS: None

PLANNING ACTION NEEDED:

A motion was made Commissioner Niedermeyer supported by Commissioner Gramza to move the Planning Commission meeting to Water Tower Park and 4:00 pm.

Motion Carried

A motion was made by Commissioner Reid, supported by Commissioner Niner to approve the proposed language to the Marihuana Zoning Ordinance for clarification:

In Section 3403, 2 (page 4) Delete **and/or indirect**

In Section 3404, 1 G. (page 4) add the following:

Only one (1) Retail Marihuana facility shall be permitted per parcel: however,

In Section 3405, 1 G. (page 8) add the following:

Only one (1) Retail Marihuana facility shall be permitted per parcel: however

Roll Call Vote:

Ayes: Gramza, Niedermeyer, Niner, Reid, Stump Perry

Nays: None

Absent: Richardson

Motion Carried

A motion was made by Commissioner Reid to remove 4 parcels from the overlay map:
Carpet Store – 003-009-40 (10543 Evans Drive), Car Wash – 003-005-10 (10550 Evans Drive) 2 Parcels south of car wash – 003-014-01

Motion was re-sended

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to remove the Car Wash – 003-005-10 – 10550 Evans Drive from the Overlay map.

Roll Call Vote:

Ayes: Niedermeyer, Niner, Reid, Stump, Perry, Gramza

Nayes: None

Absent: Richardson

Motion Carried

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to remove the two (2) parcels south of the car wash from the overlay map – 003-009-05 (Industrial Park).

Roll Call Vote:

Ayes: Niner, Reid, Stump, Gramza, Niedermeyer, Perry

Nayes: None

Absent: Richardson

Motion Carried

A motion was made by Commissioner Reid, supported by Commissioner Niner to recommend sending the updated Zoning Ordinance – Marihuana requirements and updated overlay map to City Council.

Roll Call Vote:

Ayes: Niner, Reid, Stump, Perry

Nayes: Gramza, Niedermeyer

Absent: Richardson

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: None

COMMUNITY INPUT:

Mayor Gardner thanked the committee for all their hard work.

COMMISSIONERS INPUT:

Commissioner Stump – Thanked the public for all of their comments

Commissioner Reid – Cannabis is not the only thing that is important to the city, need to look at a bigger picture

Commissioner Niedermeyer – Thanked everyone for their comments and let's make the city grow the right way.

Commissioners Gramza – Thanked everyone and the residents for their comments.

Commissioner Niner – Thanked everyone for speaking up and coming to the meetings.
Chairman Perry – Thanked everyone that spoke and stayed for the meeting. There is a lot more that needs to be done.

GENERAL INFORMATION: None

FUTURE MEETING DATES:

Planning Commission: April 26th at 4:00 pm – Water Tower Park - cancelled

DDA: April 26th at 6:30 – Water Tower Park

Council: April 28th & May 12th at 7:00 pm – Water Tower Park

Park & Rec.: May 10th at 7:00 pm – Water Tower Park

FEP: May 17th at 7:00 pm – Water Tower Park

MEETING AJOURNED:

A motion was made by Commissioner Gramza, supported by Commissioner Niedermeyer to adjourn the meeting at 6:16 p.m.

Motion Carried

DeAnn Parran
Recording Secretary