

PLANNING COMMISSION MEETING  
March 21, 2024

A meeting of the Luna Pier Planning Commission was held on March 21, 2024 at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Shawn Reid at 7:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

**MEMBERS PRESENT:** Dawn Gramza, Freddie Niedermeyer, Megan Niner, Shawn Reid

**MEMBERS ABSENT:** Rick Stump

**OTHERS PRESENT:** Jim Gardner (Mayor)

A motion was made by Commissioner Niner supported by Commissioner Niedermeyer to amend the agenda.

**Motion Carried**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to accept and dispense with the reading of the minutes of March 18, 2024.

**Motion Carried**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to close the regular meeting and open the Public Hearing at 7:02 pm.

**Motion Carried**

**Public Comments:**

Jim Gardner – N. 4<sup>th</sup> Street questioned the 200 sq feet in the second paragraph of Ordinance 211-E

Duey Hoang – S 7<sup>th</sup> Street asked if cutting included shearing.

A motion was made by Commissioner Niner, supported by Commissioner Gramza to close the Public Hearing and open the regular meeting at 7:13 pm.

**Motion Carried**

**REPORTS:** Proposed zoning ordinance amendments

**OLD BUSINESS:** None

**NEW BUSINESS:**

Ordinances 161, 167 and 168 were discussed and after some discussion Chairman Reid will work on these.

**COMMUNITY INPUT:**

Kelly Larrow -S 6<sup>th</sup> Street stated she was very grateful for the commissioners and City Attorney Phil Goldsmith for their hard work on these ordinances.

Duey Hoang – S 7<sup>th</sup> Street thanked the members and hopes these ordinances will fix the problems at the truck terminal.

Jim Gardner – N 4<sup>th</sup> Street has video of the violations that the truck terminal is doing with scrapping.

**PLANNING ACTION NEEDED:**

A motion was made by Commissioner Gramza, supported by Commissioner Niner to recommend adoption by the Luna Pier City Council of the following Zoning Ordinance Amendments:

1. Amend Article 2, Section 201 to adopt definitions of “Transloading” and “Truck Terminal”;
2. Amend Article 2, Section 201 to repeal the current definition of “Junk Yard” and to adopt a new definition of “Junk Yard or Salvage Yard”;
3. Amend Article 17 to adopt new Industrial Zoning District uses and to amend a current Industrial Zoning District use:
  - Truck Terminal – Principal permitted use within the I-2 General Industrial District;
  - Truck Terminal – Use permitted subject to special conditions in the I-1 Industrial District (Article 13);
  - Transloading – Use permitted subject to special conditions in the I-2 General Industrial District;
  - Amend warehousing and wholesale establishments and trucking facilities by removing the term “Trucking Facilities”.
4. Amend Article 13 – I-1 Districts to add Section 1307, subparagraph 1 to include special conditions for “Truck Terminal”;
5. Amend Article 14 – I-2 General Industrial Districts, Section 1406 – Uses Permitted Subject to Special Conditions, by adding subparagraph 6 of Section 1406 – Special Conditions for Junk Yards or Salvage Yards; and
6. Amend Article 14 – I-2 General Industrial Districts, Section 1406 – Uses Permitted Subject to Special Conditions by adding subparagraph 7 to Section 1406 – Special Conditions for Transloading.

Roll Call Vote:

Ayes: Gramza, Niedermeyer, Niner, Reid

Nays: None

Absent: Rick Stump

**Motion Carried**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

Commissioner Niner thanked Phil Goldsmith and stated it was great team work on the ordinances

Commissioner Gramza thanked the board members, Phil Goldsmith and glad to be updating the Blight ordinances

Chairman Reid will work on the Blight ordinances

Cancel the March 26<sup>th</sup> Planning Commission Meeting.

**GENERAL INFORMATION:** City Hall closed - March 29<sup>th</sup> – Good Friday

**FUTURE MEETING DATES:**

Council: March 28<sup>th</sup> at 7:00 pm – WT Park

Park & Rec.: April 19<sup>th</sup> at 7:00 pm – Library

FEP: April 16<sup>th</sup> at 7:00 pm – WT Park

Planning Commission: March 26<sup>th</sup> at 4:00 pm – WT Park - cancelled

DDA: March 26<sup>th</sup> at 6:30 pm – WT Park

**MEETING AJOURNED:**

A motion was made by Commissioner Gramza, supported by Commissioner Niner to adjourn the meeting at 7:52 p.m.

**Motion Carried**

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DeAnn Parran  
Recording Secretary