

PLANNING COMMISSION MEETING  
August 27, 2024

A meeting of the Luna Pier Planning Commission was held on August 27, 2024 at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Shawn Reid at 4:01 p.m., roll call, Pledge of Allegiance and a quorum was present.

**MEMBERS PRESENT:** Marilyn Foster, Freddie Niedermeyer, Megan Niner, Rick Stump, Shawn Reid

**MEMBERS ABSENT:** Dawn Gramza (excused)

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

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to accept and dispense with the reading of the minutes of July 23, 2024.

**Motion Carried**

**REPORTS:** Scott Roberts – marijuana overlay

Mr. Roberts is asking the Planning Commission if they would revisit the marijuana overlay that was adopted 2 years ago. The city is missing out on approximately \$60,000 for a dispenser license. They would be able to open the business quickly and foresees no traffic issues. He represents Leaf and Bud and a pamphlet was handed out to the members.

Commissioner Niedermeyer asked if they had any ties to Luna Pier, any data showing support that people would stay in Luna Pier to visit the beach or any restaurant and how much money has been donated to Detroit where their other business is located.

Chairman Reid stated that the current marijuana business has no ties to Luna Pier and has not given back to the city. There are only a few things as to where the city gets their monies; taxes, beach parking and revenue sharing.

Commissioner Foster asked about minors not getting into the building and able to buy the product.

Mr. Roberts stated they have 2 id checks before they can purchase any product. He's asking the board to revisit the overlay.

**OLD BUSINESS:** Mike Lucarelli

Mike Lucarelli stated he has 7 people working on his project. Asked if the members received his information. There was a reply of yes, they did. There would be wrist bands given out to anyone over 21 years of age to be served alcohol.

Commissioner Niedermeyer asked if a traffic flow study had been done and about the parking in the back of the building.

Commissioner Foster is concern about closing Northern Street and if it can be done with the underground utilities.

Commissioner Niner would like to see the information come from someone that works for the city or for the utility's companies.

Chairman Reid stated that nothing has changed since last months meeting and is not sure that closing Northern is a good idea. The parking is a big concern.

Commissioner Stump would love to see it developed but needs to follow the ordinances and laws on the books. Ordinance book does not allow 2 liquor licenses for the same property.

Commissioner Foster is concerned about closing Northern.

Commissioner Niedermeyer stated that there has been no change in plans since last month's meeting.

Mike Lucarelli is expecting 129,000 people to cross over his property.

Commissioner Foster asked if it was legal or feasible to close Northern.

Chairman Reid stated that many ordinances and resolutions have been revisited.

Commissioner Stump asked if there are different requirements when going from residential to commercial. Site plan check list in the ordinance book needs to be followed.

#### **NEW BUSINESS:**

Ordinance #211 – Article #35 – Electric Vehicle Infrastructure

There were no questions or comments in regards to the proposed ordinance update.

#### **COMMUNITY INPUT:**

Mayor Gaynier of Harold Drive stated that the resolution present by Mr. Lucarelli needs to be looked at closely at the first "whereas" and is in support of the EV ordinance that was presented.

Connie Cole of Lakeside ask where the commission was at on the blight ordinance and if the Master Plan is close to being done. Would like to have a meeting with all the committees to look over the Master Plan.

D. Stump of Allen Cove is asking if there could be some restriction on what goes on at an Air B&B. Lives next to one that the renters smoke marijuana outside.

#### **PLANNING ACTION NEEDED:**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to accept the proposed amendment to Ordinance #211 – Article 35 – Electric Vehicle Infrastructure and schedule a public hearing for Tuesday, September 24, 2024 at 4:00 pm at Water Tower Park

Roll Call Vote:

Ayes: Foster, Niedermeyer, Niner, Stump, Reid

Nays: None

Absent: Gramza

**Motion Carried**

**CORRESPONDENCE RECEIVED AND SENT:** Information from Mike Lucarelli

**COMMISSIONERS INPUT:**

Commissioner Niner is working on the Miss Dig for the tree planting.  
Chairman Reid stated that Air B&Bs are a problem and the state put some guidelines together and ask Commissioner Stump to revisit this.

**GENERAL INFORMATION:**

City Hall closed – September 2<sup>nd</sup> – Labor Day

**FUTURE MEETING DATES:**

Council: September 12<sup>th</sup> & 26<sup>th</sup> at 7:00 pm – WT Park

Park & Rec.: September 10<sup>th</sup> at 7:00 pm – Library

FEP: September 17<sup>th</sup> at 7:00 pm – WT Park

Planning Commission: September 24<sup>th</sup> at 4:00 pm – WT Park

DDA: August 27<sup>th</sup> & September 24<sup>th</sup> at 6:30 pm – WT Park

**MEETING AJOURNED:**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to adjourn the meeting at 5:10 p.m.

**Motion Carried**

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DeAnn Parran  
Recording Secretary