

PLANNING COMMISSION MEETING
October 22, 2024

A meeting of the Luna Pier Planning Commission was held on October 22, 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: Dawn Gramza, Freddie Niedermeyer, Megan Niner, Rick Stump, Shawn Reid

MEMBERS ABSENT: Marilyn Foster

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 August 27, 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 4:02 pm.

Motion Carried

PUBLIC HEARING:

Ordinance #211 – Article #35 – Electric Vehicle Infrastructure

Jim Gardner, Harold Drive – with the electric and gas industry today adding the EV charging to our ordinance is a good thing.

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to close the public hearing and open the regular meeting at 4:04 pm.

Motion Carried

REPORTS: None

OLD BUSINESS:

A. Marijuana Overlay

Chairman Reid suggested using the original overlay map.

Commissioner Niedermeyer is concerned with it being so close to a church and would like to wait 1 (one) year now that the bridge construction is complete.

Chairman Reid stated the city needs revenue.

Commissioner Gramza stated that people come buy their product and then leave, they don't stay around.

B. Master Plan

Hunter Whitehill, McKenna gave an update on the Master Plan. On page 52 is the Design Study from the public hearings.

Mayor Gardner stated that its not ready to present to City Council.

After much discussion it was recommended to have any suggestions sent to Dee Parran by October 29th and she will get the information to Hunter at McKenna.

C. Blight ordinance fines

City Council is working on a blight committee and will put the fines and ordinance together. Bylaws will be written as to who is responsible for what.

D. Air BNB

Commissioner Stump has been in contact with Erie, LaSalle and Bedford Townships to see how they handle Air BNB's. He will have more information for the next meeting.

NEW BUSINESS: None

COMMUNITY INPUT:

Scott Roberts, Evans Drive, owner of Pier Plaza stated he helped with Trunk or Treat and also participated. If they get approval for a marijuana establishment, they will improve the building. Commissioner Niedermeyer asked if he had any data as to how much their company has given back to the communities. Commissioner Gramza asked where their flag store was at. Mr. Roberts stated its located in Detroit and they will give back what they can.

Dave Rice, Harold Drive, questioned about section 3503 in the proposed EV Infrastructure ordinance. Doesn't want to see a marijuana store as soon as you drive into the city and more doesn't always work.

Connie Cole, Lakeside Drive, informed the commissioner that the city received \$52,000 the first year and \$59,000 the 2nd year of having Green Labs in the city. Would like to see a joint meeting with Parks & Rec, DDA and Planning Commission to go over the Master Plan.

Jim Gardner, Harold Drive, having another marijuana store might not make that much difference and there was not much impact per the Police Department. There was some face work done to Pier Plaza along with resealing the parking lot. Keep an eye on the short-term rentals.

PLANNING ACTION NEEDED:

A motion was made by Commissioner Niner, supported by Commissioner Gramza to approve Ordinance #211 – Article #35 – Electric Vehicle Infrastructure and recommend to City Council.

Roll Call Vote:

Ayes: Gramza, Niedermeyer, Niner, Stump, Reid

Nays: None

Absent: Foster

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: None

COMMISSIONERS INPUT:

Commissioner Gramza stated that we should look into the original marijuana overlay map.

Commissioner Niner stated the trees have been planted from the Consumers grant and she also went to the Michigan Association of Planning workshop.

Commissioner Stump went to the Michigan Association of Planning workshop and stated that more monies should be budgeted for members to attend.

Commissioner Niedermeyer stated that the rezoning of the overlay should be looked at.

Chairman Reid stated that Dynamic is an eye sore and they keep abusing the ordinances.

DDA are working on getting new lights and post along Luna Pier Road. Need to work on a revenue plan.

GENERAL INFORMATION:

Early voting – October 26th thru November 3rd

General Election – November 5th – polls open 7am to 8 pm

FUTURE MEETING DATES:

Council: November 14th at 7:00 pm – WT Park

Park & Rec.: November 14th at 7:00 pm – Library

FEP: November 19th at 7:00 pm – WT Park

Planning Commission: November 26th at 4:00 pm – WT Park

DDA: October 22nd & November 26th at 7:00 pm – WT Park

MEETING AJOURNED:

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to adjourn the meeting at 5:11 p.m.

Motion Carried

DeAnn Parran
Recording Secretary