

PLANNING COMMISSION MEETING

January 7, 2025

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A meeting of the Luna Pier Planning Commission was held on January 7, 2025 at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Shawn Reid at 6:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

MEMBERS PRESENT: Marilyn Foster, Freddie Niedermeyer, Megan Niner, Philip Crane, and Shawn Reid.

MEMBERS ABSENT: Rick Stump

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 November 26, 2024.

Motion Carried

A motion was made by Commissioner Niner, supported by Commissioner Foster, to close the regular meeting and open public hearing. Time: 6:05 p.m.

Motion Carried

PUBLIC HEARING:

Andrew Haftkowycz representing Scott F Law firm, MS Industries, and Leaf and Bud interests:

- Support the Marijuana overlay as presented with emphasis on interest for location 10552 Evens location. Promised a recurring annual \$15,000 donation for Freedom Festival events if awarded parcel and license under new overlay to Leaf and Bud.

Sean Lyden of Madison St, Luna Pier:

- Representing interests for Green Labs; against the overlay expansion as presented. Communicated previous support to the community from Green Labs. Noted decline in sales of Marijuana products in recent months.

Dave Davison of Center 1st Street, Luna Pier:

- Against the overlay expansion as presented. Asked for clarification on map areas being added to proposed Marijuana overlay.

Debbie Nowland of 6th Street, Luna Pier:

- Wanted clarification on commitment from Leaf and Bud on how long financial support of the Freedom Festival would be promised.

PLANNING COMMISSION MEETING

January 7, 2025

Previous comments made by Andrew Haftkowycz promised these would be recurring annual.

Amy Niedermeyer of Ellen St, Luna Pier:

- Showed concern for store frontage issues and the appearance of Luna Pier if the overlay were approved as written.

Erik Chappell, Attorney representing Dynamic Transportation and J. Johnson, LLC:

- Comment that the Master Plan description/plans for the Whitting Plant area may contain deed restriction preventing the Master Plan ideas from being implemented as written.

Commissioner Reid acknowledged all questions and stated those would be answered during Commissioner comments portion of the regular Planning meeting.

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer, to close public hearing and open regular meeting. Time: 6:19 p.m.

Motion Carried

REPORTS: None

OLD BUSINESS: None

NEW BUSINESS:

Master Plan updated November 27, 2024

COMMUNITY INPUT:

Connie Cole of Lakeside Drive, Luna Pier:

- Questioned if the public had adequate time to review the draft and noted several errors in formatting and other content.

Dave Davison:

- Questioned the review publication and approval process for the Master Plan including public access during this process.

Jim Gardner, Mayor of Luna Pier:

- Outlined review and approval process for the Master Plan draft. Stated it was currently available on the city website and page 4 of the draft outlines the entire process.

At this time, Commissioner Reid took the opportunity to answer questions about the marijuana overlay details as presented to the public's satisfaction and understanding.

PLANNING COMMISSION MEETING

January 7, 2025

PLANNING ACTION NEEDED:

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to separate the two locations presented in the proposed Marijuana Facility Overlay district expansion.

Roll Call Vote:

Ayes: Foster, Niedermeyer, Niner

Nays: Crane, Reid

Absent: Stump

Motion Carried

A motion was made by Commissioner Niner, supported by Commissioner Foster, to accept parcel 5851-003-009-040 into the Marijuana Facility Overlay district.

Roll Call Vote:

Ayes: Niedermeyer, Niner, Crane, Reid

Nays: Foster

Absent: Stump

Motion Carried

A motion was made by Commissioner Niner, supported by Commissioner Crane, to accept parcel 5851-003-007-50 into the Marijuana Facility Overlay district.

Roll Call Vote:

Ayes: Foster, Niner, Crane, Reid

Nays: Niedermeyer

Absent: Stump

Motion Carried

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer, to table Master Plan approval until further reviews can be made.

Roll Call Vote:

Ayes: Foster, Niner, Crane, Reid, Niedermeyer

Nays: None

Absent: Stump

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: None

PLANNING COMMISSION MEETING

January 7, 2025

COMMISSIONERS INPUT:

Commissioner Niedermeyer:

- Reminded the commission that in 2022 some citizens expressed concerns about original overlay presented.
- Asked Green Labs how business was going?
 - Green Labs Answer: Business is down 30% since Ohio passed recreational use legalization.
- Asked Green Labs are they able to pay shareholders currently?
 - Green Labs Answer: No
- Asked Leaf and Bud representative what are building plans upon license approval? Do you commit to give a facelift to current building? Will current business owner tenants keep their locations? If not awarded license, will you continue to keep up the building? Inquired on success of other Leaf and Bud locations?
 - Representative Answer: Could not give promise at this time to plans if license is not approved. There are current plans to bring building back up to code. Current business owners leasing will be given opportunity to remain in their location regardless of license approval. Could not comment to the specifics of other business locations at this time but reported that other business locations are sustainable.

Commissioner Crane:

- Thanked Connie Cole for her review and asked for additional feedback regarding the Master Plan recommendations.

Commissioner Niner:

- None

Commissioner Foster:

- Echoed Crane's comments.

Commissioner Reid:

- Directed representative of Dynamic Transportation to submit concerns regarding Master Plan and potential deed restrictions to the mayor's office for review. Committed to coordinating additional reviews of current Master Plan draft in the future.

PLANNING COMMISSION MEETING

January 7, 2025

GENERAL INFORMATION:

City Hall will be closed for Martin Luther King Day on January 20, 2025.

FUTURE MEETING DATES:

<u>Meeting</u>	<u>Date</u>	<u>Location</u>
Parks & Rec	Jan 14, 2025 at 7:00 pm	Library
Council	Jan 9, 2025 at 7:00 pm	WT Park
FEP	Jan 21, 2025 at 7:00 pm	WT Park
Planning Commission	Jan 28, 2025 at 4:00 pm	WT Park
DDA	Jan 28, 2025 at 7:00 pm	WT Park

MEETING AJOURNED:

A motion was made by Commissioner Niner, supported by Commissioner Crane to adjourn the meeting at 6:58 p.m.

Motion Carried

Amber Crane
Recording Secretary