

## PLANNING COMMISSION MEETING

April 22, 2025

A meeting of the Luna Pier Planning Commission was held at 6:00 pm at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Philip Crane 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,

**MEMBERS ABSENT:** Rick Stump and Shawn Boslooper

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

### **APPROVAL OF PREVIOUS MEETING MINUTES:**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer, to accept and dispense with the reading of the minutes of March 25, 2025.

**Motion Carried**

**REPORTS:** None

**OLD BUSINESS:** None

### **CLOSURE OF PLANNING MEETING**

A motion was made by Commissioner Niedermeyer, supported by Commissioner Niner to close the regular Planning meeting and open Public Hearing 1. Time: 6:03 p.m.

**Motion Carried**

### **PUBLIC HEARING 1**

Andrew Hafkowycz, representative of Leaf and Bud – Presented request for the marijuana overlay extension. This would include an upgrade to the strip mall and all current businesses/tenants would be encouraged to stay within the building. Mr. Hafkowycz explained the opportunity for financial growth to the City of Luna Pier through tax revenue and various other projects and opportunities.

Amy Niedermeyer, resident of Luna Pier – Expressed concern and did not want her dog smelling like marijuana (grooming business within that strip mall) and wanted to understand the hours of operation. She also had questions regarding the last Public Hearing and would those other locations still be in the overlay.

*These questions were answered by the Leaf and Bud representative and the Planning Chairman.*

Linda Engel, resident of Luna Pier – Wanted to understand what other projects are in the works for new business in the city and thought that bringing in the additional traffic

would help support local business and growth. Also commented on the need to make repairs to the existing strip mall and that she has heard others within the community express support for this.

Joe Johnson, Resident of Monroe Michigan and Luna Pier business owner – Requests that one of his parcels be considered for the marijuana overlay extension and wanted to know why it is being excluded at this meeting.

*Planning Chairman explained the process for the current overlay request.*

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer, to close Public Hearing 1 and open Public Hearing 2. Time: 6:20 p.m.

### **Motion Carried**

### **PUBLIC HEARING 2**

Mike Lucarelli, resident and business owner in Luna Pier – Presented business plan for his use of the location per the request to change the zoning ordinance to permit bars, microbrewery, cocktail lounges in the DM as a “by-right” use.

Linda Engel, resident of Luna Pier – expressed support in the business concept.

Mayor Gardener, resident of Luna Pier – Explained the properties that are all in the Downtown Mixed District and what changing the zoning ordinance would mean for all current and future businesses.

Linda Engel asked about the process for liquor licenses.

*The Planning Chairman and Mayor explained that process.*

Doug Strader, resident of Luna Pier – voiced caution of what type of business we are bringing in close to the beach area and requested more family friendly activities and businesses to be close to the beach and park areas. He wanted to encourage the Planning Commission to think about what we want our city to look like when making these inclusive decisions.

Mike Lucarelli – Response to Doug Strader’s concerns and further explained his business plan.

Amy Niedermeyer, Resident of Luna Pier – Echoed Doug’s concerns for the city’s long-term vision and business goals.

### **OPEN PLANNING MEETING**

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer, to close the Public Hearing 2 and open regular Planning Meeting. Time: 6:41 p.m.

**Motion Carried**

**NEW BUSINESS:** None

**COMMUNITY INPUT:** None

**PLANNING ACTION NEEDED:**

Commissioner Niedermeyer requested a discussion prior to voting. Noted that no improvements have currently been made to the strip mall or donations have currently been made to the freedom festival.

*Representative for Leaf and Bud explained they have not due to waiting for confirmation of the marijuana overlay for business opportunity. The opportunity to create revenue must be established prior to the intent to put those funds back into the community.*

Commissioner Foster asked Representative of Leaf and Bud if the marijuana store would take over all vacant space.

*Representative for Leaf and Bud explained they do not have their building plans set at this time, but they plan to occupy a big majority of the free space. Any additional space would become more appealing.*

There was also discussion of the roads surrounding the strip mall and if those could also be repaired.

A motion was made by Commissioner Niner, supported by Commissioner Foster, to accept the extension of the MFO Overlay District to include Parcel 5851-003-007-50 at 10552 Evans Dr. Luna Pier, MI 48157

**Motion Carried**

Niedermeyer requested discussion regarding the zoning ordinance change request. He is concerned about issues in the future if the zoning ordinance is changed.

Foster echoed Niedermeyer's concerns as well as the concerns for the current Luna Pier infrastructure, using the part-time police department as an example.

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to deny change of the zoning ordinance, to permit bars, microbrewery, cocktail lounges, in the DM as a "By-right" use.

**Motion Carried**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

Foster – Expressed interest in changing Planning Commission meeting to a later time.

Niedermeyer - None

Niner - None

Crane – Thanked everyone for their participation and encouraged the public to consider open seats still available in Planning Commission.

**GENERAL INFORMATION:** None

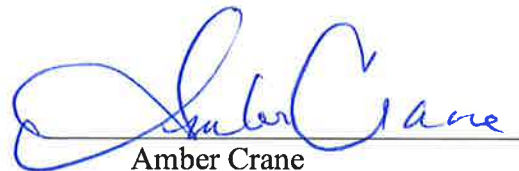
**FUTURE MEETING DATES:**

Parks & Rec	May 13, 2025	7:00 pm – Library
City Council	April 24, 2025	7:00 pm – WT Park
	May 8, 2025	
FEP	May 20, 2024	7:00 pm – WT Park
Planning (Public Hearing)	May 27, 2025	6:00 pm – WT Park
DDA	April 22, 2025	7:00 pm – WT Park

**MEETING AJOURNED:** None

A motion was made by Commissioner Niedermeyer, supported by Commissioner Niner, to adjourn the meeting at 7:02 p.m.

**Motion Carried**

  
Amber Crane  
Recording Secretary