

PLANNING COMMISSION MEETING

May 27, 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 Megan Niner at 6:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

MEMBERS PRESENT: Marilyn Foster, Freddie Niedermeyer, Megan Niner, Shawn Boslooper

MEMBERS ABSENT: Rick Stump

OTHERS PRESENT: Jim Gardner (Mayor)

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Commissioner Niner, supported by Commissioner Foster, to accept and dispense with the reading of the minutes of April 22, 2025.

Motion Carried

REPORTS: None

OLD BUSINESS: None

CLOSURE OF PLANNING MEETING

A motion was made by Commissioner Niedermeyer, supported by Commissioner Boslooper to close the regular Planning meeting and open Public Hearing. Time: 6:04 p.m.

Motion Carried

PLANNING COMMISSION SELECTION

A motion was made by Commissioner Boslooper, supported by Commissioner Foster for Commissioner Niner to be Chair.

Motion Carried

A motion was made by Commissioner Boslooper, supported by Commissioner Foster for Commissioner Niedermeyer to be Vice Chair.

Motion Carried

PUBLIC HEARING

The public hearing opened up and went right into community input.

COMMUNITY INPUT: James Gardner of Luna Pier, wanted to say thank you for all of the work that had been put into the Master Plan. And spoke of zoning changes due to the

master plan as well as making progress with the Master Plan and a grant for affordable housing.

Connie Cole of Luna Pier, thanked all of the council for their participation and gave appreciation. Spoke of the correspondence she sent in an email regarding priorities of all of the boards. Stated she will also go to city council to bring this to them as well, as she feels that there needs to be more focus on priorities to get things done since we are working with little resources.

Mike Lucarelli of Luna Pier spoke of page 49 of the Master Plan, and spoke of the traffic flow pattern. Spoke of a more pedestrian friendly or more auto intensive traffic pattern. And how he could improve the parking situation and convert a lot he owns into a parking lot. Or if it was green space there would be more walking traffic, do we want more auto or more greenspace. He also spoke of how he is being delayed with moving forward due to not having an answer on if it should remain green space or a parking lot.

Motion Carried

OPEN PLANNING MEETING

A motion was made by Commissioner Foster, supported by Commissioner Niedermeyer, to close the Public Hearing and open regular Planning Meeting. Time: 6:13 p.m.

Motion Carried

NEW BUSINESS: Temporary, “garage sale” until his propels gets through Planning. Planning to consider Public Hearing for Home Occupation of residence as stated 4416 Luna Pier Rd. (Jack’s House). Parcel 5851-030-004-00.

A motion was carried by Commissioner Niedermeyer, to table this matter, supported by Commissioner Boslooper.

Motion Carried

COMMUNITY INPUT: James Gardner of Luna Pier, application for zoning, spoke of 5/23/2025 which was 4 days prior to the meeting. When it comes to making this type of change it takes work and time this could not be done 4 days prior to the meeting.

Mike Lucarelli, spoke on how Demske closed the porch and ramp. From aa commercial stand point there is no hazards.

Neil Wakeman of Luna Pier sent email, thanking everyone for working on the Master Plan. He, spoke of performance zoning, blight enforcement would like to straighten the blight enforcement.

Connie Cole of Luna Pier sent an email; her concerns had been addressed later in the meeting regarding verbiage change and addition to the Master Plan.

Lauren from McKenna, spoke on that if there were minor changes such as verbiage or minor changes they can be changed and added within the week for turn around. Once this is done it will have to go to Council to be adopted.

PLANNING ACTION NEEDED:

The new business was tabled at this time. A motion was carried earlier in the meeting by Commissioner Niedermeyer, and supported by Commissioner Boslopper.

Motion Carried

A motion was made by Commissioner Foster, supported by Commissioner Niedermeyer, to send the Master Plan to City Council provided changes are made and given by June 10, 2025 to have a committee all meeting once a year.

Motion Carried

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to send the Master Plan to City Council provided the changes are made and given by June 10, 2025 to update the senior living center from a single-family unit to a multi-family unit.

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: Already have gone over early in the meeting, which was an email sent by Neil Wakeman from Luna Pier.

COMMISSIONERS INPUT:

Boslooper- None
Foster – None, at this time had already gone over earlier.
Niedermeyer - None
Niner – None
Huff – None

GENERAL INFORMATION: None

FUTURE MEETING DATES:

Parks & Rec	June 10, 2025	7:00 pm – Library
City Council	June 12, 2025	7:00 pm – WT Park
FEP	June 17, 2025	7:00 pm – WT Park
Planning	June 24, 2025	6:00 pm – WT Park
DDA	June 24, 2025	7:00 pm – Lighthouse

A motion was made by Commissioner Niedermeyer, supported by Commissioner Boslooper for a permanent change of the Planning Meeting from 4 PM to 6 PM permanently.

Motion Carried

MEETING AJOURNED: None

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to adjourn the meeting at 7:01 p.m.

Motion Carried

Kelli Huff
Recording Secretary