

PLANNING COMMISSION MEETING

June 24, 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 May 27, 2025.

Motion Carried

REPORTS: None

OLD BUSINESS: None

CLOSURE OF PLANNING MEETING

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

Motion Carried

PUBLIC HEARING

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

COMMUNITY INPUT: Steve Nemeth of Luna Pier, addressed parking problem the city already has as well as spoke on the business presented this evening and wants to know how parking will be addressed. He stated we must be able to handle the parking.

Sophia Lucarelli of Luna Pier wanted to give clarification on the business they are proposing S & S Beach Shop. She stated they would be open until mid-September approximately 4-6 days a week depending on the weather from 11A-7P. They would be selling beach items, clothing, beach toys, jewelry etc. this would be located on the front screened in porch only.

Mike Lucarelli of Luna Pier wanted to give clarification that there is no employment of others, no increased traffic, and no changes to the property's exterior. They are just catering to existing traffic already in the area.

James Gardner of Luna Pier wanted to address the confusion on what this particular hearing is about. Problems he sees is that the property would need to have a sight plan put in place to allow the business they are proposing. And the steps need to be done the right way with the proper application. He also stated he has concern for public use.

Mike Lucarelli of Luna Pier referenced Mike Demski's letter sent out stating he closed and approved what needed to be approved. Also stating they have an LLC and liability insurance. And there is no harm to the public, and they will be working on moving into a commercial property next year if this is approved.

Janice McCoy of Luna Pier stated that she believes that they want to make the same expansion as the café and that's not okay to be in someone's backyard. She also stated that right now she is not okay with the consideration of S & S Beach Shop.

Motion Carried

OPEN PLANNING MEETING

A motion was made by Commissioner Niedermeyer, supported by Commissioner Boslooper, to close the Public Hearing and open regular Planning Meeting. Time: 6:21 p.m.

Motion Carried

NEW BUSINESS: No new business

COMMUNITY INPUT: None

PLANNING ACTION NEEDED:

Motion to accept or deny Home Occupation of residence 4416 Luna Pier Rd.
Parcel 5851-030-004-00

Motion Carried

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to deny the Home Occupation of residence 4416 Luna Pier Rd. Parcel 5851-030-004-00, the information provided disqualifies it as a business.

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: None

COMMISSIONERS INPUT:

Boslooper- None

Foster – How do we make this an easier process for other moving forward. Committees need to come together as well and make things easier on business owners. Also, try to gather information from other cities that allow garage sales and possibly have Luna Pier’s ordinances looked at and possibly add something regarding garage sales. So, we don’t run into this matter again in the future.

Niedermeyer – Spoke about the time change of 6 PM, for all future planning meetings as well as open positions on Planning and volunteers for any committee.

Niner – None

GENERAL INFORMATION: None

FUTURE MEETING DATES:

Parks & Rec	July 8, 2025	7:00 pm – Library
City Council	June 27, 2025	7:00 pm – WT Park
FEP	July 15, 2025	7:00 pm – WT Park
Planning	July 22, 2025	6:00 pm – WT Park
DDA	July 22, 2025	7:00 pm – Lighthouse

MEETING AJOURNED:

A motion was made by Commissioner Niedermeyer, supported by Commissioner Foster, to adjourn the meeting at 6:54 p.m.

Motion Carried

Kelli Huff
Recording Secretary