

## PLANNING COMMISSION MEETING

September 9, 2025

A meeting of the Luna Pier Planning Commission was held on September 9, 2025 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, Rick Stump

**MEMBERS ABSENT:** None

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

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

None- Will be held at the regular Planning Meeting on September 23<sup>rd</sup>, 2025.

**REPORTS:** None

**OLD BUSINESS:** None

### **CLOSURE OF PLANNING MEETING**

A motion was made by Commissioner Boslooper, supported by Commissioner Stump to close the regular Planning meeting and open Public Hearing. Time: 6:05 p.m.

**Motion Carried**

### **PUBLIC HEARING**

Representatives for High-Profile Cannabis Shop presented a request for the Special Use Approval as well as approval of the current site plan.

**COMMUNITY INPUT:** Representatives for High-Profile Cannabis Shop spoke on who they are, why they choose Luna Pier, what improvements they are going to make to the interior and exterior of the property. As well as discussed safety, security, compliance and spoke on there other locations they have in Michigan. And let everyone know who they are and there positions they hold with C3 Industries.

Linda Dusseau of Luna Pier spoke of how she went out and spoke to people in the community and got their thoughts on the new business. She stated she doesn't see a problem with the new business and will hoping it will pass as she see's the good from the business.

Carrie Cartwright of Luna Pier wanted to know "Wasn't this already not approved and why wasn't the public informed"? Commissioner Niner let everyone present in the

meeting know that the information was addressed to the public several times. And Commissioner Boslooper let them know when and where the information for the public hearing and meeting is posted.

Helen Lazette of Luna Pier wanted to know if this will cause property value to decrease and do “you” feel safe? Commissioner Foster stated yes, we feel safe this was a fear that was put into people and it seems to be a generation al issue. Followed by Commissioner Boslooper stating that this will help the city in the long run.

James Gardner of Luna Pier stated how he knew of the future of marijuana issues and how he was going to have to face this as the mayor. He spoke of his experience with Frenchtown and took advice from them on how they handled the marijuana issue. He explained his hesitation and why the city waited to move forward, as well as he also explained what this meeting is really about and how the facility does meet the criteria for the Special Use Approval.

Chris Burchett of Luna Pier spoke on her opinions about how this would be great for the city, and Diana Szkatulski echoed Chris.

### **CLOSURE OF PUBLIC HEARING**

A motion was made by Commissioner Foster, supported by Commissioner Boslooper to close the Public Hearing and reopen the regular meeting. Time: 6:30 p.m.

**Motion Carried**

**NEW BUSINESS:** None

### **PLANNING ACTION NEEDED:**

- A. Consider Special Use Approval for QPS Michigan Holdings LLC, dba High Profile Cannabis Shop, for property (units 1-5) located at 10552 Evans Rd., Property ID 5851-003-007-50.
- B. Site Plan approval for QPS Michigan Holdings LLC, dba High Profile Cannabis Shop, for property (units 1-5) located at 10552 Evans Rd., Property ID 5851-003-007-50.

A motion was made by Commissioner Boslooper, supported by Commissioner Stump to accept the Special Use Approval for QPS Michigan Holdings LLC, dba High Profile Cannabis Shop, for property (units 1-5) located at 10552 Evans Rd., Property ID 5851-003-007-50. A second motion was made by Commissioner Foster, supported by Commissioner Boslooper to accept the Site Plan approval for QPS Michigan Holdings LLC, dba High Profile Cannabis Shop, for property (units 1-5) located at 10552 Evans Rd., Property ID 5851-003-007-50.

**Motion Carried**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

Boslooper- None

Foster- None

Stump- Spoke on the arguments early from the public comments and stated that these arguments should have been made months ago this meeting isn't about anything else but the overlay.

Niedermeyer – Echoed what Stump referenced on. As well as how others can get involved in the Planning Commission

Niner – None

**GENERAL INFORMATION:** None

**FUTURE MEETING DATES:**

Parks & Rec	Sept. 9, 2025	7:00 pm – Library
City Council	Sept. 25, 2025	7:00 pm – WT Park
FEP	Sept. 16, 2025	7:00 pm – WT Park
Planning	Sept. 23, 2025	6:00 pm – WT Park
DDA	Sept. 23, 2025	7:00 pm – Lighthouse

**MEETING AJOURNED:**

A motion was made by Commissioner Niner, supported by Commissioner Boslooper, to adjourn the meeting at 6:47 p.m.

**Motion Carried**

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Kelli Huff  
Recording Secretary