

## PLANNING COMMISSION MEETING

October 21, 2025

A meeting of the Luna Pier Planning Commission was held on October 21, 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, Rae Rembowski

**MEMBERS ABSENT:** Rick Stump

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

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

None- Will be held at the regular Planning Meeting on October 28th, 2025.

**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: 6:01 p.m.

**Motion Carried**

### **PUBLIC HEARING**

Representatives for BWOZ Cannabis presented a request for the Special Use Approval as well as approval of the current site plan.

### **COMMUNITY INPUT:**

Jerry Whipple of Luna Pier wanted to know what the site plan was for the business as well as what is going to happen with Joe Johnson's trucks for his business and does Joe still own the property. He also wanted to know what the business operating hours are for BOWZ Cannabis.

Megan Niner of Luna Pier explained that BOWZ must follow all zoning and building ordinances, which they have as well as the business hours for BOWZ are from 9AM-9PM.

A representative for BOWZ Cannabis went over the site plan for the property in detail for the residents of the community. He spoke on the parking, storm drainage as well as the paving of the parking lot. He also explained the easement for Joe Johnson's business.

James Gardner of Luna Pier stated that Joe Johnson sold the eastern half of the property it is now owned by BOWZ.

Connie Cole of Luna Pier wants to have a recap of what the site plan actually is because it isn't available online or for the public.

James Gardner of Luna Pier stated that it has been posted that the application as well as the site plan are available at City Hall. As the documents are too large to upload as well as to print for the public, they are more than welcome to come to City Hall and look at them.

### **CLOSURE OF PUBLIC HEARING**

A motion was made by Commissioner Boslooper, supported by Commissioner Niedermeyer to close the Public Hearing and reopen the regular meeting. Time: 6:25 p.m.

**Motion Carried**

**NEW BUSINESS:** None

### **PLANNING ACTION NEEDED:**

- A. Consider Special Use Approval for DVRJ Holdings 1 LLC, dba BOWZ Cannabis, for property located at 10501 Evans Rd., Property ID 5851-003-009-10.
- B. Site Plan approval for DVRJ Holdings 1 LLC, dba BOWZ Cannabis, for property located at 10501 Evans Rd., Property ID 5851-003-009-10.

A motion was made by Commissioner Boslooper, supported by Commissioner Foster to accept the Special Use Approval for DVRJ Holdings 1 LLC, dba BOWZ Cannabis, for property located at 10501 Evans Rd., Property ID 5851-003-009-10. A second motion was made by Commissioner Boslooper, supported by Commissioner Niedermeyer to accept the Site Plan approval for DVRJ Holdings 1 LLC, dba BOWZ Cannabis, for property located at 10501 Evans Rd., Property ID 5851-003-009-10.

**Motion Carried**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

Boslooper- Stated according to what the plan states BOWZ has done everything they have been asked to do.

Foster- None

Stump- Absent

Niedermeyer – None

Rembowski- None

Niner – None

**GENERAL INFORMATION:** None

**FUTURE MEETING DATES:**

Parks & Rec	Nov. 11, 2025	7:00 pm – Library
City Council	Oct. 23, 2025	7:00 pm – WT Park
FEP	Oct. 21, 2025	7:00 pm – WT Park
Planning	Oct. 28, 2025	6:00 pm – WT Park
DDA	Oct. 28, 2025	7:00 pm – Lighthouse

**MEETING AJOURNED:**

A motion was made by Commissioner Niedemeyer, supported by Commissioner Boslooper, to adjourn the meeting at 6:30 p.m.

**Motion Carried**

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Kelli Huff  
Recording Secretary