

PLANNING COMMISSION MEETING

November 25, 2025

A meeting of the Luna Pier Planning Commission was held on November 25, 2025, at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Commissioner Niner at 6:02 p.m., roll call, Pledge of Allegiance and a quorum was present.

MEMBERS PRESENT: Rick Stump, Shawn Boslooper, Freddie Niedermeyer, Marilyn Foster, Megan Niner, Rae Rembowski

MEMBERS ABSENT: None

OTHERS PRESENT: Jim Gardner (Mayor)

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Commissioner Niedermeyer, supported by Commissioner Boslooper to accept and wave the reading of the minutes of October 29, 2025 with the proper changes made.

Motion Carried

REPORTS: None

OLD BUSINESS:

Discuss why the garage sale ordinance was turned back over to Planning and next steps.

- Commissioner Niner stated that the garage sale ordinance was brought up and drafted for the entire city not just one family. This was to put an ordinance in place for all residents not just one. We would be following other city garage sale ordinances. She stated she would like to send the ordinance to the attorney and get his opinion in writing on what his thoughts are and then decide what to do with it from there.
- Mayor Gardner explained on how the motion was not passed and why it was not passed to give insight to the situation for those that weren't at the council meeting.
- Commissioner Boslooper wanted to know the main concern with the property.
- Mayor Gardner explained to Commissioner Boslooper on how the property is currently zoned and what would need to be done for the resident to have a business on that property.
- Commissioner Foster stated that she would sit down with this resident and his daughter as well as their attorney and explain to them what the next steps are in this process, this way his lawyer would know where we stand on this matter.
- It was then discussed by all commissioners on what to do next in regards to the garage sale ordinance and they had decided to make a motion to table the ordinance until January. (See Planning Action Needed).

NEW BUSINESS:

Discussion Data Centers and Zoning.

- Commissioner Niner stated that we are at an advantage with data centers due to our limited space. She stated she doesn't see a large data center going in however there could be potential for a small data center. She discussed on how data centers can raise electricity rates unless there's an arrangement between the power company the data center. Commissioner Niner also went into detail on what goes into data centers and how they can impact the community.
- Commissioner Boslooper stated her concerns are what data centers can do to the land and wildlife as well as the lake.
- Commissioner Foster stated she would like all committees to come together to discuss these issues as many may not be aware. They can also discuss concerns, issues etc. "city workshop" Commissioner Niner stated.
- Commissioner Niner stated that she just wants to make sure that we are prepared if something like this where to happen in Luna Pier.
- Commissioner Stump has asked to we need to ask City Council about zoning regulations regarding data centers, do we need to bring them in on this discussion. Commissioner Niner stated that yes, we do need to bring in city council as well as gather information on our own.

COMMUNITY INPUT: James Gardner of Luna Pier spoke in regards to the goings on with data centers proposed in Frenchtown, Dundee and Saline. He went over what we need to know about the MI Zoning Enabling Act, went over zoning regulations and gave very detailed information into the data center zoning regulations. He also gave ways to stay out of court when it comes to data centers.

Ken Massman of Luna Pier stated he is for anything that can help the city even if it is a data center, as long as there is no harm to the city or environment.

PLANNING ACTION NEEDED: A motion was made by Foster, supported by Stump to table the garage sale ordinance until January.

Motion Carried

CORRESPONDENCE RECEIVED AND SENT: None

COMMISSIONERS INPUT: Commissioner Stump spoke in regards to how he had spoke with members of Parks & Rec and they stated to him that they are in no rush right now, he stated he will discuss again with them in January.

GENERAL INFORMATION: None

FUTURE MEETING DATES:

Parks & Rec	Dec. 9, 2025	Cancelled
City Council	Dec. 11, 2025	7:00 pm – WT Park
FEP	Dec. 16, 2025	7:00 pm – WT Park
Planning Commission	January 27, 2026	6:00 pm – WT Park
DDA	Dec. 23, 2025	7:00 pm – Lighthouse

MEETING AJOURNED:

A motion was made by Commissioner Niedemeyer, supported by Commissioner Boslooper, to adjourn the meeting at 6:50 p.m.

Motion Carried

Kelli Huff
Recording Secretary