

PLANNING COMMISSION MEETING

January 27, 2026

A meeting of the Luna Pier Planning Commission was held on January 27, 2026, at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Commissioner Niner at 6:01 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), Chris Burchett, D. Stump

**APPROVAL OF PREVIOUS MEETING MINUTES:**

A motion was made by Commissioner Foster, supported by Commissioner Boslooper to accept and dispense with the reading of minutes of November 25, 2025.

**Motion Carried**

**REPORTS:** None

**OLD BUSINESS:**

Garage Sale Ordinance

- Foster proposed revising the third paragraph of the Garage Sale Ordinance to state that the sales associated with the city approved events (i.e. Freedom Festival) are excluded from this ordinance. The commission agreed to proceed with a vote on the proposed change.
- Niedermeyer and Stump recommended that the matter be turned over to City Council.

Data Centers

- Niner voiced support for a moratorium until the ordinance is updated. Additional information can be found under the Luna Pier Zoning Diagnostic Review.
- Foster recommended holding a workshop with City Council and the DDA to determine where all parties stand. Boslooper stated she would set it up at next Council meeting.
- City Council will be contacted; no other action at this time.

**NEW BUSINESS:**

C3 access to their parking lot from Ganders' parking lot.

- C3 Industries attended to discuss a proposed traffic-flow change allowing access through Gander's parking lot.
- MDOT prohibits direct access from Luna Pier Road; the proposal would serve as a workaround.
- Concerns were raised regarding the safety and condition of Evans Drive and the potential delay in repairs.
- It was noted that these conditions could negatively impact customer willingness to access the site via Evans Drive.
- C3 Industries reported an average of 400–500 customer transactions per day.
- Concerns were discussed regarding traffic volume through Gander's parking lot and pedestrian safety.
- The ordinance was reread, confirming no access from Luna Pier Road.

**Motion:** Commissioner Boslooper made a motion, supported by Commissioner Niedermeyer to deny C3 access to their parking lot from Ganders' parking lot.

**Roll Call Vote:**

Foster – Yes, Niedermeyer – Yes, Niner – Yes, Boslooper – Yes, Stump – Yes, Rembowski – Yes

Motion passed 6-0

Application for site plan approval

Mr. Lucarelli presented his application for site plan approval. He stated he was not seeking approval at this time, but rather feedback, and intends to return for formal approval at the next meeting.

The Commission reviewed the proposed plan and advised that revisions are necessary to comply with City ordinances. Discussion included, but was not limited to, the following:

- The proposed change from residential to commercial use will require compliance with commercial parking standards, including designated ADA-accessible parking spaces.
- Utilities must be brought into compliance with current code requirements.
- The proposed fence must not create a visibility obstruction or blind spot for drivers.
- A landscaping plan is required.
- Elevation drawings of the boardwalk must be submitted.

It was suggested that Mr. Lucarelli retain or consult with an architect to assist with the required revisions and present the updated plans at the next meeting.

Mr. Lucarelli acknowledged the comments and agreed to submit revised plans for further review

**Motion:** Commissioner Niner moved to table application for site plan approval. Commissioner Boslooper seconded the motion ... **Motion Carried**

Zoning Ordinance Diagnostic Review

- McKenna stated that no action was required at this time; the item was for formal introduction of the ordinance review and amendments.
- Commissioners requested additional time for review, noting that IT may have further comments.
- A State of Michigan grant in the amount of \$50,000 is available to cover the cost.
- A workshop was suggested for further discussion.
- The Planning Commission stated that the presenter would not need to be present at the next meeting.; no other action at this time.

**COMMUNITY INPUT:** D. Stump of Luna Pier voiced her concerns for the surrounding residents of M. Lucarelli site plan. She was worried about the noise and was wondering if there was a way surrounding residents could be notified before action was to take place.

**PLANNING ACTION NEEDED:**

**CORRESPONDENCE RECEIVED AND SENT:** None

**COMMISSIONERS INPUT:**

**GENERAL INFORMATION:** None

**FUTURE MEETING DATES:**

Parks & Rec	Feb. 10, 2026	Cancelled
City Council	Feb. 12 & 26, 2026	7:00 pm – WT Park
FEP	Feb. 17, 2026	7:00 pm – WT Park
Planning Commission	Feb. 24, 2026	6:00 pm – WT Park
DDA	Feb. 24, 2026	7:00 pm – Lighthouse

**MEETING AJOURNED:**

A motion was made by Commissioner Niedemeyer, supported by Commissioner Boslooper, to adjourn the meeting at 8:04 p.m.

**Motion Carried**



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Pam Sanner  
Recording Secretary