

PLANNING COMMISSION MEETING

March 24, 2026

A meeting of the Luna Pier Planning Commission was held on March 24 ,2026, at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Commissioner Niner at 6:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

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

MEMBERS ABSENT: Rae Rembowski

OTHERS PRESENT: Jim Gardner (Mayor), Mike Lucarelli (Applicant), Joe Bozynski (Applicant), Several members of the public.

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Commissioner Niedermeyer, supported by Commissioner Boslooper to accept and dispense with the reading of minutes of January 27,2026.

Motion Carried

COMMUNITY INPUT

- Mayor Jim Gardner addressed the Commission regarding a proposed moratorium on data centers. He noted that the current ordinance does not define data centers as they exist today. A moratorium is proposed to address this issue. He explained that, according to the City Charter, an ordinance requires approval at a second meeting and cannot be passed at the first reading. The proposal has been forwarded to City Council, with typographical corrections made and no changes to content.
- Mayor Gardner expressed support for the projects under consideration and emphasized that both projects are strong. He stated that the City has made significant progress over time and noted that the City does not have the authority to override the zoning ordinance. He concluded that the City is in a good position and would like to see both projects move forward.
 - A resident of Luna Pier expressed opposition to data centers and inquired whether ordinances could be used to prevent them within the City. Commissioners responded that the current ordinance is outdated and did not anticipate data centers. Updates are being developed to better regulate their location and applicable standards. Commissioners noted that while such uses may not be entirely prohibited, zoning tools may be used to provide greater control and ensure compatibility with the community. The use of a zoning overlay approach, similar to that used for marijuana-related businesses, was discussed as a potential option.
 - Multiple members of the public and the applicant spoke regarding the Lucarelli site plan. Comments included concerns about incomplete materials, submission timing, and outstanding items identified by the Building Inspector.

Commissioners noted that meetings have taken place with the applicant's attorney and Mayor Gardner to assist in moving the project forward. A checklist of required materials is available at City Hall for members of the public who are interested.

CORRESPONDENCE RECEIVED AND SENT

- Email from C. Cole (2/19/2026) regarding webinar "FIT – How to obtain first-time impression of tourist survey and Data Center/Michigan Electric Utilities" — **Discussed**
- Email from McKenna (3/16/2026) regarding status of Zoning Ordinance Diagnostic Report — **Discussed**
- Email from C. Burchette (3/13/2026) "Action Requested! Protect Local Control" — **Noted**

OLD BUSINESS

Data Center

- Moratorium was passed at the previous meeting, introduced to City Council, and is awaiting further information.
- Discussion referenced public input shared under Community Input.

Diagnostic Review

- Diagnostic review was conducted; commissioners expressed general satisfaction. No motion or action was required.

Lucarelli Site Plan

- This item was first presented at the January 2026 Planning Commission meeting and **was tabled pending submission of additional information**. There was no meeting in February.
- Updated site plan materials and payment for review were submitted prior to the March 2026 meeting.
- Lucarelli provided background on development activity in Luna Pier, noting that the proposed project supports tourism and economic growth.
- **Commission Discussion:**
- Commissioners clarified their role: to ensure proposals comply with zoning ordinances, not to approve concepts.

- Concerns were raised about the timing of updated submissions; materials were provided only three days prior to the meeting.
- Commissioners noted deficiencies identified by the Building Inspector, including incomplete parking plan, missing sedimentation and erosion control plan, and items previously noted in January.
- Commissioners requested that all outstanding items be addressed before the next meeting and discussed establishing submission deadlines 2–4 weeks prior to meetings.
- **Motion:** Commissioner Niedermeyer moved to table the Lucarelli site plan until all required information is received. Supported by Commissioner Boslooper.

Roll Call Vote:

- Niedermeyer – Yes
- Niner – Yes
- Boslooper – Yes
- Stump – Yes
- Foster – Yes
- Absent: Rembowski

Motion carried.

NEW BUSINESS

Bozynski Preliminary Site Plan – Parking Lot Proposal

- Bozynski presented a proposal to construct a parking lot behind his building and requested Planning Commission feedback before approaching City Council regarding purchase of the City-owned parcel, which is necessary for the project to proceed.
- He stated that he was advised by the City and Building Inspector to seek Planning Commission approval before taking the next steps.
- He explained that a new sewer line would be installed to serve both his building and the post office, and that underground electrical service would be added to improve vehicle safety.
- He noted the area behind the post office would be paved for additional parking.

- Commissioners asked about maneuvering space and visibility near the alley. Bozynski stated adjustments would be made and that safety measures would be implemented.

- **Motion:** Commissioner Niedermeyer moved to approve the preliminary site plan, pending revisions to the maneuvering lane. Supported by Commissioner Foster.

- **Roll Call Vote:**

- Boslooper – Yes
- Stump – Yes
- Niner – Yes
- Foster – Yes
- Niedermeyer – Yes
- Absent: Rembowski

- **Motion carried.**

FUTURE MEETING DATES:

Parks & Rec	April 7, 2026	Cancelled
City Council	April 9 & 23, 2026	7:00 pm – WT Park
FEP	April 21, 2026	7:00 pm – WT Park
Planning Commission	April 28, 2026	6:00 pm – WT Park
DDA	April 28, 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

Pam Sanner
Recording Secretary