

**CITY OF LUNA PIER
PLANNING COMMISSION**

Regular Meeting Minutes

April 28, 2026

6:00 PM

Water Tower Park

Call to Order

Chair Niner called the Regular Meeting April 28, 2026 of the Luna Pier Planning to order at 6:00 PM at Water Tower 11345 Harold, Luna Pier, Mi.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Present: Niner, Rembowski, Boslooper, Foster, Neidermeyer, Stump.

Absent: None

Others Present:

Mayor Jim Gardner, City Council Member Duy Hoang, Mike Lucarelli, and other members of the public.

Approval of Minutes

Motion by Foster, seconded by Boslooper, to approve the minutes from the March 24, 2026 meeting.

Vote: 6 Ayes, 0 Nays – **Motion carried**

Reports

- None

Old Business

- None

New Business

A. Rezoning Request – Pier Inn – 4163 Super Eight Drive / 5851-003-009-30

A public hearing was scheduled for May 26, 2026

B. Site Plan Review – M. Lucarelli

Discussion was held regarding the proposed change in occupancy to one apartment, a souvenir/antique shop, and a coffee shop. The item was tabled to allow for Building Inspector review and additional time for Commissioners to review the plans.

Roll call vote: Rembowski—yes; Boslooper—yes; Foster—yes; Niner—yes; Neidermeyer—yes; Stump—yes.

Motion carried, 6-0.

C. Set Deadline for Submitting Items to Be Placed on the Agenda

- Discussion was held regarding setting a deadline for agenda item submissions. It was generally agreed

that all materials, including Building Inspector review, should be completed and submitted by the third Tuesday of the month.

Community Input

M. Lucarelli, applicant for the Site Plan Review, inquired about a potential future plan and requested clarification regarding outdoor entertainment. Commissioners advised focusing on the current plan, completing it, and then pursuing future plans.

Mayor Jim Gardner responded, stating that the current Site Plan Review pertains only to the subject property and not other potential properties or future plans, and emphasized focusing on the current application. He noted that the Building Inspector, Mike Demski, is part-time, working approximately one and a half days per week, and that the municipality is not staffed at the same level as others. He also expressed appreciation for the Planning Commission's work.

Mike Ludke inquired about the potential use of approximately 10 acres behind Green Labs for outdoor concerts. Following questions and concerns from Commissioners, Mr. Ludke indicated the proposal would begin as a trial to evaluate feasibility. He stated security would check identification at entry, measures would be taken to prevent overservice of alcohol, and events would feature a variety of music. He noted that if the use became long-term, a sound study would be conducted, similar to Ypsilanti but on a smaller scale. Events were proposed at one to two concerts per month, concluding by 10:00 p.m. Commissioners recommended meeting with Building Inspector Mike Demski to discuss next steps and to review applicable zoning ordinances. City Council Member Duy Hoang suggested consulting an attorney regarding considerations for businesses serving the general public.

Correspondence Received & Sent

- None

Commissioners' Comment

Commissioner Stump reported on a visit to a data center in Southgate and shared informational observations. He noted there are two types of data centers: 'hyper-scale' facilities, which require large acreage and are typically used for AI, and 'carrier hotels,' which are more internet-focused. He stated that carrier hotels can be comparable in size to an eight-story building, but are not overly imposing, serve more localized needs, and are generally air-cooled with smaller generators, unlike hyper-scale facilities which may use liquid cooling. He described the visit as educational and expressed that it was impressive.

Commissioner Stump also discussed the status of the garage sale ordinance, noting it has been reviewed by legal counsel and passed between City Council and the Planning Commission. He expressed concern about the matter stalling and asked how to move it forward. Mayor Gardner responded that he would look into the matter.

General Information

- None

Future Meeting Dates

- City Council: May 14 & 28, 2026 – 7:00 PM – Water Tower Park

- FEP: May 19, 2026 – 7:00 PM – Water Tower Park
- Parks and Rec.: May 12, 2026 – 7:00 PM - Rasey Memorial Library
- DDA: April 28 & May 26, 2026 – 7:00 PM - Luna Pier Light House
- Planning Commission: May 26, 2026 – 6:00 PM – Water Tower Park

Adjournment

Motion by Niedermeyer, seconded by Boslooper, to adjourn the meeting at 6:54 p.m.

Vote: 6 Ayes, 0 Nays – **Motion carried**



Pam Sanner

Recording Secretary

