



2019 Planning Commission Year End Summary Report

Final as of December 31, 2019

Total Planning Commission Meetings: 12

Site Plan Reviews: 9

Total Public Hearings: 15

Total Zoning Ordinance Amendments/Rezoning Requests: 4

Total Special Use Requests: 7

Total Variance Requests: 3

Total Conditional Rezoning Requests: 4

Total Planning Commission Zoning/Planning Discussions: 11

Planning Commission Activity Each Month 2019

January 7, 2019

- **Public Hearing for Special Use Permit:** 313 N State eight (8) residential units on the second floor was approved for Gemini Capital Management, LLC.
- **Public Hearing for a Conditional Use:** 313 N State to allow Gemini Capital Management, LLC one (1) first floor apartment on in the annex building located on the north/south alley from Center Street. A motion to recommend the conditional rezoning to the City Commission was approved.
- **Public Hearing to Rezone Property:** 211 Woodworth Avenue from B2, General Business to LI, Limited Industrial; which would allow for a Medical Marijuana Grow Facility. The rezoning request was denied.

February 4, 2019

- **Public Hearing for Special Use Permit:** 1755 Wright Avenue three locations for outdoors sales in front of proposed Tractor Supply Company store. The store will use one third of the building (south portion of the building). Special Use was approved for FIDC 84LLC, a Cocca Development Ltd.

2019 Planning Commission Summary Report

December 31, 2019

Page #2

- **Public Hearing for a Conditional Use:** 601 Woodworth Avenue & 119 Hastings to conditionally allow the former church at 601 Woodworth to be used as an office under the OS, Office Services definition with the conditions outlined, and to use 119 as OS, office services for a parking area as conditions outlined within the conditional rezoning agreement. A motion to recommend the conditional rezoning to the City Commission was approved.
- **Request to set a Public Hearing:** 534 N State Street, Former First Baptist Church, to review a request to conditional rezone the property to R3, Multiple Family to construct 7 residential units with conditions outlined, which would be included in a conditional rezoning agreement.
- **Appoint of the Officers:** Don Ayers - Chair, Brian Kulling - Vice Chair, & Jessica Gilkins - Secretary for the 2019 Planning Commission year.

March 4, 2019

- **Public Hearing for a Conditional Use:** 534 N State Street to conditionally allow the former church at 534 N State to be used for 7 residential units under the R3, Multi-Family Residential definition with the conditions outlined within the conditional rezoning agreement. A motion to recommend the conditional rezoning to the City Commission was approved.
- **Site Plan Review:** 903 Michigan Avenue, Avalon & Tahoe Manufacturing site plan was approved for a new dealer meeting room and a production expansion, both totaling 17,000 sq. ft.
- **Planning Commission Review of Zoning Map:** Staff review of a zoning verification for a MMFA application in the Alma North Industrial Park revealed more than half of the industrial park could not be used for MMFA business, with three parcels zoned R1, Single Family Residential within 300' of the Industrial park. The MMF ordinance encourages the use of the industrial parks for MMF. A review of rezoning these parcels was to be considered with the property owners.

March 19, 2019 (Meeting held at Alma Middle School)

- A joint meeting with the Alma City Commission and the Alma Public School Board to consider zoning options for the former middle school property. Mr. Don Wortman of Carlisle/Wortman & Associates gave a presentation on: Land use and zoning options, types of development, and possible changes to the ordinance.

April 1, 2019

- **Zoning Discussion Middle School Property:** Planning Commission reviewed the presentation provided by Carlisle/Wortman & Associates and the recommendations, resulting from the joint Alma City Commission and Alma School Board meeting on March 19, 2019. The consensus seemed to favor a Planned Unit Development for the property. This process maybe a good fit for the City owned property off of Bridge Street. Mr. Wortman provided a letter with recommendations to the planning commission for possible amendments to the PUD Ordinance.