

**City of Alma
Planning Commission Minutes
November 1, 2021**

Interim City Manager/Zoning Administrator Aeric Ripley called a regular meeting of the Alma Planning Commission to order at 6:00 PM on November 1, 2021, at the Alma Municipal Building. A quorum of the Planning Commission was present for the entire meeting.

Present: Andrew Bare, Sonia Gibson, Jessica Gilkins, David Justin, Greg Mapes, Ellen Richter, Heather Therrien, and Jim Wheeler.

Absent: Michelle Pitts.

Others present: Aeric Ripley, Interim City Manager/Zoning Administrator
Nancy Gallagher, 120 E. Superior Developer
Zack Everitt, 120 E. Superior Developer
Raul Ramirez
Troy Grunder, P.E. Rowe PSC

Approval of Agenda

Motion by Wheeler, seconded by Justin, to add "Election of Officers" to agenda. Motion to approve agenda as amended carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.

No: none.

Absent: Pitts

Ripley opened the floor for nominations of officers.

Mapes offered the following slate of nominations: Heather Therrien as Chair, Ellen Richter as Vice-Chair, and Jessica Gilkins as Secretary. No other nominations were offered. All nominees accepted the nomination.

Election of Officers

Motion by Mapes, seconded by Bare, to appoint the following officers: Chair Heather Therrien, Vice-Chair Ellen Richter, and Secretary Jessica Gilkins. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.

No: none.

Absent: Pitts.

Resignation

Motion by Gilkins, seconded by Richter, to receive a letter of resignation from Don Ayers. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.

No: none.

Absent: Pitts.

Approval of Minutes

Motion by Bare, seconded by Justin, to approve the minutes of September 13, 2021, with a correction to a typographical error on page 2. Motion carried.

**City of Alma
Planning Commission Minutes
November 1, 2021**

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.
No: none.
Absent: Pitts.

Motion by Justin, seconded by Richter, to approve the minutes of October 4, 2021, as presented. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.
No: none.
Absent: Pitts.

Public Hearing

Motion by Mapes, seconded by Gilkins, to open a public hearing at 6:06 p.m. regarding a Special Use Permit request from Raul Ramirez to open a tattoo establishment at 223 E. Superior Street. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.
No: none.
Absent: Pitts.

Aeric Ripley, Zoning Administrator, provided background on the request for a Special Use Permit to open a tattoo establishment. The proposed location is within the B1, Central Business District. Regulations for the B1 District allow Tattoo/Body Art Shops to operate within the district through a special use permit. On October 12, 2021, City Commission approved a reduction in the required buffer distances from 1000 ft to 300 ft. Measuring from the outermost boundary of the already existing tattoo establishment to the outermost boundary of the proposed establishment, the distance is 346 feet. Ripley explained Ramirez is asking for approval of the Special Use Permit, so he can move forward with licensing through the Health Department.

Justin asked Ramirez how much space he would be occupying. Ramirez described the current space, saying he is still working on the exact layout and measurements. He said he is hoping to bring in two other artists.

No other comments were received from Planning Commissioners or members of the public.

Motion by Wheeler, seconded by Mapes, to close the public hearing regarding a Special Use Permit request at 6:10 p.m. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.
No: none.
Absent: Pitts.

Motion by Gilkins, seconded by Bare, to approve a Special Use Permit to Raul Ramirez for a tattoo establishment at 223 E. Superior Street. Motion carried.

Yes: Bare, Gibson, Gilkins, Justin, Mapes, Richter, Therrien, and Wheeler.
No: none.
Absent: Pitts.