

**City of Alma
Planning Commission Minutes
April 4, 2022**

Chairperson Heather Therrien called a regular meeting of the Alma Planning Commission to order at 6:00 p.m. at the Alma Municipal Building. A quorum of the Planning Commission was present.

Present: Andrew Bare, Justin Fonley, Sonia Gibson, David Justin, Greg Mapes, Ellen Richter, and Heather Therrien.

Absent: Jessica Gilkins, Michelle Pitts (arrived after roll call).

Others present: Aerick Ripley-Interim City Manager/Zoning Administrator.

Chairperson Therrien led those present in the Pledge of Allegiance to the United States.

Approval of Minutes

Motion by Justin, seconded by Richter, to approve the minutes of March 7, 2022, as presented. Motion carried.

Yes: Bare, Fonley, Gibson, Justin, Mapes, Richter, and Therrien.

No: none.

Absent: Gilkins, Pitts.

Public Hearing

Bare asked about signage at Saravilla. Discussion followed about the term "affixed" and removing the term from the ordinance language. Therrien and Mapes suggested the language be changed to allow the sign ordinance to take precedence.

Pitts arrived at 6:05 p.m.

Additional discussion followed about the word "affixed" and its use. The group collectively agreed to let the sign ordinance rule and change language to acknowledge the sign ordinance.

Motion by Justin, seconded by Bare, to open a public hearing at 6:08 p.m. for review of proposed text amendments to the Zoning Ordinance allowing bed and breakfast establishments within the R1 and R1a Single Family Residential Districts. Motion carried.

Yes: Bare, Fonley, Gibson, Justin, Mapes, Richter, and Therrien.

No: none.

Absent: Gilkins, Pitts.

Ripley noted no comments were received prior to the hearing and asked for confirmation the group wanted to amend language to refer to the sign ordinance for signage guidance. Members agreed. Discussion followed about parking. Mapes asked if this ordinance covered AirBnB rentals. Ripley said those were covered in a separate category as B and Bs require someone in residence who rents out rooms. Rezoning to a rooming house would be an option. Discussion followed.

No public comments were received.

Motion by Justin, seconded by Bare, to close the public hearing regarding text amendments to the ordinance relating to bed and breakfast establishments. Motion carried.

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

Motion by Justin, seconded by Gibson, to send recommended edits (Attachment A) to the Bed and Breakfast ordinance to the City Commission for consideration. Motion carried.

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

Other Business

Ripley explained that he had discussion with MEDC regarding redevelopment-ready community status. There are two items missing. Alma doesn't allow missed use in residential "by right" but does allow by special use permit to provide the community opportunities to have a say. If this is not changed, Alma cannot move to the next level. Discussion followed about options for control using aesthetics, and whether or not that would present a greater hardship for developers. Fonley asked if a provision could be added for notice to the community. Discussion followed about the level of community notice projects would be required to provide. Mapes said he thought there were already sufficient controls in place. Additional discussion followed.

Ripley noted the second item missing is related to items missing from the website and those items can be added. The next level will require changes to the Master Plan. Members agreed to the change. Ripley will present the information to the City Commission and set the issue for public hearing. Mapes asked about also requiring green space. Ripley will look into language for greenspace or family space.


Invitation to Public

No public comments were offered.

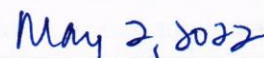
Adjourn

Motion by Pitts, seconded by Bare, to adjourn the meeting at 6:39 p.m. Motion carried.

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



Sara Anderson, Alma City Clerk



Date of Approval

Sec. 60-77. Bed and breakfast establishments.

Bed and breakfast facilities are allowed in residential zoning districts provided the following conditions are met:

- (1) Any such use shall be reviewed by the planning commission as a transferable , special approval use. The planning commission shall find that at least the conditions are met before approving the use.
- (2) Each premises must be occupied and operated by its owner.
- (3) Not more than 50 percent of the total floor area of the dwelling unit shall be used for bed and breakfast sleeping rooms.
- (4) .
- (5) There shall be no separate cooking facilities used for bed and breakfast stay.
- (6) Bed and breakfast sleeping rooms shall be a minimum of 120 square feet for the first two occupants and an additional 30 square feet for each additional occupant.
- (7) Bed and breakfast facilities located in R-1 and R-1A districts shall contain no more than ten sleeping rooms, including the sleeping rooms occupied by the innkeeper or owner. The stay of bed and breakfast occupants shall be no more than 14 consecutive days and not more than 30 days in any one calendar year.
- (8) The operator of each facility shall keep a list of the names of all persons staying at the bed and breakfast which list shall be available for inspection by city officials at any time.
- (9) (Covered by State Code)
- (10) (covered by State Code)
- (11) The bed and breakfast use shall be licensed in accordance with the rental ordinances of the city, which license shall be renewed annually.
- (12) No sign larger than two square feet shall be permitted and in accordance with article IX.
- (13) One parking space shall be provided off-street in the interior side yard or rear yard area for each bed and breakfast bedroom. Off-street parking shall meet the design and layout requirements of article VIII.

(Ord. No. 691, § 1(32-36), 5-4-2005)

State law reference(s)—Treatment of bed and breakfasts, MCL 125.1504b.