

**City of Alma  
Planning Commission Minutes  
May 2, 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, Jessica Gilkins, David Justin, Greg Mapes, Michelle Pitts, and Heather Therrien.  
Absent: Ellen Richter.

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

*Approval of Minutes*

**Motion by Justin, seconded by Bare, to approve the minutes of April 4, 2022, as presented. Motion carried.**

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

*Parcel Division Request 1680 Wright Avenue*

Interim City Manager/Zoning Administrator Aeris Ripley explained a request from Bobenal Investments, Inc. for a split of parcel #29-51-274-831-05, 1680 Wright Avenue (former JC Penney Building) to create two new parcels. The request would split the parcel approximately in half. Both the seller and purchaser were present to answer questions. Staff recommendation is for approval of the request with caveats.

**Motion by Pitts, seconded by Mapes, to approve a parcel division request from Bobenal Investments Inc. for parcel #29-51-274-831-05 (1680 Wright Avenue) provided the following requirements are met:**

1. Any future changes to the footprint of the structure and/or parking lot will require site plan review by the Planning Commission,
2. Proposed split shall continue to comply with current Municipal Zoning and Ordinances,
3. City Assessor is provided a final certified survey and full legal description of the remainder of the parcel and the parking lot not included in Child Parcel 1,
4. Deeds must be recorded at the Register of Deeds after parcel division approval,
5. An application for a Building Permit must be submitted for installation of the "Party Wall"

**Motion to approve the parcel division request, with caveats, carried.**

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

*Sign Ordinance Draft*

Chairperson Therrien explained the current sign ordinance is in need of revisions to comply with a 2016 Supreme Court decision limiting control over a message on a sign. Ripley noted the issue was last discussed by the Planning Commission in April of 2021. Ripley said an ordinance can now only control time, place, and manner, but not content. The time for posting campaign signs is limited under the current ordinance, but that specific limitation needs additional review before it can be enforced.

Discussion followed about some of the types of control that are allowed including the time period, setback, and removal of abandoned/deteriorated signs.

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Ripley asked members to review the proposed revisions and write down any concerns or questions. The issue will be added to subsequent agendas until revisions can be fully approved.

*Set Public Hearing*

**Motion by Pitts, seconded by Gibson, to set a public hearing for June 6, 2022, at 6:00 p.m., or as soon thereafter as the agenda allows, for review of a request to re-zone parcel #29-51-021-290-00 from Zone R2, Two Family Residential, to Zone B2, General Business, for the purpose of expanding the self-storage facility on the adjacent parcel to the north (both parcels owned by Mitten Mini Storage). Motion carried.**

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

*Other Business*


*Invitation to Public*

Tim Wolfe, Lake Isabella, thanked the Planning Commission for approving his request for a parcel division, and thanked Ripley for his assistance with the project.

*Adjourn*

**Motion by Justin, seconded by Pitts, to adjourn the meeting at 6:25 p.m. Motion carried.**

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

  
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Sara Anderson, Alma City Clerk

Date of Approval: June 6, 2022