

**City of Alma  
Planning Commission Minutes  
January 6, 2020**

Commissioner Ayers called the regular meeting of the Alma Planning Commission to order at 6:01 PM on January 6th, 2020 in the Alma City Commission Room.

Present: Ayers, Gilkins, Pitts, Schooley, Richter, Mapes, Wheeler, Therrien, and Kulling.  
Absent: None

Others Present: Aeric Ripley, City of Alma Zoning Administrator  
David Ringle, Public Services Director  
Ryan Smith, Gemini Capitol Management  
Mike Powers, 158 E Front St  
Tim Pulliam, 158 E Front St  
Deepak Gupta, D&M Site, Carrolton MI  
Stacey Grube, GraCo Federal Credit Union, 305 W Downie  
Ryan Stoudt, Alma College  
Douglas Dice, Alma College  
Honda Joe Fuente, St. Louis  
Adam Cronkite, Breckenridge  
Randy Brandon, 139 Carolina St  
Jonu McLeod, 595 Heather Lane

A motion was offered by Mapes, and supported by Therrien, to approve the minutes of the Regular Planning Commission meeting held on December 2, 2019.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

**Public Hearing: 1951 Michigan Ave**

Adam Cronkite has submitted a request for a special use permit for a Auto Body Shop/Used Car Dealer at 1951 Michigan Ave (#29-51-352-768-00). Body Shops and Vehicle Sales are permitted in Section 60-60 (k) B2, General Business District (3) Special Uses (n) Body Shops and (r) Used Vehicle Sales. Special uses require a public hearing before the planning commission.

The public hearing was opened at 6:02 PM

A presentation was given by Ripley. Outdoor sales in the B2, General Business District are permitted with the issuance of a special use permit.

- Interior of Space
  - Office Space – 200 sq. ft.
  - Work area and paint booth – 1,536 sq. ft.
- Outdoor Sales Areas

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- Used vehicles must be on paved surface. Number should be limited, because of space available.
- 10' shall separate the outdoor sales area from the public right of way.

**Staff Comments:**

1. The approval of the special use permit is required for Mr. Cronkite to apply for his licenses through the State of Michigan. Once licenses have been received a copy must be provided to City Hall.
2. A building permit will be required for the change of use.
3. A sign permit is required for the ground or wall signage.

No comments were given from the public. The public hearing was closed at 6:04 PM

A motion was offered at 6:04 PM by Pitts, and supported by Gilkins, to approve the requested special use permit for a Body Shop and Used Vehicle Sales at 1951 Michigan Ave.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

**Public Hearing: Community Baptist Church, 270 Purdy Dr.**

Community Baptist Church of Alma has submitted a Conditional Rezoning Request for their former location at 270 Purdy Drive. The requested use is for a Child Care Center (Eight Cap Program), which is currently located on the Alma College Campus and move it to 270 Purdy Drive, and offer additional education opportunities for students. An informal meeting was held for the neighborhood on December 30, 2019; to review the Conditional Rezoning proposal before the public hearing.

The public hearing was opened at 6:05 PM

A presentation was given by Ripley.

On December 30, 2019, the informal meeting with the neighborhood surrounding the conditional rezoning request was held. One property owner was in attendance. The property owner was supportive of the proposed conditional rezoning for the proposed project/reuse of the property.

1. Conditions running with the property. This Statement of Conditions covers the Property described in property owner letter of voluntary conditions. This Statement of Conditions shall be binding upon and inure to the benefit of the Owners, neighborhood, and the City of Alma, and their heirs, successors, and assigns, and shall run with the property.
2. List of Conditions. The conditional rezoning potentially granted to the owner is based upon conditions which were voluntarily offered by the Owners. The conditions and

limitations on use of the Property is by which the City would grant the conditional rezoning, the voluntary conditions are as follows:

The following additional conditions will be applied to the Conditional Rezoning Agreement under the CI, Campus Institutional permitted and special use requirements.

**Primary Use Restrictions**

- a. Eight Cap Program, Pre-K, Kindergarten and general early child care.
- b. Student Instruction, general education, college and public meeting space, and worship services.
- c. Hours of operation 7:00 a.m. – 10:00 p.m.
- d. Overnight parking is restricted to students, staff and faculty of Alma College.

**Addition Staff Comments**

1. If the conditional rezoning is approved by City Commission, the Owner shall apply for and receive all required permits for building, electrical, plumbing needed for the change in use.
2. A sign permit required for any change in signage. Ripley commented that no additional public comments were received by staff prior to this hearing.

Ayers commented that this offers a great opportunity to repurpose the church property.

Pitts asked if this replaces the proposed child care facility to be located at the corner of Prospect and Center.

Dice replied that it would replace the proposed facility at Prospect and Center.

The public hearing was closed at 6:08 PM

A motion was offered at 6:09 PM by Mapes, and supported by Wheeler, to approve the requested special use permit for a Child Care Center with the conditions outlined above at 270 Purdy Drive.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

**Public Hearing: 3one3 Boutique Hotel, 313 N State**

The 3one3 Boutique Hotel, LLC has submitted a request for a special use permit for a 9-room hotel on the ground floor of 313 N State Street. Motels and Hotels are permitted in Section 60-60 (j) B1, Central Business District (4) Special Uses (j) Motels and Hotels. Special uses require a public hearing before the Planning Commission.

The public hearing was opened at 6:10 PM.

A presentation was given by Ripley.

- Hotels/Motels are permitted as a special use in the B1, Central Business District.
- Guestrooms, Lobby, and Laundry/Staff rooms are located on the ground floor of the building – Nine (9) guest rooms are provided:
  - Guestroom 1: 480 sq. ft.
  - Guestroom 2: 320 sq. ft.
  - Guestroom 3: 320 sq. ft.
  - Guestroom 4: 350 sq. ft.
  - Guestroom 5: 450 sq. ft.
  - Guestroom 6: 530 sq. ft.
  - Guestroom 7: 540 sq. ft.
  - Guestroom 8: 530 sq. ft.
  - Guestroom 9: 540 sq. ft.
  - Lobby 800 sq. ft.
  - Laundry 240 sq. ft.
- Parking will be provided in the overnight permit sections of Parking Lot #3.
- Trash removal will utilize the shared dumpster enclosures in Parking Lot #3.

**Staff Comments:**

1. Hotel to be completed in conjunction with the residential units to be developed on the second floor, and the one conditional use ground floor unit in the annex building.

Ayers commented that he was disappointed that an existing business was lost to St. Louis to make way for this project.

Richter asked for clarification that three of guest rooms detailed in the project lacked windows.

Smith replied that this was correct and was due to the fact that his design had to make the best use of the existing building layout, which presented some challenges.

Ayers inquired if the fire egress was approved for this project.

Smith replied that it had and that windows in the sleeping area were not required as the building will be equipped with a fire suppression system. The design professional is responsible for a proposed project meeting all code requirements and is not approved for construction until the plan reviews are finalized.

A public comment was received by staff via e-mail prior to the meeting with concerns over the proposed parking arrangement utilizing the public lot to the rear of the building vs. street side parking.

No additional comments were received from the public.

The public hearing was closed at 6:16 PM

A motion was offered at 6:17 PM by Pitts, and supported by Therrien, to approve the requested special use permit for a Hotel with the conditions outlined above at 313 N State Street.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

**Site Plan Review: 835 W. Warwick Drive**

835 W. Warwick Drive, Parcel #29-51-332-265-00 – GraCo Federal Credit Union is proposing to construct a new 3,180 sq. ft. commercial office building for use by the credit union. The property is zoned OS, Office Services, the proposed project requires site plan approval by the Planning Commission.

A presentation was given by Ripley.

**Lot Coverage with Structures** (Maximum Lot Coverage: 40%)

Lot Size: 1.1 acres (47,916 sq. ft.)

New Structures: 3,180 sq. ft. Office Building, 672 sq. ft. Drive-Thru Canopy

Percentage of Structures Covering Lot After Construction: 8%

**Setbacks (Building to Property Line)**

Front Setback – Northeast property line (West Warwick Drive): 97’ to property line. (30’ required)

Rear Setback- Southwest property line: 43’ to property line. (20’ required)

Side Setback – West property line: 63’ to property line. (at least one 5’ – total of 15’ for both sides required)

Side Setback – East property line: 51’ to property line. (at least one 5’ – total of 15’ for both sides required).

**Parking & Trash Removal**

Required for Credit Unions: 1 space for each 200 sq. ft of Useable Floor Area (UFA), plus 4 stacking spaces per drive-through service lane: 16 standard spaces required, 8 stacking lanes and 2 ADA spaces.

Provided in Plan: 28 total parking spaces, 26 standard spaces, 2 ADA spaces, and 8 stacking spaces shown for drive thru.

90° and angled parking spaces: Required parking space length 18.5’: proposed parking spaces are 20’ long.

90° and angled parking spaces: Required parking space width 9’: proposed parking spaces are 10’ wide.

90° parking spaces: Required maneuvering lane width 24’: proposed maneuvering lane is 24’ wide.

Angled parking spaces: Required maneuvering lane with 12’: proposed maneuvering lane is 14’.

Trash Removal: no detail provided on plan.

### **Landscaping & Lighting**

Landscape plan has provided for multiple trees, evergreens and shrubs around the parking and building.

Lighting plan has provided for 7 light poles 20', maximum height allowed 20'. There are 4 lights at the main entrance and exit point. 9 light fixtures at the drive-thru. The lighting plan shows all light cast off is less the 1 candle light at the property lines near residential and streets. Project is not adjacent to any residential.

### **Staff Comments:**

1. Approval of Site Plan is based on the drainage plan approved by the Gratiot County Drain office, and any required permits from Gratiot County.
2. City of Alma Public Service Director has provided comments for driveways, storm sewer, water, and sanitary sewer, connections and permits.
3. A sign permit will be required for the new building sign.
4. Submission of a waste removal plan to staff before construction.

A presentation was given by Ringle.

I appreciate the opportunity to review and comment on the proposed plans for the new GRACO Federal Credit Union building. Please find herein comments concerning the new building project located on Parcel #29-51-332-265-00 (W. Warwick Drive). The plans dated December 2, 2019 issued for "site plan submittal" had been reviewed by the City of

Alma Public Services Department.

1. The proposed driveways located along W. Warwick Drive as shown have no dimensions. The drive approach at the northwest corner of the property appears to be 26 feet wide, but the southeast drive approach appears to be 18 feet in width. Per City of Alma drive approach standards, commercial drive approaches are to be built to MDOT 'Type M' standards and shall be no less than 24 feet wide and no more than 30 feet in width from face-of-curb to face-of-curb at the property line. The drive approaches appear to cut through the existing sidewalk along W. Warwick, while that its acceptable, the drive approach portion that crosses through the sidewalk must not have a cross slope of more than 2%. A drive approach permit is required. The location is acceptable.
2. The proposed building is shown to have a 1-inch water connection to the Public 12-inch water main that is within the north-east curb of W. Warwick Drive. The west-bound lane and curb of W. Warwick will need to be excavated to make this connection. As W. Warwick Drive will need to be excavated to connect the water service line, a barricading detail is required to re-route traffic along an alternate route while the road is excavated due to Warwick Drive being a city major street. The water shutoff valve for the building is to be placed within the City right-of-way and must be placed in a manor such that it is accessible at all

times to City of Alma Water Distribution staff (free of obstruction and no landscaping placed over or above it). A barricading and detour detail must be submitted to and approved by the Public Services Department prior to the issuance of the street opening permit. *A minimum of 3-days notice is required prior to closure of the street.* The permittee is responsible to notify Central Dispatch (3) business days prior to the closure of W. Warwick Drive. A 1-inch Water Connection permit, 1-inch Meter permit, and a Major Street Opening permit is required.

3. Site drainage looks to be contained on site and storm water is either diverted to storm catch basins within the paved parking/driving surfaces or diverted to drainage swales along the north and south edges of the property. Regardless of the path the water takes, ultimately the water will be directed to an existing storm water retention pond that is located immediately to the southwest of the proposed project limits/property. It should be noted that this region has recently had two observed flooding/standing water events. One event was in the Spring of 2019 and the other was in October of 2019. City Public Services crews observed the event in the Spring, and site engineer for this project told me about the event in October of 2019. At this time, it is unknown what caused the standing water situation, but it likely had very much to do with heavy rain falls and substantially over-saturated ground that we had during the spring and fall seasons that occurred in 2019.

The project is shown to be within an existing Gratiot County Drain right-of-way and also ultimately discharges into one of their drain lines, therefore, the owner/developer must attain approval, as well as necessary and proper permitting, from the Gratiot County Drain Commission prior to issuing a City Storm Sewer permit. The 12-inch underground storm line discharging into the retention area must have a minimum of a 6-inch restrictor placed on it or lower if a smaller restrictor is required by the Gratiot County Drain Commissioner. A City of Alma Storm Sewer permit will be required.

4. The drawings show a 6-inch sanitary sewer connection to be made within the existing lateral stub that is located in the south-west terrace area of W. Warwick Drive. The existing 4-inch thick public sidewalk will need to be excavated as part of this work and the contractor is responsible for its replacement. A Sanitary Sewer Connection permit is required.

5. Soil erosion permit, if required, must be obtained from the Gratiot County Permits office.

A summary of all the required Public Services Permits is listed below and may be acquired either all at the same time or near the time needed by each associated trade that will be performing the work. However, permits must be acquired no later than a minimum of (3) business days in advance of any of the work within the City right of-way but may be applied for much further in advance if desired. Because W. Warwick Drive must be excavated to make the necessary water connection as well as it being a major street, the contractor will need a road closure/detour route approved by the Public Services Department prior to any road/right-of-way excavations.

Public Services Permits Required:

- Drive Approach Permit
- Sanitary Sewer Connection Permit
- 1-inch Water Connection Permit
- Major Street Opening Permit
- 1-inch Water Meter Permit
- City Storm Sewer Connection Permit and County Drain office permit/approval.
- Sidewalk and curb restoration permit if owner requests that the City of Alma crews perform this work, otherwise the contractor may perform these restorations at their own cost. However, inspections still need to be made by the Public Services Department when forms have been placed and prior to the placement of any concrete.

Mapes commented that the proposed plan was a nice one.

Pitts noted that the credit union had likely been in their current location since 1989.

Grube add that it has been at least since 1985.

Gupta inquired if he could appeal the requirement of widening the existing drive approach from 18 to 24 feet in width.

Ringle replied that ordinance offers no provision for an appeal, but he could work with Gupta to taper the approach so that it is 24 feet in width at the street edge but narrows to 18 feet at the property line.

A motion was offered at 6:25 PM by Wheeler, and supported by Pitts, to approve the requested site plan as presented with the stipulations listed above for commercial office building to be constructed at 765 W. Warwick Drive.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

**Site Plan Review: 595 Heather Lane**

595 Heather Lane, Parcel #29-51-283-505-01 – Oak Flint LLC is proposing to construct a new 5,112 sq. ft. new commercial building to be used as a Medical Marijuana Provisioning Center. The property is zoned B-2, General Business, the proposed project requires site plan approval by the Planning Commission.

A presentation was given by Ripley.

**Lot Coverage with Structures** (Maximum Lot Coverage: 40%)

Lot Size: 3.3 acres (143,748 sq. ft.)

New Structures: 5,125 sq. ft. Commercial Building

Percentage of Structures Covering Lot After Construction: 3.5%

**Setbacks (Building to Property Line)**

Front Setback – North property line (Heather Lane): 35' to property line. (35' required)

Rear Setback- Southwest property line: 43' to property line. (20' required)

Side Setback – West property line: 430' to property line. (at least one 5' – total of 10' for both sides required)

Side Setback – East property line: 142' to property line. (at least one 5' – total of 10' for both sides required).

**Parking & Trash Removal**

Required General retail sales and service establishments: 1 space for each 200 sq. ft of Gross Floor Area (GFA), 1 per each 3 employees: 25 standard spaces, 2 employee spaces, and 2 accessible spaces required.

Provided in Plan: 29 total parking spaces, 27 standard spaces, and 2 accessible spaces.

Required parking space length 18.5': proposed parking spaces are 18.5' long.

Required parking space width 9': proposed parking spaces are 10' wide.

Required maneuvering lane width 24': proposed maneuvering lane is 24' wide.

Trash Removal: 12' x 15' Dumpster Enclosure provided on Site.

**Landscaping & Lighting**

No details provided for landscaping and lighting.

**Staff Comments:**

1. Approval of Site Plan is based on the drainage plan approved by the Gratiot County Drain office, and any required permits from Gratiot County.
2. City of Alma Public Service Director has provided comments for driveways, storm sewer, water, and sanitary sewer, connections and permits.
3. A sign permit will be required for the new building signs.
4. Submission of landscaping and lighting details before construction.

5. The plans show the removal of one City tree for the driveway, the tree must be replaced by developer in new location determined by City staff.

A presentation was given by Ringle.

I appreciate the opportunity to review and comment on the proposed plans for the new Michigan Supply and Provisions building. Please find herein comments concerning the new building project located at 595 Heather Lane. The plans dated November 26, 2019 issued for "site plan approval" have been reviewed by the City of Alma Public Services Department.

1. The proposed driveway located along Heather Lane is approved as shown. Per City of Alma drive approach standards, commercial drive approaches are to be built to MDOT 'Type M' standards and shall be no less than 24 feet wide and no more than 30 feet in width from face-of-curb to face-of-curb at the property line. A drive approach permit is required.
2. The water for the new building is shown to be fed from a proposed 1-inch water connection made to the 8-inch Public Water Main that is located in the terrace area that is just north of the north curb line of Heather Lane. The drawings do not state if this is to be a bored service line or if this will be open-trenched. If the line is to be open-trenched across Heather Lane or if any lane of the lanes within Heather Lane are closed, a Major Street Opening permit will be required. A barricading and detour detail must be submitted to and approved by the Public Services Department prior to the issuance of the street opening permit. *A minimum of 3-days notice is required prior to closure of the street.* The permittee is responsible to notify Central Dispatch (3) business days prior to the closure of Heather Lane. The site drawings show the water shutoff valve to be placed in the terrace near the property line and must be placed in a manor such that it is accessible at all times to City of Alma Water Distribution staff (free of obstruction and no landscaping placed over or above it). A 1-inch Water Connection permit, 1-inch Meter permit, and a Major Street Opening permit may be required if Heather Lane is excavated as a part of water connection activities.
3. Surface water looks to remain on site. Any water that falls onto the parking surface area looks to be contained within the parking lot via concrete curb and gutter. Once directed into the curb, the water then drains into storm catch basins within the parking lot which then lead to an underground retention system. The Public Services Department requests that the 12" storm line that connects to the proposed 48-inch City Storm Catch basin have a 6-inch restrictor placed on the property owner side of this proposed structure restricting the 12-inch storm line to a 6-inch or lower if a smaller restrictor is required by the Gratiot County Drain Commissioner. Care should be taken when constructing the dumpster concrete pad at the southeast corner of the proposed parking lot to prevent any parking lot surface water from draining out of the parking area and flowing to the lot to the east and south. The road will be excavated as a part of the proposed storm sewer connection to the City storm system and will need a Major Street Opening permit. The asphalt must be of two separate 2inch lifts (leveling & wearing) of MDOT mix 1300-20AAA. The gravel sub-base must be 22A aggregate. A barricading and detour detail must be submitted to and approved by the Public Services Department prior to the issuance of the street opening

permit. *A minimum of 3-days notice is required prior to closure of the street.*  
The permittee is responsible to notify Central Dispatch (3) business days prior to the closure of Heather Lane. Storm pipe as well as backfill must be to City of Alma standards as the 12-inch storm sewer connecting the proposed 48-inch catch basin to the existing manhole in Heather Lane will be part of the City of Alma's storm water collection system once constructed and completed. City Storm Sewer Connection Permit as well as Major Street Opening permit is required.

4. The owner/developer is proposing to extend the City Sanitary Sewer approximately 361 feet so that the new structure is connected by the Public Sewer. However, the drawings show the invert for the proposed 8-inch sanitary sewer headed to the east at an elevation of 761.5 and the existing west invert of that structure is 760.98. I would like these inverts to match and thus lowering the proposed east sanitary as much as possible, matching the existing west invert at east invert to both be at 760.98. The slope of the proposed east 8-inch sanitary sewer must be the same slope as the existing west sanitary sewer. The sanitary sewer pipe material, manhole, and castings must be of the same material and match City of Alma Specifications. All excavations for the manholes and sewer main must be backfilled with MDOT Class II sand and must be City of Alma standards for compaction. Excavation must meet requirements because once this main is constructed, it will be turned over to and owned by the City of Alma and must be maintained as a part of the City of Alma's sanitary sewer collection system. Care must be taken so as to prevent any damage or material undermining of the adjacent south Heather Lane concrete curb and gutter. This proposal qualifies as a new Public Sanitary Sewer construction and must have necessary and proper permitting obtained through Michigan's Department of Environment, Great Lakes, and Energy (EGLE) prior to commencement of any work being performed. Because owner is constructing a new Public Sanitary Sewer to extend to their location, no City of Alma Sanitary Sewer Connection permit is required because they will be connecting a sanitary sewer lateral to the main that they are constructing. However, EGLE permits are required and may be required to have City of Alma Authorization as a part of their permitting requirements.

5. Soil erosion permit, if required, must be obtained from the Gratiot County Permits office.

A summary of all the required Public Services Permits is listed below and permits may be acquired either all at the same time or near the time needed by each associated trade that will be performing the work. Permits must be acquired no later than a minimum of (3) business days in advance of any of the work within the City right-of-way but may be applied for much further in advance if desired. Because Heather Lane must be excavated to make the necessary storm sewer and likely water connections as well as it being a major street, the contractor will need a road closure/detour route approved by the Public Services Department prior to any road/right-of-way excavations.

Public Services Permits Required:

- Drive Approach Permit
- 1-inch Water Connection Permit
- Major Street Opening
- 1-inch Water Meter Permit

Storm Sewer Connection Permit

Kulling inquired if this company has opened other locations?

McLeod replied that they have several other locations located in Morenci, Ann Arbor, Lansing, Detroit, Grand Rapids and in other states including Illinois, Ohio and Massachusetts.

A motion was offered at 6:36 PM by Mapes and supported by Kulling to approve the site plan review for the proposed provisioning center at 595 Heather Lane as presented with the stipulations outlined above.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

### **PUD Eligibility 319 Downie**

A Planned Unit Development Request has been received from Gemini Capital Management IX, LLC for the property at 319 Downie (#29-51-344-577-00). The Procedure for Review requires a Pre-Application Conference, which has taken place. The next step is for the Planning Commission to evaluate the preliminary plan for compliance with the PUD Eligibility outlined in Section 60-110. The Planning Commission will convey comments to the applicant regarding the PUD eligibility and instruct the applicant to schedule a neighborhood meeting to review the plan.

A presentation was given by Smith.

Smith explained that this project was previously presented to the planning commission a couple of years ago. At that time, the neighborhood disapproved of the project as submitted. This plan takes those comments into account. It provides for 40 residential dwelling units and the possibility of two commercial buildings. It proposes a density that is lower than the maximum allowed by the PUD ordinance and offers a wide range of homes from 400 to 1300 sq. ft. It aims to offer affordable housing and attainable housing with rents targeted at 30% of Gratiot County's median income. All parking is on site in either garages or an interior parking lot. All garages face the interior of the lot. No curb cuts are being proposed for the garages. A road is to be added where the current city alley is located on the block running North and South across the property. A secondary drive will be added running East and West but primary access to the development will be from the North and South via Downie and Hastings. Each home will be equipped with a full concrete crawlspace, built with 2x6 framing, equipped with high efficiency furnaces and rooftop solar systems. A sidewalk is to be constructed leading to each unit creating walking access to downtown. Once commercial building will exist on site to accommodate maintenance staff and storage and a second commercial building may be possible for use as an on-site child care center.

Ayers inquired if Smith would be selling any of these homes?

Smith replied that all of these homes are to be rental dwellings.

Ripley commented that the density presented is lower than that of the original PUD maximums provided in the PUD pre-amendments were made to allow for increased density in 2019.

Mapes commented that this project has a great feel.

Ayers thanked Smith for listening to the neighborhood.

Smith thanked Ayers for the comment. He noted that the plan was changed according to the comments previously received and that the proposed building all match the heights of the homes in the existing neighborhood.

Schooley noted that the project meets all of the requirements outlined in the PUD process to date.

Therrien inquired if the units would be listed at market rate?

Smith replied that he would be receiving no grants from the state or federal government requiring the units be rented based income, the units will be market rate. He added that these units would not be part of the Section 8 or HUD Housing programs.

Richter inquired if there is a demand for 400 sq. ft. dwelling units?

Smith replied that his company has done a marketing analysis and concluded that there is a demand for units of that size and that the variety of sizes offered will encourage diversity of residents.

Ayers commented that small homes on the market have been selling quickly.

Schooley commented that this project has already attracted public interested in renting the 400 sq. ft. units.

Smith commented that the market study conducted determined the size and number of homes presented.

Mapes commented that he wouldn't want a city full of small homes, but it has a need in limited quantity.

Ayers noted that this is a great location for that type of housing considering the easy access to downtown.

Richter inquired if this plan will create multigenerational housing?

Smith replied that his studies indicate that would be the case.

A motion was offered at 6:49 PM by Schooley and supported by Kulling to approve the current stage of the PUD process for the project proposed at 319 Downie.

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Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

**PUD Eligibility: 1425 Michigan Avenue**

A Planned Unit Development Request has been received from Gemini Capital Management IX, LLC for the property at 1425 Michigan Avenue (#29-51-354-269-00). The Procedure for Review requires a Pre-Application Conference, which has taken place. The next step is for the Planning Commission to evaluate the preliminary plan for compliance with the PUD Eligibility outlined in Section 60-110. The Planning Commission will convey comments to the applicant regarding the PUD eligibility and instruct the applicator to schedule a neighborhood meeting to review the plan.

A presentation was given by Ripley.

The proposed lot borders with the Sisters of Mercy religious campus and is zoned R-1, Single Family Residential, but contains a pre-existing duplex dwelling on the property. The property is in the vicinity of industrial property and other property that has recently been re-zoned to R-3, Multi-Family Residential, making this a feasible idea.

Smith commented that this project is similar to the project proposed at 319 Downie. He feels that Planned Unit Development is a good fit for this project. He feels this will be a test run for the Downie project and will be developed first.

Pitts inquired as to why this location was chosen.

Smith replied that this land is currently under utilized and a PUD is a better fit than a rezoning of the property.

Ripley commented that the rear area of this parcel lies within the flood plain.

Smith commented that the completed project will include 2 two-bedroom duplex units and 2 one bedroom duplex units. The existing duplex will be renovated to match the newly proposed duplex. The plan will increase and improve the existing parking lot. Three existing diseased trees on the property will be removed and replaced as part of this project. These units will also be equipped with rooftop solar systems.

Pitts inquired as to the start date of the project.

Smith replied an exact date has not been set but will likely begin in the Spring.

A motion was offered at 6:56 PM by Pitts and supported by Gilkins to approve the current stage of the PUD process for the project proposed at 1425 Michigan Avenue.

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling  
No: None

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A motion was offered by Wheeler and supported by Schooley to adjourn the meeting at 6:58 PM

Yes: Ayers, Richter, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling

No: None

Respectfully submitted,

Aaron K. Hale

Planning Commission Recording Secretary