

**City of Alma
Planning Commission Minutes
November 4, 2019**

Commissioner Ayers called the regular meeting of the Alma Planning Commission to order at 6:00 PM on November 4th, 2019 in the Alma City Commission Room.

Present: Ayers, Gilkins, Pitts, Schooley, Mapes, Wheeler, Therrien, and Kulling.
Absent: Richter

Others Present: Aeric Ripley, City of Alma Zoning Administrator
David Ringle, Public Services Director
Rosemary Horvath, Gratiot County Herald
Mike Rybicki, TSSF Architects
Josh McGowan, TSSF Architects
Sean Heibeck, Masonic Pathways
Todd Moeggenborg, Masonic Pathways

A motion was offered by Mapes, and supported by Wheeler, to approve the minutes of the Regular Planning Commission meeting held on October 7, 2019.

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

Site Plan Review: 1200 Wright Ave

A request has been received from TSSF Architects on behalf of Masonic Home. The proposed plan will demo three wings, A, B, C, and the parking area. The project will replace these wings with a new two story 16,070 sq. ft. commercial building and a new parking area. The property is zoned R3, Multiple Family Residential Convalescent and Retirement Homes. The project requires a site plan approval by the planning commission.

A presentation was given by Ripley. The Masonic Central Office Project proposes to replace an existing 15,587 square foot area of the existing building with a newly constructed, 16,070 square foot two story building. The existing parking areas will be reconstructed to accommodate the proposed construction. Ripley suggests that during the next county-wide master plan, the zoning for this parcel be changed to Campus Institutional rather than it's current R3 designation. The proposed setbacks presented exceed the minimum setbacks required by ordinance. The proposed modification to parking allows for 75 regular spaces plus 4 additional handicap spaces. The dimensions of the proposed spaces exceed the minimum requirements of our ordinance. A dumpster is existing on the property and is adequate to handle the proposed building. Green space is proposed as a buffer surrounding the proposed construction. The project includes 6 light poles and one double light pole not to exceed 20 feet in height. Any signage proposed for the new building will require a permit.

A presentation was given by Ringle. The project proposes no additional drive approaches or water connections to public lines. However, Ringle requests that if water connections are to be made to private lines that the Water Department be contact to supervise the connections to

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ensure the prevention of any potential contamination. The project currently proposes that a 6-inch water line remain running beneath the proposed building. It is recommended that this line be re-routed so that it does not run beneath the building to ease any future repairs that may be required. Storm drainage is to be managed on site running to a catch basin and connecting to a private stormwater system. No additional sanitary connections are shown on proposed drawings. A soil erosion permit must be obtained from the county prior to starting work on this project.

Mapes and Ayers commented that this is a nice addition to our community.

Pitts inquired if residents are currently utilizing this space?

McGowan replied that they are not and that most of the space in discussion is currently empty. He also commented that the proposed building will have a much higher efficiency for the organization in relation to operating costs. The proposed start date of the project is April 2020 with the expected completion date of July 2021.

A motion was offered by Mapes and supported by Wheeler to approve the site plan review as presented at 6:07 PM

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

No: None

A motion was offered by Wheeler and supported by Therrien to adjourn the meeting at 6:10 PM

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

No: None

Respectfully submitted,

Aaron K. Hale
Planning Commission Recording Secretary