

**City of Alma
Planning Commission Minutes
February 2, 2026**

Planning Commission Vice-Chairperson Justin Fonley 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: Josh Cromer, Justin Fonley, Jessica Gilkins, David Justin, Greg Mapes, and Ellen Richter.
Absent: Michelle Pitts, Tim Rath, and Heather Therrien.

Vice-Chair Fonley led those present in the Pledge of Allegiance to the United States.

Approval of Minutes

Motion by Justin, seconded by Mapes, to approve the minutes of January 5, 2026, as presented. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

No: none.

Absent: Pitts, Rath, and Therrien.

Gratiot County-Wide Master Plan Public Hearing

Motion by Gilkins, seconded by Richter, to open a public hearing at 6:01 p.m. to provide an opportunity for residents and interested citizens to be heard regarding the proposed Gratiot Countywide Master Plan. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

No: none.

Absent: Pitts, Rath, and Therrien.

City Manager Aerie Ripley noted links to the full proposed Master Plan and the Alma-specific portions had been included in the agenda packet. He offered a brief guide of where information could be found in the Plan regarding Alma.

Vice-Chair Fonley asked if the plan included all changes previously discussed by the Planning Commission. Ripley indicated that was indeed the case and Alma's goals have been included.

Vice-Chair Fonley called for additional Commission comments or public comments, and no additional comments were offered.

Motion by Justin, seconded by Cromer, to close the public hearing for comment on the proposed Master Plan at 6:05 p.m. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

No: none.

Absent: Pitts, Rath, and Therrien.

**PLANNING COMMISSION RESOLUTION ADOPTING CITY OF ALMA 2026 GRATIOT
COUNTYWIDE MASTER PLAN**

The following resolution was offered by Planning Commission Member Mapes and seconded by Planning Commissioner Member Cromer.

WHEREAS the Michigan Planning Enabling Act, Act 33 of 2008, as amended, authorizes the Planning Commission to prepare a master plan for the use, development, and preservation of all lands in the City of Alma; and

WHEREAS a notice of intent to plan was properly provided on October 24, 2023, to the parties required to receive notice under Section 39 of Act 33 (the "Notice Group"); and

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WHEREAS the Planning Commission has coordinated with the surrounding communities on areas of mutual interest in land use and planning under Const. 1963, art VII, § 28, collected information on its community, and created the Gratiot Countywide Master Plan to guide the development within the City of Alma; and

WHEREAS the Planning Commission submitted the proposed master plan to the Alma City Commission on July 22, 2025, for its review, and the Alma City Commission approved of its distribution to the Notice Group; and

WHEREAS the Planning Commission properly provided the Notice Group with a copy of the proposed master plan under Section 41 of Act 33 and accepted comments regarding the proposed master plan.

WHEREAS the Planning Commission held a properly noticed public hearing to hear comments, questions, and objections to the proposed master plan on February 2, 2026; and

WHEREAS the Planning Commission has considered the comments from the Notice Group and the public, and

NOW THEREFORE BE IT RESOLVED:

1. The Gratiot Countywide Master Plan, as presented to the City of Alma Planning Commission, is hereby adopted in its entirety as the City of Alma Master Plan; the Alma Planning Commission also recommends that the City of Alma City Commission formally adopt the plan as the City of Alma Master Plan.
2. For compliance with the Planning Enabling Act, this resolution, as signed by the Secretary of the Planning Commission, shall be included in the front or back cover of the approved master plan and shall also be included with the future land use map.
3. All resolutions or parts of resolutions insofar as they are inconsistent with this resolution shall be hereby repealed.

YEAS: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

NAYS: none.

ABSENT: Pitts, Rath, and Therrien.

RESOLUTION DECLARED ADOPTED.

Other Business

No other business was offered.

Invitation to Public

No public comments were offered.

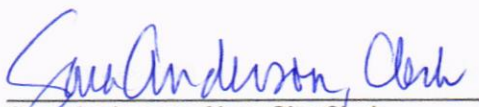
Adjourn

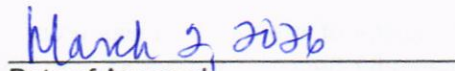
Motion by Justin, seconded by Cromer, to adjourn the meeting at 6:07 p.m. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

No: none.

Absent: Pitts, Rath, and Therrien.


Sara Anderson, Alma City Clerk


Date of Approval