

**City of Alma
Planning Commission Minutes
April 6, 2026**

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

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

Approval of Minutes

Motion by Justin, seconded by Cromer, to approve the minutes of March 2, 2026, as presented. Motion carried.

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

Public Hearing – Zoning Text Amendment

Chairperson Therrien explained a public hearing was to be held for consideration of a zoning text amendment to the front-yard setback requirements of real property from 30 feet to 25 feet for all real property located in the R1, Single Family Zoning District in the City of Alma.

Motion by Mapes, seconded by Cromer, to open a public hearing at 6:01 p.m. for consideration of a text amendment for zoning requirements in the R1 Single Family Zoning District. Motion carried.

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

City Manager Aeris Ripley explained the proposed text amendment would change the current front-yard setback in the R1 zoning district from 30 feet to 25 feet, which will match the current front-yard setback requirement for the R1A zoning district. He noted the R1A Single Family Residential Zoning District allows for smaller lot and home sizes in comparison to the R1 Single Family Residential Zoning District. Ripley said the notice of hearing was published in a local newspaper, and notice was mailed to property owners within 500 feet of 218 Purdy Drive, where the request for a front-yard setback reduction originated. Ripley said he had only received one call from a resident who was curious why they received the notice. Ripley said if the Planning Commission approved the change, a recommendation for approval to the City Commission would be necessary.

No other comments were offered and Chairperson Therrien noted there were no members of the public present.

Motion by Justin, seconded by Fonley, to close the public hearing for consideration of a zoning text amendment at 6:04 p.m. Motion carried.

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

Motion by Justin, seconded by Fonley, to recommend to the Alma City Commission approval of a zoning text amendment for the front-yard setback requirements of real property from 30 feet to 25 feet for all real property located in the R1, Single Family Residential Zoning District in the City of Alma. Motion carried.

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

**City of Alma
Planning Commission Minutes
April 6, 2026**

Other Business

No other business was offered.

Invitation to Public

No members of the public were present.

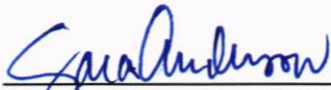
Adjourn

Motion by Justin, seconded by Fonley, to adjourn the meeting at 6:05 p.m. Motion carried.

Yes: Cromer, Fonley, Justin, Mapes, Pitts, Richter, and Therrien.

No: none.

Absent: Gilkins and Rath.



Sara Anderson, Alma City Clerk

Date of Approval: May 4, 2026