

Memorandum

To: City Planning Commission

From: Aeric Ripley

Re: **March 2, 2026** Regular Meeting

Date: February 27, 2026

The regular meeting of the Alma Planning Commission will be held **on March 2, 2026, at 6:00 P.M., Alma Municipal Building, 525 E Superior Street, Alma, MI 48801.**

Agenda

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Minutes of the Planning Commission Meeting held on [February 2, 2026.](#)

Approve

4. Consideration of a zoning change to the minimum front yard setback in the southwest section of the city, from the current R1, Single Family District front yard setback of 30' to match the front yard setback in the R1a, Single Family of 25'. The area to consider includes: Philadelphia Avenue to Purdy Drive and W. Center to Mill Street. To also consider the Riverview Drive and Pineview Drive neighborhood.

Review/Consider

5. Other Business
6. Invitation to Public
7. Adjourn

**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 Aeris 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

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

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

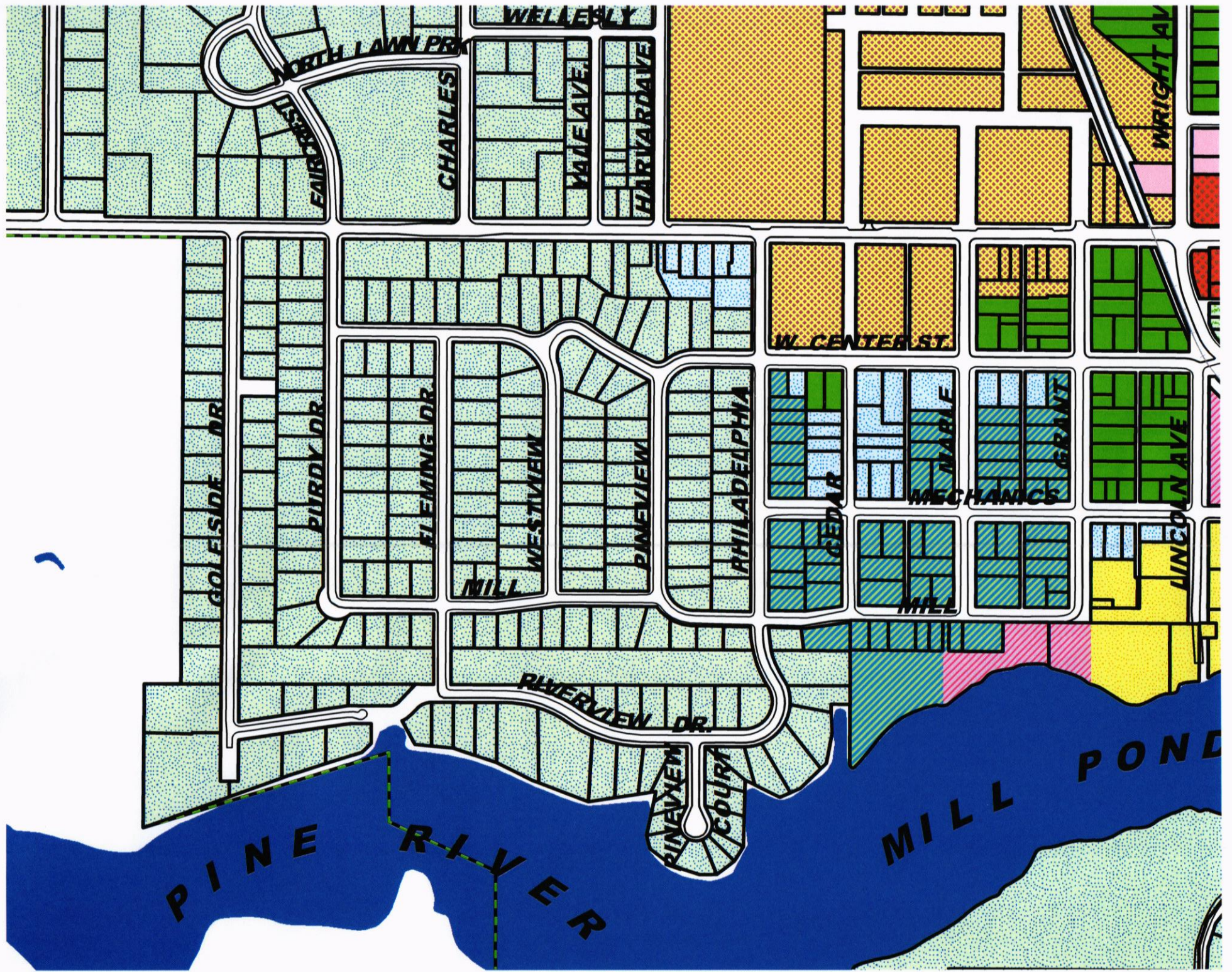
Date of Approval

51-041-253-00
*Click for more info



Pine River

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PINE RIVER

MILL POND

GOLE SIDE DR

PURDY DR

FLEMING DR

WESTVIEW

PINEVIEW

PHILADELPHIA

CEDAR

MECHANICS

GRANT

MILL

LINCOLN AVE

RIVERVIEW DR

PINEVIEW COURT

COURT

CHARLES

YALE AVE

HARVARD AVE

WRIGHT AV

W. CENTER ST.

WELLESLEY

NORTH LAWN PARK

Sec. 60-61. Schedule of area, height, width and setback regulations.

Zoning District	Minimum Size per lot per dwelling unit		Maximum height of structures		Minimum Yard Setback (per lot)(feet)				Minimum Floor Area Per Unit (square feet)		Maximum Percentage of Lot Area Covered by All Buildings	Additional Regulations
	Area (square feet)	Width at building site	In stories	In Feet	Front	Least side	Total of two sides	Rear	First floor	Second floor		
R-1 Single-family Residential	6,000	60	2½	35	30	5	15	30	700	900	30	See footnotes (a), (b), (c), (d), and (h)
R-1A Single-family Residential	4,000	40	2½	35	25	5	15	30	500	700	30	See footnotes (a), (b), (c), (d), (e), and (h)
R-2 Two-family Residential	7,500	60	2½	35	25	5	15	30	500	700	30	See footnotes (a), (b), (c), (d), (e), and (h)
R-3 Multi-Family Residential	12,000	-	4	45	30	10	20	40	500	700	40	See footnotes (c), (d)
CI, Campus-Institutional District	6,000	60	4	45	30	10	20	40	700	900	-	See footnotes

												(b), (c) and (d)
MHP Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	See section 60-157
PUD Planned Unit Development	-	-	-	-	-	-	-	-	-	-	-	See Article 5
BMR Business and Multi-residential	5,000	50	4	45	30	5	15	20	500	700	40	
OS Office Service Commercial	5,000	50	4	45	30	5	15	20	-	-	40	See footnote (f)
WF Waterfront	-	-	4	45	-	-	-	-	-	-	-	
B-1 Central Business	-	-	6	75	-	-	-	-	-	-	-	
B-2 General Business	10,000	80	4	45	35	5	10	30	-	-	40	See footnote (f)
ORT Office Research Industrial	12,000	100	4	45	35	10	20	35	-	-	40	
LI Limited Industrial	12,000	100	4	45	35	10	20	35	-	-	40	
GI General Industrial	20,000	100	4	45	40	20	40	50	-	-	40	
SR Storage Restricted	12,000	80	2½	35	35	10	20	35	-	-	40	

Footnotes:

- (a) Accessory building shall not exceed a height of 15 feet.
- (b) For corner lots, the width of the side yard abutting the street shall be no less than ten feet.
- (c) The entrance to residential garages shall be no less than 20 feet from the street line.
- (d) See accessory building, section 60-154.

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- (e) See nonconforming lots, section 60-129.
 - (f) The side yard setback shall not be required in cases of multiple ownership when the owners of adjoining lots propose to erect a building (or buildings) which shall abut or occupy the common property line of such adjoining lots, provided, however, that no such building erection shall take place without prior site plan review by the planning commission.
 - (g) Private wind energy conversion systems (WECS), are allowed as an accessory use in all districts except the R-1, R-1A, and R-2 Residential districts. Private WECS in other zoning districts shall be subject to the regulations contained in section 60-186.
 - (h) Ramps, porches, lifts and similar structures installed for the purpose of facilitating handicap access are allowed within the front yard setbacks within the R-1, R-1A, and R-2 Residential districts, subject to inspection and compliance with all construction code requirements.

(Ord. No. 691, § 1(32-25), 5-4-2005; Ord. No. 733, § 1, 1-25-2011; Ord. No. 744, § 3, 12-13-2011; Ord. No. 754, §§ 1, 2, 3-12-2013)