

**City of Alma
Planning Commission Minutes
August 18, 2026**

Planning Commission Chairperson 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: Joshua Cromer, Justin Fonley, Jessica Gilkins, David Justin, Greg Mapes, Tim Rath, and Heather Therrien.

Absent: Michelle Pitts and Ellen Richter.

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

Approval of Minutes

Motion by Justin, seconded by Rath, to approve the minutes of the August 3, 2026, regular meeting, as presented. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, Rath, and Therrien.

No: none.

Absent: Pitts and Richter.

Public Hearing/Review Zoning for Marihuana Grow Facility at 1405 E. Superior

Chairperson Therrien provided the following information: the City has received an application for a recreational marihuana grow facility license. As part of the process, the Planning Commission is to review the zoning for the proposed location and make a recommendation to the City Commission that the location meets the minimum standard.

Motion by Mapes, seconded by Justin, to open a public hearing at 6:02 p.m. for review of zoning for a marihuana grow facility at 1405 E. Superior Street. Motion carried.

Yes: Cromer, Fonley, Gilkins, Justin, Mapes, Rath, and Therrien.

No: none.

Absent: Pitts and Richter.

City Manager Aeris Ripley provided the following information:

- An application has been received from Bayside Cultivators LLC. for a recreational marihuana grow license. The application meets the minimum requirements.
- As a part of the process, the Planning Commission makes a recommendation to the City Commission. The Planning Commission will recommend whether the proposed use is in the proper zoning district and whether the location meets the required setbacks.
- The City Commission will provide the final approval and award the license.
1405 E Superior Street (Bayside Cultivators, LLC.)
- The requested grow license is located in the GI, General Industrial Zoning District: GI, General Industrial Zoning District – Permits Recreational Grow Facilities as a permitted use; the structure is existing with a total of 6,040 square feet.
- The applicant has submitted to the State of Michigan, Cannabis Regulatory Agency (CRA). The CRA has notified the City of Alma that the applicant submitted a complete application and is ready to issue a license to Bayside Cultivators, LLC.
- The location has received a Certificate of Occupancy from the Gratiot County Building Official, as well as final approvals from the State Trade inspectors for the plumbing, electrical, and mechanical.
- Setback from any private elementary, vocational or secondary school or college is required to be at least 500'. The location is well over this requirement (setback map is included with packet).

Conditions for future planning:

- Any expansion of the parking area will require site plan review by the Planning Commission and review by the Drain Commission.
- Any expansion of the building will require site plan review by the Planning Commission, Building & Trades Permits, and Drain Commission review.

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Ripley added notice had been sent to surrounding properties as required and published in the local newspaper and no comments had been received as a result of either notice. Also, a parcel split for the property had been previously approved. Ripley noted Zac Everitt was present to answer questions.

Everitt said he thought the location had been approved prior, but it may have expired. Ripley said the location was previously approved for a medical provisional facility but not a grow facility.

Everitt indicated all required inspections had been completed. Ripley agreed the project is good to go, and a good location.

No other comments were offered.

Motion by Justin, seconded by Fonley, to close the public hearing for review of zoning at 6:07 p.m. Motion carried.

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

Motion by Justin, seconded by Fonley, to recommend to the Alma City Commission, approval of Bayside Cultivators LLC's application for a recreational marihuana grow license for 1405 E. Superior Street, as the location meets minimum standards, and everything is in order for approval. Motion carried.

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

Other Business

Chairperson Therrien noted the regular September meeting will be moved from September 7, 2026 to September 14, 2026, at 6:00 p.m. to allow for the observance of Labor Day.

Invitation to Public

No public comments were offered.

Adjourn

Motion by Justin, seconded by Fonley, to adjourn the meeting at 6:08 p.m. Motion carried.

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

Sara Anderson, Alma City Clerk

Date of Approval