

Planning Commission Meeting

Minutes

City of Munising

Wednesday, May 27, 2026

301 E. Superior St., Munising, MI 49862

6:00 PM

A. Call to Order, Planning Commission Meeting, Roll Call

Meeting was called to order by Bill Riordan at 6:00 pm

Members Present: Bill Riordan, Patty Nephew, Bob Wilkinson, Jody Irving, Ryan Fischer, Jennifer Adkinson & Gary Brazeau

Others Present: Lisa DeLeeuw, Michelle Harrison, Joe Cilc, John Hermann, Barbara Hermann, Chad Grunwald, Pam Leveque, Ken Leveque, John Madigan, Brice Burge, Rondi Olson, Dedre Phillipson, Bill Ramsey, and Mike Henrickson.

B. Pledge of Allegiance

The Pledge of Allegiance was recited

C. Public Comments (3 Minute Limit)

Pam Leveque, Ken Leveque and Joe Cilc spoke about added metal roofs, and snow guards on metal roofs into the ordinance as many homes have been damaged by neighboring houses with metal roofs.

D. Acceptance of the Agenda

Bob Wilkinson made a motion to approve the agenda as is, Bill Riordan asked to amend the agenda by moving #3 to #5, Bob Wilkinson made a motion to approve the agenda with the change, Bill Riordan supported the motion, all in favor, motion passed.

E. New Business:

1. Approval of Minutes dated April 22, 2026

Bob Wilkinson made a motion approve the minutes dated April 22, 2026, Ryan Fischer supported the motion, all in favor, motion passed.

2. Public Hearing for Wacky Jacks at 220 E Munising Ave. Munising, MI 49862, This is Zoned Commercial, (C)

They are applying for a Conditional Land Use to operate a Marijuana Establishment.

a. Open Public Hearing for Wacky Jack's

Bob Wilkinson made a motion to open the public hearing for Wacky Jack's, Jennifer Adkinson supported the motion, all in favor motion passed

b. Close Public Hearing for Wacky Jack's

Bob Wilkinson made a motion to close the public hearing, Bill Riordan supported the motion, all in favor, motion passed

c. Decision of PC for Public Hearing for Wacky Jacks at 220 E Munising Ave.

Bob Wilkinson made a motion to approve the CLU for Wacky Jack's as presented, Jennifer Adkinson supported the motion, roll call was conducted 7 yeas, 0 nays motion passed.

3. Public Hearing for Jason and Amy Denman at 601 W Munising Ave., Munising, MI 49862

Jason and Amy are applying for a Special Land Use, to open a Sporting Goods Store.

a. Open Public Hearing for Jason and Amy Denman

Bob Wilkinson made a motion to open the public hearing for Jason and Amy Denman, Jennifer Adkinson supported the motion, all in favor, motion passed.

b. Close Public Hearing for Jason and Amy Denman

Bob Wilkinson made a motion to close the public hearing for Jason and Amy Denman, Jennifer Adkinson supported the motion, all in favor, motion passed.

c. Decision of PC for Public Hearing for Jason and Amy Denman at 601 W Munising Ave.

d. Bob Wilkinson made a motion to approve the SLU as presented for Jason and Amy Denman, Jennifer Adkinson supported the motion, all in favor, motion passed.

4. Site Plan Review for Rondi Olson, at 111 Elm St.

Bob Wilkinson made a motion to approve the site plan review for Rondi Olson, Bill Riordan supported the motion, all in favor, motion passed.

5. Public Hearing for John Madigan at Parcel number 051-484-014-00, this is zoned Lakeshore 2 (L2)

John is amending his 2024 Special Land Use permit for a Semi-Detached Hotel, in five buildings, with 40 units, to incorporate the use of the units as permanent housing.

a. Open Public Hearing for John Madigan

Bob Wilkinson made a motion to Open the public hearing for John Madigan, Jennifer Adkinson supported the motion, all in favor, motion passed.

b. Close Public Hearing for John Madigan

c. Bob Wilkinson made a motion to close the public hearing for John Madigan, Jennifer Adkinson supported the motion, all in favor, motion passed.

d. Decision of PC for the Public Hearing for John Madigan at Parcel number 051-484-014-00

Bob Wilkinson made a motion to approve the SLU with the changes to allow long term housing as well as a motel for John Madigan, Jennifer Adkinson supported the motion.

Roll call was conducted 6 yea's 1 nea motion passed

Bill Riordan no – struggling with an individual's ownership of condo units then going back into the "motel as a STR"

6. Capital Improvement Plan Update

Bob Wilkinson made a motion to table until June's meeting, Bill Riordan supported the motion, all in favor, motion passed.

F. Old Business

Revised Master Plan Draft Discussion

No changes have been made, no new information to pass on to the PC

Parking Ordinance Discussion

G. Zoning Administrators Report

None

H. City Manager Report

Provided in writing

I. Round Table

None

J. Brief Public Comments (3 Minute Limit)

None

K. Adjournment

Bob Wilkinson made a motion to adjourn at 6:58 pm, Jennifer Adkinson supported the motion, all in favor, motion passed.

Minutes Submitted by: Lisa DeLeeuw