

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
January 9, 2020**

I. Chair Hoenig called the meeting to order at 7:00 p.m.

Present: Dailey, Hoenig, Horgan, Irwin, Liesch, Ortman, Rise.

Absent: Friedrich, Kostrzewa

Staff: Kain

II. Approval of Agenda:

Motion by Dailey, support by Liesch, to approve the agenda.

Motion approved unanimously.

III. Approval of Minutes

A. December 5, 2019 Regular Meeting

Motion by Ortman, support by Dailey, to approve the minutes from the December 5, 2019 regular meeting as presented.

Motion approved unanimously.

B. December 5, 2019 Work Session

Motion by Dailey, support by Irwin, to approve the minutes from the December 5, 2019 work session as presented.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for December:

Kain reported that the Zoning Board of Appeals did not meet in December.

V. Communications:

There were no communications.

VI. Public Hearings:

SUP-20-01 & SPR-20-01 – 210/212 W. Pickard.

Kain introduced SUP-20-01 & SPR-20-01 submitted by Scott Moorehead on behalf of Stash Ventures LLC for a Medical Marihuana Facility – Class C Grower at 210/212 W Pickard. Kain noted the request involves three separate parcels and is located on the north side of Pickard.

Kain shared photos of the property, noting the prior uses of the buildings as well as current uses. He noted the larger building at the rear of the property is proposed to be the principal building for cultivation.

Kain reviewed the property's zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain reported that the use is allowed in the SD-I district subject to a special use permit. Kain reviewed the special use permit criteria for Class C Grower facilities, noting that the proposal is consistent with these SUP conditions.

In regards to the site plan, Kain noted that there are no building expansions proposed and there is no increase in impervious surface. The applicant is proposing to use the large former manufacturing building for the cultivation use, the building to the north will be used for storage and there is no proposed use for the remaining buildings on the site at this time.

Kain concluded his report noting that the site plan conforms with the zoning ordinance with the conditions that have been noted in the staff report. Staff is recommending approval subject to those conditions.

Scott Moorehead, representing Stash Ventures LLC; Ryan Thomas, Lauth Construction; and Adrian Alvarez, Director of Cultivation answered questions from the Board.

Commissioner Dailey had questions about the flood potential on the property and questioned what measures would be in place to protect the river and control run-off; how the company would handle odor control and how the city would know if the controls were effective.

Mr. Thomas responded that they have verified that the property is not in a flood hazard area and noted they would be working with the City Engineer on any recommendations she may have.

Mr. Alvarez commented that they would be installing their own local facility water treatment equipment and any run-off from the irrigation would run through the water treatment process, which would be 100% reclaimed and nothing would be going into the ground. In addition, Mr. Thomas noted that any discharge to the public sanitary sewer would be at or below their affluent requirements.

Kain responded to Commissioner Dailey's questions regarding odor control and monitoring, noting that the State will have significant oversight of the operation. In addition, he noted that the Waste Water Treatment Plant has some authority to monitor any discharge from the facility. He further commented that in regards to odor control, the City would respond to any complaints and would then take measures to enforce the SUP conditions, which include odor control.

Chair Hoenig opened the public hearing. There being no one who wished to speak the public hearing was closed.

Motion by Liesch, support by Horgan, to approve Special Use Permit 20-01 and Site Plan 20-01 for a Medical Marihuana Facility, Class C Grower at 210/212 W. Pickard subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for Medical Marihuana Facilities as well as the specific criteria applying to Growers.
2. The applicant shall provide specifications for the proposed parking lot striping, bicycle parking, and solid waste enclosure.
3. The applicant shall provide a landscaping plan which includes species and size of proposed plantings.
4. The applicant shall remove the existing sign located in the public right-of-way.

5. The applicant shall combine the three subject parcels into one parcel prior to receiving a Certificate of Occupancy.
6. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved unanimously.

VII. Public Comments

Chair Hoenig opened the floor for public comments.

There being no one who wished to speak the public comments session was closed.

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

A. 2020 meeting schedule

Kain presented the proposed 2020 meeting schedule, noting that the April and July meetings were moved to the 2nd Thursday of the month to avoid the spring breaks of Mt. Pleasant Public School and Sacred Heart Academy and the Independence Day holiday respectively.

Motion by Dailey, support by Rise, to approve the proposed 2020 meeting schedule. Motion approved unanimously.

B. 2019 Annual Report

Kain presented the 2019 annual report as required by State Law, and noted that if the Board had no questions or comments, he would be looking for a motion to approve.

Motion by Liesch, support by Ortman, to approve the Annual Report as presented. Motion approved unanimously.

XI. Other:

A. Staff Report:

February Meeting: Kain reported we would be seeing a Special Use Permit and Site Plan Review to increase the occupancy of an existing rooming dwelling on South Washington Street.

Master Plan:

Kain noted that at their Monday, January 13, 2020 meeting, the City Commission would be considering a contract addendum with McKenna and Associates to add three open houses to the

Master Plan process during the 63-day review period. He noted this would be an opportunity for the public to interact with McKenna, staff and any Planning Commission members who were able to attend. Kain noted he would provide updates as they became available. Kain stated he anticipates that the final draft will be available for the February meeting and the Planning Commission would then be asked to release it to the public for the 63-day review period.

Training Opportunities:

Kain noted that commissioners should have received flyers from MAP, outlining 2020 training opportunities. Kain highlighted some they may be interested in attending, such as: Transportation Bonanza on February 13 in Lansing; the Spring Institute on May 14 in Lansing; and the annual conference October 7-9 in Port Huron. He also noted there will be an Incremental Development Alliance speaker at SVSU on January 29 and again at Dow Diamond on January 30. He further noted that there are training dollars available and if anyone is interested they should let him know.

XII. Adjournment:

Motion by Rise, support by Liesch, to adjourn to work session.

Motion approved unanimously. Meeting adjourned at 7:22 p.m.

bam