

**PLANNING COMMISSION
MEETING MINUTES
July 25, 2012
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:03pm

II. ROLL CALL

Present: R. Johnson, R. Murphy, D. Lautenbach, M. Bullard,
P. Hollifield, B. Lenart, K. Weger

Absent: C Zuellig, G Clark

Staff: Teresa Gillotti, City Planner
Bonnie Wessler, Planner I

III. APPROVAL OF MINUTES – June 20, 2012

Commissioner Murphy moved to approve the minutes of June 20, 2012 as read (Support: Weger) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. NEW BUSINESS

1. Special Use Expansion: Green Vitality Remedies Expansion, 576 S Mansfield
This is a request for site plan and special use approval for expansion of an existing special use (medical marijuana growing facility) into a previously unused portion of the building. The initial special use permit and site plan approval were granted in August of 2011. This expansion would add approximately 3600 square feet to the business for a total of 7200 square feet. The applicant currently holds a City-issued Medical Marijuana Grow Facility License, as required, which was recently renewed. The expansion is to accommodate another caregiver, who will operate under Mr Hamama's existing license.

Staff recommended approval of the Special Use Permit expansion listing conditions and waivers. Staff also recommended approval of the Site Plan.

Chairman Johnson inquired about the status of the applicant's 'City-issued Medical Marijuana Grow Facility License. Staff responded that site visits had been conducted and the operation is currently substantially in compliance.

Commissioner Lenart moved to open the public portion of the hearing (Support: Lautenbach) and the motion carried unanimously. There was no public participation. Commissioner Bullard moved to close the Public Hearing (Support: Commissioner Murphy) and the motion carried unanimously.

After some discussion, Commissioner Lenart moved to approve the Special Use Permit expansion for Green Vitality Remedies at 576 S Mansfield with the following findings and conditions:

Findings: The application is substantially in compliance with §122-165(b).

Conditions: Special use approval shall be subject to approval of site plan.

The motion was supported by Commissioner Lautenbach. A roll call vote was taken and carried unanimously.

Commissioner Weger moved to approve the Site Plan for Green Vitality Remedies at 576 S Mansfield with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. From §122-704(c)(2), Off-street parking Landscaping, under §122-713, due to limited area to be screened.
2. From §122-706, Foundation Landscaping, under §122-713, to omit foundation landscaping along the northern frontage due to existing hardscaping.
3. From §122-712(e) under §122-713, to omit in-ground irrigation for manual watering.

Conditions

1. Install one tree at north-west corner of parking area per 8/2011 site plan approval

The motion was supported by Commissioner Murphy. A roll call vote was taken and carried unanimously.

2. Zoning Text Amendment: Food production, processing, and sales (TG)

Presentation & Public Hearing

Chairman Johnson gave a brief introduction to the topic. Staff discussed the history of the project as well as the composition and purpose of the proposed ordinance changes.

Goals include accommodate small-scale food production, such as church or school gardens, clarify for existing uses that gardens are permitted, such as front-yard gardens that have little or no lawn; to clarify guidelines for hoopouses/greenhouses as accessory buildings; to develop guidelines for hoopouses/greenhouses on

otherwise vacant land; and to clarify food production/distribution ordinances in business districts.

Discussed initial recommendations and then revisions presented that night.

Commissioner Murphy moved to open the public portion of the hearing (Support: Lenart) and the motion carried unanimously. There was no public participation.

- 1- Commissioners discussed potential setbacks for gardens, when gardens are a primary use.
- 2- Discussed zoning regulations, current and proposed, regarding hoophouses/greenhouses, as both accessory structures and on otherwise vacant lots
- 3- Discussed existing and proposed food production/ catering/ manufacturing/ brewing/ distilling ordinances.

Commissioner Murphy moved to close the Public Hearing (Support: Commissioner Weger) and the motion carried unanimously.

Commissioner Murphy moved to table proposed ordinance changes pending recommended changes from staff (Support: Commissioner Lautenbach) and the motion carried unanimously.

VI. OLD BUSINESS

- Climate Action Plan Update: the Climate Action Plan has been adopted by City Council. Implementation phase will be next, led by the Michigan Suburbs Alliance.
- Water Street Recreation Center update: UM design team will have two models available for feedback during Heritage Fest. A survey regarding potential uses will also be made available at that time.
- Master Plan RFP: A final draft was presented for comments; the RFP will be released on Friday, July 20, 2012.

VII. NEW BUSINESS

- Study Item: Potential road diet on Hamilton, Huron, and Washtenaw trunklines (BW) Staff presented a concept plan for adding parking and bicycle lanes on Washtenaw (from Emmet/Normal to Hamilton), Hamilton (from Washtenaw to Harriet), and Huron (from Cross to Harriet). The Planning Commission requested staff proceed with exploring these options and find out how to bring the plan to fruition.

VIII. COMMITTEE REPORTS

- Master Plan Update Committee – Murphy, Lenart – no update, RFP discussed earlier.
- Ordinance committee (Bullard, Lautenbach, Weger) – no update, food ordinance discussed earlier.

- Non-motorized transportation committee (Johnson, Murphy) Minutes of meetings held in May and June were included in packets.

IX FUTURE BUSINESS DISCUSSION/UPDATES

Due to lack of applications and attendance concerns, Planning Commission unanimously resolved (motion: Lenart > second: Murphy) to cancel the August Planning Commission meeting.

VI. ADJOURNMENT

Since there was no further business, Commissioner Murphy moved to adjourn the meeting (Support: Lenart) and the motion carried unanimously. The meeting adjourned at 9:31.