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**STANTON PLANNING COMMISSION  
MINUTES  
August 5th - 5:30 PM**

**Present:**

Don Smucker, Chair  
Chuck Miel  
Kris Thwaites, Vice-Chairperson

Lori Williams, Secretary  
Jacky McGill  
Judy Guevara

**Absent:**

Ginger Gurecki

**Agenda Approval - Don suggested discuss New Business to Old Business** 1st Chuck Miel, Second Kris Thwaites 6 Yes 0 no Motion Carried

**1. Approval of Minutes**

- a. Approve Planning Commission meeting minutes of July 15, 2020.  
1st -J. McGill, 2nd J.Guevara 6 Yes 0 no Motion Carried

**2. Public Comments (For items not on the Agenda)**

**3. Reports - No Reports**

**4. New Business**

- a. A request from White Pine District Library for consideration to expand the previously approved special land use permit to include parcel number 053-545-029-10. City Manager Davis explained PC approved land use of Libraries' new location, since that time they have been able to purchase the neighboring parcel directly to the north and White Pine District Library would like to apply the same use to the new parcel. K. Thwaites has removed herself from vote as she also sits on this board. They are not planning development, but only green space. If library were to annex parcels together there is no need for action by PC. No special use permit for green space.

## 5. Old Business

- a. Planning Commission preliminary review of a Rezoning request for property located at 320 Walnut Street. - Per last meeting this is Mike Corders property to rezoning to commercial vs current residential for the use of a mini warehouse. City manager Davis, is concerned about spot zoning by changing to C2, he offered the option to allow mini warehouses in C1 and allow that to be the zoning for this parcel. City has not received any complaints from neighbors, as business is already up and running. J. Guevara commented she does not think we should be encouraging any semi/tractor use through residential areas. K. Thwaites stated if they entered Main St to Walnut it would not disrupt residential areas. D. Smucker, limit hours of delivery. T. Johnson of Main Street Planning he doesn't believe it should be called a mini-warehouse, it should be considered a distribution center, which is an industrial zone rather than C2.. Tim also believes he deserves a public hearing as he has filed his plans and paid the fees to move forward. D. Smucker use could be grandfathered in however, he would not be able to expand if the zoning request is not granted. Remember any use of C2 would be acceptable there in the future if he sold it tomorrow. City Davis, alternatively PC could study usages and add it to another zoning district. T. Johnson retail uses are allowed in C1 and C2, Chapin Auto Repair is currently C1 which is directly across the street. Motion made C. Miel to move forward to public hearing as C2, with understanding that it could be downgraded to C1. 2nd J. McGill, Carried 6 -0.
  
- b. Further discuss zoning for marihuana establishments within the City of Stanton.
  - i. Tim Johnson of Main Street Planning - reading through a memo provided in packet. Tim asked if the city commission should be making the decision. C. Miel believes the City Commission should make the final decision, everyone is in agreement. We are moving forward for PC recommendations but that CC makes the final decision.
  - ii. Email read from E. Ray Holloway, City Commissioner - Attached
  - iii. Yes to Approve process required /Special land use on annual basis.
  - iv. Grow Facilities Industrial Let them Request industrial. Limit? C. Miel Preference is no limit on growth or processing. Why would it be limited, what would be the problem. D. Smucker discussed the other municipalities that have limited. J. Guvera, L. Williams and J. McGill does not see a need to limit. C Miel does want to limit retail stores but nothing else. We are ok with unlimited grower facilities all classes
  - v. Processor Facilities - Industrial Use Only - No Limit
  - vi. Provisioning Centers - Allow C1, C2,I1 limited to 2 overall. CR NO
  - vii. Secure transport Facilities - Allow C1, C2, I1 no limit
  - viii. Safety Compliance Facility - Allow C2, I1 no limit
  - ix. Distance between facility - no distance separation between grower/processor/secure transport/safety compliance, but yes distance for provisioning center and secure transport C1 to 100 ft. J Guvera does not agree.
  - x. Distance from Other uses and Drug Free School Zones - K. Thwaites/D. Smucker/L. Williams like the 1000ft buffer. J. Guvera is neutral, C. Miel

doesn't agree but will go along. yes moving forward with School Zoning 1000 ft. Including ISD where students are housed.

- xi. LARA RULES - Including current 2020 state rules
- xii. Elements - Intent, Definitions, Application info to include: Map of location buffering, Require Business plan, Proof of Ownership, Floor Plan, Architectural elevations and proposed signs, affidavit that neither applicant nor any stakeholder is in default to the City for Taxes, Special Assessments, fines, fes, or other financial obligations and proof of insurance.
- xiii. Performance Criteria
- xiv. Additional regulations to Include: written statements of approval of both police and fire personnel, require annual inspections by police and fire personnel, no facility may be operated out of residence or residential structure, no consumption of alcohol or marijuaa is permitted on the premises, no activities such as tours, corporate events weddings or other similar events may occur on the permitted at anytime, advertising - do not prohibit allowing stacked.

**6. Commissioner and Staff Comments - jackie just wanted to confirm buffering was 1000ft only for school.**

**7. Adjournment**