



Planning Commission Meeting Minutes

December 2, 2020

Present: Don Smucker, Chuck Miel, Lori Williams, Judy Guvera, Kris Thwaites, Jacky McGill

Absent: None

Approval of Minutes 1st Jacky McGill, 2nd Kris Thwaites passed 5-0

Public Comments: None

New Business Item 1 - Site Plan Review - Millard's Furniture

The proposed project would demolish the existing building at 212 West Main Street which formerly housed the Montcalm County Friend of the Court in order to construct a 10,000 sq. ft addition onto the east side of the Millard Furniture and Appliance store at 232 West Main Street. The addition would be used as a warehouse. The project would place six parking spaces along the West Main Street side of the building with two truck docks on the east side of the building. The parking area and driving aisles would be gravel.

Tim Johnson of MainStreet Planning reviewed his report.

Building Setback - Motion made by Kris Thwaites to approve the front setback of 62.5 feet on the plan as it is written, Lori Williams 2nd the motion. Judy Guvera noted concern that the back of the building is directly on the lot line and not enough room for a fire exit lane. Her recommendation was to move the building line to the south. The property is not zoned residential and the building can be on the lot line. There is currently a 6-8 feet berm to seclude that home/business already, there is no fire access now from the south. It maintains access from the north/driveway of the property owner. Motion passed 4 -1, Guvera opposed.

Building Facade - Judy Guvera does not like the industrial look. Per the suggestion of Chair Smucker we will come back to this along with the vegetation/landscaping plan. Per Greg Millard the building will all be painted to match the color of the existing building..

Parking Lot Surface - The Commission determined that the surface may be installed as gravel but must be paved with asphalt by the end of October, 2021 as the applicant wants to allow time to settle etc prior to paving.

Lighting - The Commission determined that all exterior lights must have cut off fixtures only allowing light to shine down.

Driveway - The Commission agreed that the existing driveway to the old Cummings house along Main St will be removed and replaced with grass and a continuous curb which will require MDOT permit.

Landscaping - The Commission voted to require the applicant to prepare a landscaping plan to screen the south and east sides of the building for Planning Commission review at the March 1st meeting..

The drive aisle on the east side of the proposed building must be changed to 24 feet per the Ordinance.

The barrier free parking space in front of the proposed building may be removed as it is not needed.

Storm Drain - The drawing must be corrected to show the direction of water runoff. A note shall be added to the plan that stormwater runoff will continue to drain to Court Street as it currently does and will not drain onto other properties..

Motion was made by Chuck Miel to approve the site plan dated October 28, 2020 subject to the corrections required by the Planning Commission and to allow Mayor Williams/Interim City Manager to issue a zoning permit prior to a revised site plan being submitted in good faith so that they can get concrete footings taken care of. 2nd by Jackie McGill passed 5-0.

Old Business

Discussion of Draft of Proposed Medical Marihuana Ordinance & Adult Use Marihuana Ordinance

Tim Johnson of MainStreet Planning gave review of corrections to both Ordinances. The Commission discussed if Micro Businesses should be allowed as retail sellers of marihuana along with Provisioning Centers and Adult Retailers. Motion made by Chuck Miel to allow 2 regular provisioning centers and 1 microbusiness 2nd by Jackie McGill. Discussion: Mayor

Williams does not see the ordinances being passed at City Commission with 3 allowed. Chuck Miel then stated to take micro business allowance out.

Chuck Miel amended his motion to only allow no more than two Provisioning Centers or Marihuana Retailers to operate at any one time with no micro business. Second by Judy Guverea. Roll Call Miel Yes, Guvera Yes, McGill Yes, Thwaites Yes, Williams Yes, Smucker Yes. Pass 5-0

Secure Transporters - Lori Williams made a motion to eliminate secure transporter from C-1 zoning, 2nd by Kris Thwaites Passed 5-0.

Motion made by Jacky McGill to send Draft 4 of both Ordinances with the above changes for Public Hearing January 6th. Supported by Judy Guvera Passed 5-0.

Chair Smucker, thanked Tim Johnson and the Commission for the good participation tonight.

Public Comment: City Commissioner Jane Basom, Tim Johnson I appreciate your responses to my concerns. In Medical Ordinance 15 A section 10, the word one thousand was left out, will be corrected. Adult use grower authorizations - 15 B section 6b 1 Part 3 Question regarding verbiage. Per Tim Johnson this is how it is specifically listed in state act/law.

Motion to Adjourn made by Kris Thwaites supported by Jacky McGill passed 5-0.

Respectfully Submitted Mayor Williams