

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES**

January 9, 2024

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:00pm. Upon roll call, the following members were present:

Present: Magda Smolenska, Joe Pierce, Vice-Chair Ryan Galligan, Jennifer Smelker, Amy Kozanecki, Chair Mike Dora, Tamera Owens, David Skelly

Absent: None

Also Present: City Planner Brian Urquhart and members of the public.

Approval of Minutes

Motion by **Skelly**, seconded by **Smelker** to approve the minutes of December 12, 2023 meeting as written. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Skelly**, seconded by **Smelker** to approve the agenda as written. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

Ed Bosch, 13770 VanBuren St., said he owns Quality Vacuum in the plaza at 1830 172nd Ave. He spoke out against the special land use request for the marihuana retail facility at Suite D1. He cited complaints of marihuana consumption, odor, and customers disobeying the law near his business.

Case 24-01: Special Land Use Permit and site plan review for an adult-use marihuana retail facility at 1830 172nd Ave. Suite D1 (parcel #70-03-33-201-004).

Urquhart introduced the case. He said the Planning Commission approved a special land use for an adult-use marihuana facility at the December 2022 meeting in the same business plaza in Suite F. The applicant never did complete the renovations, and eventually elected to withdraw. Following the withdrawal of the special land use, the city determined it would take special land use applications for marihuana facilities on a case by case basis, as permitted in the ordinance. Urquhart said this proposal is very similar to the previous submittals. The build out and code compliance for the suite would be in line with the State of Michigan requirements.

Urquhart did note the applicant did not complete a marihuana facility permit application and the applicant should receive approval before being issued a special land use permit.

Chair Dora opened the public hearing at 7:09pm

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Cody Newman, 117 W. Michigan Ave., Battle Creek, represented the applicant, Supergood, at the meeting. He said the business currently operates in three locations in Michigan, and one location in Ohio.

Newman addressed the odor complaints. He said the facility will have two carbon filters and will maintain negative air pressure at all times. He added the facility is monitored 24/7.

Motion by **Galligan**, second by **Smelker** to close the public hearing. All ayes. Public hearing closed at 7:15pm.

Smelker asked what the hours of operation would be. Newman responded the plan is to comply with the city ordinance and be open 7 days a week from 7am to 9pm.

Pierce questioned the process for prequalification. He asked about signage and if the glass will be transparent. Newman responded the applicants are pre-qualified at the state with the Cannabis Regulatory Agency, and the glass would be frosted. Newman added all signage would comply.

Skelly expressed a concern on the process. He said the staff report included an option to postpone and asked is the reason why because the applicant did not receive conditional approval from the Clerk's office. Urquhart said yes. Galligan said the Planning Commission approved a marihuana facility permit for this location 2 times already and there is no issue with this request.

Motion by **Kozanecki**, seconded by **Smolenska**, to **approve** Case 24-01, a special land use and site plan review for an adult-use marihuana retail facility at 1830 172nd St. Suite D1 (parcel #70-03-33-201-004) with the following conditions:

1. *Signage shall meet the requirements of the Commercial district.*
2. *A change of use permit shall be submitted.*
3. *Applicant must obtain the necessary adult-use marihuana facility permit.*
4. *Applicant shall provide to the City verification of pre-qualification with the state of Michigan.*

All ayes. **Motion passed.**

Case 24-02: Discussion of a proposed site plan at 1815 S. Beacon Blvd. (parcel #70-03-33-100-056)

Urquhart said he was approached by Mike Bowman of Pioneer Construction for the possibility of appearing before the Planning Commission to discuss a building addition to Preferred Auto Detailing at 1815 S. Beacon. Included in the packet was an elevation drawing, floor plan, and site layout. He said based on the drawing and the proposed use, it would be considered a minor auto repair facility which is permitted by right in the Commercial District.

Bowman reviewed the site plan with the Planning Commission. He noted the primary deviation is the ground floor transparency is at 40%. The ordinance limits clear glass frontage to no less than 60% and nor more than 85% in the Commercial district. Urquhart recommended before submitting a full site plan, he should come before the Planning Commission to see if they would consider granting a reduction to 40%.

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Smelker asked if the windows were included in the base calculation. Bowman responded yes. Owens asked about parking. Bowman said they have not fully engineered the site yet, but are aware of the vehicular circulation and traffic concerns on site.

Smolenska asked about fire department access and the fire apparatus navigating around the south end of the building. She said this is the last parcel on US-31 before you head outside of the city limits, and transparency is not as much of an issue. Skelly had a concern with the activity that is coming in and out of the site. Parking and directional signage is imperative for public safety is imperative. Galligan said he is ok with the 40% clear glass reduction and auto repair is appropriate.

Dora asked what type of work would be done on the vehicles. He mentioned that because the floor plan denotes 15 bays, would this be classified as major auto repair facility, instead of a minor. Bowman responded there will be no body work performed on site, no storage of major equipment or engine removal. The repairs primarily would consist of oil changes and similar services.

The Commission agreed to have the applicant submit a detailed site plan at a subsequent meeting. Urquhart said if they could provide a site plan as soon as possible, it could be placed on the March meeting agenda.

FY 22/23 Annual Report

Urquhart reviewed the Planning Department Annual Report for Fiscal Year 22/23. He said permits were slightly down, but inspections were up. There were less zoning changes, and fewer PC Cases. Other highlights included the Master Plan update.

Zoning Board of Appeals Liaison Report:

Galligan noted the ZBA held a meeting in December to review the By-Laws and approve the 2024 meeting schedule.

City Planner Report:

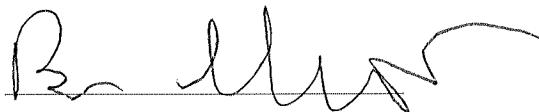
Urquhart reviewed the staff report and noted he will project tracking and include photographs in the staff report on a monthly basis.

Call to Audience; Second Opportunity:

None

Adjournment:

Chair Dora adjourned the meeting at 7:45 pm.



Brian Urquhart, City Planner

