

**City of White Cloud Planning Commission
Regular Meeting Minutes
January 23, 2018**

Call to Order: Chair Dault called the meeting to order at 7:03 PM

Members Present: Jerry LeBlanc, Candice Dault, Becky Hooper, Richard Dault, Matt Priest

Others Present: Bob Hall-ZA, James Barr-White Cloud Holdings 2, LLC, Christopher Crisenbery-Engineer at AE Design Solutions

Set / Amend the Agenda:

Motion by LeBlanc, **Second** by Priest to approve the Agenda as presented.

Ayes-All Nays-None Motion Carried

Invocation and the Pledge of Allegiance:

Chair Dault led the Invocation and the Pledge of Allegiance.

Election of Officers

Chair Dault asked for nominations for the Chair.

LeBlanc nominated Candice Dault for Chair, Second by Priest.

Chair Dault asked if there were any other nominations?

Ayes-All Nays-None Motion Carried

Chair Dault asked for nominations for the Vice-Chair.

R. Dault nominated Jerry LeBlanc for Vice Chair, Second by C. Dault

Chair Dault asked if there were any other nominations?

Ayes-All Nays-None Motion Carries

Chair Dault asked for nominations for the Secretary.

R. Dault nominated Becky Hooper for Secretary, Second by LeBlanc

Chair Dault asked if there were any other nominations?

Ayes-All Nays-None Motion Carries

Motion by LeBlanc, **Second** by R. Dault to close the Regular Meeting.

Ayes-All Nays-None Motion Carried

Motion by LeBlanc, **Second** by R. Dault to open the Public Hearing.

Ayes-All Nays-None Motion Carried

Medical Marihuana Provisioning Center

The ZA stated that the proper notification was made in the newspaper to inform the Public of the Open Public Hearing for a Medical Marihuana Provisioning Center. There was no further public comment.

Motion by LeBlanc, **Second** by R Dault to close the Public Hearing,
Ayes-All Nays-None Motion carried

Motion by R. Dault, **Second** by LeBlanc to open the Regular Meeting.
Ayes-All Nays-None Motion carried

Approval of the Regular Meeting Minutes

Motion by R. Dault, **Second** by LeBlanc to approve the Regular Meeting Minutes of December 19, 2017.

Ayes-All Nays-None Motion Carried

Unfinished Business:

a. Final Site Plan for Medical Marihuana Provision Center-194 N. Charles

Final Site Plan

A Final Site Plan was submitted by AE Design Solutions by Christopher Crisenbery. Upon review of the standards contained in Chapter 15, Section 15.06, the Planning Commission finds that items 15.06.A through 15.06.O have been met. The standards have either been demonstrated visually as shown on the submitted site plan or conceded to by the applicant as noted within these minutes. Specifically, the applicant requested to be able to modify the storm water and retention area (15.06.C [items 4, 5, 6, and 7]) as needed to accommodate future expansion. The Planning Commission determined, and the applicant conceded, that these changes shall be considered minor in nature and shall be approved by the Zoning Administrator only after consultation with the City Planner

The PC requested the applicant to send a letter to the ZA to verify that the second building on the property will be used for office supply and Administration purposes.

The ZA recommended that the PC approve the Site Plan for a Medical Marihuana Provisioning Center as represented on the Site Plan, within the applicant's narrative dated January 16, 2018, and, as agreed to in concept at this meeting conducted on January 23, 2018.

Based on what the applicant stated in the narrative and has shown on the Final Site Plan they have met the Review Standards of Chapter 15.

Upon the preceding discussion and findings by the Planning Commission there was a **Motion** by LeBlanc, **Second** by Priest to approve the Final Site Plan for the application of a Medical Marihuana Provision Center at 194 N Charles.

Ayes-All Nays-None Motion Carried

Application for Special Land Use-194 N Charles

The Planning Commission reviewed the General Standards in Chapter 3, Section 3.46 regarding regulations concerning the use of Medical Marihuana as they applied to this particular application, especially 3.46(6), the Special Land Use Standards for medical Marihuana Facilities. The PC reviewed the General Standards for Chapter 16 and determined the applicant has met the General Standards for Special Land Use in Chapter 16 as visually shown on the submitted site plan or conceded to by the applicant as noted within these minutes.

The Planning Commissioners mandated that a report by a Mechanical Engineer licensed in the State of Michigan be submitted that states the Medical Marihuana Provision Center will control odor better than the activated carbon filtration system otherwise required. Mr. Barr stated he

would submit a letter to the ZA and stated that the product is prepackaged at another facility therefore no odor should be emitted.

The applicant also stated he was aware of the Ordinances hours of operation were 9AM- 9PM. Based upon the review standards and subsequent findings, the Planning Commission concludes that there are no reasons to not allow the use as requested within the application and as documented in these minutes.

There was a **Motion** by LeBlanc, **Second** by Priest to approve the Special Land Use application for 194 N Charles Street for use as a Provisioning Center.

b. Rental Unit Management Requirements

No action taken

c. Capital Improvement Plan

No action taken

New Business : None

ZA Report: no report

Master Plan:

In review

Public Comment: None

Correspondence: None

Adjournment:

Motion by C. Dault to adjourn at 8:18 PM.

Submitted by: Becky Hooper

Becky Hooper-Secretary

Approved: 2-27-18