

**CITY OF IONIA**  
**Planning Commission**  
**March 10, 2021**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for March 10, 2021 to order at 4:30 PM.

**ROLL CALL**

Present: Commissioners David Cook, Mike Donaldson, Tim Lee, Judy Swartz (4:37 PM), and Boomer Hoppough.

Absent: Commissioners Ryan Videtich

Also Present: Planning Consultant Jan Johnson, City Manager Precia Garland and several members of the public.

**APPROVAL OF AGENDA**

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Lee and seconded by Commissioner Paton to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Regarding the organizational minutes of February 10, 2021, Jan Johnson noted there was discussion about making additional amendments to the Planning Commission bylaws that would cite state statute to include the following phrases, “A member of the Commission may be removed by the City Council, pursuant to MCL 125.3815, for misfeasance, malfeasance, or nonfeasance, including for failure to disclose a potential conflict of interest as provided herein,” and to remove the phrase “...i.e., is four members” from Section 3.8 of the proposed bylaws to avoid confusion where the vote of more than four members is required. It was moved by Donaldson and seconded by Lee to approve the organizational minutes of February 10, 2021 as corrected. MOTION CARRIED.

Regarding the regular minutes of February 10, 2021, Jan Johnson noted on page 3, third paragraph, rules promulgated by the State of Michigan, Licensing and Regulatory Affairs (LARA) need to be followed with regard to providing the correct documentation to the state when the full approval process has been completed for a marihuana license.

**BOARD ACTION**

Consider a one-year extension retroactive to June 12, 2020 of the special land use permit approved for DNVK 3, LLC for a medical marihuana provisioning center located at 406 S. Steele Street.

Chairperson Hoppough requested consideration and action regarding a one-year extension retroactive to June 12, 2020 of the special land use permit approved for DNVK 3, LLC for a medical marihuana provisioning center located at 406 S. Steele Street.

Consultant Johnson provided background information regarding the previous special land use permit that was approved by the Commission on June 12, 2020 and referenced Section 1274.06 of the City of Ionia Planning and Zoning Code, which states a special land use permit shall expire one year after it is granted, unless construction is complete or commencement of the use has substantially begun. The Commission may, upon request of the applicant, extend the term of the special land use by successive periods of up to one year each upon a finding that there have been no changed conditions in the area which would require reconsideration of the special land use application or site plan.

Consultant Johnson noted there have been no changed conditions in the area.

It was moved by Commissioner Donaldson and seconded by Commissioner Paton to grant a one- year extension to the special land use permit first approved on June 12, 2020 for DNVK 3, LLC for a medical marihuana provisioning center because it was found that no conditions had changed in the area that would require reconsideration of the special land use application or site plan for this project. The extension would be valid through June 12, 2021. MOTION CARRIED.

## **PUBLIC HEARINGS**

Public hearings regarding Machine Grown & Process, Inc. for various special land use permits & site plan approvals.

Chairperson Hoppough opened the public hearing to receive comments on the request submitted by Machine Grow & Process, Inc. for site plan approval and special land use permit approval for an Adult Use Marihuana Processor Establishment to be located at 29 Beardsley Road.

David Bye, President of ArCanna, noted that his company was requesting multiple licenses from the State of Michigan and had previously gone through the procedures to obtain approvals for medical marihuana facilities and that these applications duplicate the process for an adult use establishment. He also noted tonight's applications were being made under a different corporate structure but there is no expansion of production capacity, just an additional proposed market for product sales. Doug Mains, attorney for ArCanna, noted he was available to answer questions as needed.

As there were no further public comments, Chairperson Hoppough requested a motion to close the public hearing. It was moved by Commissioner Lee, seconded by Commissioner Swartz to close the public hearing. MOTION CARRIED.

Chairperson Hoppough opened the public hearing to receive comments on the request submitted by Machine Grow & Process, Inc. for site plan approval and special land use permit approval for an Adult Use Marihuana Grower Establishment with 5 Class C Grower Licenses to be located at 29 Beardsley Road.

There were no public comments. Chairperson Hoppough requested a motion to close the public hearing. It was moved by Commissioner Paton, seconded by Commissioner Lee to close the public hearing. MOTION CARRIED.

Chairperson Hoppough opened the public hearing to receive comments on the request submitted by Machine Grow & Process, Inc. for site plan approval and special land use permit approval for a Medical Marihuana Processor Facility to be located at 29 Beardsley Road.

There were no public comments. Chairperson Hoppough requested a motion to close the public hearing. It was moved by Commissioner Paton, seconded by Commissioner Swartz to close the public hearing. MOTION CARRIED.

Chairperson Hoppough opened the public hearing to receive comments on the request submitted by Machine Grow & Process, Inc. for site plan approval and special land use permit approval for a Medical Marihuana Grower Facility with two Class C Grower Licenses to be located at 29 Beardsley Road.

There were no public comments. Chairperson Hoppough requested a motion to close the public hearing. It was moved by Commissioner Cook, seconded by Commissioner Paton to close the public hearing. MOTION CARRIED.

Public hearing regarding DNVK 3, LLC for special land use permit & site plan approval. Chairperson Hoppough opened the public hearing to receive comments on the request submitted by DNVK 3, LLC. for site plan approval and special land use permit approval for an Adult Use Marihuana Retailer Establishment to be located at 406 S. Steele Street.

Cody Newman, architect for Driven Design provided an overview of the project, stating COVID and a few other issues caused delays. He noted DNVK 3, LLC had previously been approved for medical marihuana use and its application this evening is to request adult use marihuana retail, which requires only a few minor revisions to the interior layout of the building.

Joey Kejbou, attorney for DNVK 3, LLC spoke next and indicated the only change presented this evening is the adult use marihuana retail. He noted the site has plenty of parking to meet adult use customer demand and security will be state-of-the-art, including cameras, motion detectors, lighting and other features. He further noted DNVK 3, LLC has no problem with correcting the technical and typographical errors that were included with the submitted review materials.

There were no further public comments. Chairperson Hoppough requested a motion to close the public hearing. It was moved by Commissioner Cook, seconded by Commissioner Lee to close the public hearing. MOTION CARRIED.

## **PUBLIC COMMENTS**

There were no public comments.

## **OLD BUSINESS**

Consider request submitted by Machine Grow & Process, Inc. for site plan approval and special land use permit approval for a Medical Marihuana Processor Facility and an Adult Use Marihuana Processor Establishment to be located at 29 Beardsley Road.

Consultant Johnson described the various aspects of the application and site plan associated with the request from Machine Grow & Process, Inc. for approvals for a medical marijuana processor facility and an adult-use processor establishment. She reviewed her staff report for the project and noted the review was required due to the change in licensee. She described in turn each of the standards for special land use approval contained in Section 1274.04 of the Code of Ordinances that must be addressed. Those standards and the associated comments/findings by Planning Commissioners are as follows:

*(a) Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.*

Commissioner Paton indicated given the industrial nature of the site, he had no concerns of the proposed use. Donaldson, Swartz, and Lee indicated agreement.

*(b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.*

Consultant Johnson indicated approval of wastewater management was pending from county and city officials. Public safety has completed its review and found all to be satisfactory. Commissioners had no concerns regarding this standard being satisfied.

*(c) Not create excessive additional requirements at public cost for public facilities and services.*

Consultant Johnson indicated a previous 8-foot tall chain link fence had been removed from the site but public safety has conducted its security review and found all to be satisfactory. Commissioners noted given public safety's review and sign off, they had no concern with this standard being satisfied.

*(d) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

Consultant Johnson reviewed her comments regarding this standard and noted again public safety's sign-off regarding this standard. After brief discussion, commissioners noted no concern with this standard being satisfied.

*(e) Be consistent with the intent and purpose of the zoning district in which such use will be located.*

Consultant Johnson noted the proposed use is consistent with current zoning. Commissioners also noted no concern with this standard being satisfied.

Consultant Johnson indicated she had a few minor concerns with the site plan, but indicated she would wait on explaining those until the standards of Section 1274.04 of the Code of Ordinances were reviewed for the Medical Marihuana Grower Facility (2) and Marihuana Grower Establishment (5) applications. Those standards and the associated Planning Commissioners' findings/statements are as follows:

(a) *Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.*

Consultant Johnson read her comments regarding this section. Commissioners noted no concern with this standard being satisfied.

(b) *Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.*

Consultant Johnson indicated approval of wastewater management was pending from county and city officials. Public safety has completed its review and found all to be satisfactory. Commissioners had no concerns regarding this standard being satisfied.

(c) *Not create excessive additional requirements at public cost for public facilities and services.*

Consultant Johnson indicated a previous 8-foot tall chain link fence had been removed from the site but public safety has conducted its security review and found all to be satisfactory. Commissioners noted given public safety's review and sign off, they had no concern with this standard being satisfied.

(d) *Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

Consultant Johnson reviewed her various comments regarding this standard and noted work already completed due to past medical marihuana licenses. After brief discussion, commissioners noted no concern with this standard being satisfied.

(e) *Be consistent with the intent and purpose of the zoning district in which such use will be located.*

Consultant Johnson noted the proposed use is consistent with current zoning. Commissioners also noted no concern with this standard being satisfied.

Consultant Johnson identified several site plan issues that would need to be addressed before final approval would be granted. She noted several accessory structures are closer to the building than the ten feet setback established by code. The Zoning Administrator in her final review should verify there is a bona fide need for this closer location and that it will not pose a hazard. Consultant Johnson noted there had been a few changes in the floor plan as compared to the medical marihuana use site plan. There have been no changes to parking, loading spaces, landscaping, lighting or signage since the previous medical marihuana site plan approval. The topographic elevations have been updated and require the restoration of minor information from the 1-23-2020 site plan. Architectural elevations have been revised.

Consultant Johnson noted the Planning Commission shall review standards from Chapter 1289 Medical Marihuana Facilities and Chapter 1290 Adult Use Marihuana Establishments as part of its review and findings process. They are as follows:

**1289.09 STANDARDS FOR APPROVAL.**

An approval of a medical marihuana facility in the City of Ionia shall only be made when in substantial compliance with the following standards:

- (a) The standards for approval for all special land uses in Section 1274.04.
- (b) The standards for approval of all site plans in Section 1276.07.
- (c) Compliance with any requirements for public safety as stated in writing by the publicsafety officials of the City of Ionia, Ionia County, and the State of Michigan.
- (d) Compliance with all requirements and conditions of this Chapter 1289.00.
- (e) Compliance with all applicable requirements of the City of Ionia Codified Ordinances.
- (f) Compliance with all requirements of the Medical Marihuana Facilities Licensing Act, PA281 of 2016, MCL 333.27101 et seq., as amended.
- (g) Compliance with all requirements of the Marihuana Tracking Act, PA 282 of 2016, MCL 333.27901 et seq., as amended.

**1290.10 STANDARDS FOR APPROVAL.**

An approval of a marihuana establishment in the City of Ionia shall only be made when in substantial compliance with the following standards:

- (h) The standards for approval for all special land uses in Section 1274.04.

- (i) The standards for approval of all site plans in Section 1276.07.
- (j) Compliance with any requirements for public safety as stated in writing by the public safety officials of the City of Ionia, Ionia County, and the State of Michigan.
- (k) Compliance with all requirements and conditions of this Chapter 1290.00.
- (l) Compliance with all applicable requirements of the City of Ionia Codified Ordinances.
- (m) Compliance with all requirements of the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 et seq., as amended (MRTMA).
- (n) Compliance with all requirements of the Marihuana Tracking Act, PA 282 of 2016, MCL 333.27901 et seq., as amended.

It was moved by Commissioner Cook and seconded by Commissioner Lee that, based on a finding that the proposed use complies with the standards of Section 1274.04 (a) through (e) and Sections 1289.09 and 1290.10 of the Code of Ordinances, as detailed and discussed above, the special land use permit and site plan for the Adult Use Marihuana Processor Establishment and Medical Marihuana Processor Facility be approved at 29 Beardsley Road subject to the approval by staff of the resolution of remaining site plan and binder issues. MOTION CARRIED.

It was moved by Commissioner Lee and seconded by Commissioner Donaldson that, based on a finding that the proposed use complies with the standards of Section 1274.04 (a) through (e) and Sections 1289.09 and 1290.10 of the Code of Ordinances, as detailed and discussed above, the special land use permit and site plan for the Medical Marihuana Grower Facility with 2 Class C Licenses and the Adult Use Marihuana Grower Establishment with 5 Class C Grow Licenses be approved at 29 Beardsley Road subject to the approval by staff of the resolution of remaining site plan and binder issues. MOTION CARRIED.

David Bye inquired as to obtaining a signature from the City of Ionia regarding the required attestation for the state license application. He was instructed to contact the city in this regard, which would determine when the requirements noted above with final site plan changes allowed such attestation.

Consider request submitted by DNVK 3, LLC for special land use permit and site plan approval for an Adult Use Marihuana Retailer Establishment to be located at 406 S. Steele Street.

Consultant Johnson described the application and site plan associated with the request from DNVK 3, LLC for a special land use permit and site plan approval for an adult-use retailer establishment. She reviewed her staff report for the project and noted connection to

municipal water and sewer is required and should be verified as part of this process. She inquired if a business plan was desired by the Commission. Hoppough and several other Commissioners indicated this was not necessary. Binder typographical errors require correction and a security review should occur again given this adult use in addition to prior medical approval. She described in turn each of the standards for special land use approval contained in Section 1274.04 of the Code of Ordinances that must be addressed. Those standards and the associated comments/findings by Planning Commissioners are as follows:

*(a) Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.*

Given the previous medical marihuana provisioning center approved at this location, there was no concern expressed regarding the additional retail use as proposed changing the character of this area.

*(b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.*

Consultant Johnson indicated approval of stormwater drainage required approval by the county and an additional security review should be performed, based on the new, proposed adult retail use. Commissioners agreed the security review should be repeated but had no other concerns regarding this standard being satisfied.

*(c) Not create excessive additional requirements at public cost for public facilities and services.*

Commissioners had no concern with this standard being satisfied.

*(d) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

Commissioners noted no concern with this standard being satisfied.

*(e) Be consistent with the intent and purpose of the zoning district in which such use will be located.*

Consultant Johnson noted the proposed use is consistent with current zoning. Commissioners also noted no concern with this standard being satisfied.

Regarding site plan review, it was noted the Planning Commission is required to approve the parking specifically, since the number of spaces exceeds 20% of that required. It was again noted a public safety review needs to be completed as part of this application. It was further

noted that any approval should include the fact that the applicant is required to make revisions as recommended by the staff report dated 3-10-21.

Additionally, the Planning Commission reviewed Standards of Approval for a marihuana establishment in accordance with Section 1290.10 (a)-(g):

**1290.10 STANDARDS FOR APPROVAL.**

An approval of a marihuana Establishment in the City of Ionia shall only be made when insubstantial compliance with the following standards:

- (a) The standards for approval for all special land uses in Section 1274.04.
- (b) The standards for approval of all site plans in Section 1276.07.
- (c) Compliance with any requirements for public safety as stated in writing by the publicsafety officials of the City of Ionia, Ionia County, and the State of Michigan.
- (d) Compliance with all requirements and conditions of this Chapter 1290.00.
- (e) Compliance with all applicable requirements of the City of Ionia Codified Ordinances.
- (f) Compliance with all requirements of the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq., as amended (MRTMA).
- (g) Compliance with all requirements of the Marihuana Tracking Act, PA 282 of 2016, MCL333.27901 et seq., as amended.

It was moved by Commissioner Donaldson and seconded by Commissioner Cook that, based on a finding that the proposed use complies with the standards of Section 1274.04 (a) through (e) and Sections 1290.10 of the Code of Ordinances, as detailed and discussed above, including the 20% excess parking as detailed above, the special land use permit and site plan for the Adult Use Marihuana Retailer Establishment be approved at 406 S. Street subject to the approval by staff of the resolution of remaining site plan and binder issues and public safety review. MOTION CARRIED.

Discussion regarding B-2 amendments for first floor dwellings and Attached Urban Housing Planned Unit Development District

Discussion ensued regarding the possibility of allowing first floor dwellings within the B-2 Community Business District and an attached urban housing planned unit development district in several locations within the city. Linda Curtis, DDA Director for the City of Ionia presented a letter in which the DDA expressed opposition to allowing dwellings on the first floor of any structure within an area defined by Main Street from Library to Dexter and adjoining side streets including Steele from Washington to Adams, Depot from Washington

to Adams and Kidd from Washington to Adams, in addition to alley ways connecting said streets. The public area buildings including the Ionia Community Center (Armory), City Hall and any designated park land should also be included in this prohibition. She added that MEDC has granted the DDA a grant program, which would be jeopardized if first floor dwellings were allowed in any of the areas specified by the DDA.

After extensive discussion, it was the consensus of the Planning Commissioners to authorize Consultant Johnson to research the creation of a special, limited district within the CBD but outside the areas/corridors specified by the DDA, which would permit a “special character area” for first floor dwellings.

## **NEW BUSINESS**

### Staff report regarding proposed residential development to be located at 520 E. Washington Street.

Consultant Johnson reviewed her staff report regarding the proposal by AC Development for development within the Lafayette/East Washington Sub-Area (520 E. Washington). It was noted a community workshop was held on June 16, 2015, where participants provided extensive input on five concept plans, as well as general input on the future development of the site. The concept plan, known as Option 3, received the most votes and envisioned residential development on the order of townhouses, no more than two stories in height, no more than eight units attached per building and density not exceeding ten units per acre. There was also desire expressed to preserve a public view of the valley area to the south of E. Washington Street.

The proposed development concept includes six buildings consisting of four dwelling units each, for a total of 24 units. Density is 5.25 units per acre. One-story units are proposed, serviced by two interior drives. The above-referenced southern view would be preserved for the private housing units.

The staff report further detailed a recommended option to rezone the site as a planned unit development (PUD) for more flexibility with setbacks, building spacing, etc.

Commissioners commenced discussion regarding the proposed development concept. Commissioner Donaldson expressed support for the one-story concept presented by the developer, as it would better serve older residents; Chairperson Hoppough indicated that he believes the concept meets the spirit of the concepts expressed in the Option 3 Lafayette/East Washington sub-area; Commissioner Lee also agreed and Commissioner Paton felt the concept meets the “missing middle” identified in the Rising Tide Study. Commission Cook indicated his discussions with AC Development owner Greg Cook emphasized the viability of single-story development over two-story development.

With regard to the view, it was discussed that the view cannot be seen from the street right-of-way and that it is desirable as a selling point for the future private owners occupying the housing on site. Potentially design could be modified to preserve a public view, but development of the proposed housing itself was the more significant motivator and a public view should not be permitted to jeopardize the marketability of the development.

City Manager Garland suggested if it is the consensus of the Commission, she would send the developer a letter indicating the Planning Commission has reviewed his concept and finds it appealing and consistent with master planning. If possible, the Commission asks he consider preserving the public view as part of the final concept. The letter would also include a copy of Consultant Johnson’s report for specific zoning options and next steps. Chairperson Hoppough concluded the discussion with this consensus and authorized communication with Greg Cook of AC Development as discussed.

Consider a one year extension retroactive to June 12, 2020 of the special land use permit approved for Leoni Wellness for a medical marihuana provisioning center located at 416 Brown Boulevard.

City Manager Garland referenced the staff report from Interim City Manager Gregg Guetschow and herself regarding this matter. She noted the following previous actions regarding Leoni Wellness:

APPLICANT	STATUS	DATE
Leoni Wellness 416 Brown Blvd Provisioning Center	Special Land Use Permit – Approved by Planning Commission	6/12/19
	Site Plan Denied	6/12/19
	Site Plan Conditional Approval by Planning Commission	8/14/19
	Variances approved by ZBA	10/15/19
	Current Status – site plan still requires final approval; just submitted to city on 3/2/21; prior city manager indicated clock does not start on site plan approval expiration until city manager signs off on final site plan. Applicant has held off until now, planning to submit site plan concurrently with adult use application.	

She noted that under the previous city manager’s interpretation of the city ordinances, the one-year timeframe from the special land use permit ran separate and independent of the one-year timeframe for the site plan approval, which has yet to be finalized. As a result, the special land use permit is expired but the site plan is still valid, because it has not received final approval and thus, the one-year time period has not yet started to run.

In deciding whether or not to approve an extension of the special land use permit, the Commission has to consider whether any changes have occurred to conditions since the original special land use permit approval. As noted, there is one known change; that is, the designation of Wetland Park by the City Council as a recognized city park for purposes of buffering as defined in the marihuana zoning ordinances (Chapters 1289 and 1290). Given the unique circumstances of this situation, a legal opinion was sought from Bloom Sluggett, PC, the city’s special counsel for zoning matters. It was the opinion of attorney Bloom that if the Planning Commission is considering granting a time extension for site plan and special use approval for the Leoni Wellness facility, any such time extension approval would have to contain a contingency that City Council amends the Resolution of June 4, 2019 to have Wetland Park “undesigned” as a park for the purposes of buffering from Medical Marihuana Provisioning Centers and that if the City Council does not do the same, the special land use and site plan extension approval will be null and void.

Chairperson Hoppough stated he thought this change in conditions caused by the Wetland Park designation was an unintended consequence of the process and stated he would feel

bad for a perceived “bait and switch,” if left to stand related to this project. City Manager Garland confirmed upon Hoppough’s questioning that the applicant had deeded part of his site to the city to add on to the Wetland Park site of just over 1/3 acre and had further granted a 15 feet wide easement across its lot for access.

Consultant Johnson noted delisting the Wetland Park could occur and the park could still be developed, but it would open up the Steele Street corridor to recreational marijuana retail establishments. Commissioner Lee noted that Steele Park would remain, and provides significant buffer protection to the area due to its large size.

Commissioner Swartz indicated she thought we would be justified in “grandfathering” this special land use given the timing of the original approval, the subsequent land and easement donations by the applicant. It was noted that the project had not yet been constructed and thus was not eligible for “grandfathering,” as a legally existing nonconforming use but the notion was certainly understood that approval had been given to this site prior to the park designation.

Discussion ensued regarding how many other parcels would potentially open up in the event of Wetland Park delisting. Consultant Johnson indicated this would require an analysis to determine and that information could be made available to the City Council, as it is the body charged with making the policy decision as to whether to delist the Wetland Park. She further indicated that a future proposal could be evaluated given the special land use standards in and of themselves, and discretion could be applied to approve or deny future applicants.

It was suggested the City Council include specific reasoning for its delisting of Wetland Park, should it choose to do so, to justify the action and its unique nature from other potential requests. City Manager Garland indicated such potential justifications had been suggested in the legal opinion.

It was moved by Commissioner Donaldson and seconded by Commissioner Cook to grant a one- year extension to the special land use permit first approved on June 12, 2019 for Leoni Wellness for a medical marijuana provisioning center because it was found that no conditions had changed in the area that would require reconsideration of the special land use application or site plan for this project, **except** for the designation of Wetland Park. Thus, the extension is contingent upon the Ionia City Council delisting Wetland Park as a park for the purposes of buffering from Medical Marijuana Provisioning Centers and further contingent upon the applicant receiving reapproval for two variances associated with the project, now expired. MOTION CARRIED.

## **ADJOURNMENT**

It was moved by Commissioner Donaldson and seconded by Commissioner Cook to adjourn the meeting at 7:33 PM. MOTION CARRIED.

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for David Cook, Secretary