

CITY OF IONIA
Planning Commission
December 11, 2019
Regular Meeting Minutes

CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for December 11, 2019 to order at 4:30 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Tim Lee, Ted Paton and Judy Swartz present. Commissioner Mike Donaldson was excused.

City Manager Jason Eppler and Planning Consultant Jan Johnson were also present.

Several members of the public were present.

APPROVAL OF AGENDA Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Paton to approve the agenda for the December 11, 2019 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the November 13, 2019 Regular Meeting. After review it was moved by Commissioner Lee, seconded by Commissioner Jennings to approve the minutes of the November 13, 2019 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING #1 Chairperson Hoppough opened the Public Hearing to receive comments on the request submitted by The Machine, LLC, for Site Plan Approval/Special Land Use Permit Approval for 29 Beardsley Road – Medical Marihuana Provisioning Center Facility.

David Bye, on behalf of The Machine, LLC, provided an overview of the project for 29 Beardsley Road. He stated the proposed project is a “vertically integrated” facility with three uses (grow, processing and provisioning) under one roof. This type of use is encouraged by the State. Total investment will be approximately \$8 million with up to 60 living wage jobs (average hourly pay ranging from \$12 to \$30 with full benefits).

The City Manager noted that a letter of support for The Machine, LLC project was received from Mr. Josh Reisbig on behalf of Central Michigan Building Services, 985 East Main Street, Ionia.

Hearing no other comments, Chairperson Hoppough closed the Public Hearing.

PUBLIC HEARING #2

Chairperson Hoppough opened the Public Hearing to receive comments on the request submitted by The Machine, LLC, for Site Plan Approval/Special Land Use Permit Approval for 29 Beardsley Road – Medical Marijuana Processor Facility.

Mr. Bye provided an overview of this portion of the project (processing).

Hearing no other comments, Chairperson Hoppough closed the Public Hearing.

PUBLIC HEARING #3

Vice Chairperson Paton opened the Public Hearing to receive comments on the request submitted by The Machine, LLC, for Site Plan Approval/Special Land Use Permit Approval for 29 Beardsley Road – Medical Marijuana Grower Facility (2 Class “C” Licenses).

Mr. Bye provided an overview of the grow operation portion of the project. He stated that the project would be “green” and be fully contained.

Hearing no other comments, Chairperson Hoppough closed the Public Hearing.

PUBLIC COMMENTS

Chairperson Hoppough called for general public comments. No comments were offered.

OLD BUSINESS

Project 1, LLC – Site Plan Approval/Special Land Use Permit Approval – 410 Swartz Court – Provisioning Center Facility: The City Manager reported that the applicant recently had a survey of the property completed. Based on the survey the site plan is being updated. An updated site plan should be before the Commission for consideration at a future meeting.

Crisis Shelter Homes – Definition: Mrs. Johnson reviewed with the Commission a proposed Zoning Ordinance amendment (definitions section) that would define “Crisis Center Facility”. Such amendment was proposed when

discussing a possible new facility for the local RAVE shelter. Commissioners offered suggestions for improving the definition. The next step will be for the City Manager and Mrs. Johnson to propose an actual ordinance amendment that not only defines this type of use but also incorporates the use into certain zoning districts, likely permitted with a special land use permit, along with special land use permit standards. This will be a future meeting agenda item.

PRW Ventures – Site Plan Approval/Special Land Use Permit Approval – 300 South Steele – Provisioning Center Facility: The City Manager reported that the applicant had requested that discussion on this request be deferred until the January 2020 meeting based on the applicant and his consultant being away this week.

NEW BUSINESS

The Machine, LLC - Site Plan Approvals/Special Land Use Permit Approvals – 29 Beardsley Road – Grower Facility, Processor Facility and Provisioning Center Facility: Mrs. Johnson’s memorandum regarding this request was distributed to Planning Commissioners as part of their pre-meeting packet.

Provisioning Center Facility: Mrs. Johnson reviewed with the Commission the standards contained in the zoning ordinance for granting a Special Land Use Permit for a medical marijuana provisioning center facility. After review, it was moved by Commissioner Cook, seconded by Commissioner Paton

It was moved by Commissioner Cook, seconded by Commissioner Paton to grant the request submitted by The Machine, LLC for a Special Land Use Permit to operate a medical marijuana provisioning center facility at 29 Beardsley Road based on the proposed project meeting all five standards contained in Section 1274.04 of the City Code, specifically:

- 1) The project is designed, will be 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 the use will not significantly change the essential character of the area in which it is proposed.
- 2) The project is 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.

- 3) The project will not create excessive additional requirements at public cost for public facilities and services.
- 4) The project does not involve uses, activities, processes, materials and equipment or conditions of operations 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.
- 5) The project is consistent with the intent and purpose of the zoning district in which the use will be located.

MOTION CARRIED.

Processing Facility: Mrs. Johnson reviewed with the Commission the standards contained in the zoning ordinance for granting a Special Land Use Permit for a medical marihuana processing facility. After review, it was moved by Commissioner Paton, seconded by Commissioner Lee, to grant the request submitted by The Machine, LLC for a Special Land Use Permit to operate a medical marihuana processing facility at 29 Beardsley Road based on the proposed project meeting all five standards contained in Section 1274.04 of the City Code, specifically:

- 1) The project is designed, will be 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 the use will not significantly change the essential character of the area in which it is proposed.
- 2) The project is 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.
- 3) The project will not create excessive additional requirements at public cost for public facilities and services.
- 4) The project does not involve uses, activities, processes, materials and equipment or conditions of operations 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.
- 5) The project is consistent with the intent and purpose of the zoning district in which the use will be located.

MOTION CARRIED.

Grow Facility #1: Mrs. Johnson reviewed with the Commission the standards contained in the zoning ordinance for granting a Special Land Use Permit for a medical marihuana grow facility (Class “C”). After review, it was moved by Commissioner Lee, seconded by Commissioner Jennings, to grant the request submitted by The Machine, LLC for a Special Land Use Permit to operate a medical marihuana Class “C” grow facility (request #1) at 29 Beardsley Road based on the proposed project meeting all five standards contained in Section 1274.04 of the City Code, specifically:

- 1) The project is designed, will be 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 the use will not significantly change the essential character of the area in which it is proposed.
- 2) The project is 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.
- 3) The project will not create excessive additional requirements at public cost for public facilities and services.
- 4) The project does not involve uses, activities, processes, materials and equipment or conditions of operations 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.
- 5) The project is consistent with the intent and purpose of the zoning district in which the use will be located.

MOTION CARRIED.

Grow Facility #2: Mrs. Johnson reviewed with the Commission the standards contained in the zoning ordinance for granting a Special Land Use Permit for a medical marihuana grow facility (Class “C”). After review, it was moved by Commissioner Lee, seconded by Commissioner Cook, to grant the request submitted by The Machine, LLC for a Special Land Use Permit to operate a medical marihuana Class “C” grow facility (request #2) at 29 Beardsley Road based on the proposed project meeting all five standards contained in Section 1274.04 of the City Code, specifically:

- 1) The project is designed, will be 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 the use will not significantly change the essential character of the area in which it is proposed.
- 2) The project is 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.
- 3) The project will not create excessive additional requirements at public cost for public facilities and services.
- 4) The project does not involve uses, activities, processes, materials and equipment or conditions of operations 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.
- 5) The project is consistent with the intent and purpose of the zoning district in which the use will be located.

MOTION CARRIED.

Mrs. Johnson continued review of her Memorandum addressing the part specific to site plan approval. She shared with the Commission a number of deficiencies in the site plan that must be addressed on a final version of the site plan.

It was moved by Commissioner Jennings, seconded by Commissioner Lee, to approve the request submitted by The Machine, LLC for Site Plan Approval to convert the existing building at 29 Beardsley Road to a medical marihuana provisioning center facility, medical marihuana processing facility and medical marihuana grow facility (with two Class "C" licenses) based on the site plan complying with the Site Plan Standards of Approval contained in Section 1276.07 of the City Code subject to the following conditions:

- Clarifying, and making adjustments as necessary, that the handicap parking space on the west side of the building meets ADA requirements considering the need to gain building access via a "man gate";
- Addressing the deficiencies on the site plan as identified on the site plan check list dated December 11, 2019 which include:

- Adding a vicinity map per the requirements of Section 1276.05(c)(21);
- Adding the measurement of the total parcel frontage (east side at Beardsley Road);
- Adding to the site plan all structures, lot lines and parking areas within 100' to the south, east and north west of the subject parcel;
- Adding to the site plan the proposed topographic elevations at two-foot intervals on the site;
- Identifying the Beardsley Road right-of-way on the site plan (east side of the subject parcel);
- Labeling on the site plan the loading areas for the provisioning center;
- Adding the current zoning and land use of the parcels adjacent to the subject parcel.

- No changes to the landscape plan – what is shown on the site plan is acceptable to the Commission;
- No changes to the parking lot design in terms of adding traffic islands – what is shown on the site plan is acceptable to the Commission;

and subject to final administrative approval of the site plan based on compliance with the Site Plan Standards of Approval contained in Section 1276.07 of the City Code and subject to the applicant gaining approval from the State of Michigan for licensure as a medical marihuana facility.
MOTION CARRIED.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Jennings, seconded by Commissioner Lee to adjourn the meeting at 6:22 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
 City Manager
 Recording Secretary for Dave Cook, Secretary