

MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, August 9, 2017

In a regular session, Wednesday, August 9, 2017 at 7:05 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Planning Commission was called to order by Chair Banfield.

ROLL CALL

Members Present: Chair Banfield, Commissioners Bomia, Rodgers, Zuck, and Collins (7:15), and Council Liaison Metzger

Members Absent: Commissioners McNiff, Davis, Meservey, and Burke Smith

Staff Present: Jacqueline Slaby

MINUTES

MOTION by Zuck, supported by Bomia, to accept the minutes of the July 12, 2017 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Zuck, supported by Bomia, to accept the agenda for the Wednesday, August 9, 2017 with the following change:

- Under Old Business, number one consider the approval of Site Plan #SP17.05 submitted by Great Lakes Farms for a cannabis growing facility in Brooks Industrial Park is now moved to number three.

On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

NEW BUSINESS

Receive and review Site Plan #SP17.06 submitted for a facility at 1120 Industrial Road

Staff went over her report and stated that city staff reviewed a site plan for a medical marijuana growing facility at 1120 Industrial Road submitted by Joshua Kaplan, Delta 1 Consulting. Staff stated the property is zoned I-1, Research and Development, approximately 12.5 acres, and Tenneco is the neighboring property. The proposed building would be 16,392 sq. ft., 14 paved parking spaces, curbs, and sidewalks. The remaining of the property will be used for growing crops. Staff stated that some changes need to be made to the site plan; some type of indoor

growing facility need to be added (greenhouse), a security plan, sidewalks, and a landscape plan are needed.

Joshua Kaplan, Delta 1 Consulting, stated that the changes will be made to the site plan to include a greenhouse, sidewalks will be added and a sealed landscape plan will be provided. Mr. Kaplan went over the proposed plan with commissioners and stated he and the owners are looking forward to working with them and the city.

Commissioners asked a few questions regarding the site plan and made some suggestions to use trees that the deer do not like to eat.

MOTION by Rodgers, supported by Bomia, to receive and postpone approval of Site Plan #SP17-06 for a medical marijuana growing facility located at 1120 Industrial Road until September 13, 2017 to allow for further site plan review. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

Receive and set public hearing for Private Road Standards amendment for Zoning Ordinance

MOTION by Rodgers, supported by Zuck to receive and set public hearing for Wednesday, September 13, 2017 to hear comments on Private Road Standards amendment to the city's zoning ordinance.

Staff reviewed the current Private Road Standards zoning ordinance and stated that to be consistent, industrial developments should be included in the ordinance. Staff stated that currently multi-family and commercial developments are excluded from the Private Road Standards under Chapter 5; section 14; subsection 1d, and it should also include industrial developments.

On a voice vote; **MOTION CARRIED.**

Receive and set public hearing for Medical Marijuana text amendment for Zoning Ordinance

MOTION by Zuck, supported by Rodgers to receive and set public hearing for Wednesday, September 13, 2017 to hear comments on Medical Marijuana text amendment to the city's zoning ordinance.

Jim Dyer, Marshall City Attorney, discussed the Medical Marijuana ordinance and the State licensing regulations with council members. Mr. Dyer stated that currently there is very little knowledge regarding the State regulations, as the medical marijuana policy is new to the State. He went over the 5 types of licenses that can be obtained through the State, Growing, Processor, Transporter, Provisioning Center (dispensing), and Safety Compliance Facility (testing). The city ordinance allows the stacking of the processing and growing licenses within one facility, but does not allow the Safety Compliance Facility. Mr. Dyer continued to explain the city's ordinance to commissioners and stated that the Police Chief and City Manager need to approve a specific safety and use plan for a growing facility. The ordinance also states that a special use permit will be needed by a developer who wants to grow something other than medical marijuana.

Commissioners asked about the retail of the medical marijuana. Jim Dyer stated that retail is not permitted without a provisional license through the state.

Staff is proposing the following change to the Medical Marijuana ordinance to Chapter 3 Zoning Districts, Section 1.12B and 1.13B to read as:

“Any use allowed in such district as provided in the City Medical Marijuana Ordinance”.

On a voice vote; **MOTION CARRIED.**

Consider approval of Site Plan #SP17.05 submitted by Great Lakes Farms for a cannabis growing facility in Brooks Industrial Park

MOTION by Zuck, supported by Rodgers, to approve Site Plan #SP17.05 submitted by Great Lakes Farms for a cannabis growing facility in Brooks Industrial Park. On a voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS

None

REPORTS

Commissioner Zuck stated that the Muriel in the downtown park looks fantastic. He also stated that Marshall Excelsior closed an acquisition from Texas and this will mean that the company will be looking for additional employment.

Chair Banfield discussed the mistake in the Lansing State Journal regarding the article on the Cronin building. The article states the Cronin building is located in Battle Creek, not Marshall.

Staff updated commissioners with ongoing projects and possible new developments coming to the City. She discussed her training schedule and stated that her department is meeting every Friday for a few months to put together a tactical plan to improve the department both internally and externally.

Staff asked commissioners to give their feedback on any improvements she can make on her staff reports.

ADJOURN

The Planning Commission adjourned at 8:30 p.m.

Submitted by,

Colleen Webb