



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, July 06, 2021

7:00 p.m.

**Cedar Springs City Hall
66 S. Main St.
Cedar Springs, Michigan**

1. Call the Meeting to Order. Pledge of Allegiance.
2. ROLL CALL:

Mr. Jerry Hall	_____
Ms. Ashley Hamel	_____
Mr. Matthew Hogg	_____
Mr. Jason Merlington	_____
Mr. Daniel McGrath	_____
Mr. John Nixon, Vice Chairperson	_____
Mr. Clint Conley, Chairperson	_____

3. Recognition of planning officials, engineering or legal representation.
4. Motion to approve the minutes of the Regular Meeting June 1, 2021.
5. APPROVAL OF AGENDA.
6. PUBLIC COMMENTS.

Those citizens wishing to speak on agenda and non-agenda items will be allowed a maximum of four minutes each to address their concerns. This is the only time during the meeting that citizens are allowed to address the Planning Commission. Please state your name and address for the record if you would like.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.
8. SCHEDULED PUBLIC HEARINGS.

- A. Public Hearing For A Special Land Use For GRAPIDS 17 LLC., 4173 17 Mile Rd Cedar Springs, MI 49319: The applicant is seeking special land use approval for a drive-through business. Parcel 41-02-25-300-052 is zoned H-C (Highway Commercial District), the applicant requests a Special Land Use approval in that district for a drive-through business.
- B. Public Hearing For A Special Land Use For Thomas Mabie D/B/A Van Cannabis LLC, 10 S Main Street Cedar Springs, MI 49319: The Applicant Is Seeking Special Land Use Approval For A Recreational (Adult-Use) Marihuana Retail Store. The Property Is Zoned B-2, The Applicant Requests Special Land Use Approval In That District. Special Land Uses Require Approval From The Planning Commission. The Parcel Number Is 41-03-30-351-034.

9. OLD BUSINESS.

- A. Site Plan review for JFJ Cedar Springs Properties LLC Retail Project at 4186 17 Mile Rd.
 - a. 4186 17 Mile Rd Corrections Response Letter
 - b. June 24th, 2021 4186 17 Mile Rd Site Plan
 - c. 4186 17 Mile Rd Exterior Finish Elevations
 - d. 4186 17 Mile Rd Photometric Plan
 - i. McGraw Edison Wall Mount Luminaire
 - e. City Planner June 1st report (old report)
- B. Site Plan Review and Special Land Use Of Lake Life Farms Inc., For A Recreational (Adult-Use) Marihuana Retail Store And A Recreational (Adult-Use) Marihuana Processor Located At 4116 17 Mile Rd Cedar Springs, MI 49319
 - a. "May 3rd, 2021" Updated Sketch Plan with Aerial
 - b. Lake Life Farms Application Packet (with original May 3rd sketch plan)
 - c. June 1st, 2021 City Planner Report
- C. Ordinance amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fences
- D. White Pine Trail Overlay Zone
 - a. May 11th, 2021 City Planner memo
 - b. Draft Ordinance Amendment of Chapter 40, Article III Division 12, of the Code of Ordinances for the City of Cedar Springs to Add Sections 40-390 -395 entitled "White Pine Trail Overlay Zone"

10. NEW BUSINESS.

- A. Special Land Use For GRAPIDS 17 LLC., 4173 17 Mile Rd Cedar Springs, Mi 49319
 - a. 4173 17 Mile Rd Site Plan Application
 - b. 4173 Full Site Plan
 - c. July 6th, 2021 City Planner Report for 4173 17 Mile Rd
 - d. 4173 Concept Plan
 - e. June 4th, 2021 City Planner Report for 4173 17 Mile Rd

- B. Special Land Use For Thomas Mabie D/B/A Van Cannabis LLC, 10 S Main Street Cedar Springs, MI 49319: The Applicant Is Seeking Special Land Use Approval For A Recreational (Adult-Use) Marihuana Retail Store
 - a. July 6th, 2021 City Planner Report for 10 S. Main St.
- C. Motion to approve of the Initial Review Policy

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i. 2001 425 Agreement Area Master Development Plan
 - ii. 206 and 218 N. Main Street Kzoo Retailers LLC Engineering Review
 - iii. City of Newaygo caregiver marihuana ordinance
 - iv. Revised Meeting 2021 Calendar (Zoom meeting credentials)
 - v. Minor Site Plan modification Michiganja Marihuana Retailer 40 N. Main St., Cedar Springs MI
- B. Staff Comments.
 - i. City Manager
 - ii. City Clerk
- C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

13. REPORT OF THE PLANNING CONSULTANT.

14. ADJOURNMENT.