



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, September 07, 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 August 10, 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 An Ordinance To: Amend Chapter 40, Article III, Division 12 To Add Section 40-390 Entitled "White Pine Trail Overlay Zone"; To Amend Article III, Division 1, Section 40-131 Entitled "Zoning Districts" To Add "White Pine Trail Overlay Zone And; To Modify The Map Entitled "The Zoning Map Of Cedar Springs"
 - i. Ordinance
 - ii. Map

Motion to recommend approval to the City Council of An Ordinance To Amend Chapter 40, Article III, Division 12 To Add Section 40-390 Entitled "White Pine Trail Overlay Zone"; To Amend Article III, Division 1, Section 40-131 Entitled "Zoning Districts" To Add "White Pine Trail Overlay Zone And; To Modify The Map Entitled "The Zoning Map Of Cedar Springs".

- B. Special Land Use Pinebrook Warren, LLC D/B/A Cloud Cannabis Cedar Springs, at 206 and 218 N. Main Street Cedar Springs, MI 49319:
 - a. City Planner Report regarding Cloud Cannabis dated Sept.7th, 2021.
 - b. City Engineer Report regarding Cloud Cannabis dated July 27th, 2021
 - c. Cloud Cannabis Marihuana Application
 - d. Cloud Cannabis Site Plan

Move to approve the request from Pinebrook Warren, LLC for a Special Land Use permit to establish a marihuana retail establishment on property located at 206 and 218 North Main Street as the uses described in the application materials submitted on 07-05-21 and the site plan set dated 07-16-21 prepared by the Architectural Workshop, Inc. meet the Special Land Use approval standards contained in Section 40-571 of the Zoning Ordinance and the requirements of Section 40-575(g)(5) pertaining to marihuana retailer establishments. Approval is granted subject to the following conditions: (Planning Commission may revise these as necessary)

1. Revise the site plans to comply with the Items 9 and 10 of this report.
2. The facade plan dated 07-16-21 is acceptable.
3. The underground irrigation system is not required.
4. All items illustrated on the site plan and all notes on the site plan are binding and shall be completed to the satisfaction of the Zoning Administrator before an occupancy permit is issued.
5. The Security Plan and marihuana delivery operations are subject to the approval of the Police Chief.
6. The stormwater drainage provisions are subject to the approval of the City Engineer.
7. The marihuana retailer establishment shall be operated in accordance with the application materials dated 07-05-21.
8. No occupancy permit shall be issued until all permits required by City officials are received.
9. The applicant shall provide to the City Manager evidence that a license from the State of Michigan pursuant to the Michigan Regulation and Taxation of Marihuana Act has been issued to the applicant for the marihuana retailer establishment. These licenses shall be provided prior to occupancy of the building.
10. Two revised site plans shall be signed and dated by the Secretary of the Planning Commission with one copy provided to the applicant and one retained by the City. An electronic version of the site plan shall also be provided.

9. OLD BUSINESS.

- A. Site Plan Review and Special Land Use For GRAPIDS 17 LLC., 4173 17 Mile Rd Cedar Springs, Mi 49319 to establish a drive-thru restaurant.
 - a. City Planner Report regarding GRAPIDS 17 LLC dated September 7th, 2021
 - b. GRAPIDS 17 LLC updated site plan, dated August 17th, 2021
 - c. 4173 Project Narrative and presentation
- B. Discussion- Sample Industrial Building Façade Requirements Ordinance
- C. Discussion - Ordinance amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fences

10. NEW BUSINESS.

- A. Discussion on Bylaws modification
 - a. Conducting site plan reviews in conjunction with public hearings
 - b. Conducting site plan reviews prior to ordinance reviews and other tasks
- B. Discussion on offer by the Kent County Drain Commissioner to donate the property commonly known as 17 N. Main St. to the City.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i. Yearly Calendar
- 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.