



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.*

**Rose Powell** reported that the first CDBT meeting is on April 20<sup>th</sup> at 6:30pm at the staging area.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.

None.

8. SCHEDULED PUBLIC HEARINGS.

- A. Public Hearing For A Special Land Use Of Six12 Ventures, LLC, at 14111 White Creek Ave, Cedar Springs, MI 49319: The applicant is seeking special land use approval for a Recreational (Adult-Use) Marihuana Retail Store and a Recreational (Adult-Use) Marihuana Processor. The property is zoned HC Highway Commercial, the applicant requests Special Land Use approval in that district. The Municipal Code, Sec. 40-365(v) and Sec. 40-365(u) – Special Land Uses require approval from the Planning Commission for this request. The parcel number is 41-02-26-400-041.

**Conley** opened the public hearing at 7:06pm.

Public Comment: None.

**Conley** closed the public hearing at 7:07pm.

- B. Public Hearing For A Special Land Use Of Jayde Farms, LLC D/B/A Jayde Farms, 13250 White Creek Cedar Springs, MI 49319: The applicant is seeking special land use approval for a Recreational (Adult-Use) Marihuana Grower-Class C. The property is zoned I-1 Industrial District, the applicant requests Special Land Use approval in that district. The Municipal Code, Sec. 40-387(z) – Special Land Uses require approval from the Planning Commission for this request. The parcel number is 41-02-36-300-040.

**Conley** opened the public hearing at 7:07pm.

Public Comment: None.

**Conley** closed the public hearing at 7:08pm.

9. OLD BUSINESS.

- A. Proposed Ordinance on modifying Sec. 40-408 to reduce setbacks

The board requested a public hearing to be scheduled at the next Planning Commission Meeting.

10. NEW BUSINESS.

- A. Six 12 Ventures
  - i. City Planner Memo April 6, 2021
  - ii. Six12 Site Plan

**T. Johnson** reviewed his report. **Womack** addressed several areas of concern that the Planning Commission should review. **Hamel** clarified Mr. Womack's interpretation of the sign ordinance. She understood that reflective material could cover the window with a window sign/reflective material up to a total of 75% of the window (25% window sign and an additional 50% transparent window sign), but 50% of the window must have visibility from the inside to outside. **Joshua Covert**, of Six 12 Ventures, reported that it is the intent to comply with all the rules and regulations. He will revise the site plan to address the areas identified by the Planner and Planning Commission. He is working with the landlord of the building to request a sidewalk waiver from the City Council. He reported that he will work with the landlord to address any other issues specific to the building/property. **Hamel** reported that she would like to see the required number of trees be installed because that is what is required by ordinance.

Motion by **Conley** seconded by **Hamel** to approve the requests from Ryan Fitzsimmons for a Special Land Use permit to establish a marijuana retailer establishment and a Special Land Use permit for a marijuana processor establishment on property located at 14111 White Creek Avenue NE within the White Creek Plaza retail center as the uses described in the application materials and illustrated on the site plan and building floor plan dated 03-22-21 prepared by the Spicer Group meets the Special Land Use approval standards contained in Section 40-571 of the Zoning Ordinance and the requirements of Section 40-575(g)(4) pertaining to marijuana processors and the requirements of Section 40-575(g)(5) pertaining to marijuana retailer establishments. Approval is granted subject to the following conditions:

1. Approval is granted based on compliance with the site plan and building floor plan dated 03-22-21 prepared by the Spicer Group.
2. The marijuana retailer and processor businesses shall be operated in accordance with the application dated 02-04-21 and all accompanying materials received March 22, 2021.
3. Must plant six (6) trees on the property. Revise the site plan to show this. This condition is subject to approval by the property owner.
4. Provide the number of employees for the processor business.
5. The underground irrigation system is required.
6. The Odor Elimination Plan should be revised to show a negative air pressure system.
7. A request for the waiver of the sidewalk requirement of Section 40-464 shall be submitted to the City Council for a decision if such approval has not already been granted.
8. Provide a security camera to cover the exterior delivery door and surroundings.
9. Revise the Floor Plan to label the following areas: Intake Room, Security Office, and Marijuana Product Storage Room and add the location of the exterior camera for the delivery door.
10. A photometric plan shall be submitted as required by the City Zoning Administrator.
11. Conditions 11 a-e. are standard conditions for all approved marijuana applications
  - a. All items illustrated on the site plan, floor plan and all notes on the plans are binding and shall be completed to the satisfaction of the Zoning

- Administrator before an occupancy permit is issued.
  - b. The Security Plan and delivery operations are subject to the approval of the Police Chief.
  - c. No occupancy permit shall be issued until all permits required by City officials are received.
  - d. 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. This license shall be provided prior to occupancy of the building.
  - e. 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.
12. Must remove four (4) rear parking spaces from the site plan

**Voice Vote**

**5-0**

**Motion Carried.**

Motion by **Hall** seconded by **Conley** to require the applicant to comply with all revisions required by Tim Johnson to be verified by the Zoning Administrator.

**Voice Vote**

**5-0**

**Motion Carried.**

**B. Jade Farms**

- i. City Planner Memo February 26, 2021
- ii. Jayde Farms Site Plan

**T. Johnson** reviewed his report. **Sam Randall**, of Jade Farms, reviewed the proposal for Jade Farms. **Hamel** would like to see an ordinance amendment to address industrial building standards.

Motion by **Conley** seconded by **Hall** to approve the request from Sam Randall dba Jayde Farms for a Special Land Use permit to establish a Class C marihuana grower establishment on a 4.38 acre parcel located at the northeast corner of White Creek Avenue and 16 Mile Road as the use and operation of the facility described in the application materials and illustrated on the site plan dated 03-12-21 prepared by Nederveld meets the Special Land Use approval standards contained in Section 40-571 of the Zoning Ordinance and the requirements of Section 40-575(g)(2) pertaining to marihuana growers. Approval is granted subject to the following conditions:

1. Approval is granted based on compliance with the following plans: The site plan set dated 03-12-21 prepared by Nederveld containing Sheets C-100, C-201, C-205, C-300, C-500 and L-201; The photometric plan dated 02-03-21 prepared by Direct Electric and the Lumark specification sheets for cutoff fixtures and; The camera location drawing dated 11-08-20 prepared by BEX Engineering.
2. Approval of the site plan set dated 03-12-21 prepared by Nederveld does not include the Future Building illustrated on the site plan. A new special use permit and site plan will be required to be obtained for this Future Building.
3. The marihuana grower operation shall be operated in accordance with the Jayde Farms Special Use Questionnaire dated 03-22-21, the Building and MP Binder, and the MSDS Binder submitted by the applicant.
4. The architectural rendering of the building prepared by BEX Engineering dated 11-08-20 is acceptable.
5. The underground irrigation system is not required.
6. Curbing around the gravel parking lot is not required

7. The request for the waiver of the sidewalk requirement of Section 40-464 shall be submitted to the City Council for a decision.
8. The stormwater drainage provisions are subject to the approval of the City Engineer.
9. Conditions 9 a-e. are standard conditions for all approved marihuana applications.
  - a. All items illustrated on the site plan, floor plan and all notes on the plans are binding and shall be completed to the satisfaction of the Zoning Administrator before an occupancy permit is issued.
  - b. The Security Plan and delivery operations are subject to the approval of the Police Chief.
  - c. No occupancy permit shall be issued until all permits required by City officials are received.
  - d. 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. This license shall be provided prior to occupancy of the building.
  - e. 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.

**Voice Vote**

**5-0**

**Motion Carried.**

Motion by **Hall** seconded by **Hamel** to require the applicant get final approval through the Zoning Administrator.

**Voice Vote**

**5-0**

**Motion Carried.**

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i. 270 West NE Cedar Springs, MI
- B. Staff Comments.
  - i. City Manager
    - a. City Council Marihuana Retailer Moratorium
  - ii. City Clerk
- C. Planning Commission Members.

**Conley** thanked everyone for sticking through the meeting.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Hall** thanked everyone for their handwork. He reminded everyone that petitions for the City Council are due at the end of April.

13. REPORT OF THE PLANNING CONSULTANT.

**T. Johnson** remarked that the new policy to have marihuana businesses submit plans prior to their first meeting has worked well and allows the business to submit a more complete project to the Planning Commission.

14. ADJOURNMENT.

**Conley** adjourned the meeting at 8:26pm.

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Rebecca Johnson, City Clerk

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Clint Conley, Chairperson