



**MINUTES**  
**PLANNING COMMISSION**  
Wednesday, January 19, 2022 @ 7:00 PM  
City Council Chambers

**I CALL TO ORDER (Reminder: turn off cell phones)**

George Strander called the meeting to order at 7:01PM.

**II ROLL CALL of the Commission**

**PRESENT:** George Strander, Mark Lelle, Albert Amose, Joseph Verbeke, Lenn Reid, Tom Pitt, Victoria Snyder, Scott Kipp

**ABSENT:** Sharon Ponds

**Administration:** Ian Arnold-Planning/Zoning Director, Amy Deprez-EDC President, Haley Snyder, City Manager, Pamela Beck-Deputy Clerk/Deputy Treasurer

Sufficient representation to establish a quorum-so declared.

**III APPROVAL OF Prior Meeting MINUTES**

NOVEMBER 16, 2021 MINUTES PRESENTED. THERE WAS NO MEETING IN DECEMBER.

Approve minutes as presented.

Moved by Tom Pitt. Seconded by Victoria Snyder.

Carried.

**IV CORRESPONDENCE-NONE**

**V Order of Business**

UPDATE/DISCUSSION OF COMPREHENSIVE PLAN

Ian Arnold noted the official due date is in February, but all conversations he has had with State officials is that as long as plan is progressing, the deadline is variable.

Weds, 2/2/22 - Stakeholder Session to be held at Ludington Center. This is a focus group for non-profits, businesses, etc.

Weds, 2/16/22 - Public Session to be held at Ludington Center. This is for all interested parties as venue space allows.

No questions or comments from commissioners.

#### DISCUSSION--EXPANSION OF MARIHUANA OVERLAY DISTRICT AS SUBMITTED BY AMY DEPREZ-EDC PRESIDENT

George Strander requested background of this item from Ian Arnold; who summarized the history of the overlay district. Ian Arnold also emphasized that no action could be taken tonight in regard to the overlay district itself; however, this item could be placed on a future agenda if the commission so desired.

Amy Deprez was granted the floor to present the briefing memo included in the meeting packet. She noted that the last vacant lot in the current Marihuana District is under contract. Also noted that there are lots for sale in the district at a greatly increased market due to being in the Marihuana District. The EDC Board is requesting amending the Marihuana District to include the entire Industrial Park as they see the economic benefit for the City.

Discussion included review of the limited decision placed upon the Council at the October 12, 2021 meeting. Consensus that without expansion of the Marihuana District, the industry is at a standstill within the City.

Place the expansion of the Marihuana District on a future agenda with all proper notices in place for action decision.

Moved by Tom Pitt. Seconded by Mark Lelle.

Carried by voice vote with Lenn Reid raising hand in objection.

#### EXCUSE ABSENT BOARD MEMBER

Notice was received from Sharon Ponds.

Moved by Mark Lelle. Seconded by Albert Amos.

Carried.

## **VI PUBLIC COMMENTS-NONE**

### PLANNING COMMISSION PUBLIC HEARING PROCESS

- 1) THE PLANNING COMMISSION CHAIR OPENS THE HEARING
- 2) CHAIR SUMMARIZED THE PROCESS
- 3) STAFF PRESENTS REPORT ON APPLICANT'S REQUEST
- 4) CHAIR READS ANY CORRESPONDENCE INTO THE RECORD
- 5) PUBLIC SPEAKING PORTION OF HEARING
  - INDIVIDUALS IN SUPPORT
  - OPPOSITION SPEAKERS
  - QUESTIONS & REBUTTAL (DIRECTED THROUGH THE CHAIR)
  - PUBLIC SPEAKING PORTION OF HEARING CLOSED
- 6) FINDING OF FACTS
- 7) BOARD BEGINS DELIBERATIONS

## **VII ADJOURNMENT**

Adjourn meeting at 7:25PM.  
Moved by Tom Pitt. Seconded by Albert Amos.  
Carried.

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Pamela Beck, Deputy  
Clerk/Deputy Treasurer