

PLANNING COMMISSION AGENDA

*Meetings: Third Tuesday - 7:00 p.m.
Wednesday, January 19, 2022*

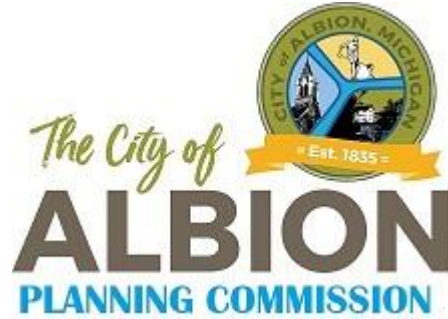
City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

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- I. CALL TO ORDER (REMINDER: TURN OFF CELL PHONES)
- II. ROLL CALL OF THE COMMISSION
- III. APPROVAL OF PRIOR MEETING MINUTES
- 3 - 5 A. MINUTES
[PLANNING COMMISSION - 16 Nov 2021 - Minutes - Pdf](#)
- IV. CORRESPONDENCE
- V. ORDER OF BUSINESS
 - A. UPDATE/DISCUSSION OF COMPREHENSIVE PLAN
 - 6 - 7 B. DISCUSSION--EXPANSION OF MARIHUANA OVERLAY DISTRICT AS SUBMITTED BY AMY DEPRez-EDC PRESIDENT
[Briefing Memo - Marijuana Overlay District Amendment](#)
 - C. EXCUSE ABSENT BOARD MEMBER
- VI. PUBLIC COMMENTS

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



MINUTES
PLANNING COMMISSION
Tuesday, November 16, 2021 @ 7:00 PM
City Council Chambers

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

Call to Order by Chair George Strander at 7:00PM

II ROLL CALL of the Commission

Present: Albert Amos, Scott Kipp, Mark Lelle, Tom Pitt, Sharon Ponds,
Lenn Reid, George Strander, *Victoria Snyder arrived at 7:12PM
Absent: Joseph Verbeke
Staff Present: Ian Arnold, Planning/Zoning Director, Pamela Beck-
Deputy Clerk/Deputy Treasurer

Sufficient representation to establish quorum-so declared.

III APPROVAL OF Prior Meeting MINUTES

SEPTEMBER 21, 2021 REGULAR SESSION MINUTES

Moved by Commissioner Lelle, seconded by Commissioner Pitt

Approve as drafted.

Carried

IV CORRESPONDENCE - NONE

V Order of Business

DISCUSSION/APPROVAL OF MOBILE FOOD VENDING ORDINANCE

Ian Arnold provided hard copy draft as the previously published draft was the incorrect file. Note that Section 22-243p addresses concern of last month's discussion regarding ice cream trucks parking to do business. He recommended approval with legal edits. It was verified that setbacks are addressed by zoning ordinances, not this ordinance. This is amendable, if necessary, for recent concerns of operation on vendor's own property.

Moved by Commissioner Pitt, seconded by Commissioner Amos

Recommend Approval by City Council to amend Ordinance Chapter 22 to add Article VII, Sections 22-240 through 22-244, Mobile Food Vending

Carried

DISCUSSION OF COMPREHENSIVE PLAN

The Steering Committee met prior to meeting tonight.

*Victoria Snyder arrived at 7:12PM

Ian Arnold passed on the tentative timeline of steps to be taken with a completion goal date of February 12, 2022:

Currently>Survey is available and all encouraged to complete as well as pass the word. Survey link is on City website and Facebook page. Flyers were created and distributed with link to online survey-anyone is invited to request and distribute flyers. The City Manager has been including information in her report to City Council, who can also pass information at precinct meetings. Hard copies of survey are available at City Hall.

November>Community Engagement Sessions will be held in manner of focus groups for additional data to compliment survey. Upcoming is college student input session November 30th at Ludington Center, 7:30-9pm.

December>Consulting Firm is working on 'behind the scenes' portions of the plan and compiling all feedback received.

Early January> Shareholders meeting to be held which is focused on business needs.

Late January>Community Visioning meetings will be held for resident engagement.

There will be a blast out to announce those meetings once scheduled.

VI PUBLIC COMMENTS - NONE

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VII ADJOURNMENT

Adjourn Meeting at 7:23PM

Pamela Beck, Deputy
Clerk/Deputy Treasurer



memo

Albion Economic Development Corporation

To: Albion Planning Commission

From: Amy Deprez, President

CC: Albion EDC Board of Directors

Date: January 19, 2022

Re: Briefing Memo – Marijuana Overlay District Amendment Request

Please accept this memo in support of an amendment to the Marijuana Overlay District for the City of Albion. The Albion EDC Board of Directors and staff agree that the overlay district should encompass the full industrial park, including the out lots, as denoted on the attached map and are requesting that the Albion Planning Commission and City pursue this change.

Background

At the October 12, 2021, Planning Commission meeting, the Commission voted to approve an Overlay District related to growing and processing of marijuana. At that meeting, a portion of the Albion Industrial Park (AIP) was identified to be included in the Overlay District at the request of City Council giving the City more control over the location of marijuana projects and allowing for flexibility with the number of licenses permitted. In essence, the Overlay District allows for marijuana projects that meet the ordinance to apply for unlimited grow or process licenses provided they are operating in the defined area.

Following that action, the EDC immediately started negotiations with a prospect to acquire lot #30 for a marijuana related project. The EDC Board authorized the sale of the property for the project at the November board meeting, closing is expected in February 2022. During this discussion, the Board instructed the EDC to request an amendment for the Overlay District to capture all the industrial park for maximum flexibility for locating projects.

Currently, the AIP price per acre is approximately \$8,000-12,000 depending on the project investment level and number of new jobs resulting over the first 3 years of operation. Land sales related to marijuana are going for a higher per acre price and the Board further instructed the EDC to implement a price per acre for industrial and one for marijuana related projects. Some of the board members shared that a \$90,000 per acre price is not outside the realm of a possibility with the current market and moving forward with the amendment was a priority.

The Albion Industrial Park is nearly full capacity, however with this change we will have the flexibility to locate marijuana projects where they make sense within the district, while maximizing the revenues from land sales to aid in economic development for the community.

Recommendation

The EDC Board of Directors and staff request that the Albion Planning Commission initiate the public hearing and approve the amendment to the Overlay District as outlined in the attached map at their February 2022 regularly scheduled meeting.

Attachment 1: Proposed Overlay District Amendment

