



MINUTES
PLANNING COMMISSION
Tuesday, March 15, 2022 @ 7:00 PM
City Council Chambers

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

- A. Chair George Strander called the meeting to order at 7:00PM

II ROLL CALL of the Commission

- A. PRESENT: Albert Amos, Victoria Snyder, Scott Kipp, Tom Pitt, George Strander, Joseph Verbeke
ABSENT: Mark Lelle, Sharon Ponds *Lenn Reid arrived at 7:09PM
CITY STAFF PRESENT: Ian Arnold-Planning/Zoning Director, Pamela Beck, Deputy Clerk/Deputy Treasurer

Sufficient representation to establish quorum-so declared.

III PUBLIC HEARING

- A. SPECIAL USE PERMIT APPLICATION FOR A MANUFACTURED HOUSING COMMUNITY AT 500 BEMER STREET ALBION, MI 49224

Ian Arnold presented history and overview at Chair's request.

Public Hearing Opened at 7:03PM.
No Comments Received for this Subject.
Public Hearing Closed at 7:05PM.

- B. AN ORDINANCE TO AMEND CHAPTER 100, TO AMEND ARTICLE II, BY AMENDING SECTION 2.2, DEFINITIONS, AND TO AMEND ARTICLE VII, TO AMEND SECTION 7.24A, MEDICAL MARIHUANA

FACILITIES OVERLAY DISTRICTS, AND TO AMEND SECTION 7.24B,
ADULT USE MARIHUANA ESTABLISHMENTS OVERLAY DISTRICTS

Ian Arnold presented history and overview at Chair's request.

Public Hearing Opened at 7:07PM.

Comments were heard from Bonnie Edmonds-City Employee, Elvarene Showers-805 Val Halla, and Sam Kilberg-Bloomfield Hills representing Sunnies-1410 N. Eaton.

Council Questions asked and answered.

Public Hearing Closed at 7:19PM.

IV APPROVAL OF Prior Meeting MINUTES

A. MINUTES

Moved by Mayor Snyder, seconded by Commissioner Amos

To approve minutes of February 15, 2021 as presented

Carried

V CORRESPONDENCE - None

VI Order of Business

A. DISCUSSION/APPROVAL - SPECIAL USE PERMIT APPLICATION -
500 BEMER STREET - DONALD WESTPHAL

AIR-22-415

Ian Arnold reported compliance to ordinance in regard to submission of the Special Use Application, Additional Documentation, and Payment of Fee as required. This parcel is adjacent to the another parcel being used for the same purpose. The different zoning code for this parcel creates the need for a Special Use Permit.

A few minor omissions and discrepancies were noted by DPW Director Patrick Miller and Engineer Mickey Bittner from Wightman & Associates in their reviews. Discussion of such and verification that police coverage included this area followed.

Applicant Donald Westphal of Oakland Township spoke as parcel owner and developer. The adjacent parcel was re-zoned previously for a Mobile Home Community as Phase 1 of the vision for Wildflower Crossing project was completed. The recession mothballed the project.

Recently, the project has been re-opened and growing quickly with close to full occupancy. This Special Use Permit would allow for completing another phase of the project to provide affordable housing opportunities to the residents of the City of Albion.

Ian Arnold reviewed the options for the decision before the Planning Commission: 1) deny application which would require applicant to resubmit another application, 2) approve the application as submitted, or 3) place condition/contingencies on approval. Ian Arnold recommends Conditional Approval which would allow him to follow up on the minor items to ensure compliance without the applicant needing to re-apply or waiting a month until the next Planning Commission meeting.

Moved by Commissioner Pitt, seconded by Commissioner Amos

AIR-22-415

Special Use Permit to be granted when condition of DPW and Engineering questions are answered to the satisfaction of the questioner and Ian Arnold.

Carried

B. DISCUSSION/APPROVAL - OVERLAY DISTRICT

Ian Arnold presented history at Chair's request.

-Council passed Ordinance that limits marijuana facilities to an overlay district. 9/20/21

-Planning Commission set overlay district to certain lots within Industrial Park. 10/12/21

-Amy Deprez of EDC presented proposed expansion of entire Industrial Park. 1/19/21

Commission questions were answered.

-Sunnies on Eaton Street existed prior to this Ordinance being adopted.

-EDC wants freedom to place businesses at its discretion to optimize use of Industrial Park.

Moved by Commissioner Pitt, seconded by Mayor Snyder

Approve Expansion of Marijuana Overlay District as presented to include entire Industrial Park.

Carried

C. DISCUSSION/APPROVAL - APPLICATION FOR SITE PLAN REVIEW -
923 BURSTEIN DRIVE - ANA DREAM LLC

AIR-22-412

Ian Arnold reported this site plan was reviewed by ADPS, SAFEbuilt, DPW Director, and City Engineer. There are minor items to be addressed from DPW and Engineer. Ian Arnold and EDC both support conditional approval to move this project forward.

Mohammed Saeed, Project Manager and Rade Beslac of BM Construction presented the project for a 12000 square foot facility with future plans for a mirrored facility on adjacent lot. EDC has been involved in development with plans for both full time and part time local employees.

Council questions were answered. Discussion took place. Council Chair reminded the members that this item is for the building site plan review only as the license approval is separate as next agenda item.

Moved by Commissioner Pitt, seconded by Commissioner Verbeke

AIR-22-412

Conditional Approval contingent on DPW and Engineering matters being remedied to the satisfaction of the Planning/Zoning Director.

Carried

D. APPROVAL OF MEDICAL MARIHUANA LICENSE #12/G17
APPLICATION FOR ANA DREAM LLC - TRANSFERRED FROM
COMCO LLC

Departmental Review portions of the confidential application were handed to commission members to be returned following action taken. During discussion, Scott Kipp clarified that approval is for the application and process completed per ordinance; not support or disapproval of marijuana as a whole. Victoria Snyder verified legal review by City Attorney.

Moved by Commissioner Pitt, seconded by Commissioner Verbeke

Approve Medical Marijuana License #12/G17 to be transferred

Carried

E. DISCUSSION/APPROVAL - SITE PLAN REVIEW - 1007 INDUSTRIAL DRIVE

Ian Arnold reported a 6-8 month connection between himself, applicant, and EDC for this project. There remains just a few minor deficiencies to clear up.

Tarek Mazloum reported the building is damaged and will be rebuilt with additional square footage.

Moved by Commissioner Pitt, seconded by Chief Public Safety/Commissioner Kipp

Conditional Approval if minor deficiencies are cleared with Planning/Zoning Director.

Carried

F. UPDATE/DISCUSSION - COMPREHENSIVE PLAN

Ian Arnold reported:

- Steering Committee has been meeting prior to Planning Commission meetings.

- nearing the end of drafting to update the plan

- on target with State deadline for submission per contacts

- Steering Committee will hold a meeting for final presentation

The process for updating a Comprehensive Plan is recommendation by Planning Commission, then Council approval, followed by availability to Public for reading for 63 days. Planning Commission then reviews a final time for Council to adopt.

G. EXCUSE ABSENT BOARD MEMBER

Mark Lelle gave prior notice.

Moved by Mayor Snyder, seconded by Commissioner Pitt

Excuse Mark Lelle.

Carried

VII 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

VIII ADJOURNMENT

A.

Adjourn meeting at 8:36PM

Pamela Beck, Deputy
Clerk/Deputy Treasurer