



MINUTES
PLANNING COMMISSION
Tuesday, October 12, 2021 @ 7:00 PM
City Council Chambers

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

Call to Order by Chair George Strander at 7:01PM

II ROLL CALL of the Commission

Present: Victoria Snyder, Scott Kipp, Mark Lelle, Tom Pitt, Lenn Reid,
George Strander

Absent: Albert Amos, Sharon Ponds, Joseph Verbeke

Staff Present: Ian Arnold-Planning/Zoning Director, Amy Deprez-EDC
Director, Haley Snyder-City Manager, 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 Pitt, seconded by Commissioner Lelle

Approve as Presented

Carried

IV Agenda Change

Addition to Agenda-Order of Business Item "Appoint Advisory Representative to Economic Development Strategic Plan Steering Committee"

Moved by Commissioner Pitt, seconded by Commissioner Lelle

Approve Agenda Change

Carried

V CORRESPONDENCE-NONE

VI PUBLIC HEARING

AN ORDINANCE TO AMEND CHAPTER 100, TO AMEND ARTICLE II, BY AMENDING SECTION 2.2, DEFINITIONS, AND TO AMEND ARTICLE VII, TO ADD SECTION 7.24A, MEDICAL MARIHUANA FACILITIES OVERLAY DISTRICTS, AND TO AMEND ARTICLE VII, TO ADD SECTION 7.24B, ADULT USE MARIHUANA ESTABLISHMENTS OVERLAY DISTRICTS

Opened at 7:05PM

George Strander read preamble. Ian Arnold presented overview.

Comments were heard from David Gunsburg-930 Elliott St

Closed at 7:11PM

VII Order of Business

DISCUSSION/APPROVAL OF ORDINANCE 2021-09-OVERLAY DISTRICT

The City Council wants to limit the number of marihuana facility licenses in the City of Albion. It is recommended by City Attorney Cullen Harkness to use a overlay district in Zoning as a means to fulfill the direction given by City Council rather than limiting the number of licenses allowed to be issued. City Manager Haley Snyder clarified that the Marihuana Ordinance had recently been amended by Council to decrease the number of licenses available from 20 to 5. Ian Arnold stated this item was on the agenda at the request of the City Attorney and the Ordinance Draft was created by the City Attorney. It was verified

that the Planning Commission vote is a recommendation. The final approval is voted by City Council.

Amy Deprez was granted the floor. EDC has worked with council to determine the overlay map. EDC preferred the whole Industrial Park be included but compromised and reluctantly approved the overlay map as presented. The EDC supports the Planning Commission approving the overlay map to progress to City Council approval.

Mr. Nazleum was granted the floor. He gave a history and the view of a licensee. Their focus is research and development. Without granting the overlay map; their business could not operate.

Lenn Reid stated that City Attorney Cullen Harkness should be present to explain the draft and map before voting.

David Gunsburg was granted the floor. He stated that since Michigan has legalized Adult Use Marijuana, no one is applying to receive a Medical Marijuana card. There is no use for one. The industry cannot exist or grow without recreational licenses.

Mark Goodman was granted the floor. He operates Sunnies and 930 Elliott facilities. The vote was overwhelming to create the first ordinance to bring cannabis into Albion. His business is losing money and by not approving the overlay district map; his business will fold. He has supported the community throughout his years as a business and a resident. Albion loses that support if he goes out of business.

Tom Pitt spoke of disappointment with the City Council for moving this forward without first consulting the Planning Commission; especially considering the large amount of input the Planning Commission had on the original ordinance. He also stated City Attorney Cullen Harkness should have been in attendance at this meeting.

Scott Kipp agreed and wanted verification that if this overlay is not approved, then there can be no marijuana business conducted. Ian Arnold answered that was his understanding; that this overlay district was part of the ordinance approved recently by City Council.

George Strander expressed concern that the City Council would approve an Ordinance without a crucial part of it included. He was also concerned that the order of process had not been followed.

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

Approve the district overlay map as presented, and recommend that Council amend the ordinance as drafted.

	For	Against	Abstained	Absent
Ponds Commissioner				x
Lelle Commissioner	x			
Pitt Commissioner	x			
Kipp Chief Public Safety/Commissioner	x			
Reid (2)		x		
Verbeke Commissioner				x
Snyder Mayor	x			
Strander Chairman	x			
Amos Commissioner				x
	5	1	0	3

Carried

DISCUSSION/APPROVAL OF MOBILE FOOD VENDING ORDINANCE

Ian Arnold reported the draft is finished with all the items discussed in recent Planning Commission meetings. He is sending to the City Attorney to be reviewed and polished. The Ordinance should be ready for approval at the next meeting.

Question-Did vendors have input?

Answer-some; mostly information gathered from other cities and from the discussions of the Planning Commission. It is not required.

Question-Does the ordinance contain setbacks from property lines similar to building setbacks?

Answer-Not specifically; however, sections refer to what property is allowed, and that the Mobile Vending must be operated entirely on such property.

UPDATE - LOT WIDTH REQUIREMENT FOR ATTACHED SINGLE FAMILY STRUCTURES

Ian Arnold had nothing new to report but asked that this item be kept on agenda as he is still working on it.

DISCUSSION OF COMPREHENSIVE PLAN

The Steering Committee is set and the Planning Commission meetings will follow their meetings. Ian Arnold will be passing on information from the Steering Committee to the Planning Commission as a whole. This

item will stay on the agenda as an open communication path for comments or questions regarding the Comprehensive Plan.

APPOINT ADVISORY REPRESENTATIVE TO ECONOMIC DEVELOPMENT STRATEGIC PLAN STEERING COMMITTEE.

Amy Deprez gave an overview of the Economic Development Strategic Plan. The Steering Committee will be meeting 2-3 times for an hour to hour and half each time. Virtual attendance is an option. Tom Pitt volunteered.

Moved by Chief Public Safety/Commissioner Kipp, seconded by Mayor Snyder

Appoint Tom Pitt as Advisory Representative to Economic Development Strategic Plan Steering Committee.

Carried

EXCUSE ABSENT BOARD MEMBERS

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

Excuse Albert Amos and Sharon Ponds who both gave prior notice.

Carried

VIII PUBLIC COMMENTS - NONE

IX ADJOURNMENT

Moved by Commissioner Pitt, seconded by Mayor Snyder

Meeting adjourned at 7:59PM

Carried

Jill A. Domingo, City Clerk