



PLANNING COMMISSION MEETING

City Hall, 222 South Maple Street, Fennville, MI 49408
Tuesday, January 7, 2020
6:30 p.m.

MINUTES

1. Call to Order by Chairperson Piantek 6:30 p.m.

2. Roll Call

Present: Andry, Martin, Rae, Suerth, Piantek
Absent: None

3. Pledge of Allegiance

Was recited.

4. Public Comments

A member of the public questioned the availability of land within the community for the location of a dispensary. They also asked what would happen if there was no property available for a dispensary.

5. Minutes

- a. Special Meeting: December 3, 2019

Moved by Martin, seconded by Rae to approve the minutes of December 3, 2019. Voted Yes: All. Motion carried.

6. The Planning Commission will be asked hold a public hearing, review the site plan for the Fennville District Library Parking Lot expansion and consider approval.

Prior to discussion of the item. Dennis Martin stated that he was a member of the Library Board and requested to Abstain from the voting. The remaining Planning Commissioners agreed with his abstention.

A public hearing regarding the increased parking for the Fennville District Library was declared opened at 6:33 p.m.

Tasha Smalley from Michigan Township Services gave an overview of the request to increase the parking in the parking lot from 20 spaces to 72.

Steve Czadzeck of Fleis & VandenBrink addressed the Commission on behalf of the Library. He discussed how the number of spaces was determined and that there will be an increase in the number of handicap spaces. He stated that they are working with the drain commission to get the approvals for storm water. Light post locations may be changed based on light coverage. Warned the Commission that there is a fair amount earthwork that

will need to be done but after completion the parking lot would be a gradual slope and not a plateau.

The Commission questioned the engineer about the water run-off and how it is being addressed with the Allegan County Drain Commission.

Don Chapman shared some historic information regarding storm water runoff at the property.

Public hearing closed at 6:52 p.m.

Moved by Piantek to approve the request for increased parking at the Fennville District Library site pending approval of the storm water plan by the Allegan County Drain Commission Office. Voted Yes: Andry, Rae, Suerth, Piantek. Voted No: None. Abstained: Martin. Motion carried.

7. The Planning Commission will be asked to hold a public hearing and consider the request for rezoning of the former Chemical Bank Site at 125 S Maple Street.

Public hearing opened at 6:53 p.m.

Tasha Smalley from Michigan Township Services introduced the item. The City has requested the property located at 125 S Maple Street be rezoned to allow for the use as City Hall. The request is for the most western 130' of the property be rezoned and the remaining portion remain parking.

No public comment at this time.

The public hearing was closed at 6:55 p.m.

Moved by Martin, seconded by Piantek to recommend the City Commission approve the rezoning of a portion of the site at 125 S Maple Street to OS-1. Voted Yes: All. Motion carried.

8. The Planning Commission will review the draft regulatory ordinance regarding recreational marijuana and will be asked to consider making a recommendation to the City Commission.

Background Information: During the last planning commission meeting, the commission discussed potential rules and regulations for allowing recreational marijuana within the City limits. It was determined to let the current regulations set in the zoning ordinance dictate the locations where the various types of establishments could be located and simply limit the number of each type of license available.

After discussing the Commission's thoughts with the City Attorney, an ordinance was drafted. This ordinance does not make any changes to the zoning ordinance, it simply sets a regulation and licensing requirements and calls for limitations on each type of establishment.

Staff has also worked with Allegan County to prepare a more formalized map of the 1000 foot buffer zone overlaid on the zoning map to aid the Commission in determining a recommendation on the number of each license.

The map shows that the zoning districts falling outside of the buffer zoning include (please remember that the law does not allow for the establishments in residential areas):

- AG -Agricultural
- B1 – Local Business
- B2 – General Business
- CBD – Central Business District
- I-1 - Light Industrial
- I-2 – General Industrial
- OS1 – Office Services

A preliminary review of the zoning ordinance has been made to determine which zoning districts in which the various types of licenses would be allowed. Please note this is not a final determination, simply a preliminary review. Those are as follows:

License Type	Zoning District
Marihuana Grower	AG
Marihuana Processor	I-1, I-2
Marihuana Microbusiness	B2, I-1, I-2
Marihuana Retailer	B2, CBD
Marihuana Safety Compliance Establishment	B1, B2, I-1, I-2
Marihuana Secure Transporter	B2, I-1, I-2

The City attorney was present and reviewed in detail the draft ordinance and answered any questions the Planning Commission had.

The Planning Commissioners discussed the number of each type of license that should be recommended per category. The Planning Commission was of the general consensus to allow for 2 licenses in each category and including th, removing the requirement to identify churches.

Moved by Martin to recommend to the City Commission the approval Recreational Ma with the changes discussed. Seconde by Piantek. Voted Yes: All.

9. Adjournment

The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,



Amanda Morgan
City Administrator