

## MINUTES

### THE CITY OF THE VILLAGE OF DOUGLAS

#### PLANNING COMMISSION MEETING

CITY HALL- 86 W. CENTER STREET, DOUGLAS, MI

WEDNESDAY, OCTOBER 10<sup>TH</sup>, 2018- 7:00 P.M.

- A. **Call to Order:** Vice Chairperson Pattison called the meeting to order at 7:30 P.M.
- B. **Roll Call:** Members present: Pattison, Tischleder, Seabert, Heneghan arrived at 7:30 to complete quorum.  
Members absent: Burdick, Kenny, Barrone  
Also present: Lisa Imus, city planner
- C. **Agenda Approval:** Motion by Tischleder with support from Seabert to approve the Planning Commission Agenda for October 10, 2018 as presented. Motion carried by unanimous voice vote.
- D. **Approval of Minutes:** Motion by Tischleder with support from Seabert to approve the Planning Commission Minutes of August 15, 2018 as presented. Motion carried by unanimous voice vote.
- E. **Written Communications:**  
Letter from Sam and Victoria Warner opposing medical marijuana facilities. Email from Ronna Alexander about the food truck ordinance.
- F. **Public Comment: None**
- G. **New Business**
  - 1. **Consideration of site plan approval for Choice Labs to be located at 435 Blue Star Highway (PP# 59-016-072-11)**
    - a. **Presentation by applicant:** Robb Lamer of Exxel Engineering spoke on behalf of the site plan. Site plan meets requirements and will comply with recommendations. Applicant will decide on the south side parking.
    - b. **Open Public Hearing:** Motion by Tischleder with support from Seabert to open the public hearing. Motion carried by unanimous voice vote.
    - c. **Hear Public Comments:** None
    - d. **Close Public Hearing:** Motion by Seabert with support from Tischleder to close the public hearing. Motion carried by unanimous voice vote.
    - e. **Planning Commission Discussion:** Members discussed the number of parking spaces, security, and the applicant's other facilities in Jackson, MI.
    - f. **Recommendation:** Motion by Tischleder with support from Seabert to conditionally approve the site plan for Choice Labs to be located at 435 Blue Star Highway (PP# 59-016-072-11) based on city planners' recommendation that:
      - 1. All facilities remain in conformance with the provisions of Section 11.02 relating to retail businesses.
      - 2. Fire Department approval must be obtained.
      - 3. Signage shall fully comply with the City Sign Ordinance.
      - 4. There is no outside storage allowed.

5. All exterior mechanical equipment must be screened.
6. All required permits are obtained including fence, driveway and Soil and Sedimentation Erosion Control.
7. This plan will conform to the requirements of the City of the Village of Douglas Zoning Ordinance including parking, screening, sidewalks, street trees, stormwater management, landscaping and building architecture.
  - a. Screening will be required between the property and the abutting residential use to the south. (Section 21.01 3). All parking areas shall be screened and include one tree per 20' or parking area which abuts the residential property planted between the parking area and the residential property. (Section 19.05 8)
    - i. There is 90' of parking which would require an additional 5 trees to be planted.
  - b. All parking, loading and unloading areas adjacent to a public right of way shall be screened using one of the following methods. a) A minimum three (3) foot tall lattice fence and evergreen vines installed and maintained along the entire length of the parking area fronting a public right of way. One ten (10) foot opening in the fence may be allowed for each 40 parking spaces in order to accommodate pedestrian accessibility to the parking lot, OR b) A minimum five foot landscape strip to be maintained with evergreen hedge plantings and street trees as identified within the City of Douglas recommended species list. (Section 19.05 8)
    - i. The parking area adjacent to Blue Star Highway will be planted with a 12' long and 3' tall evergreen hedge.
  - c. All storm water is contained on-site and drainage calculations are approved by City Engineer. Any infiltration basins must capture the entire volume of a 5 year storm event, hold the volume and infiltrate it into the ground over a period of days. The bottom of an infiltration basin shall be vegetated with deep rooted native plant species.
  - d. No property parcel shall contain greater than 10,000 square feet of impervious parking surface unless approved by the Planning Commission as a Joint Use of Parking Area provided within Section 19.02 (5) and only where the applicant has proposed a best practices approach to stormwater management per Article 21 of this ordinance. (Section 19.05 5-d)
    - i. This property contains nearly over 10,000 sq. ft. of impervious parking (14,000 sq. ft. +/-) and it not a Joint Use Parking Area. Either best practice storm water management practices need to be imposed or the impervious parking area reduced.

Further, applicants will work with city planner to determine whether to remove the new strip of parking south of site plan or to keep as currently drawn and will have to meet zoning requirements depending on what route determined. Motion carried by unanimous voice vote.

**2. Consideration of site plan approval for Lakeside Dispensary to be located at 2918 Blue Star Highway (PP# 59-020-007-00)**

- a. **Presentation by applicant:** Gina Yob of DC Consulting Services discussed site plan. Cosmetic improvements have been made to building, parking spaces and security and cameras will be added.
- b. **Open Public Hearing:** Motion by Tischleder with support from Heneghan to open the public hearing. Motion carried by unanimous voice vote.
- c. **Hear Public Comments:** Kim Busscher spoke and owns the property behind this site. Kim would only like to see one facility near his property and would like no traffic from this facility to use his driveway.
- d. **Close Public Hearing:** Motion by Seabert with support from Heneghan to close the public hearing. Motion carried by unanimous voice vote.
- e. **Planning Commission Discussion:** Members discussed paving the driveway to improve both driveway and parking. Members also asked the applicant to investigate the sewer/septic along with recommending them to work with the neighbor to improve driveway.
- f. **Recommendation:** Motion by Tischleder with support from Seabert to conditionally approve the site plan for Lakeside Dispensary to be located at 2918 Blue Star Highway (PP# 59-020-007-00) based on city planners' recommendation that:
  - 1. All facilities remain in conformance with the provisions of Section 11.02 relating to retail businesses.
  - 2. Fire Department approval must be obtained
  - 3. Signage shall fully comply with the City Sign Ordinance (not to exceed 54 sq. ft.)
  - 4. There is no outside storage allowed.
  - 5. All exterior mechanical equipment must be screened.
  - 6. All required permits are obtained including fence and Soil and Sedimentation Erosion Control.
  - 7. This plan will conform to the requirements of the City of the Village of Douglas Zoning Ordinance including parking, screening, sidewalks, street trees, stormwater management, landscaping and building architecture.
    - a. Because this property abuts the Blue Star Trail Corridor, installation of a multi-modal path along the front lot width of the property will be required.
    - b. A grading plan must be submitted to the City before the parking lot is paved to ensure that all of the storm water will be controlled.
  - 8. Engineer to review sewer/septic.Motion carried by unanimous voice vote.

### **3. Consideration of Food Truck Ordinance**

#### **a. Recommendation to City Council**

Motion by Tischleder with support from Seabert to table the consideration of Food Truck Ordinance. Motion carried by unanimous voice vote.

**H. Unfinished Business: None**

**I. Hear from the Audience:** Choice Labs thanked Planning Commission.

**J. Commissioner Comments:** Members welcomed Neal Seabert to Planning Commission. Seabert attended a site plan class conference last month. Seabert advised commissioners that if recreational marijuana passes, a decision has to be made within 10 days to opt in or out. This will be on the November agenda.

**K. Adjournment:** Motion by Seabert with support from Tischleder to adjourn meeting. Meeting adjourned at 8:44 P.M.