

**PLANNING COMMISSION  
CITY OF THE VILLAGE OF DOUGLAS  
CITY HALL – 86 W CENTER STREET, DOUGLAS, MI  
WEDNESDAY, JANUARY 8<sup>TH</sup>, 2020 – 7:00 PM  
MINUTES**

- A. Call to Order:** Vice-Chair Kenny called the meeting to order at 7:00 PM
- B. Roll Call:** Present – Buszka, Heneghan, Pattison, Stewart, Seabert, McWebb, Kenny.  
Also Present – City Planner Imus, City Manager LaBombard, Chief Kent.
- C. Agenda Approval** – Motion by Seabert, with support from Stewart, to approve the agenda for January 8, 2020 as amended. Addition of Enter into closed session. Motion carried by unanimous roll call vote.
- D. Approval of Minutes** – Motion by Stewart, with support from Pattison, to approve the meeting minutes of December 11<sup>th</sup>, 2019 as presented. Motion carried by voice vote.
1. Motion by Seabert, with support from Stewart, to enter into Closed Session (7:07 PM). Motion carried by unanimous roll call vote.

Motion by Seabert, with support from Stewart, to leave the Closed Session and enter into the regular meeting of Planning Commission (7:55 PM). Motion carried by unanimous roll call vote.

**E. Written Comments** – None

**F. Verbal Comments**

The following individuals spoke in support of Koi Holding: Matt Balmer, Vicky Cobb, Garnet Lewis, Demond. Several supporters believed the community has much to gain through State revenue returns.

**G. New Business**

**1. Site Plan Review of 2922 Blue Star Highway (03-59-020-004-00)**

Applicant proposing a new addition of 11,900 sq. ft. warehouse space in the L-1 (Light Industrial) District. The proposed building will be used for storage of products and will not increase traffic.

The proposed site plan does meet the L-1 development requirements, the property is of an adequate size and has the appropriate frontage to be a buildable lot in the L-1 district. The lot coverage on site is approximately 10.3% of the total site area and maximum height of the proposed building will be 26 ft. – Imus, City Planner

Planning members discussed the need to redirect box lighting downward, landscaping along Blue Star Hwy., elimination of outdoor storage, and needed amendment to Ordinance in regards to landscaping.

*Motion by Pattison, with support from Heneghan, to approve the site plan for 2922 Blue Star Highway with the following conditions:*

- a. There will be no external storage.*
- b. All facilities remain in conformance with the provisions of Section 11.02 relating to warehouses.*
- c. All storm water is contained on-site.*
- d. Fire Department and City Engineer approvals are obtained regarding on-site utilities.*
- e. Signage shall fully comply with the City Sign Ordinance.*
- f. All uses and structures in the L-1 District shall be subject to the provisions of Article 19 and 24.*

*Motion was amended by roll call vote to include the following:*

- g. Owner will work with City Staff on landscape plan that includes provisions for extension of the bike path, including street trees, when final Blue Star Plan design is prepared by the city.*

*Motion carried by unanimous roll call vote.*

**H. Adult Use Marihuana Ordinance:** Imus updated the Planning Commission on the progress of the ordinance. A special meeting will be held January 31, 2020 to hold a public hearing and present a decision.

## **I. Unfinished Business**

### **1. Certificate of Occupancy for 435 Blue Star Hwy**

David Setzke, owner of 435 Blue Star Hwy., submitted a quote to finish landscaping. If Planning wishes Koi to do more in the future, he is willing to work with them.

Members discussed the need to update the landscape requirements. A suggestion was made to cease any further requirements until which time the Ordinance can be updated.

Motion by McWebb, with support from Buska, to amend the site plan to accept landscaping partially completed and direct the Zoning Administrator to issue an occupancy permit upon approval of utility easement. Owner will work with City Staff on landscape plan that includes provisions for extension of the bike path, including street trees, when final Blue Star Plan design is prepared by the city. Motion carried by unanimous roll call vote.

- J. Hear from the Audience** - Cobb, 310 Blue Star – Suggested the city consider grants for the landscaping. Pleaded the city will revisit the landscaping along Blue Star.
- K. Commissioner Comments** - Stewart addressed his comment from last meeting, stating he feels when site plan approval is given the applicant should know they are entering into a legal agreement with the City. Feels it is not the Planning Commission's job to do changes as the plans move along. Pattison agrees with Stewart. Creativity is good but a when a decision is made and approved for a plan, that decision is legal and binding. Kenny believes the elimination of the 80% number regarding landscaping in Section 21.07 (7) should be considered.
- L. Adjournment** - Motion by Stewart, with support from Seabert, to adjourn the meeting. Motion carried at 9:05 PM. (9:05 PM)