

# CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

February 1, 2018

A meeting of the Manistee City Planning Commission was held on Thursday, February 1, 2018 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7 pm by Chair Wittlieff

### ROLL CALL

Members Present: Marlene McBride, Bob Slawinski, Mark Wittlieff, Roger Yoder

Members Absent: Maureen Barry (excused), Vacancy (2)

Others: Denise Blakeslee (Planning & Zoning Director), Kelly McColl (Recording Secretary) and others

### APPROVAL OF AGENDA

Motion by Roger Yoder, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Slawinski, Yoder McBride, Wittlieff  
No: None

### APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Bob Slawinski that the minutes of the January 4, 2018 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Yoder, Slawinski, McBride, Wittlieff  
No: None

### PUBLIC HEARING

Chair Wittlieff opened the Public Hearing at 7:02 pm

**Denise Blakeslee, Planning and Zoning Director** - presented the ordinance amendment to the commission and public in attendance. The presentation highlighted the proposed changes:

Article 2: Definitions and Interpretation - Add definitions for Grower, Licensee, Marijuana or Marihuana, Marihuana Facility, Processor, Safety Compliance Facility and Secure Transport.

Under the State Law Medical Marihuana Facilities have to be permitted as either an Industrial or Agricultural Use. The current ordinance provides as an agricultural uses – Greenhouse and Nursery in the P-D Peninsula District, C-1 Regional Commercial District and L-I Light Industrial District. The Industrial use of processing and manufacturing are currently permitted in L-I Light Industrial District and G-I General Industrial District.

Article 3: Districts Dimensional Standards Uses Table and Zoning Map - Table 3-2 be AMENDED by ADDING Marihuana Grower, Marihuana processor, Marihuana Secure Transporter and Marihuana safety compliance facility as a Special Land Use in P-D Peninsula District, C-1 Regional Commercial District, L- I Light Industrial District, and G-I General Industrial District.

Article 4: Non Conformities - ADD Section 409 Marihuana Facilities

Article 6: P-D Peninsula District – Add Marihuana Grower, Marihuana Processor, Marihuana Secure transporter, Marihuana Safety Compliance Facility as a component (no more than 49%) of a Mixed Use Development as a Special Use.

Article 13: C-1 Regional Commercial District - Add Marihuana Grower, Marihuana Processor, Marihuana Secure transporter, Marihuana Safety Compliance Facility as a Special Use.

Article 16: Light Industrial District - Add Marihuana Grower, Marihuana Processor, Marihuana Secure transporter, Marihuana Safety Compliance Facility as a Special Use.

Article 17: General Industrial District - Add Marihuana Grower, Marihuana Processor, Marihuana Secure transporter, Marihuana Safety Compliance Facility as a Special Use.

The ordinance amendment does not provide for Provisioning Centers a.k.a. dispensaries

Article 18: Standards and Requirements for Special Land Uses – Add Section 8158 Marihuana Facilities. Language includes:

Definition

Regulations and Conditions

- Must be licensed by the State of Michigan and comply with all state regulations
- Must be in compliance with Chapter 866 Medical Marihuana Facilities all other applicable laws and ordinances of the City of Manistee.
  - Marihuana Growers and Marihuana Processors
  - Marihuana Safety Compliance Facility
  - Marihuana Secure Transporter
  - Odor Control System standards/regulations
  - Activities shall be conducted within the structure and out of public view.
  - All off-street parking shall be in compliance with Section 514
  - Landscaping and Buffering shall be provided in accordance with Section 531
  - All exterior lighting shall be in accordance with Section 525 (No illumination from the operation is permitted outside of the facility under Chapter 866 of the Codified Ordinance)

Chair Wittlieff opened the hearing for public comments.  
None

Chair Wittlieff asked if any correspondence had been received in response to the request.  
None

There being no additional comments from the public in attendance, Chair Wittlieff closed the public hearing at 7:08 pm.

**PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

**NEW BUSINESS**

**Zoning Ordinance Amendment Z18-03 - Medical Marihuana Facilities**

A Public Hearing was held in response to Zoning Ordinance Amendment Z18-03 - Medical Marihuana Facilities to allow for public input on the propose ordinance language.

MOTION by Roger Yoder, seconded by Marlene McBride to approve the Zoning Ordinance Amendment Z18-03 - Medical Marihuana Facilities.

With a Roll Call vote this motion passed 4 to 0.

Yes: Yoder, McBride, Slawinski, Wittlieff  
No: None

**OLD BUSINESS**

None

**PUBLIC COMMENTS AND COMMUNICATIONS**

None

**CORRESPONDENCE**

None

**STAFF REPORTS**

**Denise Blakeslee, Planning & Zoning Director** – A request for a Special Use Permit will be on the March Agenda. The applicant was unable to get the site plan completed for the February meeting.

## **MEMBERS DISCUSSION**

Commissioner Yoder asked that Denise not forget about the Master Citizen Planner Credits (CEU's) needed to maintain their certification. Denise advised that she has been looking into Webinars and should have something lined up before summer.

The next regular meeting of the Planning Commission will be held on Thursday, March 1, 2018.

## **ADJOURNMENT**

Motion by Roger Yoder, seconded by Marlene McBride that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:10 pm

MANISTEE PLANNING COMMISSION

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Kelly McColl, Recording Secretary