

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
May 4, 2023**

**I.** Hoenig called the meeting to order at 7:02 p.m.

Present: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas  
Absent: Ortman

Staff: Manuela Powidayko, Laura Delamater

**II. Approval of Agenda:**

Motion by Friedrich, support by Irwin to approve the Agenda as presented.

Motion passed unanimously.

**III. Approval of the Minutes:**

**A. April 6, 2023 Regular Minutes**

Motion by Haveles, support by Irwin to approve the minutes as presented.

Motion passed unanimously.

**B. April 6, 2023 Work Session Minutes**

Motion by Kingsworthy, support by Haveles to approve the minutes as presented.

**IV. Zoning Board of Appeals report for April:**

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in April.

**V. Communications:**

Powidayko reported that there were no communications received.

**VI. Public Hearings:**

**A. SUP-23-06 & SPR-23-06 – 212 W. Pickard – Stash Ventures, LLC. – Request for Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment.**

Powidayko introduced SUP-23-06, a request for a Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment.

Powidayko reviewed the previously granted Special Use Permit & Site Plan Approval to build a new building on this site, which was approved at the September 2022 meeting. The applicant has since decided not to move forward with construction of the new building.

Powidayko reviewed the current and prior uses of the property. Powidayko proved an overview of the property including zoning, future, current and prior land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed Special Use Conditions regarding adult-use marihuana. Powidayko reviewed the Specific standards for Marihuana Retailer Requirements

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SUP-23-06 & SPR-23-06 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant to speak.

Matthew Roman, Counsel for Stash Ventures was on hand to answer any questions the Commission may had. The Commission had no questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there was no one on Zoom who wished to speak and no emails regarding this case.

Hoenig closed the public hearing.

Discussion took place.

Motion by Liesch, support by Friedrich to approve SUP-23-06 subject to the following conditions:

1. The applicant must obtain an adult-use marihuana license from the State and maintain compliance with all applicable state statutes and rules at all times.
2. The applicant shall:
  - a. Submit an updated façade elevation drawing showing the removal of the two windows and bricks currently located on the west side of the south elevation.
  - b. Comply with the specific special use signage requirements and post a sign stating the consumption of marihuana products is prohibited on the premises;
  - c. Include in the Security Plan that surveillance footage will be recorded and stored off-site for a minimum period of 14 days;
  - d. Provide a statement ensuring that no consumption of alcohol or tobacco will be allowed on the premises.
3. The county's mechanical inspector approves the building's air handling system and finds it in compliance with Section 154.410.B.4(b)(vii).
4. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

Motion was amended to make the following addition to the condition 2. A. "or show that they are keeping the windows and bricks.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas  
Nays:

Motion passed unanimously.

**VII. Site Plan Reviews:**

A. None.

**VIII. Public Comments:**

Hoenig opened the public comment.

Powidayko noted that there were no public comments submitted via email or on Zoom. There being no one else who wished to speak, public comment was closed.

**IX. Unfinished Business:**

A. None

**X. New Business:**

**A. 2024 – 2029 Capital Improvement Plan**

Chris Saladine, Assistant Finance Director was on hand to present the 2024–2029 Capital Improvement Plan.

Saladine gave a presentation for the 2024-2029 Capital Improvement Plan. Stacie Tewari, City Engineer, was also in attendance to help answer any questions.

Motion by Friedrich, support by Haveles to recommend approval of the 2024-2029 Capital Improvement Plan to the City Commission.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas  
Nays:

Motion passed unanimously.

**XI. Other:**

**A. Staff Report**

Powidayko reviewed the three (3) administrative site plan reviews that staff had approved in April. The Commission did not have questions to Staff.

**XII. Adjournment:**

Motion by Friedrich, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned to work session at 7:37 p.m.

lkd