

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
June 1, 2023**

**I.** Hoenig called the meeting to order at 7:00 p.m.

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

Staff: Manuela Powidayko, Laura Delamater

**II. Approval of Agenda:**

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

Motion passed unanimously.

**III. Approval of the Minutes:**

**A. May 4, 2023 Regular Minutes**

Motion by Friedrich support by Haveles to approve the May 4, 2023 minutes as presented.

Motion passed unanimously.

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

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

**V. Communications:**

Powidayko reported that there were no communications received.

**VI. Public Hearings:**

**A. SUP-23-07 & SPR-23-13 – 2207 S. Mission – Compassionate Advisors, LLC – Request for Special Use Permit & Site Plan Review for a Marihuana Provisioning Center and Adult-Use Retail Establishment.**

Powidayko introduced SUP-23-07 & SPR-23-13, a request for a Request for Special Use Permit & Site Plan Review for a Marihuana Provisioning Center and Adult-Use Retail Establishment.

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 Retailer and Provisioning Center standards.

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SUP-23-07 and SPR-23-13 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant to speak.

Martin Stoneman, an officer and owner of Pincanna was on hand to address the board and answer any 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 Haveles, support by Friedrich to approve SUP-23-07 & SPR-23-13 subject to the following conditions:

1. The applicant must obtain the adult-use and the medical marihuana state licenses from the State and maintain compliance with all the applicable state statutes and rules at all times.
2. The applicant shall:
  - a. Install four bicycle parking spaces on the premise;
  - b. Repair or replace the existing light pole located west of the existing paring lot, facing Mission Street.

3. The county's mechanical inspector shall approve 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 requirement of Public Works, Public Safety and Building Safety.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Nicholas, Orton.

Nays: None

Motion passed unanimously.

**B. SUP-23-08 & SPR-23-14 – 2336 S. Mission – Konwinski Construction for Wood Shop Social – Request for Special Use Permit and Site Plan Review for the expansion of a Class I Restaurant (outdoor patio and rooftop lounge).**

Powidayko introduced SUP-23-08 & SPR-23-14 – 2336 S. Mission, a request for Special Use Permit & Site Plan Review for the expansion of a Class I Restaurant (outdoor patio and rooftop lounge).

Powidayko reviewed the current and prior uses of the property. Powidayko provided 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 Class I Restaurants.

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SUP-23-08 and SPR-23-14 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant to speak.

Jim Wood, Chef & Owner of Wood Shop Social was on hand to address the board and answered any questions the board had.

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.

Hoening closed the public hearing.

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-23-08 & SPR-23-14 subject to the following conditions:

1. The applicant complies and maintains compliance with all specific special use standards for Class I restaurants set forth in Section 154.410.B.4.g.
2. Any subsequent changes to the lighting on the premises shall conform with Section 96.13 of Mt. Pleasant City Code.
3. The applicant complies with the attached comments from the Department of Building Safety and Public Safety.

Discussion took place

Ayes: Devenney, Friedrich, Haveles, Hoening, Kingsworthy, Nicholas, Orton.

Nays: None

Motion passed unanimously.

## **VII. Site Plan Reviews:**

- A. SPR-23-12 – 1836 Gover Parkway – Bill’s Custom Fab (J.E.M.) – Request for a Site plan Review for a new 12,000 s.f. addition to an existing building for a fabrication business.**

Powidayko introduced SPR-23-12 – 1836 Gover Parkway, request for a Site Plan Review for a new 12,000 s.f. addition to an existing building for a fabrication business.

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

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SPR-23-12 subject to conditions.

Discussion took place.

Chair Hoening invited the applicant to speak.

Bill Quackenbush, owner of Bill's Custom Fab was on hand to address the board and answer any questions.

Discussion took place.

Motion by Friedrich support by Haveles to approve SPR-23-12 subject to the following conditions:

1. The applicant complies with the following requirements for SD-I Industrial Special District as set forth in Table 154.405.A;
  - a. Screening in the form of a hedge, wall or fence, must be placed along the new Frontage at Gover Parkway;
  - b. At least one bicycle parking space shall be provided on the property;
  - c. Three additional trees must be planted along the aggregated Frontages;
  - d. Dumpsters and/or trash receptacles in the property must be enclosed or screened.
2. The applicant must bring the Frontage along Trenton Drive into compliance with current screening requirements once the Thoroughfare is extended along the south property line.
3. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works

Discussion took place

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Nicholas, Orton.  
Nays: None

Motion passed unanimously.

#### **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: - None**

Discussion took place.

**XI. Other:**

A. Staff Report

Powidayko reviewed the administrative site plan reviews that staff had approved in May.

Discussion took place.

**XII. Adjournment to work session:**

Motion by Devenney support by Haveles to adjourn to work session.

Motion approved unanimously.

Meeting adjourned to work session at 7:36 p.m..

lkd