

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
July 6, 2023**

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

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

Staff: Manuela Powidayko, Laura Delamater, Aaron Desentz

- II. Approval of the Agenda:**

Motion by Friedrich, support by Haveles to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. June 1, 2023 Regular Meeting

Motion by Ortman support by Liesch to approve the minutes from the June 1, 2023 regular meeting as presented.

Motion approved unanimously.

B. June 1, 2023 Work Session Meeting

Motion by Haveles, support by Friedrich to approve the minutes from the June 1, 2023 work session meeting as presented.

Motion approved unanimously.

- IV. Zoning Board of Appeals report for June:**

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

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. SUP-23-09 – 1711 S. Mission – JCB Entertainment, LLC – Request for Special Use Permit for a bar, axe throwing business and catering services.

Powidayko introduced SUP-23-09, a request for Special Use Permit for a bar, axe throwing business and catering services.

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

Powidayko reviewed Special Use Conditions regarding Bars, Nightclubs or Taverns.

Powidayko reviewed the floor plan and proposed hours.

Powidayko closed her presentation with recommendation to approve SUP-23-09 subject to conditions.

Discussion took place.

Julia Becker, owner of JCB Entertainment, LLC was on hand via the Zoom platform to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Liesch to approve SUP-23-09 subject to the following conditions:

1. The applicant shall comply with the Michigan Food Law, Act 92 of 2000 and maintain compliance with all applicable statutes and rules for bars at all times.
2. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Ortman

Nays: None

Motion approved unanimously.

B. SUP-23-10 & SPR-23-15 – 1322 E. Pickard – EAC Industries, LLC – Request for Special Use Permit and Site Plan Review for an Adult-Use Marihuana Retail Establishment.

Powidayko introduced SUP-23-10 & SPR-23-15 – 1322 E. Pickard, a request for Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retail Establishment.

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current 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 Retail Establishments.

Powidayko reviewed the site plan and proposed hours of operations.

Powidayko closed her presentation with recommendation to approve SUP-23-10 & SPR-23-15 subject to conditions.

Discussion took place.

Jackie Langwith, Griffin Cole, Bruce Kello, John Gumma and Marlowe Sattam were all on hand via the Zoom platform to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

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

Discussion took place.

Motion by Haveles support by Devenney to approve SUP-23-10 & SPR-23-15 subject to the following conditions:

1. The applicant must obtain the adult-use retailer state license and maintain compliance with all applicable state statutes and rules at all times.

2. The applicant shall:
 - a. Ensure that the landscaping buffer along East Pickard Street complies with Streetscreen requirements in CD-4 Districts, as set forth in Table 154.405.A.
 - b. Ensure that the proposed enclosed dumpster complies with Section 154.411.C., which requires solid waste receptacles for both trash and recycling.
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 requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Ortman

Nays: None

Motion approved unanimously.

C. SUP-23-11 – 1023 S. Main – The Michigan Zeta Chapter of Phi Delta Theta Fraternity - Request for a Special Use Permit for a Registered Student Organization.

Powidayko introduced SUP-23-11 – 1023 S. Main with request for a Special Use Permit for a Registered Student Organization.

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

Powidayko reviewed Special Use Conditions regarding a Registered Student Organization.

Powidayko closed her presentation with recommendation to approve SUP-23-11.

Discussion took place.

Chair Hoenig invited the applicant to speak.

Nolan Kamoo, President of the Michigan Zeta Chapter of Phi Delta Theta Fraternity was on hand to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

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

Discussion took place.

Motion by Liesch, support by Haveles to approve SUP-23-11.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Ortman
Nays: None

Motion was approved unanimously.

VII. Public Comments:

Chair Hoenig opened the public comment. Powidayko noted that there were no public comments submitted via zoom or electronically. There being no one who wished to speak, public comment was closed.

VIII. Site Plan Reviews:

A. None

IX. Unfinished Business:

A. None

X. New Business:

A. None

XI. Other:

A. Staff report.

Powidayko reviewed the Development Parcel Plan that staff had approved in June.

XII. Adjournment:

Motion by Devenney, support by Haveles to adjourn to Work Session.

Mt. Pleasant Planning Commission

July 6, 2023

Page 6

Motion approved unanimously.

Meeting adjourned at 7:45 p.m.

lkd