

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
January 4, 2024**

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

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

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

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

Motion approved unanimously.

- III. Approval of the Minutes:**

**A. December 7, 2023 Regular Minutes**

Motion by Ortman, support by Devenney to approve the minutes from the December 7, 2023 regular meeting as presented.

Motion approved unanimously.

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

Director of Planning and Community Development reported that the ZBA did not meet in December.

- V. Communications:**

Powidayko reported that there was one communication received on December 26, 2023 which was included in the updated packet. A letter was received from Jon Popp, the owner of a store located at 1000 E Pickard, in opposition to SUP-23-16 and SPR-23-22 for an Adult-Use Marihuana Retail Establishment at 914 E Pickard.

**VI. Public Hearings:**

**A. SUP-23-16 & SPR-23-22 – 914 E Pickard – Haze MP LLC - Request for a Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment**

Powidayko introduced SUP-23-16 & SPR-23-22, a request for a Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer 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. 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-23-16 & SPR-23-22 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to speak.

John Gunma from Gunma Group was available to answer any questions the Commission may have had about the site plan. Salam Glia was available to answer any questions the Commission may have had. The Commission had no 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 Ortman, support by Haveles to approve SUP-23-16 & SPR-23-22 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. Eliminate one of the proposed parking stalls located north of the building, west of the proposed bike rack;
  - b. Install an additional three thoroughfare trees along E Palmer St, within the Public Frontage
  - c. Ensure that the landscaping buffer along East Pickard Street complies with Streetscreen requirements in CD-4 Districts, as set forth on Table 154.405.A.
  - d. Ensure that any changes to the lighting in the premises conforms with Section 96.13 of the Mt. Pleasant City Code.
3. The applicant shall coordinate with the Michigan Department of Transportation (MDOT) to install the proposed landscaping located along the north boundary of the site after MDOT has completed the sidewalk and driveway approach replacement in that location;
  4. The county's mechanical inspector shall approve the building's air handling system and find it in compliance with Section 154.410.B.4(b)(vii).
  5. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

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

Nays: None

Motion approved unanimously.

**B. SUP-23-17 & SPR-23-24 – 555 N Main – Isabella County Restoration House - Request for a Special Use Permit & Site Plan Review for Transitional Housing with more than 16 occupants.**

Powidayko introduced SUP-23-17 & SPR-23-24, a request for a Special Use Permit & Site Plan Review for Transitional Housing with more than 16 occupants.

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 Transitional Housing with more than 16 occupants.

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SUP-23-17 & SPR-23-24 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to speak.

Dee Obrecht from Isabella County Restoration House was available to answer any questions the Commission may have had. The Commission had no questions pertaining to the approval of the SUP.

Discussion took place.

Chair Hoenig opened the public comment.

Isabel Fults from ICRH provided comments in support. Nick Bonstelle commented in support. Stephanie Creel, a case work from ICRH, comments in support.

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 Haveles, support by Kingsworthy to approve SUP-23-17 & SPR-23-24 subject to the following conditions:

1. The applicant shall ensure that:
  - a. The dumpster and generator are screened in accordance with the requirements set forth in Table 154.405.A of the zoning ordinance and that the proposed fenced area behind the building complies with the standards set forth therein;
  - b. A minimum of seven bicycle parking spaces is provided on the premises;
  - c. Any future changes to the lighting in the premises conform with Section 96.13 of the Mt. Pleasant City Code.
2. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

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

Motion approved unanimously.

**C. SUP-23-18 & SPR-23-25 – 319 N Mission – Pure Releaf N Union, LLC -  
Request for a Special Use Permit & Site Plan Review for an Adult-Use  
Marihuana Retailer Establishment**

Powidayko introduced SUP-23-18 & SPR-23-25, a request for a Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment.

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 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-23-18 & SPR-23-25 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to speak.

Travis Copenhaver from Nature's Medicine and Pure Releaf N Union, LLC was available to answer any questions the Commission may have had. The Commission had no 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 Liesch, support by Haveles to approve SUP-23-18 & SPR-23-25 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 post a sign on the parking area located within parcel number 17-000-08508-00, indicating that the sale, consumption, or use of alcohol, tobacco or marijuana products is prohibited.
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, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion approved unanimously.

**VII. Site Plan Review**

**A. None**

**VIII. 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.

**IX. Unfinished Business:**

**A. None**

**X. New Business:**

**None**

**XI. Other:**

**A. Staff Report**

Powidayko reported the approval with conditions of SPR-23-23 for an 80'x80' building addition and gravel parking expansion with covered open storage for Konwinski Construction located at 1900 Gover Parkway.

**XII. Adjournment:**

Motion by Haveles, support by Devenney to adjourn.

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Motion approved unanimously.

Meeting adjourned at 7:52 p.m.

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