

Council Chamber
Henry L. Brown Municipal Bldg.
One Grand Street
Coldwater, Michigan



February 7, 2022
5:30 p.m.
(517) 279-9501
www.coldwater.org

PLANNING COMMISSION MINUTES REGULAR MEETING

ROLL CALL

Chairman Garn called the meeting to order with the following Commissioners present: Jessika Cole, Councilmember Michael Beckwith, Salwa Alsuraimi, Chris Stevens, Patty DeGroot and Andrew Cameron.

Members Absent: Mayor Kramer and Dave Rumsey.

Commission Action: Motion by Commissioner Cole, seconded by Councilmember Beckwith, to excuse the absence of Commissioner Dave Rumsey and Mayor Kramer, as presented.

Ayes: 7

Nays: 0

Motion carried

Others present: Dean Walrack, Shauna Chávez, Katie Higgs, Audrey Tappenden; George Manchester and Andre Perrotta (via Zoom).

1. Minutes of the Regular Meeting of January 3, 2022.

Commission Action: Motion by Commissioner Cameron, seconded Commissioner Cole, to approve and place on file the minutes of the Regular Meeting of January 3, 2022, as presented.

Ayes: 7

Nays: 0

Motion carried

PUBLIC COMMENTS (unrelated to items on the agenda)

- None.

PUBLIC HEARING

2. SUP 22-01 A request from Mian A. Anwar, to consider a Special Land Use Permit petition in accordance with Section 6.2 of the City of Coldwater Zoning Ordinance for the operation of two Adult Use Recreational Marihuana Grow Class C Establishment uses for the property located at 430 Race St.

A special land use permit is required for this project by Section 6.2 of the Zoning Ordinance. Section 6.2.C.4 (Special Land Uses chapter) of the Zoning Ordinance states that: "The Planning Commission shall review the particular circumstances of the special use application under consideration in terms of the following standards and shall approve a special use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Zoning Code."

The site presently consists of a steel industrial building, constructed in 1997, and a paved parking area. The site does not appear to have any on-site storm water management and has no existing site landscaping. The proposed two Grow Class C licenses would enable the applicant to grow up to 4,000 marihuana plants.

Section 6.2.D Special Land Uses – Basis of Determination

Discretionary General Standards. The Planning Commission shall review the particular circumstances of the special use application under consideration in terms of the following standards and shall approve a special use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Zoning Code:

1. The special land use shall be harmonious with and in accordance with the general objectives, intent and purposes of this Code.
2. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of existing and future land uses on adjacent property and the surrounding area.
3. The special land use shall not change the essential character of the surrounding area.
4. The special land use shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
5. The special use shall be required to be served by public sanitary sewer and water supply systems when available or other systems approved by the Health Department, and served adequately by other essential public facilities and services; such as highways, streets, drives, sidewalks, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately all such services. Further the special use shall not place demands on public services and facilities in excess of current capacity.

STAFF COMMENT

After review, staff notes the following:

The applicants are proposing no changes to the footprint of the building or the parking area presently.

The site does not presently comply with current storm water management and landscaping ordinances.

The parking area is not currently striped and does not contain any accessible spaces.

The applicant will need to provide updated odor management controls which align with the requirements of the City's marijuana ordinances. The Planning Commission may require that a formal Odor Management Plan be submitted by the applicant.

The applicant will be required to submit additional electrical, mechanical, plumbing, and building plans if and when applying for the respective permits. Their final floor plans will also need to be approved by local and State fire marshals. The applicant must coordinate their wastewater connection with the CBPU in order to ensure compliance with State environmental requirements.

As a Special Use Permission request, the Planning Commission may place additional requirements upon an applicant if they feel it is necessary to preserve the public interest and the interest of nearby properties.

Commission Action: Motion by Commissioner Stevens, seconded by Commissioner Cole, to approve the Special Land Use permission request for two Adult Use Marijuana Grow Class C Establishments to Mian A. Anwar with the following conditions: City to receive a photometric plan, an odor control mitigation plan, a storm water retention plan and striping as the proposed use will be bound to all requirements for Marijuana uses found in Ordinance 880 of the City of Coldwater Codified Ordinances, as well as all Specific Requirements for Special Land Uses in Section 4.21.", as presented.

Ayes: 7

Nays: 0

Motion carried

OLD BUSINESS

- None.

NEW BUSINESS

3. Katie Higgs (CEDAM Fellow) – Redevelopment Ready Communities, regarding the City of Coldwater’s progress within the State’s Redevelopment Ready Communities program.
4. Katie Higgs (CEDAM Fellow) – Presented Planning Commission Member Skill Set. Commissioners discussed the skill set and gave feedback. Katie will bring an updated version of the skill set to the March Planning Commission Meeting.
5. Administrator Walrack gave a copy of the Planning Commission By-Laws and Rules of Procedure to commissioners to review and give input if desired prior to the next meeting.

ADJOURNMENT – Next Meeting Monday, March 7, 2022.

Noting no other business to come before this Commission, Chairman Garn, adjourned the meeting at 6:16 p.m.



Shauna Chávez
Deputy City Clerk

Coldwater RRC Progress

Becoming a Redevelopment Ready
Community



Coldwater RRC Progress

Currently, Coldwater is about 30% of the way to meeting all the criteria.



Coldwater City Council
Authorizes the City to participate
in RRC Program
2017



Coldwater Receives Baseline
Report from MEDC
2019



City works to implement changes
to meet RRC Criteria
Present



Coldwater becomes a
Redevelopment Ready
Community!
2023



The End Goal:

Once Coldwater has been certified, the City will have access to grant funds, technical assistance, and development tools provided by MEDC.

These best practices are designed to increase transparency and public participation. They are intended to create a predictable and straightforward experience for investors, businesses and residents working within a community.

Benefits of Being RRC Certified

Coldwater's Downtown and other important development sites will get special attention.



High-quality and In-depth Technical Assistance

RRSites Marketing and Promotion

Developer Relationship Building and Matchmaking

Best Practice 1: Plans and Public Engagement

- 1.3 Capital Improvements Plan

Best Practice 2: Zoning

- 2.3 Concentrated Development
- 2.4 Housing Diversity
- 2.5 Parking Flexibility

Best Practice 4: Boards & Commissions

- 4.1 Appointment and Recruitment Policy
- 4.2 Expectations and Interests ←
- 4.3 Orientation
- 4.4 Bylaws ←
- 4.5 Planning Commission Annual Report
- 4.6 Training Strategy
- 4.7 Joint Meetings



CRITERIA: The community sets expectations for board and commission positions.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input checked="" type="checkbox"/> The community outlines expectations for board and commission positions.	<input checked="" type="checkbox"/> The community outlines expectations for board and commission positions. <input type="checkbox"/> The community identifies associated interests and background for board and commission positions.

Best Practice 4.2

Boards & Commissions must approve the list of skills outlined in the letter to add to the guide for recruitment.

Source: RRC Best Practices Handbook

CRITERIA: The community has bylaws for boards and commissions.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community has adopted bylaws for development related boards and commissions. <input type="checkbox"/> The bylaws are available online.	<input type="checkbox"/> The community has adopted bylaws for development related boards and commissions. <input type="checkbox"/> The bylaws are available online.

Best Practice 4.4

Development related boards and commissions must adopt bylaws.

Source: RRC Best Practices Handbook



Thank you!

Questions?