

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



March 7, 2022  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://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, Chris Stevens, Patty DeGroot and Andrew Cameron.

**Members Absent:** Salwa Alsuraimi, Dave Rumsey and Mayor Kramer.

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

Ayes: 6

Nays: 0

Motion carried

**Others present:** Dean Walrack, Shauna Chávez, Katie Higgs; Tommy & Mary Steffey, Paul Schmitz, Paul Klein plus one other.

1. Minutes of the Regular Meeting of February 7, 2022.

**Commission Action:** Motion by Commissioner Cameron, seconded Commissioner DeGroot, to approve and place on file the minutes of the Regular Meeting of February 7, 2022, as presented.

Ayes: 6

Nays: 0

Motion carried

### PUBLIC COMMENTS (unrelated to items on the agenda)

- None.

### PUBLIC HEARING

2. SUP 22-02 A request from Donner Properties, LLC, 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 a Multi-Family Dwelling as Primary Use for the property located at 44 N. Hanchett St., Coldwater, MI 49036, as presented.

Commissioner Garn opened up the public hearing at 5:33 p.m.

#### Section 3.1.8.A C-2 Central Business District Purpose and Intent of District

This Zone District is intended to serve the entertainment, meeting, and centralized shopping and merchandising activities of the community, together with limited residential and office needs.

#### Section 3.1.8.C C-2 Central Business District Special Land Uses

The following uses may be permitted, but are subject to the provisions and conditions outlined in Section 6.2 (Special Land Uses): 3. Multi-family dwelling as primary use

#### 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

Corey Donner, a representative of the property was on hand to answer commissioner's questions.

Commissioner Garn closed the public hearing at 5:40 p.m.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Cameron, to approve the Special Land Use permission request for Multiple-Family Dwelling as a Primary Use to Donner Properties, LLC for the property located at 44 N. Hanchett St., as presented.

Ayes: 6

Nays: 0

3. SUP 22-03 A request from Donner Properties, LLC, 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 a Multi-Family Dwelling as Primary Use for the property located at 53 E. Chicago St.

Commissioner Garn opened the public meeting at 5:42 p.m.

#### Section 3.1.8.A C-2 Central Business District Purpose and Intent of District

This Zone District is intended to serve the entertainment, meeting, and centralized shopping and merchandising activities of the community, together with limited residential and office needs.

#### Section 3.1.8.C C-2 Central Business District Special Land Uses

The following uses may be permitted, but are subject to the provisions and conditions outlined in Section 6.2 (Special Land Uses):

3. Multi-family dwelling as primary use

#### Section 6.2.D Special Land Uses – Basis of Determination

Discretionary General Standards – Presented in item 2 above.

Corey Donner, a representative of the property was on hand to answer commissioner's questions.

Public Comment: Tommy & Mary Steffey spoke in opposition of SUP 22-03.

Commissioner Garn closed the public hearing at 5:59 p.m.

**Commission Action:** Motion by Commissioner Stevens, seconded by Commissioner DeGroot, to approve the operation of a Multi-Family Dwelling as Primary Use to Donner Properties, LLC with the following conditions: a formal parking plan is submitted for staff approval for the property located at 53 E. Chicago St., as presented.

Ayes: 6

Nays: 0

#### **OLD BUSINESS**

4. Katie Higgs (CEDAM Fellow) – Presented Planning Commission Member Skill Set.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Stevens, to approve the Commission Member Skill Set with the following conditions: the word “any” be added to the skills, interest or background skills.

Ayes: 6

Nays: 0

#### **NEW BUSINESS**

\* Commissioner Cole left at 6:40 p.m.

5. SPR 22-01 A request from Core Investment Group, to construct a marihuana retail sales building at the property located at 55 S. Michigan Ave.

Paul Schmitz and Paul Klein, representatives of the property were on hand to answer commissioner questions.

**Commission Action:** Motion by Councilmember Beckwith, seconded by Commissioner Cameron, to approve the construction of a marihuana retail sales building at the property located at 55 S. Michigan Ave: with the following contingencies: A landscaping plan which includes evergreen vegetation around the trash enclosure and any adjustments necessary to comply with the electrical transmission line vegetation easement controlled by ITC, The dumpster enclosure detail updated to include a gate of a decorative nature, All impermeable surfaces be drained into the on-site stormwater management system, including roof drains,

Sidewalks, which may be deferred until such time that the sidewalk network is built out within the vicinity, as presented.

Ayes: 5

Nays: 0

6. Planning Commission to hold a Public Hearing on the rezoning and special land use of the apartments located 421 N Willowbrook Rd. after the 425 Plan is finalized between the City and the township.

**ADJOURNMENT** – Next Meeting Monday April 18, 2022.

Noting no other business to come before this Commission, Chairman Garn, adjourned the meeting at 7:09 p.m.



Shauna Chávez  
Deputy City Clerk