

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



September 7, 2021  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://www.coldwater.org)

## PLANNING COMMISSION MINUTES REGULAR MEETING

### ROLL CALL

Chairman Miller called the meeting to order with the following Commissioners present: Jeff Budd, Jessika Cole, Aaron Garn, Dave Rumsey, Mayor Kramer, Michael Beckwith, Chris Stevens, Salwa Alsuraimi.

**Others present:** Dean Walrack, Keith Baker, Susan Heath, Shauna Chávez; Paul Schmitz, Cody Newman, Eric Kennedy, Jill Bahm, Don Reid plus three others.

1. Minutes of the Regular Meeting of August 16, 2021.

**Commission Action:** Motion by Commissioner Budd, seconded by Commissioner Cole, to approve and place on file the minutes of the Regular Meeting of August 16, 2021, as presented.

Ayes: 9

Nays: 0

Motion carried

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

- None

### PUBLIC HEARING

2. SUP21-18 a request from Paul Schmitz to consider a Special Land Use Permit for the operation of an Adult Use Recreational Marihuana Retail located at 55 S Michigan Ave., Coldwater, MI.

Chairman Miller opened the public hearing at 5:32 p.m.

Administrator Walrack presented SUP 21-18 A request from Paul Schmitz, 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 an Adult Use Recreational Marihuana Retail Establishment use for the property located at 55 S Michigan Ave, Coldwater, MI.

A special land use permit is required for this project by Section 6.2 of the Zoning Ordinance. Section 1295.04 (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.”

Paul Schmitz is requesting permission to construct and operate an Adult Use Recreational Marihuana Retail Establishment on the property at 55 S. Michigan Ave. This property is currently a single-family home and detached garage, which will be demolished while a new building and parking lots will be constructed.

Administrator Walrack presented the sections of the Zoning Code regarding such a request, as well as the five Discretionary General Standards and 20 Non-Discretionary (Site Review) Standards by which the Commission may make decision regarding the request.

Paul Schmitz, a representative of the property was on hand to answer Commissioner’s questions.

Public Comment:

- Dr. David Becker – 35 S. Michigan Ave. called Chairman Miller to express his opposition to the proposed marihuana facility at 55 S Michigan Ave.
- Tim Myer – 93 S. Michigan spoke in opposition to the marihuana facility at 55 S Michigan Ave.
- Mr. Myer also read a letter from Ann Lytle – 83 S. Michigan Ave who is also opposed to the marihuana facility at 55 S. Michigan Ave.

Chairman Miller closed the public hearing at 5:43 p.m.

Commission Discussion:

- District annexation to City date.
- Zoning District creation date.
- Property sales date.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Stevens to table the matter until staff can report district annexation date, zoning district date and property sales date, as presented.

**Commission Action:** Motion by Mayor Kramer, seconded by Commissioner Garn, to move up item four, as presented.

Ayes: 9

Nays: 0

Motion carried

**NEW BUSINESS**

3. SPR21-03 a request from Highwire Farms to construct a retail sales building at the property located at 363 N. Willowbrook Rd.

**Commission Action:** Motion by Commissioner Rumsey, seconded by Mayor Kramer to approve construction of a retail sales building at the property located at 363 N. Willowbrook Rd., and to bring back the landscaping plan for additional approval, as presented.

Ayes: 9

Nays: 0

Motion Carried.

**OLD BUSINESS**

4. Landscaping Ordinance a discussion on potential changes to the City's Landscaping Ordinance.
  - Jill Bahm led an interactive exercise on landscaping intents/purposes.
  - Presentation on landscaping comparisons.
  - Staff to return with draft intent statement and waiver procedures.

**ADJOURNMENT** – Next Meeting Monday, October 4, 2021.

Noting no other business to come before this Commission, Chairman Miller adjourned the meeting at 7:20 p.m.



Shauna Chávez  
Deputy City Clerk