

Planning Commission Minutes

Regular Meeting May 11, 2010

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Boyd, Kenney, Grey, LaPointe, Gloden, and Dunham

Members Excused: None

Members Absent: Mortier

The agenda was accepted as presented without objection.

The minutes from the April 13, 2010 meeting were approved as presented without modification or objection.

Reports were received from the Village Manager Wolff and the Village Council.

Public Hearings: None

Public Comments: None

Existing Business

1. Site Plan Review: PWGG, LLC 6900 Baseline Road

The Planning Commission reviewed a site plan submitted by PWGG, LLC to develop a 9,600 square foot molding extrusion facility. Mr. James Gutierrez was present as the applicant.

There was discussion over how trucks would enter and exit the site, and how that would be accommodated for with the parking lot as proposed.

Grey questioned why the elevations showed the height of the steam vent at a maximum of 50 feet, he recalled the last meeting with the applicant that it would be only about 8 above the peak. Gutierrez replied that the vent is based on the dryer, and the one they have a purchase order in place for only needs about 8 feet above the peak, however if for some reason there was a problem with the company which supplies the dryer, the next option does have a taller vent pipe.

Boyd asked if there were other permits needed beside the Village and County. Gutierrez stated that there were no MDNRE permits needed.

A motion was made by LaPointe, seconded by Kenney, to conditionally approve the proposed site plan with the following conditions:

1. A copy of the approved well and septic permit be submitted.
2. All exterior lighting be shielded and directed downward in accordance with the Village's light pollution ordinance.
3. The proposed dumpster be constructed and screened in accordance with section 1212.11 of the zoning code.

4. The developer is required to pave Baseline Road to the proposed drive, and the driveway and parking area. All required paving is to be completed by September 30, 2011, and the phrase "paving to be done by others" removed from the site plan.
5. A cross-cut illustration is provided to show that the required paving conforms to Village standards.
6. At the northwest intersection of Baseline Road and the proposed drive that corner radius be curbed.
7. A detailed drawing of the parking area is submitted showing spaces and loading areas to accommodate the number of proposed employees.
8. All required changes be made and submitted on a final copy of the site plan.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY 6-0-0.

2. Proposed Ordinance 2010-03: Zoning Board of Appeals

The Planning Commission reviewed the mark-up of the draft returned by the Village Attorney. Wolff stated they did not have time to publish a notice of a public hearing to make this month's agenda, as such he will post it for the following month.

3. Michigan Medical Marijuana Act

The Planning Commission reviewed the discussion of the Village Council with respect to adopting an ordinance to address the MMMA. Specifically adopting an ordinance similar to Grand Rapids whereby allowing caregivers (as defined in the MMMA) to operate as a home occupation. There was discussion over how to best process applications. Wolff stated that he feels it would be in the best interest of public safety to allow staff approval and treat such applications confidentially as to not create a public record of locations where marijuana may be present. In doing so the Village would need to address and update the home occupation section of the zoning code as part of the ordinance. There was no objection to this.

Grey questioned whether it would be more fitting to hold a public hearing and notify surrounding residents that somebody was proposing to operate as a caregiver. Wolff replied that while the MMMA was poorly written, it does grant caregivers the right to operate and conduct business, the issue is with how to best ensure the public's safety in a community with minimal police presence. He also stated that if a caregiver is operating within the guidelines of the MMMA there is little chance that anyone will notice.

New Business: None

Public Comments: None

With no further business the Planning Commission adjourned at 8:04 PM.

X Jeffrey P. Grey
 Jeffrey P. Grey TRW 1/25/11
 Village Clerk