



CITY OF ALBION PLANNING COMMISSION

REGULAR MEETING

WEDNESDAY, OCTOBER 15, 2019

COUNCIL CHAMBERS

7:00 P.M.

AGENDA

- I. Call to Order (Reminder: turn off cell phones)
- II. Roll Call of the Commission
- III. Approval of Prior Meeting Minutes – September 25, 2019
- IV. Correspondence
- V. Public Hearing
- VI. Order of Business
 - A. Approval of Medical Marihuana Grower Renewal License for Greenhouse Farms, LLC
 - B. Approval of Medical Marihuana Processor Renewal License for Greenhouse Farms, LLC
 - C. Excuse Absent Board Members
- VII. Public Comments (Persons addressing the Planning Commission shall limit their comments to no more than three (3) minutes. Proper decorum is required.)
- VIII. Adjournment

PLANNING COMMISSION PUBLIC HEARING PROCESS

- 1) The Planning Commission Chair opens the hearing
- 2) Chair summarized the process
- 3) Staff presents report on applicant's request
- 4) Chair reads any correspondence into the record
- 5) Public speaking portion of hearing
 - Individuals in support
 - Opposition speakers
 - Questions & rebuttal (directed through the Chair)
 - Public speaking portion of hearing closed
- 6) Finding of facts
- 7) Board begins deliberations
- 8) Motion is made
- 9) Roll call vote taken

Planning Commission
September 25, 2019

I. Call to Order

The September 25, 2019 Planning Commission meeting was called to order at 7:00 p.m. by Chairman Strander and a quorum declared.

II. Roll Call of the Commission

PRESENT: A Amos, S Kipp, M Lelle, T Pitt, S Ponds, L Reid, G Strander and R Valdes.

ABSENT: D Atchison.

Staff Present: H Snyder, Interim Assistant City Manager - City Deputy Clerk/Treasurer and John Tracy, Director of Planning, Building & Code Enforcement.

III. Approval of Prior Meeting Minutes

A. August 20, 2019

L Reid moved, T Pitt supported, CARRIED, to approve the prior Planning Commission minutes as presented. (vv) (8-0)

IV. Correspondence – N/A

V. Public Hearing – City of Albion Zoning Ordinance

Chair Strander opened the Public Hearing at 7:03 p.m.

John Tracy, Director of Planning, Building & Code Enforcement provided the Commission with the following overview of the proposed zoning ordinance:

- A couple of sections were supposed to be changed and added prior to receiving approval from the Planning Commission but did not happen.
- Will discuss and recommend moving forward with proposed corrections/additions before going before Council for final approval.
- Article 4 – District Regulations does not speak directly to multi-family use. Proposed change for page 4-12 A. Purpose. This district is composed of certain medium – and high – density areas representing a compatible comingling of single – and two-family dwellings, ~~plus certain open areas where similar residential characteristics of the~~ **plus Multiple-Family Dwelling Units (Apartments) of similar residential characteristics of the district** and to limit activities of a commercial nature.
- Page 4-13 Residential Uses – addition of Multiple-Family Dwelling Units (Special Use).
- Page 4-39 CDD – Campus Development District. Recommend adding a map of additional college property located near Haven Rd.
- Addition of Medical Provisioning Facilities – Page 4-34 M-1 Light Industrial – Commercial, Services & Retail **Add Medical Marihuana Provisioning Facilities**

(permitted use); Page 4-37 M-2 Heavy Industrial – Commercial, Services & Retail Add Medical Marihuana Provisioning Facilities (permitted use); Page 4-30 C General Commercial District Add Medical Marihuana Provisioning Facilities (permitted use).

Chair Strander stated the City has been looking to re-write the current zoning ordinance for many years. The proposed re-write has less colors and districts than the current ordinance. This creates a more simplified and flexible ordinance.

Rick Lane, 810 Haven Rd. commented on the College owned property near Haven Rd. The additional property is not located within the City limits. Mr. Lane questioned whether the property will be zoned separately or become a part of the Campus Development District. Farm land in the area has been discussed for possible housing developments. Does the sale of the property change the zoning? With the property being zoned as part of the Campus Development District, does it create a burden for future housing development? Director Tracy stated if the College sells the property and developer is interested in re-zoning, they would need to follow the process and go before the Zoning Board of Appeals.

Mary Lenardson, 1035 N. Clark St. received two (2) letters regarding the proposed changes; however, her address was not listed but is included on the proposed zoning map. Ms. Lenardson questioned whether her property will be rezoned as R-2 and stated support for the proposed change.

Tim Dewitt, Albion College Treasurer stated the College properties considered to be rezoned are the Haven House and Belmont Manor. Currently, the Haven House is under renovation. There are plans for the Belmont Manor to be renovated, but will not happen for several years. There are no current considerations or plans to expand residential housing in the Haven Rd. area.

Cheryl Mull, 24772 J Dr. South, Homer stated two (2) properties will be affected by the proposed re-write – 1201 Broadwell and 1100 Austin Ave. Ms. Mull questioned if there are plans for the area or just a general re-zoning? Director Tracy stated he is unaware of any proposed plans for the area and that it is just a general re-zoning. Ms. Mull stated she owns an additional property at 601 Berrien. Currently, the property is zoned as residential; however, the property consists of a garage and parking lot. Director Tracy stated the property was originally classified as industrial, but once the industrial sites closed in the area, the property was re-zoned as residential to prevent any new industrial development in the area.

Commissioner S Kipp questioned whether the old Union Steele property and surrounding area should be changed from the proposed residential to mixed-use. Director Tracy stated surrounding neighboring residents did not receive letters notifying them of that potential change.

Mattie Washington, 337 Beamer St. is interested in purchasing 339 Beamer from the County Land Bank. The County Land Bank has informed her to wait until the re-zoning process is finalized. Ms. Washington questioned whether the property will remain classified as commercial and stated she is in support of the proposed classification.

Krista Trout-Edwards, Calhoun County Land Bank Authority questioned what all will be allowed in the proposed R-2 district. She stated that she understands that it will allow for multiple family units with a special use permit, but is not exactly sure what that means. Chair Strander stated a special use permit will need to be presented to the Planning Office with a recommendation made to the Planning Commission for multiple family dwelling units (anything above a duplex). Commissioner S Kipp stated the re-zoning is not trying to restrict developments, but allow neighboring residents to have a say in what is built in vacant areas.

Rick Lane, 810 Haven Rd. questioned what is the appropriate zoning for churches. Director Tracy stated churches are permitted in any zone – difficult to restrict. Mr. Lane stated the Goodrich Chapel and Methodist Church are included in the Campus Development District; however, the College does not own the Methodist Church. He wondered if the Methodist Church can be zoned as mixed-use?

Chair Strander closed the Public Hearing at 7:58 p.m.

T Pitt moved, R Valdes supported, to approve the proposed Zoning Ordinance with the Director of Planning, Building & Code Enforcement's recommended additions and changes to Article 4 District Regulations – Page 4-12 Purpose, Page 4-13 Residential Uses, Page 4-39 Campus Development District; addition of Medical Provisioning Facilities – Page 4-34, Page 4-37, Page 4-30; and remove three (3) parcels near Haven Rd, from the Campus Development District and re-zone as R-1.

Comments were received from Commissioner S Kipp, L Reid, G Strander, and R Valdes.

R Valdes moved to amend the original motion to include excluding part of the Methodist Church not owned by the College from the College Development District and re-zone as Mixed-Use, and re-zone 500, 501, 601 N. Berrien to Mixed-Use.

T Pitt supported the proposed change to the Methodist Church, but not the other areas due to neighboring residents not receiving proper notification of the proposed change.

(Motion carried, vv) (8-0)

VI. Order of Business

A. Excuse Absent Board Members

A notice was not received from Commissioner D Atchison. D Atchison was not excused.

VI. Public Comments

Comments were received by Rick Lane, 810 Haven Rd., John Tracy, Director of Planning Building & Code Enforcement; Commissioners S Kipp, T Pitt, and G Strander.

VII. Adjournment

T Pitt moved, S Ponds supported, CARRIED, to adjourn the meeting.

(Motion carried, vv) (8-0)

Meeting adjourned at 8:11 p.m.

Recorded By: Haley Snyder, City Deputy Clerk/Treasurer