

**CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES**

July 14, 2022

T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, L. Spataro, L. Mikesell, K. Johnson, J. Doyle, J. Montgomery-Keast, E. Hood

MEMBERS ABSENT: D. Keener, B. Mazade

STAFF PRESENT: M. Franzak, S. Pulos

OTHERS PRESENT: None

APPROVAL OF MINUTES

A motion to approve the Minutes of the Regular Planning Commission meeting on June 12, 2022 was made by J. Montgomery-Keast, supported by L. Mikesell, and unanimously approved.

A motion to approve the Minutes of the Special Planning Commission meeting on June 29, 2022 was made by J. Montgomery-Keast, supported by L. Mikesell, and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2022-19:

Request for special use permit to operate a class B marihuana grow facility at 165 S Getty St.

SUMMARY

1. The property is zoned I-2, General Industrial.
2. The lot measures 5.9 acres and about half of it is considered undevelopable wetlands. The existing building on site measures 7,944 sqft and was most recently used as a VFW hall.
3. A Class B recreational grow license allows the cultivation of up to 500 plants.
4. Notice was sent to everyone within 300 feet of this property. At the time of this writing, staff had not received any comments from the public.

STAFF RECOMMENDATION

Staff recommends approval of the special use permit with the condition that it be revoked if there are repeated issues with odor control.

PUBLIC COMMENTS

Robert Harowitz, 367 Gun (10 year resident): Stated that we do not need any more marijuana facilities, that our wildlife is disappearing, neighbors don't want it to happen either, it will cause problems, crime will go up, the area needs to be open to people and animals, and that the wetlands that are located there have been there for years.

Tom McGarvey, 697 Monarch: Stated that he can smell the marijuana facility at Laketon and Roberts, that we are building houses too small, and that the smell will be offensive.

CLOSE PUBLIC HEARING – MOTION

A motion to close the public hearing was made by J. Doyle, supported by L. Mikesell and unanimously approved.

MOTION

J. Montgomery-Keast moved, seconded by L. Mikesell, that the request for a special use permit to operate a class B marihuana grow facility at 165 S Getty St. be approved with the following condition:

1. The special use permit shall be revoked if there are repeated issues with odor control.

The original motion was NOT voted on. Discussion about the case continued. J. Montgomery-Keast asked if housing was going to be built near this address, and if so, where? M. Franzak stated that the housing would be build just up the hill from the property, approximately 1000 ft away. T. Michalski said that the property to the north is not desirable. J. Montgomery-Keast said that without talking to the applicant for this case, she has concerns about moving forward. K. Johnson asked if the wetlands are protected. M. Franzak said that he didn't think that it was, but there was no way to develop the land anyways. J. Doyle asked if this motion was tabled or not.

A motion was made to table the original motion: Moved by J. Doyle, seconded by J. Montgomery-Keast, and unanimously approved. The motion was accepted by J. Montgomery-Keast, who made the original motion.

ROLL CALL VOTE

T. Michalski: Yes

L. Spataro: Yes

L. Mikesell: Yes

K. Johnson: Yes

E. Hood: Yes

J. Doyle: Yes

J. Montgomery-Keast: Yes

MOTION PASSES

NEW BUSINESS

none

OLD BUSINESS

none

UPDATES ON PREVIOUS CASES

none

OTHER

The Planning Department is no longer in charge of Critical Dune Cases. A 39 home PUD was approved.

ADJOURN

There being no further business, the meeting was adjourned at 4:20 pm.