

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

April 13, 2023

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

MEMBERS PRESENT: J. Seyferth, J. Montgomery-Keast, L. Spataro, J. Doyle, K. Johnson,
T. Michalski, B. Mazade, D. Keener

MEMBERS ABSENT: None

MEMBERS EXCUSED: E. Hood

STAFF PRESENT: M. Franzak, S. Pulos

OTHERS PRESENT: J. Tombre (Grassy Knoll)

APPROVAL OF MINUTES

A motion to approve the Minutes of the Regular Planning Commission meeting on March 16, 2023 was made by J. Montgomery-Keast, supported by J. Doyle, and unanimously approved.

OLD BUSINESS

None.

PUBLIC HEARINGS

Hearing, Case 2023-09:

Request for a special use permit to have a drive-up window at a marihuana dispensary at 2125 Lemuel Street, by Alfred Cini (Grassy Knoll).

SUMMARY

1. The property is zoned I-1, Light Industrial and is located in the Marihuana Facilities Overlay District.
2. The Grassy Knoll operates a marihuana retail store at this location. They are requesting a special use permit to allow a drive-up window. Drive-up windows are allowed as a special use permitted under certain conditions (please see the ordinance excerpt on the following pages).
3. The site measures about 1.2 acres and the building on site measures 1,920 sf.
4. Please see the enclosed Traffic Impact Assessment (TIA) from Fleis & VandenBrink. The TIA states that they will have room to stack up to 11 vehicles in line, which suggests that the proposed storage length will adequately accommodate the projected peak vehicle demand.
5. Notices were 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 based off of the findings of facts regarding Section 2332 of the zoning ordinance. Staff has reviewed the application and has determined that the issuance of the special use permit would not be offensive, or a nuisance, by reason of increased traffic, noise, vibration, or light. Adequate water and sewer infrastructure exist on site. The request also meets the three requirements listed for drive through facilities listed in Section 2331, the Marihuana Facilities Overlay District.

CLOSE PUBLIC HEARING – MOTION

A motion to close the public hearing was made by J. Montgomery-Keast, supported by B. Mazade and unanimously approved.

MOTION

J. Montgomery-Keast moved, seconded by K. Johnson, that the request for a special use permit to have a drive-up window at a marihuana dispensary at 2125 Lemuel Street be approved based off of the findings of facts of Section 2332 of the zoning ordinance.

ROLL CALL VOTE

J. Seyferth: Yes

T. Michalski: Yes

J. Montgomery-Keast: Yes

J. Doyle: Yes

L. Spataro: Yes

B. Mazade: No

K. Johnson: Yes

D. Keener: Yes

MOTION PASSES**NEW BUSINESS**

Master Plan Update:

UPDATES ON PREVIOUS CASES

None.

OTHER

None.

ADJOURN

There being no further business, the meeting was adjourned at 4:13 pm.