



CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 12, 2021

The Planning Commission met for a Regular Meeting on Thursday, August 12, 2021 at 6:30 p.m. in the City Council Chambers: 6000 Middlebelt Road, Garden City, Michigan.

REGULAR MEETING

ROLL CALL

Present were Chairperson May Commissioners Steenburg, Turnbull, Walls, and King. Commissioners Kaledas and Metivier were absent and excused. Also present were McKenna Consultant Ortega, and Deputy Clerk Smith.

❖ Item #21-08-019: Approval of Agenda

RESOLVED: Moved by Steenburg; Supported by Turnbull: Motion To approve the meeting agenda as presented

AYES: Unanimous

ABSENT: Kaledas, Metivier

Motion Carried

❖ Item #21-08-020: Approval of Minutes

RESOLVED: Moved by Steenburg; Supported by Turnbull: To approve the Regular Meeting Minutes of May 13, 2021 as presented.

AYES: Unanimous

ABSENT: Kaledas, Metivier

Motion Carried

PUBLIC COMMENT

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

BUSINESS ITEMS

- **PPL21-0023: Request for site plan approval to establish a medical marijuana primary caregiver growing operation at 32537 Parklane Street in the M-1, Light Industrial District**

DISCUSSION: McKenna Consultant Ortega gave overview of McKenna memo dated 8/5/21. Commission as a whole discussed having the police department sign off on any security plan, having the proposed wastewater interceptor reviewed by a profession with experience with the handling of wastewater from PCMMG facilities, the proposed odor control system, the number of parking spaces required and provided relative to potential number of individuals in building, and the commission's preference that the building should have one odor control system and one central point of communication regarding any issues that may arise during operation to reduce the possibility of multiple tenants having several different odor control/security plans. Applicants Ali Salame and Nick Richee and project architect S. Arbid gave commission information regarding design and proposed operation of location.

❖ Item #21-08-021:

RESOLVED: Moved by Steenburg ; Supported by Turnbull: To table the request for site plan approval to establish a medical marijuana primary caregiver growing operation at 32537 Parklane street to allow applicant to address items A, B, and C 1-7 listed in Mckenna Site Plan Review letter dated August 5, 2021.

AYES: Unanimous
ABSENT: Kaledas, Metivier

Motion Carried

OTHER BUSINESS/DISCUSSION

- **Zoning Ordinance Amendments** - Discussion of draft zoning amendments relating to the O-1 district, Mixed Use District, smoking use standards and licensed massage therapy.

DISCUSSION: McKenna Consultant Ortega gave overview of McKenna memo dated 7/2/21. Commission as a whole discussed the potential elimination of the O-1 Office zoning district and proposed the option of utilizing a zoning overlay to permit mixed uses in various zoning districts where commercial use is an appropriate fit instead of the creation of a specific Mixed Use district. Commission discussed clarification of cigar lounge and smoke shop regulations to be more consistent with State regulations and policies and recommended that language in proposed zoning ordinance state that Hookah clubs shall not operate past 2am. The Commission also discussed proposed zoning amendment to clarify licensed massage therapy and unlicensed massage services to be more consistent with State regulations and policies.

- **November 2021 Meeting** - Potential rescheduling due to Veteran's Day.

DISCUSSION: Commission discussed the potential rescheduling of November 2021 meeting scheduled for November 11, 2021 as City Hall will be closed for Veteran's Day.

COMMISSIONERS ' COMMENTS

- Commission as a whole discussed progress with proposed furniture store at former CVS site on Ford Road, LA Fitness location on Ford Road, and update on Dunkin' Donuts.

❖ Item #21-08-022:

RESOLVED: Moved by Turnbull ; Supported by King: To move the November 2021 meeting of the Planning Commission from Thursday, November 11th to Thursday, November 4th due to Garden City City Hall being closed in observance of Veteran's Day.

AYES: Unanimous
ABSENT: Kaledas, Metivier

Motion Carried

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 8:58 pm.

Bryan C. Smith
Deputy Clerk