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**STANTON PLANNING COMMISSION
MINUTES
July 15th - 5:30 PM**

Present:

Don Smucker, Chair
Chuck Miel
Kris Thwaites, Vice-Chairperson

Lori Williams, Secretary
Jacky McGill
Judy Guevara

Absent:

Ginger Gurecki

Agenda Approval 1st Jackie McGill, Second Judy Guevara 6 Yes 0 no Motion Carried

1. Approval of Minutes

- a. Approve Planning Commission meeting minutes of May 6, 2020.
1st - J. Guevara, 2nd J.McGill 6 Yes 0 no Motion Carried

2. Public Comments (For items not on the Agenda) none

3. Reports none

4. Old Business

- a. Planning Commission preliminary review of a Rezoning request for property located in 320 Walnut Street. - Mike Corder, owner of 320 Walnut St was in attendance. Previously a commercial property who used it for construction material storage. When Mr Corder purchased the property his business plan was to sell pallets of liquidated goods. This includes semi-truck delivery, then customers come in and purchase per pallet and pick up by pickup bed truck or trailer. Due to new zoning regulations this property is currently residential. His usage would require C2 zoning. Property is at the corner of Walnut/Mill. Michael Corder, would like to add that the tax papers also stated commercial property; he brought those papers to city hall at that time and was told it is residential. All along Previous owner did pay commercial property. He owns the parking lot used for trail head if he can get this zoned commercial, he would donate to the trail.

- His property is across from C & C Auto Repair as well as north of DPW Building. His new business is bringing many into town to shop, and renting Uhauls at the new rental facility on M66. Wants to add on 60 feet wider same length. He believes the City will make more revenue by allowing commercial usage. He also owns Variety Store on the corner of M66/Main St. Semis would go from M66 to Walnut approximately 3 blocks. Semis would be limited to daytime traffic. Trucks may spend night, but truck would be shut off per Mr. Corder. J. Guevara's concern is overnight stay and volume of trucks in residential area. Alternative truck route could be Main St to Mill St left on Walnut and no residential would be involved. Will be placed on the next planning commission under new business.
- b. Further Discuss zoning for marijuana establishments within the City of Stanton. Almost at this for a year to determine Medical and Adult Use Marhuana facilities in the city of Stanton. Previous discussion was passed onto the City Commission, who is returning it back to the planning commission for further discussion for allowing medical and adult use. Tim Johnson of Main Street Planning is present. Reviewed 5/22/2020 memo. Mainstreet Planning is ready to proceed with Medical Marhuana which they have a contract for now. C. Miel the city commission asked for a complete ordinance on Medical and Adult Use. The City Commission does not feel the Planning Commission completed the assignment. He does not feel limited is making it profitable or feasible for the city proceeding as it is currently written. Tim states they can do both ordinances. Don stated in the previous discussion the planning commission felt there was no place that fits in the city limits for growing and processing as they simply don't fit available with our zoning ordinance and the way the City is laid out to make those work. Chuck's point is that the current plan is prohibiting the options. J. Guevara is in support of all of Chuck's points and feels we are prohibiting/preventing businesses from coming. Tim states Main Street Planning could provide the City a new estimate on cost for creating both. Discussion then began about allowing the downtown sector, J. Guvera went to the Edmore facility and the provision center was suitable on main street.
- c. Review buffer map for marihuana establishments. Tim from Main Street planning is going to provide suggested language to evaluate on the 5th of August. Vester then asked Tim if more information was needed on the buffers. Need to discuss the distance of the buffer and what from? Vester then asked if we want to discuss buffers tonight, Chuck feels we should. His point is what problem are we solving by buffering from places other than schools. Tim confirmed Ionia has only buffered for 1000 ft from schools. Jackie is in favor of removing buffers as well as Kris due to the fact we would still approve each special land use. All in attendance are in agreement. Include MAISD Facilities in a 1000 ft buffer. Discussion then led to allowing growers and processors to be in industrial zones, which would have to follow the procedures of rezoning property. Tim will proceed in that direction.

5. New Business

6. Commissioner and Staff Comments

7. Adjournment 1st Chuck 2nd Jackie 6 in favor