



February 13, 2020

Public Hearing Room, 2nd Floor

- I. 12:00 p.m. - 12:30 p.m. - Lunch - Conference Room 303, 3rd Floor
- II. Call to Order
- III. Approval of Minutes from January 23, 2020
- IV. Business
 - A. Planning Director's Report
 - B. Conflict of Interest
- V. Public Hearings beginning 1:00 p.m. or soon thereafter in the Public Hearing Room, 2nd Floor

Applicant: City of Grand Rapids (*Tabled closed from January 23, 2020*)
(Planning Department)

Requesting: **Consideration of text amendments to the Zoning Ordinance to amend requirements related to recreational marihuana.**

Requirements: 5.12.10. Zoning Ordinance Text and Map Amendments

Case Number: PC-TXT-2019-0210

Staff Assigned: Landon Bartley lbartley@grcity.us

Type of Case: Text Amendment

Effective Date: City Commission approval

- B. Text Amendments - Special Conditions Overlay District

Applicant: City of Grand Rapids

Requesting: **Consideration of Zoning Ordinance text amendments regarding a new Special Conditions Overlay District.**

Requirements: 5.12.10. Zoning Ordinance Text and Map Amendments

Case Number: PC-TXT-2019-0209

Staff Assigned: Kristin Turkelson kturkelson@grcity.us

Type of Case: Text Amendment

Effective Date: City Commission Approval

- C. 928 Wealthy St SE - Beer Production and Tasting Room **Revised**

Address: **928 Wealthy St SE**

Applicant: Speciation Artisan Ales, LLC
(Mitch and Whitney Ermantinger)

Requesting: **Approval to establish a microbrewery production and tasting room, and sales for off-site consumption.**

Zoning: TN-TBA Traditional Neighborhoods – Traditional Business Area

Requirements: Article 6 Mixed-Use Commercial Zone Districts

- 5.9.05. Alcohol Sales
- 5.12.08. Standards for Site Plan Review
- 5.12.09. Special Land Use

Case Number: PC-SLU-2019-0204
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Special Land Use
Effective Date: February 29, 2020

D. 2750 Burton St SE - Electronic Message Center

Address: **2750 Burton St SE**
Applicant: St. Paul the Apostle Church (Rev. Peter Damian)
Requesting: **Approval for an electronic message center to be incorporated into a new monument sign.**
Zoning: MCN-LDR Mid-Century Neighborhood – Low Density Residential
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.12.08. Standards for Site Plan Review
5.12.09. Special Land Uses
5.15.10. Changeable Copy Signs
5.15.12. Signs in Mixed-Use Commercial Zone Districts

Case Number: PC-SLU-2020-0001
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Special Land Use
Effective Date: February 29, 2020

E. 925 40th Street SE marijuana cultivation & provisioning center

Address: **925 40th Street SE**
Applicant: Edenz, LLC
(Lisa Dawdy)
Requesting: **Approval of a marijuana cultivation facility and provisioning center.**

Zoning: SD-IT Special Districts – Industrial Transportation
Requirements: Article 7 Special Zone Districts
5.9.19. Marijuana Facilities
5.12.06. Neighborhood Meeting
5.12.08.E. Standards for Site Plan Review
5.12.09. Special Land Uses

Case Number: PC-MSLU-2019-0174
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 29, 2020

F. 1525 College Ave. SE marijuana cultivation & provisioning center
Request to Postpone - Staff

Address: 1525 College Avenue SE *Staff request to postpone to 4/23/2020*
Applicant: Edenz, LLC
(Lisa Dawdy)
Requesting: **Approval of a marijuana cultivation facility and provisioning center.**
Zoning: SD-IT Special Districts – Industrial Transportation
Requirements: Article 7 Special Zone Districts
5.9.19. Marihuana Facilities
5.12.06. Neighborhood Meeting
5.12.08.E. Standards for Site Plan Review
5.12.09. Special Land Uses
Case Number: PC-MSLU-2019-0191
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 29, 2020

Even though public notice was sent, a waiver of the required separation distance (from Dickinson Park to the south) is requested. The City Commission has not yet made a recommendation as to whether the park. As such, this item is requested to be postponed until April 23, 2020. Public comment may be accepted by the Planning Commission at the February 13, 2020 public hearing.

G. 647 Burton St SW marijuana provisioning center **Withdrawn from Agenda**

Address: 647 Burton Street SW **WITHDRAWN BY APPLICANT**
Applicant: Green Skies- Healing Tree, LLC
(Victor Kattoula)
Requesting: **Approval of a medical marijuana provisioning center.**
Zoning: SD-IT Special Districts – Industrial Transportation
Requirements: Article 7 Special Zone Districts
5.9.19. Marihuana Facilities
5.12.06. Neighborhood Meeting
5.12.08. Site Plan Review
5.12.09. Special Land Uses
Case Number: PC-MSLU-2019-0193
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 29, 2020

VI. Planning Commission Discussion

A. Master Plan Discussion

VII. Public Comment

VIII. Adjournment