



February 27, 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 February 13, 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

- A. 1539 Kendall SE-Two Family **Withdrawn from Agenda**

**Address:** 1539 Kendall St SE  
**Applicant:** Grandview Ventures, LLC (Dan Burrill)  
**Requesting:** **Approval to construct a new two-family dwelling.**  
**Zoning:** TN-LDR Traditional Neighborhoods – Low-Density Residential  
**Requirements:** Article 5 Residential Zone Districts  
5.9.06. Attached Single-Family and Two-Family Dwellings  
5.12.08.E. Standards for Site Plan Review  
5.12.09. Special Land Uses  
**Case Number:** PC-SLU-2020-0008  
**Staff Assigned:** Elizabeth Zeller  
**Type of Case:** Special Land Use  
**Effective Date:** March 14, 2020

- B. 146 Monroe Center NW - Distillery Tasting Room

**Address:** 146 Monroe Center NW  
**Applicant:** Wise Men Distillery, LLC  
(Tom Borisch)  
**Requesting:** **Approval to establish a distillery tasting room, with alcohol sales for off-site consumption.**  
**Zoning:** TN-CC Traditional Neighborhoods – City Center  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.05. Alcohol Sales  
5.9.24. Outdoor Seating  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2019-0203  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 14, 2020

C. 642 Bridge St NW - Beer Production and Tasting

**Address:** 642 Bridge St NW  
**Applicant:** Cedar Springs Brewing Company  
(Dave Ringler)  
**Requesting:** **Approval to establish a tasting room and beer production facility, with live entertainment, outdoor seating, and alcohol sales for off-site consumption.**  
**Zoning:** TN-TCC Traditional Neighborhoods – Transitional City Center  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.05. Alcohol Sales  
5.9.24. Outdoor Seating  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2019-0205  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 14, 2020

D. 442 Bridge St NW -Meadery

**Address:** 442 Bridge St NW  
**Applicant:** Arktos LLC  
(Macej Halaczkiewicz)  
**Requesting:** **Approval to establish a tasting room and production facility for wine/mead and beer, with live entertainment, and sales for off-site consumption.**  
**Zoning:** TN-CC Traditional Neighborhoods – City Center  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.05. Alcohol Sales  
5.9.24. Outdoor Seating  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2019-0206  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 14, 2020

E. 187 Monroe Ave NW -Planned Sign Program

**Address:** 187 Monroe Ave NW  
**Applicant:** Amway Hotel Corporation  
(Rick Winn)  
**Requesting:** **Approval for a Planned Sign Program for signs deviating from the standards ordinarily allowed by the Zoning Ordinance.**  
**Zoning:** TN-CC Traditional Neighborhood – City Center  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
Article 15 Signs

- 5.12.14. Optional Plan Review
- 5.15.08. Planned Sign Program
- 5.15.12. Signs in Mixed-Use Commercial Zone Districts

**Case Number:** PC-OPR-2020-0009  
**Staff Assigned:** Elizabeth Zeller  
**Type of Case:** Optional Plan Review  
**Effective Date:** March 14, 2020

F. 1970 S. Division Ave. - Medical Marijuana Provisioning Center

**Address:** **1970 South Division Avenue**  
**Applicant:** Humble Roots, LLC  
(Dev Patel)  
**Requesting:** **Approval for a medical marijuana provisioning center.**  
**Zoning:** TN-TBA Traditional Neighborhood –Traditional Business Area  
**Requirements:** Article 6 Mixed-Use Commercial 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-2019-0067  
**Staff Assigned:** Landon Bartley [lbartley@grcity.us](mailto:lbartley@grcity.us)  
**Type of Case:** Marijuana Special Land Use and Final Site Plan Review  
**Effective Date:** March 14, 2020

G. 1234 Plainfield Ave NE - Medical Marijuana Provisioning Center

**Address:** **1234 Plainfield Avenue NE**  
**Applicant:** Green Skies – Healing Tree, LLC  
(Victor Kattoula)  
**Requesting:** **Approval for a medical marijuana provisioning center.**  
**Zoning:** TN-TBA Traditional Neighborhood –Traditional Business Area  
**Requirements:** Article 6 Mixed-Use Commercial 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-2019-0137  
**Staff Assigned:** Landon Bartley [lbartley@grcity.us](mailto:lbartley@grcity.us)  
**Type of Case:** Marijuana Special Land Use and Final Site Plan Review  
**Effective Date:** March 14, 2020

- VI. Planning Commission Discussion
- VII. Public Comment
- VIII. Adjournment