



March 12, 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 27, 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. 240 Hall St. SE, et al - Ground Floor Residential **Revised**
  - Address:** 240 Hall St. SE, 1210 Cass Ave. SE; and 1201, 1211 & 1215 Lafayette Ave. SE
  - Applicant:** MoTown Square Limited Dividend Housing Association LP (Maurice Townsend)
  - Requesting:** Approval to establish an affordable, assisted living, senior housing facility with ground floor residential use in a Traditional Business Area Zone District and to construct associated parking in the Mixed-Density Residential Zone District.
  - Zoning:** TN-TBA Traditional Neighborhood– Traditional Business Area  
TN-MDR Traditional Neighborhood– Mixed-Density Residential
  - Requirements:** Article 5 Residential Zone Districts  
Article 6 Mixed-Use Commercial Zone Districts  
5.12.08. Site Plan Review  
5.12.09. Special Land Use  
5.9.20 Multiple Family Dwellings
  - Case Number:** PC-SLU-2020-0015
  - Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)
  - Type of Case:** Special Land Use
  - Effective Date:** March 28, 2020

- B. 2740 Eastern Ave. SE- Conversion of Office to Multi-Family
  - Address:** 2740 Eastern Ave. SE
  - Applicant:** Eastern Enterprises, LLC (Andrew Van Eerden)
  - Requesting:** Approval to convert an existing office building to multiple-family use with nine dwelling units.
  - Zoning:** MCN-LDR Mid-20th Century Neighborhood– Low Density Residential
  - Requirements:** Article 5 Residential Zone Districts

5.9.20. Multiple Family Dwellings  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use

**Case Number:** PC-SLU-2020-0003  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

C. 153 Carrier St. NE - Greenspace

**Address:** **153 Carrier St. NE**  
**Applicant:** The Society of the Redemptorists of Grand Rapids  
(Fr. Thomas Santa)  
**Requesting:** **Approval to use a residential property for greenspace.**  
**Zoning:** TN-MDR Traditional Neighborhood– Mixed-Density Residential  
**Requirements:** Article 5 Residential Zone Districts  
5.2.03.B. Demolition  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2020-0004  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

D. 35 S. Division Avenue - Wine and Jazz Bar

**Address:** **35 S. Division Avenue**  
**Applicant:** GR Noir, LLC  
(Shatawn and Nadia Brigham)  
**Requesting:** **Approval to establish a wine and jazz bar with outdoor seating,  
and the sale of alcohol 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  
5.9.24. Outdoor Seating  
**Case Number:** PC-SLU-2020-0010  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

E. 1000 Ken-O-Sha Industrial Park Dr SE Cannabis Grow & Provisioning Center **Revised**

**Address:** 1000 Ken-O-Sha Industrial Park Drive SE  
**Applicant:** Indica, LLC  
(Jacob Abraham)  
**Requesting:** Approval for a marijuana growing facility with a co-located 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-2019-0101  
**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 28, 2020

F. 650 Burton Street SW Cannabis Provisioning Center

**Address:** 650 Burton Street SW  
**Applicant:** Green Skies – Healing Tree, LLC  
(Victor Kattoula)  
**Requesting:** Approval for a medical marijuana provisioning center.  
**Zoning:** TN-TBA Traditional Neighborhoods - Traditional Business Area  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.19. Marihuana Facilities  
5.12.06.D. Good Neighbor Plan  
5.12.08.E. Standards for Site Plan Review  
5.12.09. Special Land Uses  
**Case Number:** PC-MSLU-2020-0011  
**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 28, 2020

VI. Planning Commission Discussion

VII. Public Comment

VIII. Adjournment