



January 23, 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

The meeting was called to order at 12:30 PM by Chairperson Kyle Van Strien

PRESENT: Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame

ABSENT: Verhulst, Treur

STAFF PRESENT: Kristin Turkelson, Landon Bartley, Elizabeth Zeller, Nick Cicero, Jeoshua Villars, Assistant City Attorney Amber Beebe, and recording secretary Carol Gornowich

III. Approval of Minutes

A. Approval of Minutes from January 8, 2020

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Paul Greenwald, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame
ABSENT:	Zach Verhulst, Rick Treur

B. Approval of Minutes from January 9, 2020

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Stacie Behler, Board Member
SECONDER:	Laurel Joseph, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame
ABSENT:	Zach Verhulst, Rick Treur

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. 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

RESULT:	TABLED OPEN [UNANIMOUS]
MOVER:	Walter M Brame, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame
ABSENT:	Zach Verhulst, Rick Treur

B. Text Amendments - Recreational Marijuana

Applicant: City of Grand Rapids
(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

RESULT:	TABLED CLOSED [UNANIMOUS]
MOVER:	Paul Rozeboom, Vice Chairperson
SECONDER:	Walter M Brame, Board Member
YEAS:	Rozeboom, Davis, Joseph, Van Strien, Brame
ABSENT:	Paul Greenwald, Stacie Behler, Zach Verhulst, Rick Treur

C. 740 Michigan St NE - off-site alcohol sales

Address: **740 Michigan Street NE**
Applicant: Two James Spirits, LLC
(David Landrum)
Requesting: **Approval to sell distilled spirits for off-site consumption in association with a tasting room**
Zoning: TN-TBA Traditional Neighborhoods – Traditional Business Area
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.9.05. Alcohol Sales and Consumption
5.12.08. Site Plan Review
5.12.09. Special Land Use
Case Number: PC-SLU-2019-0200
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Special Land Use and Site Plan Review
Effective Date: February 8, 2020

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Paul Rozeboom, Vice Chairperson
SECONDER:	James Davis, Secretary
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame
ABSENT:	Zach Verhulst, Rick Treur

D. 2701 Oak Industrial Dr NE marijuana grow & provisioning center

Address: 2701 Oak Industrial Drive NE **WITHDRAWN BY APPLICANT**
Applicant: JARS Holdings, LLC
(Lisa Dawdy)
Requesting: Approval of a marijuana grow 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-2019-0173
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 8, 2020

E. 1316 Madison Ave SE marijuana provisioning center

Address: 1316 Madison Avenue SE
Applicant: QPS Michigan Holdings, LLC
(Ankur Rungta)
Requesting: Approval of a medical marijuana provisioning center and a waiver of on-site parking.
Zoning: TN-TBA Traditional Neighborhoods – Traditional Business Area
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.9.19. Marihuana Facilities
5.10.05. Reductions in Parking Requirements
5.12.06. Neighborhood Meeting
5.12.08. Site Plan Review
5.12.09. Special Land Uses
Case Number: PC-MSLU-2019-0145
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 8, 2020

RESULT:	TABLED OPEN [6 TO 1]
MOVER:	Paul Rozeboom, Vice Chairperson
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Davis, Greenwald, Behler, Van Strien, Brame
NAYS:	Laurel Joseph
ABSENT:	Zach Verhulst, Rick Treur

VI. Planning Commission Discussion

VII. Public Comment

VIII. Adjournment

The meeting was closed at 6:15 PM