

READING PLANNING COMMISSION

CITY OF READING

April 8, 2019

Chris called the meeting to order at 7:00 p.m. at Reading City Hall. Present: Christine Gollnick, Warren Bartels, Chad Penney, Emma Everett, and Betty Blount. Absent: Chuck Hartshorn. Also present: Kym Blythe, Ben Wheeler, and 8 guests. The agenda was accepted with one deletion. Betty made a motion, seconded by Chad, to approve the March minutes. Motion carried 5-0.

Chris closed the regular meeting at 7:02 and opened a Public Hearing to consider the exterior improvements at 108 S. Main Street which is in the Downtown Historic District. Color changes or modifications were proposed. The commission felt a deeper, dark green would fit better than the one shown on a printout. If paint doesn't work out, then a dark green vinyl brick overlay would be used. One person of the public endorsed the improvement. Chris closed the Public Hearing at 7:10.

The Public Hearing for 110 S. Main Street was canceled.

Chris opened a second Public Hearing at 7:11 to consider a Special Land Use permit and exterior improvements and signage for Green Tree Relief at 124 S. Main Street. The Special Land Use permit is for a proposed Medical Marihuana Provisioning Center. The application provided the proposed floor plan, with just one entrance for the public from the front, and schematics for access control, intrusion control, and surveillance system locations. The proposed exterior signage would blend black with evergreen for their motif, window signs, and hanging sign, keeping the present black and white awning with brown brick facing. They proposed hours of 11-7 p.m. Mon.-Th., 11-9:00 p.m. Fri., 9-9 p.m. Sat., and 12-5 p.m. Sun. There were no comments from the public. Chris closed the Public Hearing at 7:25 and reopened the regular meeting.

NEW BUSINESS: Emma made a motion, seconded by Chad, to approve the dark green color either painted or in vinyl brick overlay for the building at 108 S. Main Street. Motion carried 5-0.

Chad made a motion, seconded by Betty, to grant a Special Land Use Permit to Green Tree Relief at 124 S. Main Street for a provisioning center subject to the applicant receiving final approval and issuance of a State of Michigan Medical Marihuana Facilities License as well as being licensed by the City of Reading, and must be at all times in compliance with the requirements of applicable City ordinances. This special land use permit is specific to Green Tree Relief and shall be revoked if the applicant ceases operation at 124 S. Main Street. The special land use permit is subject to the following condition: Established hours of operation shall fall only between 9:00 a.m. to 9:00 p.m. Monday through Saturday, and 12:00 noon to 9:00 p.m. Sunday. It was noted that these were the hour parameters given before to The Happiest Camper, although Green Tree Relief is proposing slightly shorter hours. Motion carried 5-0.

Chad made a motion, seconded by Emma, to approve the proposed black and green color motif with the brown exterior brick and the signage for Green Tree Relief at 124 S. Main Street. Motion carried 5-0.

Our next meeting is scheduled for May 13, 2019.

Update on the proposed provisioning center at 429 N. Main Street—Preapproval has been granted by the State. They should be able to start work within the month. They plan to knock down the existing building and construct new. Plans will be shared with the City within the month as well. The City had granted them a 30-day extension on their permit last month.

OLD BUSINESS: The Commission looked over 3 proposed draft changes to the Medical Marihuana Ordinance MMFLA/MRTMA as suggested in consultation with the City's attorney. Document #1 is our currently adopted Medical Marihuana Facilities ordinance. Concerning document #2, further consultation with the attorney is needed, perhaps addressing some specific uses differently among possible concerns. Kym and Ben will continue working with the attorney. In Document #3 two revised, highlighted areas were reviewed. It was noted in the first, Section III, #5, that it would be better to show State preapproval first, then the granting of the City Conditional Permit. In the second highlighted area, Section IV, #3, it was noted that Preschool should be added "...education in PRESCHOOL, kindergarten, or..." In Document #4 Microbusiness information was reviewed. This is an addition. Usage in the districts was reviewed. It was suggested to delete #16 and #17 in Section 152.047(B) from the I-1 district. It was suggested to add to Section 152.106(E), (4) (a) #ii "A six (6) foot tall perimeter fence REQUIRED FOR NON-RETAIL. In this section it was also suggested we could delete #v.

Master Plan review was tabled.

REPORTS: Concerning the violation notice for storage use issued by the City for 116 Michigan and 139 S. Main Street, Tom Everett, owner along with his wife, Emma, shared a proposed plan of remediation, especially for the 116 Michigan site. He is retiring soon from his regular full-time job, which should give him time to devote to his Radio Emporium business. He outlined some proposed physical changes, acknowledging that the building needs attention, and hopes to have some regular business hours. The Commission thanked him for his input, and hope that things will work out well.

Chad made a motion, seconded by Betty, to adjourn at 8:48. Motion carried 5-0.