

READING PLANNING COMMISSION

CITY OF READING

July 8, 2019

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

Christine closed the regular meeting at 7:02 and opened a public hearing to consider granting a Special Use Permit for Frankfort Green LLC at 116 Enterprise Drive. Robert Terry of Frankfort Green presented blueprints of the proposed Grow business showing building design and site layout. He also answered questions on security and odor control. A member of TIFA shared that they were ok with the proposed design and site location. Chad made a motion, seconded by Betty, to close the Public Hearing. Motion carried 6-0. Christine reopened the regular meeting at 7:24.

NEW BUSINESS: There were no further questions on Frankfort Green LLC's request for a Special Use Permit. Chuck made a motion, seconded by Betty, to approve granting a Special Use Permit to Frankfort Green LLC only at 116 Enterprise Drive. Motion carried 6-0.

An MMFLA application by BRT Capital 4, LLC to purchase the Happiest Camper Provisioning Center at 112 South Main Street. Chris Yermian of Frankfort Green LLC was present to address questions concerning the proposed acquisition and Provisioning Center application. The primary owner on behalf of BRT Capital 4, LLC is Brian Toma, who was not able to attend tonight's meeting. One commission member stated that it was the most complete application she had seen. Another commission member raised these concerns: No perimeter fencing is needed at 112 S. Main Street. The question was raised as to whether the present owner, Chris Clabaugh, would be working for Frankfort Green. Chris Yermian replied that this is not known. How would the Visitor Log be handled was raised? It was wondered whether the city would be notified if any employee was terminated? It was shared that only hires need to with the city. Chris C., Kym, Chris Y., and Chad all felt that this would require a lot of extra tracking and was not necessary. Chris C. stated that the State is not necessarily concerned with terminations. Chris Y. that there is training done with all hires. It was wondered how long recording images are kept. The response was 60 days. It was asked who would be on Brian's Advisory Board? Hopefully some local people would be included. The response was that there would be local and state people on it. It was noted that the Security Firm was listed as out of Troy, nothing local. A third commission member asked how many facilities Brian currently has? Chris Y. answered Brian has affiliations with 20 currently, although they are not all in Michigan. Reading is a little smaller than some locations, but is still forward moving in this state. A fourth commission member wondered whether Chris C. would be keeping his license. Chris responded affirmatively. It was also noted that the application does not show any counter offer from Chris

C. or agreement at this point. A fifth commission member noted that the written application document was only received for review the Tuesday evening six days before the Planning Commission meeting, with it also coming right on the heels of the 4th of July holiday. He also had other engagements on the weekend. His perusal of the application had some similar concerns as some of the other commission members, security and the advisory board being two of them. A concern was raised as to where the "Attached" explanation sheets were in this rather thick application. Seeing where they are was not possible. This concern was noted. It was noted that the application states that there will be physical security employees present, although Chris C. does not use any at the Happiest Camper. It was shared that there likely would not be any. A question about the acronym LARA was cleared up. Licensing comes from the state. It was noted that the proposed interior design was different than the layout of the Happiest Camper, and it was only a sketched drawing. Chris Y. stated that an updated one would be provided. It was noted that the application states "each of our outlets" while we are considering just this one at 112 S. Main Street. The top salaries and sales price proposed were a little bit of a surprise. It was shared that these are usual for people in those positions. It was wondered whether the advisory board members would ever be named or listed. There were no further concerns at this time.

It was the consensus of the commission to take no action on the application at this time, allowing it to come up for further review or action at the August meeting. Two of the members had not had any time to review the application, and it would allow some of the concerns to be addressed by then.

The next regular meeting is scheduled for August 12, 2019.

OLD BUSINESS: As a matter of note, the City Council revoked the conditional authorization for Reading Releaf by the Cook's at 429 N. Main Street at June's Council meeting. Nothing will be extended further.

Work on the Master Plan was tabled.

A Compliance Permit has been issued to:

Santure, 212 Lynn Street, for an addition, a deck and a garage. It was reviewed by members.

Chad made a motion, seconded by Chuck to adjourn at 8:16. Motion carried 6-0.