

READING PLANNING COMMISSION

CITY OF READING, MI

July 6, 2021

The meeting was called to order at 7:00 p.m. at Reading City Hall by chair Betty Blount. The meeting was held both remotely using Zoom and in person. Members in attendance were Betty Blount, Warren Bartels, Chad Penney, and Chuck Hartshorn. Attending remotely were Rebecca Matz and Derek Bassage. Absent excused was Lacy George. Also in attendance were Ben Wheeler, Kym Blythe, Christine Gollnick, Chris Clabaugh, Rob and Danielle Elder, Larry Richards, Dean Briner, Becky Pavka, Randy Sanders, Jim and Dilan Cole. Chad made a motion, seconded by Chuck, to approve the June minutes. Motion approved 6-0. The agenda was accepted as presented. There were no public comments at this time.

Betty closed the regular meeting at 7:02 and opened a Public Hearing to consider a Special Use application for a barber shop at 209 W. Elm Street by Rob and Danielle Elder. This property is currently in an R-1 zone. Christine Gollnick, a resident also living on W. Elm Street, shared a written and verbal objection to its approval. She felt it was not the right place to put a business as the Planning Commission has worked to keep business limited in that area. The Commission allowed a special permit for semi parking in that area only back in 2010. With additional traffic on the gravel drive, she was also concerned about the possible increased dust. Larry Richards shared that the site was commercial before zoning. He supported granting the special use requested by the Elders. Randy Sanders shared that he supported the Elders also. A barber shop would be advantageous to the city. Ben Wheeler wanted to clarify a point. The area has never been zoned commercial. Some commercial use was there before zoning was adopted by the city. When adopted that area was zoned R-1 in keeping possible residential development open in that area. Chris Clabaugh, who owns property near it, supported granting the special use permit. Chuck Hartshorn brought up the possibility of dust in addition to the farming dust on that south side of town. Rob Elder shared that there is already a lot of traffic down Elm, as it is one of the avenues into town. He also thinks a barber shop is an asset to the community. Jim Cole shared that the barber shop is an asset to the community as others outside of Reading come into town for a haircut. Dean Briner shared that it is just being used for truck parking rental, that it is not paved and dust was an issue raised in the past, but it has not been a big concern since 2010. He supports granting the permit at this property which he owns. With no further comments, Warren made a motion, seconded by Chad, to close the Public Hearing. The motion carried 6-0.

Betty opened a second Public Hearing at 7:18 to consider a Special Use application at 111 Enterprise Drive for a Class C Grower permit. Ben Wheeler shared that this is just the next step in moving from medicinal growing to also allowing recreational. Tom (?) shared that the growing is done in the same building that is already there. Becky Pavka asked whether more grow facilities could come into the Industrial Park. Chad shared that the number is not limited

in the Industrial Park. Only three provisional facilities are allowed in the Central Business District. Ben also shared that the facilities are limited by space regulations, such as a specified distance from schools. Tom added that this facility is just for growth, not retail sales. With no further comments, Chad made a motion, seconded by Chuck, to close the Public Hearing. Motion carried 6-0. Betty reopened the regular meeting at 7:28.

NEW BUSINESS: Discussion on action for a Special Use permit for a barber shop at 209 W. Elm Street—Warren was curious if Rob had considered the open site across from the Pizza Barn, which would be in the Central Business District. Rob shared that the proposed site at 209 W. Elm checked more of the boxes for what they want. Danielle was curious about signage regulations. There was some discussion on that, about size and type allowed, 16 square feet being mentioned. With no further discussion, Chuck made a motion, seconded by Chad, to approve the Special Use application for a barber shop as proposed at 209 W. Elm Street. On a roll call vote the motion was passed 6-0.

Discussion on action for a Special Use Class C Grow permit at 111 Enterprise Drive—Derek Bassage was concerned that there was still some marihuana smell at the school's track. Football players also practice there. Tom shared that filters are in place as required. Someone shared that this was the first time hearing of any possible odor at the track. With no further discussion, Chad made a motion, seconded by Chuck, to approve the Special Use Class C Grow permit by BBC Agriculture, LLC at 111 Enterprise Drive. On a roll call vote the motion was passed 6-0.

The next regular meeting is scheduled for August 10, 2021.

OLD BUSINESS: Follow up discussion on proposed improvements at 126 S. Main Street from June's meeting—Randy Sanders shared that he just wants to replace the existing siding with similar siding, just darker in color. It is just a maintenance issue. There was some discussion on type of appropriate vinyl siding as this is in the designated Downtown Historic District. The commission is trying to maintain that historic brick looks as much as possible. Chuck made a motion, seconded by Rebecca, to approve the proposed siding improvement at 126 S. Main Street. Motion carried 6-0.

COMPLIANCE PERMITS HAVE BEEN ISSUED TO:

Dorothy Slocum, 305 West St., for a handicap ramp

Randy Sanders, 713 S. Main St., for a porch

Gollnicks, 305 Railroad St., for a fence

PUBLIC COMMENT: Christine Gollnick shared that it is difficult to hear people online and that the commission seems to be in tunnel vision with marihuana use development, and should not lose site of other zoning issues.

Betty closed the meeting at 8:47 p.m.