

READING PLANNING COMMISSION

CITY OF READING, MI

January 27, 2025

The meeting was called to order at 6:30 p.m. at Reading City Hall by chairperson Chuck Hartshorn. Present were Chuck Hartshorn, Warren Bartels, Chad Penney, Melani Matthews, Adrien Miller, Frank Oddou, and Hannah Tunis. Absent: none. Also in attendance were Ben Wheeler, Grace VanCamp, Noris Shaba of Vybe, LLC, and 4 other guests.

**ELECTION OF OFFICERS** for 2025: Frank made a motion, seconded by Hannah, to keep the same officers as in 2024—Chuck Hartshorn/Chairperson, Chad Penney/Vice chair, and Warren Bartels/Secretary. Motion carried 7-0.

**2025 MEETING SCHEDULE:** After the TIFA election of officers, Hannah made a motion, seconded by Frank, to adopt the meeting schedule presented for both boards with the addition of meetings Feb. 24, April 28, June 23, Aug 25, Oct 27, and Dec 15. These extra dates will be optional meeting dates, but also scheduled to avoid having to post if needed. Cancellation would be easy via email. Motion carried 7-0.

**APPROVAL OF MINUTES:** Frank made a motion, seconded by Adrien, to approve the December 9, 2024 minutes. Motion carried 7-0.

**AGENDA ADDITIONS/DELETIONS:** None.

**PUBLIC HEARING:** Chuck opened a Public Hearing at 6:49 to consider a Special Use application for a marihuana provisioning center at 126 S. Main Street by Vybe, LLC, represented by Noris Shaba. Some concerns by the commission concerning the application were 1) it only cites medical marihuana and does not contain anything about recreational, 2) it cites 119 S. Main Street, not 126 S. Main Street, under “Operating Agreement” 1.4 as the Principal Place of Business, 3) the connection between Noris Shaba and Raymen Yaldo, listed as the Purchaser of 126 S. Main Street, p. 8, is not clear, 4) the schematics were hard to read as the print was very small to fit it on application pages, and 5) there was a question about entrance locations. There were no questions from the audience. Noris shared these comments: 1) he is crossing ownership with Raymond Norris and will be separating from him, 2) he is hoping to carry more products than the existing dispensaries in town, 3) hopefully this will bring more business into town, 4) he will be remodeling and the site will be larger than other existing ones, and 5) he will address design questions and specifics as to this application. With no other discussion Chad made a motion, seconded by Melani, to close the Public Hearing at 7:22. Motion carried 7-0.

**OLD BUSINESS:** A. The 2024 Annual Planning Commission Report—Melani made a motion, seconded by Hannah, to approve the report. Motion carried 7-0.

B. Updates on Ongoing Planning Commission Projects for 2025—tabled for now.

NEW BUSINESS: Consideration of the Special Use application for a marihuana provisioning center at 126 S. Main Street—Adrien made a motion to table the application until our next meeting pending revisions to the application, seconded Melani. Noris will communicate some of this with Grace at City Hall. Motion carried 7-0.

PUBLIC COMMENTS: Chris Clabaugh shared that with the provisioning application discrepancies need to be fixed as it looks like a 2 in 1 problem.

COMMENTS FROM COMMISSIONERS: Adrien shared that we had tabled details related to the Historic District for 119 S. Main Street in December as noted in the Annual Report. We will need to return to this. Frank shared that our role is to help business as much as possible for the benefit of the community. Hopefully we do this.

Frank made a motion, seconded by Adrien, to adjourn at 7:34. Motion carried 7-0.