

## CITY OF READING PLANNING COMMISSION

### 2019 Annual Report

January 7, 2019

A Public Hearing was held to consider a Special Use at 112 S. Main Street for a Medical Marihuana Provisioning Center for The Happiest Camper LLC by Chris Clabaugh. The Special Land Use permit was granted pursuant to all State and City requirements.

Officers for 2019 were elected.

The 2019 meeting schedule was approved.

The 2018 Annual Report was accepted.

The Planning Commission Bylaws were reviewed and deemed satisfactory at this time.

February 11, 2019

Colors and design for the sign for The Happiest Camper at 112 S. Main Street were approved. The business lies within the Downtown Historic District.

A conflict in the bylaws prohibiting the Planning Commission Chairperson being a member of the City Council was reviewed.

In reviewing the commission's Annual Work Program, it was felt that our focus should be in reviewing and revising the Master Plan this year. Our current document is dated 2000 and the goal would be to have the review completed for 2020.

March 11, 2019

Christine Gollnick was elected chairperson of the Planning Commission replacing Chad Penney who is now on the City Council.

A Public Hearing was held to consider the proposed signage for Lefties Pufforium at 108 S. Main Street. The proposed signage was approved.

Commission members visited the newly opened The Happiest Camper across the street.

It was noted that the MMFLA application for the Cook's at the north end of town was running down to the end of their one-year application time.

The MMFLA/MRTMA ordinance documents reviewed by the City's attorney were reviewed.

April 8, 2019

A Public Hearing was held to consider exterior color and improvements to the business at 108 S. Main Street which lies within the Downtown Historic District. A dark green color or vinyl overlay was approved.

A Public Hearing was held to consider a Special Land Use permit for a Medical Marihuana Provisioning Center for Green Tree Relief at 124 S. Main Street and exterior signage, design and color. Approval was granted pursuant satisfactory State and City Requirements.

The proposed provisioning center at 429 N. Main Street was granted a 30-day extension of their application by the city.

Four documents to the Medical Marihuana MMFLA/MRTMA Ordinance containing proposed changes in consultation with the city's attorney were reviewed. Some additional considerations were shared.

Storage use at two sites within the Downtown District at 116 E. Michigan and 139 S. Main Street and a violation notice were discussed. The owner shared his insights and goals for improvements and hopefully getting some regular business hours.

May 13, 2019

A Public Hearing was held to consider the awning roofing proposal at 110 S. Main Street. This is within the Downtown Historic District. A blue standing seam metal roofing was approved. The awning predates Historic District designation.

A Public Hearing was held to consider changes proposed to the Marihuana Establishments Ordinance in a follow-up to last month's review. Draft #4 with the recommended changes was approved.

Some minor changes necessitated by the façade structure by Green Tree Relief at 124 S. Main Street were shared with the commission. No problems were seen in the handling of it.

Master Plan Review is still on the horizon.

Commission members visited the newly opened Green Tree Relief across the street.

June 10, 2019

A Public Hearing was held to consider a Special Land Use permit for Reading Relief at 429 N. Main Street. It was felt not enough information was available to approve the permit and it could be reconsidered in the July meeting. A motion was approved recommending the city require a \$200,000 performance bond for the process to continue.

There were a few public concerns expressed in the Public Comment section that were answered by various people.

July 8, 2019

A Public Hearing was held to consider a Special Use Permit for Frankfort Green LLC at 116 Enterprise Drive for a grow facility. The Special Use Permit was granted.

An MMFLA application by BRT Capital 4 LLC to purchase the Happiest Camper Provisioning Center at 124 S. Main Street was reviewed. Numerous questions and concerns were addressed. No action was taken at this time to give some commission members further time to consider the application. It will be on next month's agenda again.

The city revoked the conditional authorization for Reading Releaf at 429 N. Main Street in their June meeting.

August 12, 2019

A Public Hearing was held to consider a Special Land Use Permit by BRT Capital 4 LLC for a Medical Marihuana Provisioning Center at 112 S. Main Street. They would be purchasing the business and needed approval. The Special Use Permit was granted.

A Zoning Compliance Permit by Razorback and Denison's at their business on the south end of town for adding a car wash at the site was considered. It was considered ok under the Automobile Service Station definition on a vote of 4-2.

Master Plan review is still on the table.

September 9, 2019

Master Plan review was begun. A "Master Plan Update Guide" was used.

October 7, 2019

Master Plan review was continued.

November 11, 2019

A Public Hearing was held to consider a Special Use Permit for JABS LLC at 113 Enterprise Drive for a Class A Medical Marihuana Grow Facility. The Special Land Use Permit was approved pending completion of all required city documentation.

The Planning Commission's By-laws were reviewed in conjunction with the Zoning Enabling Act. Further action to be considered in next month's meeting.

Master Plan review was briefly addressed.

December 9, 2019

A Public Hearing was held to consider a Special Land Use Permit at 124 S. Main Street by JABBS-BCC for additional adult (recreational) business. The Special Use Permit was approved 5-1.

A Public Hearing was held to consider a Special Land Use Permit for a MMFLA Class C Grow facility at 111 Enterprise Drive by BBC-Agriculture. The Special Land Use Permit was approved.

An MMFLA Class C Grower application by BBC-Agriculture at 111 Enterprise Drive was approved and it will move on to the City Council.

The commission approved an MRTMA Retail Establishment permit by JABBS LLC at 124 S. Main Street.

The 2020 meeting schedule was approved.

One additional minor adjustment to the commission's by-laws was made. The By-laws document was approved.

Work on the Master Plan was tabled.