



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Planning, Development, & Zoning

City of Alpena Planning Commission

Regular Meeting

Tuesday, June 14th, 2022 @ 6:00 p.m.

This meeting will be held in Council Chambers as well as virtually.

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofAlpena/planning-commission>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 178-564-461

AGENDA

CALL TO ORDER; ROLL CALL; PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES - Regular meeting May 10, 2022

PUBLIC HEARING AND COMMISSION ACTION

1. **22-Z-04 – 933 Lockwood St – Conditional Rezone from R-2 to R-T**
Approval Standards Provided (Appendix A)
Finding of Fact and property photos (Appendix B)
2. **22-SU-03 – 1105 W Chisholm St – Special Land Use Request for Adult Use Marihuana Retailer**
Approval Standards Provided (Appendix C)
Findings of Fact (Appendix D)
Site Plans (Appendix E)
Additional Information: Neighborhood Impact, Odor Mitigation Information, Product Destruction Information, Maintenance Information (Appendix F)

BUSINESS

- a) **UNFINISHED:**
 - a. Comprehensive Plan Goals Next Steps
 - b. Electric Vehicle Charging Infrastructure Next Steps
- b) **NEW:**
 - a. Election of Officers
- c) **COMMUNICATIONS OR REPORTS:**
- d) **CONTINUING EDUCATION:**

PUBLIC COMMENT





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MEMBER COMMENTS

ADJOURNMENT

MINUTES
City of Alpena Planning Commission
Regular Meeting (Council Chambers and Virtual)
May 10, 2022
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Paul Sabourin, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Boboltz , Vanwagoner, Kostelic, Sabourin, Bauer (appeared virtually), Gilmore

ABSENT: Wojda, Peterson

STAFF: Montiel Birmingham (Planning, Development, and Zoning Director), Kathleen Sauve (Recording Secretary)

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Agenda were approved as printed.

APPROVAL OF MINUTES: Meeting April 12, 2022, minutes were approved as printed.

PUBLIC HEARING AND COMMISSION ACTION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Red Brick Food Truck Park, 115-119 River Street – Birmingham explained that when there are two or more food trucks on any private lot, it is considered a food truck park. The Planning Commission is authorized to review the plot plan and issue approval, approval with conditions, or disapproval. The applicant submitted plot plan drawings for the entire space; modifications to the entire space will not be complete right away. Planned start date is Memorial Day weekend. No concerns by PDZ Staff have been identified with the plot plan. Note that an Electrical Permit will be pulled by Thunder Bay Electric to run electricity to the Food Trucks; building permits will be pulled for future construction of the pergola and service

counter area. The service counter, approach slab and port-a-jon will be ADA compliant. No setbacks from the property line are required in the CBD/DOD.

Two Food Trucks will be located on the site; 808 Bowlz (owned and operated by Red Brick) and Sherwood Pita Wagon (owned and operated by Jessie Fischer and her husband). Service provided will be for lunch and dinner hours.

Corey Canute, owner of the subject property, added that Phase 1 of the food park transformation will include an outdoor walk-up bar/access window for Red Brick to service patrons in the park, to take advantage of the social district.

Sabourin asked if the park's liquor license is part of the Red Brick or separate. Canute explained that he worked with the liquor commission and had the license extended out to the park area, since both properties are contiguous.

Kostelic ***motioned*** to approve the food truck park.

Gilmore ***seconded*** the motion.

Motion ***approved*** by unanimous vote.

Birmingham explained that the next step is to issue them a permit for the park, and then each individual food truck will also be issued a permit.

Becoming an EV Ready Community - Electrical Vehicle Charging Presentation – Birmingham and Bauer each presented information about becoming an EV ready community. Chris Lawrence, owner of Eagle Supply and early adopter of electric vehicles for personal use, gave his experience as an owner of an electric vehicle and the need for charging access within the City. He said that if Alpena had EV chargers, it would put us on the network for travelers to come through; currently Alpena is not on that charging access map.

Jason Repke, Director of Engineering at Alpena Power Company, explained that per regulations by the Michigan Public Service Commission, the power company cannot own the charging infrastructure. Currently they offer two programs, residential and general service plug in EV rate, which gives a 2.4 cents per kilowatt hour reduction, or 17% for off-peak usage which is 9:00 pm through 9:00 am Monday through Friday and all weekends and holidays. He said that with the last rate case settlement, the Alpena Power Company proposed a pilot program for EV charging stations. The case has been filed with the MPSC but has not been finalized. It would be one-third funded by the owner, one-third funded by the utility company (which would be capped at \$70,000), and one-third funded by an EGLE grant. It would gain the owner access to the general service rate for five years, not pushing them up into the higher service rate. He went on further to explain that their system is a fairly robust, looped system, and it is over built capacity wise to accommodate growth.

Sabourin inquired about the cost of the chargers. Lawrence said he doesn't use the same type of charger at his home as what would be used in the City, but paid \$600.00 for his charging unit with cable, and around \$200.00 for Omega electric to install it. Rather than paying thousands of dollars and trenching for each of the bigger chargers (which down the road would make sense), he suggested that you could have a smaller charger on a light post at every motel in town by next weekend for less than \$1,000.00 per piece. Repke said that downtown, anywhere there is a transformer, there will also be a service that is relatively close. Birmingham inquired about the payment of the electricity itself. Repke stated that each owner of a charger is metered, and it would be their responsibility; whether they charge someone for plugging in is up to them. Lawrence stated most businesses do not charge to plug into their chargers and making it free makes the most sense.

Sabourin questioned whether the Alpena Power infrastructure is large enough to support many more electric vehicles in the distant future. Repke stated that any additional investment and necessary upgrades required would come from their engineering studies.

Bauer described incentives for EV installation and how it can be used to help economic development and identified specific parties who may be interested in partnership for installation.

Anne Gentry, DDA, described how some other municipalities in Michigan own and operate their charging systems. She felt that downtown locations make the most sense.

Comprehensive Plan Goals – Birmingham had asked all of the members to choose three action items from the Comprehensive Plan that they as a group can focus on going forward.

Birmingham would like to focus on housing specifically, as it would be good timing now that there has been a Housing Task Force put together with the County of Alpena.

Sabourin stated that he felt Community Character and Quality of Life in reference to the EV situation is important, as it is looming largely in the future.

Kostelic selected to focus on the expansion of the fiber optic and wi-fi in the City. She agreed with Birmingham that housing is important. She also chose to focus on encouraging mixed-use development downtown and extending the pedestrian pathways to connect downtown with surrounding areas.

Gilmore would like to focus on updating the Comprehensive Plan annually rather than every five years and inviting students from our school system to participate.

Birmingham added that she agreed that they should be updating and revisiting the Comprehensive Plan annually, but also the Zoning Ordinance is old and they added money into the CIP to re-do that. She said she would like to place focus on that as well because it has been ten years since it was reviewed in its entirety.

Bauer echoed everything that everyone had already said but thought the focus should be on the participation plan and looking at different ways to get participation and feedback, particularly around housing.

Birmingham agreed that the participation plan needs to be improved to get community feedback.

Boboltz said that there should be focus on the objective of developing Standard Operating Procedures for the timely exchange of information between City, Township and County Planning Commissions, as well as cross representation on the other boards and committees. He stated he agreed with the Zoning Ordinance update.

Kostelic agreed with the Zoning Ordinance update.

Boboltz also suggested they focus on creating a public education campaign concerning waterfront vegetative buffers and evaluate the feasibility of regulatory approaches. He said it should not be a difficult process to do, to try to help teach people how to better manage their waterfront properties. Birmingham stated that she has a meeting coming up in the future with Huron Pines in which they will be looking at some infrastructure options, and that Huron Pines is listed as a partner on some of the goals in the Comprehensive Plan.

COMMUNICATIONS OR REPORTS: None.

CONTINUING EDUCATION: Birmingham provided links to two educational opportunities for the commission through the MSU Extension as follows: Making Defensible Decisions: Discretionary Standards, Conditions, and Procedural Due Process on May 19th, and Planning and Zoning for Solar Energy Systems on May 12th or June 1st. Another was the MAP Planning and Zoning Essentials Workshop, in Oscoda, Michigan on June 22nd, of which she provided the informational flyer. Birmingham also recommended the Citizen Planner training through the MSU Extension, which is available all the time and geared toward commissioners and council members who are new, but also a great refresher opportunity for those who are not new.

Sabourin discussed possibly making it mandatory to attend an essentials workshop within the first year of being on the commission. He also suggested that the Council should interview the commission's potential candidates. Bauer agreed that training should be mandatory, but in order to mandate training for the commission, it would have to be added to the by-laws.

Boboltz agreed that the planning and essentials workshop is a critical one for new commissioners. Birmingham said that an orientation packet has been created for new members. Sabourin said that training is essential because they are advisors to the City Council, and it is not something to take lightly.

PUBLIC COMMENT: Matt Leavesley, local resident speaking on behalf of himself and many other local residents who attended the previous two meetings, told the Commission he appreciated the fact that they all took the time to hear the residents out, giving each person five minutes to speak and doing their research to make sure that the decisions being made were as accurate and faithful to the law and their responsibilities to the community as possible. He stated that regardless of how each person voted, he was thankful for the time and effort they all took to listen to everybody and allow interaction, and that made it a nice part of the experience. He said that the minutes were well written and everybody did their best to put everything together and make sure that it was good for everybody involved.

MEMBERS' COMMENTS: Boboltz inquired if people are asking where the chargers are while they are in town. He said he does feel that the City should go forward with installing the chargers, whether it be in hotel parking lots or other strategic places downtown. Gentry stated that business owners around town are excited that the City recognizes the need for EV charging stations.

Sabourin announced that the month of May is when they are supposed to have their election of officers, or until their successors are selected and assume offices. His term on the Planning Commission ends in December. He stated that it has been a 40-year ride for him, and he has enjoyed his stay here, but at this point in his life, he would like to step down as the Chairman and have other people take other officer roles. Typically, the Vice-Chairman would step in as Chairman, which would be Randy Boboltz; then Steve Gilmore would step up from Secretary into the Vice-Chairman seat. Sabourin said he spoke with Matt Wojda a few days ago and he said he would be interested in the Secretarial position. He said it was a good time to make a change. Boboltz said he preferred to wait until the next meeting to make those changes in hopes that more commissioners would be in attendance. Everyone agreed, and Sabourin asked for the election of officers to be put on the June agenda.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:32 p.m., by Sabourin, Planning Commission Chairman.

Steve Gilmore, Secretary

REZONING STANDARDS/PROTEST PETITION

ARTICLE
10

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SECTION 10.2 REZONING STANDARDS

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

- A. Is the proposed rezoning consistent with the current Comprehensive Plan?
- B. Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses?
- C. Will there be an adverse physical impact on surrounding properties?
- D. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
- E. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
- F. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?
- G. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?
- H. Is the site served by adequate public facilities or is the petitioner able to provide them?
- I. Are there sites nearby already properly zoned that can be used for the intended purposes?

SECTION 10.3 PROTEST PETITION

- A. An amendment to this Zoning Ordinance is subject to a protest petition. If a protest petition is filed, approval of the amendment to the Zoning Ordinance shall require a 2/3 vote of the legislative body, unless a larger vote, not to exceed a $\frac{3}{4}$ vote, is required by ordinance or charter. The protest petition shall be presented to the City Council before final legislative action on the amendment and shall be signed by one (1) or more of the following:
 1. The owners of at least twenty (20) percent of the area of land included in the proposed change.
 2. The owners of at least twenty (20) percent of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.
- B. Publicly owned land shall be excluded in calculating the twenty (20) percent land area requirement under subsection (A).

FINDINGS OF FACT REZONE REPORT

APPLICANT: JAMIE MURPHY
PROPOSED USE: DUPLEX – 933 LOCKWOOD ST
DISTRICT: R-2
REVIEW DATE: 5/16/2022
REPORT: 22-Z-04



Summary of Request: Property was purchased by Mr. Murphy in September 2021 and represented as a legal duplex, but was not zoned or registered as a duplex by the previous owner. Records from 1977 to 1990 make reference to the property being utilized as a duplex; however, all records beyond 1990 refer to the home being utilized as a single-family home. Applicant is requesting a conditional rezone to use the property as a legal duplex. Tenants reside currently and were present at the time the property was sold.

REZONING STANDARDS: SECTION 10.2

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

A. Consistency with Comprehensive Plan

A goal of the Comprehensive Plan is to allow suitable housing opportunities for all income levels, age groups, household types, and resident types (year-round/seasonal). The Future Land Use map incorporates Single (R-1, R-2) and Two-Family (R-T) Residential districts into the same zone (Single & Two Family Residential).

B. Consistency of Use in Proposed District with Surrounding Properties

Home is immediately surrounded by R-2 district on all sides. One-half block east is the Commercial Corridor district and one block South is the R-T district which runs behind the Chisholm St CCD/OS-1 districts.

C. Adverse Physical Impact

There are no open violations in BS&A; previous violations from prior owners were comprised of lawn cutting and snow removal. Yard modifications will need to be made to allow for four parking spaces (2 stacked in interior side yard, 1 in front of outbuilding, 1 between sidewalk and street). **A condition of approval could be to maintain current space with condition to pave driveway within 24 months.**

D. Changes in Land Use to Immediate Area

While not a recent change, multi-family units already exist nearby as noted.

E. Creation of a Deterrent

Suggested rezone will continue to be for residential housing.

F. Special Privilege

Similar uses are currently taking place within one block of the property.

G. Use Within Present Zoning Classification

Space supports a multi-family layout and is currently being rented as such, even though it was previously used as Single-Family Residential.

H. Public Facilities

The lot is served by public facilities

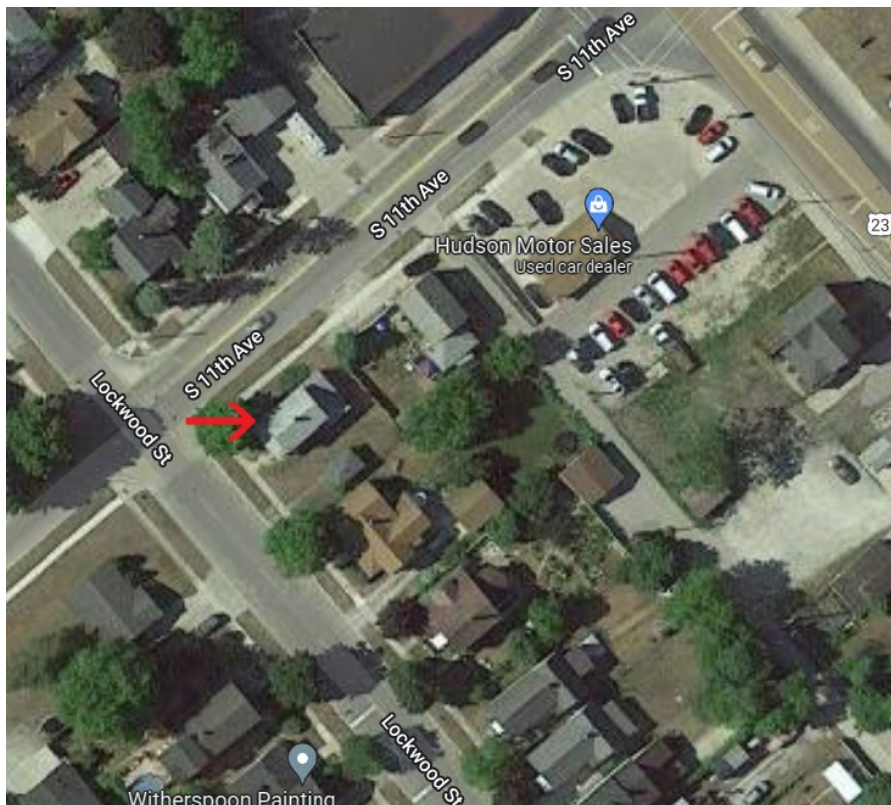
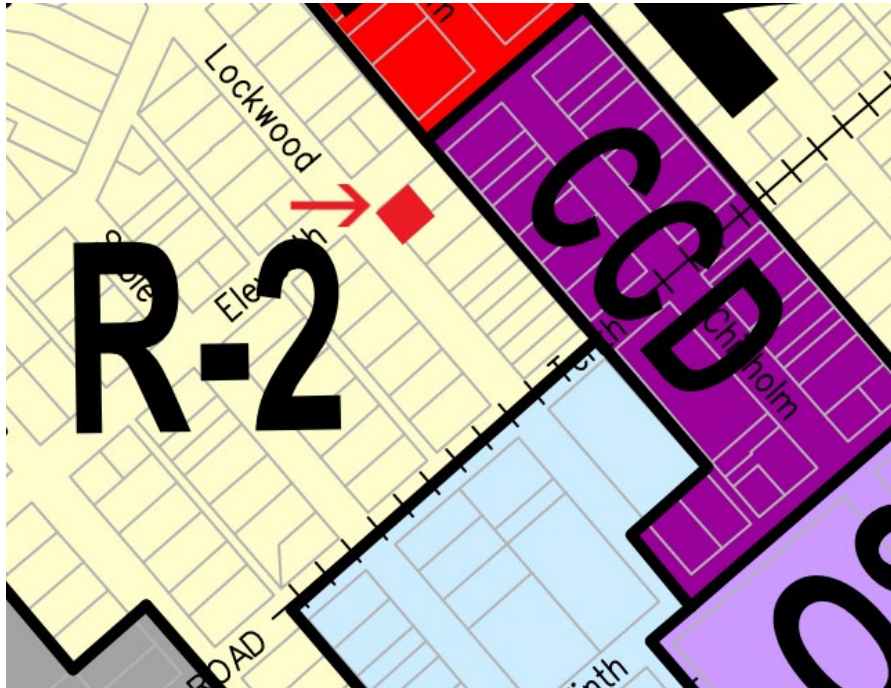
I. Surrounding Sites

There are sites nearby that are already zoned for multi-family use, but that does not necessarily mean there are units available to buy or rent.

ADDITIONAL NOTES

1. Applicant's Statement of Conditions: *Recently purchased property represented as Duplex. When I tried to register it, I was informed it was a single family home and I would like to get a conditional rezone so it will be legal duplex.* See Statement of Conditions in appendix.
2. Building department staff will complete an inspection of both units; a Certificate of Occupancy would only be issued upon passing the inspections and will be reinspected every 3 years as is required by the Rental Registration Program.
3. Objections received from property owners within 300': None

Map/Photos:







SITE PLAN SUBMITTAL & APPROVAL PROCEDURES

- F. **ZBA ACTION REQUIRED:** Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals shall be necessary before the site plan approval can be granted, or the site plan may be approved subject to favorable action by the Zoning Board of Appeals.
- G. **REPRESENTATION AT MEETING (FOR REVIEWS BY PLANNING COMMISSION):** The applicant or his/her representative shall be present at the scheduled site plan review. If the applicant fails to provide representation, the review may be tabled until the next scheduled Planning Commission meeting or may be acted upon without the applicant's input.
- H. **CONSULTANT:** The Planning Commission may request the assistance of a qualified professional planner, engineer, attorney, or other professional in the site plan review process, if deemed necessary or advisable.

SECTION 6.6 SITE PLAN APPROVAL STANDARDS

The Planning Staff or Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below unless the Planning Staff or the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property or to the intent of the Ordinance.

- A. **COMPLIANCE WITH DISTRICT REQUIREMENTS:** The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements as set forth in the Zoning Ordinance, unless otherwise provided.
- B. **PUBLIC WELFARE AND ADJOINING PROPERTIES:** The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall take into account the size of the property, uses on the adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal, orderly, and reasonable development or improvement of surrounding property for uses permitted in this Ordinance nor to diminish the value thereof and will be harmonious in use, appearance, and layout with existing and planned future uses in the immediate area.
- C. **LIGHT, AIR, AND ACCESS:** The location, size, and height of the building, walls, and fences shall be such that there is adequate open space so as to provide light, air, and access to the persons occupying the building and that there will be no interference with adequate light, air, and access to adjacent lands.
- D. **TOPOGRAPHY AND NATURAL LANDSCAPE:** All elements of the site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of elements that respect existing features of the site in relation to topography. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil

removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

- E. **DRAINAGE**: On-site drainage shall be required pursuant to §3.22. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties. Provisions shall be made to accommodate stormwater according to City ordinance and to prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.
- F. **PRIVACY**: The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
- G. **EMERGENCY VEHICLE ACCESS**: All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access in accordance with applicable regulations.
- H. **VEHICULAR AND PEDESTRIAN CIRCULATION**: Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. A pedestrian circulation system shall be provided and shall be as insulated as completely as reasonably possible from the vehicular circulation system. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves the project area shall be capable of safely and effectively accommodating the traffic volume and pattern proposed by the project. Where possible, shared commercial access drives shall be encouraged. All streets shall be developed in accordance with the Subdivision Control Ordinance and the City specifications.

In those instances wherein the Planning Staff and/or Planning Commission finds that an excessive number of ingress and/or egress points may occur with relation to major or secondary thoroughfares, thereby diminishing the safety or carrying capacity of the thoroughfare, the installation of appropriate alternatives, such as but not limited to marginal access drives, shared approaches, one-way drives, etc. may be required as conditions of approval.

- I. **FIRE AND SAFETY**: The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment. Fire protection measures shall be provided as deemed necessary by the Fire Chief in conformance with all applicable laws of the State of Michigan for the protection of residents and/or occupants of the structures.

SITE PLAN APPROVAL STANDARDS

- J. **ACCESS**: Every structure or dwelling unit shall have access to a public street, private road, walkway or other area dedicated to common use.
- K. **LOADING AND STORAGE**: All loading and unloading areas and outside storage shall be in accordance with §3.28.
- L. **SNOW STORAGE**: Proper snow storage areas shall be provided in accordance with §3.30 (G).
- M. **EXTERIOR LIGHTING**: Exterior lighting shall be in accordance with §3.27.
- N. **UTILITIES**: All utility services shall be provided in a manner least harmful to surrounding properties. All utilities shall be located underground, as applicable, unless specifically waived by the Planning Commission.
- O. **COMPLIANCE WITH OTHER STATUTES AND REGULATIONS**: Site plans shall conform to all applicable requirements of federal, state, and local statutes, and approval may be conditioned on the applicant receiving necessary federal, state, and local permits before the actual zoning permit is granted.
- P. **GROUNDWATER AND SURFACE WATER PROTECTION**: The following standards relating to groundwater protection shall be complied with, if applicable:
1. The project and related improvements shall be designed to protect land and water resources from pollution, including pollution of soils, groundwater, rivers, streams, lakes, ponds, and wetlands.
 2. Storm water detention, retention, transport, and drainage facilities shall be designed to use or enhance the natural storm water system on site, including the storage or filtering capacity of wetlands, watercourses, and water bodies, and/or the infiltration capability of the natural landscape. Storm water facilities shall not cause flooding or the potential for pollution of surface or groundwater, on-site or off-site.
 3. General purpose floor drains shall be connected to an on-site holding tank or sanitary sewer line (not a septic system) in accordance with state and county requirements, unless a groundwater discharge permit has been obtained from the Michigan Department of Natural Resources and the Environment. General purpose floor drains, which discharge to the groundwater or the storm sewer system, are prohibited.
 4. Sites at which hazardous substances, hazardous wastes, or potentially polluting materials are stored, used, or generated shall be designed to prevent spills and discharges of such materials to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.
 5. Secondary containment facilities shall be provided for aboveground storage or hazardous substances, hazardous wastes, or potentially polluting materials in accordance with state and federal requirements. Aboveground secondary containment facilities shall be designed and constructed so that the potentially

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- polluting material cannot escape from the unit by gravity through drains or other means directly or indirectly into groundwater.
6. Underground or above ground storage tanks shall be registered, certified, installed, operated, maintained, closed and removed in accordance with regulations of the Michigan Department of Natural Resources and the Environment.
 7. Existing out-of-service or abandoned underground or above ground storage tanks shall be closed and removed in accordance with regulations of the Michigan Department of Natural Resources and the Environment.
 8. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.
 9. Abandoned water wells (wells that are no longer in use or are in disrepair), abandoned monitoring wells, and cisterns shall be plugged in accordance with regulations and procedures of the Michigan Department of Natural Resources and the Environment and the District Health Department.
 10. State and federal requirements for storage, spill prevention, record-keeping, emergency response, transport and disposal of hazardous substances, hazardous wastes, liquid industrial waste or potentially polluting materials shall be met. No discharge to surface water or groundwater, including direct or indirect discharges of waste, waste effluent, wastewater, pollutants, or cooling water, shall be allowed without approval from state, county and local agencies as required by law.

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SECTION 6.7 SITE PLAN APPROVAL

- A. **APPROVAL BASED ON FINDINGS OF FACT:** The Planning Staff or Planning Commission shall approve, approve with conditions, or deny the proposed site plan based upon the above approval standards. The decision of the Planning Staff or Planning Commission shall be incorporated into a written statement of findings and conclusions relative to the site plan which specifies the basis for the decision and any condition(s) imposed.
- B. No construction, reconstruction, demolition, or other site work may progress in the interim between submittal and final approval of a site plan, and no building permit(s) shall be issued prior to the approval of the site plan.
- C. **SIGNED COPIES:** Upon approval of the site plan, three (3) copies of the site plan shall be signed and dated by the applicant and Planning Staff. One signed and dated site plan shall be provided to the applicant and two copies shall be retained by Planning Staff as part of the City's permanent zoning file. If required by staff, a digital copy of the final approved site plan shall be provided by the applicant.

SECTION 6.8 CONFORMITY TO SITE PLAN REQUIRED

Following approval of a site plan by the Planning Staff or Planning Commission, the applicant shall construct the site improvements in complete conformity with the approved site plan and conditions imposed. Failure to do so shall be deemed a violation of this Ordinance and the Zoning Permit may be revoked by the Planning Commission if approval was given by the Planning Commission or by the Planning Staff in the case of an administrative approval. The Planning Staff shall give the permittee notice of violation of the site plan at least ten (10) days prior to the revocation by the Planning Commission or Planning Staff to provide time for corrective action. The Planning Commission or Planning Staff may revoke such permit if it is determined that a violation in fact exists and has not been remedied since the notification of the intention to revoke a permit.

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SECTION 6.12 SPECIAL LAND USE APPROVAL STANDARDS

After the required public hearing, the Planning Commission shall approve, or approve with conditions, an application for a Special Land Use permit only upon finding that the proposed Special Land Use complies with all the following standards A - I. Uses which also require a site plan shall also adhere to the site plan requirements and approval standards in **§6.5 – §6.10**.

A. Allowed Special Land Use: The property subject to the application is located in a zoning district in which the proposed Special Land Use is allowed.

B. Compatibility with Adjacent Uses: The proposed Special Land Use shall be designed, constructed, operated and maintained to be harmonious, compatible and appropriate in appearance with existing or planned uses and the intended character of the area and the surrounding land, and shall not change the essential character of the area in which it is proposed to be located. The use shall not be hazardous or disturbing to existing or future nearby uses. In determining whether a Special Land Use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the Special Land Use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

1. Use activities, processes, materials, equipment, or conditions of operation;
2. Vehicular circulation and parking areas;
3. Outdoor activity, storage and work areas;
4. Hours of operation;
5. Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
6. The relative ease by which the impacts above will be mitigated.

C. Public Services:

1. The proposed Special Land Use will not place demands on fire, police, or other public resources in excess of current capacity.
2. The proposed Special Land Uses will be adequately served by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

D. Economic Well-Being of the Community: The proposed Special Land Use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole. The use will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.

E. Compatibility with Natural Environment: The proposed Special Land Use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the City or the natural environment as a whole. Natural features of the landscape, including but not limited to, ponds, streams, hills, and wooded areas, shall be retained where they afford a barrier or buffer from adjoining properties. The landscape shall be preserved in its

natural state, as far as practical, by minimizing tree and soil removal, and any grade or slope changes shall be in keeping with the general appearances of the neighborhood.

- F. **Impact of Traffic on Street System:** The location and design of the proposed Special Land Use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volume), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The proposed Special Land Use shall not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.
- G. **Non-Detrimental Standards:** The proposed Special Land Use shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be hazardous or detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic. The proposed Special Land Use shall comply with [§3.33 Performance Standards](#).
- H. **Consistent with Zoning Ordinance and Comprehensive Plan:** The use will be consistent with the intent and purposes of this Ordinance and meet the goals and objectives of the *City of Alpena Comprehensive Plan*.
- I. **Compliance with Supplemental Site Development Standards:** The proposed Special Land Use complies with all applicable supplemental site development standards as contained in [Article 7](#) of this Ordinance.

1 Purpose

2 Definitions

3 General
Provisions

4 Signs

5 District
Regulations6 Site Plan
Review7 Supplemental
Regulations

8 ZBA

9 Administration

10 Adoption &
Amendments

That the City of Alpena Zoning Ordinance, Article 7 (Supplemental Development Regulations) is hereby amended to read as follows:

Section 7.41 MEDICAL MARIHUANA FACILITIES AND ADULT USE MARIHUANA ESTABLISHMENTS

A. Standards:

1. Medical Marihuana Facilities and Adult Use Marihuana Establishments shall not be located within one thousand (1,000) feet of any school.
2. Medical Marihuana Facilities and Adult Use Marihuana Establishments shall not be located within two hundred fifty (250) feet of any place of worship, child care centers, addiction clinics and treatment facilities, the Boys and Girls Club of Alpena, or McRae, Bay View, or Water Tower Parks, or be directly adjacent to Starlite Beach Park or Mich-e-ke-wis Park.
3. Medical Marihuana Facilities and Adult Use Marihuana Establishments shall not be located in the district or area known as the "Downtown Development Authority."
4. Medical Marihuana Facilities and Adult Use Marihuana Establishments shall comply with the City of Alpena Ordinance No. 21-467 (Medical Marihuana Facilities and adult use marihuana establishments).

B. Submittal Requirements (in addition to submittal requirements in **Section 6.11**): Applicant shall submit the documentation contained in 1-3 below which will be reviewed by the Planning Commission. The Planning Commission shall also evaluate the site plan using the site plan review standards in **Section 6.6** and Special Land Use review standards in **Section 6.12**.

1. Applicant shall submit a plan which details economic benefits to the City by way of improvements to real property.
2. If an existing building is proposed to be utilized, applicant shall commit to physical improvements to exterior of existing building or structure. If no improvements are necessary, applicant shall include a statement indicating the reasons.
3. Applicant shall submit a maintenance plan that provides for upkeep of property, including exterior or right-of-way.

SECTION 2: SEVERABILITY

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Planning, Development, & Zoning

FINDINGS OF FACT SPECIAL LAND USE REPORT

APPLICANT: FADI YOUSIF
PROPOSED USE: ADULT USE MARIHUANA
RETAILER (ZELLA CANNABIS LLC)
DISTRICT: B-2
REVIEW DATE: 5/18/22
REPORT: 22-SU-03



Summary of Request: Applicant is requesting a Special Land Use for an Adult Use Marihuana Retail location (Zella Cannabis LLC) located at 1105 W Chisholm St. (request does NOT include Medical).

SITE PLAN REVIEW STANDARDS: SECTION 6.6

The Planning Staff or Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below unless the Planning Staff or the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property or to the intent of the Ordinance.

A. Compliance with District Requirements

1. **Zone:** The property is located within the B-2 District. Adult Use Marihuana Retailers are listed as an allowable Special Use in this district.
2. **Setbacks:** Required setbacks in the B-2 District are below – property and structure are legal non-conforming
 - i. Front Yard: Min 20 ft – building butts up to sidewalk
 - ii. Side Yard: Min 10' – interior side yard is 1.3' from property line, exterior side yard is more than adequate
 - iii. Rear Yard: Min 10' – more than adequate
3. **Building:** Applicant is utilizing an existing building. Existing exterior walls will remain and will be refreshed with paint; issues with exterior fascia will be remedied.
4. **Parking Location:**
 - i. Parking area has been modified and has moved to the rear of the building
 - ii. Ingress/egress are one way
 - iii. Rear parking setback of 5' has been waived by administrative departure – space is needed to allow for full number of parking spaces and for exit out of the last parking space
5. **Parking Spaces:** For 2000 square feet of retail space, 5 spaces are required. Site plan shows 5 available 90-degree spaces with appropriate dimensions, including 1 Handicap-Accessible space. The parking area shall be surfaced prior to the issuance of a permanent certificate of occupancy. This surface shall be striped and maintained in good condition and free of weeds, dirt, trash and debris. A bike rack accommodating 4 bikes is also provided.
6. **Loading Zone:** Loading/Unloading zone provided in the front of the building and activity will take place outside of normal customer hours.

Planning, Development, & Zoning

7. **Dumpster:** Outdoor bin provided with 6' high face brick enclosure with locking gate
8. **Landscaping:** Ordinance requires 20% of open area to be landscaped – applicant has adjusted the layout of the landscaping based on the parking lot modifications and exceeds the 20% requirement. The ordinance requires 2 canopy trees – 6 are provided, but tree types must be further evaluated and approved by Staff prior to Certificate of Occupancy being granted. Site plan also meets requirement for diversity of plant types with not more than 33% of any one species.
Condition of approval should include final review of tree types by City Staff.
9. **Fence/Walls:** 4'6" residential screening is required; proposed wall next to alley is 6'. Ordinance states that: Required screening of parking areas shall be achieved through the use of a decorative masonry/brick wall, decorative fencing, earth berms and landscape plant materials, either in combination or independently. Site plan modified to include decorative face brick on both sides of the fence. Additionally, the current fence bordering McDonalds will be torn down and completely replaced with a new fence. Zoning ordinance requires that Fences shall be maintained to retain their original appearance, shape and configuration. Elements of a fence that are missing, damaged, destroyed or deteriorated shall be replaced and repaired to maintain conformity with the original fence appearance and design.
10. **Signage:** Ingress/Egress entrance signs included. One business sign proposed on front elevation, totaling 9.6 sq ft, within required sign size; illumination not noted.

B. Public Welfare & Adjoining Properties

1. Previous uses on the property were professional offices (previously insurance and currently medical)
2. The use shall comply with section 3.33 (Performance Standards) including Odor Control. An odor mitigation plan was provided and calculations for the system relative to space of building were provided on the site plan.
3. Surrounding uses to the north, west, and south are commercial in nature. Uses to the east are residential; one residential property owner shares a property line and a 17' alley is in between. There is also one residence diagonal to the property across 12th St.
4. The facility is existing and will not hinder development of surrounding properties.

C. Light, Air, and Access

1. The building is one-story
2. Wall on rear property line abuts a 17' alley and one residential property
3. The use does not interfere with access of light, air, or access to adjacent property

D. Topography and Natural Landscape

1. No significant changes proposed – improvements made to current landscaping

E. Drainage

1. Site drainage is existing – no changes proposed

F. Privacy

1. No dwelling units are proposed

G. Emergency Vehicle Access

1. Emergency vehicle access is provided from 12th St., Chisholm, or rear alley.

H. Vehicular and Pedestrian Circulation

1. There are existing sidewalks along Chisholm St. and 12th St.
2. Proposed circulation on site plan is one-way with a landscape area added to separate ingress from egress

Planning, Development, & Zoning

I. Fire and Safety

1. Circulation is provided along the South, West, and North sides of the building. There is an alley on the east side of the property.
2. Updated City Municipal Ordinance requires a Knox Box (Key Box) for emergency access to the building and is required.

J. Access

1. The structure has access to 12th St. and public sidewalks

K. Loading and Storage

1. Outdoor dumpster and enclosure included on site plan and meets requirements
2. Loading/Unloading zone provided in the front of the building and activity will take place outside of normal customer hours.

L. Snow Storage

1. Snow storage is shown on the site plan – additional space can be used in landscape areas

M. Exterior Lighting

1. 25' light pole added to parking area and meets district height requirements; Planning Commission may require shorter fixtures.
2. 3 LED wall sconces added to exterior of building

N. Utilities

1. Utilities are existing

O. Compliance with Other Statutes and Regulations

1. Marihuana Retailers shall comply with City of Alpena Marihuana Licensing Ordinance 21-467 in the City Code of Ordinances.
2. Marihuana Retailers shall comply with the Michigan Department of Licensing and Regulatory Affairs (Marijuana Regulatory Agency) licensing rules.

P. Groundwater and Surface Water Protection

1. The standards for groundwater and surface water protection shall be complied with
2. Disposal Plan for Product Destruction and Waste Management was submitted and is included in the packet.

SPECIAL LAND USE APPROVAL STANDARDS: SECTION 6.12

The Planning Commission shall review and apply the following standards and factors in the consideration of any Special Land Use request.

Special Land Use permits are required for proposed activities which are essentially compatible with other uses, or activities permitted in a zoning district, but which possess characteristics or locational qualities which require individual review. The purpose of this individual review is to ensure compatibility with the character of the surrounding area, with public services and facilities, with adjacent properties, and to ensure conformance with the standards set forth in this Ordinance. Special Land Uses shall be subject to the general provisions and supplemental site development standards of this Ordinance as well as to the provisions of the zoning district where it is located. Each use shall be considered on an individual basis.

A. Allowed Special Land Use

The property subject to the application is located in a zoning district in which the proposed Special Land Use is allowed (B-2).

Planning, Development, & Zoning

B. Compatibility with Adjacent Uses

1. A retail use is compatible with commercial uses to the West, North, and South
2. Residential neighborhood is located on the same block and adjoins the property line to the East and diagonally across 12th Ave.
3. Known exterior effects are limited to traffic and parking
4. All business occurs inside the facility
5. Parking is provided
6. No outdoor storage is planned
7. Hours of operation are consistent with other nearby uses (9 AM to 8 PM Sunday through Saturday)
8. Exterior and Right-of-Way Maintenance plan was provided
9. Odor mitigation plan was provided
10. There were 0 letters or comments received from property owners within 300'; there was one phone call received by the current tenant of the property. They have an active business currently in this location and their lease does not expire until January 31, 2024; this will need to be addressed between the tenant and property owner.

C. Public Services

1. Essential public services (fire, police, etc.) are available

D. Economic Well Being of the Community

1. No direct public costs are anticipated because there is no need for street, sidewalk or water/sewer improvements
2. Extensive improvements to the interior of the building are planned. Exterior improvements of the building itself include painting, basic maintenance, and removing a window to replace with a wall; Exterior property improvements include new paved parking, new landscaping, walls for screening against residential, screened dumpster, lighting and a new fence bordering McDonalds.
3. Surrounding landowners to West, South and North are also commercial uses and the use will not be detrimental to other commercial uses. Entrance and parking are not on the South and East side of the lot and parking will be screened from residential use.

E. Compatibility with Natural Environment

1. No effect on natural resources
2. Landscaping improvements proposed

F. Impact of Traffic on Street System

1. Retail use is expected to generate similar traffic to what other retail uses in the area generate, and similar traffic to previous uses
2. One-way traffic flow pattern proposed on site plan

G. Non-Detrimental Standards

1. Applicant submitted a Disposal Plan for Product Destruction and Waste Management
2. Odors are required to be controlled; an odor mitigation plan was provided

H. Consistent with Zoning Ordinance and Comprehensive Plan

Economic Development: Objective B: Attract a diverse mix of new businesses. (8) Revitalize the City's central business district, including redeveloping its commercial corridors (e.g., Ripley Boulevard, Chisholm Street, First Avenue, etc.)

Housing: Objective C: Protect the neighborhood character of residential areas. (1) Require buffers or transition areas between residential and non-residential uses, while allowing for the continuation of existing neighborhood small businesses.

SUPPLEMENTAL DEVELOPMENT APPROVAL STANDARDS: SECTION 7.41

- A. **Standards:** The location of the facility complies with the maps of allowed areas posted by the City of Alpena.
- B. **Submittal Requirements: Economic Benefits to Real Property; Physical Improvements to Property; Maintenance Plan**
 - 1. In addition to the site plan, applicant included a statement indicating purchase price and planned physical improvements to real property as noted above; total purchase and renovation costs equate to \$500,000.
 - 2. Exterior improvements are planned per above
 - 3. Applicant submitted a statement regarding ongoing exterior maintenance of the property.

ADDITIONAL NOTES

Applicant is required to comply with the City Code of Ordinances (Medical Marihuana Facilities and Adult Use Marihuana Establishments) 21-467.

A Certificate of Occupancy would not be issued until all building and site plan requirements are met.
A license would not be issued until all required documents, permits, and certificates are verified and paid for.

Photos of property:







Planning, Development, & Zoning



PROJECT:
PROPOSED PROVISIONING CENTER

LOCATION:
1105 W CHISHOLM ST. ALPENA, MI 49707

DRAWING INDEX	
SHEET No.	SHEET TITLE
SP-1	TOPO SURVEY / EXISTING SITE PLAN (COVER SHEET)
SP-2	PROPOSED SITE PLAN
SP-3	LANDSCAPE PLAN
SP-4	PHOTOMETRIC LIGHTING PLAN
A-1	EXISTING / DEMO FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	BUILDING ELEVATIONS

Map Unit Description: Urbanland-Udipsammments, deep water table complex, 0 to 3 percent slopes—Alpena County, Michigan

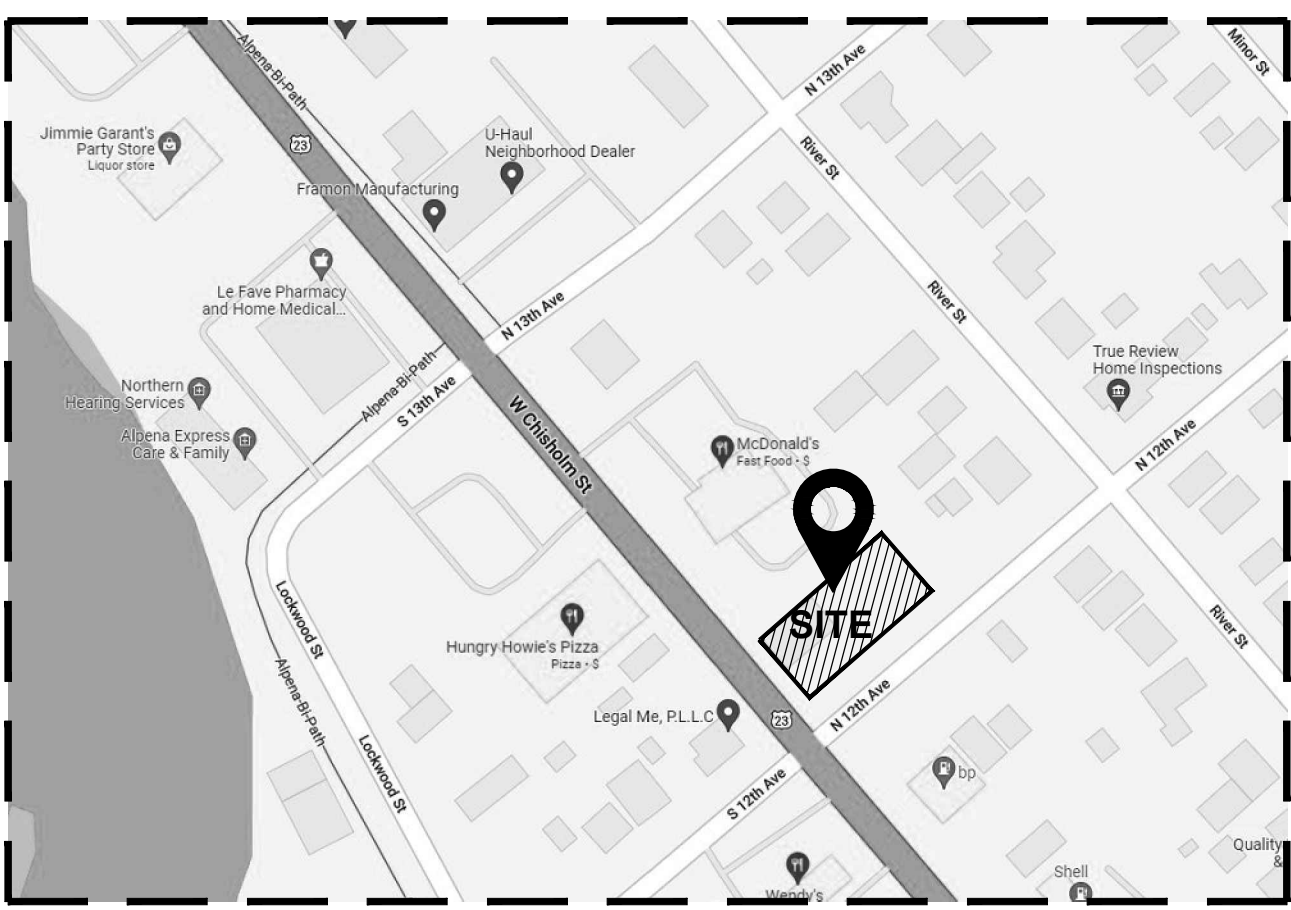
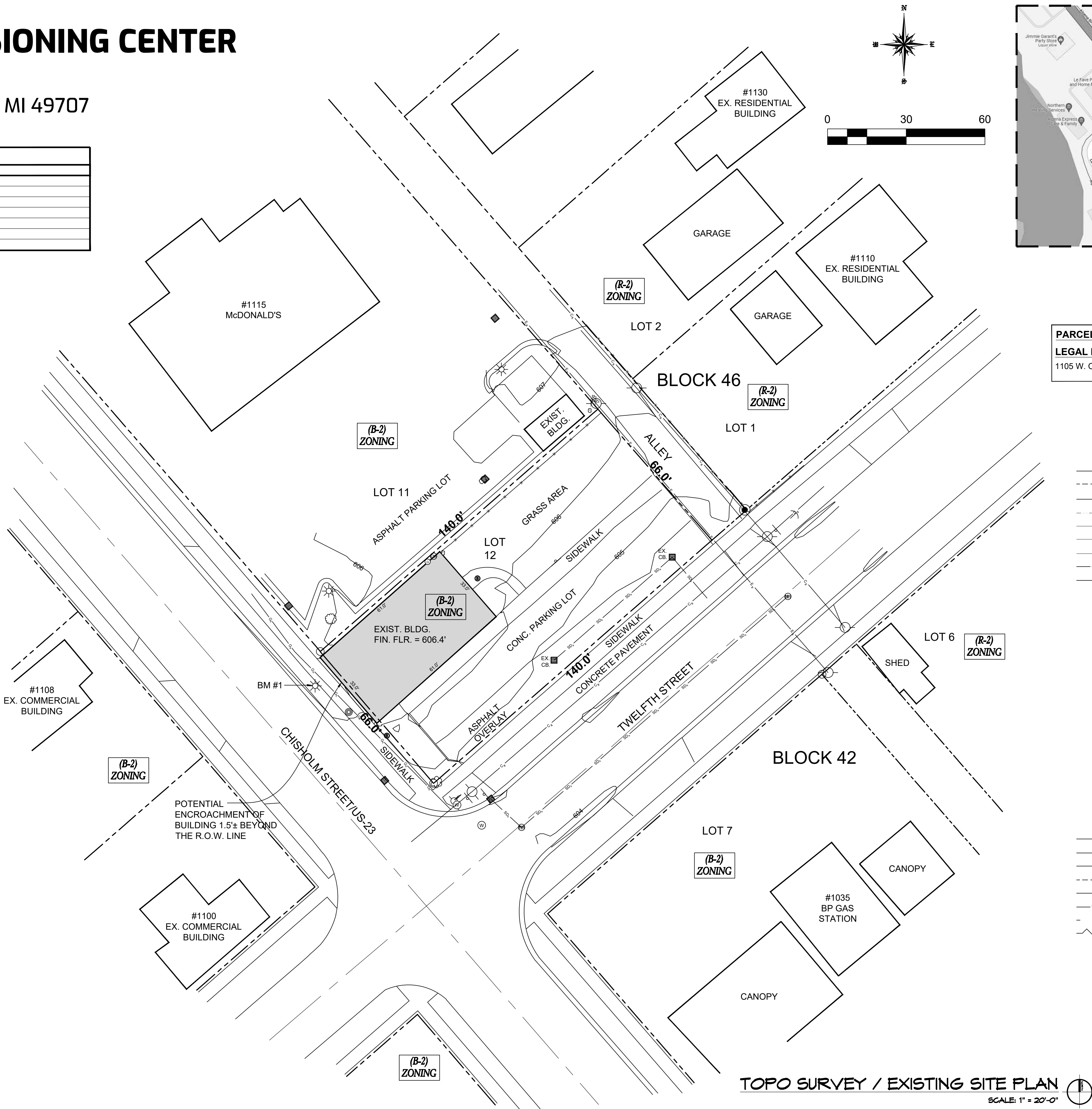
Alpena County, Michigan	
376A—Urbanland-Udipsammments, deep water table complex, 0 to 3 percent slopes	
Map Unit Setting	National map unit symbol: 8119 Elevation: 580 to 1,110 feet Mean annual precipitation: 27 to 32 inches Mean annual air temperature: 43 to 46 degrees F Frost-free period: 95 to 140 days Farmland classification: Not prime farmland
Map Unit Composition	Urban land: 65 percent Udipsammments, deep water table, and similar soils: 30 percent Minor components: 5 percent Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Urban Land	
Setting	Landform: Lake plains Landform position (three-dimensional): Rise Down-slope shape: Linear Across-slope shape: Linear
Description of Udipsammments, Deep Water Table	
Setting	Landform: Lake plains Landform position (three-dimensional): Rise Down-slope shape: Linear Across-slope shape: Linear Parent material: Sandy material
Typical profile	A - 0 to 4 inches: fine sand C1 - 4 to 42 inches: sand C2 - 42 to 50 inches: sand
Properties and qualities	Slope: 0 to 2 percent Depth to restrictive feature: More than 80 inches Drainage class: Well drained Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr) Depth to water table: About 42 inches Frequency of flooding: None Frequency of ponding: None Calcium carbonate, maximum content: 25 percent
Natural Resources Conservation Service	Soil Survey National Cooperative Soil Survey 5/10/2022 Page 1 of 2

Map Unit Description: Urbanland-Udipsammments, deep water table complex, 0 to 3 percent slopes—Alpena County, Michigan

Available water supply, 0 to 60 inches: Low (about 3.7 inches)	
Interpretive groups	Land capability classification (irrigated): None specified Hydrologic Soil Group: A Ecological site: F094CY031M - Cool Rich Sandy Drift Hydric soil rating: No
Minor Components	
Au gres	Percent of map unit: 3 percent Landform: Lake plains Landform position (three-dimensional): Rise Down-slope shape: Linear Across-slope shape: Linear Hydric soil rating: No
Taxes	Percent of map unit: 2 percent Landform: Depressions on lake plains Landform position (three-dimensional): Dip Down-slope shape: Linear Across-slope shape: Linear Hydric soil rating: Yes
Data Source Information	Soil Survey Area: Alpena County, Michigan Survey Area Date: Version 17, Aug 31, 2021

Natural Resources Conservation Service
Soil Survey
National Cooperative Soil Survey
5/10/2022
Page 1 of 2

APPENDIX E - SITE PLANS



LOCATION MAP
N.T.S.

PARCEL ID: 093-637-000-865-00
LEGAL DESCRIPTION:
1105 W. CHISHOLM ST. LOT 12 BLK 46 OF THE VILLAGE NOW CITY

- LEGEND
- EXISTING PAVEMENT
 - EXISTING GRAVEL
 - EXISTING BACK OF CURB
 - EXISTING TOP OF BANK
 - EXISTING BOTTOM OF BANK
 - EXISTING OVERHEAD POWER PRIMARY
 - EXISTING OVERHEAD POWER SECONDARY
 - UNDERGROUND GAS LINE
 - EXISTING OVERHEAD COMMUNICATION LINE
 - FIRE HYDRANT
 - CATCH BASIN
 - MAN HOLE
 - SANITARY CLEANOUT
 - ELECTRIC METER
 - WATER VALVE
 - GAS VALVE/METER
 - WATER SHUTOFF
 - POWER POLE
 - TELEPHONE ACCESS
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - GUY ANCHOR
 - SIGN
 - LARGE SIGN
 - POST
 - STRUCTURAL SUPPORT
 - MAILBOX
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - SIDEWALK WITH PAVERS
 - SIDEWALK
 - WATER LINE
 - TREE LINE
 - BRUSH/BUSH LINE
 - DECIDUOUS TREE
 - PINE TREE
 - BUSH

BM #1 - ELEV. = 605.26

NWL'Y BOLT ON LIGHT POLE BASE
AT THE NW CORNER OF LOT 12

HORIZONTAL DATUM IS MICHIGAN STATE PLANE
CENTRAL ZONE UTILIZING THE MDOT CORS

VERTICAL DATUM IS NAVD88 UTILIZING THE MDOT CORS

MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

VIVID
DESIGN STUDIO

PROJECT:
PROPOSED PROVISIONING CENTER

ADDRESS:
1105 W CHISHOLM ST. ALPENA, MI 49707

CLIENT'S NAME: Fadi Yousif & Mark Yousif

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_____	06/06/2022

DATE: 05/11/2022

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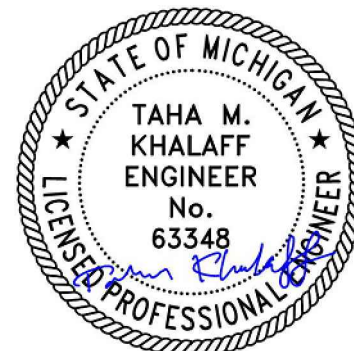
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SHEET TITLE:
TOPO SURVEY / EXISTING SITE PLAN

COVER SHEET

SHEET #:
SP-1

APPROVED BY:

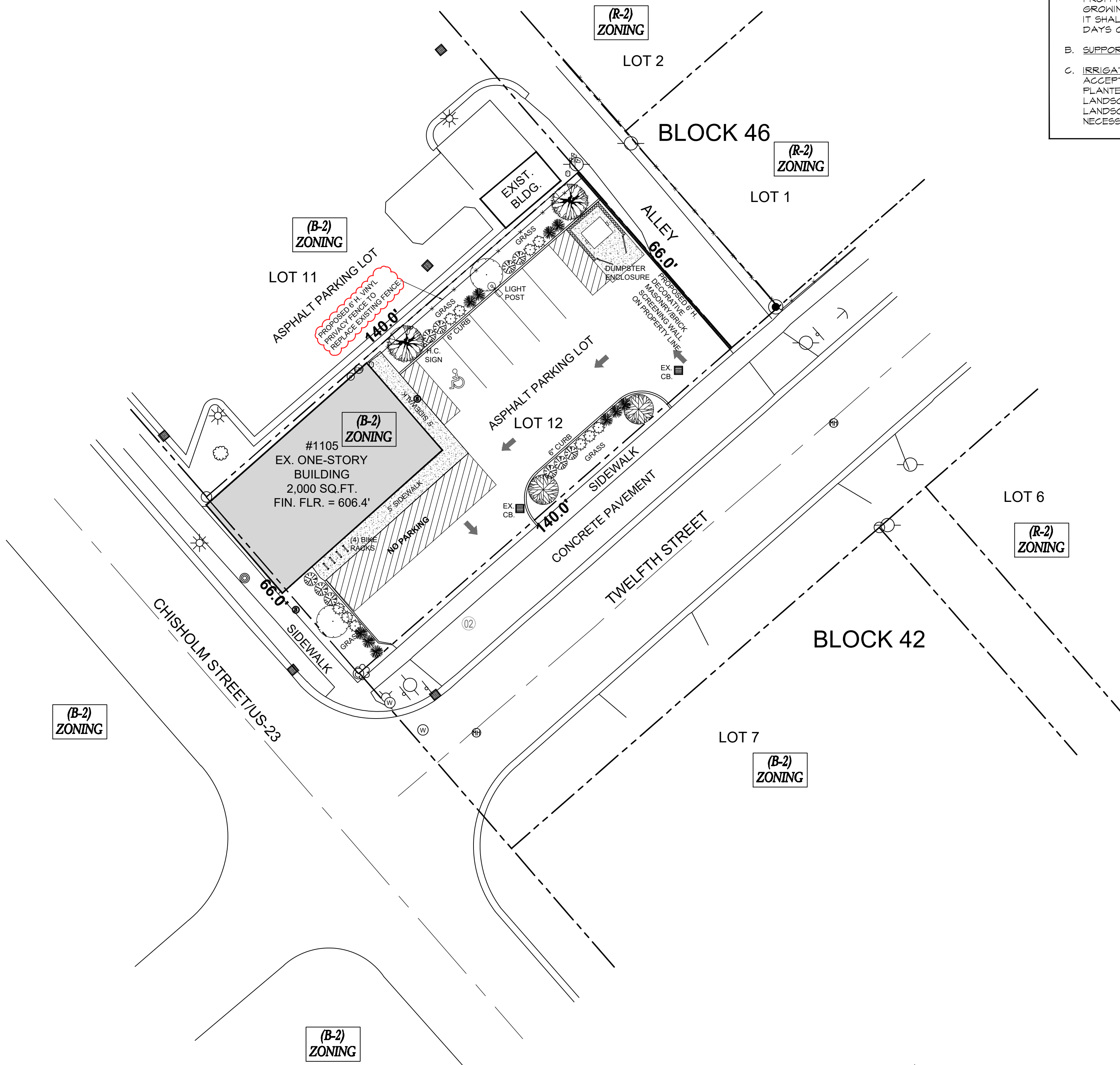


GENERAL STANDARDS:

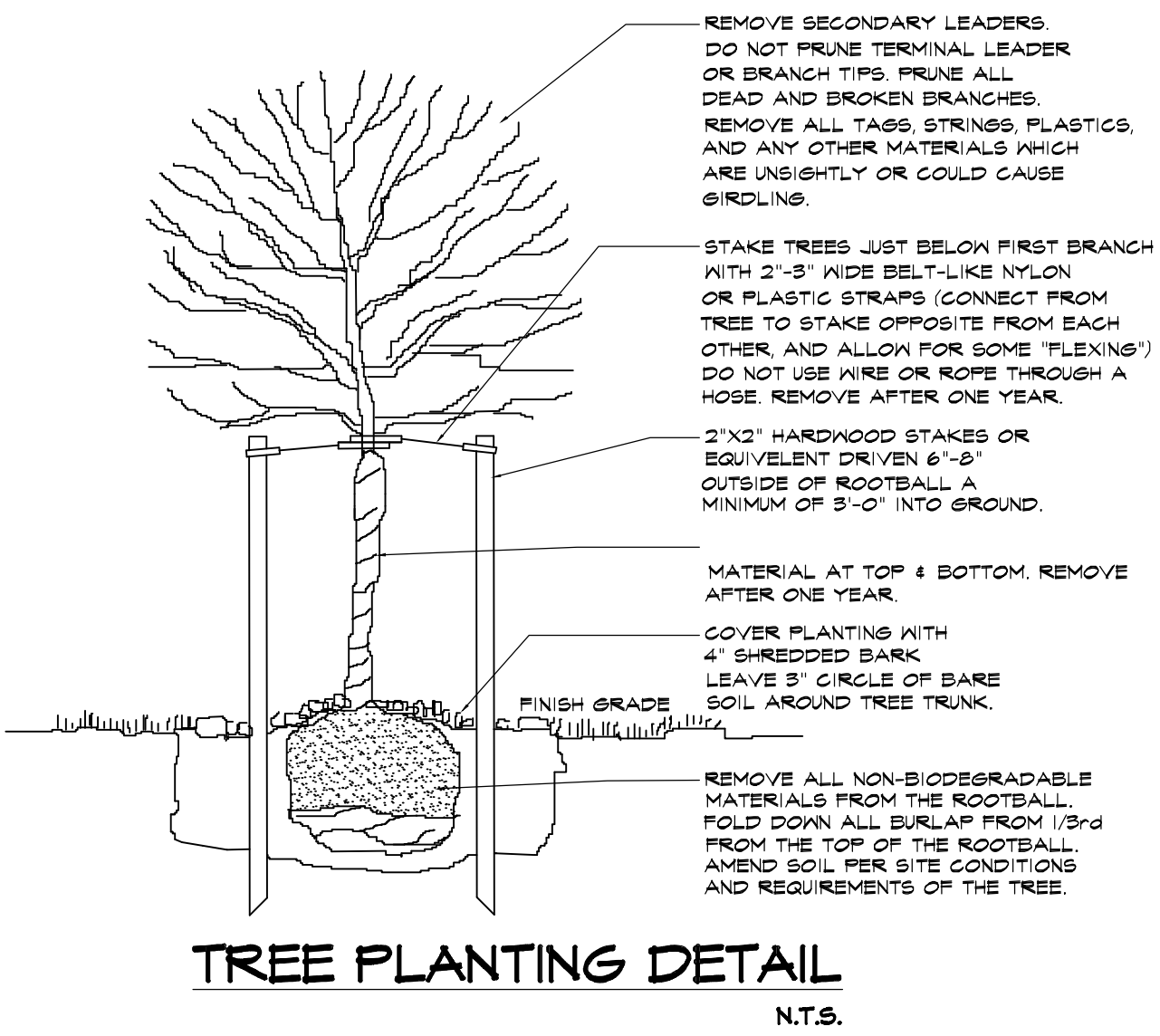
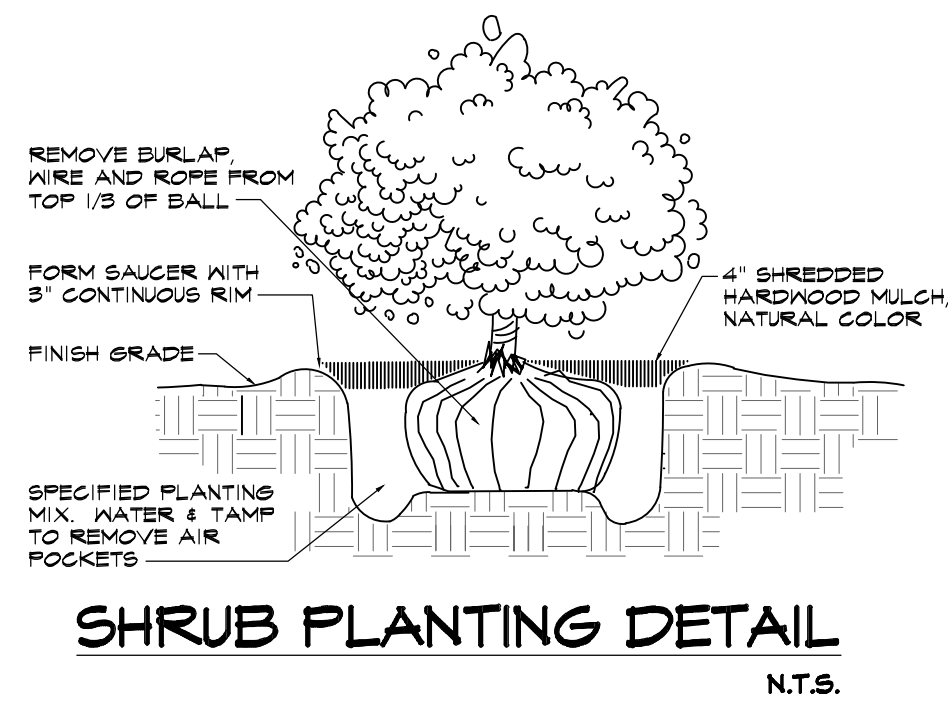
- ALL AREAS NOT COVERED BY BUILDINGS, PARKING AREAS, DRIVENWAYS, WALKWAYS, PEDESTRIAN PLAZAS OR OTHER PEDESTRIAN-ORIENTED IMPERVIOUS SURFACES OR WATER SURFACES SHALL BE PLANTED WITH LIVING VEGETATION, INCLUDING CANOPY TREES, SHRUBBERY AND GROUND COVERS. THE COMBINATION OF PLANT MATERIALS SELECTED SHALL BE PLACED IN HARMONIOUS AND NATURAL ASSOCIATIONS AND REPRESENT THE APPROVED INDIGENOUS LANDSCAPE MATERIALS LISTED IN SUBSECTION H.
- NOT LESS THAN TWENTY (20) PERCENT OF ANY LANDSCAPE AREA SHALL BE COVERED BY TREES, SHRUBS AND GROUND COVER IN COMBINATION. A COMBINATION OF STONE AND OTHER MULCHES, GRASS AND OTHER GROUND COVERS, PEDESTRIAN WALKS, OTHER IMPERVIOUS SURFACES OR WATER SURFACES MAY COVER THE REMAINING EIGHTY (80) PERCENT OF THE LANDSCAPE AREA. AREAS USED FOR STORM DRAINAGE PURPOSES, SUCH AS UNFENCED DRAINAGE COURSES OR RETENTION AREAS IN FRONT OR SIDE YARDS, MAY BE PART OF THIS EIGHT (80) PERCENT. WITHIN A FRONT AND CORNER SIDE YARD, THE FOLLOWING SHALL APPLY TO THE TWENTY (20) PERCENT TREE, SHRUB, AND GROUND COVER COMBINATION AREA:
 - AT LEAST ONE (1) CANOPY OR ORNAMENTAL TREE PER FOUR THOUSAND (4,000) SQUARE FEET OF YARD AREA FOR THE FIRST TWENTY-FOUR THOUSAND (24,000) SQUARE FEET; AND
 - ONE ADDITIONAL CANOPY OR ORNAMENTAL TREE PER SIX THOUSAND (6,000) SQUARE FEET OF YARD AREA ABOVE TWENTY-FOUR THOUSAND (24,000) SQUARE FEET.
- THE GENERAL SITE TOPOGRAPHY AND ANY NATURAL LANDFORMS UNIQUE TO THE PROPERTY SHALL BE MAINTAINED AND MADE PART OF THE DEVELOPMENT WHENEVER POSSIBLE TO REINFORCE THE LOCAL AND REGIONAL CHARACTER.
- THE SUBSTITUTION OF NATURAL VEGETATION IN LIEU OF LANDSCAPING MAY BE APPROVED ON A CASE BY CASE BASIS.
- ALL TREES SHALL BE LOCATED TO ALLOW SUFFICIENT ROOM FOR GROWTH.
- THE REQUIRED LANDSCAPING SHALL BE PLANTED WITH PERMANENT LIVING PLANT MATERIALS WITHIN THIRTY (30) DAYS FROM THE DATE OF OCCUPANCY AND SHALL THEREAFTER BE MAINTAINED IN PRESENTABLE CONDITION, AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS; PROVIDED FURTHER THAT ALL PLANT MATERIALS SHALL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY AND VIGOROUS GROWING CONDITION, AND SHALL BE KEPT FREE OF PLANT DISEASES AND INSECT PESTS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF DAMAGE OR DEATH OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. THE ZONING ADMINISTRATOR MAY EXTEND THE TIME PERIOD FOR PLANTING WHEN SEASONAL CONDITIONS ARE SUCH THAT PLANTING CANNOT BE UNDERTAKEN.

MINIMUM LANDSCAPE MATERIAL STANDARDS:

- ALL PLANT MATERIAL SHALL BE HEALTHY, FREE OF DISEASE AND INSECTS, COMPATIBLE WITH LOCAL CLIMATE, SITE SOILS, DRAINAGE, HAVE AVAILABLE WATER SUPPLY, AND MEET THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO ALTER DRAINAGE PATTERNS ON SITE OR ADJACENT PROPERTIES OR OBSTRUCT VISION FOR REASONS OF SAFETY, INGRESS OR EGRESS.
- ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER SO AS NOT TO OBSTRUCT ACCESS TO OR VIEW OF FIRE HYDRANTS OR OTHER FIRE CONNECTIONS, NOT INTERFERE WITH UTILITY LINES (ABOVE AND BELOW GROUND) AND PUBLIC ROADWAYS. LANDSCAPE MATERIALS SHALL NOT CONSTITUTE A NUISANCE TO NEIGHBORING PROPERTIES.
- EXISTING PLANT MATERIAL, WHICH COMPLIES WITH THE STANDARDS AND INTENT OF THE ORDINANCE, AS DETERMINED BY THE PLANNING DIRECTOR OR ZONING ADMINISTRATOR, SHALL BE CREDITED TOWARD MEETING THE LANDSCAPE REQUIREMENTS.
- THE PLANT MATERIAL SHALL ACHIEVE ITS HORIZONTAL AND VERTICAL SCREENING EFFECT WITHIN FOUR (4) YEARS OF INITIAL INSTALLATION.
- THE OVERALL LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN THIRTY-THREE (33%) PERCENT OF ANY ONE PLANT SPECIES.



LANDSCAPE MATERIAL:					
	QUAN	MIN. SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL
SHRUBS & BUSHES	8	2 FT. SPREAD	TAXUS X MEDIA 'WARDII'	WARD'S YEW	
	8	2 FT. SPREAD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	
	8	2 FT. SPREAD	JUNIPERUS SCOPULORUM	GREY GLEAM JUNIPER	
DECIDUOUS/CANOPY TREES	2	2.5' DBH 6 FT. HEIGHT	NYSSA SYLVATICA	RED RAGE TUPELO	
	2	2.5' DBH 6 FT. HEIGHT	ACER RUBRUM	ARMSTRONG MAPLE	
	2	2.5' DBH 6 FT. HEIGHT	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	
GENERAL REQUIREMENTS:					
A. CONDITIONS OF LANDSCAPING: LANDSCAPED AREAS AND PLANT MATERIALS SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWNS, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE. IF ANY PLANT DIES OR BECOMES DISEASED, IT SHALL BE REMOVED WITHIN 5 DAYS OF WRITTEN NOTICE FROM THE CITY AND REPLACED WITHIN 30 DAYS OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.					
B. SUPPORTS: TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER ONE YEAR.					
C. IRRIGATION: ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY, OR WITH AT LEAST ONE OUTLET LOCATED WITHIN 100 FEET OF ALL PLANTED MATERIAL TO BE MAINTAINED. THE PLANNING COMMISSION MAY REQUIRE FRONTAGE LANDSCAPING, BOULEVARD MEDIANS, INTERIOR PARKING LOT LANDSCAPING, AND OTHER CURBED LANDSCAPED AREAS TO BE IRRIGATED VIA AN UNDERGROUND SPRINKLER SYSTEM WHERE DEEMED NECESSARY.					



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PROJECT:
PROPOSED PROVISIONING CENTER

ADDRESS:
1105 W CHISHOLM ST. ALPENA, MI 49707
CLIENT'S NAME: Fadi Yousif & Mark Yousif

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_____	05/25/2022
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DATE: 05/11/2022

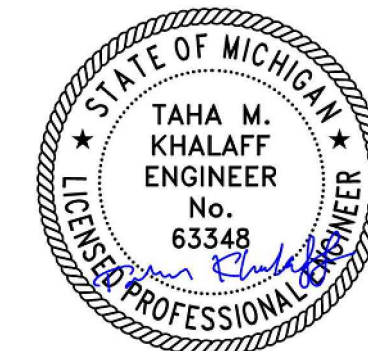
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SCALE: AS NOTED

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- LANDSCAPE PLAN

SHEET #:
SP-3

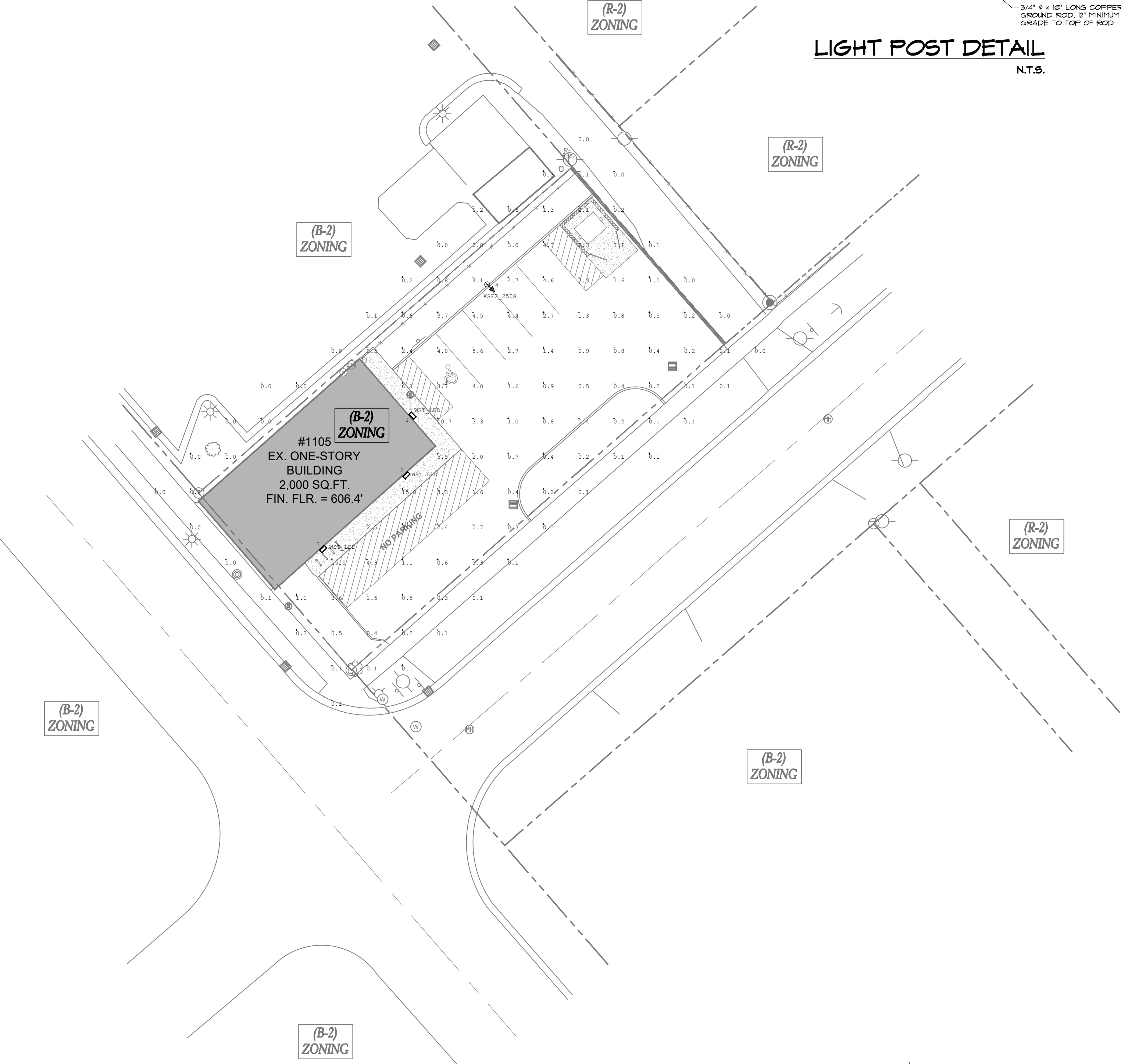
APPROVED BY:



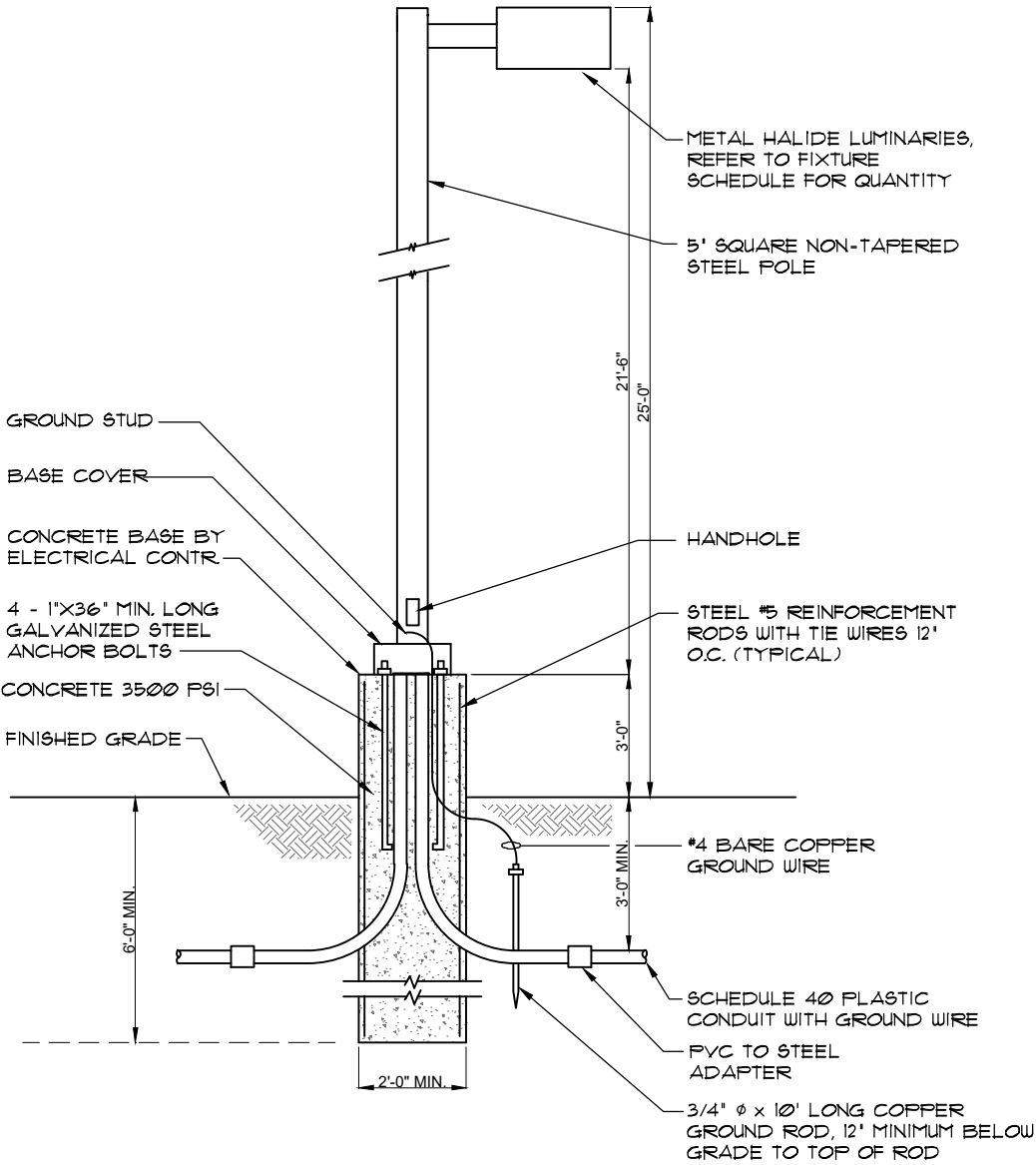
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	WST LED P2 40K VF HVOLT	SINGLE	N.A.	1.000	WST LED P2 40K VF HVOLT
	1	KSF2 250S_R2	SINGLE	30000	0.800	KSF2 250S R2

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	WST LED P2 40K VF HVOLT	117.324	188.18	8	45	0
2	WST LED P2 40K VF HVOLT	115.592	171.924	8	315	0
3	WST LED P2 40K VF HVOLT	92.018	151.029	8	315	0
4	KSF2 250S_R2	138.255	226.256	25	315	0

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	1.12	15.9	0.0	N.A.



PHOTOMETRIC LIGHTING PLAN
SCALE: 1" = 20'-0"



LIGHT POST DETAIL
N.T.S.



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for car lots, street lighting or parking areas.

CONSTRUCTION — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners, is retained with two .188" diameter hinge pins and secured with one quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.

Finish: Standard finish is dark bronze (DOB), polyester powder finish with other architectural colors available.

OPTICS — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff), Type IV (wide, forward throw), Type V (square). Lens is .125" thick impact-resistant tempered glass with thermally applied silk-screened shield.

ELECTRICAL — Ballast: Constant wattage autotransformer for 250-400W. Super CWA (pulse start ballast), DOE 2017 compliant, is required for 250-400W (SCWA option) for U.S. shipments only. CSA or INTL required for probe-start shipments outside the U.S.

Ballasts are 100% factory-tested.

Socket is porcelain, horizontally mounted mogul base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

INSTALLATION — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING — UL listed (standard), CSA Certified (see Options), NOM Certified (see Options), UL listed for 25°C ambient temperature and wet locations. IP65 rated.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomersResources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options**. **Example:** KSF2 400M R3 TB SCWA SP04 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting
KSF2	Metal halide	R2 Type II roadway	120 347	(blank) Magnetic	Type
	250M^{1,4}	R3 Type III asymmetric	208⁴ 480⁴	CWI Constant wattage isolated ⁵	SP Square pole
	320M^{1,4}	R4SC Type IV forward throw, sharp cutoff	240 ⁴ TB ⁸	Pulse Start	RP Round pole
	High pressure sodium ¹	RAW Type IV wide, forward throw	277 23050HZ ²	SCWA Super CWA pulse-start ballast	WB Wall bracket
	200S 400S 250S	RSS Type V square		NOTE: For shipments to U.S. territories, SCWA must be specified to comply with USA.	WW Wood pole or wall bracket
					Arm Length ⁷

Options	Finish ¹⁴	Lamp ¹⁵
Shipped installed in fixture	(blank) Dark bronze	DNAX Natural aluminum
PER NEMA twist-lock receptacle only (no photocontrol)	DWH White	DWHXD White
Single fuse (120, 277, 347V) n/a TB ⁸	DBL Black	DOBXD White
SF Double fuse (208, 240, 480V) n/a TB ⁸	DMB Medium bronze	DOBXD Textured dark bronze
DF Quartz restrike system ⁹	DNA Natural aluminum	DBLXD Textured black
QRS Quartz restrike system ⁹	CRT Non-stick protective coating ¹³	DNAXD Textured natural aluminum
QRSTD QRS time delay ^{4,9}	Super Durable Finishes	DNAXD Textured white
	DOBXD Dark bronze	DWHGXD Textured white
	DBLXD Black	

Accessories: Tenon Mounting Slipfitter						
Tenon O.D.	One	Two@180°	Two@90° ¹⁷	Three@120°	Three@90° ¹⁷	Four@90° ¹⁷
2-3/8" (6)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8" (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4" (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

- Notes**
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347V or 480V.
 - Use reduced jacketed lamp.
 - Not available with SCWA.
 - Must specify CWI for use in Canada.
 - Optional multi-tap ballast (120, 208, 240, 277V; (120, 277, 347V in Canada).
 - Consult factory for available wattages.
 - Use 9" arm when two or more luminaires are oriented on a 90° drilling pattern.
 - Must specify voltage. Not available with TB.
 - Maximum allowable wattage lamp included.
 - KiloWatch® controls are available only with 250S or 400S.
 - May be ordered as an accessory.
 - Price with KSF2 when ordering as an accessory.
 - Available with R2 and R3 distributions only.
 - See www.lithonia.com/archcolors for additional color options.
 - Black finish only.
 - Must be specified.
 - Must use RP09 or RP12.

OUTDOOR

KSF2-M-S



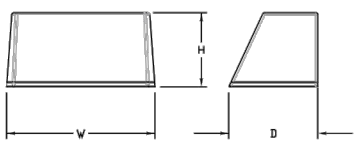
WST LED Architectural Wall Sconce



Specifications

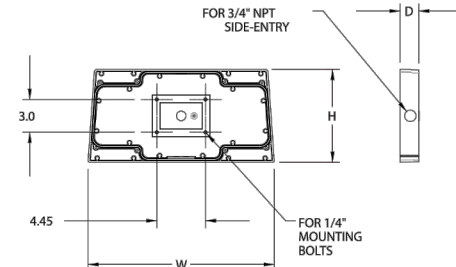
Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Catalog Number
Notes
Type

Use the Tab key or mouse over this page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

- To learn more about A+, visit www.acuitybrands.com/aplus.
- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

VIVID
DESIGN STUDIO

PROJECT: PROPOSED PROVISIONING CENTER

ADDRESS: 1105 W CHISHOLM ST. ALPENA, MI 49707
CLIENT'S NAME: Fadi Yousif & Mark Yousif

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REVISIONS:

_____	05/25/2022
_____	06/06/2022

DATE: 05/11/2022

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

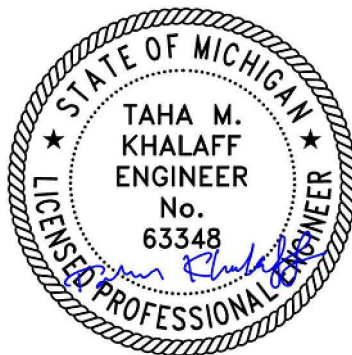
SHEET TITLE:

- SITE PHOTOMETRIC LIGHTING PLAN

SHEET #:

SP-4

APPROVED BY:



REVISIONS:	
_____	05/25/2022
_____	06/06/2022

DATE: 05/11/2022

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING'S ELEVATIONS

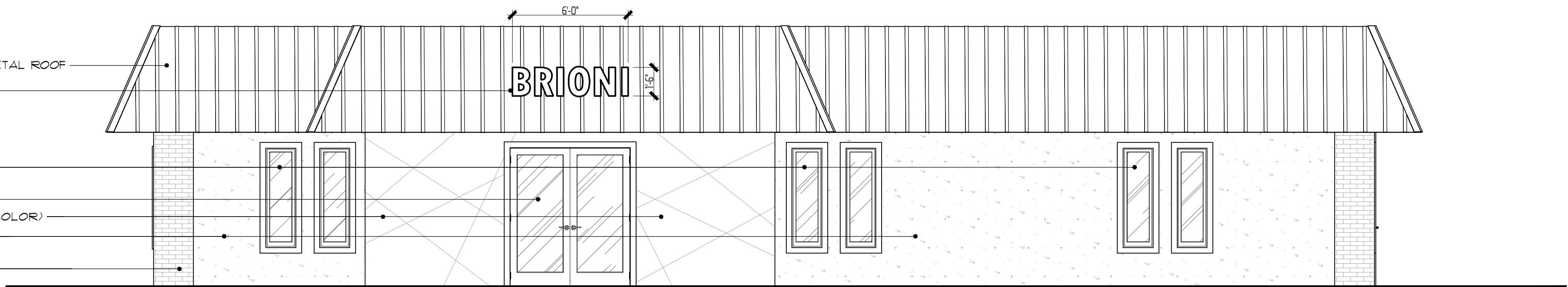
SHEET #:
A-3

APPROVED BY:



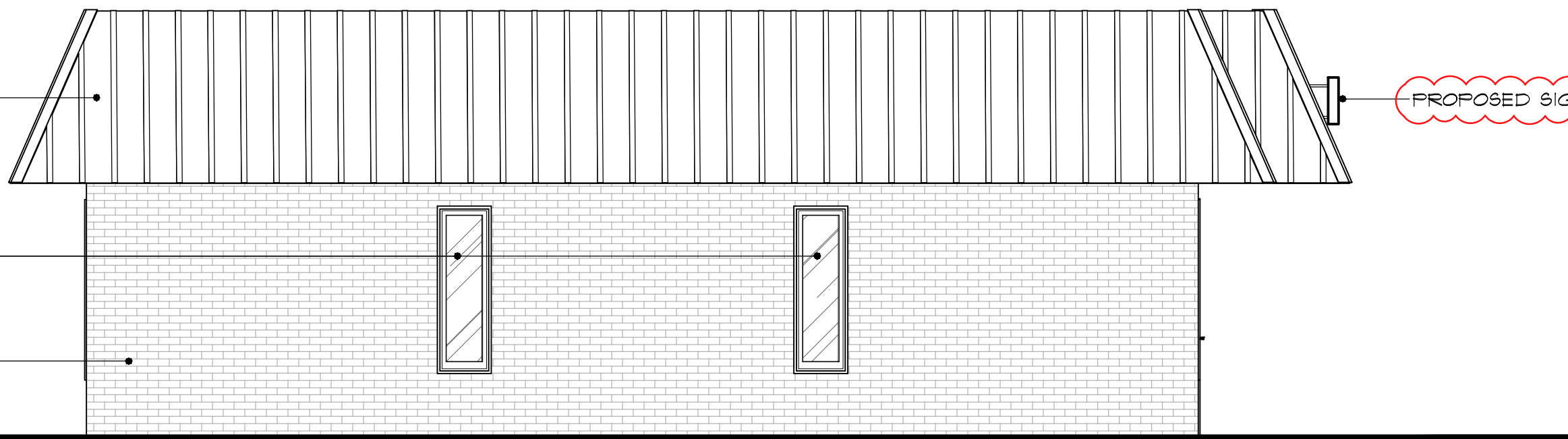
NOTE:
THE ENTIRE EXTERIOR OF THE BUILDING WILL BE REPAINTED NEW. ANY DAMAGED AREA IN THE EXTERIOR OF THE BUILDING WILL BE REPAIRED. REFER TO THE BUILDING'S ELEVATIONS.

EXISTING STANDING SEAM METAL ROOF
PROPOSED SIGN
EXISTING WINDOWS
W/ ALUMINUM FRAME
TEMPERED GLASS DOOR
W/ ALUMINUM FRAME
EIFS WITH GROOVES (WHITE COLOR)
EIFS (CHARCOAL COLOR)
EXISTING BRICK VENEER
(LIGHT BROWN COLOR)



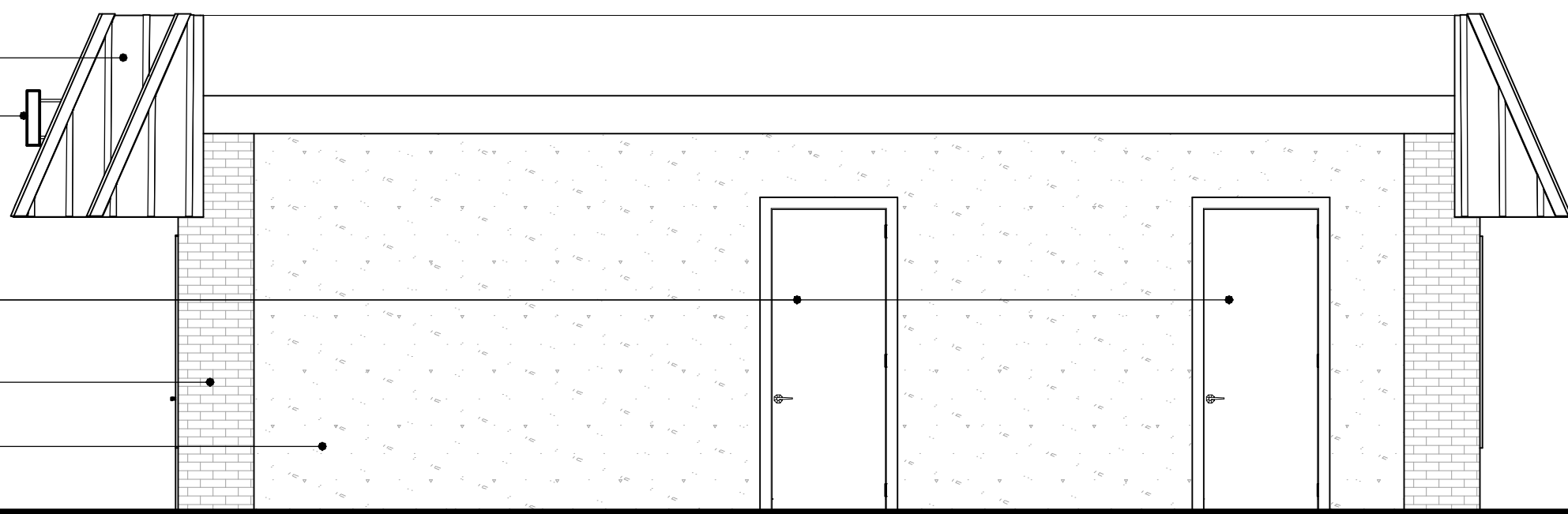
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING STANDING SEAM
METAL ROOF
EXISTING WINDOWS
W/ ALUMINUM FRAME
EXISTING BRICK VENEER
(LIGHT BROWN COLOR)



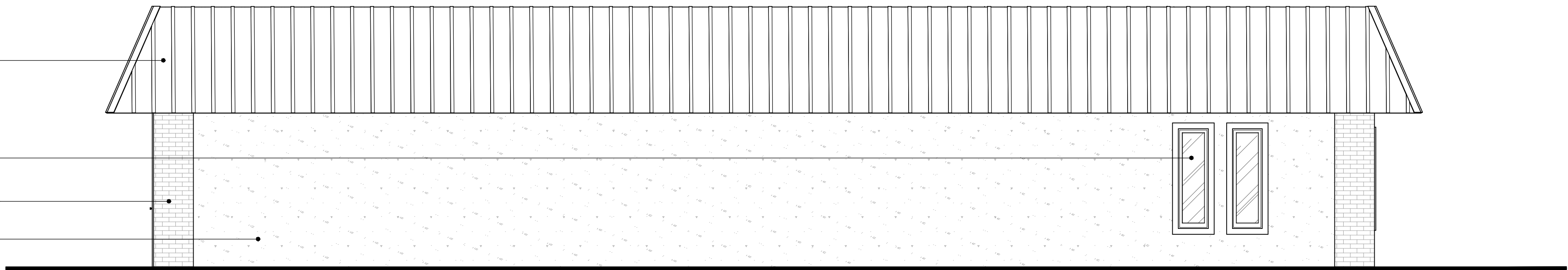
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING STANDING SEAM
METAL ROOF
PROPOSED SIGN
HOLLOW METAL DOOR
EXISTING BRICK VENEER
(LIGHT BROWN COLOR)
EIFS (BROWN COLOR)



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING STANDING SEAM
METAL ROOF
EXISTING WINDOWS
W/ ALUMINUM FRAME
EXISTING BRICK VENEER
(LIGHT BROWN COLOR)
EXISTING EIFS
(WHITE COLOR)



REAR ELEVATION
SCALE: 1/4" = 1'-0"

3D PERSPECTIVE MODEL
N.T.S.



Community Outreach & Education Plan

Zella Cannabis (the “Company”) is passionate about becoming a vital member of the Alpena community, and has crafted a deliberate and thoughtful community engagement strategy that demonstrates the Owners’ commitment to providing positive community benefits. Zella Cannabis will endeavor to serve as a business model in the marihuana industry in best practices to positively contribute to the community. The proposed provisioning center will bolster the local economy by creating jobs for residents and supporting local vendors and contractors through the Company’s purchases of materials, supplies, and services. Zella Cannabis has spent significant time learning about the City of Alpena to understand the true needs and goals of this special region. To become intimately involved and to ensure seamless communication between the Company and Alpena officials, business owners, and residents, Zella Cannabis will actively participate in community programs, events, and initiatives; regularly attend public meetings; host educational seminars; and actively seek to learn more about the City and its strategic directions. The Management Team will champion Zella Cannabis’s contributions to the community and will be tasked with understanding evolving community needs and evaluating how the Company can best provide support.

Zella Cannabis is deeply committed to becoming a positive influence in Alpena and a constant contributor to the betterment of the City. Community outreach will be developed based on key aspects of the Company’s mission and values, and grounded in the desire to build a provisioning center founded in successful, ethical, and compassionate business practices. Zella Cannabis looks forward to implementing a number of critical community engagement efforts, including a dedicated employee volunteer program; providing monetary and in-kind donations to aligned community organizations; sponsoring community-oriented public events; and contributing to the City’s economic health.

Community involvement and employee volunteering are core Company values, and will be required of all employees in order to instill a sense of respect and appreciation for the Alpena community. Zella Cannabis will also encourage the donation of volunteer time beyond the minimum requirement for all employees and will provide a list of community organizations, events, and activities for staff participation. The list of potential partner organizations is not exhaustive and will be continually updated and refined as the business grows and new support opportunities are identified. Zella Cannabis will continue to assess and evolve its Community Engagement Plan to ensure it is meaningfully integrated into the fabric of the Alpena community. Through progressive, sustainable business practices, Zella Cannabis will endeavor to be a collaborative partner committed to contributing to the well being and prosperity of those who call Alpena home.

Community Outreach

The Company will work diligently to integrate the provisioning center into the community

and to truly be considered a collaborative partner, committed to addressing the most pressing needs of the City. Zella Cannabis will produce an annual report outlining the most important community concerns raised throughout the year and the Company's responses and actions taken to address these issues. It is particularly important for Zella Cannabis's volunteer-minded Management Team to empower their staff to be selfless contributors in their own ways. The Company will develop a list of volunteer opportunities in Alpena from which employees may select the organizations, community events, or charities they would like to dedicate their outreach efforts. Zella Cannabis's robust employee volunteerism program will be supported through the offer of additional days paid time off per year to employees volunteering on behalf of the Company.

Zella Cannabis will contribute financial and in-kind support to those organizations and programs dedicated to the betterment and empowerment of local youth. Zella Cannabis will allocate annual contributions to curriculum-based, or school-sponsored programs committed to eliminating the pre-Kindergarten through twelfth grade achievement gap in public education; to discourage adolescent truancy and encourage achievement in secondary and post-secondary education; and offer education on drug awareness and substance abuse treatment and prevention. Zella Cannabis will also donate to organizations and programs that support health, specifically programs involved in the research of effective marijuana treatments of qualifying conditions, and efforts to improve the health of the community.

The security of the provisioning center and surrounding area, and the safety of its employees, patients, and neighbors will be of utmost importance to the Company. Zella Cannabis believes the solid presence of the new provisioning center, and implementation of the Company's comprehensive Security Plan will help to deter and reduce crime in the neighborhood, and position Zella Cannabis as an attribute to the community.

Zella Cannabis will proactively respond to and address concerns related to noise, light, odor, vehicle, and pedestrian traffic with special care and attention. Overall community concerns will be reviewed on a quarterly basis by the Management Team so the Company can proactively address all concerns and respond effectively in real time. While Zella Cannabis

intends to have a consistent positive impact on the neighborhood, the Company understands community members may have concerns about a marihuana business operating in the neighborhood. Zella Cannabis is prepared to make adjustments to day-to-day operations in the event of any negative effects upon the community. Company policies, standard operating procedures, and employee training will be reevaluated quarterly, and mandatory training for all employees will be conducted should any procedures undergo significant changes.

Community outreach will include the following actions:

- Introduction meetings between the Company's CEO and neighborhood organizations, business associations, crime watch organizations, and other local resident groups.
- Ongoing educational information sessions in the Company's state-of-the-art classroom to discuss current marijuana issues; the proper, safe, and legal use of marijuana; the benefits of marijuana; and Zella Cannabis's mission and goals.
- Implementation of a Company financial contribution and volunteer outreach program.
- Implementation of a Company employee volunteer program to incentivize staff to volunteer within the community, and develop resident relationships.
- Open feedback channels for neighborhood concerns, which can be immediately addressed via the Company's website, telephone or email.
- Non-obtrusive business practices to ensure the provisioning center is discreet, and operates like other retail businesses in the community.
- Use of carbon air filters to ensure no marihuana odors are released into the surrounding neighborhood.
- No blatant signage with offensive symbols or verbiage, or any internal signage that can be seen from the outside of the facility, unless otherwise required by law.
- Daily grounds maintenance to ensure the provisioning center is well-kept, and in keeping with the aesthetics of the neighborhood.
- Complete compliance with all Department, state, and local laws, rules, and regulations.

Community Education

Zella Cannabis believes education equals empowerment, and the more informed people are about marihuana, the better decisions they will make about their healthcare. Zella Cannabis will open and maintain dialogue with members of the community and local organizations to provide education on marihuana plant science, marihuana's properties and variations, and to encourage responsible marihuana use and safe consumption. The Company will

offer comprehensive educational consultations, and informational packets to teach all those who are interested in learning about the benefits of marihuana. The Company will also host “town hall” meetings and seminars that are geared towards teaching the community about medical marihuana. Through these events, the community can come learn, meet the Company’s management team, and ask experts their questions in a safe space.

Recognizing the importance of early intervention, Zella Cannabis will support local, nonprofit substance abuse prevention and treatment centers and organizations focused on youth services by providing workshops and educational materials to raise awareness of substance abuse. Zella Cannabis intends to be proactive in recognizing and preventing substance abuse. Employees will be trained on the physical effects of marihuana on the human body; how to recognize the signs of marihuana impairment or substance abuse; and what to do if an employee believes dispensing marihuana is not in the patient’s best interest. In the event a potential substance abuse problem is identified, trained employees will have the authority to deny dispensing marihuana and/or marihuana-derived products to a suspected substance-impaired patient. The Company will have handouts available on-site for referrals to local providers for drug treatment and support services.

Zella Cannabis is committed to the City of Alpena in every way possible. The Company intends to have a successful business that becomes a stakeholder in the community; truly cares about the patients and caregivers of which it serves; and continuously improves itself, its employees, and the community.

Odor Control

1. The premises shall have adequate storage space for marijuana will be stored in a secure safe room along with adequate surveillance and accessibility only to specified employees.
2. For odor control, the premises will use a closed loop/non-exhaust system in order to keep CO2 and odors inside the facility. Tube carbon filters will be used for mitigation of the odors. Filters will be replaced periodically.
3. The bulk of the inventory will be kept in jars which will contain odor.

Improvements to Structure

Asphalt shall be replaced throughout the parking lot;
Painting entire exterior;
Brand new landscaping – trees, bushes, and flowers.
Adding lighting to the exterior as well as the parking lot
Adding a brick fence between the property and the neighboring alley.
Adding a brick enclosure for the dumpster.

Maintenance of the property

Weekly landscape company shall cut grass.

Beginning and the ending of the Spring/Fall – the landscape will be cleaned up.
Snow removal throughout the winter season.
Daily checks throughout the exterior by employees to cleanup trash and debris.

Description of products and services to be provided

Marijuana flower;
Gummies;
Creams;
Oils.

All of which shall be in different style packaging based on vendor.

Sanitation and Waste Disposal

Per the CRA:

There is no form to fill out for destruction. When destroying product, documentation of the destruction, including full Metrc tag number, reason for destruction, and method of destruction, is required to be logged in your destruction log. Licensees should keep photos or video of the marijuanaproduct in its destroyed state, and photos or video of all tag numbers that correlate with the product being destroyed. Once product has been destroyed, the package(s) should be adjusted down to 0 and finished in Metrc. When making the adjustments, please use “waste” as the reason code and include a note that indicates the reason for destruction and the date it was completed. Evidence of destruction must be made available to the CRA upon request, but you are not required to send it to us unless it is requested.

R 420.211 Marihuana product destruction and waste management.

Rule 11. (1) A marihuana product that is to be destroyed or is considered waste must be rendered into an unusable and unrecognizable form through grinding or another method as determined by the agency that incorporates the marihuana product waste with 1 or more of the following types of non-consumable solid waste so that the resulting mixture is not less than 50% non-marihuana product waste:

- (a) Paper waste.
- (b) Plastic waste.
- (c) Cardboard waste.
- (d) Food waste.
- (e) Grease or other compostable oil waste.
- (f) Fermented organic matter or other compost activators.
- (g) Soil.
- (h) Other waste approved in writing by the agency.

(2) Marihuana plant waste, including roots, stalks, leaves, and stems that have not been processed with a solvent must be rendered into an unusable and unrecognizable form through grinding or another method as determined by the agency that incorporates the marihuana plant waste with 1 or more of the following types of compostable waste so that the resulting mixture is not less than 50% non-marihuana plant waste:

- (a) Food waste.
- (b) Yard waste.
- (c) Vegetable based grease or oils.
- (d) Other compostable wastes approved by the agency.

- (3) A licensee shall manage all waste that is hazardous waste pursuant to part 111 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11101 to 324.11153.
- (4) A marihuana product rendered unusable and unrecognizable and, therefore, considered waste, and marihuana plant waste must be recorded in the statewide monitoring system.
- (5) A licensee shall not sell marihuana waste, marihuana plant waste, or marihuana products that are to be destroyed, or that the agency orders destroyed.
- (6) A licensee shall dispose of marihuana product waste and marihuana plant waste in a secured waste receptacle using 1 or more of the following methods that complies with applicable state and local laws and regulations:
- (a) A licensed municipal solid waste landfill.
 - (b) A registered composting facility that has specific approval under part 115 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11501 to 324.11554, to accept the material.
 - (c) An anaerobic digester that has specific approval under part 115 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11501 to 324.11554, to accept the material.
 - (d) An in-state municipal solid waste or hazardous waste incinerator that has been permitted under part 55 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.5501 to 324.5542.
- (7) A licensee shall dispose of wastewater generated during the cultivation of marihuana and the processing of marihuana products in a manner that complies with applicable state and local laws and regulations.
- (8) A licensee shall maintain accurate and comprehensive records regarding marihuana product waste, and marihuana plant waste that accounts for, reconciles, and evidences all waste activity related to the disposal. The agency may publish guidance on marihuana product waste management.
- (9) As used in this rule, “unrecognizable” means marihuana product rendered indistinguishable from any other plant material.
- (10) Under the MRMTA, a licensed marihuana microbusiness, class A marihuana microbusiness, or marihuana retailer who participates in a temporary marihuana event shall destroy and dispose of any marihuana product that is considered waste, and any marihuana plant waste, resulting from the licensee’s activities during the event according to the applicable provisions in this rule.
- (11) Except for the marihuana product waste specified in subrule (10) of this rule, a marihuana event organizer who holds a temporary marihuana event under the MRTMA is responsible for destroying and disposing of any marihuana product waste and marihuana plant waste that results from the event. All marihuana waste must be rendered unusable and unrecognizable and disposed of in accordance with this rule and in compliance with all applicable state and local laws and regulations.
- (12) Under the MRMTA, a licensed designated consumption establishment shall destroy and dispose of any marihuana product left at the establishment that is considered waste and any marihuana plant waste, in accordance with this rule and in compliance with all applicable state and local laws and regulations. The designated consumption establishment shall maintain a log of any marihuana product that is considered waste, and marihuana plant waste, which must include a description of the waste and the amount and the manner in which it was disposed. The designated consumption establishment licensee shall make the log available to the agency upon request.
- (13) Nothing in these rules prohibits a grower, with agency approval, from disposing of marihuana plant waste as compost feedstock or in another organic waste method at their marihuana business in compliance with part 111 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11101 to 324.11153.

Comprehensive Plan Goals

TOPICS OF FOCUS IDENTIFIED BY PLANNING COMMISSION AT 5.12.2022 MEETING

- Housing
- Community Character/Quality of Life – Electric Vehicle Charging Specifically
- Fiber Optic/WIFI Network in the City
- Encouraging Mixed Use Development Downtown
- Extending Pedestrian Pathways to connect downtown with surrounding areas
- Updating Comprehensive Plan Annually rather than every 5 years
- Inviting students from school system to participate
- Updating Zoning Ordinance
- Public Participation Plan, feedback on housing
- Developing Standing Operating Procedures for the timely exchange of information between the City, Township, and County Planning Commissions
- Cross representation on other boards and committees
- Public education campaign concerning waterfront vegetative buffers and feasibility of regulatory approaches

STAFF THOUGHTS

- Updating Zoning Ordinance
 - Work starts by NEMCOG on July 1, 2022
- Housing – can be addressed with zoning ordinance updates
- Community Character/Quality of Life – Electric Vehicle Charging Specifically
 - EVCs can be addressed with zoning ordinance updates
 - Do you want to add this as a goal within the Comprehensive Plan?
 - How do you want to approach EVCs within the zoning ordinance? (i.e., allow vs require, types of chargers allowed by district, minimum or required parking spaces, signage, etc.)
- Fiber Optic/WIFI Network in the City
 - What opportunities exist within City limits?
 - What do we hope to accomplish?
- Encouraging Mixed Use Development Downtown
 - What areas of the zoning ordinance may need updating to encourage this?
 - Other ways to encourage outside of zoning?
- Extending Pedestrian Pathways to connect downtown with surrounding areas
 - What specific areas would be targeted to be connected?
- Updating Comprehensive Plan Annually rather than every 5 years
 - When would you like to have the first discussion and annual review cycle?
 - Reviewing primarily the goals?
 - Timing relative to CIP
- Inviting students from school system to participate
 - DDA is currently piloting – wait to get feedback from DDA and/or until school is back in session?
 - Who would like to own building this program, including being a mentor to the student(s)?
- Public Participation Plan, feedback on housing
 - Address first within Housing Task Force sessions and Redevelopment Ready Program steps

- Developing Standing Operating Procedures for the timely exchange of information between the City, Township, and County Planning Commissions
 - How best to exchange information?
 - Responsibility of the Chair?
 - What do we hope to achieve once information is exchanged?
- Cross representation on other boards and committees
 - Which boards/committees should be considered?
- Public education campaign concerning waterfront vegetative buffers and feasibility of regulatory approaches
 - Regulatory approaches could be considered with zoning ordinance updates
 - What areas within zoning and education are lacking that should be focused on?
 - Education campaign strategy/method?
 - Staff can ask Huron Pines to review zoning ordinance