



PLANNING COMMISSION Special Meeting

October 06, 2022

A Special Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, October 06, 2022. Roll was called at 6:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Betony Braddock
Doug Buck
Carolyn Dettmer
Rick Neumann (6:02)
Ted Pall
Charles Willmott
Richard Mooradian

Others: James Dittmar, 714 East Lake Street
James Ehrnst, 702 Elizabeth Street
Elizabeth White, 927 East Lake Street

Staff: Zachary Sompels, City Planner
Shane Horn, City Manager

Commissioner Pall announced that while he may be on the Defending Petoskey website, and he has concerns with marihuana's effects on young minds, he has no affiliation with that group.

Discussion of Recreational Marihuana

Staff noted that his understanding was that a recreational license required a medical license, ultimately limiting a total of three facilities in the City. Staff also noted that the current allowed districts were B-3, B-3b, and PUD.

Staff outlined the memo which focused on three main questions.

Can recreational marihuana retailers be allowed in different zoning districts other than medical marihuana retailers? Yes, but they cannot be excluded from the zones that allow for medical marihuana.

Can recreational marihuana retailers have different distance minimums than medical marihuana retailers? Buffers may be decreased, but it is strongly discouraged to increase them.

Can recreational marihuana have different parking requirements than medical marihuana retailers? Yes, but these differences cannot be unreasonably impractical.

Commissioner Pall asked if sensitive uses could be added to the current 1,000 foot buffers to just medical or recreational or both? Commissioner Pall cited the City of Grand Rapids doing similar things currently.

Discussion ensued about whether to add more zoning districts to the list that allows for medical marihuana. Many Commissioners voiced that they would like to keep the current restrictions but were open to the idea of adding more at a later date if needed.

Commissioner Pall spoke about his concerns of kids getting their hands on marihuana and the ill effect; citing medical science.

Commissioner Buck voiced concerns of parking overflowing into residential areas if recreational marihuana were allowed at the current medical marihuana approved locations.

Commissioners asked if access requirements could be added to the list of stipulations involved with the special use permit required for a potential recreational marihuana facility.

Commissioners asked if removing the 20% on street parking option was a viable option without being “unreasonably impractical”.

Commissioners discussed potential problems with traffic flow within driveways as well as curb cuts.

The Commission discussed signage and ultimately decided that if the vote were to pass in November, the Sign Committee should be giving recommendations on how to handles signs for these businesses.

James Ehrnst, 702 Elizabeth Street, expressed concern about the time being spent on something that has not been approved yet. Ehrnst advised that marihuana businesses should be treated like any other business.

Betsy White, 927 East Lake Street, echoed concern about the effects of marihuana on young minds.

James Dittmar, 914 East Lake Street, liked the idea of basing decisions on research and wanted the Commission to make sure they know the difference between the Michigan Regulation and Taxation of Marihuana Act and zoning.

Public Comments

No comments were received.

Commissioner Comments

No comments were received.

Updates

Staff had no updates at this time.

The meeting was then adjourned at 7:31 P.M.

Minutes reviewed by Ted Pall, Vice Chairperson