

RECEIVED

JAN 11 2022

CITY OF PERRY

City of Perry - Planning Commission

Meeting Minutes – December 6, 2021

Members present: Cottrell, Lambert, Wallace, Jones, Muller, Ottke

Member(s) absent: Lewis

Guests: Mindy Galbavi, Mayor Sue Hammond, and Eric Fazzini.

Call to order: by Chairperson Ottke at 7:00 pm

Approval of the agenda: Moved by Cottrell that the agenda be approved as presented.
Seconded by Lambert. Approved unanimously.

Approval of October Meeting Minutes: Motion by Chairperson Ottke to approve November 01, 2021 Meeting Minutes. Moved by Lambert. Seconded by Cottrell. Approved unanimously.

New Business:

- Discuss Zoning Change for Marihuana Vote- assistance provided by Eric Fazzini from CIB:

Eric Fazzini, from CIB, introduces himself as a planning consultant and explains he is a part of a planning associates company that assists with ordinance writing. He presents us with a packet containing information on medical and recreational marihuana.

Mayor Hammond then explains that the charter amendment that was voted on, if it is not overturned, would permit 8 medical marihuana facilities within the city. The City of Perry is looking to complete this in a staged process by having one facility initially (a single medical marihuana dispensary). Mayor Hammond clarifies that initially having only one Marihuana facility is the City's intention only if the charter amendment is overturned.

Eric Fazzini instructs the Commission that a major purpose of this discussion is to determine what, if any action, is needed for Perry to opt in to permitting MMFLA provisioning centers or Medical Marihuana Facilities.

Mr. Fazzini explains that ordinances can be structured per facility type and that facility types can be combined (i.e. a growing facility combined with 10% retail).

Mayor Hammond specifies that the City's Ordinance Committee is tasked with working on some of those details regarding the dispensary whereas as the Planning commission, we need to focus on determining the dispensary and provisioning center districts/zones.

Eric explains that the city can section off existing zones for medical marihuana facilities.

Eric asks the planning commission if there are any questions held by the Planning Commission.

Ottke asks if there is a typical square footage associated with the facilities. Mr. Fazzini answers that there is no "typical" square footage and it is all dependent on the existing structure that is used for the business or the size of the facility that is chosen based on business needs.

Cottrell asks if the city has the ability to limit hours and certain business practices within special land use ordinances. Mr. Fazinni confirms that we can stipulate such things within the zoning ordinance if for reasonable and justifiable reasons.

The Planning Commission discusses how it may be a wise idea to consult with other cities about their medical marihuana facilities/ordinances and their implementation.

The Planning Commission also discusses if it would be in the best interest of the city and its citizens for the medical Marihuana dispensary to be located within the retail area or the industrial zones of the city.

Points are raised by Mayor Hammond that parking is limited within the city so that limitation should be considered when determining zoning for a Medical Marihuana Dispensary.

Wallace adds that when determining the location of the Medical Marihuana Dispensary, we should all be thinking of the possibility of a future charter for recreational marihuana being passed in Perry- the Commission agrees with this notion.

The Planning Commission discusses the pros and cons of having a dispensary downtown vs in other parts of the city.

Muller shares his opinion that he does not believe Downtown Perry would be the most conducive area for a dispensary.

Jones poses the question of whether or not having the facility in Downtown Perry would bring more foot traffic which could help other businesses downtown.

Muller makes the point that location is the most important factor in success for most businesses; He suggests that having a dispensary downtown as opposed to within another area of Perry, could take away valuable real estate from another business that wants to open in Perry. Muller contends that location is not as important for a dispensary because, due to its high demand, it will naturally be successful regardless of where it is located.

Chairperson Ottke advises between now and our next meeting, we should each reference weedmaps.com and look at the locations of the dispensaries in other cities within Michigan and think of where we think our city's facility should be located.

The consensus of the Planning Commission is that there is a definite need for a Special Meeting on December 13 to further work on zoning determinations for a Medical Marihuana Dispensary.

- Item #3 for New Business: Motembo Foods

Chairperson Ottke added this item to the agenda and stated it is not ready for further discussion as we are still awaiting further documentation/progression.

Old Business:

- Chairperson Ottke mentions that in our next regular meeting on January 3, 2022, we will need to vote on the Chairperson and Vice Chairperson.
- I-1 and I-2 zoning ordinance tabled indefinitely.

Next meeting: Next regular meeting to be held on January 3, 2022 @ 7pm in City Hall's Council Chambers. However, a Special Meeting is also "to be called for" on December 13, 2021 @ 7pm in City Hall's Council Chambers.

Other Comments: None

Adjournment: Meeting Adjourned at 8:23 pm by Chairperson Ottke.