

Draft Minutes of the October 7, 2019 City of the Village of Clarkston Planning Commission Meeting

Clarkston United Methodist Church, 6600 Waldon Road, Clarkston, Michigan 48346

1. Call to Order at 7:00 p.m. by Chairman Little.
2. Little , Luginski, Rogers, Schoebel, Wylie present.
3. Motion by Luginski, second by Schoebel to approve the October 7, 2019 Agenda with the addition of a discussion of Construction signage under New Business. Motion carried unanimously.
4. Public Comments: None.
5. Motion by Rogers, second by Luginski to approve the September 16, 2019 Minutes. Motion carried unanimously.

New Business:

1. Daniel Crittenden(CFO) and Travis Harrison(COO) of Pleasantrees Retail presented a proposal for a Medical Marijuana dispensary in the old Antique Shop at 21 N. Main. The goal of the company is to create trust and transparency in the community. The company proposes the formation of the Art Pappas Community Foundation as a condition of approval with an initial donation of \$100,000 and continue to deposit 1% of state-verified gross annual revenue in perpetuity. Tree plantings will also be done in partnership with Re-Leaf Michigan to help build community spirit and encourage environmental education. One tree will be planted for every single pound of cannabis sold. The hours of operation will be from 11a.m.-5 p.m. taking into consideration parking concerns. A security officer would also be on site during the hours of operation. Mr Crittenden and Mr Harrison were thanked for their presentation.

Planning Commission members comments expressed concerns about the proximity of residential housing, security, decreasing home values and the negative connotation of a cannabis dispensary.

Public comments echoed those of the Planning Commission , although some of the comments were in favor of having a dispensary conveniently located in the City as well as the possibility of increased home values and additional revenue for the City.

The people who commented were thanked for their input.

The presentation was for discussion only and a decision will be made at a future Planning Commission Meeting.

2. Construction Signs: City Manager Jonathan Smith stated that construction signs are allowed by ordinance and have to be less the 24 square feet in size. They can be placed when the building permit is issued and should be removed with the certificate of occupancy. Mr Cory Johnson stated that the U. S. Supreme Court has ruled that the signs are protected under the 1st Amendment. The Planning Commission will pursue the issue at a future meeting.

Unfinished Business:

A. Meloche Site Plan Review: Mr Meloche presented a survey done by Grant Ward Surveyors indicating that the proposed project is within the setback guidelines. Motion by Luginski, second by Wylie to approve the Site Plan. Motion carried unanimously,

B. Parking Management Committee Proposal:

1. Eliminate the Parking Deferement.

2. Widen the East side of Buffalo south of Church by 2 feet by removing the hard curb and replacing it with a soft curb. A cut-out would be provided for the one large tree. The estimate from the City Engineer to accomplish the road work is \$25,476.

City Manager Smith added that an additional 3 parking spaces would be created, power lines may have to be addressed and the condition of the existing tree is in question.

Motion by Wylie, second by Luginski to table the proposal until all the new questions are resolved. Motion carried unanimously.

C. Expanded Electronic Speed Controls:

1. Install two new electronic "Your Speed Is" signs on Main Street (\$ 8,,490)

2. Install two smaller electronic "Your Speed Is" signs on Miller Road(\$7,621)

Funding to come from the Parking Fund.

Motion by Luginski , second by Wylie to recommend to Council the approval of expanded electronic speed controls. Motion carried unanimously.

D. Motion by Wylie , second by Luginski to post the Master Plan as written. Motion carried unanimously.

All Else: None

Motion by Luginski, second by Rogers to adjourn at 9:02 p.m.

Draft Minutes Respectfully Submitted by Frank Schoebel, Secretary.

