

**Planning Commission
Regular Meeting Minutes
Tuesday, May 16, 2023 at 6:00 p.m.
Meeting held in person
Saugatuck High School Cafeteria**

Call to Order: Chair Ihle called the meeting to order at 6:02 PM.

Roll Call:

Present: Dave Ihle, Jackie Ground, Denise Webster, Ken Butler, Jon Helmrich, Gordon Stannis, Michael Wurth

Absent:

Also Present: Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Arens, Maria Mendoza, David Schultz.

Approval of Agenda

Ihle introduced the agenda.

A **Motion** was made by Butler to approve the agenda as presented. Supported by Wurth. Motion carried unanimously by voice vote.

Approval of Minutes

Minutes from the March 21, 2023 meeting were discussed.

A **Motion** was made by Webster to approve the minutes from the March 21, 2023 as amended. Supported by Butler. Motion carried unanimously by voice vote.

Public Comments:

Ihle opened the floor for Public Comment. There was none. Ihle closed Public Comment.

New Business:

None

Old Business:

1. Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 20-020-038-10. Applicant is Maria Mendoza, Be Positive, Best Buds
David Schultz, one of the engineers for the project, overviewed all of the revisions that were made in regards to the conditions imposed.
Planning and Zoning Administrator Wells reviewed the resubmittal and highlighted some key points of interest, including: the lighting and electrical plans, the parking plan, and the tree protection rules. Stannis asked about the tree preservation requirements and why we have what we have, asking if it was practical or cosmetic. Wells explained that the tree preservation is in place to keep with the rural character of the community.
Ihle recognized the parking updates and commented on the fact that the applicant does not own the existing easement. Ihle expressed concern over the tree preservation in regard to the existing easement.
Stannis asked for clarification on the existing easement size. Schultz clarified that it could be 24' but also could be the planned 66'. Stannis reviewed the worst case scenario for the size of the easement

and the tree reservation.

Webster commended the applicant for an outstanding Site Plan.

Ihle asked about the drain tile survey. Schultz stated they will maintain the existing drain per Township ordinances and rules.

Ground asked if the drains would be preserved and redone if required. Schultz reassured that the drains will be.

Ground also pointed out a discrepancy in the parking lot numbers, to which Schultz clarified.

Helmrich pointed out the maintenance agreement requirement from the Township Engineer and asked if there has been an agreement made with the Township. Schultz stated that it hasn't happened yet but it's a requirement they will follow.

Helmrich asked if they would be selling medical or just recreational marihuana. Mendoza said they plan on selling recreational marihuana, but medical is definitely a possibility for the future.

A **Motion** was made by Webster to approve the Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 020-038-10. Applicant is Maria Mendoza, Be Positive, Best Buds with the condition in the Planner's Memo from May 9, 2023 and with an accurate, updated lighting plan.

Supported by Ground.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Helmrich, Stannis, Wurth

No:

Discussion: None

Motion carried 7-0 by roll call vote.

Public Comments:

Ihle opened the floor for Public Comment. There was none. Ihle closed Public Comment.

Report

1. Zoning Ordinance Update: Planning and Zoning Administrator Wells gave an update; report is on file.
2. Township Board Update: Helmrich gave an update; report is on file.
3. Staff Report/Announcements: Planning and Zoning Administrator Wells gave an update; report is on file.
4. Commissioner Comments:
The Commission discussed how to make the minutes better for the duration of the Township Hall renovation, and they contemplated a recording device.
The Commission discussed project progress regarding JARS, AutoCamp, North Shore Marina, and Top Grade.

Adjourn:

A **Motion** was made by Butler to adjourn at 7:08 PM. Supported by Webster. Motion carried 7-0 by voice vote.

Motions

1. A **Motion** was made by Butler to approve the agenda as presented. Supported by Wurth. Motion carried unanimously by voice vote.
2. A **Motion** was made by Webster to approve the minutes from the March 21, 2023 as amended. Supported by Butler. Motion carried unanimously by voice vote.
3. A **Motion** was made by Webster to approve the Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 20-020-038-10. Applicant is Maria Mendoza, Be Positive, Best Buds with the condition in the Planner's Memo from May 9, 2023 and with an accurate, updated lighting plan.
Supported by Ground.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Helmrich, Stannis, Wurth

No:

Discussion: None

Motion carried 7-0 by roll call vote.

4. A **Motion** was made by Butler to adjourn at 7:08 PM. Supported by Webster. Motion carried 7-0 by voice vote.

Respectfully,

Morgan Arens, Recording Secretary

I, Denise Webster, Planning Commission Secretary, certify that these minutes were approved on June 20, 2023 by the Saugatuck Township Planning Commission.

Denise Webster, Planning Commission Secretary

Date