

**APPROVED MINUTES
THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
DOUGLAS CITY HALL
86 WEST CENTER STREET, DOUGLAS, MI
Wednesday, January 12, 2011**

- 1.** The meeting was **called to order** at **7:05** by **Chairperson Nern**
- 2. Roll Call:** Candice Dugan, Michael Hurley, Paul Marineau, Christopher Nern, Alexa Urquhart
Also in attendance: William LeFevere, City Manager, Ryan Kilpatrick, Community/Economic Development Director
Absent: Dave Burdick, Ron Dellartino

- 3. Approval of Minutes** of the regular meeting of December 8, 2010

Urquhart amended the language of the motion of Item 9.A.in the last sentence of the motion on page four by changing the word “*grooming*” to “*adoption.*”

Motion by Urquhart, second by Marineau, to approve the minutes of the regular meeting of December 8, 2010 as amended

Motion carries with unanimous roll call vote

- 4. Agenda Changes/Additions/Deletions**

Urquhart requested insertion of Tri-Community Planning Meeting Report as Item 8.C
Kilpatrick requested insertion of Blue Star Corridor Plan as Item 8.D

Motion by Urquhart, second by Dugan, to approve the Agenda for the January 12, 2011 Planning Commission as amended

Motion carries with unanimous roll call vote

- 5. Hear from the Audience**

No one wished to speak at this time

- 6. Written Communication**

There was no written communication presented

7. Public Hearing

Hearing to accept public comment pertaining to draft language to amend Zoning Ordinance; section 16.33 (Short Term Rentals).

- i. Public Hearing declared Open at 7:13 PM
- ii. There were no Public comments
- iii. Public Haring declared Closed at 7:14 PM

8. Unfinished Business

A. Consideration of proposed amendments to the Zoning Ordinance

Documents related to Agenda Item 8A include:

- i. Proposed draft amendment to Section 16.33
- ii. Staff memo dated January 7, 2011

Kilpatrick said that following December's discussion the changes were made to simply add a bit of flexibility in enforcement of the ordinance. Commissioners were favorable in their comments.

Motion by Urquhart, second by Dugan, to recommend to City Council for passage of the new language in Section 16.33.8 (the violation procedure) as presented

Discussion: Question about the implementation in Saugatuck. The model is to approach the first year softly and step up enforcement in the second year.

Motion carries with unanimous roll call vote

B. Review of proposed standards to address medical marijuana primary caregiver operations as a use permitted as a home occupation

Documents related to Agenda Item 8B include:

- i. Proposed draft standards of Section 16.04 Home Occupations
- ii. Michigan Medical Marijuana Act of 2008

Kilpatrick reported that the language proposed is meant as something for the commissioners to react to so that there is a basis for further work. The idea is to regulate this as a home-occupation/primary caregiver with patients operation. Rather than allowing a caregiver to patient in a commercial facility it is easier to regulate as a caregiver operating out of a single site. Storage is also regulated within the Section 16.04 Home Occupation language.

Discussion points:

- Removing church from location requirement opens up possibilities
- Residential characteristics of a neighborhood
- Light, traffic, parking
- Questions concerning litigation in the state
- Launching this at this time doesn't mean that the city couldn't revise; this allows the conversation to begin in earnest
- Ability to define land use
- Square footage required for business; exceptions
- There have been two inquiries since the original proposal
- Regulations pursuant to use
- No easy answers

There will be additional conversation at the next Planning Commission.

C. Tri-Community Planning Meeting Report

Urquhart reported that the tri-community planning board met and reviewed Chapters one through five of the existing Tri-Community Plan. The board was asked to look at the remaining chapters (six through thirteen) prior to the next meeting. A grand discussion ensued regarding the individual chapters to address concerns for each municipality.

D. Proposed Public Input Process for the Blue Star Corridor

Kilpatrick distributed a document outlining the Proposed Public Input Process which has the same intent as the original draft presented in December. He still needs to figure out how to best include the Advisory Committee and members of the Planning Commission as they wish for inclusion in focus group discussions.

It would be helpful for the Commissioners to be involved so that when the Public Hearing process begins, they will know how the decisions were reached. The goal is to complete the process in six to ten months.

9. Hear from the Audience

No one wished to speak

10. Commissioner Comments

Seasonal rental work!

Would like access to material available on medical marijuana

11. Adjournment

Motion by Urquhart, second by Dugan, to adjourn the meeting at 8:17 PM

Motion carries with unanimous voice vote

Respectfully submitted,

Alan McPhail
Recording Secretary

Approved by: _____

Ryan Kilpatrick, Community/Economic
Development Director