

The special meeting of the Clare City Planning Commission was called to order in the city commission chamber of Clare City Hall, 202 W. Fifth St., Clare, MI, at 6:33 p.m. by Chair Josh Clark, who led the Pledge of Allegiance. Present were: Commissioners Josh Clark, Angie Cozat, Elaine Demasi, Kristin Heintz, Jason Lowe, Glenda Carmoney, Brett Moser and Nick Wyman. Absent: Darren Acton. Also present were Ken Hibl, City Manager; and Sarah Schumacher, Deputy Clerk.

APPROVAL OF AGENDA:

Moved by Commissioner Demasi second by Commissioner Lowe to approve the agenda.. Ayes: All. Nays: None. Absent: Darren Acton. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Carmoney, second by Commissioner Moser, to approve the prior meeting minutes. Ayes: All. Nays: None. Absent: Darren Acton. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS:

SPECIAL USE PERMIT – 555 INDUSTRIAL DRIVE (MEDICAL MARIHUANA)

The City has received a Special Use Permit Application from Green Day Investments, LLC to operate a Medical Marihuana Grow Facility on leased property (owned by North Ten, LLC) at 555 Industrial Drive within the City of Clare. The Clare City Planning Commission is the approval authority for the permit.

Green Day Investments has completed the required Special Use Checklist and provided Supplemental Answers related to Compatibility, Environmental Impact, Floor Plans, a Narrative of Operations, and a Statement of Effect on Public Services/Resources. The City Staff has reviewed the Check List and the Supplemental Answers provided and found no fault or error in these documents and takes no exception to the responses offered.

As the IDC oversees all industrial park operations, we also queried the IDC membership regarding any objection to the proposed special use permit; to date we've received no stated objections.

Prior to consideration, deliberation, and decision regarding this matter, the Commission is required to hold a public hearing related to the proposal. Proper notice regarding the special use permit application has been made by the City. The City has also mailed notice to all property owners within a 300' radius of the site of proposed Medical MJ facility. To date the City has received no stated objections to the proposed construction; we've received a statement of "No Objection" from Alro Steel.

Subsequent to the hearing, the Planning Commission will be asked to formally consider the Special Use Permit Application and render a decision in respect to approval or disapproval.

Motion by Commissioner Lowe second by Commissioner Cozat to open the public hearing. Ayes: All. Nays: None. Absent: Darren Acton. *Motion approved.*

Public Comment: None.

Motion by Commissioner Demasi second by Commissioner Moser to close the public hearing. Ayes: All. Nays: None. Absent: Darren Acton. *Motion approved.*

Joey Kejbou, representing Green Day Investments, was present to provide information and answer questions of the Planning Commission. Mr. Kejbou provided a brief overview of the proposed operation.

Green Day Investments will be seeking a Class A Cultivation License which allows for up to 500 plants.

In response to Commissioner Demasi's question regarding the number of employees the business will employ, Mr. Kejbou indicated that initially there would be 3-4 part-time employees. Once the State of Michigan's licensing requirements have been established and the cultivation center is in full operation, there could be an increase in the workforce, an estimate of 9 to 10.

The cultivation center will be required to apply for a license from the city prior to applying for licensing through the State – the state will most likely not be ready to issue licenses until April of 2018. Until that time, Green Day Investments will rent the vacant warehouse.

Commissioner Clark inquired about city and state inspections and security of the facility. The City of Clare will monitor and enforce all zoning requirements. The State of Michigan will inspect the facility according to the guidelines dictated by law. Security will include exterior and interior cameras, a safe room, keypads and fingerprint scanners. There will be no signage on the property. Transport will be by State licensed transit only (Brinks like trucks). Each marijuana plant, beginning with the seed, is tracked by barcode throughout the entire grow and cultivation process through a software program issued by the State of Michigan.

If application is made for subsequent licensed facilities on the same site, a special use permit will be required for each facility.

.Motion by Commissioner Wyman second by Commissioner Heintz to approve the Special Use Permit by adoption of 2017-012PC. Roll call vote: Ayes: Josh Clark, Glenda Carmoney, Brett Moser, Angie Cozat, Elaine Demasi, Kristin Heintz, Jason Lowe and Nick Wyman. Absent: Darren Acton. *Motion approved.*

INTRACOMMISSION COMMUNICATIONS: None.

ADJOURNMENT

Moved by Commissioner Moser second by Commissioner Carmoney to adjourn. Ayes: All. Nays: None. Absent: Darren Acton. *Motion approved.*

Meeting adjourned at 7:09 p.m.

Sarah Schumacher, Deputy Clerk