

Members Present: Jane Gale, John Heitler, Chris McCann, Bob Newell, Kathy Wessell and Kathy Frerichs.

Absent: None

Staff: Cindy Edmondson, Bill Fuller

Chair Frerichs inquired if any of the Commissioners had a conflict of interest with the project being reviewed, all Commissioners responded in the negative.

The Planning Commission Public Hearing:

The public hearing began at 2:14 p.m.

A. Presentation of Case:

A request for permission to erect a building as a Marihuana Dispensary in a D1 district was submitted by That's Nice Dan, LLC (operating as Olean's), parcel # 042-234-042-00 and 042-234-008-20 location: 800 Mill Street, Northport, MI 49670.

This request is from Village Ordinance 124 and 125 Medical and Recreational Marihuana Establishments Ordinance. Interpretation: A special use consideration is permissible in relation to the adjacent properties and the community as a whole. The application for a Planning Commission Public Hearing was filed by the Daniel Caudill on June 14, 2020 for the property located at 800 Mill Street, Northport, MI 49670 parcel # 042-234-042-00 and 042-234-008-20. The public hearing has been published in the Leelanau Enterprise and all property owners within 300 feet were notified. All requirements as referenced in Act 110 of 2006 have been fulfilled.

B. Applicants Presentation:

Daniel Caudill gave a presentation via Zoom highlighting his professional background and his extensive plans to develop the parcels. Presentation included all aspects of the building, landscape, parking area and security for the project which meet or exceed all Village and State requirements set forth by LARA, MMFLA and Village Ordinances 124 and 125.

C. Zoning Administrators Finding of Facts:

Bill Fuller reports all requirements for the Site Plan Review as outlined in Article 18 of the Village Zoning Ordinance and Special Use have been met.

D. Public Comment/ Correspondence:

The following 18 people wrote letters that were read into the Public Record:

James and Carol Calhoun, Mill St. was NOT supportive of project.
John and Leslie Palmer, N Shore was NOT supportive of project.
Bill Plachetzki, N Shore, was concerned about security impact of project.
Gerald Woods, Mill St, was NOT supportive of project.
Susan Cordes, Mill St, was NOT supportive of project.
Janet Marie Popper, Northport, was supportive of project.
Patti Chetcuti & Jeff Anderson, E. Circle Dr, was supportive of project.
Mario Batali & Susi Cahn, Arcadia, was supportive of project.
Ann Marie Mitchell, N Putnam, was supportive of project.
Amber Bingham, N Carlson Rd, was supportive of project.
Pier Wright, Mill St, was supportive of project.
Mark & Amy Spitznagel, E Peterson Park Rd, was supportive of project.
Anthony Galardi, Northport, was supportive of project.
Bruce Viger, Waukazoo, was supportive of project.
Richard Deering, W Fifth St, was supportive of project.
Michael Checuti & Kyle Evans, was supportive of project.
Andrew Schudlich, N Carlson Rd, was supportive of project.
David Rhoades, S Wing, was supportive of project.

The following people called in:

Mike Stoffel, Mill Street- reports he has spoken with many people who are NOT supportive of the project.

Ms. Porter, Swede Rd, She is 100% in support of Medical Marihuana, but has concerns about Recreational Marihuana being sold in Northport.

Chris Verdon, Mill St, stated the project should be approved because it has met the criteria of the D-1 site requirements.

E. Applicant Rebuttal:

Mr. Caudill had no rebuttal but thanked everyone for their time.

F. Closing of Public Hearing:

The Public Hearing was closed at 3:09 p.m.

G. Deliberation:

1. Acceptance of Facts and Findings:

The Facts and Findings were accepted as presented.

2. Approval of Interpretation:

The Commission agreed to accept the project with the addition of twice as many parking spaces as originally proposed.

Commissioner Gale **Moved; Supported by** Commissioner Newell
Roll Call Vote: in favor- (6) opposed – (0)

The **motion passed** to approve the site plan with the above amendment.

Adjournment: The meeting was adjourned at 3:23 pm

*Cynthia Edmondson,
Recording Secretary*