

**REGULAR MEETING – STURGIS PLANNING BOARD  
JANUARY 19, 2021  
ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulas, Allen, Stage, Brothers, Alvez, Liston, Mahler, Caywood

Commissioners Absent: Eaton, Allen

Staff Present: Will Prichard, Director of Community Development; Mike Hughes, City Manager; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Rick Bir, City Commissioner; Jason Raleigh, AR Engineering (1344 N. Nottawa); Peter Oleszczuk, Westwind Construction and Development (1344 N. Nottawa); Nathan Shevick, 586 Ventures, LLC. (651 Wade Street); Travis (unknown last name); Katrina Marker; Jeremiah Johnson; Mia (unknown last name); Bennett (only given name); Matt Craven; Dan Cherry, Sturgis Journal

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus with one change: New Business 5b, Site Plan Review for 1344 N. Nottawa, would be heard prior to New Business 5a, Special Land Use for 651 Wade Street.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from December 15, 2020 regular meeting.

**Chairman Mikulas presented the first agenda item – Site Plan Review – 1344 N. Nottawa – Midwest V, LLC.**

Chairman Mikulas read the Staff Report and asked if there were any representatives for the project. Jason Raleigh, an architect from AR Engineering and Peter Oleszczuk, the developer for the project, were present for the meeting. They did an overview of the site plan and explained their variance for banked parking that had been granted by the Zoning Board of Appeals. Mr. Raleigh explained that there would also be water main improvements made during the project. Screening had been suggested for the south side of the parcel; a shadowbox fence with gate and bronze hardware were being proposed.

Chairman Mikulas asked for comments from the public.

Matt Craven commented that he lived by the Dollar General that was recently built near Burr Oak at Halfway Road. He inquired whether they would be using the same lighting fixtures as that store for the new construction on N. Nottawa. Mr. Oleszczuk explained that the site plan was not the same at both locations, so the lighting would not be the same. Mr. Craven explained that the lighting at the Dollar General in Burr Oak protrudes on to neighboring properties, including his. Mr. Brothers indicated he did not see any issues with the proposed lighting for the new construction on N. Nottawa. Mr. Mikulas indicated that the Stoughton Estates complex is heavily lit, so additional light may not be as noticeable.

**Motion:** Made by Brothers, seconded by Caywood, to approve the site plan for Midwest V, LLC. at 1344 N. Nottawa, parcel number 75-052-777-300-00, for the construction of a 9,100 square foot building and parking area, as per plans presented.

**Voting yea: Seven**

**Voting nay: None**

**Absent: Eaton, Allen**

**MOTION CARRIED**

**Chairman Mikulas presented the second agenda item – Special Land Use – 651 Wade Street – 586 Ventures, LLC. – One (1) Medical Marijuana Provisioning Center License**

Chairman Mikulas opened the Public Hearing and read the staff report. He asked if anyone was present to represent 586 Ventures, LLC. Mr. Liston explained he was not representing the owner, but that he would have to

abstain from voting as he had worked on the project. Nathan Shevick indicated he was representation for the owners of the property.

Mr. Mikulenas asked Mr. Shevick whether there were any plans to have a grow operation on the premises; Mr. Shevick indicated that the current plan was to house a medical and adult use provisioning center. Mr. Mikulenas explained he had hesitancy about putting this type of retail operation within a manufacturing court on a dead-end street. He voiced concern for security and traffic issues that such a facility may bring to the neighboring businesses; the retail use was also inconsistent with the neighboring manufacturing businesses. Mr. Mikulenas's concern was not different from that of those that had voiced it to the Community Development Department and had been documented in the Staff Report.

Mr. Mikulenas inquired whether the owners would be willing to put an ingress/egress gate on the property to minimize traffic to one area of the property. Mr. Shevick inquired as to where on the site plan Mr. Mikulenas would like to see the gate placed; Mr. Mikulenas showed the location on the map and Mr. Shevick indicated the owners would commit to a metal swinging gate for ingress/egress at that location.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

The members reviewed the Special Land Use criteria; Chairman Mikulenas made comments on criteria #1 and stated that he had a concern that it was on a dead end road. The remaining members had no comment and agreed it met. Chairman Mikulenas made a comment on criteria #2 that this was a heavy industrial area. The remaining members had no comments and agreed it met. All other criteria was met with no discussion.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Caywood, seconded by Brothers, to approve the special land use request for a medical marihuana provisioning center for 586 Ventures, LLC. at 651 Wade Street, as presented.

<b>Voting yea: Four</b>	<b>Voting nay: Two (Mahler, Mikulenas)</b>	<b>Abstain: One (Liston)</b>
<b>Absent: Eaton, Allen</b>	<b>MOTION CARRIED</b>	

**Chairman Mikulenas presented the third agenda item – City Sign Approval – Memorial Park**

Chairman Mikulenas read the Staff Report. Mr. Caywood asked if the sign was similar to that of those that had been placed at the Bark Park and Free Church Park; Will Prichard, Director of Community Development, indicated that it was.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Liston, seconded by Stage, to approve the sign for the Sturgis Memorial Park as per the design and sketch plan submitted.

<b>Voting yea: Seven</b>	<b>Voting nay: None</b>	<b>Absent: Eaton, Allen</b>	<b>MOTION CARRIED</b>
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**Chairman Mikulenas presented the fourth agenda item – Zoning District Discussion – North of E. Congress Street, East of S. Nottawa Street and South of E. Chicago**

Chairman Mikulenas read the Staff report and opened the discussion. Members reviewed the map. During discussion of changing the zoning in the area, Mr. Alvez voiced concern as there were quite a few two family dwellings that could be negatively impacted. Mr. Mahler felt that, especially with the amount of two family dwellings, that it would be ingenuous to change the zoning and force them out of rental properties; it could be viewed that the Planning Commission members were trying to force the two family dwellings out of the area. Mr. Prichard explained that in some of the areas it may make sense to change it to Residential 3 (R-3), such as on S. Fourth Street; the two family dwellings could be legal non-conforming. He indicated the possibility of new two family dwellings would be very low as compliance with the current building code in older homes can be difficult.

Mr. Caywood indicated it would make sense to change the parcel located at 115 S. Maple Avenue, due to its inconsistency with the neighboring properties and neighborhood.

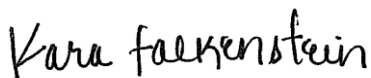
Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

After the discussion came to a close, the members agreed to hold a Public Hearing for a zoning district change for the parcel located at 115 S. Maple Avenue.

**Chairman Mikulenas presented the fifth agenda item – Commissioner/Staff Comments**

- Mr. Prichard requested a Special Meeting, if needed, for a Site Plan Review for 618 N. Centerville Road. Mr. Mikulenas indicated approval to schedule a Special Meeting, if needed.
- Update on 201 Broadus: Elizabeth Hooley had spoken before the Planning Commission regarding a special land use for an adult foster care at that location at an earlier meeting. Mr. Prichard indicated that Ms. Hooley would request a zoning district change.
- Mr. Liston requested an update on the 2 new construction apartment complexes that had Public Hearings before the Planning Commission in 2020: the previous rounds of grant processes had been passed and they were now onto the next round in February of 2021.

Adjourned 6:39 p.m.



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Kara Falkenstein, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**FEBRUARY 16, 2021**  
**ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Allen, Stage, Brothers, Alvez, Liston, Mahler, Caywood

Commissioners Absent: Eaton

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Nathan Shevick, 586 Ventures, LLC. (651 Wade Street); Elizabeth Hooley, 201 Broadus; Lori Schrock, 201 Broadus Street; Bob Dugger, 618 N. Centerville Road; Chris Lance, 618 N. Centerville Road; Geoff McKinney, 618 N. Centerville Road; Mike Judy, 618 N. Centerville Road; Adam Groulx, 618 N. Centerville Road; Aaron Barnhart, 618 N. Centerville Road; Adrien Alvarez, 618 N. Centerville Road; David Helman, 2770 S. Centerville Road; Henry Pena, 223 W. Chicago Road; Tad Bultema, 223 W. Chicago Road; Josh Lopez, 223 W. Chicago Road; Kelly Bogen, 601 Neuman; Rod Leon, Leon Law (200 Broadus); Leanna (unknown last name)

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from January 19, 2021 regular meeting.

**Chairman Mikulenas presented the first agenda item – Site Plan Review – 651 Wade Street – 586 Ventures, LLC.**

Chairman Mikulenas read the Staff Report and asked if there were any representatives for the project. Nathan Shevick, a representative for the property, explained he was there to represent the property with Jim Liston. Mr. Liston would represent the property, however he must abstain from voting.

Mr. Shevick provided an overview of the project. He indicated that they would be doing a refacing of the building to change the aesthetics of the property. He explained he had done a small traffic study to determine if he felt that the nature of the business would bring any traffic issues to the neighboring businesses; he indicated he felt there were no major issues with the traffic in that area.

Mr. Mikulenas discussed the revisions that had been made since the previous meeting. He indicated that the repositioned gate did not appear to be located where he had envisioned after the previous meeting. He explained that his vision was a gate positioned at the road of the east drive to stop traffic from entering the property. He indicated that the gate that was indicated on the plans could be installed as well, however, the gate to be positioned at the road would be a stipulation of the site plan approval. Mr. Shevick stated he would locate the gate nearer the south property line and remove the fence as shown on the site plan.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Allen, seconded by Brothers, to approve the site plan for SSNH Holdings, LLC. at 651 Wade Street, parcel number 75-052-777-271-20, with the stipulation that a gate is relocated or added at the east entrance.

**Voting yea: Seven    Voting nay: None    Abstain: One (Liston)    Absent: Eaton    MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Site Plan Review – 2770 S. Centerville Road – Sturgis Wellness Center**

Chairman Mikulenas read the staff report and asked if anyone was present to represent the property; David Helman and Jim Furkis were both present. MDOT had required a review of the properties access drives due to the change of use. The review determined that due to the proposed enlargement, the access drives must be

relocated. Due to the enlargement and relocation of their access drives and additional parking near their building, a site plan review had been requested.

There were conditions that City staff had requested be placed on the site plan if approved; those were reviewed.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Brothers, seconded by Stage, to approve the site plan for Sturgis Wellness Center at 2770 S. Centerville Road, parcel number 75-052-777-294-00, as plans presented with the following conditions:

1. Easements need to be approved, recorded and provided to the City as a condition of the site plan approval. Easements are necessary because the access drive to the site is too narrow to facilitate the storm water swale that is provided. The owners are working with adjacent property owners to secure these easements.
2. An access easement by Perkins Holding Group to allow the City of Sturgis to utilize this drive. The City is currently working on this agreement but with the change to the road access this needs to be modified. This easement will also include the two adjacent property owners to the north.
3. The City receive copies of approvals when received from MDOT.
4. A culvert and driveway extension be placed at the entrance to the solar site to the north. This access is for City electric to maintain the utility lines.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

**Chairman Mikulenas presented the third agenda item – Site Plan Review – 618 N. Centerville Road – Stash Ventures, LLC.**

Chairman Mikulenas read the Staff Report and asked if anyone was present to represent the property. Geoff McKinney explained he had been working with Will Prichard, Director of Community Development, regarding their project; they were still working on fire suppression requirements.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Allen, seconded by Caywood, to approve the site plan for Stash Ventures, LLC. at 618 N. Centerville Road, parcel number 75-052-605-008-00, as per plans presented.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

**Chairman Mikulenas presented the fourth agenda item – Special Land Use – 601 Neuman – Vacant Commercial Type Buildings Conditional Use Permit**

Chairman Mikulenas read the Staff report and opened the Public Hearing. He asked if there was a representative for the property present. Kelly Bogen presented the proposed project as a retail and interactive classroom experience.

Mr. Mikulenas explained that there were a number of conditions that the Planning Commission had required be met prior to the application for a vacant commercial type buildings conditional use permit. Ms. Bogen had met the criteria and applied for the special land use for a vacant commercial type buildings conditional use permit.

Mr. Mikulenas discussed the photometric requirements for lighting due to the residential location. He also discussed the options for screening the boundary lines; Ms. Bogen indicated she would prefer shrubs or trees instead of a fence. Mr. Allen inquired whether there would additional off-site parking available; Ms. Bogen indicated that there would be parking available in the parking area across the street.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Alvez, seconded by Brothers, to approve the special land use for vacant commercial type buildings conditional use permit for 601 Neuman, parcel number 75-052-330-053-00, for retail and retail services with interactive classes as presented.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

**Chairman Mikulenas presented the fifth agenda item – Special Land Use – 223 W. Chicago Road – Upstairs Apartment**

Chairman Mikulenas read the Staff report and opened the Public Hearing. He asked if there was a representative for the property present. Henry Pena, owner of the property, explained that he had been granted a special land use in 2017 for 2 apartments above the lower level storefronts, however, the project never commenced and the special land use expired. Mr. Pena explained that the new plans indicate that there would only be construction of 1 apartment.

There was discussion regarding the parking requirements for the Central Business zoning district; the ordinance required parking for residents to be provided within 1,000 feet and Mr. Mikulenas explained to Mr. Pena that designated overnight parking areas must be utilized.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were made.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Stage, seconded by Alvez, to approve the special land use for an apartment above stores for 223 W. Chicago Road, parcel number 75-052-040-337-00, as presented.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

**Chairman Mikulenas presented the sixth agenda item – Zoning District Change – 201 Broadus Street**

Chairman Mikulenas read the Staff report and opened the Public Hearing. Rod Leon, a representative for the owner of the property located at 200 Broadus, was present and had an objection. His client, the owner of the property located at 200 Broadus, had been under contract to sell 1.5 acres of the parcel zoned for manufacturing. In the future, the potential buyers were proposing to construct a cannabis facility at that location. Mr. Leon explained that if the zoning district change were to be approved, the buffer requirements for cannabis would then be more stringent for the property located at 200 Broadus and the potential buyers might rescind their offer and it could cause injury to his client. Mr. Mikulenas inquired as to what type of cannabis facility was proposed; Mr. Leon indicated he was unsure. Mr. Mikulenas explained that the Commission members had to address and focus on the business before them. The project at 201 Broadus Street was already in progress.

Mr. Mikulenas inquired why the residential properties located adjacent to the south of the property located at 200 Broadus were not a buffer zone issue since 201 Broadus was; Will Prichard, Director of Community Development, explained that the residential properties located to the south of 200 Broadus were located in Sturgis Township; the buffer would be measured from the structure and not the property line. Mr. Prichard reviewed the maps and the buffer zones of what would be allowed.

Chris Gordon, the realtor for the potential buyer of the property located at 200 Broadus, was present. He explained that he was aware of the situation that the new buffer zones could cause, however, felt that there could be enough room to build. He was hesitant, however, on whether there would be enough room for the required parking area. He did not want his clients to struggle through hurdles to meet the parking requirements. Mr. Mikulenas indicated that at times issues with parking requirements may be found during the review process. Jeff Mullins, City of Sturgis Vice-Mayor, inquired whether there was a different type of zoning that might allow more latitude for the proposed plans of the cannabis business; Mr. Prichard indicated that there were none that would benefit them any different.

Elizabeth Hooley, potential buyer of the property located at 201 Broadus, and Lori Schrock, the designer for the project, then did an overview of the property; they presented conceptual interior and exterior drawings of the property and indicated the addition and upgrades that would be made to the property. Ms. Hooley explained that it would not be a nursing facility as there would not be nurses on staff, but caretakers.

Mr. Leon then approached the board members and explained he was only trying to protect his client, the seller of the property located at 200 Broadus. He thanked the board for their time.

Chairman Mikulenas asked for comments from the public.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Alvez, seconded by Caywood, to recommend the rezoning of 201 Broadus, Parcel #052-090-026-00, from the Business Office Service (BOS) zoning district to Residential 3 (R-3) zoning district to the City Commission for final approval.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

**Chairman Mikulenas presented the seventh agenda item – Zoning District Change – 115 S. Maple Avenue**

Chairman Mikulenas read the Staff report and opened the Public Hearing. He explained that the zoning district change had been part of discussion in recent meetings due to the parcel’s inconsistency with the zoning of neighboring properties and surrounding area.

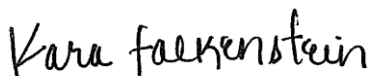
Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

Chairman Mikulenas closed the Public Hearing.

Motion: Made by Allen, seconded by Brothers, to recommend the rezoning of 115 S. Maple Avenue, Parcel #052-040-474-00, from the Business Highway 1 (B-H1) zoning district to Residential 4 (R-4) zoning district to the City Commission for final approval.

**Voting yea: Eight                      Voting nay: None                      Absent: Eaton                      MOTION CARRIED**

Adjourned 7:07 p.m.



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Kara Falkenstein, Recording Secretary

**SPECIAL MEETING – STURGIS PLANNING BOARD  
MARCH 10, 2021  
ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 12:00 p.m.

Commissioners Present: Mikulenas, Allen, Alvez, Liston, Mahler

Commissioners Absent: Brothers, Stage, Caywood, Eaton

Staff Present: Will Prichard, Director of Community Development

Also Present: None

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus.

**Chairman Mikulenas presented the first agenda item – Amended Site Plan Review – 1291 Kitson Avenue – Secure Transport of Michigan, LLC.**

Chairman Mikulenas read the Staff Report and explained that the review was for an amended site plan. Will Prichard, Director of Community Development, explained that the original site plan had indicated the proposed building would be located 40 feet from the property line and the retention pond would surround the parking area, limiting future expansion. The amended site plan indicated the building would be located 20 feet from the north property line and the retention pond would be located on the south side of the property; this would allow for expansion of the parking area to the east if necessary.

Chairman Mikulenas asked for comments from the public or members; there were none.

**Motion:** Made by Liston, seconded by Mahler, to approve the amended site plan of building and storm water retention for 1291 Kitson Avenue, parcel number 75-052-105-004-00, as presented.

**Voting yea: Five    Voting nay: None    Absent: Brothers, Stage, Caywood, Eaton    MOTION CARRIED**

Adjourned 12:05 p.m.



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Will Prichard, Recording Secretary



**REGULAR MEETING – STURGIS PLANNING BOARD**  
**MARCH 16, 2021**  
**ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Allen, Stage, Brothers, Alvez, Liston, Mahler, Caywood  
Commissioners Absent: Eaton

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Travis Klinger, City Commissioner; Jamie Crites, 603 E. Main Street; Nate Leo, 810 Broadus; Kevin Beebe, 810 Broadus; Dan Chilewich, 810 Broadus; James McGilley, 810 Broadus; Cody Newman, 810 Broadus; Chuck Senatore, 2773 S. Centerville Road; Paul Weisberger, 1139 S. Centerville Road; Dan Rozanski, 1139 S. Centerville Road; Dan Cherry, Sturgis Journal; Phoenix 3; Robert (unknown last name); Shaun Moorman; Justin Wabinadato; Adam Richman; Steve Frisbie; (231) 329-3150

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus with the following change: movement of Public Hearing for special land use at 603 E. Main Street from the last item on the agenda to the second item on the agenda.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from February 16, 2021 regular meeting.

APPROVAL of the minutes from March 10, 2021 special meeting.

**Chairman Mikulenas presented the first agenda item – Class “A” Non-Conforming Use and Structure Status – 147 Campbell Street**

Chairman Mikulenas read the Staff Report. He explained that the relocation of the accessory structures to within the property line boundaries would need to be a part of the Class “A” Non-Conforming approval. Will Prichard, Director of Community Development, explained that a Building Permit would be necessary to relocate the accessory structures and show that their location had met the current zoning code.

Mr. Liston inquired whether the owner should be given the opportunity to have the property surveyed; Mr. Mikulenas indicated the property was in the process of the being sold and he felt it would be unfortunate to stall a sale and add cost. Mr. Liston inquired whether there was a timeframe that would be put on the stipulations for moving the accessory structures; Mr. Prichard indicated the structures must be moved prior to receiving the certificate of approval for the Class “A” Non-Conforming Use and Structure; the certificate would be presented at the time of closing on the property.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Caywood, seconded by Liston, to approve the application for Class “A” non-conforming use, single family dwelling, and structure, front and south side yard setbacks, designation for the primary structure at 147 Campbell Street as presented with the condition that the accessory structures are relocated.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Eaton**

**MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Special Land Use – 603 E. Main Street – New Building for Warehousing/Storage**

Chairman Mikulenas read the staff report and asked if anyone was present to represent the property; Jamie Crites was present. Mr. Mikulenas explained he had done a drive-by as there had been complaints on the property. He asked Mr. Crites whether he felt that the new warehouse would help to clean up the property; Mr. Crites indicated he thought that it would. Mr. Brothers asked what type of things would be stored in the building; Mr. Crites indicated that the building would be used to store items used for his rental property business.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Brothers, seconded by Stage, to approve the special land use for this property to allow a new building for warehousing/storage to be constructed at 603 E. Main Street (Parcel ID#75-052-290-206-00).

**Voting yea: Six    Voting nay: None    Abstain: Liston, Caywood    Absent: Eaton    MOTION CARRIED**

**Chairman Mikulenas presented the third agenda item – Special Land Use – 810 Broadus – Medical Marihuana Provisioning Center Permit**

Chairman Mikulenas read the Staff Report and asked if anyone was present to represent the property. Cody Newman, architect for the project, explained that there were 2 buildings on the property, however, the main focus for Phase I would be a provisioning center in the building closest to Broadus Street.

Kevin Beebe, co-owner of Iconic Wellness, explained that they would like to begin Phase I in mid to late April. He outlined their 5 year business plan, stressing their willingness to commit to the Sturgis community and bring 400 to 500 jobs within the 5 year span.

Mr. Mikulenas reviewed the requirements for the special land use and asked if the applicants if they understood the parameters; they indicated they had construction plans and crews ready and in place to begin once they received approval.

Mr. Caywood explained he would need to abstain from voting as he represented the applicant and it would be a conflict of interest.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Allen, seconded by Caywood, to approve the special land use for a medical marihuana provisioning center for BTD Holdings, LLC (Iconic Wellness) at 810 Broadus Street, (Parcel ID# 75-052-605-035-00) as presented.

**Voting yea: Six    Voting nay: One (Mahler)    Abstain: Caywood    Absent: Eaton    MOTION CARRIED**

**Chairman Mikulenas presented the fourth agenda item – Special Land Use – 1139 S. Centerville Road – Adult-Use Marihuana Retailer License**

Chairman Mikulenas read the Staff report and opened the Public Hearing. He asked if there was a representative for the property present; Paul Weisberger gave an overview of the project. Two of the 4 tenant spaces would be filled, however, the other 2 had not been spoken for at that time. Mr. Alvez inquired whether both the northern and southern tenant spaces had a proposed drive-thru; Mr. Weisberger explained that only the southernmost tenant space housed a drive-thru. The northern tenant space would be used as a loop for traffic to the southern tenant's space to access their drive-thru.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Stage, seconded by Liston, to approve the special land use for an adult-use retailer establishment for Green Buddha at 1139 S. Centerville Road (Parcel ID# 75-052-777-212-01) as presented.

**Voting yea: Seven    Voting nay: One (Mahler)    Absent: Eaton    MOTION CARRIED**

**Chairman Mikulenas presented the fifth agenda item – Special Land Use – 2773 S. Centerville Road – Adult-Use Marihuana Retailer License**

Chairman Mikulenas read the Staff report, opened the Public Hearing and read over the conditions of the special land use. Mr. Prichard explained the additional condition of being located within 1,000 feet of 2770 S. Centerville: the adult-use marihuana retailer must be co-located with a medical marihuana provisioning center. Chuck Senatore, owner of the property located at 2773 S. Centerville Road, asked what would happen if the State of Michigan discontinues the medical marihuana program; Mr. Prichard indicated that the ordinance would have to be amended.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were made.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Allen, seconded by Caywood, to approve the special land use for an adult-use retailer establishment for DAP Synergy, LLC at 2773 S. Centerville Road (Parcel ID# 75-052-777-295-00), presented with the condition that they are co-located with a medical marihuana provisioning center to meet the buffer requirements from the City Code of Ordinance section 38.93.

**Voting yea: Seven**

**Voting nay: One (Mahler)**

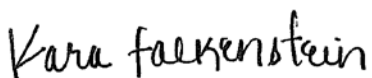
**Absent: Eaton**

**MOTION CARRIED**

**Chairman Mikulenas presented the sixth agenda item – Staff/Commissioner Comments**

Mr. Allen inquired as to how many more marihuana agenda items the Planning Commission might see in the future; Mr. Prichard indicated that it would keep on evolving. Mr. Mikulenas asked if it would be new entities; Mr. Prichard indicated there were several working on property sales. Mr. Mahler inquired how many had been approved; Mr. Prichard guesstimated 20, 9-15 entities. Mr. Liston asked if there was a map that could be provided that would indicate the locations of all the ones that have been approved and what type they are; Mr. Prichard indicated that there were layers that could be created on the GIS system.

Adjourned 6:19 p.m.



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Kara Falkenstein, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**APRIL 20, 2021**  
**ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Alvez, Liston, Caywood

Commissioners Absent: Eaton, Mahler, Allen

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Kevin Beebe, 810 Broadus; Daniel Chilewich, 810 Broadus; James McGilley, 810 Broadus; Chris Lance, 618 N. Centerville Road; Bob Duggar, 618 N. Centerville Road; Sam Andras, 618 N. Centerville Road; Dan Cherry, Sturgis Journal; Phoenix 3; Shaun Moorman; Adam (unknown last name); Mark Roberts; Roger Beebe

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from March 16, 2021 regular meeting.

**Chairman Mikulenas presented the first agenda item – Special Land Use – 810 Broadus Street – Adult Use Retailer Establishment**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Mr. Mikulenas asked if there was a representative for the property. Kevin Beebe, co-owner of Iconic Wellness, read a statement explaining their 5 year business plan, stressing their willingness to commit to the Sturgis community and bring 400 to 500 jobs within the 5 year span.

The adult-use retailer would be co-located with a medical marihuana provisioning center. The provisioning center was granted a special land use at a past meeting.

Mr. Caywood explained he would need to abstain from voting as he represented the applicant.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Stage, seconded by Brothers, to approve the application for special land use for an adult-use retailer establishment for BTD Holdings, LLC. (DBA Iconic Wellness) at 810 Broadus Street as presented.

**Voting yea: Five**

**Absent: Eaton, Mahler, Allen**

**Voting nay: None**

**MOTION CARRIED**

**Abstain: One (Caywood)**

**Chairman Mikulenas presented the second agenda item – Special Land Use – 618 N. Centerville Road – Adult-Use Retailer Establishment**

Chairman Mikulenas read the staff report and opened the Public Hearing. Mr. Mikulenas asked if there was a representative for the property; Chris Lance outlined the project. Special land uses had been previously granted for medical marihuana; medical marihuana provisioning and the adult-use retailer would be co-located on the property.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Brothers, seconded by Liston, to approve the application for special land use for an adult-use retailer establishment for Stash Ventures at 618 N. Centerville Road, as presented.

**Voting yea: Six                      Voting nay: None                      Absent: Eaton, Mahler, Allen                      MOTION CARRIED**

**Chairman Mikulenas presented the third agenda item – Special Land Use – 618 N. Centerville Road – Four (4) – Adult Use Marihuana Class C Grow Establishment Licenses**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. He explained that the special land use request was for 4 class c grow establishment licenses. Mr. Lance reviewed the grow limitations of each license and their plans for their establishment. He felt they would be at their maximum capacity with the grow licenses they had previously received special land uses for and the ones they were currently seeking.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Brothers, seconded by Stage, to approve the special land use request for four (4) Adult Use Marihuana Class C Grow Establishment licenses for Stash Ventures, LLC. located at 618 N. Centerville Road, as presented.

**Voting yea: Six                      Voting nay: None                      Absent: Eaton, Mahler, Allen                      MOTION CARRIED**

**Chairman Mikulenas presented the fourth agenda item – Amended Site Plan Review – 651 Wade Street – 586 Ventures, LLC.**

Chairman Mikulenas read the Staff report and asked if there was a representative for the property present; Jim Liston explained he would be the representative for the project, however, he must abstain from voting. While excavating the topsoil on the north side of the property, an existing concrete foundation had been discovered that halted development of the proposed northern parking area. Once this was discovered, the proposed parking area was shifted and the site plan was amended:

- 1. There was no longer a parking area running east and west along the north side of the building; the western parking area will run north and south with an angle off the northwest corner of the building.
- 2. The western and eastern parking areas are no longer connected.

Chairman Mikulenas asked for comments from the public; no public comments or concerns were heard.

**Motion:** Made by Caywood, seconded by Alvez, to approve the amended site plan for 651 Wade Street (Parcel ID #75-052-777-271-00), as presented.

**Voting yea: Five                      Voting nay: None                      Abstain: One (Liston)  
Absent: Eaton, Mahler, Allen                      MOTION CARRIED**

**Chairman Mikulenas presented the fifth agenda item – Update – Old Business – Class “A” Non-Conforming Use/Structure – 147 Campbell Street**

Will Prichard, Director of Community Development, explained that the current owner of 147 Campbell had removed one of the existing accessory structures from the property. The other existing accessory structure had been located on the lot adjacent to their property; to gain compliance, the owner had moved the accessory structure to be located on their property. Once in compliance, an inspection was completed and written verification of compliance was provided to the owner for the future sale of the property.

**Chairman Mikulenas presented the sixth agenda item – Staff/Commissioner Comments**

Adjourned 6:01 p.m.

*Kara falkenstein*

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Kara Falkenstein, Recording Secretary

**SPECIAL MEETING – STURGIS PLANNING BOARD  
MAY 6, 2021  
ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 11:00 a.m.

Commissioners Present: Mikulenas, Stage, Brothers, Liston, Caywood, Allen  
Commissioners Absent: Eaton, Mahler, Alvez

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; James Ware, James Ware Construction

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Chairman Mikulenas presented the first agenda item – Site Plan Review – 1400/1500 W. Lafayette St.**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Mr. Mikulenas asked if there was a representative for the property. James Ware of Ware Construction explained that Precision Speed was proposing an 18,000 square foot expansion on their property located at 1400 W. Lafayette Street. Their existing facility had become insufficient to house their current staff and an expansion was necessary.

The project would also include expansion of the existing parking area and storm management system. A new driveway would be added to the east side of the site to be used as an access road for the fire department.

Chairman Mikulenas asked for comments from the public. No comments were made.

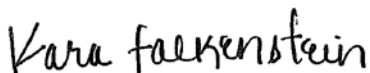
**Motion:** Made by Allen, seconded by Caywood, to approve site plan for 1400 W. Lafayette, Parcel # 75-052-605-028-00, as per plans presented.

**Voting yea: Six                      Voting nay: None                      Absent: Eaton, Mahler, Alvez                      MOTION CARRIED**

**Chairman Mikulenas presented the sixth agenda item – Staff/Commissioner Comments**

Mr. Allen inquired as to whether City staff would be able to make a decision regarding a Site Plan Review, such as what had been brought before them that day, as long as it met all the guidelines. Mr. Mikulenas explained he felt the reason for the Site Plan Review by the Planning Commission was for additional people to review the plans. He indicated that when changes are made during the Site Plan Review, he was satisfied it was not a requirement for them to return for an amended Site Plan Review, unless City staff feels the changes are great enough that it is necessary.

Adjourned 11:22 a.m.



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Kara Falkenstein, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**May 18, 2021**  
**ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Alvez, Liston, Caywood, Allen  
Commissioners Absent: Eaton, Mahler

Staff Present: Will Prichard, Director of Community Development; Mike Hughes, City Manager; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Marvin Smith, City Commissioner; Holly Keyser, City Controller; Dan Cherry, Sturgis Journal

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from April 20, 2021 regular meeting.

APPROVAL of the minutes from May 6, 2021 special meeting.

**Chairman Mikulenas presented the first agenda item – Discussion - Amendments to City Code of Ordinances Article IX – Off-Street Parking and Loading Requirements**

Chairman Mikulenas read the Staff Report and opened up the discussion regarding the proposed amendments to the off-street parking and loading requirements. Will Prichard, Director of Community Development, explained that staff had worked with City planning consultant, Beckett & Raeder while reviewing and researching ordinances from other municipalities to determine what the City's actions should be regarding language amendments.

One amendment was to offer an alternative for solid surface: bricks or pavers. Discussion at a previous meeting had indicated that some members would prefer solid surface for the entire parking area and others thought the front yard setback was adequate with an option for bricks or pavers for the balance of the parking area.

Many members felt if additional curb cuts were added for recreational vehicle and equipment parking areas that it could become an enforcement issue, as some may use it as additional vehicle parking. Streets with no curb cuts would need to be determined by the Engineering Department. There was continued discussion on Right-of-Ways and curb cuts, including additional language regarding drainage.

Mr. Prichard addressed the board members and asked whether they had a strong opinion on whether the entire parking area should be solid surface or not or allow for something different past the front yard setback; the members indicated to change the entire parking area and driveway requirement to all solid surface.

Marvin Smith, a City Commissioner, requested paperwork regarding the new language for RV parking requirements. He indicated that he had issues with enforcing solid surface for the parking area and would like to see aggregate as an option. Mr. Prichard and some of the board members explained they felt it is harder to maintain an aggregate surface, especially during inclement weather. Vice-Mayor Mullins inquired as to whether any requirements would be enforced only if a change was made to the parking area, not if there is a sale of the property; Mr. Prichard confirmed that was true. Mr. Mikulenas asked Mr. Mullins if he would be in favor of it being enforced for the parking area to be changed to solid surface due to the sale of the property; Mr. Mullins indicated he would not, due to cost. Mr. Liston inquired whether someone wanting an additional drive while their primary parking area is non-solid surface would be forced to install a solid surface; Mr. Prichard confirmed they would be required to install a solid surface as it is a new parking area.

Discussion then moved on to the proposed amendments to the commercial off-street parking and loading requirements. Mr. Prichard highlighted topics such as the Shared Parking agreement and Deferred Parking; both would allow less requirements and force less variances due to alternatives for parking.



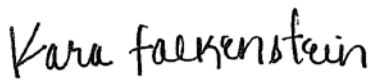
Discussion continued regarding topics such as sidewalks, buffer requirements, escape lanes at drive-throughs as well as circulation between parking lots.

Consensus from the Planning Commission to hold a public hearing at the next meeting for the amendments to Article IX for off street parking and loading requirements.

**Chairman Mikulenas presented the second agenda item – Staff/Commissioner Comments**

- Update on proposed apartment complexes on N. Monroe and St. Joseph Street
- Review of the Black/White project
- Update on lots located in front of solar field
- Review of upcoming meeting – Public Hearing for ordinance amendments: B-C (Central Business), PDD-2 (Planned Development District 2), Specific Terms, zoning district changes on S. Centerville Road
- Update on in-person meetings

Adjourned 7:31 p.m.



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Kara Falkenstein, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**June 15, 2021**  
**ELECTRONIC/VIRTUAL MEETING**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Alvez, Liston, Allen, Mahler, Perez  
Commissioners Absent: Caywood

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, Vice-Mayor; Marvin Smith, City Commissioner; Holly Keyser, City Controller; Dan Cherry, Sturgis Journal; Larry Piper, Clark Logic; Celia Reyes, 506 Prairie; Curt Penny; Jeremy Gump, MOSO Village; Barry Cox, City Engineer; Sarah Webb; 269-258-8925

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from May 18, 2021 regular meeting.

**Chairman Mikulenas presented the first agenda item – Special Land Use – 506 Prairie – Retail and Retail Services in Manufacturing District**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Larry Piper, Facilities Manager for Clark Logic, explained that the Reyes family would like to open a retail area, to sell items from their contracts with Home Depot, in the former Lakeland Paper building. Mr. Liston inquired whether the Prairie location would be in addition to the location north of town or if they would be relocating; Celia Reyes, the proprietor of the retail store, indicated that their current landlord had asked them to vacate within 3 months.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Allen, seconded by Alvez, to approve the special land use for retail and retail services for 506 Prairie, parcel number 75-052-530-126-00, as per plans submitted.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Zoning District Change – 705 Enterprise Avenue, 406 S. Centerville Road, 512 S. Centerville Road, 1101 S. Centerville Road, 505 S. Orange Street, 509 S. Orange Street, 408 W. South Street and 704 W. Chicago Road**

Chairman Mikulenas read the Staff Report and opened up the Public Hearing. Will Prichard, Director of Community Development, reviewed the parcels that City staff is requesting to be changed and the reason for the changes. Barry Cox, City Engineer, highlighted the parcel located at 408 W. South Street and explained that the catch basin should be on a separate parcel. Mr. Liston asked whether there would be any issues with the retention pond; Mr. Prichard indicated no.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Allen, seconded by Liston, to adopt the Resolution Recommending Zoning District Changes June 15, 2021 as presented to the Sturgis City Commission.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the third agenda item – Amendments to City Code of Ordinances  
Article IX Off Street Parking and Loading**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Mr. Prichard explained that he had done a final review after the discussion between Planning Commission members at a previous meeting and had made nominal changes that were not listed in the Staff Report, but wanted to review with the members. He reminded the members that these were minimum requirements, not maximum.

Mr. Liston asked whether there were escape lanes for drive throughs; Mr. Prichard indicated there were diagrams provided. Marvin Smith, City Commissioner, indicated that he would prefer that they would allow aggregate surface instead of enforcing solid surface.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Allen, seconded by Stage, to recommend the zoning amendments to Appendix A Zoning, Article IX -Off Street Parking and Loading as presented to the City Commission for approval.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the fourth agenda item – Amendments to Section 1.0407, Central  
Business Zoning District**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Mr. Prichard reviewed the amendments that were proposed regarding the Central Business zoning district.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Alvez, seconded by Brothers, to recommend the zoning amendments to section 1.0407, Central Business District as presented to the City Commission for approval.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the fifth agenda item – Amendments to Section 1.0412-1, Planned  
Development District 2**

Chairman Mikulenas read the Staff Report and opened the Public Hearing. Jeremy Gump, owner of the MOSO Village, indicated that the amendments accomplished what he had requested for his property. Mr. Allen indicated that there were a few points within the amendments that repeated and needed to be removed; those were noted and removed.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Allen, seconded by Liston, to recommend the zoning amendments to section 1.0412.1, PDD-2 Planned Development District as presented to the City Commission for approval.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the sixth agenda item – Amendments to Section 1.0202, Specific Terms**

Chairman Mikulenas read through the Staff Report and opened the Public Hearing.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Brothers, seconded by Stage, to Recommend the proposed additions and modifications to the City of Sturgis Zoning Code section 1.0202, Specific Terms as presented to the City Commission for final approval.

**Voting yea: Eight                  Voting nay: None                  Absent: Caywood                  MOTION CARRIED**

**Chairman Mikulenas presented the seventh agenda item – Amendments to Section 1.0603, Special Land Use Designated, (KK)**

Chairman Mikulenas read through the Staff Report and opened the Public Hearing. There was no discussion regarding the amendments.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Stage, seconded by Brothers, to Recommend the proposed amendment to the City of Sturgis Zoning Code section 1.0603 (KK), Special Land Use Designated, as presented to the City Commission for final approval.

**Voting yea: Eight                  Voting nay: None                  Absent: Caywood                  MOTION CARRIED**

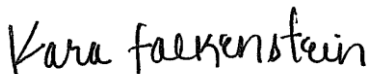
**Chairman Mikulenas presented the eighth agenda item – Capital Improvement Plan Update**

Mr. Prichard reviewed what the Capital Improvement Plan was and what the members should be looking for within the plan. Holly Keyser, City Controller, would be presenting plan at the July meeting.

**Chairman Mikulenas presented the ninth agenda item – Staff/Commissioner Comments**

Mr. Prichard explains that there would be more proposed zoning district changes that would be presented at upcoming meetings. There were properties that needed to be zoned appropriately to meet the future land use map as well as those properties that are split-zoned and may need to be fixed.

Adjourned 6:31 p.m.



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Kara Falkenstein, Recording Secretary

# **REGULAR MEETING – STURGIS PLANNING BOARD**

**July 20, 2021**

## **WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Liston, Perez, Caywood

Commissioners Absent: Alvez, Mahler, Allen

Staff Present: Will Prichard, Director of Community Development; Andrew Kuk, Assistant City Manager; Holly Keyser, City Controller

Also Present: Marvin Smith, City Commissioner; Roxanne Persing, Chamber of Commerce Director; Mike Stiles, WBET Radio; Dan Cherry, Sturgis Journal; Thomas Pfahl, 1309.5 W. Chicago Road; Rachel Miller, 1101 S. Centerville Road developer; Rob LaPlaca, Fleis & VandenBrink

### **APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

### **Action of Minutes of Previous Meetings**

APPROVAL of the minutes from June 15, 2021 regular meeting.

### **VISITOR COMMENTS**

A copy of a letter from Michelle Pfahl, the owner of the property located at 1309 ½ W. Chicago Road, had been distributed with the packet. Thomas Pfahl, Michelle's husband, was present at the meeting and explained that they had purchased the property with the intent to place a 500 marihuana grow plant in, as it had met all of the City's buffer requirements. However, once they had purchased the building, they found the construction requirements were too costly and they were not able to afford them at that time. The Pfahl's were asking the Commission members to consider amending the City's marihuana ordinance to enable him to qualify for use of the property as a caregiver. Under the current ordinance, he was not permitted to use the property as a caregiver.

Mr. Mikulenas indicated he had not done extensive research into whether the Pfahl's request would meet the State of Michigan requirements. There had been no other requests for this type of change to the ordinance. Amendments to an ordinance would be a lengthy process that would effect the City as a whole, not just one parcel.

Mr. Caywood asked Mr. Pfahl whether he was aware of the City's ordinance prior to purchasing the property; Mr. Pfahl indicated he was aware of the requirements and that the property had met the requirements of the marihuana ordinance. However, the building requirements were unaffordable, and he had not found any investors that were willing to invest, as he was a liability. The Planning Commission had requested that City staff review and provide additional information at an upcoming meeting.

### **Chairman Mikulenas presented the first agenda item – Site Plan Review – 1101 S. Centerville Road**

Chairman Mikulenas read the Staff Report and asked if there was a representative for the property. Rachel Miller, a representative for Sturgis Retail Management, LLC., approached the podium. She detailed the project as the demolition of the former bowling alley building and construction of 3 new buildings: northern, middle and southern (2 tenants), to house an urgent care facility, Starbucks, drive-thru restaurant and retail store, respectively.

Rob LaPlaca, representative from Fleis and VandenBrink, then went over site plan of the project high-pointing the 3 buildings locations, parking and sidewalk plans.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Caywood, seconded by Liston, to approve the site plan review at 1101 S. Centerville Road, parcel number 75-052-777-213-00, as per plans submitted with the condition on providing compliant photometrics for the parking lot.

**Voting yea: Six      Voting nay: None      Absent: Alvez, Mahler, Allen      MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Capital Improvement Plan**

Andrew Kuk, Assistant City Manager, and Holly Keyser, City Controller, presented the current Capital Improvement Plan to the Commission members.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Chairman Mikulenas presented the third agenda item – City Sign Approval – Wieslochweg (Wiesloch Way)**

Chairman Mikulenas highlighted the project and invited the Assistant City Manager, Andrew Kuk, to present further details. Mr. Kuk indicated that the signage had been designed to be installed behind Wings Etc. Plans for the project had been underway for a few years. Due to the signage being internally lit, approval had to be granted from the Design Review Committee on July 15, 2021.

Mr. Mikulenas inquired as to the total cost of the project; Mr. Kuk indicated he did not have that information with him, but did indicate that a portion of the project was being paid for by the Sturgis Area Community Foundation. Mr. Liston asked when the project would commence; Mr. Kuk indicated that, at this time, installation is planned within 2021. Mr. Brothers asked whether Wiesloch will reciprocate in the gesture; Mr. Kuk indicated that Wiesloch already has a section of town dedicated to Sturgis.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Liston, seconded by Brothers, to approve the signs for Wieslochweg, as presented.

**Voting yea: Six      Voting nay: None      Absent: Alvez, Mahler, Allen      MOTION CARRIED**

**Chairman Mikulenas presented the fourth agenda item – Discussion regarding Urban Chickens**

Chairman Mikulenas read the Staff Report and explained that the topic had been discussed by commissions in previous years. He indicated that, at that time, he was not ready to exert time and effort into forming a committee.

Marvin Smith, City Commissioner, addressed the commission members and explained that he felt that previously the members had done the citizens a disservice because it had never got a second vote. Mr. Mikulenas indicated his understanding was that it did not have support at the Commission level. He felt that it would be best to take a poll of current Commission members to determine interest. If interest in discussing the topic further would be confirmed, then a committee could be formed.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Chairman Mikulenas presented the fifth agenda item – Old Business – Update on 1291 Kitson – Secure Transport – Access Drive Width**

Chairman Mikulenas read the Staff Report and explained it was an amendment to an existing site plan and that due to the recent parking ordinance changes, it was to be reviewed. During construction, the drive was shifted to the west and differed from what was indicated on the submitted site plan. A new site plan was required indicating the new radius.

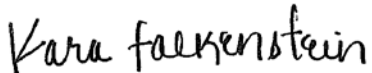
The amendment required no action on the Planning Commission member's part, however, Mr. Prichard wanted to give an update on the project. Mr. Prichard indicated he would be proposing to change the site plan procedure in the future; minor site plan changes would not require review by the Planning Commission.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Chairman Mikulenas presented the sixth agenda item – Design Review Committee Nomination**

Will Prichard, Director of Community Development, explained that Mr. Eaton was the Planning Commission member seated on the Design Review Committee. Once resigning from the Planning Commission, Mr. Eaton's seat on the Design Review Committee had to be filled by another Planning Commission member. Mr. Prichard asked if there were any nominations by other members; no one indicated any nominations. He explained that the members were able to table the discussion until the next meeting and a nomination could be brought for a vote at that time.

Adjourned 6:21 p.m.

A handwritten signature in black ink that reads "Kara Falkenstein". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

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Kara Falkenstein, Recording Secretary

# REGULAR MEETING – STURGIS PLANNING BOARD

August 17, 2021

## WIESLOCH RAUM – CITY HALL

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Allen, Stage, Brothers, Liston, Perez, Caywood, Alvez

Commissioners Absent: Caywood

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: James Blain, 601 Neuman; Mrs. Blain; Thomas Pfahl, 1309.5 W. Chicago Road

### APPROVAL OF AGENDA

**Motion:** Agenda was approved by consensus as presented.

### Action of Minutes of Previous Meetings

APPROVAL of the minutes from July 20, 2021 regular meeting.

### Chairman Mikulenas presented the first agenda item – Special Land Use – 601 Neuman - Update

Chairman Mikulenas opened the Public Hearing and asked if there was a representative for the property. James Blain approached the podium and explained he was the architect for the project and he was representing Ms. Bogen, the property owner. At the meeting in February of 2021, a special land use had been granted for the property, however, it had not included the outdoor sales area. The update to the special land use included the outdoor sales area. As part of the outdoor sales area, a six foot high decorative wrought iron style see through fence for security purposes would be installed. Mr. Blain indicated the hours for the outdoor display would be the same as the inside that was approved. There would be no outdoor sound or lighting of this display area.

Mr. Liston explained he had been a small part of the project for a short period and wanted to know whether the members felt there was a conflict for him to vote. Mr. Mikulenas indicated he felt that it was not a conflict of interest and that there were enough voting members present, if needed.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Alvez, seconded by Mahler, to approve the special land use for the addition of the outdoor display area for 601 Neuman, parcel number 75-052-330-053-00, as per plans submitted.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

### Chairman Mikulenas presented the second agenda item – Planning Commission Consideration/Waiver – 601 Neuman

Chairman Mikulenas opened the Public Hearing and explained the process of the consideration/waiver. Public notice had been given to neighboring properties, however no concerns had been brought forward. The Commission members had no concerns.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Allen, seconded by Liston, to approve the request to waive 4 off street parking spaces for the approved special land use at 601 Neuman, parcel number 75-052-330-053-00, as presented.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**



### **Chairman Mikulenas presented the third agenda item – Site Plan Review – 601 Neuman**

Chairman Mikulenas explained there had been some difficulties getting the project started. He addressed Mr. Blain, the architect for the project, and asked him what he felt had gone wrong with the project early on in the process. Mr. Blain indicated that he felt a professional, such as himself, should have been involved from the beginning. He explained that the client should not be expected to know the processes and do not know what questions to ask. He had tried to communicate via phone and video conferences but found that face to face meetings were more productive. Mr. Mikulenas asked whether he had experienced any pushback from the City staff; Mr. Blain indicated he had not experienced anything different than he has ran into in any other city.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Alvez, seconded by Brothers, to approve the site plan review at 601 Neuman, parcel number 75-052-330-053-00, as per plans submitted.

**Voting yea: Eight**

**Voting nay: None**

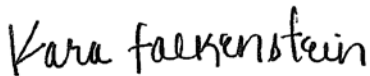
**Absent: Caywood**

**MOTION CARRIED**

### **Chairman Mikulenas presented the fourth agenda item – Staff/Commissioner Comments**

Due to unforeseen circumstances, there were 2 items that did not make it on to the agenda, as paperwork was not prepared in time. Mr. Prichard explained there would be a need for a Special meeting at a future date, most likely Monday, August 23<sup>rd</sup>.

Adjourned 5:46 p.m.



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Kara Falkenstein, Recording Secretary

**Amended Minutes**  
**REGULAR MEETING – STURGIS PLANNING BOARD**  
**August 17, 2021**  
**WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Allen, Stage, Brothers, Liston, Perez, Mahler, Alvez  
Commissioners Absent: Caywood

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: James Blain, 601 Neuman; Mrs. Blain; Thomas Pfahl, 1309.5 W. Chicago Road

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Action of Minutes of Previous Meetings**

APPROVAL of the minutes from July 20, 2021 regular meeting.

**Chairman Mikulenas presented the first agenda item – Special Land Use – 601 Neuman - Update**

Chairman Mikulenas opened the Public Hearing and asked if there was a representative for the property. James Blain approached the podium and explained he was the architect for the project and he was representing Ms. Bogen, the property owner. At the meeting in February of 2021, a special land use had been granted for the property, however, it had not included the outdoor sales area. The update to the special land use included the outdoor sales area. As part of the outdoor sales area, a six foot high decorative wrought iron style see through fence for security purposes would be installed. Mr. Blain indicated the hours for the outdoor display would be the same as the inside that was approved. There would be no outdoor sound or lighting of this display area.

Mr. Liston explained he had been a small part of the project for a short period and wanted to know whether the members felt there was a conflict for him to vote. Mr. Mikulenas indicated he felt that it was not a conflict of interest and that there were enough voting members present, if needed.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public. No comments were made.

Chairman Mikulenas closed the Public Hearing.

**Motion:** Made by Alvez, seconded by Mahler, to approve the special land use for the addition of the outdoor display area for 601 Neuman, parcel number 75-052-330-053-00, as per plans submitted.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Planning Commission Consideration/Waiver – 601 Neuman**

Chairman Mikulenas opened the Public Hearing and explained the process of the consideration/waiver. Public notice had been given to neighboring properties, however no concerns had been brought forward. The Commission members had no concerns.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Allen, seconded by Liston, to approve the request to waive 4 off street parking spaces for the approved special land use at 601 Neuman, parcel number 75-052-330-053-00, as presented.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Caywood**

**MOTION CARRIED**

### **Chairman Mikulenas presented the third agenda item – Site Plan Review – 601 Neuman**

Chairman Mikulenas explained there had been some difficulties getting the project started. He addressed Mr. Blain, the architect for the project, and asked him what he felt had gone wrong with the project early on in the process. Mr. Blain indicated that he felt a professional, such as himself, should have been involved from the beginning. He explained that the client should not be expected to know the processes and do not know what questions to ask. He had tried to communicate via phone and video conferences but found that face to face meetings were more productive. Mr. Mikulenas asked whether he had experienced any pushback from the City staff; Mr. Blain indicated he had not experienced anything different than he has ran into in any other city.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Made by Alvez, seconded by Brothers, to approve the site plan review at 601 Neuman, parcel number 75-052-330-053-00, as per plans submitted.

**Voting yea: Eight**

**Voting nay: None**

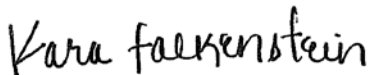
**Absent: Caywood**

**MOTION CARRIED**

### **Chairman Mikulenas presented the fourth agenda item – Staff/Commissioner Comments**

Due to unforeseen circumstances, there were 2 items that did not make it on to the agenda, as paperwork was not prepared in time. Mr. Prichard explained there would be a need for a Special meeting at a future date, most likely Monday, August 23<sup>rd</sup>.

Adjourned 5:46 p.m.



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Kara Falkenstein, Recording Secretary

**SPECIAL MEETING – STURGIS PLANNING BOARD**  
**September 7, 2021**  
**WIESLOCH RAUM – CITY HALL**

Acting Chairman Allen called the meeting to order at 2:00 p.m.

Commissioners Present: Allen, Stage, Brothers, Liston, Perez, Alvez, Mahler  
Commissioners Absent: Mikulenas, Caywood

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: James Ware, James Ware Construction; Peter Bobeck, 990 Haines Boulevard; Nick Luhowy, 990 Haines Boulevard

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Chairman Mikulenas presented the first agenda item – Site Plan Review – 990 Haines Blvd.**

Acting Chairman Allen read the Staff report asked if there was a representative for the property. Jim Ware from James Ware Construction approached the podium and introduced Mr. Bobeck and Mr. Luhowy as owners of the property located at 990 Haines Boulevard. He explained the proposed building would be constructed as a warehouse. He indicated that construction would be ready to commence once building drawings were submitted and a building permit was issued.

Mr. Brothers inquired what they would be warehousing; Mr. Ware explained that warehousing is a lucrative business as everyone is seeking space, however, may not have anywhere to build. Mr. Mahler asked why the Site Plan Review application indicated cannabis on it; Mr. Bobeck explained that they would like to expand their business ventures into cannabis, however, they would be content to remain in warehousing where they currently already have operations in other states. Mr. Liston inquired whether the building could be used as part cannabis and part warehouse; Mr. Bobeck indicated that it may require fire separation, however, it may be worth the investment.

Acting Chairman Allen asked for comments from the public. No comments were made.

**First Motion:** Made by Brothers, seconded by Mahler, to approve the compliance of the restrictive covenants for the proposed warehouse at 990 Haines Blvd as the approval committee.

**Voting yea: Seven      Voting nay: None      Absent: Mikulenas, Caywood      MOTION CARRIED**

**Second Motion:** Made by Alvez, seconded by Liston, to approve the site plan review at 990 Haines Blvd, parcel number 75-052-715-002-00, as per plans submitted.

**Voting yea: Seven      Voting nay: None      Absent: Mikulenas, Caywood      MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Site Plan Review – 651 Wade Street - Update**

Acting Chairman Allen explained that the review was for an amendment of a previously reviewed site plan. Mr. Liston explained he would have to abstain as he had been involved in the project. Will Prichard, Director of Community Development, reviewed the previously approved plans and the amended plans. Mr. Allen inquired whether they were licensed for medical and adult-use; Mr. Prichard indicated that they were licensed for only medical at that time.

Acting Chairman Allen asked for comments from the public. No comments were made.

**Motion:** Made by Stage, seconded by Perez, approve the amended site plan at 651 Wade Street, parcel number 75-052-777-271-20, as per plans submitted.

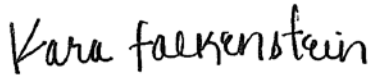
**Voting yea: Seven**

**Voting nay: None**

**Absent: Mikulenas, Caywood**

**MOTION CARRIED**

Adjourned 2:17 p.m.

A handwritten signature in black ink that reads "Kara Falkenstein". The script is cursive and fluid, with the first name "Kara" and last name "Falkenstein" clearly legible.

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Kara Falkenstein, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**September 21, 2021**  
**WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Liston, Perez, Alvez, Mahler, Caywood  
Commissioners Absent: Allen

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Joel Eichorn, 30994 US 12 Sturgis

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus as presented.

**Approval of minutes from previous meeting with correction to the minutes from August 17, 2021 meeting. Mahler was present. Caywood was absent.**

**Approval of minutes from previous special meeting on September 7, 2021.**

**Chairman Mikulenas presented the first agenda item – Class “A” Non-Conforming Structure/Use – 306 John Street**

Chairman Mikulenas read the staff report and asked if there was a representative for the property. Joel Eichorn, potential owner of property, stated he was purchasing this as an investment property. When he purchases the use of the building will be changed from multi family to single family use. Mr. Eichorn stated he will apply for the proper permits but he needs the approval of the Class A to finalize his purchase. Chairperson Mikulenas asked the board about placing a condition of two years on the approval if it is not changed to a single family residential. Mr. Eichorn agreed to the condition. If the change of use has not been completed, the applicant must come back to the Planning Commission for further discussion. Mikulenas went over the conditions of the class A.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Caywood, seconded by Alvez, to approve the Class-A Non-Conforming use at 306 John Street, parcel 75-052-040-310-00, with the condition that the use be changed to a single family residential dwelling within two years.

**Voting yea: Eight      Voting nay: None      Absent: Allen      MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – Business Neighborhood (B-N) Zoning District Discussion**

Director of Community Development, Will Prichard, updated the board on Business Neighborhood language and zoning district amendments. Mr. Prichard will continue to bring back comments and updates as staff moves for the public hearing. No motions were needed.

**Chairman Mikulenas presented the third agenda item – Design Review Committee Member Nomination**

Chairman Mikulenas read staff report and the process for nominating a member of the Planning Commission to the Design Review Committee. Mikulenas asked for any nominees. Mikulenas nominated Alvez and asked for any other nominees. No other nominations were heard.

**Motion:** Motion made by Mikulenas, seconded by Caywood to nominate Gave Alvez to the Design Review Committee.

**Voting yea: Eight**

**Voting nay:**

**Absent: Allen**

**MOTION CARRIED**

Adjourned 6:21 p.m.

A handwritten signature in black ink, appearing to read "Will Prichard", written in a cursive style.

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Will Prichard, Recording Secretary

**REGULAR MEETING – STURGIS PLANNING BOARD**  
**October 19, 2021**  
**WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Liston, Perez, Alvez

Commissioners Absent: Allen, Caywood, Mahler

Staff Present: Will Prichard, Director of Community Development; Michael Hughes, City Manager

Also Present: Alex Temple, 27280 Hagerty Rd Suite 2 Farmington Hills, MI 48331 (PSC/Abbott), Thomas Pfahl, 1309 W Chicago Sturgis, MI 49091, Nathan Hough (Abbott), Paul Christensen (Miron Construction/Abbott) was present via Zoom.

**APPROVAL OF AGENDA**

**Motion:** Agenda was approved with the removal of agenda item 6a 205 Ilene Street by consensus.

**Approval of minutes from previous meeting from September 21, 2021 meeting.**

**Chairman Mikulenas presented Don Eaton a plaque from his service on the Planning Commission.**

**Chairman Mikulenas presented the first agenda item – Site Plan Review – 901 N. Centerville Road - Abbott**

Chairman Mikulenas read the staff report and asked if there was a representative for the property. Alex Temple from Rowe PSC, engineering firm on the project, gave an overview of the project. He provided information regarding the phasing of the project. This is phase one that allows them to prepare for the remaining portion to be completed in the spring. They are intending on submitting the entire project for site plan review in the near future. Paul Christensen, Miron Construction, provided additional information that the distribution center trucks won't be using this area until spring.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Stage, seconded by Alvez, to approve the site plan for 901 N. Centerville Road as presented.

**Voting yea:** Mikulenas, Stage, Brothers, Liston, Perez, Alvez

**Absent:** Allen, Caywood, Mahler

**Voting nay: None**

**MOTION CARRIED**

**Chairman Mikulenas presented the second agenda item – City Sign Approval – 301 N. Franks Thurston Woods Park Sign**

Chairman Mikulenas asked Director of Community Development, Will Prichard, to provide details on the sign location. Mr. Prichard provided location details that the sign may be placed perpendicular or parallel to Franks Avenue. The sign would also be placed in compliance with the corner clearance requirements from the driveway and be placed at least five feet from the sidewalk.

**Motion:** Motion made by Alvez, seconded by Liston, to approve the City sign at 310 N Franks Avenue for Thurston Woods Park as presented.

**Voting yea:** Mikulenas, Stage, Brothers, Liston, Perez, Alvez

**Absent:** Allen, Caywood, Mahler

**Voting nay: None**

**MOTION CARRIED**

**Chairman Mikulenas presented the third agenda item – Amended Site Plan Review for 651 Wade Street**



Chairman Mikulenas read the staff report and asked for a representative. Jim Liston abstained from voting due to his involvement in the project. Jim Liston provided information regarding the relocation of the parking area. The foundation that was previously the reason to amend the site plan is going to be removed to relocate the parking area to the north side of the building. Mr. Liston also provided information that the previously approved site plans with the gate blocking the use of the east driveway has been removed due to the entire building being used by the same tenant. The previous site plans indicated only a portion of the building will be used but now the entire building will be used by the same tenant. The parking area on the east side will be enlarged near the building to allow for proper width of the maneuvering lane. Mr. Liston provided information that area between the parking and the retention pond will have stone/rip rap placed there to help with erosion controls. Discussion amongst the board members of the removal of the gate on the east with the members agreeing it was not necessary but adding signage to direct people to the west driveway was going to be required. Mr. Liston agreed to adding signage. No additional comments were made.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Brothers, seconded by Stage to approve the amended site plan at 651 Wade with the condition that directional signage be placed at the west driveway for entrance and the east entrance for deliveries.

**Voting yea:** Mikulenas, Stage, Brothers, Perez, Alvez

**Absent:** Allen, Caywood, Mahler

**Abstain:** Liston

**Voting nay:** None

**MOTION CARRIED**

#### **Chairman Mikulenas presented the fourth agenda item – Business Neighborhood Discussion**

Chairman Mikulenas asked Director of Community Development, Will Prichard, to provide information for comments. Mr. Prichard requested feedback on design requirements of this space. The board members stated that they would like some requirements but for the properties on North Nottawa to not be as restrictive as on Chicago Road properties. An item to review are what requirements would the residential properties have. Staff will provide updated ordinance at the next meeting.

#### **Chairman Mikulenas asked for staff and commissioner comments**

Director of Community Development, Will Prichard, updated the members on a request by the Pfahls regarding the special land use for the medical marihuana manufacturing and distribution facilities for primary caregivers and qualifying patients in the manufacturing zoning district. The Pfahls has requested the Planning Commission look at updating the conditions to the following:

1. To allow third parties other than the primary caregiver to have access to where the marihuana is being manufactured or stored.
2. To allow multiple primary caregivers in one location.
3. To remove the buffers from church, child care facility and residence or district zoned residential and the only remaining buffer would be 1,000 from schools.

Mr. Prichard provided information from the State act that the City would not be able to change the requirements of the first two items but they could amend the buffer requirements. After discussion, the planning commission would ask that City staff bring back an amended ordinance for review that would align the buffers and requirements with the commercial marihuana ordinances in the City at future meeting.

Adjourned 6:33 p.m.



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Will Prichard, Recording Secretary

# REGULAR MEETING – STURGIS PLANNING BOARD

November 16, 2021

## WIESLOCH RAUM – CITY HALL

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Brothers, Liston, Caywood, Allen

Commissioners Absent: Perez, Alvez, Mahler

Staff Present: Will Prichard, Director of Community Development; Mike Hughes, City Manager; Holly Keyser, City Controller; Kara Falkenstein, Recording Secretary

Also Present: Jeff Mullins, City Mayor; Matt Schuster, Heartland RV; Dan Hahn, Heartland RV; Cathy Knapp, 1013 Robin Hood; Thomas Pfahl, 1309 W. Chicago Road

### APPROVAL OF AGENDA

**Motion:** Agenda was approved by consensus with corrections; Public Hearings could not be heard due to lack of public notification in the Sturgis Journal.

### Action of Minutes of Previous Meetings

APPROVAL of the minutes from October 19, 2021 regular meeting.

### Chairman Mikulenas presented the first agenda item – Design Review Approval – Steam Team Sign – 408 E. Chicago Road

Chairman Mikulenas read the staff report and asked if there was a representative for the property; no one was present. Mr. Mikulenas inquired as to the brightness of the sign due to neighboring residential properties, however, indicated that Miller Signs typically does a good job to avoid a nuisance. The members indicated they liked the sign choice.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Caywood, seconded by Stage, to approve the Design Review Committee's recommendation for signage at 408 E. Chicago Road for The Steam Team as presented.

**Voting yea: Six**

**Voting nay: None**

**Absent: Perez, Alvez, Mahler**

**MOTION CARRIED**

### Chairman Mikulenas presented the second agenda item – Site Plan Review – 1200 Haines Boulevard – Heartland RV

Chairman Mikulenas read the staff report and asked if there was a representative for the property. Matt Schuster from Jones Petrie Rafinski (JPR) approached the podium and gave an overview of the proposed project. Mr. Mikulenas asked whether there would be use of berms instead of fencing, Mr. Schuster indicated there would also be fencing used in some areas. Mr. Mikulenas explained that any berms would be considered finished and must be maintained.

Mr. Mikulenas inquired whether the administration building would be in phase I or phase II of the project and whether there was an expected completion date; Dan Hahn of Heartland RV indicated that the position of the administration building was unknown at that time. Phase 1 is expected to be completed in August of 2022. Mr. Liston remarked how bad the Haines Boulevard condition was; Will Prichard, Director of Community Development, indicated that a grant had been received to redo the street.

Mr. Prichard then clarified the property boundaries and discussed the 2 motions that would be necessary for the agenda item. Mr. Liston asked whether the motion would only cover phase I of the project, Mr. Prichard indicated that this is only approval of phase 1 and the applicant must come back to the Planning Commission for the next phases, once ready.

**Motion I:** Motion made by Allen, seconded by Liston to approve as the Approval Committee for the Stapleton Industrial Park the plans as submitted per the restrictive covenants for 1200 Haines Blvd.

**Voting yea: Six**

**Voting nay: None**

**Absent: Perez, Alvez, Mahler**

**MOTION CARRIED**

**Motion II:** Motion made by Allen, seconded by Liston to the site plan at 1200 Haines Blvd, parcel number 75-052-715-002-00, as per plans submitted, with the conditions as stated:

- The 12 foot private easement for public utilities specified on the Stapleton Industrial Park plat will need to be relinquished/vacated. The City will look to approve the releasing the easements when Casselman Circle & Peterson Circle are vacated.
- The revised 12 foot private easement for public utilities along the north side of Haines Boulevard will be recorded when Casselman Circle is vacated.
- The utility easement at the north end of Peterson Circle will be recorded when cul-de-sac of Peterson Circle is vacated.
- Final stormwater approval from City Engineer.
- JPR is to submit the on-site sanitary design from original submittal. The sanitary design on this plan revision can't reach the designed lift station elevation. Must be approved by City Engineer.

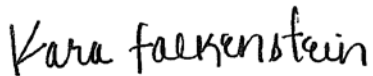
**Voting yea: Six**

**Voting nay: None**

**Absent: Perez, Alvez, Mahler**

**MOTION CARRIED**

Adjourned 5:45 p.m.



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Kara Falkenstein, Recording Secretary

# **SPECIAL MEETING – STURGIS PLANNING BOARD**

**November 24, 2021**

**WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 12:00 p.m.

Commissioners Present: Mikulenas, Allen, Liston, Mahler, Brothers, Alvez

Commissioners Absent: Perez, Caywood, Stage

Staff Present: Will Prichard, Director of Community Development; Mike Hughes, City Manager; Kara Falkenstein, Recording Secretary

Also Present: Monroe Learn, 921 Broadus; Vicki Learn, 921 Broadus; Colton Learn, 921 Broadus; Jenn Zielinski, 716 N. Centerville Road; Muhammed Ghaith (via Zoom), 811 Broadus; Rodney Gold (via Zoom), 811 Broadus; Jon Gold (via Zoom), 811 Broadus; Andrea Hendrick (via Zoom), 716 N. Centerville Road

## **APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus.

## **Action of Minutes of Previous Meetings**

APPROVAL of the minutes from October 19, 2021 regular meeting.

Chairman Mikulenas read letter from Steve Zimmerman, Co-Owner of Sturgis Tool and Die, located at 817 Broadus. In the letter, Mr. Zimmerman opposes the Public Notice he received regarding a special land use request for a marihuana establishment at 921 Broadus. He stated there were already 2 marihuana establishments within 200 feet of his business. He wanted to preserve the integrity of the industrial park.

## **Chairman Mikulenas presented the first agenda item – Special Land Use – 406 N. Nottawa – Automobile Repair-Minor and Vehicle Sales Area**

Chairman Mikulenas read the staff report and opened the Public Hearing. Doug Stanke approached the podium and explained that he had been reconditioning vehicles out of his home but had run out of room. He had planned to add on to his current business on West Chicago Road, however, due to unforeseen issues, he decided not to. Mr. Mikulenas addressed a concern from a neighbor about paint fumes. Doug explained he was not licensed for body work, only minor paint repair, such as scratches or scrapes. He would not have a paint booth. Mr. Stanke indicated his hours of operation would be approximately 8:00 a.m. to 5:00 p.m., Monday through Friday.

Mr. Liston inquired whether Mr. Stanke would maintain his other vehicle sales lot; Mr. Stanke indicated he would. Mr. Alvez inquired about requirement of compliance of fencing to abut the City park; Mr. Stanke indicated he did not have any issues with the requirements.

The members reviewed the Special Land Use criteria; all criteria was met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Liston, seconded by Brothers, to approve the special land use request for minor automobile repair and a vehicle sales area at 406 N. Nottawa Street, parcel number 75-052-777-064-02, as presented, subject to the parking lot requirement stated in the staff report.

**Voting yea:** Mahler, Liston, Allen, Brothers, Alvez, Mikulenas

**Absent:** Perez, Caywood, Stage

**Voting nay:** None

**MOTION CARRIED**

**Chairman Mikulas presented the second agenda item – Special Land Use – 811 Broadus Street – Marihuana Establishment – Marihuana Class C Grow**

Chairman Mikulas read the staff report and opened the Public Hearing. Muhammed Ghaith reviewed their project. He indicated that the project would not increase electricity or water, as they planned to phase out some medical licenses out in the future.

Mr. Mikulas reviewed the requirements that must be met within a year and states all buffer requirements have been met; Mr. Ghaith agrees to the requirements.

Mr. Prichard indicated that the letter from Mr. Zimmerman at Sturgis Tool and Die did address this property. Mr. Mahler asked whether the letter would be considered; Mr. Mikulas indicated it would be. Mr. Mahler explained that currently there is not enough history to show how the marihuana establishments impact neighboring properties. Mr. Ghaith stated that Colorado has reports that indicate it could impact both good or bad.

The members reviewed the Special Land Use criteria; all criteria was met, however, Mr. Mikulas did mention how the criteria does speak to diminishing property values. All buffer requirements had been met.

Chairman Mikulas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Brothers, seconded by Allen, to approve the special land use request for an Adult Use Marihuana Class C Grow Establishment license for Skye Farms, LLC. located at 811 Broadus Street as presented.

**Voting yea:** Liston, Allen, Brothers, Alvez, Mikulas

**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler

**MOTION CARRIED**

**Chairman Mikulas presented the third agenda item – Special Land Use – 811 Broadus Street – Marihuana Establishment – Marihuana Retailer**

Chairman Mikulas read the staff report and opened the Public Hearing. Mr. Ghaith reviewed the business plan, including advertising. He indicated an additional 20-25 jobs will be created on the retail side.

Mr. Mikulas reviewed the requirements that must be completed within 1 year; Mr. Ghaith agreed to the requirements.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Brothers, seconded by Liston, to approve the application for special land use for an adult-use retailer establishment for MISKEYE, LLC. at 811 Broadus Street as presented.

**Voting yea:** Alvez, Brothers, Allen, Liston, Mikulas

**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler

**MOTION CARRIED**

**Chairman Mikulas presented the fourth agenda item – Special Land Use – 921 Broadus Street – Marihuana Establishment – Marihuana Class B Grow**

Chairman Mikulas read the staff report and opened the Public Hearing. Vicki and Monroe Learn approached the podium and outlined their business plan. They explained they would be working with hemp and CBD products and plan to employ approximately 30 employees.

Mr. Mikulas reviewed the requirements that must be completed within 1 year; the Learns agreed to the requirements.

Mr. Brothers inquired how much the Learns would have to invest into the property; Mr. Learn indicated that they would be keeping it very simple as they would not be seeking any investors. He indicated that they planned to add on to their business as they gained capital to do so. Mr. Liston asked about the space that had been indicated as leased space; Mr. Prichard explained that the fire rating would be dependent on the tenant's use.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Allen, seconded by Brothers, to approve the special land use request for an Adult Use Marihuana Class B Grow Establishment license for Michigan Cannabis The Alternative Remedy, LLC located at 921 Broadus Street as presented.

**Voting yea:** Alvez, Brothers\*, Allen, Liston, Mikulenas  
**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler  
**MOTION CARRIED**

\* Brothers went on record to state that the Planning Commission does not distinguish between types of companies.

**Chairman Mikulenas presented the fifth agenda item – Special Land Use – 921 Broadus – Marihuana Establishment – Marihuana Retailer**

Chairman Mikulenas read the staff report and opened the Public Hearing. He explained that the special land use would have the same requirements within 1 year as the previous special land use.

Mr. Alvez stated a concern for traffic due to retailers being so close to each other on the same street. Mr. Brothers pointed out the benefit a corner location may have for access and traffic control. Discussion then took place regarding parking.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Brothers, seconded by Allen, to approve the application for special land use for an adult-use retailer establishment for High Quality Michigan Cannabis, LLC at 921 Broadus Street as presented.

**Voting yea:** Brothers, Allen, Liston, Mikulenas  
**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler, Alvez  
**MOTION CARRIED**

**Chairman Mikulenas presented the sixth agenda item – Special Land Use – 921 Broadus – Marihuana Establishment – Marihuana Processor**

Chairman Mikulenas read the staff report and opened the Public Hearing. Mr. Mikulenas reviews the requirements that must be completed within 1 year, with the addition of the wastewater treatment requirements; the Learns agreed to the requirements.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Liston, seconded by Brothers, to approve the application for special land use for a marihuana processor establishment for Michigan Cannabis – The Alternative Remedy, LLC at 921 Broadus Street, Parcel ID #75-052-605-025-00, as presented.

**Voting yea:** Brothers, Allen, Liston, Mikulenas, Alvez

**Voting nay:** Mahler

**Absent:** Perez, Caywood, Stage

**MOTION CARRIED**

**Chairman Mikulenas presented the seventh agenda item – Special Land Use – 716 N. Centerville Road – Marihuana Establishment – Marihuana Retailer**

Chairman Mikulenas read the staff report and opened the Public Hearing. Andrea Hendrick of Gage Cannabis Company reviewed their business plan, outlining their plans to employ up to 40 individuals.

Mr. Mikulenas highlighted that many of the derelict buildings in Sturgis within the industrial area had been through some heavy alterations, bringing them back on to the tax roll. He also reviewed the requirements that must be completed within 1 year and Ms. Hendrick agreed to the requirements.

Mr. Mikulenas then referred to a photo of the north elevation of the building which indicated that there was a deep body of water. He asked Ms. Hendrick what their plan was to remedy the body of water. She indicated they may demolish that portion of the property to bring it into compliance. Mr. Mikulenas inquired whether she believed she could have the water drained within 30 days; Ms. Hendrick indicated she thought it was possible, however, thought it would be difficult to keep it drained throughout the winter.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Allen, seconded by Liston, to approve the application for special land use for an adult-use retailer establishment for AEY, Holdings, LLC dba Gage Cannabis Company at 716 N. Centerville Road as presented.

**Voting yea:** Brothers, Allen, Liston, Mikulenas  
**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler, Alvez  
**MOTION CARRIED**

**Chairman Mikulenas presented the eighth agenda item – Special Land Use – 716 N. Centerville Road – Marihuana Establishment – Provisioning Center**

Chairman Mikulenas read the staff report and opened the Public Hearing. Ms. Hendrick outlined the plans for their provisioning center. Mr. Mikulenas explained that the requirements were the same and must be met within 1 year; Ms. Hendrick agreed to the requirements.

Mr. Liston inquired about the floor plans indicating that there would be a grow and processing operation; Ms. Hendrick stated they did not have intentions for those operations. Mr. Liston asked if they owned the property and Ms. Hendrick stated they had a purchase agreement with the current owner. Mr. Brothers indicated he was glad the property may be cleaned up.

The members reviewed the Special Land Use criteria; all criteria was met. All buffer requirements had been met.

Chairman Mikulenas asked for comments from the public. No comments were made. The Public Hearing was closed.

**Motion:** Motion made by Brothers, seconded by Allen, to approve the application for special land use for a medical marihuana provisioning center for AEY Holdings, LLC dba Gage Cannabis Company at 716 N. Centerville Road, Parcel ID #75-052-605-013-00, as presented.

**Voting yea:** Brothers, Allen, Liston, Mikulenas  
**Absent:** Perez, Caywood, Stage

**Voting nay:** Mahler, Alvez  
**MOTION CARRIED**

**Chairman Mikulenas presented the ninth agenda item – Commissioner/Staff Comments**

Mr. Mikulenas indicated he would like to tour some of the marihuana facilities that have been approved by the Planning Commission. He felt it may be good to see what they are like inside and wondered whether tours could be scheduled. Mr. Prichard said that tours could be arranged, they may need to provide a Public Notice due to a formal group gathering.

Mr. Liston asked whether there was any type of training that could be provided for the different types of marihuana products. Mr. Alvez added that along with that he was wondering if there was any information or studies that the members could be provided regarding any negative impact the marihuana industry might be having on any of the areas that have had working facilities longer. Mr. Prichard indicated that they had used studies in 2018 during the ordinance process. Unfortunately, there can be conflicting information.

Adjourned 1:41 p.m.

*Kara Falkenstein*

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Kara Falkenstein, Recording Secretary



# **REGULAR MEETING – STURGIS PLANNING BOARD**

**December 21, 2021**

**WIESLOCH RAUM – CITY HALL**

Chairman Mikulenas called the meeting to order at 5:30 p.m.

Commissioners Present: Mikulenas, Stage, Liston, Mahler, Brothers, Perez

Commissioners Absent: Caywood, Alvez, Allen

Staff Present: Will Prichard, Director of Community Development; Kara Falkenstein, Recording Secretary

Also Present: Dan Cherry, Sturgis Journal; Thomas Pfahl, 1309 W. Chicago Road

## **APPROVAL OF AGENDA**

**Motion:** Agenda was approved by consensus.

## **Action of Minutes of Previous Meetings**

APPROVAL of the minutes from November 16, 2021 regular meeting.

APPROVAL of the minutes from November 24, 2021 special meeting.

## **Chairman Mikulenas presented the first agenda item – Design Review Approval – Signage - 122 N. Nottawa – Sturgis Police and Fire Station**

Chairman Mikulenas explained due to this being a City sign, the planning commission must approve the sign and read the staff report and discussed that the type of lighting that would be used is a halo lighting. There were no concerns from any of the members.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Liston, seconded by Mahler, to approve the sign at 122 N. Nottawa for Sturgis Police and Fire Station as presented.

**Voting yea:** Mikulenas, Stage, Liston, Mahler, Brothers, Perez

**Absent:** Caywood, Alvez, Allen

**Voting nay:** None

**MOTION CARRIED**

## **Chairman Mikulenas presented the second agenda item – Medical Marihuana Manufacturing and Distribution for Primary Caregivers and Qualifying Patients – Section 38.91 - Amendment**

Chairman Mikulenas read the staff report. Will Prichard, Director of Community Development, outlined the recommended amendments.

Chairman Mikulenas asked for comments from the public. No comments were made.

**Motion:** Motion made by Stage, seconded by Perez, to recommend the amendment to the City of Sturgis Medical Marihuana Patient/Caregiver Ordinance section 38-91 as presented to the City Commission for approval.

**Voting yea:** Mikulenas, Stage, Liston, Brothers, Perez

**Absent:** Caywood, Alvez, Allen

**Voting nay:** Mahler

**MOTION CARRIED**

## **Chairman Mikulenas presented the third agenda item – Commissioner/Staff Comments**

Mr. Prichard reviewed a recent request for an amendment regarding excess growers that was heard by the City Commission members. He reviewed the updated fee schedule that would include the excess growers.

Adjourned 6:10 p.m.

Kara falkenstein

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Kara Falkenstein, Recording Secretary