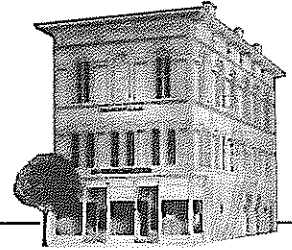




VILLAGE OF JONESVILLE

265 E. CHICAGO ST.
JONESVILLE, MI 49250
www.jonesville.org

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**Village of Jonesville
PLANNING COMMISSION AGENDA
May 14, 2014
7:00 P.M. Village Hall**

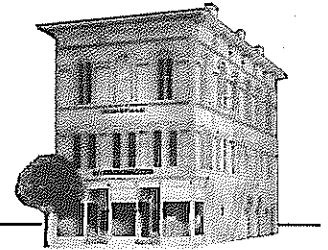
- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – **May 14, 2014**
- D. APPROVAL OF MINUTES – **April 9, 2014**
- E. PUBLIC HEARING & SUBSEQUENT ACTION
 - 1. Public Hearing-Special Land Use at 767 Olds Street**
 - 2. Special Land Use Request-767 Olds Street [Action Item]**
- F. NEW BUSINESS
- G. ONGOING BUSINESS
 - 1. Medical Marihuana Ordinance [Discussion Item]**
- H. ADJOURNMENT



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To: Jonesville Planning Commission
From: Tim McLean, Assistant to the Manager *T.M.*
Date: May 8, 2014
Re: Assistant to the Manager's Report for May 14, 2014

E.1 Public Hearing-Special Land Use at 767 Olds Street

The purpose of this public hearing is to hear commentary on the proposed special land use for a commercial storage warehouse in a Highway Commercial zoning district located at 767 Olds Street.

Please see attached public notice.

E.2 Special Land Use Request-Action Item

Action item associated with the Public Hearing regarding the Special Land Use request at 767 Olds Street. Goodwill Industries of Central Michigan's Heartland is looking to establish a Donation/Collection Center at 767 Olds Street. The center would serve as a donation center and not as a retail outlet store. This property resides within the existing Walmart Plaza. The property is currently zoned as Highway Commercial. The proposed use is consistent with the activities of a Commercial Storage Warehouse, which is permitted in the Highway Commercial district as a Special Land Use (Ch.10 Sec.10.03m). A review of the application has been completed. At this time it is my recommendation that a Special Land Use permit be granted with the conditions that there will be absolutely no outdoor storage/drop bins placed on the premises nor will there be any overnight parking/storage of delivery vehicles on the premises.

Please see the attached application and site map.

G.1 Medical Marihuana

From the April meeting, the Planning Commission asked staff to begin working on zoning language that would permit medical marihuana caregiver grow operations to exist in Light Industrial districts as a Special Land Use. The proposed language includes compliance with Drug Free School zones. The Planning Commission also asked staff to look into some potential distance requirements from residential zones. It has been suggested that no caregiver grow operations be allowed to operate within 500 feet of a residential zone. To make the appropriate accommodations, it necessitates changes to the zoning ordinance. Specifically, Chapter 1: Definitions would have to be amended to include caregiver grow operations, Chapter 12: Light Industrial Districts would have to be amended to include medical marihuana caregiver grow operations as a Special Land Use, and finally Chapter 14: Special Land Uses would have to be amended to include the provisions associated with caregiver grow operations. At this time, those proposed amendments have been made. Staff has also worked on providing examples of how the distance requirements would be applied in light industrial districts. These are consistent with the wishes of the Planning Commission. At the meeting, there will be a presentation of maps showing various distances from residential zones where caregiver grow operations would be able to operate. At this time, it is my recommendation that the Planning Commission tentatively approve the proposed amendments. Once this occurs, staff will have the municipal attorney conduct a legal review. The Planning Commission would then be in a position to set the date for the public hearing for the regularly scheduled meeting on July 9.

Please see attached recommended zoning ordinance changes and proposed distance requirements.