Whitehall Planning Commission
Meeting Minutes
July 2, 2019

Present
B. Armstrong, D. Bedau, T. Cabala, J. Guzman-Celedon, D. Hillebrand, V. Irby, C. Mahoney, S. Salter

Also Present
Zoning Administrator Huebler, City Attorney R. Sweeting

Absent
D. Bowyer

Call to Order
Chair Bedau called the meeting to order at 6:00 p.m.

Agenda
Motion by Mahoney, second by Cabala, CARRIED, to approve the amended agenda. All ayes.

Minutes
Motion by Salter, second by Hillebrand, CARRIED, to approve the June 2019 minutes as submitted. All ayes.

Public Hearing
Chair Bedeau opened the public hearing at 6:01 p.m. to take comments regarding the proposed ordinances to allow medical and recreational marijuana facilities in the City. Attorney Sweeting provided a summary of the two ordinances.

Dick Connell supports limiting the businesses and prohibiting them in the Lakefront Recreation and Restricted Commercial Districts. West Hunter opposes any limitation. Fran Gonzalez opposes marijuana use. Former State Representative Mike Callton noted the law legalizing marijuana was to make the product safer, put the sale in the hands of legal businesses, and allow locals to decide if they wanted facilities in their communities.

There being no further comment, Chair Bedeau closed the hearing at 6:14 p.m.

Communications

Public Comment
Unfinished Business
A. Recreational and Medical Marijuana Ordinances

Motion by Irby, second by Armstrong, CARRIED, to amend the ordinances by including more specific language regarding the handling and treatment of waste products similar to what has been adopted by the City of Muskegon. All ayes.

Motion by Hillebrand, second by Guzman-Celedon, FAILED, to prohibit facilities in the Lakefront Recreation and Restricted Commercial Districts. Roll call vote - ayes by Cabala, Guzman-Celedon, and Hillebrand; nays by Armstrong, Bedeau, Irby, Mahoney, and Salter.

Motion by Armstrong, second by Salter, CARRIED, to adopt Resolution 19-06 recommending that the City Council adopt the attached ordinances to allow for medical and recreational facilities as amended to include language regarding waste products. Roll call vote - ayes by Armstrong, Bedeau, Cabala, Guzman-Celedon, Irby, Mahoney, and Salter; nay by Hillebrand.

Guzman-Celedon would like specific language regarding the treatment of waste. Cabala asked questions about chemicals as they may relate to EGLE regulations. Hillebrand is opposed to facilities in the Lakefront Recreation and Restricted Commercial zoning districts, especially Restricted Commercial because we also allow homes in that district. Bedeau supports letting the market decide how many facilities locate in the City versus a city imposed limit. Salter also supports letting the market determine the number and that we should treat these facilities similar to the way we treat alcohol sales. Irby does not support prohibiting the facilities from Lakefront Recreation or Restricted Commercial districts. This will create less available districts leading to tacky looking concentrations of the facilities.

New Business
A. Intermittent Signs

A complaint has been field regarding an electronic sign that flashes and has changing messages. There are a number of other signs that also violate our prohibition on flashing or intermittent signs.

Motion by Irby, second by Guzman-Celedon, CARRIED, to include a review of this prohibition along with a comprehensive review of all zoning ordinances as part of the Redevelopment Ready Community program. All ayes.

Adjournment
There being no further business, motion by Cabala, second by Irby, CARRIED, to adjourn at 6:53 p.m. All ayes.