



City Planning Commission Minutes

Tuesday, October 24, 2023
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

I. **Call to Order** – Commissioner Milne called the meeting to order at 6:00 p.m.

II. **Roll Call** – Bob Gollin took roll.

Present: Yolanda Bland, Michael Foust, Carla LaMarr, John Milne, Jack Nash

Absent: Floyd Kloc-excused, Brenda Moore-excused, William Ostash-excused

Staff: Bob Gollin, City Attorney Amy Lusk

III. **Approval of Minutes** – Tuesday, September 26, 2023

Motion by Commissioner LaMarr, seconded by Commissioner Nash to approve the amended meeting minutes for the September 26, 2023, meeting. 5 ayes, 0 nays, 3 absent. Motion approved.

IV. **Approval of Agenda** – Tuesday, October 24, 2023

Motion by Commissioner Foust, seconded by Commissioner Nash, to approve the agenda for the October 24, 2023, meeting. 5 ayes, 0 nays, 3 absent. Motion approved.

V. **New Business**

a. **J23-0197 Special Use Permit/Site Plan Review - Proposed Adult Use, Retail Marihuana Establishment – 1701 State St.**

Commissioner Milne opened the public hearing and asked if anyone representing the project would like to speak.

Austin Kemp, D&M Sites, Inc., 401 Balsam St, Carrollton Township, MI, presented the site plan. He stated that the property at 1709 State and 2021 Delaware would be cleaned up to provide area for the proposed parking lot. He also described the storm water swale that would be created at the back of the site to accommodate the storm water generated within the site.

Keith Beyerlein, 1909 Wilson Avenue, Saginaw, MI, a representative of the company, stated that there would be a total of 20 people employed as a result of the project.

A letter received from Mitchell Fournier, 2024 Delaware Street, Saginaw, MI, supporting the project, was read during the public hearing.

Commissioner Milne asked for additional comments three times. No additional comments were given.

Motion to close the public hearing by Commissioner Bland seconded by Commissioner Nash. 5 ayes, 0 nays, 0 absent. Motion approved.

Motion by Commissioner LaMarr, second by Commissioner Nash, to approve the Special Use Permit/Site Plan for case J23-0197, proposed adult use, retail marihuana establishment – 1701 State St contingent upon the following:

1. **Approval by the City of Saginaw Engineering Department; and,**
2. **The applicant successfully secure a Business License to operate by the City of Saginaw Clerk's office and the State.**

Motion by Commissioner LaMarr, seconded by Commissioner Bland, to go out of the regular order of business. 5 ayes, 0 nays, 3 absent. Motion approved.

Commissioner LaMarr inquired about the number of full-time and part-time employees. Mr. Beyerlein responded that there would be a mix, but a majority would be full-time employees. Commissioner Milne inquired if the building depicted on the plan to the south of the project on Delaware street is the existing duplex. Mr. Kemp confirmed that it was.

Motion by Commissioner LaMarr, seconded by Commissioner Bland to go back into regular order of business. 5 ayes, 0 nays, 3 absent. Motion approved.

No further discussion on the main motion was offered. 5 ayes, 0 nays, 3 absent. Motion approved.

b. Public Hearing – J23-0203 Rezoning Request 3521, 3533 and 3541 State Street, from RO-1, Restricted Office to B-1 Local Business

Commissioner Milne opened the public hearing and asked if anyone representing the project would like to speak.

Brandi Johnson, 3521 State Street, Saginaw, MI, spoke of the location of the rezoning and her proposed business. Dave Voorheis, 3790 E Hamlet Drive, Saginaw, owner of the property at 3541 State Street, spoke in favor of the proposed rezoning.

Commissioner Milne asked for additional comments three times. No additional comments were given.

Motion to close the public hearing by Commissioner Foust, seconded by Commissioner LaMarr. 5 ayes, 0 nays, 0 absent. Motion approved.

Motion by Commissioner LaMarr, second by Commissioner Foust to approve J23-0203 Rezoning Request for 3521, 3533 and 3541 State Street, from RO-1, Restricted Office to B-1 Local Business and to recommend that the City Council consider the ordinance to amend the zoning map. 5 ayes, 0 nays, 3 absent. Motion approved.

VII. Public Comment - None

VIII. Old Business

Staff Gollin provided an update to the proposal to rewrite the zoning ordinance. He stated that a consulting firm has been selected. The contract must be approved by the City Council. He will report back on the progress at the next meeting.

IX. Adjournment

Motion by Commissioner Nash, seconded by Commissioner Bland to adjourn the meeting at 6:29 p.m. 5 ayes, 0 nays, 0 absent. Motion approved.

Prepared and submitted by
Bob Gollin
Urban Planner
City of Saginaw