CITY OF MONTROSE
139 S, SAGINAW STREET
MONTROSE, MI 48457
PHONE (810) 639-6168
FAX (810) 639-6125

Planning Board Regular Meeting July 14, 2022

To be held at the Montrose City Office Located at 139 S. Saginaw Street 7:00 p.m.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES

1. 6/9/22 – Planning Board Meeting Minutes (page 2)

CITIZEN COMMENT ON AGENDA ITEMS

COMMUNICATIONS

PUBLIC HEARING: Rezoning of 347 E. State Street (SF1 to GBD)

UNFINISHED BUSINESS:

1. Rezoning Applications for 347 E. State Street (page 4)

2. RV Ordinance

NEW BUSINESS: NONE

STAFF REPORTS: NONE

EXTENDED CITIZEN COMMENTS

EXTENDED MEMBER COMMENTS

ADJOURNMENT

HOME OF THE ANNUAL BLUEBERRY FESTIVAL

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MONTROSE PLANNING BOARD REGULAR MEETING MINUTES
APRIL 14, 2022

CALL TO ORDER: Chairman Todd Pangle called the regular Planning Board meeting to order at 7:00 p.m. The meeting was held at the Montrose City Office at 139 S. Saginaw Street, Montrose, MI

ROLL CALL: Present Members were Sara Taylor, Frank Taylor, Todd Pangle, Anthony Brown, Connor Pangle and Amanda Richard. Also present were City Manager Neil Rankin and 11 citizens. Councilmember Mark Richard was present.

PLEDGE OF ALLEGIANCE TO THE FLAG: Chairman Todd Pangle led the Pledge of the Allegiance.

APPROVAL OF MINUTES

1. 3/10/22 PLANNING BOARD MEETING MINUTES

- ***MOTION*** Sara Taylor ***SECOND*** Anthony Brown to approve the meeting minutes as presented. All Ayes. Motion Carried.

CITIZEN COMMENT ON AGENDA ITEMS A number of citizens spoke about the issues the proposed marihuana retail ordinance may have and the effects of marihuana retail sales on the community and residents.

COMMUNICATIONS: NONE

PUBLIC HEARING : NONE

UNFINISHED BUSINESS:

1. Medical/Recreational Marihuana Retail Draft Ordinance
   - ***MOTION*** Frank Taylor ***SECOND*** Connor Pangle to send the draft marihuana ordinance to council without a recommendation. Roll call vote, Amanda Richard -aye, Sara Taylor-aye, Frank Taylor-aye, Connor Pangle- aye, Anthony Brown-nay, Todd Pangle-aye,. Motion Passes.

2. Accessory Structure Ordinance
   - ***MOTION*** Anthony Brown ***SECOND*** Sara Taylor to send the amended accessory structure ordinance to council. All Ayes. Motion Carried.

NEW BUSINESS:

- ***MOTION*** Anthony Brown ***SECOND*** Connor Pangle to add Assessment Management Plan for Street Network to agenda. All Ayes. Motion Carried.

1. Assessment Management Plan for Street Network.
   - ***MOTION*** Anthony Brown ***SECOND*** Frank Taylor to approve and send the Assessment Management Plan for Street Network to council. All Ayes. Motion Carried.

STAFF REPORTS: NONE

EXTENDED CITIZEN COMMENTS: NONE

EXTENDED MEMBER COMMENTS: NONE

ADJOURNMENT

- ***MOTION*** by Frank Taylor ***SECOND*** by Sara Taylor to adjourn the meeting. All Ayes. Motion Carried.

Chairman- Todd Pangle adjourned the meeting at 9:25 p.m.

Prepared by City Manager, Neil Rankin

CITY OF MONTROSE
RE-ZONING PERMIT APPLICATION – PLANNING BOARD

PAID
MAY 23 2022
CITY OF MONTROSE

1. Application Date 5/23/2022

2. The property is located on the (N) S E W side of State St
street between Seymour and Nanita Roads.

3. Location address 347 E. State St. Montrose, MI 48457
Legal Description of Property See warranty Deed attached

4. Dimensions of property: 106 (frontage) 494 (depth) 1.16 (acreage)

5. It is requested that the zoning classification of the described property be amended from (SFI) Single Residential to (GBD) General Business District

6. It is proposed that the property will be put to the following use: Marijuana Retail and/or Provisioning Center

7. Exhibits attached: _____

8. Petitioner:
Bravo Management Group, LLC 4576 Pasadena Flint (248)515-5193
Name Address City Phone

9. Name(s) of legal owner(s) of the property:
Pierson Holdings Group, LLC 4576 Pasadena Flint (248)515-5193
Name Address City Phone

10. Agent processing the amendment if different from No. 8:
Sinan DeSilva 4576 Pasadena Flint (248)515-5193
Name Address City Phone

11. Signature(s) of legal owner(s) or authorized agent: _____

BELOW IS FOR OFFICE USE ONLY

REVIEWED BY:

PUBLIC HEARING DATE _____

Survey Engineer _____

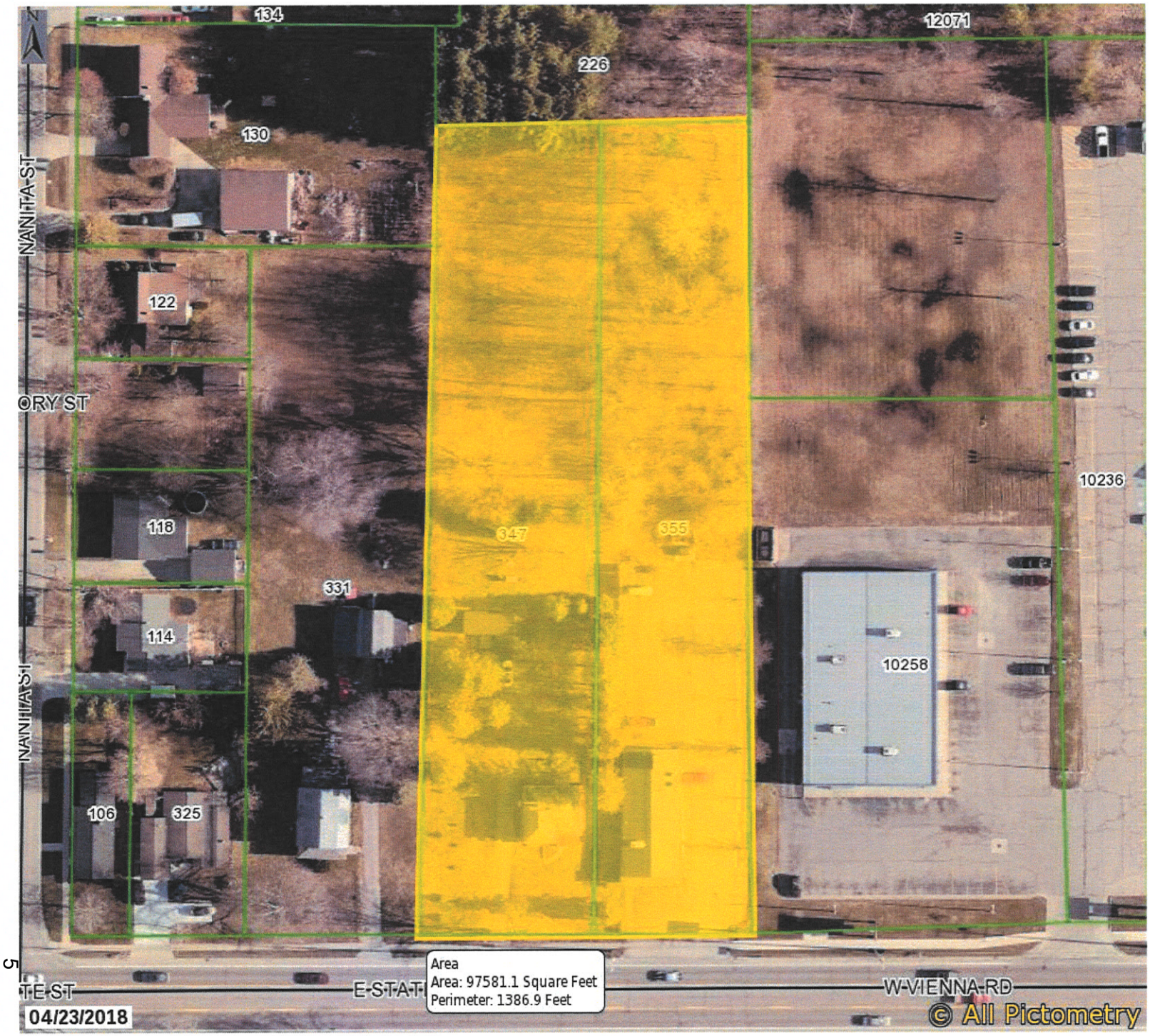
APPLICATION APPROVED _____ DENIED _____

Recommendation to Process:

ORDINANCE AMENDMENT NUMBER _____

Zoning Administrator _____

Zoning Engineer _____


134
226
12071
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NANITA ST
122
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118
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331
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106
325
Area
Area: 97581.1 Square Feet
Perimeter: 1386.9 Feet
TE ST
E STATE
W VIENNA RD
04/23/2018
© All Pictometry

REZONING WORKSHEET

Is the area proposed to be rezoned an appropriate area for the proposed use?

Would the rezoning be consistent with other zoning and land used in the area?

Is it consistent with development trends in the area?

Are uses in the proposed zone equally or better suited to the area than the current uses?

Is the proposed rezoning consistent with both the policies and the uses proposed for that area in the comprehensive plan?

If not, is the plan current and reasonable, or does it need to be updated?

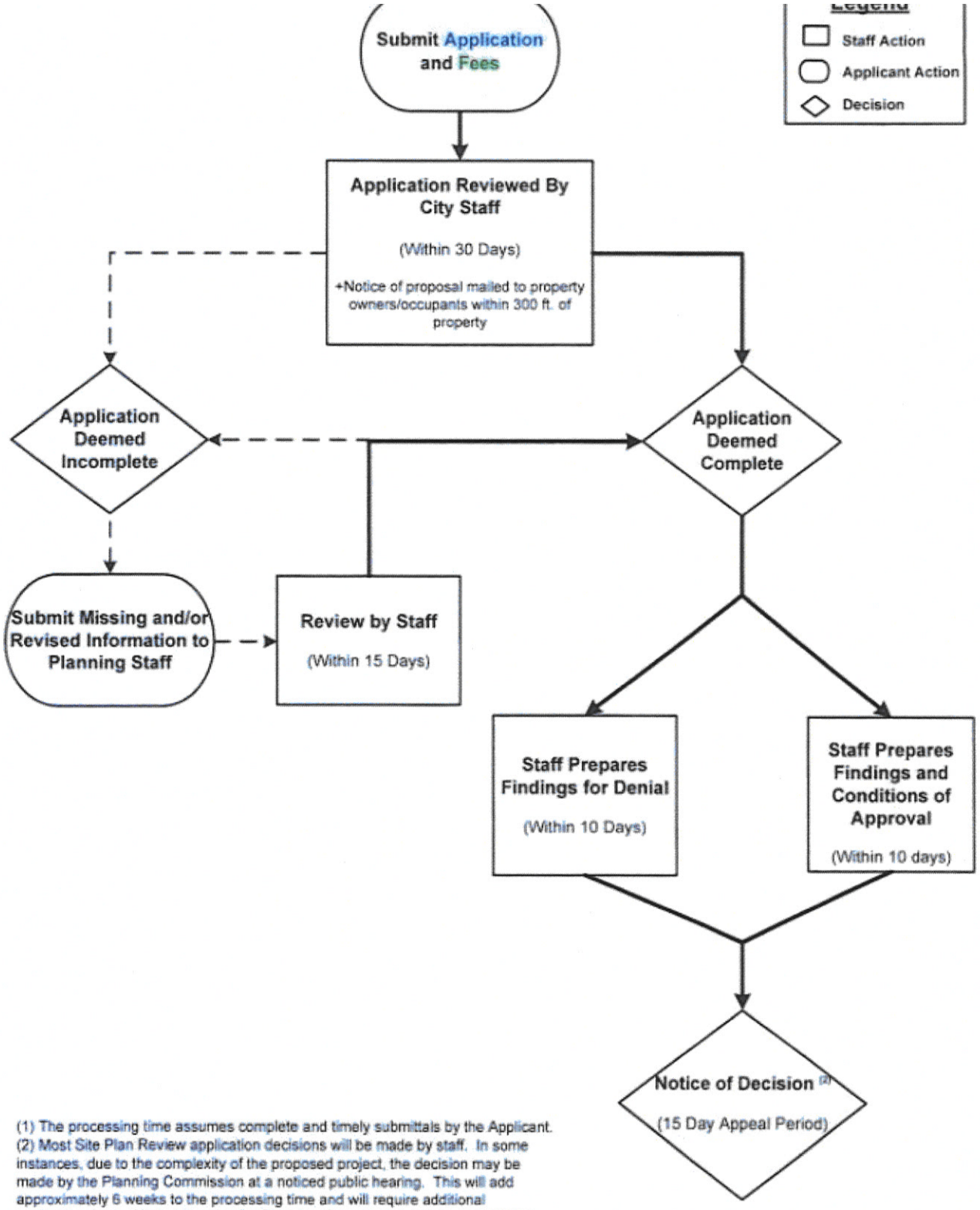
Is there currently a proportionate amount of property zoned industrial in the city?

Would rezoning this parcel constitute spot rezoning?

Is the site a proper location for <u>any</u> use listed as a permitted use in the district requested?

Are the public services adequate?

Is there any potential environmental impact?



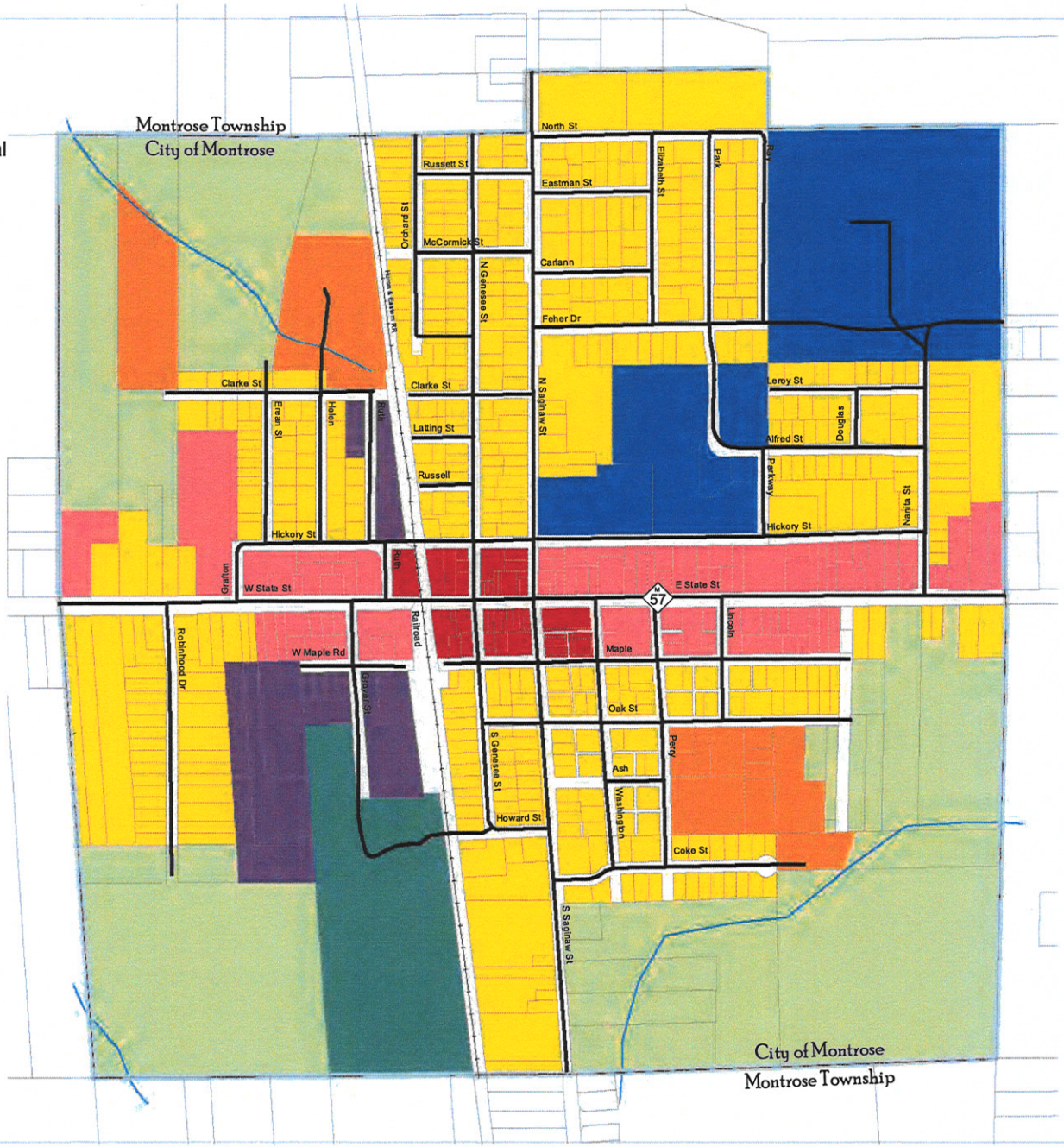
(1) The processing time assumes complete and timely submittals by the Applicant.
(2) Most Site Plan Review application decisions will be made by staff. In some instances, due to the complexity of the proposed project, the decision may be made by the Planning Commission at a noticed public hearing. This will add approximately 6 weeks to the processing time and will require additional application fees. All decisions by the Planning Commission can be appealed to

Master Plan
City of Montrose

Map-1 Future Land Use

Legend

- Single and Two Family Residential
- Multiple Family Residential
- Manufactured Home Park
- Commercial and Office
- Downtown Mixed Use
- Light Industrial/Entrepreneurial
- Public and Quasi-Public
- Open Space Residential/Planned Unit Development
- Roads
- Railroads
- City Limits
- Creeks/Drains
- 2012 Parcel Lines



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WadeTrim
555 South Saginaw Street, Suite 201
Flint, MI 48502
www.WadeTrim.com

November 2012
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PUBLIC HEARING
FOR THE CITY OF MONTROSE

The Montrose City Planning Board has received an application and will hold a meeting and a public hearing for the purpose of receiving public comments on the proposed rezoning of a parcel of land that are located in Section 16 of the City. The parcel is approximately 106' x 494' and is located on the North side of E. State Street and is known as **347 E. State Street**, parcel 60-16-300-003.

A PARCEL OF LAND BEG S 89* 18 MIN 30 SEC W 82.50 FT FROM S 1/4 COR OF SEC TH S 89 DEG 18 MIN 30 SEC W 107 FT TH N 0* 04 MIN 09 SEC W 528 FT TH N 89* 18 MIN 30 SEC E 107 FT TH S 0* 04 MIN 09 SEC E 528 FT TO PLACE OF BEG SEC 16 T9N R5E 1.30 A (76)

The proposed rezoning would change the zoning classification of the above mentioned parcel from a Single Family Residential (SF1) District to a General Business (GBD) District.

Permitted uses allowed in a (GBD) Zoning District would include land, building, and other structures only be used for the following specified uses: Retail food establishments, retail business, personal service, newspaper offices and publishing, restaurants and other establishments serving food, banks, funeral homes, indoor recreational establishments, medical clinics, professional offices such as medical and dental, chiropractors, osteopaths, and similar or allied professions, professional services such as insurance, real estate, legal, financial, and similar or allied professions.

Under Section 19.5 of the Montrose City Zoning Code a hearing will be held on **July 14, 2022 at 7:00 p.m. at 139 S. Saginaw Street.** A map of the proposed rezoning may be examined by appointment at the City Hall during the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday.

The purpose of this notice is to give you an opportunity to express your views in support of or in opposition to the rezoning. You may appear on your own behalf, an attorney may assist you, you may authorize another person to represent you or you may express your views in writing. Any written communication must be received by the Planning Board prior to the July 14, 2022, hearing date, or must be presented at the time of the hearing.

Montrose City Planning Board

CITY OF MONTROSE
SPECIAL LAND USE PERMIT APPLICATION

$150.00

PAID
MAY 23 2022
CITY OF MONTROSE

PART I

To Be Completed by the Petitioner
(Attach additional sheets, if necessary)

1. Date: 5/23/2022

2. Address of Location: 355 E. State St Montrose

3. Parcel Location: On North side of State St.
(North, South, East, West) (Name of Street or Road)

Between Seymour and Nanita
(Name of Street or Road) (Name of Street or Road)

4. Property Description:
See Warranty Deed attached
Frontage Depth Acreage
(Insert address, tax number and/or attach legal description)

5. Property Dimensions:
82.5 494 1.03
Frontage Depth Acreage
(Indicate dimensions to nearest foot/acreage to nearest tenth acre)

6. Present Zoning District:
GBD
(Present District[s])

7. Present Land Use:
Vacant Commercial
(How the property is currently developed?)

8. Proposed Special Land Use:
Marijuana Retail and/or Provisioning Center
(How the property is intended to be developed?
Attach additional sheet(s) if required)

9. Attach the following:

- certified survey drawing of the subject parcel complete site plan containing all of the applicable

- data as outlined in Article 19 of the City's Zoning Ordinances

- supporting statements, evidence, data, information and/or exhibits which address the standards and requirements of Article 11 of the City's Zoning Ordinance

10. Legal Owner(s):

Roco Dekacruz (Existing PA) — Name(s)
1039 Farrand Rd Montrose — Address(es)
(810) 247-9267 — Phone No.(s)

11. Applicant(s):

Bravo Mgmt Group LLC — Name(s)
4516 Pasadena Ave Flint, MI 48504 — Address(es)
(248) 515-5523 — Phone No.(s)

12. Owner(s) Signature:

(Signature(s) of legal owner(s) required prior to processing.)

PART II

To Be Completed by City Zoning Administrator

1. Fee Payment: May 23, 2022 — 150.00
Date Paid — Amount

2. Planning Commission Review of Application

a) Public Hearing: July 14th, 2022
(Insert date and time of hearing)

b) Newspaper Publication: June 20, 2022
(Insert date of news publication, no less than 15 days prior to hearing)

C) Personal Notices: June 20th
(Insert date of 1st class mailing to the applicant, and to owners and occupants within 300 feet of subject parcel and filling of affidavit of mailing, mailed no less than 15 days prior to hearing)

3. Planning Commission Action:

☐ Approval ☐ Denial ☐ Conditional Approval

● Condition(s) of Approval
(State condition(s)/attach and reference additional sheets, if required)

● Reason(s) for Denial
(State reason(s)/attach and reference additional sheets, if required)