Agenda

City of Kalamazoo - Planning Commission
August 1, 2019

Regular Meeting

City Commission Chambers, City Hall, 241 W. South Street 7:00 p.m.

A. Call to Order

B. Roll Call

C. Adoption of Formal Agenda

D. Approval of Minutes from June 6, 2019

E. Communications and Announcements

F. Public Hearings:
   
   1. P.C. #2019.05. Request for rezoning of 700 S. Howard Street from Zone CN-1 (Commercial – Neighborhood District) to Zone RM-36 (Residential - Multi Dwelling District). [Recommendation: approval of the rezoning]

   2. P.C. #2019.06. Request for text amendments to Chapter 4 and Chapter 12 of the Zoning Ordinance regarding medical marihuana regulations. [Recommendation: approval of the amendments]

G. Unfinished Business

H. New Business:

I. Citizens’ Comments

J. City Commission Liaison Comments

K. City Planner’s Report

L. Miscellaneous Comments by Planning Commissioners

M. Adjournment
Planning Commission
Staff Report
City of Kalamazoo

Project Address: 700 S. Howard Street
Case #: P.C. #2019.05
Meeting Date: August 1, 2019

Applicant: Alex Tempalski
Owner: Alpha 700 Soho, LLC

Public Hearing: Yes
Date Legal Ad Published: July 17, 2019

Summary:
Rezoning the subject parcel from Zone CN-1 (Commercial – Neighborhood District) to Zone RM-36 (Residential – Multi Dwelling District)

Analysis:

Property Size:
9.3 acres

Description of Current Use of Property:
This is a 120-unit student housing project. It was developed nearly 20 years ago and primarily services Western Michigan University. The student housing project consists of five buildings and a clubhouse totaling 197,000 square feet. Four of the buildings are four-stories in height and the clubhouse is two-stories. The project required the granting of a use variance by the Zoning Board of Appeals in 1999, to allow more than one residential structure on the property because of the commercial zoning.

The subject parcel is in the Arcadia Neighborhood. Alpha 700 Soho, LLC acquired this student housing project in August of 2018. Facility upgrades have been on-going
since then to improve the property. Security cameras and electronic door locks have also been added to the buildings along with hiring a new management staff.

Current Zoning District:

The parcel is zoned CN-1 (Commercial – Neighborhood District) which allows small-scale retail sales and personal services service uses within or very near residential neighborhoods.

Surrounding Zoning and Land Uses:

West: Zone RS-5: Single-family homes, Church  
North: Zone RS-5: Western Michigan University  
East: Zone RS-5: Western Michigan University  
South: Zone CN-1: Campus Pointe Mall

Project Description:

The applicant has indicated the desire to align the zoning with the current land use to protect their investment, provide for flexibility for this site if they choose to redevelop it in the future and achieve the correct zoning for this parcel as support by the Future Land Use Map.

The applicant is aware that the current zoning requires commercial uses on the ground floor level of all buildings on the site if this student house projects were to be redeveloped. This does not fit the profile of student house projects that this company owns and manages, and this area of Howard Street does not have a demand for more commercial tenants. This change in the development standards for Zone CN-1 occurred when the Zoning Ordinance was amended in July of 2005 to promote mixed use developments in specific commercial zone districts.

The Arcadia Neighborhood was notified of this request. The applicant has reached out via email to the board members of the Arcadia Neighborhood Association. Additionally, the applicant has placed signs on the property and at the edge of the neighborhood indicating the date and time of the public hearing for the rezoning. The applicant has also indicated that flyers will be dropped off door to door by July 26th in the adjacent neighborhood and a conference call has been offered on July 29th to the Arcadia Neighborhood Association to answer any questions from residence.

Master Plan & Imagine Kalamazoo 2025:

The Future Land Use map denotes the subject parcel as R-3 Residential which is described as high intensity residential. The proposed rezoning to Zone RM-36 aligns with this designation and helps achieve the goal identified in the 2025 Master Plan to update the zoning ordinance and zoning map to match the vision of the Master Plan.
Additionally, this rezoning eliminates inconsistencies between the development regulations for Zone CN-1 and the existing apartment complex.

Review Criteria:

The Planning Commission’s role to make a recommendation to the City Commission regarding the proposed rezoning. The following review standards for a rezoning are found in Chapter 8 of the Zoning Ordinance:

a) Consistency with the 2025 Master Plan.
   The proposed rezoning aligns with the Future Land Use Map of the 2025 Master Plan which designates this area as R3 Residential - high density residential.

b) The extent to which there are changed conditions that require an amendment.
   There have been changes in the development standards that apply to this parcel since the initial construction. The changes occurred when the Zoning Ordinance was updated in 2005. The ground floor level of all buildings in Zone CN-1 are required to have only commercial occupancy. Zone CN-1 is designed for small scale retail and services, which is not what this student housing project offers.

c) The extent to which the proposed amendment addresses a demonstrated community need.
   The rezoning requested will further the goals of the 2025 Master Plan.

d) The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.
   Zone RM-36 is compatible with the adjacent zoning and land uses. Further, this rezoning improves the compatibility between the student housing complex on this parcel and the applicable zone district. This action will ensure efficient development or redevelopment of this parcel in the future.

e) The extent to which the proposed amendment would result in a logical and orderly development pattern.
   There is no redevelopment project associated with this request; there will not be additional outlets or street connections resulting from this change. This rezoning and existing development is consistent with the development pattern for this area north of W. Michigan Avenue and west of Howard Street which is predominantly residential.
**Recommendation:**
Based on the review by the Planning Division this rezoning request is recommended. The Planning Division supports a recommendation to the City Commission to approve the rezoning.

**Attachments:**
1. Existing Zoning Map  
2. Aerial Map  
3. Existing Land Use Map  
4. Future Land Use Map
P. C. #2019.05 - 700 S. Howard St,
Rezoning request from CN-1 to RM - 36
P. C. #2019.05 - 700 S. Howard St,
Rezoning request from CN-1 to RM - 36
P.C. #2019.05 - 700 Howard St.
Rezone from CN1 to RM-36 Parcel #06-20-175-002

Commercial

R2-Residential

R1-Residential

Campus
Application to Amend the Zoning Ordinance or Map

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting.

Please Include the $1,045 Fee

***Return to the Community Planning and Development Department, 415 Stockbridge Avenue, Kalamazoo, MI 49001***

A. Applicant Information

Name of Applicant: Alex Tempalski on behalf of Alpha 700 South, LLC

Address: 44 Abele Road, Suite 304

City: Bridgeville State: PA Zip: 15017

[If the applicant is not the property owner, a letter signed by the owner agreeing to the rezoning must be included with the application]

Owner of Parcel [if different than applicant] Phone

Address

City State Zip

Provide names and addresses of any other person having a legal or equitable interest in the property

B. Property Information

Street or Street Address: 700 South Howard Street, Kalamazoo, MI 49006

This property is located between South Howard Street and Michigan Avenue, street, on the

☐ north ☐ south ☐ east ☐ west side of the street.

Number of acres: 9.30

Legal Description of the property [may be on a separate sheet attached to this application] See Attached

C. Present zoning classification

CH-1 Commercial Neighborhood District

Proposed zoning classification or text change

RM-35 Residential Multi-Dwelling

D. Purpose of Request [describe briefly the nature of your request]

Aligning with current use, complies with future city plans for residential neighborhood.

E. Attachments [2 copies]

☐ Parcel Map [showing existing and proposed zoning] OR ☐ Proposed text wording

[The above shall consist of a fully dimensioned map of the property, including all public and private rights-of-way and easements bounding and intersecting the land under consideration.]

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.

Signature of Applicant Date

Signature of Owner (if different than applicant) Date
Planning Commission
Staff Report
City of Kalamazoo

Case #: P.C. #2019.06
Meeting Date: August 1, 2019
Applicant: City of Kalamazoo
Public Hearing: Yes
Date Legal Ad Published: July 17, 2019

Summary:
Zoning Ordinance text amendments for medical marihuana facilities and applicable home occupation provisions for medical marihuana.

Analysis:
The City Attorney has been monitoring recent case law which has resulted in minor amendments need to the original ordinance language approved in 2018. In addition, the Michigan Department of Licensing and Regulatory Affairs (LARA) has amended some applicable medical marihuana rules that should be reflected in the Zoning Ordinance text for consistency.

Additionally, the Planning Division has fielded numerous calls clarifying the separation distance language between medical marihuana facilities and in November of 2018, a property owner/developer filed an appeal of administrative decision related to the separation distances required between facilities due in part to the wording of the text. The appeal was denied by the Z.B.A., but this highlighted the importance of tightening up the wording of the regulations for each medical marihuana facility type.

Recommendation:
The Planning Division supports a recommendation to the City Commission to approve the text amendments as described.

Attachments:
1. Proposed Amendments to Sections 4.1, 4.2 and 12.3
2. Proposed Amendments to Section 4.3 (Home Occupation Provisions)
CITY OF KALAMAZOO, MICHIGAN
ORDINANCE NO. ________________

AN ORDINANCE TO AMEND SECTIONS 4.1, 4.2 AND 12.3 OF THE CITY OF KALAMAZOO ZONING ORDINANCE REGARDING THE LOCATION OF MEDICAL MARIHUANA FACILITIES

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Section 4.1, Use Table, of the City of Kalamazoo Zoning Ordinance, being Appendix A to the Kalamazoo City Code is amended to add the following types of Marihuana Facilities, per the Medical Marihuana Facilities Licensing Act (Act 281 of 2016), as permitted uses in the following zoning districts:

"Grower: For the Class A and Class B designations: Permitted use in the M-1, Manufacturing – Limited District and M-2, Manufacturing – General District. The Class C designation is a permitted use in the M-2, Manufacturing – General District.

Processor: Permitted use in the M-1, Manufacturing – Limited District and M-2, Manufacturing – General District.

Secure Transporter: Permitted use in the CC, Commercial – Community District, M-1, Manufacturing – Limited District and M-2, Manufacturing – General District.

Safety Compliance Facility: Permitted use in the CC, Commercial – Community District; M-1, Manufacturing – Limited District, and M-2, Manufacturing – General District.

Provisioning Center: Permitted use in the CC, Commercial – Community District."

Section 2. Section 4.2, Use Specific Standards, of the City of Kalamazoo Zoning Ordinance, being Appendix A to the Kalamazoo City Code, is amended to add the following regulations for marihuana facilities:

"AA. Marihuana Facilities:

1. Applicable Standards for Grower facilities:
   a) Except as permitted by State regulatory rules for Class C growers, only one Medical Marihuana Grower facility license is allowed per parcel or lot.
   b) Class C Grower facilities ARE only allowed in Zone M-2.
   c) All Grower facilities and operations must be within an enclosed building, EXCEPT CULTIVATION MAY OCCUR IN AN OUTDOOR AREA PROVIDED
THAT THE AREA IS CONTIGUOUS WITH THE FACILITY BUILDING, FULLY ENCLOSED BY FENCES OR BARRIERS THAT BLOCK OUTSIDE VISIBILITY OF THE MARIHUANA PLANTS FROM PUBLIC VIEW, WITH NO MARIHUANA PLANTS GROWING ABOVE THE HEIGHT OF THE FENCE OR BARRIER, AND THE FENCE IS SECURED AND ONLY ACCESSIBLE TO AUTHORIZED PERSONS AND EMERGENCY PERSONNEL.

d) Licensees may occupy the same premises if holding a separate Grower and Processor licenses for the premises.
e) Any building or unit housing medical marihuana operations OR OUTDOOR CULTIVATION AREA shall BE located at least five hundred (500) feet from a residential zone district.

2. Applicable Standards for Processor facilities:
   a) Only one Medical Marihuana Processor facility license permitted per parcel or lot
   b) All Processing operations must BE conducted within an enclosed building
   c) Licensees may occupy the same premises if holding a separate Grower and Processor licenses for the premises.
   d) Any building or unit housing medical marihuana operations shall BE located at least five hundred (500) feet from a residential zone district.

3. Applicable Standards for Secure Transporter:
   a) Secure Transporter facilities located in Zone CC are limited to a gross floor area of less than 3,500 square feet.
   b) Secure Transporter facilities located in Zone CC are only permitted warehousing activity as an accessory to the principal permitted Secure Transporter use.
   c) SECURE TRANSPORTER FACILITIES LOCATED IN ZONE CC SHALL HAVE a separation distance of five hundred (500) feet is required from other licensed marihuana facilities. in a CC Zone.

4. Applicable Standards for Safety Compliance:
   a) Safety Compliance facilities located in Zone CC are limited to a gross floor area of less than 3,500 square feet.
   b) All testing must BE conducted within an enclosed building.
   c) SAFETY COMPLIANCE FACILITIES LOCATED IN ZONE CC SHALL HAVE a separation distance of five hundred (500) feet is required from other licensed marihuana facilities. in a CC Zone.

5. Applicable Standards for Provisioning Centers:
   a) Only one Provisioning Center license per parcel or lot.
   b) All Provision Center activities must be conducted within an enclosed building.
   c) A Provisioning Center is not allowed within six hundred sixty (660) feet of the following designated nodes: The intersection of E. Cork St. and S. Burdick St., the intersection of E. Cork St. and Portage St., and the
intersection of W. Ransom St. and N. Westnedge Ave.

d) A separation distance of one thousand (1000) feet is required from any other PROVISIONING CENTERS AND FIVE HUNDRED (500) FEET FROM ANY OTHER licensed medical marijuana facilities IN ANY ZONE DISTRICT.

e) A Medical Cannabis Dispensary is subject to the same standards required of Provisioning Centers.

f) A provisioning center is not permitted on the same property or parcel or within the same building where any of the following are located: a package liquor store, a convenience store that sells alcoholic beverages, or a fueling station that sells alcoholic beverages.

g) THE SALE, CONSUMPTION, OR SERVING OF FOOD TO VISITORS IS PROHIBITED.


a) The location criteria contained in this Section is applicable to any proposed change in the location of an existing marihuana facility.

b) A licensee shall not operate a marihuana facility at any place in the City other than the address provided in the application on file with the City Clerk.

c) A licensee shall operate the licensed facility in compliance with all applicable State and City regulations for that type of facility.

d) A licensee shall not operate a marihuana facility within one thousand (1,000) feet of:
   1) any private or public preschool, elementary, secondary, vocational or trade school, college or university;
   2) any park or playground;
   3) any public library; or
   3) a housing facility owned by a public housing authority.

e) A licensee shall not operate a marihuana facility within five hundred (500) feet of:
   1) any existing licensed child care center,
   2) any existing place of worship or religious assembly,
   3) any public pool or recreation facility,
   4) any public or private youth center, or
   5) any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation or treatment center.

f) The distances described in this Section shall be computed by direct measurement in a straight line from the nearest property line of the land used for the purposes stated in this Section above to the nearest portion of the building or unit in which the medical marihuana facility is located.

g) A licensee shall not operate a marihuana facility within the boundaries of any residential zoning district or in a residential unit.

h) The separation distances contained in this Section are applicable to marihuana facilities and protected uses located in adjacent governmental jurisdictions.

i) EXCEPT AS OTHERWISE PROVIDED HEREIN, IT IS IT SHALL BE UNLAWFUL TO
operate a medical marihuana business or to grow medical marihuana outside of an enclosed building. All medical marihuana commercial entity licenses shall be issued for a specific fixed location within an enclosed building. A medical marihuana commercial entity license may be issued only if the business qualifies as a use permitted as a matter of right in the zoning district where it is proposed to be located.

j) The provisions of this Section shall be applicable to all persons and facilities described herein, whether the operations or activities associated with a marihuana facility were established without authorization before the effective date of this ordinance.

k) Any marihuana facility in operation on the effective date of this ordinance THAT DOES NOT POSSESS BOTH A CURRENTLY VALID STATE OPERATING LICENSE ISSUED PURSUANT TO THE MEDICAL MARIHUANA FACILITIES LICENSING ACT AND A CITY PERMIT TO OPERATE A MEDICAL MARIHUANA FACILITY, is deemed an unlawful public nuisance and shall cease operations. Noncompliance with this provision shall WILL subject the owner and/or operator of the facility to applicable criminal and civil sanctions brought by the City Attorney for violation of this provision.

l) Nothing in this ordinance shall be construed to “grandfather” or provide any legal, equitable, or property right to the owner or occupier of property on which a medical marihuana facility is operating, before a City operating license for such facility or business is issued, to continue such use.

m) No medical marihuana facility shall be located within 250 feet of the municipal boundary shared by the City of Kalamazoo with the Charter Township of Kalamazoo except where the adjoining property in the township is similarly zoned to zoning districts with the City that permit marihuana facilities.”

Section 3.

Section 4. Repealer. All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are repealed.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the remaining portions of this ordinance.

Section 6. Effective Date. Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage, but only if an ordinance is adopted by the City Commission amending the Kalamazoo City Code to permit the licensure and regulation of medical marihuana facilities in the City.

CERTIFICATE
The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on ____________, 2018. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976, M.C.L. § 15.261 et. seq). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

____________________________
Bobby Hopewell, Mayor

____________________________
Scott Borling, City Clerk
CITY OF KALAMAZOO, MICHIGAN
ORDINANCE NO. ____________

AN ORDINANCE TO AMEND SECTION 4.3 OF THE CITY OF KALAMAZOO ZONING CODE ADDRESSING MEDICAL MARIHUANA AS A HOME OCCUPATION

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Section 4.3 G. 16 of the City of Kalamazoo Zoning Code is amended to read as follows:

"16. Medical Marihuana. A primary caregiver who has agreed, and is registered with the State of Michigan to assist with a qualifying patient’s use of medical marihuana, shall be allowed as a home occupation. The following requirements for a primary caregiver as a home occupation shall apply:

a) The medical use of marihuana and marihuana-infused products shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, 2008 Initiated Law #1, MCL 333.26421 et seq. ("Act") and the Administrative Rules promulgated by the State of Michigan ("Administrative Rules"), as they may be amended from time to time;

b) A primary caregiver must be located outside of a one-thousand-foot radius from the real property comprising a public or private elementary, vocational, or secondary school or a public or private college, junior college, or university, or a playground, or housing facility owned by a public housing authority or public library or private library open to the public, nor within 100 feet of a public or private youth center, public swimming pool, or video arcade facility to insure community compliance with State and Federal "Drug-Free School Zone" requirements;

c) Not more than one primary caregiver within a single dwelling unit shall be permitted to service qualifying patients who do not reside with the primary caregiver;

d) Not more than five qualifying patients shall be assisted with the medical use of marihuana by any primary caregiver;

e) If the primary caregiver is not the owner of the premises, then either written consent must be obtained from the property owner to ensure the owner’s knowledge of the use of the premises as permitted by this subsection or the primary caregiver shall maintain written proof that the use of the property as a home occupation under this section is not prohibited by the property owner;
f) All medical marihuana plants shall be contained within a structure that is an enclosed, locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the primary caregiver or qualifying patient; provided however, outdoor cultivation may occur if the marihuana plants are fully enclosed by fences or barriers that block outside visibility of the plants from public view, with no plants visibly growing above the fence or barrier, and the fence or barrier is locked or otherwise secured to limit access only to the primary caregiver or qualifying patient engaged in cultivating the plants.

g) All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring lighting, and/or watering devices are located, installed or modified that support the cultivation, growing or harvesting of marihuana;

h) If a room with windows is utilized as a marihuana-growing location, any lighting methods that exceed usual residential use between the hours of 11:00 p.m. and 6:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that causes or creates a distraction or nuisance to adjacent residential properties;

i) The separation of plant resin from a marihuana plant by butane extraction OR ANY METHOD THAT UTILIZES A SUBSTANCE WITH A FLASHPOINT BELOW 100 DEGREES FAHRENHEIT in any public place, a motor vehicle, inside a residential structure, RESIDENTIAL ACCESSORY STRUCTURE, or the curtilage of a residential structure is prohibited.

j) Nothing in this subsection, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with that Act and the Administrative Rules and this subsection. To this end, the sale, distribution, cultivation, manufacture, possession, delivery or transfer of marihuana to treat or alleviate a qualifying patient shall only be conducted as a home occupation, and shall not be permitted as a commercial use in any other zoning classification of this Zoning Code. Also, since federal law is not affected by that Act or the Administrative Rules, nothing in this chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under federal law. Neither this ordinance nor the Michigan Medical Marihuana Act protects users, caregivers or the owners of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.

k) The location and operation of a marihuana facility pursuant to the provisions of the Michigan Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016, MCL 333.27101 et seq., as a home occupation is prohibited.
I) Definitions. As used in this subsection:

MARIHUANA — This term shall have the meaning given to it in Section 7106 of the Michigan Public Health Code, 1978 PA 368, MCLA 333.7106.

MARIHUANA-INFUSED PRODUCT— A topical formulation, tincture, beverage, edible substance, or similar product containing any usable marihuana that is intended for human consumption in a manner other than smoke inhalation.

MEDICAL USE OF MARIHUANA — The acquisition, possession, cultivation, manufacture, extraction, use, internal possession, delivery, transfer, or transportation of marihuana, marihuana-infused products, or paraphernalia relating to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with the debilitating medical condition or symptoms associated with a debilitating condition.

PRIMARY CAREGIVER — A person who is at least 21 years old who has agreed to assist with a patient’s medical use of marihuana, and who has not been convicted of any felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined by Public Act 175 of 1927, MCL 770.9a.

QUALIFYING PATIENT — A person who has been diagnosed by a physician as having a debilitating medical condition and includes a person who has obtained a physician’s professional opinion, made in the course of a bona fide physician patient relationship, that the person is likely to receive therapeutic or palliative benefit from the medical use of marihuana to treat or alleviate the patient’s serious or debilitating medical condition or symptoms of the person’s serious or debilitating medical condition.

USABLE MARIHUANA—The dried leaves, flowers, plant resin, or extract of the marihuana plant, but does not include the seeds, stalks, and roots of the plant.”

**Section 2. Repealer.** All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are repealed.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the remaining portions of this ordinance.

**CERTIFICATE**

The foregoing is a true and complete copy of an ordinance adopted by the City
Commission of the City of Kalamazoo at a regular meeting held on ____________, 2017. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976, M.C.L. § 15.261 et. seq). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

______________________________
Bobby Hopewell, Mayor

______________________________
Scott Borling, City Clerk
<table>
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<tr>
<th>Year</th>
<th>Project Address</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Pre-App. Received</th>
<th>Pre-App. Meeting</th>
<th>Pre-App. Approval Date</th>
<th>Date Site Plan Rec.</th>
<th>Fee</th>
<th>Committee Mnt. Date</th>
<th>Design Review</th>
<th>Site Plan Review Status</th>
<th>Final Site Plan Approval Date</th>
<th>Landscaping</th>
<th>Final Inspect.</th>
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<td>2019</td>
<td>4510 W KL Ave</td>
<td>Marijuana Dispensary in building</td>
<td>Big Dog LLC</td>
<td>5/24/2019</td>
<td>5/22/2019</td>
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<td>4114 Stadium (4128 tenant addr.)</td>
<td>Change of use of portion of building to a marijuana provisioning center</td>
<td>Huntington Valley Ventures, Inc.</td>
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<td>5/8/2019</td>
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<td>Add equipment to cell tower</td>
<td>T-Mobile</td>
<td>4/30/2019</td>
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<td>Building addition</td>
<td>Phoenix High School</td>
<td>1/10/2019</td>
<td>1/16/2019</td>
<td>1/16/2019</td>
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<td>Use change to medical marijuana</td>
<td>Lake Effect Group</td>
<td>2/18/2019</td>
<td>2/27/2019</td>
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<td>Rockwell Park new building</td>
<td>Parks &amp; Recreation Department</td>
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<td>Pre-App. Approval Date</td>
<td>Date Site Plan Rec.</td>
<td>Fee</td>
<td>Committee Meet. Date</td>
<td>Design Review</td>
<td>Site Plan Review Status</td>
<td>Final Site Plan Approval Date</td>
<td>Landscaping</td>
<td>Final Inspect.</td>
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<tr>
<td>2019.07</td>
<td>3013 Oakland Drive</td>
<td>Add equipment to cell tower</td>
<td>AT&amp;T</td>
<td>1/8/2019</td>
<td>1/18/2019</td>
<td>1/18/2019</td>
<td>2/12/2019</td>
<td>$385.00</td>
<td>3/6/2019</td>
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<td>Approval provided</td>
<td>3/7/2019</td>
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<td>2019.02</td>
<td>519 W. Willard</td>
<td>Add equipment to cell tower</td>
<td>Sprint</td>
<td>12/17/2018</td>
<td>1/2/2019</td>
<td>1/2/2019</td>
<td>1/9/2019</td>
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<td>Approval provided</td>
<td>2/12/2019</td>
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Total: $5,929.77