

Village of Bellaire

PLANNING COMMISSION

Commissioners:

Patrick Boyd

Butch Dewey

Fred Harris

Lauryn Keiser

Don Seman

Posted: Thursday August 15th at 9:00 AM

PLANNING COMMISSION MEETING MINUTES DRAFT

August 6th, 2024
5:00 PM

I. Call to Order: The meeting was called to order at 5:00 PM.

II. Roll Call – Attendance:

Present: Patrick Boyd, Butch Dewey, Fred Harris, Don Seman

Absent:

Staff Present: Angela St. Pierre, Clerk / Zoning Administrator

Public Present: Larry Baumchen

III. Approval of Agenda: The agenda was approved as amended with the additions of item c. Mobile Food Vending, and item d. Short-Term Rentals.

Motion by Boyd, seconded by Harris to approve the agenda as amended. Motion passed by unanimous voice vote.

IV. Approval of Minutes - May 14, 2024: The minutes of the May 14, 2024 meeting were approved as presented.

Motion by Boyd, seconded by Dewey to approve the minutes of the May 14, 2024 meeting as presented. Motion passed by unanimous voice vote.

V. Conflict of Interest: None presented.

VI. Public Comment: None presented.

VII. Old Business: None presented.

VIII. New Business

- a. Marihuana Ordinance Chance- Discussion-** A general discussion was held concerning where to allow a marihuana business. There were some concerns voiced by member Seman about parking for such a business. Parking in the central business district is already limited. Member Boyd spoke about his recent meeting with the Village attorney and that it is not recommended to put a number on how many are allowed in the village as this can set the Village up to get sued. Larry Baumchen, an owner of several marihuana retail establishments, gave examples of what other towns and cities have done when establishing a marihuana ordinance. His recommendation was to create a separate zoning for just the marihuana businesses as other places have done. It was recommended to draw a zoning map for where marihuana businesses are allowed. Larry also went on to explain that big businesses are going to have the money to purchase properties that are run down to fix them, or will build a new building for their business.

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It was further discussed about where to allow these businesses. It was decided to recommend to allow in Central Business, Commercial, and Industrial districts for permitted use, and special permit use for specific lots defined by a special zoning map.

Chairperson Dewey began a discussion about whether to allow microbusinesses in the village. Larry again spoke up and stated that there are only two successful microbusinesses in Michigan and that others in the area have tried and failed to run a microbusiness.

Motion by Dewey, seconded by Seman to recommend to the Village Council to start the attorney process for drafting an ordinance for marihuana businesses in commercial, manufacturing, and special use per drawing of map. Motion passed by unanimous voice vote.

- b. Schedule Work Session- Reviewing Ordinance and Fee Schedule-** Zoning Administrator Angela St. Pierre has been going through the ordinance and fee schedule and taking notes on things that need to be clarified more or addressed. It was determined that Mrs. St. Pierre would schedule the meeting once done taking notes on the ordinance and fee schedule.

No action taken.

- c. Mobile Food Vending-** Member Boyd wanted to address the mobile food vending requirements to obtain a permit. Currently it is a special use permit in the Village Commons, Central Business, Commercial, and Industrial zoning districts with the requirement of scheduling a meeting with the Planning Commission. The requirements have been established for where they are allowed and other stipulations and Boyd believes as though this can be simplified and changed from a special permit to permitted in the Village Commons, Central Business, Commercial, and Industrial zoning districts. This would require determining fees for the permit and renewal fees. The length of the permit would also need to be determined.

Motion by Boyd, seconded by Harris to recommend to the Village Council to change Mobile Food Vending from a special use permit to permit. Motion passed by unanimous voice vote.

- d. Short-Term Rentals-** Member Boyd spoke about his recent meeting with the Village Attorney concerning Short-Term Rentals. The attorney's recommendations are to license the short-term rentals where licenses would be non-transferable if the property is sold, those who are already established as a short-term rental will be grandfathered in, no new licenses allowed in R1, R2, or R3 district, one short-term rental in a 7 day period, and to follow the health departments rule of two people per bedroom.

Motion made by Dewey, seconded by Harris to recommend to Village Council to allow the Village Attorney's to draft an ordinance for short-term rentals with the recommendations made by the Village Attorney's.

Motion passed by unanimous voice vote.

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IX. Correspondence/Reports:

X. Member/Public Comment:

XI. Adjourn: The meeting was adjourned at 5:53 PM to the call of the call of the vice chair.

Minutes compiled by:

Angela St. Pierre, Zoning Administrator

Minutes are subject to approval.

Approved: _____

Date: _____