

**GREENVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**6:30 PM**

**November 11, 2021**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Miller, Moss, Frye, Popma, Rash, Corner, and Ralph.  
VanderMark attended virtually from Montcalm County, Greenville, MI.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager  
Heather Feazel, Assistant City Manager  
Tim Johnson, MainStreet Planning Company  
Jan Johnson, MainStreet Planning Company  
Cory Smith, The Daily News

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

**Commissioner Moss made a motion** to approve the regular meeting minutes from the September 23, 2021, meeting as presented. Commissioner Miller supported. Unanimously approved.

**Commissioner Miller made a motion** to approve the regular meeting minutes from the October 14, 2021, meeting as presented. Commissioner Moss supported. Unanimously approved.

Citizen Comments: None

ExParte Communications: None

Old Business: None

Public Hearings:

1. Receive comments regarding an amendment to revise the requirements for the use of a non-conforming lot.

Chairperson Ralph opened the public hearing at 6:34 p.m.

Chairperson Ralph closed the public hearing at 6:35 p.m. after receiving no public comments.

2. Receive comments regarding an amendment to allow a non-conforming building in a residential zone used for residential purposes to be built in the same location if damaged or destroyed.

Chairperson Ralph opened the public hearing at 6:37 p.m. After receiving no comments, Chairperson Ralph closed the public hearing at 6:38 p.m.

3. Receive comments regarding an amendment to add regulations for major and minor amendments to an approved special land use.

Chairperson Ralph opened the public hearing at 6:39 p.m. After receiving no comments, Chairperson Ralph closed the public hearing at 6:40 p.m.

4. Receive comments regarding an amendment to change the number of members of the zoning board of appeals from seven to five, to require that one member be a member of the planning commission, and to provide for three-year staggered terms.

Chairperson Ralph opened the public hearing at 6:41 p.m. After receiving no comments, Chairperson Ralph closed the public hearing at 6:41 p.m.

New Business:

A. The commission considered recommending to City Council approval of an amendment to revise the requirements for the use of a non-conforming lot.

**Commissioner Frye made a motion** to recommend to City Council approval of an amendment to revise the requirements for the use of a non-conforming lot as presented. Commissioner Corner supported. Unanimously approved.

B. The commission considered recommending to City Council approval of an amendment to allow a non-conforming building in a residential zone used for residential purposes to be built in the same location if damaged or destroyed.

**Commissioner Rash made a motion** to recommend to City Council approval of an amendment to allow a non-conforming building in a residential zone used for residential purposes to be built in the same location if damaged or destroyed. Commissioner Frye supported. Unanimously approved.

C. The commission considered recommending to City Council approval of an amendment to add regulations for major and minor amendments to an approved special land use.

**Commissioner Moss made a motion** to recommend to City Council approval of an amendment to add regulations for major and minor amendments to an approved special land use. Commissioner Miller supported. Unanimously approved.

D. The commission considered recommending to City Council approval of an amendment to change the number of members of the zoning board of appeals from seven to five, to require that one member be a member of the planning commission, and to provide for three-year staggered terms.

**Commissioner Miller made a motion** to recommend to City Council for approval of an amendment to change the number of members of the zoning board of appeals from seven to five, to require that one member be a member of the planning commission, and to provide for three-year staggered terms. Commissioner Corner supported. Unanimously approved.

E. Tim and Jan Johnson, MainStreet Planning Company, reviewed the revisions of the proposed draft ordinance to amend the City of Greenville Zoning Ordinance to permit Medical and Adult Use of Marihuana.

**Commissioner Frye made a motion** to set a public hearing for December 9, 2021, to receive comments on a proposed amendment of the City of Greenville Zoning Ordinance to permit Medical and Adult Use of Marihuana. Commissioner Moss supported. Unanimously approved.

F. Jan Johnson, MainStreet Planning Company, updated the commission on pending legislation to the Medical Marihuana Act that could have an effect on future provisions of the ordinances if it passes.

G. Tim and Jan Johnson, MainStreet Planning Company, reviewed the proposed revision to the draft amendment for Chapter 10 Article V of the City of Greenville Code of Ordinances regarding regulating medical marihuana facilities.

H. Tim and Jan Johnson, MainStreet Planning Company, reviewed the proposed revision to the draft amendment for Chapter 10 Article V of the City of Greenville Code of Ordinances regarding regulating adult-use marihuana establishments.

Reports: None

Training: None

**Commissioner Corner made a motion** to adjourn the meeting at 8:56 p.m.  
Commissioner Popma supported. Unanimously approved.

Respectfully submitted,  
George Bosanic