

**ACTION MINUTES**  
**Planning Commission**  
**Virtual Meeting**  
**Wednesday, October 20, 2021 – 7:00 P.M.**

**I. Call to Order**

**II. Roll Call**

Matt Dunwoodie, Chair	A
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	A
Carl Schier	P
Jared Talaga	A

**III. AGENDA APPROVAL**

*Motion to approve the agenda.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

**IV. Approval of Minutes**

- September 15, 2021 Meeting

*Motion to approve.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

**V. Audience Participation**

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to three minutes.*

*Motion to open the audience participation.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

No audience participation.

*Motion to close the audience participation.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

## VI. Committee Reports

- Non-motorized Advisory Committee

## VII. Presentations and Public Hearing Items

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave  
(Public Hearing)

*Motion to open the public hearing.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to close the public hearing.*

**Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to approve the postponement of the special use permit for 915 W. Michigan Ave.*

**Offered By: Commissioner Donnelly ; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to approve the postponement of the limited site plan review for 915 W. Michigan Ave.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Bettis**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

- Site Plan Amendment: Fence at 307 N River St (Cultivate Coffee & Tap House)

*Motion to open a public hearing.*

**Offered By: Commissioner Donnelly ; Seconded By: Commissioner Bettis**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to close the public hearing.*

**Offered By: Commissioner Donnelly ; Seconded By: Commissioner Bettis**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to approve the fence amendment at 307 N River St with the following findings and conditions:*

*Findings*

1. Fence substantially complies with the Zoning Ordinance.
2. The fence offers additional screening for the outdoor seating area.

*Conditions*

1. The open-space width between the pickets must be equal to the picket width or greater, to ensure appropriate sight-lines and visibility.

2. *The fence shall not cross lot lines and must be built at least one foot from the sidewalk's edge.*

3. *The gates shall open over subject property.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

**VIII. Old Business**

**IX. New Business**

*Motion to remove Commissioner Talaga from the Planning commission. Friendly amendment that Commissioner Talaga has communicated that he has moved out of the city, by Commissioner Donnelly.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

*Motion to reconsider previous motion for the removal of Commissioner Talaga from the Planning Commission to keep the removal off of the City Council agenda.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**

**IX. Future Business Discussion / Updates**

**X. Adjournment**

*Motion to adjourn at 8:18pm.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis**

**Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)**