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**City of Laingsburg Planning Commission  
Remote Meeting Minutes  
July 20, 2020**

Mayor Culpepper called the meeting to order at 7:01 p.m. remotely where every board member and attendees either attended via Zoom or called into the meeting.

Members present: Dean Ridsdale, Dena Judd, Jeff Geasler, Culpepper and Appicelli. Absent: Alan Ducastel and Richard Fraidenburg.

Public Comment- John Liskey spoke thanking the staff and Planning Commission for their work to move projects through on a timely manner. Lisa Jelenek spoke thanking the commission for keeping her informed.

Moved by Appicelli, supported by Ridsdale to approve the minutes of April 20, 2020. Roll call vote: ayes: Ridsdale, Judd, Geasler, Culpepper & Appicelli. Nays: None. Absent: Ducastel & Fraidenburg. Motion carried.

Motion by Appicelli second by Judd to open the public hearing regarding the Special Use Permit Application and Site Plan Review for 101 N. Laing & 118 Crum to be considered as a location for a Contractors Establishment without Outside Storage, operated by Expert Lawn & Snow, LLC. Roll call vote: ayes: Ridsdale, Judd, Geasler, Culpepper & Appicelli. Nays: None. Absent: Ducastel & Fraidenburg. Motion carried.

Public Hearing: Mike Daly-Martin, Preston Community Services, provided the staff report. There was a discussion regarding parking, fencing, landscaping and traffic. The applicant spoke stating the fence could be solid and he would prefer not to provide landscaping as it requires maintenance and is costly. He stated the same regarding a block wall. The ordinance requires a paved parking lot; the applicant would like a waiver to install crushed asphalt. A neighboring property owner noted that his special needs son has a bedroom that may be impacted by the noise and light of the equipment coming in and out of the parking lot. Another neighbor mailed a letter asking for careful consideration of the parking and traffic controls. There was no other public comment.

Motion by Judd second by Appicelli to close the public hearing regarding the Special Use Permit Application and Site Plan Review for 101 N. Laing & 118 Crum to be considered as a location for a Contractors Establishment without Outside Storage, operated by Expert Lawn & Snow, LLC. Roll call vote: ayes: Ridsdale, Judd, Geasler, Culpepper & Appicelli. Nays: None. Absent: Ducastel & Fraidenburg. Motion carried.

The Mayor asked the Planning Commission if they had any further questions regarding the application and staff report. There was further discussion of the parking, fencing and landscaping.

Motion by Culpepper second by Geasler to recommend tabling: The Planning Commission postpones action concerning the petition for special land use and final site plan for the use of property as a contractor's establishment without outside storage with an accessory apartment as submitted by Jake Smith for property located at 101 N. Laing St. and 118 Crum St. in the City of Laingsburg and as legally described in the petition based on the following reasoning:

Reasoning:

1. Additional information is necessary to assess if the standards set forth under Section 704 (basis of determination), Section 830 and Section 423 can be met. The Planning Commission would like to note the following items that require additional information:

- The applicant shall delineate the dimensions of all proposed off-street parking spaces.
  - The applicant shall delineate the number of off-street parking spaces dedicated to the contactor's establishment, a minimum of three (3) spaces are required pursuant to the standards of Section 1305.A.7.
  - The applicant shall delineate the intended method of access to parking located on Parcel-A, including: the width of the maneuvering lane and intended parking pattern (i.e., parallel parking spaces, forty-five (45) degree parking spaces, etc.). To mitigate any potential impacts to pedestrians as well as clear vision for traffic on Laing and Crum.
  - The applicant shall state whether any existing lighting is present on site and whether any additional lighting is proposed.
  - The applicant shall clarify whether any outside loading and unloading activities are proposed.
  - The Planning Commission would like the applicant to specifically address the following: justification for a waiver of the paving requirement for the parking lot, noise and light control between the neighboring houses and the parking area, specifically a plan outlining the type, location and height of fencing and/ or landscaping that will be used to reduce the impacts to nearby residential and lower intensity land uses.
2. Additional information is necessary to assess if standards set forth under Section 605 (final site plan requirements) and Section 606 (standards for review) have been or can be met. Please refer to the items listed above as justification for tabling.
  3. The parking, landscaping and vehicular and pedestrian traffic circulation proposals are insufficient for the proposed used. The applicant must address these concerns.

Roll call vote: ayes: Ridsdale, Judd, Geasler, Culpepper & Appicelli. Nays: None. Absent: Ducastel & Fraidenburg. Motion carried.

The Planning Commission was presented with a proposed Zoning Ordinance Amendment that would authorize outdoor seating areas. This will be reviewed and placed on the August agenda for discussion.

Moved by Culpepper, supported by Appicelli to schedule a public hearing regarding a petition for special land use and site plan review amendment by MM Agriculture, LLC dba 120 West Joint Venture to alter a previously permitted use from a Marijuana Microbusiness, which allows for the cultivation, processing and retail sales of recreational marihuana, to Adult Use Marihuana Retailer, which allows for only the sale of recreational marihuana. The subject property is known as 120 W. Grand River. Roll call vote: ayes: Ridsdale, Judd, Geasler, Culpepper & Appicelli. Nays: None. Absent: Ducastel & Fraidenburg. Motion carried.

Meeting adjourned at 7:45 p.m.

Paula Willoughby  
Clerk/Treasurer