



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 13, 2023

The Planning Commission met for a Regular Meeting on Thursday, July 13, 2023 at 6:30 p.m. in the City Council Chambers: 6000 Middlebelt Road, Garden City, Michigan.

REGULAR MEETING

**ROLL CALL**

Present were Chairperson May, Commissioners Steenburg, Walls, Kaledas, Metivier, and King. Absent was Commissioner Turnbull. Also present were McKenna Consultant Ortega and Deputy Clerk Smith.

❖ Item #23-07-014: Approval of Agenda

**RESOLVED: Moved by Kaledas; Supported by King:** Motion To approve the meeting agenda as presented.

AYES: Unanimous  
ABSENT: Turnbull

**Motion Carried 6-0**

❖ Item #23-07-015: Approval of Minutes

**RESOLVED: Moved by Kaledas; Supported by King:** To approve the Regular Meeting Minutes of May 11, 2023, as presented.

AYES: Unanimous  
ABSENT: Turnbull

**Motion Carried 6-0**

**PUBLIC COMMENT**

The chair announced it was time for public comments for items not on the agenda.

- John Murray, spoke regarding commission needing to request that management provide them with the tools needed to run effectively.

**BUSINESS ITEMS**

- **Consideration of Application: Request to accept a new conditional rezoning application for 30712 Pardo Ave. based on proposed changes in conditions.**  
**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna memo dated 6/1/23. Commission as-a-whole discussed if revised proposal is significantly different from initial request. Chairperson May stated he would like to see proposed elevations, materials list and information on materials planned for screen wall. Applicant spoke regarding proposed changes to application.

❖ Item #23-07-016: Consideration of conditional rezoning application.

**RESOLVED: Moved by King; Supported by Metivier:** Motion to **TABLE** request for conditional

rezoning application acceptance.

AYES: King, Metivier, May  
NAYS: Kaledas, Walls, Steenburg  
ABSENT: Turnbull

**Motion failed for lack of majority vote 3-3**

❖ Item #23-07-017: Consideration of conditional rezoning application.

**RESOLVED: Moved by Walls; Supported by Kaledas:** Motion to **APPROVE** request for conditional rezoning application acceptance.

AYES: Walls, Kaledas, Steenburg  
NAYS: King, Metivier, May  
ABSENT: Turnbull

**Motion failed for lack of majority vote 3-3**

**NOTE: Business Item #2 Request to rezone the lot at the northwest corner of Pardo Ave. and Shotka Road, more commonly known as 30712 Pardo Ave. was not considered due to Commission not approving to accept conditional rezoning application.**

- **Scheduling of Public Hearing: Request to schedule a public hearing to gather public comments on a proposed zoning ordinance amendment to allow for adult use marijuana facilities licensed under the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018.**  
**DISCUSSION:** McKenna Consultant Ortega gave overview of Memo dated July 6, 2023 outlining proposed zoning amendment.

❖ Item #23-07-018: Request to schedule public hearing.

**RESOLVED: Moved by Kaledas ; Supported by Walls:** Motion to **APPROVE** request to schedule public hearing for the August 10, 2023 Planning Commission meeting to gather public comment on proposed zoning amendment to allow for adult use marijuana facilities licensed under the Michigan Regulation and Taxation of Marihuana Act

AYES: Unanimous  
ABSENT: Turnbull

**Motion Carried 6-0**

**OTHER BUSINESS**

- None

**COMMISSIONERS ' COMMENTS**

- Commission as a whole discussed new developments with ongoing commercial projects in city. Consultant Ortega is working on master plan review letter for August meeting.

**ADJOURNMENT**

Having no further business the Chair adjourned the meeting at 7:20 pm.

Bryan C. Smith  
Deputy City Clerk