

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO ADD A NEW SUBSECTION 154.410.B.4.p AND TO AMEND TABLE 154.410.A OF THE MOUNT PLEASANT ZONING ORDINANCES TO REGULATE MEDICAL MARIHUANA FACILITIES AS SPECIAL USES

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Addition. A new subsection 154.410.B.4.p is added to the Mount Pleasant Zoning Ordinances to read as follows:

p. Medical marihuana facilities must comply with the following regulations. All terms defined in section 112.01 have the same meaning when used in this subsection:

- i. Facilities must comply with the MMMFLA and the MMMFLA rules.
- ii. Co-located marihuana facilities and stacked grower licenses may be permitted, subject to the regulations of this section and any applicable rules promulgated by LARA.
- iii. Facilities shall be sufficiently setback from property lines or screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.
- iv. Special use applicants must provide a plan for the storage and disposal of marihuana or chemicals associated with marihuana cultivation, so as to minimize the risk of theft or harm resulting from chemical exposure.
- v. No marihuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marihuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.
- vi. Signage for marihuana facilities will be approved pursuant to the generally applicable procedures and standards provided in section 154.414, with the additional restriction that facility signage may not depict marihuana, marihuana-infused products, or marihuana-related paraphernalia.
- vii. Medical marihuana facilities must control and eliminate odor as follows:
 - I. The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system.
 - II. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - III. The air scrubbing and filtration system must be maintained in working order and must be in use at all times. The filters must be changed per manufacturers' recommendation to ensure optimal performance.
 - IV. Negative air pressure must be maintained inside the building.
 - V. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.

- VI. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required.
- viii. The following minimum-distancing regulations apply to all medical marihuana facilities:
- I. A facility may not be located within 1,000 feet of a public or private K-12 school.
 - II. A facility generally may not be located with 500 feet of the SD-U University Special District, unless the facility is located to the east of the Central Michigan University main campus, east of Mission Street.
 - III. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of land used for the purposes stated in this subsection to the nearest property line of the parcel used as a medical marihuana facility.
- ix. Facility types in the city are limited as follows:
- I. Not more than 3 growers;
 - II. Not more than 3 provisioning centers;
 - III. Not more than 3 processors;
 - IV. Not more than 3 secure transporters;
 - V. Not more than 3 safety compliance facilities.
- x. For provisioning centers:
- I. Provisioning centers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
 - II. Provisioning centers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
 - III. Provisioning centers in commercial (as opposed to industrial) character districts must be located within the boundaries of the city's Mission-Pickard Downtown Development District or Central Business Tax Increment Financing Authority District. Provisioning centers would be incompatible with the portions of the commercial character districts outside these designated areas.
 - IV. The exterior appearance of a provisioning center must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
 - V. The interior of the facility must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the facility.

- xi. For growers:
 - I. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.
 - II. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.
 - III. For each zoning lot, no more than 3 stacked grower licenses may be in operation.
- xii. Notwithstanding any other provision to the contrary, penalties for violations of this subsection p shall be as follows:
 - I. If at any time an authorized facility violates this subsection p, any condition imposed through a special use permit, or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the facility's state operating license.
 - II. It is unlawful to disobey, neglect, or refuse to comply with any provision of this subsection p or any condition of a special use permit issued pursuant to this subsection. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense, subject to the following fines:
 - First violation = \$500
 - Second offense = \$2,500
 - Each subsequent offense = \$5,000
 - III. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

Section 2. Renumbering. The subsection currently labeled 154.410.B.4.p, which provides special use standards for motels, and all subsequent subsections within subsection 154.410.B.4 are renumbered (q through y) to accommodate the new subsection provided above.

Section 3. Amendment to Table. The portion of Table 154.410.A pertaining to medical marihuana uses shall be amended to indicate that all 7 of the currently listed uses are permitted as special uses in the SD-I character district, and that provisioning centers are also permitted as special uses in the CD-4 and CD-5 character districts. Accordingly, that portion of the table shall appear as follows:

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
MEDICAL MARIHUANA USES									
Provisioning center			SUP	SUP		SUP			
Processor						SUP			
Secure transporter						SUP			
Safety compliance						SUP			
Grower, Class A						SUP			
Grower, Class B						SUP			
Grower, Class C						SUP			

Section 4. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
 NAYS: Commissioner(s) _____
 ABSTAIN: Commissioner(s) _____
 ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2018.

Date: _____, 2018 _____
Allison Quast-Lents, Mayor

Date: _____, 2018 _____
Jeremy Howard, City Clerk

PC Hearing: _____, 2018
 Introduced: _____, 2018
 Adopted: _____, 2018
 Published: _____, 2018
 Effective: _____, 2018

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