



City of Grand Rapids Cannabis Deliberative Ordinance

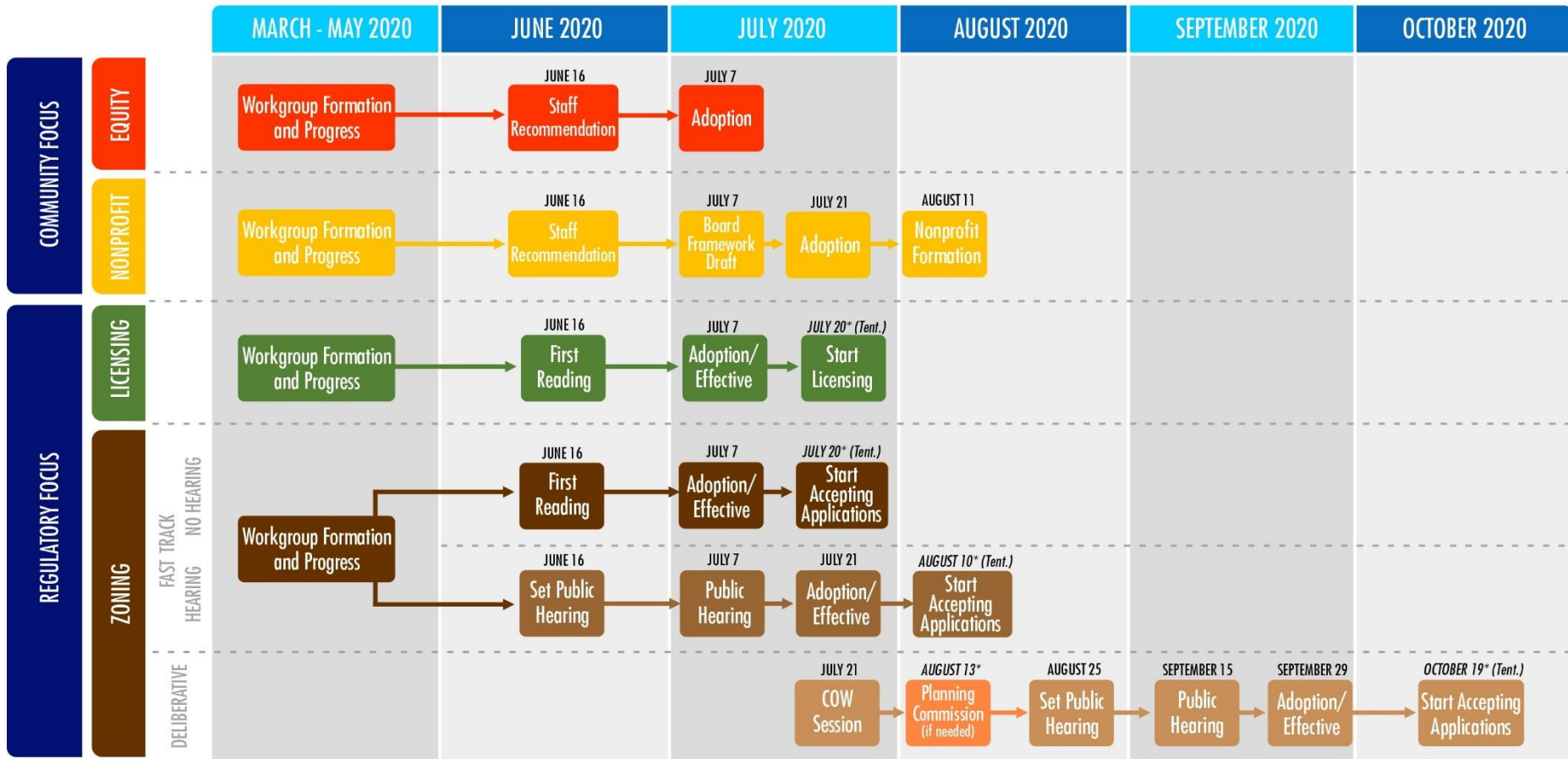
August 25, 2020

Recreational Marijuana Summary



- ✓ Cannabis “fast-track” zoning ordinance – adopted July 7, 2020.
- ✓ Cannabis “deliberative-track” discussion with Committee of the Whole – July 21, 2020.
- ✓ Planning Commission hearing on Youth Centers as a sensitive land use – August 13, 2020.
- ✓ City Commission schedule:
 - ✓ Setting of the public hearing – August 25
 - ✓ Public hearing – September 15
 - ✓ Ordinance adoption – September 29
- ✓ Application acceptance – October 20, 2020

Timeline



*Indicates non-City Commission dates

Deliberative Track Considerations



1. Modify or eliminate current sensitive uses.
2. Modify or eliminate current separation distances.
3. Modify or eliminate current waiver requirements.
4. Allow microbusinesses.
5. Determine whether to permit designated consumption establishments.
6. Determine whether to permit marijuana events
7. Determine whether or how to provide path for the seven (7) Provisioning Centers that cannot add a recreational marijuana license under “Fast-Track” ordinance.

Sensitive Uses



Issue	Proposed Ordinance amendment
Sensitive Use	-No changes to existing sensitive uses
Separation Distance	-No change to current uses -For microbusinesses - reduce facility separation distances and separation distances from residential zone districts
Waiver	-Eliminate waiver process for ALL marijuana uses -Allow approved waivers (for provisioning centers) to “transfer” to a recreational marijuana facility application with Planning Commission consideration and approval.

Sensitive Uses – Youth Centers



- Youth Centers are not included in proposed text amendment.
 - Considered by Planning Commission on August 13, 2020.
 - Planning Commission does not recommend adding Youth Centers for the following reasons:
 - Not clear how many youth centers exist and therefore unable to ascertain the impact of this sensitive use.
 - Special Land Use standards.
 - Creation of nonconforming marijuana uses.
 - Limits the ability to add a recreational.
 - Unable to definitively identify a youth center despite the proposed definition.
 - Planning Commission recommendation is supported by Planning Director.

Microbusiness



- **What?** Allows the operation of a vertically-integrated cannabusiness that grows, processes, and sells its own cannabis at retail to adults over 21 years old.
 - grow up to 150 cannabis plants,
 - process cannabis into concentrates, edibles, or other infused products,
 - package the finished products, and
 - sell to adults who are over the age of 21.
 - Cannot sell or transfer any products to any other adult-use establishments.
- **Considerations:** Until 12/06/21, state licenses only available to Michigan residents.

Microbusiness



Review process	Land use considerations	Estimated number of eligible parcels
DR in SD-IT	<ul style="list-style-type: none"> • 1000' from sensitive uses and residential zone districts. • No separation distances from other facilities. 	172 Parcels
DR in TCC and C Zone Districts	<ul style="list-style-type: none"> • 1,000 feet from sensitive uses and residential zone districts. • 500' separation distance from another facility. 	241 Parcels
DR in TOD and TBA when at least 500 feet from residential zone district	<ul style="list-style-type: none"> • 1000' from sensitive uses. • 1000' separation distance from another facility. 	48 Parcels
SLU in TOD and TBA when less than 500 feet from residential zone district	<ul style="list-style-type: none"> • 1000' from sensitive uses. • 1000' separation distance from another facility. 	43 Parcels

Impact of “Fast-Track” ordinance



- **What?** There are seven (7) approved provisioning centers that cannot apply for a recreational retail use type because the approved facilities required sensitive use waivers. Under the “fast-track” ordinance amendment, sensitive use waivers do not “transfer” and no new recreational retailer is eligible for a waiver.
- **Recommendation.** The attached ordinance amendment would provide a path for Provisioning Centers that have established land use rights as of September 29, 2020 to request consideration by the Planning Commission to allow the sensitive use waiver to also apply to the recreational marijuana license type as part of the Special Land Use consideration.

Ordinance Summary



“Deliberative-Track” Issue	Director Recommendation
Sensitive uses	<ul style="list-style-type: none"> • No changes
Separation distances	<ul style="list-style-type: none"> • No changes for current uses • Reduce facility separation distances for microbusinesses
Waiver	<ul style="list-style-type: none"> • Eliminate
Microbusinesses	<ul style="list-style-type: none"> • More permissive land use regulations in the industrial and commercial zone districts • Increased regulations in lighter commercial (TOD and TBA) when less than 500 feet between facilities • Maintain sensitive use separation distance requirements
Designated consumption establishments	Not at this time
Marijuana events	Not at this time
Approved Provisioning Centers that cannot add a recreational marijuana license under “Fast-Track” ordinance	Authorize Planning Commission to approve a “transfer” of a sensitive use waiver as part of the Special Land Use consideration for recreational retail use.

Next Steps



- Introductory reading – August 25, 2020
- Public Hearing – September 15, 2020
- Ordinance adoption – September 29, 2020
- Accept applications – October 20, 2020