

# Planning & Zoning Department

## CHANGE OF USE

**July 25, 2023**  
Report by Justin Daymon

<b>Application Number</b>	PCR 23-022	<b>Action Requested</b>	Change of Use
<b>Request</b>	Change of Use to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer		
<b>Project Name</b>	Quality Roots		
<b>Proposed Use(s)</b>	Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer		
<b>Address</b>	1700 Tull Ct		
<b>Parcel Number</b>	13-18-376-005		
<b>Owner</b>	APG Waterford 1111 S Wacker Dr, Ste 3350 Chicago, IL 60606	<b>Applicant</b>	Quality Roots Inc. 2075 E 14 Mile Rd Birmingham, MI 48009
<b>Property Information</b>			
<b>General Location</b>	East side of Tull Ct, north of Highland Rd and east of N Williams Lake Rd		
<b>Current Zoning</b>	C-2, Small Business		
<b>Proposed Zoning</b>	No change in zoning.		
<b>Property Size</b>	0.45 acres		
<b>Master Plan Designation</b>	Regional Commerce		
<b>Frontage</b>	100 ft along Tull Ct		
<b>Current Use</b>	Licensed Medical Marihuana Provisioning Center		
<b>Site Plan / SLU History</b>	Site Plan # PSP 21-1400 (2021) Quality Roots		
<b>Surrounding Development</b>			
<b>North</b>	C-2, Small Business: Vacant		
<b>East</b>	C-3, General Business: Restaurant (El Patio)		
<b>South</b>	C-3, General Business: Restaurant (11/11 Burgers & Fries)		
<b>West</b>	C-3, General Business: (across Tull Ct) Citizens Bank		

### Project Summary

The applicant is proposing to change from a licensed Medical Marihuana Provisioning Center to a mixed use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer. This would allow them to offer retail sales of marihuana, marihuana products, and accessories to adults, 21 years of age or older, without requiring them to be registered medical marihuana patients.

### Zoning District Compatibility

Per Section 3-704.3.L. & N., Medical Marihuana Provisioning Centers and Licensed Adult Use Marihuana Retailers that comply with the applicable regulations in Section 2-605 are a principle permitted uses within this district.

The approved site plan for the subject zoning lot possesses the parking capacity needed to serve the proposed change of use, and provides appropriate buffering and screening between the subject property and adjacent uses.

The site is in compliance with the requirements for landscaping, non-motorized pathways, lighting, parking, and protected property distance established by its site plan. These requirements were reviewed as part of the property's previous site plan review.

**MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. PCR 23-020,  
Proposed Change of Use of 1700 Tull Ct from:  
A Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana  
Provisioning Center and Licensed Marihuana Retailer**

**Motion:**

I move to forward a favorable/unfavorable [**Strike One**] recommendation in Case No. PCR 23-022 on to the Township Board, to allow the subject parcel # 13-18-376-005 to change use from a Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

**Findings:**

- A.1. There is / is not a Township approved site plan for the zoning lot.
- A.2. Physical expansions or substantial improvements are not / are being proposed to the buildings, structures, or use areas on the zoning lot.
- A.3 Use of the zoning lot is / is not proposed to be changed from the permitted use classification identified in the approved site plan to another permitted use classification.

**Conclusions:**

- A.1. The subject zoning lot does / does not possess the parking capacity needed to serve the proposed change of use.
- A.2. The subject zoning lot does / does not provide the appropriate buffering and screening between the proposed change of use and adjacent uses.