

**CITY OF ESCANABA
PLANNING COMMISSION
Official Proceedings – June 8, 2023**

MEETING CALLED TO ORDER

A meeting of the Escanaba Planning Commission was held on Thursday, June 8, 2023, at 6:00pm in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Chair Hellermann called the meeting to order at 6:02 PM.

ROLL CALL

Chair James Hellermann:	Present	Comm. Nevin Naser:	Absent
Secretary Kelli VanGinhoven:	Present	Comm. Michael Harris:	Present
Comm. Roy Webber:	Present	Comm. Mark Sadowski:	Present
Comm. David Mason:	Present		

With six in attendance, a quorum of the Planning Commission was present.

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Admin.

Heather Calouette, Administrative Assistant

Wendy Taavola, Public Works Director

Ron Beauchamp, City Council

Others:

Mary Gannon

Nancy Zieah, ZA Design Build (Virtual)

Debbie Johnson

James Martone, Attorney, TFS

Craig Bal, Bittner Engineering

Lauren Spoehr, TFS (Virtual)

Amber Young, Country Schoolhouse

Jacie Duranso, TFS (Virtual)

Jennifer Hayes, Country Schoolhouse (Virtual)

Will Carne

Randy Hanna, ZA Design Build (Virtual)

Four unnamed individuals were present.

MINUTES

A motion was made by Webber to approve the May 11, 2023 minutes as presented. Supported by Mason. MOTION PASSED.

AGENDA

A motion was made by VanGinhoven to approve the agenda as submitted. Supported by Webber. MOTION PASSED.

CONFLICT OF INTEREST DECLARATIONS

VanGinhoven declared a possible conflict of interest regarding agenda item PH4 (special land use permit – 920 Willow Creek Road). The applicants, Dave & Jennifer Hayes, were former employers of hers; she was unsure whether this was indeed a conflict of interest.

Hellermann noted that he and VanGinhoven discussed the situation before the meeting. At that time, VanGinhoven reported no ill will or recent contact between herself and the applicants. Anthony read the “conflict of interest” section from the commission’s bylaws. After hearing the section, Hellermann saw no conflict of interest.

PUBLIC COMMENT ON AGENDA ITEMS

None were made.

PUBLIC HEARINGS**PH1: Zoning Ordinance Amendment – Setback-related Language**

Anthony began the discussion. He explained that the commission asked him to provide zoning ordinance language revisions to carry on work done by an *ad hoc* committee in 2022. Per Hellermann’s request at the February 2023 meeting, staff presented these revisions in short pieces at successive meetings. These suggestions were then reviewed by the commission at the March and April meetings.

Chair Hellermann opened the public hearing.

With no comments, Chair Hellermann closed the public hearing.

Hellermann sought discussion from other commissioners. Hearing none, he asked for a motion.

A motion was made by Harris to recommend the proposed zoning ordinance amendment to City Council. Supported by Mason.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, VanGinhoven, Webber, Mason

No: None

MOTION PASSED.

PH2: Zoning Ordinance Amendment—Marihuana Establishment Distancing

Anthony began the discussion. He explained that, during a January 23, 2023 joint meeting, the city council directed the planning commission to review marihuana-specific text in the zoning ordinance. If found to be necessary, the commission was to then recommend an amendment for the council's review. During their April meeting, the commission moved to add a distancing restriction between marihuana establishments and post-secondary & trade schools. They also moved to strike certain sections to resolve conflict between standards.

Chair Hellermann opened the public hearing.

With no comments, Chair Hellermann closed the public hearing.

Hellermann sought discussion from other commissioners.

A motion was made by Harris to recommend the proposed zoning ordinance amendment to City Council. Supported by Mason.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, VanGinhoven, Webber, Mason

No: None

MOTION PASSED

PH3: Zoning Map Amendment- 1801 Ludington Street

Anthony introduced the zoning map amendment (rezoning) application. As filed by K Enterprise Rentals LLC (K Enterprise), the application sought to move the lot known as 1801 Ludington Street from “E” Commercial to a residential zoning district.

Ken Gartland, managing partner of K Enterprise, spoke as the petitioner. He explained that his company bought 1801 Ludington Street as a single-family dwelling in 2014. The purpose at that time was to convert it into a medical office for Pregnancy Services of Delta County (Pregnancy Services). Since then, Pregnancy Services outgrew the office and moved into a new building elsewhere. Once Pregnancy Services was gone, K Enterprise then listed the property for sale as a single-family dwelling. He was unaware of the property’s location in the E zoning district, if that was the case originally, or when such a change happened. By the date of this meeting, 12 individuals had expressed interest in the property as listed, and only one with interest for use as a commercial property.

When Gartland approached the City to reconnect utilities at the property, he learned that zoning did not allow the property’s use as a single-family dwelling. Before this, he had already begun to sell the property to a family for such a residential use. When he realized it was not possible to resume that use, he had to terminate the sale and return the buyer’s deposit. Gartland was frustrated by these zoning issues. He explained that a single-family dwelling would be a far more pleasing use than most other permitted uses in the E zoning district. He noted that the one offer received for a commercial building was not acceptable; people were unwilling to pay the same amount for a commercial building as for a single-family home. Gartland stated that he could sell the property “tomorrow morning” if it could be used as such a dwelling.

VanGinhoven asked Gartland to restate how many offers he had received for both residential and commercial uses. Gartland reported that 12 residential offers and one commercial offer were received. He added that a dwelling would have been far better than a marijuana business, which he believed to be allowed on this lot. [Note: At the time, the zoning ordinance would not allow for a marijuana business at 1801 Ludington Street.]

Sadowski asked staff whether a home occupation or a live/work use would have been allowed at this property. Before answering, Anthony asked whether Gartland could be released from the podium before he answered. Gartland summed up his request; he asked why zoning could dictate a commercial use for this lot when other nearby lots could be used as a dwelling.

Anthony returned to Sadowski's question; he reported to him that such uses were not allowed in that district. Discussion then took place regarding live/work uses and where they may be allowed in the City.

Chair Hellermann opened the public hearing.

Gartland was allowed to speak again by public comment. He described the financial difficulty that would have come from a commercial use; from his perspective, the cost would outweigh the given rent. Harris and VanGinhoven disrupted Gartland, balking at his assessment of potential rent which could have been collected from a downtown property. Gartland retorted, noting that he had to find a good buyer for the property. Chair Hellermann restored order.

With no further comments, Chair Hellermann closed the public hearing.

Commissioners expressed sympathy for Gartland's dilemma. They highlighted the issue of spot zoning as the application's chief problem. VanGinhoven expressed support for a possible rezoning request denial. For consideration, Anthony read a series of amendment review questions from the ordinance.

Harris returned to the fact that the property was originally a nonconforming use (the single-family dwelling). It was brought into conformity by its use as a medical office, and was now anticipated to turn back into a nonconforming use. He added that housing was indeed a major concern for the City, but that the problem could not be solved by spot zoning. He added that this application should be denied on that principle. Gartland made an outburst over this discussion. Chair Hellermann again restored order. He then explained the intent of commercial zoning along the full length of Ludington Street.

A motion was made by Harris to deny the proposed zoning map amendment at 1801 Ludington Street. Supported by VanGinhoven.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, Van Ginhoven, Webber, Mason

No: None

MOTION PASSED.

PH4: Special Land Use Permit- 920 Willow Creek Road

Anthony introduced the special land use permit application. As filed by the Country Schoolhouse LLC (Schoolhouse), the application was for a daycare center at 920 Willow Creek Road.

Chair Hellermann opened the public hearing.

Mary Gannon, resident of 901 Willow Creek Road, spoke in opposition to the project. She was confused as to how a daycare could be allowed into a residential zoning district. Since the opening of a marijuana retailer on tribal lands accessed by Willow Creek Road, she explained that the neighborhood was already struggling with increased traffic. Gannon stated that, with the road design in that area, they could not handle any more traffic. She explained that the neighborhood also had chronic sewer issues. She then presented photos depicting traffic and Willow Creek Road to the commission (see exhibit A). Gannon asked if a traffic impact study

could be asked for by the commission. She then expressed her opposition to the project, noting that she would rather see a home than a business at that location.

Debbie Johnson, resident of 905 Willow Creek Road, spoke in opposition to the project. She had lived directly across the road from the lot in question since 1984. Johnson expressed frustration over how traffic headed to the wastewater plant, the trailer park, the tribal housing development, and finally the marijuana retailer had impacted the area. At least two wheelchair-bound children lived in the neighborhood. Because of the traffic, she said that those children could not use Willow Creek Road to travel around the area. [Note: At the time, pedestrian infrastructure was nonexistent in the neighborhood except for bike paths along 8th Avenue South and along South 30th Street.] She suggested that the daycare should be downtown, explaining that it would have brought a lot of business downtown. She expressed that the neighbors wanted the property to be a residential use since almost no children and mostly senior citizens live in the area. She questioned how it would affect taxes and property values. Johnson added that almost the whole neighborhood opposed the daycare and, while nearly all of them did not come to the meeting, they were interested in filing a petition.

With no further comments, Chair Hellermann closed the public hearing.

Webber asked staff if they had received any written comments opposing the development. Anthony and Calouette said that none had been received. An outburst from the audience occurred; Gannon and Johnson exclaimed that they had just received the mailed notice that week. Anthony confirmed that the notice was mailed on 5/22/2023.

Craig Bal, Bittner Engineering, presented the site plan on behalf of the applicant. Bal explained changes to water and sanitary sewer services, the nature of grading needed for drainage, and the removal of two trees. He added that approximately 95% of the lot was planned to be landscaped and seeded for grass. Bal then described both driveways, one on 8th Avenue South and one on Willow Creek Road. Another outburst from the audience occurred, interrupting Bal's presentation. Chair Hellermann restored order. Bal then described the shallow water table and summarized that they had no engineering or electric service issues.

Amber Young, manager of Schoolhouse's then-current Escanaba location, also spoke on behalf of the applicant. She explained that they normally had children from birth to 12-years-old at their facilities. They also offered before- and after-school programs to provide flexibility to parents. Young noted that they expected to have 22 employees at the proposed location, with capacity for under 100 children. The hours were planned to be 6:00 AM to 6:30 PM, Monday through Friday. The Schoolhouse was located inside First United Methodist Church at the time, having rented space there for the previous 17 years. With a waiting list of 100 families, Schoolhouse was eager to expand into their own, larger space. At commissioners' request, Young reported that their peak traffic times and volumes at their church location were 7:30 AM (10 cars maximum) and 4:30-5:15 PM (12 to 15 cars maximum). This traffic did not typically park for extended periods, as parents would only be dropping children off or picking them up.

Commissioners discussed expected traffic patterns and parking. They also considered the size of both adjoining streets and the staff report. Landscaping and trees then became a concern.

Hellermann asked Anthony if the site plan met all green space and tree requirements, which it did so effectively. Bal added that vegetative screening was to be planted along the lot's south and west sides.

A motion was made by VanGinhoven to conditionally approve the special land use permit and site plan for Country School House Daycare at 920 Willow Creek Road. Supported by Sadowski.

An outburst from the audience occurred, which interrupted the meeting. Members of the audience had assumed that they would get a second public hearing before any motion was voted upon. Chair Hellermann restored order.

Harris indicated that he was a resident of the neighborhood under discussion; he explained his view of the property and how the granting of the special use permit in question would have worked to the area's benefit. Webber and Sadowski both expressed agreement with Harris.

The motion was restated. A discussion then took place regarding the motion's organization. The original motion had contained site plan-specific information, but the commission sought to separate the two actions. Anthony added that all utility service sizing, ADA-compliant sidewalk standards, and fire safety review issues noted in his report had been resolved. All zoning-related issues had also been addressed. Commissioners decided to amend the motion.

The motion was amended by VanGinhoven to approve the special land use permit. Supported by Sadowski.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, Van Ginhoven, Webber, Mason

No: None

MOTION PASSED.

A motion was made by Hellermann to conditionally approve the site plan. Those conditions being that 1) vegetative screening be installed per the site plan, and 2) that the minimum number of trees be provided per the site plan. Supported by Webber.

A roll call vote was taken with the following results:

Yes: Hellermann, Harris, Sadowski, Van Ginhoven, Webber, Mason

No: None

MOTION PASSED.

Another outburst from the audience occurred. Members of the audience demanded to know whether sidewalks and curb would be provided. [Note: Such sidewalks were included in the site plan.] Chair Hellermann once again restored order.

PH5: Special Land Use Permit- 201 North 30th Street

Anthony introduced the special land use permit application. As filed by Christopher Yermian, the application was for an adult-use marijuana retailer at 201 North 30th Street.

Chair Hellermann opened the public hearing.

With no comments, Chair Hellermann closed the public hearing.

Randy Hanna, designer for ZA Design Build, presented the project on behalf of the applicant. He noted that the retailer was expected to bring economic value to the area, making it a good addition to the community. He added that his colleague, Nancy Zieah, joined him virtually to help with any questions.

Anthony apologized to Chair Hellermann, explaining that he had forgotten a letter which was to be read during public comment.

Chair Hellermann reopened the public hearing.

Anthony read aloud the letter received from Lindsay Cummings on behalf of KNAB LLC (see exhibit B) which opposed the development. After reading the letter, Anthony explained that the evidence used in the letter was based on an out-of-date zoning map.

Chair Hellermann again closed the public hearing.

Anthony explained that the site plan was not complete in time, and no traffic impact study had yet been received. Webber asked Hanna if 60 days would be enough time to complete the traffic impact study. Hanna believed that to be sufficient.

A motion was made by Webber to postpone reviewing 201 North 30th Street for 60 days until the site plan & traffic study is completed. Supported by Harris. MOTION PASSED.

UNFINISHED BUSINESS

UB1: Site Plan Amendment – 201 North Lincoln Road

Anthony introduced the proposed site plan amendment. As requested by James Martone on behalf of The Fire Station LLC (TFS), the amendment was intended to change vehicular ingress & egress and parking for the site.

James Martone spoke on behalf of TFS. He briefly explained the events which led to having two options for review. Hellermann thanked Martone, welcomed Director Taavola to the podium, and solicited comments from commissioners. Webber and Taavola discussed changes to traffic patterns caused by Delta Plaza Mall's closure of their west parking lot to through traffic. VanGinhoven noted Taavola's memo expressing her concerns for the development. Taavola discussed issues found in TFS's traffic impact study, including the fact that the level of service for one path would have been reduced to the second-worst level. She reported that MDOT was concerned with the development due to its location near the busiest intersection in the U.P. (US Hwy's 2 & 41 intersect State Hwy 35 at Ludington Street & Lincoln Road).

VanGinhoven sought clarity over the TFS's site plan status, as she wanted to confirm whether they indeed had their special land use permit and site plan approval. She had been appointed to the commission after TFS had gotten their initial approval. Hellermann and Anthony confirmed that fact. VanGinhoven asked Martone whether an effort had been made to secure

an access agreement with the Delta Plaza Mall’s owners, Dial Properties (Dial), per that first approval. Martone said that negotiations for that access had failed over some Dial tenants’ opposition to TFS.

Taavola explained that the City was open to meeting with MDOT and TFS to find a solution. She also noted that MDOT had denied the first option and was not thrilled about the second. With the goal of North Lincoln Road access management being to eliminate traffic congestion, Taavola and MDOT had focused their concerns around “left-turn lock-up”. The property’s history regarding an access agreement via the Delta Plaza Mall’s parking lot was briefly discussed. Employee parking was also addressed; as noted on the site plan, employees were to be parking off-site. While he was not clear on the exact nature of that off-site parking, Martone noted that parking has been secured at 111 North Lincoln Road.

Hellermann pointed out that the site plan still implicitly relied on use of the Mall’s parking lot, and that the site plan was generally weak. Harris and VanGinhoven sought a definition of a weak site plan. Hellermann explained that, even though the site plan had the required components, they were not organized in a way which would make them readily usable; access would still rely on Dial’s lot without a clear guarantee of that access. Anthony supported this.

Anthony noted for commissioners that the meeting fast approached two hours in length.

A motion was made by Webber to deny without prejudice the proposed site plan amendment for 201 North Lincoln Road due to clear traffic concerns. Supported by Mason.

Harris asked Taavola for her thoughts. She explained that a combined ingress/egress on 1st Avenue North, without any driveway onto North Lincoln Road, would have been the best option. Such a site plan would have necessitated a smaller building to accommodate a better parking lot. Taavola again expressed the City’s willingness to meet with MDOT and TFS.

**A roll call vote was taken with the following results:
Yes: Webber, Hellermann, Sadowski, Mason
No: VanGinhoven, Harris
MOTION PASSED.**

Anthony reminded the commission that, after the meeting has been in session for two hours, they shall suspend business and evaluate the remaining items on its agenda (planning commission bylaws sec. 10.D). The commission decided to proceed with the meeting.

NEW BUSINESS

NB1: Boards & Commissions Updates

- a. Delta County Planning Commission Report: VanGinhoven reported that she was unable to attend the meeting. Anthony had attended the Delta County Board of Commissioners meeting, during which a brief report was made by the County’s Building & Zoning Dept. staff. He relayed a brief report, noting that the County approved an increase in their inspection fee schedule and a zoning map amendment.

- b. Zoning Board of Appeals Report: An application has been received and is tentatively scheduled for July.
- c. Zoning/Land Use Permit Report: Anthony noted that permits were starting to increase in frequency.

NB2: Training Updates

No Training updates were reported.

GENERAL PUBLIC COMMENT

Mary Gannon spoke about 920 Willow Creek Road. She questioned the expected traffic flow and grading of the site. She was concerned for storm water runoff due to the developer needing to change the site. She also complained that the storm drain did not work, and that there was always standing water in the ditch. Gannon understood that the marihuana retailer’s traffic will decrease over time, but she still expected traffic to increase because of the daycare. She was also worried that children might be exposed to marihuana products due to the litter strewn along Willow Creek Road from people visiting the marihuana retailer.

Debbie Johnson also spoke about 920 Willow Creek Road. She felt that it would be better to have combined ingress/egress only on 8th Avenue South rather than on both Willow Creek Road and 8th Avenue. She was skeptical of the Schoolhouse’s assessment of their expected traffic. She then complained about the 4-way-stop at Willow Creek and 8th Avenue, noting that nobody ever seemed to stop.

Wil Carne, owner of 201 North 30th Street, spoke about that property. He stated that this was the second time the proposed marihuana retailer at his property had gone before the commission. He explained that he had a purchase agreement in place with AHA after the lot was moved to another zoning district and prior to KNAB’s purchase of the property next door.

COMMISSIONER/STAFF COMMENT & ANNOUNCEMENTS

Dave Mason asked commissioners to refresh his memory regarding Elevated Exotics. He asked if the exterior of the building should have been completed already. Commissioners confirmed that Elevated Exotics had two years to make improvements to the building’s exterior.

Tyler Anthony noted that the United States had 2 billion parking spaces for only 250 million cars and light trucks. Hellermann and Anthony jokingly added that there still weren’t enough spaces.

Kelly Van Ginhoven announced her resignation from the commission. She thanked the planning commission and explained that she resigned to run in the upcoming county board of commissioners recall election. She encouraged people to apply to the planning commission.

The commission thanked Van Ginhoven for her service.

ADJOURNMENT

A motion was made by Webber to adjourn the meeting.

The meeting adjourned at 8:16 PM.

APPROVAL

These minutes were approved at the July 13th, 2023 meeting. HC



James Hellermann, Chair
Escanaba Planning Commission



Tyler Anthony, Planning and Zoning Administrator
City of Escanaba







Received
6/5

LINDSAY M. CUMMINGS



June 1, 2023

City of Escanaba Planning and Zoning Department
410 Ludington Street, 2nd Floor
PO Box 948
Escanaba, Michigan 49829

BODMAN PLC
99 MONROE AVENUE NW
SUITE 300
GRAND RAPIDS, MICHIGAN 49503
616-205-4399 FAX
616-205-4330

**Re: Public Comments to Hearing Dated June 8, 2023 at 6:00PM
Special Land Use Review – 201 North 30th Street
AHA – Marihuana Retail Establishment**



Dear Sir or Madam:

On or about May 22, 2023, our client, KNAB, LLC (“KNAB”), received a letter from the City of Escanaba regarding a public hearing and site plan review for a potential marihuana retail establishment to be located at 201 North 30th Street (the “Property”). The purpose of this correspondence is to provide public comments in opposition to the approval of the Property for a marihuana retail establishment for the reasons set forth below.

According to the City of Escanaba Marijuana Ordinance Map (the “Map”), a copy of which is enclosed for reference, the Property is located in the Zone F, F-1 section¹. The Zone F, F-1 section allows for “Growers Class A, Safety Compliance Facilities and Microbusinesses” – not retail establishments. Marihuana retail establishments are permitted only in the Zone D, E, E-1, E-2, E-3 section².

In addition, the neighboring property owned by KNAB has recently been leased to the United States of America by and through the Veteran’s Health Administration (the “VHA”). The VHA offers confidential services for veterans, service members, and their families at no cost in a non-medical setting. These services include counseling in areas such as depression, post-traumatic stress disorder, and the psychological effects of military sexual trauma. The VHA specifically selected this location due to its distance from any undesirable businesses – including marihuana facilities (medical or recreational). In the event the subject special land use for the Property is approved, the VHA may look to terminate its lease with KNAB and relocate, which would have negative impact on local veterans and their families, in addition to KNAB.

The proposed special land use of the Property for a Marihuana retail establishment does not conform to the Escanaba Zoning Ordinance because marihuana retail establishments are not permitted in the Zone F, F-1 section

¹ F=light manufacturing; F-1=industrial park

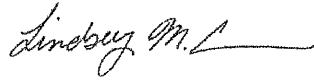
² D=local business; E=commercial; E-1=planned commercial; E-2=special planned; E-3=central commercial

June 1, 2023

Page 2

where the Property is located. As such, the application to use the Property as a Marihuana retail establishment should be denied.

Very truly yours,

A handwritten signature in cursive script that reads "Lindsay M. Cummings". The signature is written in black ink and includes a long horizontal flourish at the end.

Lindsay M. Cummings

Enclosed:

Letter from City of Escanaba

City of Escanaba Marijuana Ordinance Map



May 22, 2023

KNAB LLC
928 North Lincoln Road
ESCANABA, MI 49829-4203

RE: Public Hearing Notification & Invitation to Comment

Dear Property Owner:

You are receiving this letter because your property at 301 N 30TH ST is within 300 feet of a proposed project scheduled for a Public Hearing and Site Plan Review before the Planning Commission on **Thursday, June 8, 2023 at 6:00pm** at Escanaba City Hall, 410 Ludington St.

**Special Land Use Review—201 North 30th Street
AHA—Marihuana Retail Establishment**

You are invited to attend this meeting and provide comments should you have any interest in this project. This review is intended to ensure that the proposed project conforms to Escanaba's Zoning Ordinance. The Planning Commission does not have the authority to reject a project which conforms to all applicable ordinances. If you have comments, but are unable to attend, please submit your written comments to the Planning & Zoning Department prior to Thursday, June 8, 2023. All written and signed comments will be entered into the public record.

One week prior to the meeting, a copy of the project plans can be viewed in the agenda packet on our website at escanaba.org or can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days' notice to the City of Escanaba Clerk's Office by writing or calling (906) 786-9402.

Best regards,

A handwritten signature in black ink that reads "Tyler Anthony".

Tyler Anthony, Planning & Zoning Administrator
on behalf of the Escanaba Planning Commission

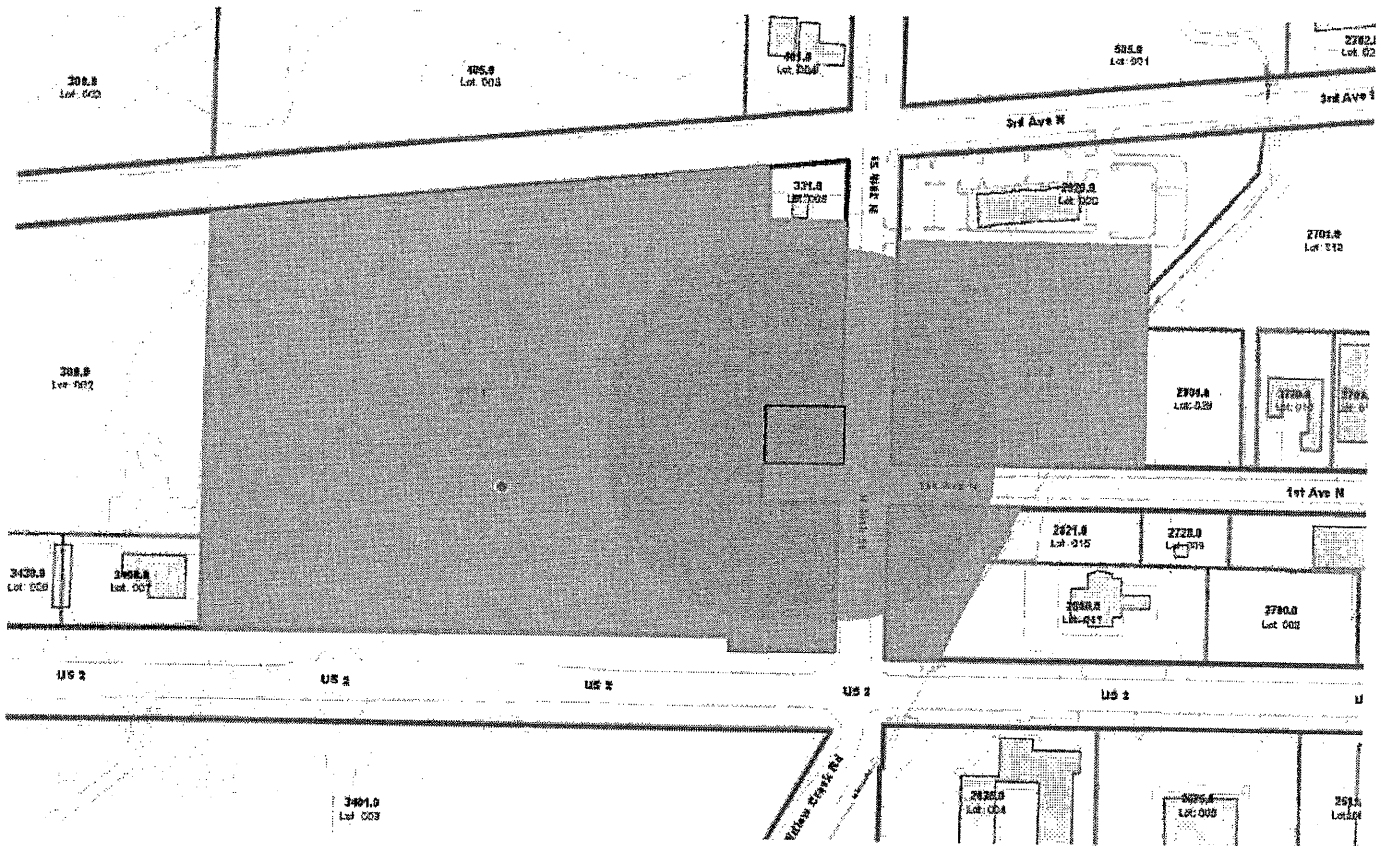
PROOF OF SERVICE – MAILING

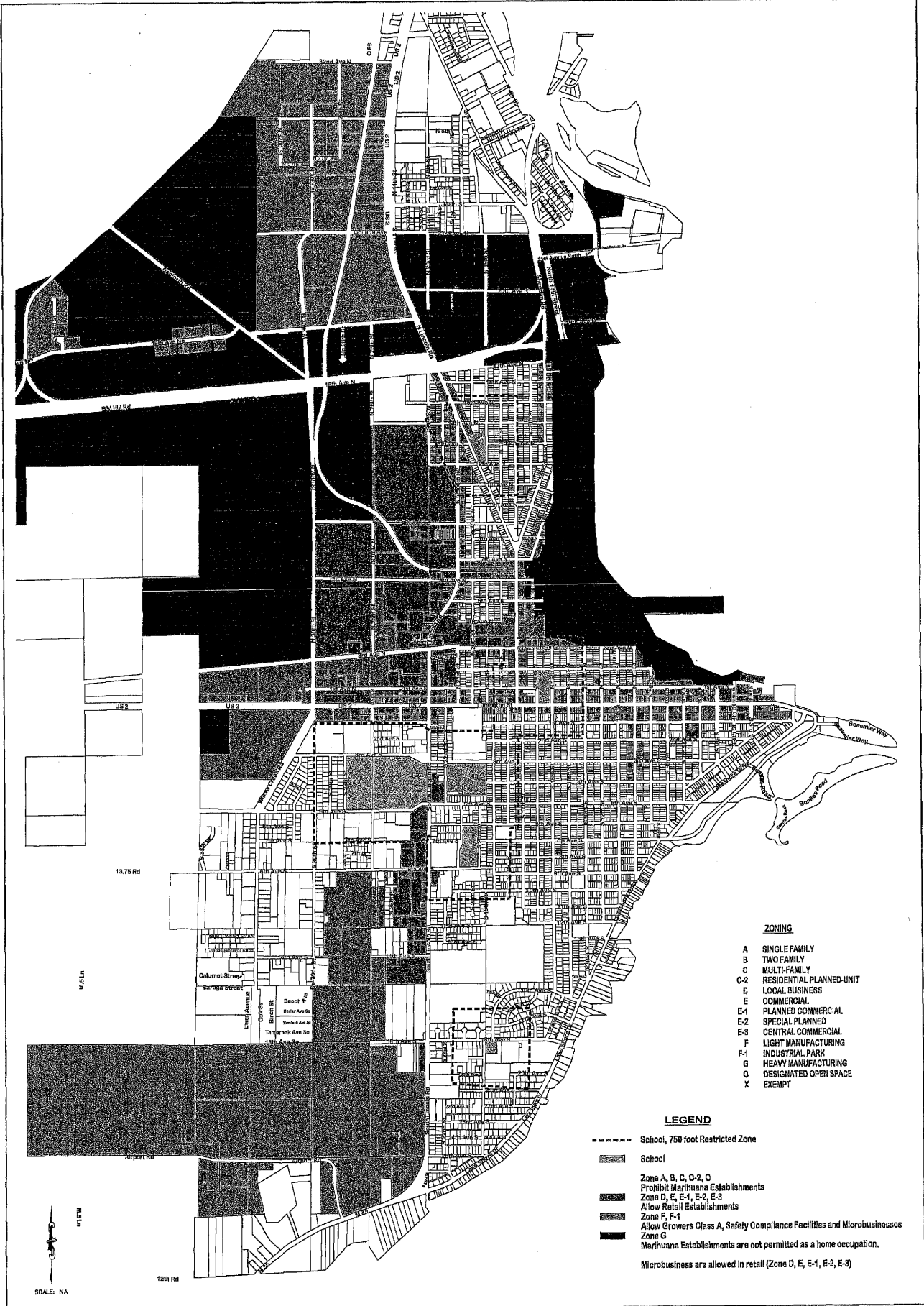
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.

Addressee(s):	Assessed Property Owner/Occupant 300' Radius of 201 North 30 th Street
Mailing Date:	May 22, 2023
Attested To By:	Heather Calouette City of Escanaba - City Hall



300' Radius from 201 North 30th Street





ZONING

- A SINGLE FAMILY
- B TWO FAMILY
- C MULTI-FAMILY
- C-2 RESIDENTIAL PLANNED-UNIT
- D LOCAL BUSINESS
- E COMMERCIAL
- E-1 PLANNED COMMERCIAL
- E-2 SPECIAL PLANNED
- E-3 CENTRAL COMMERCIAL
- F LIGHT MANUFACTURING
- F-1 INDUSTRIAL PARK
- G HEAVY MANUFACTURING
- O DESIGNATED OPEN SPACE
- X EXEMPT

LEGEND

- School, 750 foot Restricted Zone
 - [Pattern] School
 - Zone A, B, C, C-2, O
 - [Pattern] Prohibit Marijuana Establishments
 - Zone D, E, E-1, E-2, E-3
 - [Pattern] Allow Retail Establishments
 - Zone F, F-1
 - [Pattern] Allow Growers Class A, Safety Compliance Facilities and Microbusinesses
 - Zone G
 - [Pattern] Marijuana Establishments are not permitted as a home occupation.
- Microbusiness are allowed in retail (Zone D, E, E-1, E-2, E-3)

City of Escanaba 2022 Marijuana Ordinance Map

