

DRAFT Marihuana Merit System Point Criteria

Key Terms Defined:

Common Control:

For purposes of these criteria, *under common control* means having the power to direct or cause the direction of management, operations, and policies of a person, organization, or entity, whether by stock ownership, voting rights, contract, or otherwise.

Managing Stakeholder:

For purposes of these criteria, *Managing stakeholder* refers to any stakeholder or employee involved in managing the business or making management decisions.

Redevelopment:

For purposes of these criteria, *redevelopment* means any proposed expansion, addition, or major facade change to an existing building, structure, or parking facility. Site redevelopment includes equal or greater stormwater control than the previous development

Scientifically backed:

As included in point value 12, scientifically backed shall refer to stormwater management systems that are supported and “green infrastructure” by the U.S. Environment Protection Agency.

Stakeholder:

As outlined within the Licensing ordinance (Chapter 30 Article XV), *stakeholder* means, with respect to a trust, the trustee and beneficiaries; with respect to a limited liability company, all members and managers; with respect to a corporation, whether profit or non-profit, all stockholders, directors, corporate officers or persons with equivalent titles; and with respect to a partnership or limited liability partnership, all partners and investors.

Requirements*	Pass/Fail
Application submitted has all required materials	P/F
Subject Parcel falls outside of designated proximity to a school	P/F
Cannabis business complies with Existing Zoning	P/F
Off-street parking requirements for retail use has been met, per Section 138-219 of the Zoning Ordinance.	P/F
Odor control system preventing dispersion in neighborhood	P/F
All disclosed stakeholders are clear of recorded detrimental acts to public good	P/F
*These items must all be satisfied to be considered for the point evaluation.	

Merit Based Criteria	Point Value**
<p>PENDING: Applicant can demonstrate the ability to successfully operate a marihuana business by means of:</p> <p>-Supply Chain with State verified cultivation facility, with certification that adequate supply will be readily available for sales upon the anticipated opening date of the marihuana business. (Requires cultivation to submit affidavit affirming supply levels.) (Sub score: 16)</p> <p>-At least one Managing Stakeholder demonstrates at least 1 year of experience operating a licensed marihuana business (caregiver, provisioning, grower, etc.) in Michigan. (sub score: 5)</p> <p>-At least one Managing Stakeholder demonstrates at least 1 year of experience operating a licensed marihuana business (caregiver, provisioning, grower, etc.) in other legal jurisdictions. (sub score: 5)</p>	<p>26 (Total dependent on satisfaction of sub scoring)</p>
<p>Application Proposes the Redevelopment of Vacant or Underused building or property. (Defined as a structure or property that has been at least 50% vacant for a period of 4 months or longer)</p>	<p>25</p>
<p>Proposed redevelopment is comprised of a multi-tenant building or buildings, on the same or contiguous parcels. Separate tenant spaces within a single building must have separate means of public ingress/egress from the exterior or from a common lobby area.</p>	<p>24</p>
<p>All Managing Stakeholders can demonstrate a history of lawfully operating a business compliant with applicable federal, state, and local regulations.</p>	<p>23</p>
<p>Proposed development does not displace existing operational business in Berkley</p>	<p>22</p>
<p>The marihuana business and property are under common ownership or control</p>	<p>21</p>
<p>Proposed development demonstrates and provides physical improvements to the area around the property or other areas contiguous to the property:</p> <ul style="list-style-type: none"> -Trees; noninvasive species (Sub score: 5) -Public art; e.g. murals, sculptures, installations as approved by appropriate body (Sub score: 5) -Green Space (Sub score: 5) -Public areas such as alleyways, parking areas, sidewalks, plazas, etc. (Sub score: 5) 	<p>20 (Total dependent on satisfaction of sub scoring)</p>
<p>Proposed Site is located in the following areas, as permitted by the Zoning Ordinance: Eleven Mile Road, Woodward Ave, Twelve Mile Road (Coolidge to Woodward)</p>	<p>19</p>
<p>Proposed redevelopment is projected to add 15 or more new jobs (includes cannabis and non-cannabis uses) The majority of the jobs must be full time.</p>	<p>18</p>
<p>At least one Stakeholder is either a current property owner in Berkley or is a current majority owner or stakeholder of an existing Berkley Business.</p>	<p>17</p>
<p>Proposed marihuana business property does not immediately abut or share a common boundary line with one-family residential zoned property. (For purposes of this criterion, parcels of property that are separated by a public or private street or alley are not considered to abut or to share a common boundary).</p>	<p>16</p>
<p>Application has disclosed 100% of owners and stakeholders, including those with less than 10% stake.</p>	<p>15</p>
<p>Proposed development eliminates or brings into compliance an existing nonconforming use or structure</p>	<p>14</p>
<p>Sustainable building materials and energy efficient elements will be used during construction and/or renovation of the structure.</p>	<p>13</p>
<p>Proposed development incorporates Green Infrastructure into Stormwater management plan:</p> <ul style="list-style-type: none"> -Pervious Parking; e.g. pervious concrete or pavement, pavers, infiltration systems, etc. (Sub score: 4) -Green Roof (Sub score: 4) -Rain Garden, Bioswales, or Stormwater Planters (Sub score: 2) -Other scientifically backed stormwater infrastructure systems (Sub score: 2) 	<p>12 (Total dependent on satisfaction of sub scoring)</p>
<p>Application demonstrates benefits to the community other than an increase in taxable value</p>	<p>11</p>
<p>Proposed development adds streetscape elements to the publicly owned right-of-way, including but not limited to benches, bike racks, planters, etc.</p>	<p>10</p>
<p>The proposed uses do not require any zoning map amendments or variances at the time of application.</p>	<p>9</p>

****For each criterion met by the applicant, the applicant shall receive the entire assigned point value or associated**

sub scores.

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