

ARLINGTON TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING

SEPTEMBER 17, 2018

Commissioners present: Chairman James Funke, Joe Wooding, Jeff Melvin, Martha Bregger, Mike Koshar

Other attendees: Brian Knotek, Ken Dettloff, John O'Connell, Annie Davidson-Funke, Susan Wilson, Georgette Peterson, Steve Denenberg, Chris Passmore, Brad Cole, Doug Bowman, Michael Gray, Dick & Gloria Krogel, Sue Putnik, Frederick & Theresa Gill, Becky Springett, Kevin, Nuetz, Jeff Roe, Jason Horton, several others.

Meeting was called to order by Chairman James Funke at 7:00 p.m.

Pledge of Allegiance was recited

Jeff Melvin read the minutes from the September 5, 2018 special meeting: Joe Wooding moved to accept minutes as read. Martha Bregger supported the motion. Passed unanimously.

Chairman Funke explained the role of the planning commission in considering special use permits (SUP's) and site plans and the ground rules for the public hearing.

Chairman Funke asked for a motion to open the public hearing to consider the Special Use Permits for Roelofs Holdings, LLC, Ground Control Michigan, LLC and the Chris Passmore property. Motion by Mike Koshar to open the public hearing. Joe Wooding supported. Passed unanimously.

Kyle Holland made a presentation for Roelofs Holdings, LLC. Mr. Holland covered their application process, property details and their site plan at 34280 56<sup>th</sup> Street, Bangor. He highlighted that they have applied for and have received pre-qualification for both cultivation and processing. All state guidelines and laws will be followed, including fencing and security.

There were several public comments:

- Dick Krogel asked about the relationship that they would have with their neighbors. Mr. Holland stated that all state laws would be followed and that they would use a charm offensive" to win over their neighbors by being proactive in their approach.
- Frederick Gill asked about security. Mr. Holland stated that they will follow all state laws, including the use of 8' fencing, and motion activated security cameras. Mr. Gill inquired about armed security guards and whether hunters would be affected. There are no plans for armed security and hunters will be able to be outside the fence during the appropriate seasons.
- Jeff Roe asked if there would be sharing of profits with local entities. It was stated that local business and community agencies would benefit from increased taxes and employment opportunities as well as consideration for other needs that might arise.
- Susan Wilson asked if the company would consider funding a drug abuse center or other agency. This was also answered affirmatively.

- Becky Springett asked about odor control, the timeframe for construction and property values. The buildings with indoor grow operations will use an activated charcoal system for exhaust. The timeframe to begin is this fall if approved by the township board. The spokesman stated that he has had no experience with decreased property values with these types of operations.
- Sue Putnik asked about the footprint on the 80-acre parcel. It was stated that approximately 8 acres would be used to begin the operation.
- Teresa Gill asked about air quality, respiratory concerns and water run-off. It was answered that the air may contain the sweet smell of the flower when the plant is in bloom. There is no evidence of respiratory issues near grow operations. Water run-off is addressed in the site plan with drainage and basins.
- Kevin Nuetz asked about the amount of water use and staffing. The site will have its own well and use approximately ten thousand (10,000) gallons per day. It was stated that each indoor plant will use up to one gallon per day. It was stated that the staff would begin with eight and may be as high as twenty-four depending on the time of year.

Steve Denenberg of Ground Control Michigan, LLC presented the site plan for the Passmore property at 130 Hastings Court, Bangor. Ground Control Michigan, LLC will be in a partnership with Mr. Passmore as they have rented two acres of his fourteen tillable acres for their GAP certified, organic outdoor grow operation. They will use solar power and ship their harvested product to the processing center on M-43.

There were several public comments:

- Becky Springett asked about the property location. It was shown on the screen and verbally explained to the audience.
- Mike Koshar asked about access and parking. There is an easement road and a place to turn around on the property. Parking will be along this easement road.
- Jeff Roe asked if this property was part of the M-43 property. It was stated that Ground Control Michigan, LLC was leasing land from Mr. Passmore and that he would oversee the organic grow operation.
- Susan Wilson asked if the company would consider funding a drug abuse center or other agency. This was also answered affirmatively.
- Dick Krogel asked about the November 8 vote in Michigan regarding recreational marijuana. Barry Roelofs explained that this proposal addresses the medical marijuana aspect and that the recreational vote is a separate issue.
- Jeff Melvin asked about the adjacent property owner. Maynard Kaufman still owns the surrounding land and there is a riparian zone in the river bottom that is being looked at by the Department of Natural Resources.

Steve Denenberg of Ground Control Michigan, LLC presented the site plan for the property at 54343 M-43, Bangor. This will be a processing plant that will take the raw product to a consumable state.

There were several public comments:

- Becky Springett asked about hours of operation and why pick this site. It was answered that it will most likely be 11:00 a.m. to 7:00 p.m. The site was chosen due to its availability, cost and access to the highway.

- Gloria Krogel asked about the November 8 vote in Michigan regarding recreational marijuana. This question was answered previously and explained that this proposal addresses the medical marijuana aspect and that the recreational vote is a separate issue.
- Ken Dettloff spoke to the testing requirements that are in place for the processing facilities.

A motion to close the public hearing and return to the special meeting was made by Mike Koshar and seconded by Joe Wooding. All in favor, motion carried.

The planning commission reviewed the specific zoning and land use criteria for special use permits as presented by attorney Brian Knotek. Also considered were the memos for each application that were prepared by Ken Dettloff, MCP that gave advice in reviewing the applications. This was done for each of the three applications.

Roelofs Holdings, LLC was reviewed for a special use permit and site plan for a growing operation and processing operation at 34280 56<sup>th</sup> Street.

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Motion by Mike Koshar, supported by Jeff Melvin to refer to the memo by Ken Dettloff that all requirements have been met by the presentation, discussion and fact-finding regarding specific criteria 1-5 (Township Ord. No. 2018-02)(see attached). All in favor, motion carried.

Motion by Jeff Melvin, supported by Martha Bregger to determine that the second eight criteria have been met by the presentation, discussion and fact-finding (Zoning Ord., Article XIII)(see attached). All in favor, motion carried.

Motion by Joe Wooding, supported by Martha Bregger to determine that the site plan A-J criteria have been adequately met by the presentation, discussion and fact-finding (Zoning Ordinance, Article V)(see attached). All in favor, motion carried.

Motion by Jeff Melvin, supported by Joe Wooding to recommend the Special Use Permit and site plan for Roelofs Holdings, LLC to the Board for approval. All in favor, motion carried.

Ground Control Michigan, LLC/Chris Passmore property was reviewed for a Special Use Permit and site plan for a growing operation at 130 Hastings Court, Bangor.

Motion by Mike Koshar, supported by Martha Bregger to refer to the memo by Ken Dettloff that all requirements have been met by the presentation, discussion and fact-finding regarding specific criteria 1-5 (Township Ord. No. 2018-02)(see attached). All in favor, motion carried.

Motion by Martha Bregger, supported by Mike Koshar to determine that the second eight criteria have been met by the presentation, discussion and fact-finding (Zoning Ord., Article XIII)(see attached). All in favor, motion carried.

Motion by Martha Bregger, supported by Mike Koshar to determine that the site plan A-J criteria have been adequately met by the presentation, discussion and fact-finding (Zoning Ordinance, Article V)(see attached). All in favor, motion carried.

Motion by Mike Koshar, supported by Jeff Melvin to recommend the Special Use Permit and site plan for Ground Control Michigan, LLC/Chris Passmore for a growing operation to the Board for approval. All in favor, motion carried.

Ground Control Michigan, LLC was reviewed for a special use permit and site plan for a processing operation at 54343 M-43-34280 56<sup>th</sup> Street, Bangor.

Motion by Joe Wooding, supported by Mike Koshar to refer to the memo by Ken Dettloff that all requirements have been met by the presentation, discussion and fact-finding regarding specific criteria 1-5 (Township Ord. No. 2018-02)(see attached). All in favor, motion carried.

Motion by Joe Wooding, supported by Jeff Melvin to determine that the second eight criteria have been met by the presentation, discussion and fact-finding (Zoning Ord., Article XIII)(see attached). All in favor, motion carried.

Motion by Joe Wooding, supported by Jeff Melvin to determine that the site plan A-J criteria have been adequately met by the presentation, discussion and fact-finding (Zoning Ordinance, Article V)(see attached). All in favor, motion carried. -Motion by Mike Koshar, supported by Joe Wooding to recommend the Special Use Permit and site plan for Ground Control Michigan, LLC to the Board for approval. All in favor, motion carried.

Public comment:

Frederick Gill spoke about attending a seminar at the University of Michigan that addressed the benefits of medical marijuana products.

Jason Horton stated that opioid use has decreased in every state that allows marijuana product use.

Michael Gray stated that Illinois is granting medical marijuana cards to opioid users.

Chris Passmore stated that there is a strong local talent pool to work in the medical marijuana industry and that Northern Michigan University is offering a four-year degree program in production and uses.

Annie Davidson-Funke stated that property values should increase, taxes will increase and that there will be an increase in local labor for operations.

The next planning commission special meeting is scheduled for Wednesday, October 10, 2018 at 7:00 p.m. Items to be discussed will be the CR215/M-43 zoning language, special use permit for Michael Gray grow operation and the Lennox Trucking issue that will require a text amendment to the agricultural district language.

The next regular quarterly meeting is on Wednesday, December 5, 2018 at 7:00 p.m.

A motion to adjourn was made by Mike Koshar and Chairman Funke adjourned the meeting at 9:39 p.m.

Respectfully submitted,

Jeff Melvin