

ARLINGTON TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 9, 2020

Zoom meeting per Covid-19 restrictions
All motions voted on by roll call vote

Commissioners present: Derek Babcock (Chair), Donna Romanak, Joe Wooding, Mike Schrom (alternate), Georgette Peterson
Other attendees: Brian Knotek (Township attorney), Corey Lord, Ryan Jundt, Annie Davidson-Funke, Art Bates, Clayton Robson, Jude Samson, Tina Loomis

Derek called the meeting to order at 6:07pm. Georgette took roll call. All commissioners present.

Motion by Donna with support from Georgette to approve October 7, 2020 minutes. No discussion. All in favor. Motion carried.

Motion by Joe, supported by Donna to approve the November 12, 2020 minutes. No discussion. All in favor. Motion carried.

PUBLIC COMMENT

Brian noted that public comment is different from the public hearing. No other comments.

PUBLIC HEARING FOR 50680 28th AVE. (VENTURES, LLC)

Motion by Georgette, supported by Joe to close the regular meeting and open the Public Hearing for New Site Plan for 50680 28th Ave. (Ventures LLC). No discussion. All in favor. Motion carried.
Representing the property were Art Bates, the architect, Ryan Jundt, the owner and Corey Lord, the project manager/lead director of cultivation. Derek asked Ryan what changed from the original site plan and Ryan responded that there were modifications due to focusing more on outdoor growing and the building being much smaller and it has been adjusted to take the new ordinance into account. He talked about the area on the site where trees were removed primarily due to trash on the site. Derek said it was smaller than what was approved and license have decreased from 10 to 4. Georgette noted that trees should not be removed. Derek said the ordinance doesn't say that and that it says minimum lot clearing. Derek asked Georgette if she saw the site plan to which she replied in the affirmative adding that she also went by the site. Georgette asked if they were doing phases with the response being that construction will be in one phase but more plants will be phased in. Derek said he had a question about the public seeing the site plan and he said yes and they should. He added that this could be scheduled with Annie. Derek asked if there had been contact with the county road commission. Art replied that he talked to them a number of times and they will have to blacktop. Derek reminded them that the PC only recommends and no building permit will be issued from the Township before they have a driveway permit. Donna asked if the driveway meets the requirement for emergency vehicles; the response was yes.

Motion to adjourn the Public Hearing and resume the Regular meeting by Donna with support from Joe. All in agreement. Motion carried.

SUP RENEWAL FOR 50680 28th AVE. (VENTURES, LLC)

Derek reminded Ryan that if the landscape dies, it must be replaced. Ryan said they will take proper care and replace if needed. Derek asked about drain commission involvement. Art said he will obtain a letter from them. Derek reminded them that they need the driveway permit before a building permit will be issued. Findings of Fact were reviewed and discussed.

Motion by Donna with support from Mike that recommendation for renewal be sent to the Board. No further discussion. All agreed. Motion carried.

SUP RENEWAL FOR 26980 CR 215 (DRAGONFLY KITCHEN II)

Derek said they want to add 1 Class C license and added that there have been no complaints that he is aware of. He said things needed to be addressed include landscape on CR 215 and more aggregate for the driveway. Jude said there are 14 unused acres and there will be 200 plants overwintered in the greenhouses. Derek asked what has been done to control the odors to which Clayton replied set back and trees. Derek asked if they staggered planting. Mike asked if the odor is due to the flower as he is new to this side of it. The response was yes. There is a new barn that is 9900 sq ft and is 100% processing. Derek asked Clayton if he is in charge and his response was that on paper, he is the site manager. Georgette asked if the building was on the site plan and Clayton said a similar one was. Derek said this building is smaller and Clayton said he believed that to be right. Derek commented that they planted trees and a lot of them died. They will be replaced in the Spring. Derek talked about the commercial driveway permit and said there are some new dealings with the Road Commission and, according to them, they do not have a commercial driveway permit. He said there had been one for the previous owners but not for Dragonfly. Derek recommended a 6-month review. Clayton talked about 3 phase electric to the new barn which was arranged with the electric company. Derek said there have been no written complaints but Tina Loomis had complained about the odor. Georgette asked if that was all she complained about and Derek deferred to Tina who said that was it. Derek asked about whether the 24/7 security is armed. Clayton said they are outside the fence so if they have CC licenses, they may be armed.

Motion by Donna, supported by Joe to recommend renewal to the Board subject to having a Commercial Driveway Permit within 6 months and a PC review in 6 months. All in favor. Motion carried.

Derek noted that Annie has resigned as an alternate on the PC but said she will stay on as the Administrative Assistant for the Planning Commission.

PUBLIC COMMENT

Ryan said there is some earth tractor work they are hoping to do. He asked if they can do site work between now and Wednesday. Brian responded that they can as long as they don't require a permit and that they know they may not receive approval from the Board. Ryan voiced understanding.

Meeting adjourned at 7:15pm

Respectfully Submitted,
Georgette Peterson

