

ARLINGTON TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING

MARCH 18, 2020

Commissioners Present: Derek Babcock (Chair); Donna Romanak, Mike Koshar, Annie Davidson-Funke, Georgette Peterson. Absent: Joe Wooding

Other attendees: Ken Dettloff; Ted Swanson

Meeting called to order at 6:00. PM by Derek Babcock.

Pledge of Allegiance was recited.

Roll call was taken.

Derek announced that the meeting minutes from the March 4, 2020 will be reviewed at the next regular PC meeting.

There were no Public Comments.

Annie made a motion, supported by Mike:

To open Public Hearings on Rezoning of 53980 28th Ave./Purple Valley Farms LLC. and the Township land Use Plan Approval.

All in favor. Motion carried.

Re: Purple Valley Farms: Derek explained that the owner wants, to rezone the 2 acres of Commercial property back to AG. Annie said that corner was rezoned to Commercial when a car dealership was there and then a tire place for about 15 years. Then a local farmer rented it to store equipment. Mike said the barn is on the Commercial side. Annie said, per Ken, it should go back to AG. Georgette commented that apparently the tax revenue is small which was verified by Annie and Derek. Mike noted that rezoning will allow the owner to use it. Annie said that everything related to MM licensing will be assessed as what it is being used for. Ted asked if it goes back to AG, what will it be used for. Derek replied for MM. Annie commented they have a Class A license which is 500 plants. Ted said there is already too much in that area. Derek replied that this has already been approved and Ted asked, except the two acres. Derek said either way, he will use it. Derek told Ted that he doesn't disagree with him.

Ted said there are several points in the Land Use Plan. He added there is a section that talks about accommodating people; and there are very definitive words regarding this. Georgette asked if the rezoning would change his site plan and Mike asked if we needed an updated site plan, Derek replied that he can just scratch off and sign. Georgette asked Ken if that was ok and Ken said it was if we have a current updated plan. Derek said he assumed his intent was to reuse the building. Annie said the Township Ordinance allows for two Provisional Centers and that those are required to be Commercial; adding that he could sell those 2 acres and someone could apply for a Provisioning Center. Georgette said we are supposed to review the amounts of MM facilities every year to see if that number needs to be changed. Derek said we will review the number of licenses in the Township at our April meeting.

Re: The Land Use Plan: Ken said this was started in 2019 and it is getting close to one year. He added that it must be reviewed every five years but not necessarily changed. He said all census activities have stopped. He added that he didn't anticipate the volume of MM license requests. He said there was a joint meeting with the Board and the PC and that Georgette, Mike and Will Pugsley were there. He said this plan should be good for another 5 years. He said for each rezoning request, you look at the plan and if the request does not conform, your recommendation to the Board should be no. He reminded everyone that the Board is not legally obligated to follow the PC recommendations. Derek said a lot of work has been put into this. Ken commented that Derek had been on the PC with the one before this and added that he, himself, is one of the few people in the Township that has the institutional memory. Derek said there is a resolution on the back and asked if there were any Public Comments. Ted asked if we were going to vote on it tonight and Derek replied in the affirmative and said everyone is familiar with it. Derek asked Ken is there is a need to publish and Ken said there is not. Annie noted the regarding the census reports, it seems the demographics of the Township have stayed the same. Ken said he predicts that we will get younger due to the industry and the school system.

Georgette made a motion, supported by Donna:

To return to the regular meeting.

All in favor. Motion carried.

Annie made a motion, supported by Donna:

To rezone part of 53980 28th Ave. / Purple Valley Farms LLC to be zoned as AG.

All in favor. Motion carried.

Annie made a motion, supported by Donna:

To adopt the Land Use Plan as written.

All In favor. Motion carried.

Meeting was adjourned at 6:30 PM.

Respectfully submitted,

Georgette Peterson