

PLANNING COMMISSION MEETING
JANUARY 6, 2021
Regular Meeting and Public Hearing

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

Commissioners present: Derek Babcock (Chair), Donna Romanak, Joe Wooding, Tina Loomis, Georgette Peterson

Other Attendees: Brian Knotek (Township attorney), John O'Connell, Ken Detloff, Annie Funke, Michael Schrom, Ben Kimbro, Andy Andre, Christopher Passmore, Steve Denenberg, Justin Dunaskiss, Ted Swanson, Kyle Holland

Meeting called to order at 6:00 pm by Derek. Roll call by Georgette. All Commissioners present.

Motion by Georgette with support from Donna to approve the December 9, 2020 meeting minutes as written. All in favor except Tina who did not vote due to having technical difficulties. Motion Carried.

Motion by Donna, supported by Joe to Close the Regular Meeting and Open the Public Meeting on 50405 28th Ave. LLC (also referred to as 50504 28th Ave.) All in favor. Motion carried.

PUBLIC HEARING for New Site Plan for 50405 28th St.

Andy Andre who is with Viking Development Group said the Site Plan had been developed but a new Site Plan shows the grow areas and the driveway/parking which is between the right of way and the set back. He said the building will be 12,000 sq ft steel. He added that they are working with the Drain Commission and approval from the Road Commission and anticipates the right of way permit this week. Peter, from the Drain Commission said the drains were not in good condition and Andy said they have been cleaning these and the water elevation has gone down by about one foot. Derek noted that there was nothing about perimeter trees on the Site Plan to which Andy replied they are agreeable to a row of Evergreens on the Eastern and Western sides. It was noted there is a house located in both of those directions. The people on the West side asked about a buffer. It was also noted that the Site Plan says the pole building will be 15,000 sq ft and this is being reduced to 12,000 sq ft.

Tina asked if anyone has heard from the people on the East side to which Derek responded in the negative. He said the barns and parking lot will not be on that side of the barn. Tina asked if there will be one or 2 rows of trees on the East to which Andy replied they can do staggered and said there is natural vegetation and a drain along the West and they can include a row of pines. Tina asked who is doing the work; Andy responded John Mills (who is local) and a fence company from north of Kalamazoo as well as John Pike (who is local). Tina asked if anyone will be living there and Andy said no. Andy said there are a couple of buildings there but they are not marijuana related. They will be used for security and security cameras. Tina asked Andy where he is from and he replied Bloomfield Hills; she then asked about the workers and he replied their intent is to use local workforce as much as possible. Tina asked about odor control and Andy said they will use carbon filters. Andy said they had submitted for 8 Class C licenses and will be back asking for more. Ted asked how many phases and Andy said all in one. Tina noted they have 5 greenhouses and asked if each can grow 200 plants to which Andy said he wasn't part of the last meeting and he is not sure how much they will cover but the outside grows will be at the back of the

property. Tina asked about odor control for the outdoor grows and Andy said the plans are to do different strains that are ready at different times and that all trimming will be done indoors.

Motion to close the Public Meeting and Resume the Regular Meeting by Donna with support from Joe. All in favor. Motion Carried.

SUP Renewal and New Site Plan for 50405 28th Ave. LLC

Derek reviewed the criteria per the Ordinance. Ken said his only concern is that he has a 15,000 sq ft structure and only 1 license which is not consistent with the discussion. He said this does not need a review but he would like to submit a letter with those two corrections. Derek asked if this could be at the next Public Meeting and Ken said it could. (February 2021).

Motion by Donna, supported by Joe to: Approve the Site Plan. All in favor. Motion Carried.

Derek noted that they have submitted applications for extra licenses.

Criteria for SUP renewal was gone over with much discussion. Derek said a lot of clearing was done and Andy said that will be balanced by adding trees on the East and West sides. Tina asked if they were done taking trees down and what they are doing with the wood. Andy said they are using some trees for lumber and others for firewood; Derek said Mr. Mills is taking care of these. Andy said they are grinding up the blueberries and keeping the material on site. Tina said she is concerned that the wood not be wasted and Andy said people have come for firewood. He said the wood will be out there for a couple weeks. He said he will provide his contact information so people can contact him for firewood. Derek talked about 3 phase power and Andy said Consumers will be extending it to the property. Derek told Andy they will not get a Building Permit until they get a Commercial Driveway Permit and Brian reminded that this applies to all Site Plans and SUP approvals.

Motion by Donna, supported by Georgette to: Recommend Renewal of the Special Use Permit to the Township Board Subject to the Conditions Set Forth in Township Ordinances. All in favor. Motion Carried.

Derek reminded that this is a recommendation to the Board who will meet on the 20th.

SUP Renewal for 130 Hastings Ct. (Ground Control Mich. LLC)

Per Derek, they have 1 Class B and 1 Class A for a total of 1000 plants. Derek reviewed the Findings and Facts which were discussed by the Commission.

Motion by Georgette with support from Donna to Recommend Renewal of the Special Use Permit to the Township Board Subject to the Conditions Set Forth in Township Ordinances. All in favor. Motion Carried

SUP Renewal for 54341 M-43 (Waypoint Processing)

Derek started the discussion by saying they hired a scientist consultant for designing the building. Steve said that, yes, they had worked with a 3rd party consultant to make sure life issues were addressed, especially related to Butane and that she went through everything to make sure it was safe. The facility passed for safe quality food and they will become a food making facility when they start making

gummies. Derek noted the report is in their file at the Township Hall and added that the fire department toured the facility before it opened.

Motion by Donna with support from Joe to Recommend Renewal of the Special Use Permit to the Township Board Subject to the Conditions Set Forth in Township Ordinances. All in favor. Motion Carried

SUP Renewal for 24958 CR 215 (Pelican Farms LLC)

Representing Pelican Farms is Mr. Dunaskiss and Ben Kimber. Derek said they had intended to start but due to Covid and other things they did not get started. Georgette noted that nothing has been done in 15 months. Annie said she reviewed the files and in November of 2019, there was a certification from the Van Buren County Drain Commission for green houses that expires in March or April. She added that the lawn hasn't even been mowed. In September, they were going to get rid of the house. Derek asked John about blight; John said he has been in touch with Logan Edwards. Logan works for Ben who said he asked that structures are checked and added that he would like to thank the PC for their service. He said the capital is in place but Covid has had a negative effect on expansion. Tina commented that she remembers the men who were working on this and that it is now under different owners. Derek said the owners are the same and it was just a name change; he added there used to be someone who lived locally. Harvest is a Publicly Traded Company. Georgette asked if nobody had checked on it since then and Ben said that was correct. Tina asked why they came to Bangor and Ben responded that they will be creating jobs while he is making money adding that the construction team always uses local people. Joe asked when they plan on starting and Ben said it is slated for the 2nd quarter of this year. Derek noted that they have 6 Class C licenses. Tina asked if they are planning to provide product locally and Ben said all the output products will be used for Michigan patients and adult use customers. It was noted that there is a house across the street. Georgette stated that this has impacted the social implications because of the blight. John said it took about 4 days for them to start clean up when he found out about the blight. Ben said the shed, barn and residence will all be removed. Georgette referenced the Facts and Findings regarding maintenance and that it hasn't been done in 15 months. Derek asked if Georgette would be comfortable with a six month review instead of a year and recommended the blight be cleaned up before this month's Board meeting. Tina asked the gentlemen where they are from and Mr. Kimber said he is the Director of Public Affairs from Oklahoma; Mr. Dunaskiss said he deals with Local Government Affairs and is from Orion, Michigan.

Motion by Donna with support from Joe: To Recommend Renewal of the Special Use Permit to the Township Board Subject to the Conditions set Forth in Township Ordinances and with a 6-month review of blight and construction issues. All in favor. Motion carried.

Public Comments

Annie talked about the 50405 property and the Black River Drain saying they had the jail crew there so they were saving the tax payers some money.

Kyle Holland asked Ben what he is going to do with all his money and added that Red Arrow Farm has given a lot of money to the community.

Meeting adjourned at 7:39pm

Respectfully Submitted,
Georgette Peterson

DRAFT