

ARLINGTON TOWNSHIP PLANNING COMMISSION JUNE 2, 2021

6:00 p.m

Meeting was both in person and Zoom.

Meeting was called to order at 6:08 by Donna Romanak.

Pledge of Allegiance was recited.

Commissioners Present: Donna Romanak, Tina Loomis, Georgette Peterson, Joe Wooding

Other Attendees: Scott Graham (Interim Township Attorney), Mike Koshar, Chuck Duncan, Phil Sandborn, Lorraine Crandall, Alex Frasier

A motion was made by Georgette Peterson and seconded by Tina Loomis to accept Secretary minutes from the meeting on May 5, 2021. All in favor. Motion carried.

Public Comment: Donna Romanak spoke to mention that Mike Koshar was only wearing his IT hat.

Old Business: None

New Business:

1. Standard Special Use Permits Conditions

- Scott gave a document stating different conditions for the PC to look over.
- Discussion on #6 - Possible standard cycle instead of how we are now every month
 - All would be up for renewal about January-March
- Joe likes it spread out through the year.
- Donna mentioned it is easier for growers because it is not during their busy season.
- Joe: 1. It lets Township and others know if licences are available 2. If growers are in the middle of their growing season and denied, they could still have time to finish that crop.
- Georgette wants something added to allow the board to go visit prior to renewal - possible 48 hours.
- Scott: 1. Township should gear ourselves to inspectors 2. Get out and visit at the end of growing seasons

2. Green Standard SUP Renewal

- Representation via Zoom: Christine Senne
- Requesting 0 more licenses
- A document was submitted that covers MRA needs but from elsewhere. It needs to be Michigan certified.
- Article 5 in Ordinance describes requirements.

- They are working towards it.
- Vanderwheel Design Consultants are located in Kalamazoo. They will be helping out.
- In 2020 they had a problem going from medical to adult uses with licenses
- There was a substantial change in leadership around April, 2020.
- In 2021, they will go into adult use and the rest will be medical.
- They will try to get a proper site plan within 30 days but can't promise.
 - Georgette mentioned that on 5/6/20 they were given 30 days to come up with a proper site plan and it was not delivered
 - Christine Seene did not have an answer for that comment.
- Georgette mentioned that we promised the residents of Arlington Township that we would follow through with our promises; there were comments on why Troy did not get back to us about visiting.
 - We can contact Johnathan Mitchell, Christine Senne, or Troy Zimmerlee
- **A motion was made to table until next month for documentation or a time frame for it to get to us by Joe Wooding and seconded by Donna Romanak.
 - Joe: yes Georgette: no Tina: yes Donna: yes
 - Motion carried

3. Smith Gravel/Sandpit

- Driveway is complete
- A motion to approve the renewal SUP was made by Joe Wooding and seconded by Georgette Peterson. All in favor.

4. Ordinance Revision

- We will be looking at sections 4 and 10
- Fencing
- Plan unit development - how it is zoned as Agriculture but needs to change to Commercial
- Fencing discussion:
 - Tina brought up distance between neighbors and grow.
 - Donna gave a new possible definition.
 - There will be a public meeting for growers and neighbors.
 - Possible to discuss:
 - Short term rentals
 - Site plans sealed by proper authority
 - Rezoning for North Coast Inn
 - It is Ag and needs to be Commercial
 - Possible mixed use development - Joe brought up we did this for the Engles - this will be looked into

5. North Coast Inn

- Representation: Alex Frasier in house and Denise Pond via Zoom;
- Together they have 25 years of restaurant experience.
- It will have fine dining and a wedding venue.

- Restaurant will be open to the public.
- There will be a separate kitchen for weddings.
- Tina mentioned to keep prices reasonable for locals.
- Ponds mentioned they will not alienate neighbors - can't afford it
- Tina asked if someone will live there
 - They mentioned the house and 3 barns will be torn down
 - They will be moving closer to the area
- Georgette mentioned the Engles farm
 - They are aware of it but think theirs is unique
- Lorraine Crandall - will there be alcohol? *Yes
 - Hours? *Up in the air - possibly closed on Sundays
 - Bar? *Yes a full bar will be there. They want to focus on wine
 - Anything to do with marijuana? *Absolutely not.
 - Buildings to rent out? *Yes - phase two but not for about 2 years
 - Date to get going? *in Completion Narrative
- Scott asked what the tallest structure will be.
 - 2 floors - put 3 in the narrative just to be safe
- Georgette asked if they had spoken with neighbors?
 - Yes, talked to several and sent out letters introducing themselves.
 - Everyone seemed nice and excited.
 - Gave them their information and a bottle of wine.
- Scott asked about traffic. Parking per ordinances?
 - They will encourage using driving services to consolidate traffic and parking spots.
- Derek Babcock asked how many square feet for the wedding venue. He is concerned about water in the barns for sprinkler systems.
 - They mentioned about 15,000 square feet but will look into it more now with what Derek mentioned.
- Annie Funke asked if they already have a bar/liquor license.
 - Yes, they are under contract. They are waiting on background checks.
- Annie Funke is concerned about having fufu food.
 - They will have a bar menu and higher cuisine.
- Georgette asked about the number of employees.
 - 10-15; different with each day and what events are happening.
- Lorraine asked if there will be like treehouses.
 - They will have septic and water
 - There will be around 8
 - Possible golf carts to get to the cabins
- Georgette asked how big the cabins will be.
 - 1 room - kind of like a freestanding hotel room

*There will be a public meeting soon to get their ball rolling.

Public Comment

- John O'Connell mentioned people are excited.
- Annie mentioned that fencing needs setbacks. The ordinance says marijuana can only go in an agriculture district. She wished the Planning Commission and Board good luck.
- Chuck says pot is industrial - not agriculture

Meeting closed at 7:42

Minutes Submitted by:
Tina Loomis