

ARLINGTON TOWNSHIP PLANNING COMMISSION MEETING
10/06/2021

MEETING WAS CALLED TO ORDER BY DONNA ROMANAK, TEMPORARY CHAIR 6:00 pm.

ROLL CALL

Present: Donna Bell, Joe Wooding, Jill Sanborn, Rick Leland, Georgette Peterson, Donna Romanak, Scott Graham (Township Attorney)

Absent: Tina Loomis

Other attendees: Dorman Wilson (resident), Annie Davidson-Funke (resident), Cheryl Duncan (resident), Phil Sanborn (resident), Lorraine Crandall (resident)

PLEDGE OF ALLEGIANCE WAS RECITED.

APPROVAL OF AGENDA: Donna Romanak made a **Motion** with support from Rick Leland to: Add the Composition of the Planning Commission to the Agenda. All in favor. **Motion** carried.

PUBLIC COMMENT ON AGENDA ITEMS

- ❖ Annie Davidson-Funke commended the PC for their service. She said it is important that all of the PC are acquainted with the Township. She added that the Michigan Planning Enabling Act of 2008 and minutes in 2012 state the requirement is to meet in March, June, September and December. She said there was a Master Plan adopted in 2018 but it was never published. Attorney Graham said it is not legal if it was not published. Annie added that the next census is in 2023.
- ❖ Cheryl Duncan stated the PC had recommended that Quality Cannabis stop work and that was not even brought up at the following Board meeting. Scott Graham explained that it was brought up to the Board in a report and the Board tabled it. He said the full scenario was given to the Board. Donna Romanak said work was ongoing between EGLE and Quality Cannabis. Scott said since that time, a series of discussions with EGLE, Quality Cannabis' owner, the Drain Commission and the Road Commission. He said hopefully the Board will expect a full report this month.
- ❖ Phil Sanborn said he recommends starting over on Zoning Ordinances and 2018-02 & 2020-02 need to be brought together into a solid Ordinance.

Rick Leland made a **Motion**, supported by Donna Bell to: Accept the minutes of the 09/01/2021 PC meeting as read. All in favor. Motion carried.

DISCUSSION OF THE COMPOSITION OF THE PC

- ❖ PC member terms were discussed
- ❖ Discussion about elections in December to nominate a Chair and a Secretary for 1-year terms.

- ❖ Discussion of tentative schedule of meetings. Donna Romanak suggested having more frequent meetings in November and December in order to get through the marijuana renewals under the new Marijuana Ordinance that was adopted.
 - Scott explained that on or before November 15, 2021, the growers will need to submit renewals. If there are no changes, no violations with the Township or State, they will go directly to the Board; otherwise, they will go to the PC first.
 - The goal will be to look at the applications ASAP, then the PC can schedule meetings as quickly as possible. Discussion about holding meetings more frequently in November and December to accomplish this.
 - Regular Planning Commission meetings are required to be held in March, June, September and December.

DISCUSSION OF PROPOSED ZONING ORDINANCES CHANGES

- ❖ Donna Bell asked about Arlington Township's construction code, zoning map and blight ordinance. The Township uses the State construction code. The zoning map may need to be redone and that starts with the PC. The blight ordinance is done and approved and will be posted. Donna suggested looking at Antwerp Township's Zoning Map.
- ❖ Donna Romanak suggested other topics the PC may want to review:
 - Set Backs
 - Fencing
 - Short Term Rentals
 - Scott Lake Zoning Issues

REPORT ON SCOTT LAKE ZONING ISSUES

- ❖ Attorney Graham reported that we have plat drawings of Scott Shores. He said there was a Plat Act in 1929. In the 1950's, Scott Shores was platted. If the Township approved the Plat, it trumps the Ordinance.

REPORT OF ARTICLE V OF THE CURRENT ORDINANCE (SITE PLAN REQUIREMENTS)

- ❖ Attorney Graham talked about the list that needs to be in a Site Plan saying that not everything here applies to marijuana as it applies to a different Site Plan. His suggestion is the PC may want to look at this with the engineer and streamline it for marijuana.

PUBLIC COMMENT ON NON-AGENDA ITEMS

- ❖ Cheryl Duncan asked what will happen if there is a marijuana entity that is not in compliance after November 15. Scott Graham explained they will be given a period of 5 or 10 days to cure the problem or they forfeit the right to have a license. If they are denied, they have the right to appeal. Cheryl said that she can't see that happening. Scott said if she saw that happen, she should come to the Board and tell them adding that every resident has a right to expect them to abide by the rules.
- ❖ Lorraine Crandall asked if the rules aren't followed and the Site Plan isn't right, are we willing to have them take you to court? Scott said that would be up to the Board but he thinks the answer should be Yes.

- ❖ Annie Davidson-Funke said when she was the Administrative Assistant to the PC, she was asked to do a Commercial Zoning Map last January and that Mike (Koshar) has it. She said regarding short term rentals, they are always a text amendment and we have had public hearings on them. They require a SUP in the AG district.
- ❖ Phil Sanborn said they are in the 2020-02 Ordinance.
- ❖ Annie Davidson=Funke said there are no PC minutes between 2005-2011.
- ❖ Lorraine Crandall asked about meeting more frequently than quarterly.

BOARD MEMBER COMMENTS

- ❖ Joe Wooding asked about an issue with Purple Valley (marijuana grow) and Scott Graham gave an update. There was an issue with drying marijuana on the commercial side of the property which was remedied. Annie Davidson-Funke said we should not have allowed multi-zoned property. None of the marijuana product should be allowed in the commercial area. Georgette Peterson asked how the processors could get it then.

Meeting adjourned at 7:50 PM

Respectfully Submitted,
Georgette Peterson, Secretary