

PLANNING COMMISSION MEETING

JULY 1, 2020

Commissioners present: Derek Babcock (Chair), Mike Koshar, Donna Romanak, Joe Wooding, Annie Davidson-Funke (Alternate), Georgette Peterson

Other Attendees: John O'Connell, Ken Detloff, Lorraine Crandall, Tim Woodhams, Matt Steele, Mike Gray, Jude Samson, Danny Higgs, Fred Day

Meeting was called to order by Derek at 6:00 PM. The Pledge of Allegiance was recited. Georgette took roll call; all Commissioners present.

Georgette noted one correction on the June 10, 2020 minutes; Brian Knotek was not present. Donna made a motion, supported by Joe:

To accept the minutes of the June 10, 2020 meeting with the correction.

All in favor. Motion carried.

PUBLIC COMMENT

Annie said the Ordinance which was effective on Sunday spells out what steps we can take and said we should use what we have. She noted the previous Ordinance was too general. She added that public comments are for comments and not for attacking people.

Tim Woodhams talked to residents about accountability.

Lorraine asked a question about how many benefits the Township is getting from the marijuana. Derek told her they can discuss this after the meeting and asked if that was ok. Lorraine said it was not ok.

Mike Gray said there are millions coming into the Township and the industry employs a lot of people and supports a lot of families.

A motion was made by Mike and supported by Donna:

TO CLOSE THE REGULAR MEETING AND GO INTO THE PUBLIC HEARING FOR RE-ZONING OF PROPERTY AT 26992 CR 215

All in favor. Motion carried.

Mike Gray (last name added) said they wanted to make it the main headquarter office and down the road, put a dispensary in across the street and it is near commercial property. Annie said 215 is a very large road from 24th to M43 and the property to the South is a fertilizer plant. Mike said there are no houses around there. Lorraine asked if they turn it into an office and then have a dispensary, is that on their Plan? Derek explained it is a separate piece of property and they will be using the building. Lorraine said there are 4 wheelers and shooting from there. Mike Koshar (last name added) said you can't have guns in the facility. Lorraine said they are shooting a lot. Derek asked if she was sure it was from Dragonfly. Derek asked Jude if the intent was to have a dispensary and he replied in the affirmative. Ken noted you should always ask yourself what the Plan says and, in this case, the Land Use Plan says it is Commercial.

There was a motion by Joe and support by Donna:

TO CLOSE THE OPEN MEETING

All in favor. Motion carried.

Motion by Joe with support from Donna:

TO RECOMMEND RE-ZONING OF THE PROPERTY AT 26992 CR 215 TO THE TOWNSHIP BOARD

All in favor. Motion carried.

Re: Special Use Permit Renewal for 28120 CR 215 (Black River Botanicals LLC)

Danny Higgs is the owner and he has 1 Medical Class A license and 1 Adult Use Class A license. He said the electric inspection was done Monday morning and the driveway is done. Annie asked if he had a copy of the driveway permit and he said he would send it to Derek. Danny said they are still caregivers as they were last year.

A motion was made by Mike and supported by Donna:

TO RECOMMEND RENEWAL OF THE SUP TO THE TOWNSHIP BOARD WITH THE CONDITIONS SET FORTH IN THE ORDINANCE.

All in favor. Motion carried.

Re: Special Use Permit Renewal for 56690 28th Ave. (High Power Farm LLC)

Fred Day said they are behind 4 or 5 months. It is an indoor facility and they are hoping to get operational within 60 days. They have 1 Class A license. Derek said a big copy of the revised Site Plan is needed and Fred said he will give him one today. John noted the building is being moved to accommodate neighbors.

A motion was made by Donna with support from Joe:

TO RECOMMEND RENEWAL OF THE SUP TO THE TOWNSHIP BOARD WITH THE CONDITIONS SET FORTH IN THE ORDINANCE.

All in favor. Motion carried.

Re: Special Use Permit Renewal for 52980 38th Ave. (Arlington Land Holdings, LLC)

Tim Woodhams said they got quite a lot of work done and Mike Gray is his new business partner. He said that hopefully this winter they will get their State license. Derek noted the first Site Plan has buildings and the second Site Plan has storage containers. He asked about a driveway permit and Tim said he talked to Berry today who said that Andy reviewed it and the check was cashed in July 2019 but the file is misplaced. Annie asked if he kept a copy? The response was he did. Derek asked about wetlands and Tim said there is a big one far back and the culvert under the road was not maintained. He said he now has 1 Class C license. Mike Koshar asked how long they were keeping the storage containers there and the response was 1 cycle. Annie commented that they would get the building permit first then

bring the trailers in while they are building. Tim said he had 2 partners and they both died and he has been trying to undo the LLC partnerships. Mike Koshar (last name added) asked if anyone has verified there are no wetlands and the response was that's why they are staying where the apple orchard is. Derek asked if they have had any contact with EGLE. He said the Drain Commission can verify. John said they can call EGLE and they can look at the Federal wetland map.

Donna made a motion with support from Joe:

TO RECOMMEND RENEWAL OF THE SUP TO THE TOWNSHIP BOARD WITH THE CONDITIONS AS SET FORTH IN THE ORDINANCE AND A COPY OF THE DRAIN COMMISSION APPROVAL AND A COPY OF THE COMMERCIAL DRIVEWAY PERMIT FROM THE ROAD COMMISSION.

Georgette asked if there was a topographical map and Derek said that there was not because this was before we required it. There was further discussion about EGLE and wet lands. Ken said his recommendation on all is for approval by the Drain Commission. Lorraine asked if the Drain Commission walks the whole land and the response was "yes".

All in favor. Motion carried.

Re: Special Use Permit Renewal for 34041 CR 681 (Green Mitten Corp).

Derek noted that nobody was present to represent this property and that they were notified that it would be today. He added that they just got State approval and they have a storage shed. He said they are affiliated with Joe LaGrow. He noted the original Plan had 2 buildings and they had to condense to 1 due to the creek. He said the culvert pipe had to be certified for fire trucks which is 80,000 pounds. There was some damage from the windstorm. There are 10 Class C licenses and they are going to grow biomass. There are no neighbors and there is a man-made pond further back. Derek said he had been out there several times.

A motion was made by Donna, supported by Joe:

TO RECOMMEND RENEWAL OF THE SUP TO THE TOWNSHIP BOARD WITH THE CONDITIONS AS SET FORTH IN THE ORDINANCE.

Derek noted he has Drain and Road Commission Permits and an added 10 acres was purchased. There are no new buildings going up.

All in favor. Motion carried.

PUBLIC COMMENT

None

Meeting adjourned at 6:55 PM

Respectfully submitted,

Georgette Peterson