

PLANNING COMMISSION MEETING

NOVEMBER 12, 2020

Commissioners present: Derek Babcock (Chair), Mike Koshar, Donna Romanak, Joe Wooding, Mike Schrom (PC alternate)

Others present: John O'Connell (Code Enforcer), Annie Davidson Funke, Ken Detloff (Township Planner), Kula/Red Arrow Farm personnel Barry Roelofs, Brittany Roelofs, Kyle Holland, Jerry Nufero, Roman Thurin, and Zach Nordoff, Mr. and Mrs. Gill, Tammie Eisenberner

Derek called the meeting to order at 6:00 PM.

The Pledge of Allegiance was recited. Roll call was taken by Derek; all commissioners were present except for Georgette Peterson. Mike Schrom was covering for her.

Public Comment: There was none.

There was no old business.

NEW BUSINESS

Mike made a motion supported by Joe to close the Public Comments and open the Public Hearing for Kula/Red Arrow Farms, 34280 56th St. All in favor-motion carried.

Barry Roelofs presented a short video showing how the Kula/Red Arrow Farms operates. This is on 79.5 acres, 40 of which are farmable. They have obtained approval from the Van Buren County Road Commission. They have received approval from EGLE as being compliant with their requirements. One-third of their operation is indoor growth and two-thirds is outdoor growth. They have a total of 27 full time employees and during the harvest season (September to November) they would hire additional seasonal employees. The current operation is seeking approval to modify its existing operation by adding accessory structures and expanding off-street parking. The operation meets the current zoning, setback requirements, and lot coverage requirements. The site plan was revised to add additional parking spaces and the dimensions of the added parking. Their landscaping will consist of a three-foot berm for evergreen plantings. Mr. Roelofs indicated that he is more than willing to work with his neighbors should issues arise about the farm operations. Tammie Eisenberner raised an issue of hunter harassment by the farm's security people. The security people were using flashlights on the hunters going back and forth to their hunting stands. Mr. Roelofs indicated he'll tell his security people to ignore hunters during the hunting season (October 1 to January 1). Tammie mentioned last year a hunting stand on her property was stolen and hadn't yet been replaced. Mr. Roelofs said the replacement will be done this year.

For the SUP renewal, Derek reviewed the entire list of criteria in the Zoning Ordinance, Article XIII. There were no complaints about any violations of the criteria.

Donna made a motion supported by Mike to close the Public Hearing. All in favor-motion carried.

Public Comments: None

Donna made a motion supported by Mike to approve the revised site plan for Kula/Red Arrow Farms and to approved the renewal of their SUP permit. All in favor-motion carried.

Respectfully submitted,

Donna Romanak, Acting Secretary