

**ARLINGTON TOWNSHIP PLANNING COMMISSION**  
**SPECIAL MEETING (2<sup>ND</sup> DRAFT)**  
**DECEMBER 13, 2021**

**Meeting called to order** by Chair, Donna Romanak, at 6:00 pm.

**Pledge of Allegiance** was recited

**Roll call:** Joe Wooding, Donna Bell, Tina Loomis, Jill Sanborn, Donna Romanak, Georgette Peterson—Present. Rick Leland—Absent.

**Approval of Agenda** 6 Ayes 0 Nays

**Other Attendees** Sandy Aernie, (Marijuana Coordinator); Brenda Balfour, (Office Manager); Ted Swanson, (Resident); David Holmes, (Resident); Annie Davidson-Funke, (Resident); Lorraine Crandall (Resident); Fred Day, High Power (HP); Barry Singer, (HP); Patrick Edgeworth, (HP Consultant); Jill Cowan (HP); Steve & Carolyn Rookus, (Old Grove Farm); other unidentified visitors

**Public Comments on Agenda Items**

Annie Funke said she is excited to see the old Engle Farm being revived.

David Holmes, a resident who lives across from the Engle Farm/Old Grove Farm, said he is looking forward to it getting back into business. He enjoys the music.

**Motion** by Joe with support from Donna Bell to: Open the public meeting for Old Grove Farm 6 Ayes 0 Nays. **Motion Carried.**

**Public Hearing for Old Grove Farm Wedding Venue** (formerly the Engel Farm)

Steve and Carolyn Rookus submitted their application to the PC previously. Steve presented saying they have a venue in Waverly Township, “Something Blue”, operating for 5 years. They plan to keep the pastures. The changes they wish to make to the land and buildings are: adding a 40x60 reception pavilion and adding and renovating current bathrooms to get them up to code for commercial use. He said they plan to accommodate 225 or less and mostly on weekends. They hope to start booking in early July 2022.

Georgette asked if they thought there will be enough business as there is another venue being planned in the Township. Steve said yes and they are going to offer weekend packages. They will operate from May to October. Carolyn said they are currently turning people away. Steve commented that his son, who is a doctor, and his wife are investors.

Joe asked if they have someone lined up for construction. Steve said he does, he is a Civil Engineer and noted that he knows he has to get with the Health

Department for the commercial bathrooms. Joe asked why only 2 stalls. The response was the expense.

**Motion** by Georgette with support from Joe to recommend approval of the SUP application to the Township Board. 6 Ayes 0 Nays **Motion Carried.**

**High Power Farms MLB/SUP renewal application**

Donna Romanak asked if there were any comments from High Power that have not already been made. Fred Day said the deed was submitted to Scott Graham, the Township Attorney.

Lorraine Crandall asked if they own or rent the property to the West. Fred Day said they do not.

Jill Cowan said no progress has been made and they offered to buy her out. She said a Florida investor was supposed to draw up papers but she ended up having to hire a lawyer. She had received a second letter of intent from Josh.

She said they have a new Master Grower, but there is one in the company already—Armand Brown. She added that she did not have access until October to prove that she is an owner.

Fred Day said if they don't get the SUP, we can't pay Jill back and there are people who will go bankrupt.

Jill said she is the sole investor.

Patrick Edgeworth said Jill does not own the property and unless the SUP is approved, nothing will happen with that farm. He said Jill is not the owner and will not be growing on it. Jill said she has the deed and is the primary investor.

Barry Singer said they bought the property in 2019 and they thought the \$350,000 Jill invested would be enough.

Jill said the building is not completed because the money was misappropriated and Covid had nothing to do with it.

Barry Singer said Fred Day's mother and Barry Singer put up the money for the property.

Georgette asked Sandy Aernie who is on the deed. It is High Power.

Lorraine Crandall asked if they have insurance to restore the property.

Annie Funke asked what the classification is; is it 401 or 101? She said 101 stayed in AG as is (2 parcels were transferred) and are still in blueberries. Jill Cowan said it is 101.

Donna Bell said Fred Day admitted that Armand Brown grew marijuana in the building which was not legal to do.

**Motion** by Jill Sanborn to recommend to the Township Board to deny renewal of MBL and SUP based on non-compliance Article I, Section M of the Marijuana Business Ordinance:

*The Township may reject any application that contains any false, misleading, inaccurate, or incomplete information that the Township, at its sole discretion, determines to be material to the application. The Township may, at its sole discretion, deny any application when the Township determines that it is not in the best interests of the Township to grant the application, or when the application does not meet the requirement of the MMFLA, the MRTMA, the State of Michigan's Administrative Rules, or this Ordinance.*

And, recommended denial to the Township Board also based on Article XIII, Section D of the Zoning Ordinance.

**Motion** was supported by Donna Bell.

Roll call vote:

Joe Wooding: Aye

Rick Leland: Absent

Donna Bell: Aye

Tina Loomis: Aye

Jill Sanborn: Aye

Georgette Peterson: Aye

Donna Romanak: Aye

**Motion** carried

### **Public Comment on Non-Agenda Items**

Brenda Balfour requested we have name tags.

Annie Funke said the PC members should be listed on the Township Website; comments should be allowed from residents as we review and approve new Zoning Ordinances along with the need to update the Master Plan. The last survey results wanted more internet, shopping and natural gas-infrastructure. Annie will send Donna Romanak the last survey results if she can find them.

The Township Office is open M-F from 9-12 & 1-3.

Georgette will discuss the publishing request for resident input with the rest of the Board.

Respectfully Submitted, Georgette Peterson, Secretary

DRAFT