

**ARLINGTON TOWNSHIP
PLANNING COMMISSION
QUARTERLY MEETING 12/7/22**

Meeting was called to order by Chair, Donna Romanak, at 6:03 PM

Pledge of Allegiance was Recited

Roll Call: Other Commissioners present: Joe Wooding, Donna Bell, Georgette Peterson

Others Present: Scott Graham (Township Attorney), Danielle G (Township Zoning Administrator and Assessor), Annie Funke (Resident), Christopher Passmore (Cure of the Earth), Ron and Suzanne Klein (Residents), Steve Denenberg (Waypoint Processing), Bradley Cole (Waypoint Processing), Braxton Davis (Purple Valley), Erik Theriot (Green Standard), Art Bates (Architect), Timothy Gregory (Resident), Marge Wanders (Resident),

Approval of Agenda: Donna R made a motion, supported by Georgette to add Cure of the Earth (Chris Passmore) to the Agenda. All in favor. Motion carried.

Approval of the minutes from the quarterly meeting of 9/7/22: Donna B made a motion, with support from Donna R, to approve the minutes of the 9/7/22 quarterly PC meeting with the correction of one typographical error. All in favor. Motion carried.

Approval of PC workshop minutes from 9/15/22, 9/22/22, 9/29/22, 10/6/22, 10/13/22, 10/20/22, 10/27/22, 11/2/22, and 11/17/22. Georgette made a motion, with support from Joe, that the workshop minutes from the dates noted by approved. All in favor. Motion carried.

Public Comments on Agenda Items:

Chris Passmore explained that it is his intention to change a parcel from Light Industrial to AG and said that Annie Funke told him that may not be necessary.

Annie Funke said it's a "rip off" to charge Chris \$700 to change property that can't be used.

Attorney Graham explained to Chris that he could request a waiver of some or all of the fee.

Ron Klein said it was a goal of the previous owner, Maynard Kaufman, to put in an Eco Village. Ron said Jerry Pilch, who was the PC chair at the time, told him everything involved was going to be changed to Ag. and it was not done.

Quarterly PC Meeting Dates for 2023:

3/1/23

6/7/23

9/6/23

12/6/23

Election of Planning Commission Officers: The Commissioners approved the following by roll call vote: Donna Romanak, Chair; Donna Bell, Vice-Chair; Georgette Peterson, Secretary.

Cure of the Earth (Christopher Passmore)

Christopher had explained his intention previously. Danielle said it would be good to combine the properties but it cannot be done with 1 being light industrial and 2 being AG.

Motion by Georgette with support from Joe, to recommend to the Board that property #006-009-45, owned by Christopher Passmore, be converted from light industrial to AG and the \$700 fee be waived.

Roll Call vote. All in favor. Motion carried.

Public Hearing for Waypoint Processing (Steve Denenberg & Bradley Cole)

Attorney Graham said the Township has reviewed the request for the renewal of the SUP. He said there are 3 storage containers and asked if they should be allowed and, if so, where should they be placed.

One of the storage containers is 5 feet from the property line and it should be 20 feet. Georgette addressed the point that these containers were put on the property without having been on the Site Plan. Mr. Cole agreed that this was true. After discussion about possible places for these containers,

Donna B made a motion, with support from Joe, to Recommend to the Board that, if storage containers

are allowed for the applicant, they will be screened with screening at least 8 feet high and material agreed upon by both the owner and the Township. Roll call vote. All in favor. Motion carried.

Public Hearing for Purple Valley (Braxton Davis)

Attorney Graham said the request is for the SUP renewal and for a storage container that will be used for something else. If used for something else, the building regulations apply. Braxton said they have been using storage containers but they will be moved off site. Attorney Graham said the Purple Valley issues have been dealt with; they paid a fine; took action with plantings and moving the fence. Joe made a motion with support from Donna B, to recommend to the Board renewal of the license and SUP if storage container is removed by 12/14/2022. Roll Call. Donna B, Donna R, Joe Wooding: Yes. Georgette: No. Motion carried.

Public Hearing for Green Standard (Erik Theriot)

Erik explained that the owners want to combine the parcels.

Annie Funke said Dragonfly couldn't do that because the Township didn't allow them to. She said she will give the township the timeline of all this. Georgette asked her how many Township documents she had at home. She said she had none; that she did have some on computers but has gone through 6 or 7 computers in the 20 years she has been with the Township and that she "spent hours shredding stuff". Attorney Graham asked Erik if he is willing to restrict uses on Parcel B (80-03-010-002-00) which is zoned 401 Residential Improved. Erik said he was willing to do so. There is a house trailer on that parcel which is in major disrepair. Erik has a request to build a 12x24x32 foot building that is 12 ½ feet from the side property line. Erik said the building will be moved 7 ½ feet to the East. Erik said he is working with the owners to try to do perpetual growing. Joe asked if they were planning to use greenhouses and filters. Erik said filters will be used. Art Bates, his architect said the Site Plan will reflect the building being moved.

Timothy Gregory said he lives next door and he endorsed the marijuana when it came to town because they said they would clear the county drain. He said he plowed snow for them and after 2 years, they paid him, and they did not pay him for the 3rd year. Erik explained that the company he dealt with is no longer here and said if Timothy gives him an invoice, he will be sure he gets paid.

Donna B told Erik to check with the Drain Commissioner, Joe Parman.

Marge Wanders said she lives next door to Purple Valley and there is a bad odor from July to November. She asked if we could look at indoor grows. Scott said she had a good point but we are stuck with the odor that started on day 1, when marijuana was allowed in this Township.

Annie asked if there was any reason, they couldn't build a pole barn on the other parcel for use of storing tractors and so on. Attorney Graham said that couldn't be done because it is equipment that is being used for marijuana.

Motion by Joe, with support from Donn B, to recommend to the Board that renewal be granted on Parcel A 80-03-010-003 with the condition that the building to be built is moved at least 7 ½ feet to the East and conditioned on removing the house trailer on Parcel B within 90 days. (Before March 7, 2023). Roll call vote. All in favor. Motion carried.

Public Comment

Marge Wanders asked if there is a limit to the number of storage containers for general use. The response was this has not been decided yet.

Meeting adjourned at 8:18 PM

Respectfully Submitted,
Georgette Peterson, Secretary