

EDENVILLE TOWNSHIP PLANNING COMMISSION MEETING

SWANTON MEMORIAL HALL

May 1, 2017

Mark Haydanek called the meeting to order at 7:00 p.m.

Pledge of Allegiance was led by Mark Haydanek.

Roll call: Mark Haydanek-present, Mary Herkner-present, Linda Schultz-present, Jim Swanton-present, DeAun DeShano-present.

Linda Schultz motioned to approve the agenda, with the addition of adding Accessory Building Uses (#8.5) after the Turtle Ranch Permit Use. Mary Herkner second. Motion passed.

Linda Schultz motioned to approve the minutes from April 10, 2017. Mark Haydanek second. Motion passed.

Public comment: none.

Subject: Planning Commission Recommendation for Medical Marihuana Facilities (MMFLA)

General: Without prejudice or affirmation of Michigan's passing of the Medical Marihuana Act (MMFLA), the Planning Commission puts forth the following recommendation to the Edenville Township Board.

Recommendation: The Planning Commissions opinion is that we, as Township Trustees, should be engaged in the forthcoming events surrounding the passing of the Michigan Medical Marihuana Act (MMFLA). We believe that we should be a participant in establishing the framework and guidelines of how a "medical facility" should operate within our municipality.

1. Growers (Including Classes A, B & C)

- a. A Growers license of up to four (4) may be granted regardless of class.
- b. Zoning will be restricted to Agriculture-District A, and Heavy Industrial-District I.

- c. Growers must be at least 1,000 feet from a school or licensed day care facility.
- d. Structure(s) for growing will be allowed but must be a minimum of 150 feet away from the lot frontage, road or street as defined herein.
- e. All other provisions of the Zoning Ordinance Article 6 – District A – Agriculture and Article 8 – District I – Heavy Industrial will apply.

2. Processors

- a. A Processors license of up to four (4) may be granted.
- b. Zoning will be restricted to Agriculture – District A, and Commercial and Light Industrial – District C.
- c. Processors must be at least 1,000 feet from a school or licensed day care facility.
- d. Structure(s) for Processors within District A – Agriculture will be allowed but must be a minimum of 150 feet away from the lot frontage, road or street as defined herein.
- e. No Processor building or structure within District C – Commercial and Light Industrial – shall be erected or altered that provides less than 600 square feet with a minimum dwelling width of 20 feet.
- f. All other provisions of the Zoning Ordinance Article 6 – District A – Agriculture and Article 7 – District C – Commercial and Light Industrial, will apply.

3. Secure Transporters

- a. A Secure Transporter license of up to four (4) may be granted.
- b. Zoning will be restricted to Heavy Industrial – District I.
- c. Secure Transporters must be at least 1,000 feet from a school or licensed day care facility.
- d. No Secure Transporter building or structure in this district shall be erected or altered that provides less than one (1) acre in area, exclusive of the road right-of-way. Every parcel of land shall have a minimum of 150 feet of frontage upon a road or street as defined herein. No segment of any property line shall be less than 20 feet in length.
- e. All other provisions of the Zoning Ordinance Article 8 – District I – Heavy Industrial, will apply.

4. Provisioning Center

- a. A Provisioning Center license of up to four (4) may be granted.

- b. Zoning will be restricted to Commercial and Light Industrial – District C.
- c. A Provisioning Center must be at least 1,000 feet from a school or licensed day care facility.
- d. No Provisioning Center building or structure in this district shall be erected or altered that provides less than 600 square feet of floor area, with a minimum dwelling width of 20 feet.

5. Safety Compliance Centers

- a. The Planning Commission does not recommend any licenses for this operation. We believe this may have the most State requirements, regulations and complexity of all five operations.

Notes: Sections that would need to be amended based on Board Approval:

- Section 6.01 – Intent and Purpose
- Section 6.02 – Permitted Uses and Structure
- Section 7.01 – Intent and Purpose
- Section 7.02 – Permitted Uses and Structure
- Section 7.04 – Dwelling Area and Dimensional Requirements
- Section 8.01 – Intent and Purpose
- Section 8.02 – Permitted Uses and Structure

Linda Schultz motioned to approve Planning Commission Recommendations for Medical Marihuana Facilities. Jim Swanton second.

Roll call vote: Jim Swanton-yes, Linda Schultz-yes, Mark Haydanek-yes, Mary Herkner-yes, DeAun DeShano-yes. Motion passed.

Turtle Ranch application for Special Use Permit. We recommend a Generic Special Use Permit for four (4) fundraisers a year. Mr. Kepler needs to fill out the form. Mark Haydanek will contact Mr. Kepler.

Accessory Use Building: Zoning Ordinance No. 182-March 8, 2017

Mark Haydanek motioned to eliminate the Planning Commission's recommendation for a perk test on a qualifying and non-conforming lot for Accessory Use Building. Remove the last sentence, "No Accessory Use shall be carried on any lot or parcel of land, unless there exists a principle use on such lot or parcel."

Linda Schultz second.

Roll call vote: Jim Swanton-yes, Linda Schultz-yes, Mark Haydanek-yes, Mary Herkner-yes, DeAun DeShano-yes. Motion passed.

We would like this added to the Boards Agenda for the May 9, 2017 Board Meeting.

Board comments: none.

Mark Haydanek motioned to adjourn meeting at 8:10 p.m. Linda Schultz second. Meeting adjourned.

DeAun DeShano