

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR DIMONDALE EQUITY, LLC – OCTOBER 4, 2017
PUBLIC HEARING FOR GREEN PEAK INDUSTRIES, LLC – OCTOBER 4, 2017
REGULAR MEETING – OCTOBER 4, 2017
MEETING ROOM – 7:00 PM

Present: Holtz, Brija, Pray, Bergamini and Johnson
Absent: Sabourin and Kelly
Also Present: Chief Miller, Asst Chief Fabijancic and Lisa Rumsey, Clerk

The Public hearing for the Special Use Permit for Dimondale Equity, LLC, was called to order by Chairperson Holtz at 7:00 pm.

Martin Neumann, representing the applicant, Terry Auten of Dimondale Equity, LLC gave an overview of the intended use and the equipment and tools involved in operating the business at 5096 Canal Road. A Special Use Permit is being requested to operate a commercial garage. It will operate along with the used car sales portion of his business. The number of employees are estimated to be 2 to 3, 15 to 20 parking spaces, operating hours to be 8:00 am to 6:00 pm Monday through Saturday and traffic is estimated to be 10 to 20 vehicles per week. Quite a bit of the sales will be done over the internet. Have met with Emergency Services and will address any concerns they have.

Dave Rothermel, 647 N. Aurelius Rd. – Wanted to convey, as a former employer of Mr. Auten and working with him in this same type of business in the Holt area for many years, that Mr. Auten is true to his word, knows his business and does it very well. He is neat and considerate of his neighbors.

Lynda Fox, 5039 N. Canal Rd. – As long as chemicals, paints, etc. are properly disposed, the noise is kept to a reasonable level and the amount of vehicles being stored doesn't get extensive, she has no problem with the business being her neighbor.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Dimondale Equity, LLC at 7:08 pm.

The Public hearing for the Special Use Permit for Green Peak Industries, LLC, was called to order by Chairperson Holtz at 7:10 pm.

Joe Neller, representing Green Peak Industries, LLC, stated they are seeking a Special Use Permit to operate a future medical marijuana indoor production facility on the property near the corner of Creyts and Lansing Road. This would be in compliance with the upcoming Michigan Medical Marijuana Facility Licensing Act, which goes into effect next year and in alignment with the Windsor Township Ordinance. The operation of this facility would be contingent upon successfully receiving a state license. It will be a manufacturing facility only, there will be no retail out of this facility. The plan is to build about a 55,000 square foot facility that will be split between an indoor production space and a fronted administrative office. When fully functional will create more than 100 jobs inside the facility. This will a state of the art, pharmaceutical grade, highly secure, indoor production facility.

Ruth Stiefel, 865 Audubon Rd., East Lansing – Wanted to know what side of Creyts Road this facility would be located. The answer was the East side of Creyts Road. Expressed her concern over the change of zoning from R-1M to M-1 that happened a few months ago.

Lynda Fox, 5039 N. Canal Rd. – Expressed her concern over making sure there is proper disposal of environmentally hazardous materials.

Kevin Wernet, 5739 Old Lansing Rd. – Director of Woldumar Nature Center conveyed his concerns about the environmental impact the current industrial businesses in the area have on the nature center. He has no major concerns with this proposed facility and views it as a best case scenario for the use of this property.

Ruth Stiefel, 865 Audubon Rd., East Lansing – Gave a history on the property and expressed concern over the proposed use of the property.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Green Peak Industries, LLC at 7:20 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:20 pm by Chairperson Holtz.

Johnson moved and Brija seconded to approve the agenda as presented. Carried 5-0.

Pray moved and Brija seconded to approve the minutes of the previous meeting. Carried 5-0.

Reports:

Board of Trustees: Pray reported at the previous board meeting 1) There was a presentation from Eaton County Dispatch on the Eaton County 911 Surcharge Proposal, 2) Authorized the signing of the Figg Drain Agreement, 3) Adopted resolutions for the millage, the elimination of administration fee and Creyts Road property sale and 4) Reappointed Kern Slucter and Brett Shaw to the sewer board.

Board of Appeals: None

Board of Review: None

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business:

Johnson moved and Brija seconded to renew Rising Stars Day Care Special Use Permit. Johnson made a friendly amendment motion and seconded by Brija, to renew the Special Use Permit for a period of 5 years. Carried 5-0.

Discussion took place on fencing, lighting, landscaping and improvements to the land & structures at the property 5096 Canal Rd. It was noted that the commercial garage and the used car sales lot will be available to the public. **Bergamini moved and Pray seconded to recommend to the Township Board to approve the Special Use Permit for Dimondale Equity, LLC. Carried 5-0.**

Odor concerns were discussed for the proposed medical marijuana production facility on Creyts Rd. Green Peak Industries will be utilizing a proven industrial HVAC and high tech air handling systems along with HEPA and carbon filtration systems that will mitigate odor to the surrounding areas. Discussion took place on production, extraction and safety requirements. **Pray moved and Johnson seconded to recommend to the Township Board to approve the Special Use Permit for Green Peak Industries, LLC. Carried 5-0.**

Pray moved and Johnson seconded to nominate Jerry Brija as Vice Chairperson. Carried 4-1.

New Business: None

HEAR PUBLIC PRESENT ON ANY SUBJECT:

On November 8, 2017 at 6:00 pm, prior to our regular meeting, there will be a joint meeting with the Village of Dimondale Planning Commission.

Supervisor Braman clarified a discussion from last month's meeting on the Township Planning Commission member requirements. Codification of Ordinances were discussed.

With no further business **Bergamini moved and Johnson seconded to adjourn the meeting. Carried: 5-0.** Adjournment: 7:48 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township