

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR HKM GROUP, LLC – JANUARY 3, 2018
REGULAR MEETING – JANUARY 3, 2018
MEETING ROOM – 7:00 PM

Present: Holtz, Pray, Bergamini, Johnson, Sabourin and Kelley

Absent: Brija

Also Present: Chief Miller, Asst Chief Fabijancic and Lisa Rumsey, Clerk

The Public Hearing for the Special Use Permit for HKM Group, LLC, was called to order by Chairperson Holtz at 7:00 pm.

Robert Manna, representing the applicant, HKM Group, LLC gave an overview of the intended use involved in operating the business, Natures Finest, at Lot 5 of Harvest Park. A Special Use Permit is being requested to operate a medical marijuana cultivation facility. The plan is to construct a 25,000 SF facility with ample parking and outdoor lighting. The entire property will be fenced including some areas with laser fencing. There will be 24 hour security. Large carbon filters will be used throughout the building to mask odor.

Richard Thill, 10142 Carol Ln – Expressed concerns with drainage. Currently Carol Lane receives water runoff from the east and west side of Creyts Road, creating frequent flooding. With the new hardscape being introduced, this will create even more flooding to the area. **Joe Neller**, representing Harvest Park Development, answered that the engineers have designated approximately 10 acres for water retention.

Jack Woodard, 10102 Carol Ln – Concerned with the use of retention ponds for drainage. **Joe Neller** responded that the engineer's design for drainage is for all the excess water to flow directly into the river, there will be no retention ponds. Proposed researching additional possible drainage solutions with the engineers.

Supervisor Braman gave history of the incomplete development on the west side of Creyts Road and how when the property is properly developed it will have storm sewer installed that should help alleviate some of the drainage issues.

Mary Uerling, 6400 Lansdown – Expressed her concerns with the environmental impact. The response was for natural occurring water, there are no plans to remove the tree line offering a nature buffer from the river. A sewer system will be utilized to dispose of waste water from the facilities.

Special Use Permit process was discussed.

Coordination with the Drain Commission was discussed.

Jack Woodard, 10102 Carol Ln – Wanted to know how many acres for this parcel. The response was approximately 3.9 acres.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for HKM Group, LLC at 7:35 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:35 pm by Chairperson Holtz.

Bergamini moved and Johnson seconded to amend the agenda under New Business by moving Discussion of By-Laws ahead of Appointment of New Officers and approve the agenda as amended. Carried 6-0.

Bergamini moved and Sabourin seconded to approve the minutes of the previous meeting as written. Carried 6-0.

Hear Public present on agenda items: None

Reports:

Board of Trustees: The township board approved the Special Use Permit for Randt and Swan LLC; the 2018 Fees, Meeting Schedule and Holiday Policy were approved; a minor change was made to the Cemetery Rules, Regulations & Fees, being the definition of Interment from burial to placement of remains; and authorization was given to Supervisor Braman to sign an Inter-Local Agreement for Local Police Services.

Board of Appeals: None

Board of Review: Everything went smoothly for the December 12th Board of Review. The next Board of Review will be in March 2018.

Reports & Announcement: Clerk Rumsey reported on an upcoming Site Plan Review Workshop on February 27, 2018 at the Delta Twp Hall as well as on January 12, 2018 there is an Old Town Walk and Learn.

Unfinished Business:

The staff report for HKM Group, LLC's Special Use Permit was presented and discussed. Flexibility by the planning commission was recommended and to be noted when recommending to the board, until the layout of Harvest Park is completed. It was noted that a preliminary site plan was submitted with application and a final site plan review will still need to be completed by applicant. The applicant's background and experience in the medical marijuana field was discussed as well as previous use of carbon filters. The plan is to cultivate 1300, clone 100 and test 100 for a total of 1500 plants, using a perpetual system. A hydroponic system will be used, which is all water based. The interior grow rooms will be controlled environments, recycling the water and air, with nothing being evacuated to the outside. Security cameras will be used along with a night time security guard. There will be fencing all around the property. There will be initially 20 employees that may expand to 35. **Bergamini moved and Johnson seconded to recommend to the Township Board approval of the petitioned Special Land Use Permit for HKM Group, LLC, a 24,947 SF medical marijuana cultivation facility located on the east side of Creyts Rd and as legally described in Section 2 of Windsor Charter township (Tax ID#: 23-080-002-100-022-00) based on the following reasoning: 1) Subject to the conditions provided below, it is found that the petitioned special land use meets the general standards as provided for in Article VIII of the Ordinance. 2) Subject to the conditions provided below, it is found that the petitioned site plan for a light manufacturing facility meets the general standards as provided for M-1 District and site development requirements set forth under Section 5.8-A.3. Conditions: Provide information as noted under Section 3, 4 and 5 of the staff report as having not been provided for on the site plan or in supplemental information and a more detailed site plan will need to be provided for approval in the future. Carried 6-0.**

New Business:

Bergamini moved and Sabourin seconded to schedule the Public Hearings for DSM Agricultural LLC Special Use Permit and Green Standard, Inc. Special Use Permits to be held at the regular meeting on Wednesday, February 14, 2018 at 7:00 pm. Carried 6-0.

Bergamini moved and Johnson seconded to revoke the Windsor Charter Township Planning Commission Rules of Procedure. Carried 6-0.

Bergamini moved and Johnson seconded to change the By-Laws of the Windsor Township Planning Commission, Article III. Members to read "The Commission shall consist of seven (7) members. One shall be a member of the Township Board. All members shall be appointed by the Supervisor, with the approval of the Township Board. The term of each member shall be fore three (3) years." Carried 6-0.

Bergamini moved and Kelley seconded to change the By-Laws of the Windsor Township Planning Commission, Article V. Meetings to read "Regular meetings of the Commission shall be held monthly. Special meetings may be called by the Chairman or by two (2) members upon written request of all members of the Commission. A quorum for the transaction of business shall consist of four (4) members." Carried 6-0.

Bergamini moved and Sabourin seconded to reappoint Brian Holtz as Chairperson. Carried 6-0.

Johnson moved and Bergamini seconded to reappoint Jerry Brija as Vice Chairperson. Carried 6-0.

Bergamini moved and Johnson seconded to appoint Tim Sabourin as Secretary. Carried 6-0.

Hear Public present on any subject: None

With no further business **Johnson moved and Sabourin seconded to adjourn the meeting. Carried: 6-0.**
Adjournment: 8:25 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township