

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING FOR DSM AGRICULTURAL, LLC – FEBRUARY 14, 2018  
PUBLIC HEARING FOR GREEN STANDARD, INC. – FEBRUARY 14, 2018  
REGULAR MEETING – FEBRUARY 14, 2018  
MEETING ROOM – 7:00 PM

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

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

Dean Milstead, representing the applicant, DSM Agricultural, LLC gave an overview of the intended use to operate a medical marijuana cultivation and processing facility on Lot 6 of Harvest Park. The plan is to construct a 17,000 SF facility.

**Jack Woodard, 10102 Carol Ln** – Inquired on the specific location of Lot 6 in Harvest Park. A description was given as to where on the 62 acre parcel this Lot 6 is located. A map of the Harvest Park was shown with all the lots numbered. The current excavation being done and grading of the property was discussed.

**With no more comments or questions from the public, Chairperson Holtz closed the public hearing for DSM Agricultural, LLC at 7:03 pm.**

**The Public Hearing for the Special Use Permit for Green Standard, Inc. was called to order by Chairperson Holtz at 7:03 pm.**

Phil Cavanagh, attorney representing applicant, introduced James Deweese and Robert Sacasa, owners of Green Standard, Inc. along with associate Mike Deem. Looking to construct a 25,000 SF building to operate a medical marijuana cultivation and processing facility on Lot 3 of Harvest Park. Mike Deem went over the most recent site plan handed out today with the Windsor Emergency Services recommendations included. Parking and Buffers were discussed. Anticipate breaking ground this spring.

**With no comments or questions from the public, Chairperson Holtz closed the public hearing for Green Standard, Inc. at 7:06 pm.**

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:06 pm by Chairperson Holtz.

**Bergamini moved and Sabourin seconded to amend the agenda under New Business adding “Discussion on Zoning Ordinance Parking Issues” and approve the agenda as amended. Carried 6-0.**

**Bergamini moved and Kelley 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: At meeting last night adopted Resolutions for the Board of Review, one being changing the start date of the Board of Review and had discussion on a Solar Ordinance draft.

Board of Appeals: None

Board of Review: Board of Review set for March 13<sup>th</sup> from 9:00 am to 3:00 pm and March 14<sup>th</sup> from 3:00 pm to 9:00 pm.

Reports & Announcement: None

Unfinished Business:

Emergency Services expressed their concerns that their requirements be met before any final site plan approvals.

Drainage was addressed and it was noted that the developer is working with their engineer and the County Drain Commission on plans to improve this issue.

An overview of Harvest Park was presented. DSM Agricultural LLC will be located on Lot 6 of Harvest Park. Parking spaces as well as buffer requirements were examined. Discussion was held on the site being harmonious with the area. The only signage at this time will maybe be on the door. **Bergamini moved and Brija seconded to recommend to the Township Board approval of the petitioned Special Land Use Permit for a 16,960-sf medical marijuana cultivation/processing facility to be 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 and conditions: 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: 1) 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. 2) A final site plan shall be submitted for final approval by the Planning Commission. 3) Pursuant to Section 6.8.9 of the Ordinance, the following information is necessary regarding the final site plan: (a) The final site plan shall contain all of the information required by the preliminary site plan application and any additional information set forth at the time of the preliminary site plan approval. The applicant should detail the dimensions of the proposed structure and provide a site lighting plan. (b) The final landscape screening and buffering plan. The applicant should show the landscape screening and buffering plan for the required buffer strip to the west of the proposed development. (c) Pedestrian circulation, both public and private. (d) Public and or private utility facilities. (e) Proposed signage. Indicate whether or not any signage is intended. (f) Preservation of natural features. (g) Soils information. (h) Grading and drainage plan. (i) Method of solid waste disposal.**

**Ayes: Bergamini, Kelley, Pray, Brija, Sabourin, Holtz**

**Nays: None**

**Absent: Johnson**

**Special Use Permit Recommendation Approved: 6-0-1.**

**Bergamini moved and Pray seconded to add the following condition to above recommendation: All Emergency Services requirements be met before final site plan approval.**

**Ayes: Bergamini, Kelley, Pray, Brija, Sabourin, Holtz**

**Nays: None**

**Absent: Johnson**

**Addition to Special Use Permit Recommendation Approved: 6-0-1.**

Green Standard, Inc., Lot 3 of Harvest Park, revised their site plan after receiving Emergency Service's recommendations and revised again after receiving the staff report, see latest revision dated February 12, 2018. Mike Deem, an associate with Green Standard, Inc., gave an overview of their site plan. Parking, drainage and signage were discussed. The landscape buffer requirement was examined. **Bergamini moved and Sabourin seconded to recommend to the Township Board approval of the petitioned Special Land Use Permit for a 26,500-sf medical marijuana cultivation/processing facility to be located on the east side of Creyts Rd., and as legally described in Section 2 of Windsor Charter Township (Tax ID#: 23-080-002100-022-00) based on the following reasoning and conditions: 1) Subject to the conditions provided below, it is found that the petitioned special land use meet 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 standards as provided for M-1 District and site development requirements set forth under Section 5.8-A.3. Conditions: 1) 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. 2) A final site plan shall be submitted for final approval by the Planning Commission. 3) Pursuant to Section 6.8.9 of the Ordinance, the following information is necessary regarding the final site plan: (a) The final site plan shall contain all of the information required by the preliminary site plan application and any additional information set forth at the time of the preliminary site plan approval. The applicant should detail the dimensions of the proposed structure and provide a site lighting plan.**

(b) The final landscape screening and buffering plan. The applicant should show the landscape screening and buffering plan for the required buffer strip to the west of the proposed development. (c) Pedestrian circulation, both public and private. (d) Public and or private utility facilities. (e) Proposed signage. Indicate whether or not any signage is intended. (f) Preservation of natural features. (g) Soils information. (h) Grading and drainage plan. (i) Method of solid waste disposal. 4) All Emergency Services requirements be met before final site plan approval.

Ayes: Sabourin, Brija, Pray, Kelley, Bergamini, Holtz

Nays: None

Absent: Johnson

Special Use Permit Recommendation Approved: 6-0-1.

New Business:

**Bergamini moved and Sabourin seconded to move the next Planning Commission meeting from March 14, 2018 to March 7, 2018 to accommodate the Board of Review. Carried 6-0.**

Discussion was held on issues with our parking space requirements in our zoning ordinance. The planning consultant was directed to research our zoning ordinance in regards to parking and other things that he might be aware and provide a report with suggestions on how to handle these issues.

Hear Public present on any subject: None

With no further business **Bergamini moved and Pray seconded to adjourn the meeting. Carried: 6-0.**  
Adjournment: 8:15 pm.

Lisa A. Rumsey, Clerk  
Windsor Charter Township