

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR KAMPHUIS PROPERTIES CHANGE OF ZONING
PUBLIC HEARING FOR BAY COUNTY HOLDINGS, LLC SPECIAL USE PERMIT
AND REGULAR MEETING – APRIL 11, 2018
MEETING ROOM – 7:00 PM

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

Absent: None

Also Present: Chief Miller, Asst Chief Fabijancic, Pete Preston (Planning Consultant) and Lisa Rumsey (Clerk)

The Public Hearing for the Kamphuis Properties Change of Zoning, was called to order by Chairperson Holtz at 7:00 pm.

Thomas Wardrop, representing applicant Dan Kamphuis, went over the location of the property being at the corner of Canal Road and Billwood Hwy. and it's proximity to other businesses, mobile home park and single family dwellings. Provided history of the property and the challenges they have had in selling the property at its current zoning of PUD (Planned Unit Development) and are requesting to change zoning to M-1 (Light Industrial). This would allow for storage and warehousing which is felt to be compatible with the surrounding properties. Notation was made that included in the application is a 330' buffer, along the east side of the property, where there are single family dwellings. This 330' buffer will be left at current zoning of PUD. Also noted was there is an automatic buffer of 50' on the other side where the mobile home park is located. Realtors and Developers were consulted and the research leads to changing the zoning to M-1 to make the property more marketable.

Teri Robison, 9453 Billwood Hwy – Expressed concern with property values.

James Bond, 475 Windrock – Would like to see something be done with property that would be helpful to Dimondale and look nice.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Kamphuis Properties Change of Zoning at 7:07 pm.

The Public Hearing for Bay County Holdings, LLC Special Use Permit was called to order by Chairperson Holtz at 7:07 pm.

Barry Goodman along with his wife Nicole are owners of Bay County Holdings, LLC. Seeking a Special Use Permit to operate a 35,000 sqft Medical Marijuana grow and processing facility on Lot 7 in Harvest Park. Mr. Goodman is an attorney and provided background information on himself as well as his company. It's his desire to be a good neighbor. Would like to hire locally and doesn't want to just meet building standards, but wants to exceed them.

Becki Kingsbury, 5307 Mirage Circle – Couldn't hear Mr. Goodman and ask if he could repeat the above information. Mr. Goodman went in more depth as to the location within Harvest Park. Included information about safety and security. Will have a carbon filtration systems that will mitigate odor. **Becki Kingsbury** – Wanted to go on record that she isn't for this at all. She inquired about the 9 lots in Harvest Park. Mr. Goodman responded that it's his understanding the all 9 lots will have something to do with the Medical Marijuana industry.

Ardene Martin, 10198 Burgandy Blvd – Questioned the building size and number of employees. Mr. Goodman replied they plan to build a 35,000 sqft facility and employ 25 to 30 people. The types of security checks was asked and Mr. Goodman responded the State of Michigan Department of Licensing and Regulatory Affairs (LARA) has set forth the highest standard of security measures. They will perform extensive background checks on anyone employed at these facilities.

Celee Marchek, 7492 Noel Ave – Inquired where employees were going to park. Mr. Goodman informed there is adequate parking on the lot at the facility.

Brenda Bond, 475 Windrock – Wants to go on records that she is totally appalled by this project. Questioned Mr. Goodman as to his intentions, if he was going to continue living in Southfield practicing law and just invest in this property or if he was going to move here and be involved in it. Mr. Goodman responded that it will take a year or so to build and get it operational. Not looking to move here but will be spending time a lot of time here assisting. Will probably be bringing in operators, who will be vetted and know how to run this type of operation.

Kenny Kingsbury, 5307 Mirage Circle – To his knowledge this is not recognized as a legal business therefore monies cannot be deposited into federally insured banking institutions, etc. so where does the monies go? Mr. Goodman answered that you are correct that the federal government has identified marijuana as a schedule 1 drug; however the federal government has identified the States that are doing this for medical reasons and are not going to interfere. State banks and state credit unions are not federally insured and should be able to handle these monies. Mr. Goodman explained studies have been done by the American Medical Society, Harvard and other schools about the benefits of Medical Marijuana for pain therefore reducing the dependency on opioids.

James Bond, 475 Windrock – Concerned over the amount traffic and the issues this would create, heard at one time there will be about 1000 employees. Mr. Goodman's understanding is that there will only be about 180 employee total in the 9 lots of Harvest Park and these employees will operated in shifts. The 1000 employees that was mentioned must be including second phase and/or something else. **James Bond** asked if Creyts Road could be widened or create access off Lansing Road. Chairperson Holtz commented this is an issue for Eaton County Road Commission. Windsor Township does not have any jurisdiction over the roads.

Kern Slueter, 9502 Walnut Hwy – Wanted to address the issue of the 1000 jobs. That it is true, but the township board approved a plan for redeveloping the Lansing Road corridor. That 1000 jobs we are looking at is spread up and down the Lansing Road corridor, it is not associated particularly with just those 2 Creyts Road properties. These properties are the Northeast anchor and the intention is to remove the blight along Lansing Road all the way to I-69. This is where the 1000 jobs come in.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Bay County Holdings, LLC at 7:30 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:30 pm by Chairperson Holtz.

Bergamini moved and Sabourin seconded to approve the agenda as written. Carried 7-0.

Johnson moved and Bergamini seconded to approve the minutes of the previous meeting as written. Carried 7-0.

Hear Public present on agenda items: None

Reports:

Board of Trustees: Moving forward with filing paperwork for dangerous buildings on the Azzawi property hopefully by the end of April with a request for the hearing officer to hold a hearing by the end of May. The Hugh Heward Canoe Challenge annual stay over in Dimondale is scheduled for Friday, April 27, 2018.

Board of Appeals: None

Board of Review: None

Reports & Announcement: Looking for volunteers to work on Windsor Township's 175th Anniversary celebration to be held this summer.

Unfinished Business:

Discussion took place on the proposed Change of Zoning from PUD to M-1 for the Kamphuis properties. The surrounding area current uses were considered. What businesses light industrial could include were contemplated. The buffer zones were examined as well as the properties proximity to residential properties. The history of prior zoning for this property was discussed. It was noted that a Site Plan

Review is required for all commercial property in the township. **Pray moved and Brija seconded to recommend to the Board of Trustees to approve the petition to amend the zoning district from PUD (Planned Unit Development) to M-1 (Light Industrial) for the Kamphuis Properties, Parcel Number 080-010-100-003-00, 080-010-100-004-00 and 080-010-100-010-00.**

Ayes: Sabourin, Johnson, Brija, Holtz, Pray and Kelley

Nays: Bergamini

Change of Zoning Recommendation approved: 6-1.

Pray moved and Brija seconded a friendly amendment to change Recommendation to the Board of Trustees to approve the petition to amend the zoning district from PUD (Planned Unit Development) to M-1 (Light Industrial) for 70 of the 80 acres on the Kamphuis Properties, Parcel Number 080-010-100-003-00, 080-010-100-004-00 and 080-010-100-010-00.

Ayes: Sabourin, Johnson, Brija, Holtz, Pray and Kelley

Nays: Bergamini

Amendment to Change of Zoning Recommendation approved: 6-1.

Bay County Holdings, LLC intended use of the property, being a Medical Marijuana Grow Processing Facility, as well as the amount of facility space for each operation and administrated offices was discussed. Processing of Medical Marijuana was explained. It was determined more information is needed in order to proceed. **Pray moved and Sabourin seconded to table the Bay County Holdings, LLC Special Use Application, until the next regular meeting on May 9, 2018 to allow time to provide more information. Carried 7-0.**

New Business:

Premier Meds LLC request for a Special Use Permit for a Medical Marijuana Facility was reviewed. The Day Care facility adjacent to the proposed location was discussed. It was determined, until the Day Care facility closes, this Special Use Permit request violates Ordinance 42, Section 5, Item 4. Premier Meds LLC can reapply after the Day Care facility closes.

Pray moved and Johnson seconded to schedule the public hearing for New Genetics, LLC Special Use Permit to be held at the next regular meeting, Wednesday, May 9, 2017 at 7:00 pm. Carried 7-0.

Hear Public present on any subject:

Discussion took place on the township Zoning Ordinance requirements in regards to Medical Marijuana.

The Azzawi houses were touched upon and questions were referred to the Board of Trustees.

Creys Road traffic concerns were referred to the Eaton County Road Commission.

Concern was expressed about whether the Medical Marijuana Facilities could transfer their products into something illegal and the answer was no. The State of Michigan regulates every aspect of this industry including where the product is at all times.

With no further business **Johnson moved and Bergamini seconded to adjourn the meeting. Carried: 7-0.**
Adjournment: 8:29 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township