

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR NEW GENETICS, LLC SPECIAL USE PERMIT
AND REGULAR MEETING – MAY 9, 2018
MEETING ROOM – 7:00 PM

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

Absent: None

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

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

Andrew Rost representing New Genetics, LLC introduced his team. He is here seeking a Special Use Permit to operate a Medical Marijuana cultivation facility on Lot 4 in Harvest Park. Have secured two (2) class C licenses allowing them to grow 3000 plants, then transport the plants to state licensed processors and dispensaries. The 13,000 sqft facility will be a fully secured, solid steel building with a translucent roof; allowing the use of sunlight to aid in the growing processes and therefore reduce their electrical footprint. There will also be a 3,000 sqft office and miscellaneous area. All parking to be onsite and will be using carbon filtration for odor mitigation. Stressed wanting to be a good neighbor and have a good relationship with the community.

Sue Warner, 6694 E. Galway – Asked the question about how many employees in the building. Mr. Rost responded 10 to start out. The name of Harvest Park and New Genetics was discussed.

Jack Woodard, 10102 Carol Lane – Questioned the building size and concerned about storm water drainage. Mr. Rost replied there will be approximately 16,000 total sqft, with 13,000 sqft for growing area and 3,000 sqft for office and other. Storm water mitigation is something they are taking heavily into account, pushing towards moving rain water underground. They are leaving plenty of undeveloped area, so as to make minimal impact on the rain water system.

The location of lot 4 was discussed.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for New Genetics, LLC at 7:07 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:07 pm by Chairperson Holtz.

Johnson moved and Brija seconded to approve the agenda as written. Carried 7-0.

Bergamini moved and Johnson 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: At meeting last night the Rezoning of the Kamphuis property from PUD to M-1 was introduced, the Drain Commission spoke on several of the drains in the township and a Resolution was approved adding Enduro Engineering's property into Sanitary Sewer District No. 3.

Board of Appeals: None

Board of Review: None

Reports & Announcement: On May 16th there will be a Solar 101 Panel Presentation at the Country Mill Orchard, social hour begins at 5:30 and presentation is from 6-7:30 pm.

Unfinished Business:

Pray moved and Brija seconded to un-table Bay County Holdings, LLC Special Use Permit application. Carried 7-0. Mike Deem, representing the owners of Bay County Holdings, LLC, announced they are requesting a Special Use Permit to construct a growing and processing facility on Lot 7 of Harvest Park. The building will be approximately 27,000 sqft, half dedicated to growing and the other half will be processing & offices. There will be security fencing surrounding the property and a Knox-box will be installed on the outside of the security gate. Carbon Filters will be used for odor mitigation. Twenty-four video surveillance, connected to police department, will be installed. Anticipate starting out with 10 employees. Requesting the deferment of parking spaces. Discussion was held on the building construction and being harmonious with the area. Fencing and Security were reviewed. **Pray moved and Johnson seconded to recommend to the Township Board approval of the petitioned Special Land use Permit for a 30,000 sqft medical marijuana cultivation and processing facility to be located on the east side of Creyts Rd., and as legally described in Section 2 of Windsor Charter Township (Parent Parcel 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. a) Pursuant to Section 6.8.9 of the Ordinance, additional information is necessary regarding a submitted final site plan: (i) 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, including the proposed site wall height, and provide a site lighting plan. (ii) The final landscape screening and buffering plan. The applicant is required to provide a landscape screening and buffering plan. (iii) Detail pedestrian circulation, both public and private. (iv) Provide general location of anticipated utility locations. (v) Provide general description of proposed signage, if any. (vi) Describe methods to preserve natural features. (vii) Provide a grading and drainage plan. The applicant should depict the expected drainage on site and how such drainage ties into the overall drainage plan for Harvest Park. (ix) Detail method of solid waste disposal. 3) All Emergency Services requirements be met before final site plan approval.
Ayes: Bergamini, Pray, Holtz, Brija, Johnson and Sabourin
Nays: Kelley
Special Use Permit Recommendation Approved: 6-1.

Discussion was held on New Genetics, LLC proposed translucent roof. Security and surveillance were examined. This will be a grow facility only, recycling of the by-products such as trimmings, etc. will also be sold to processing centers, there will be no extracting onsite. Don't anticipate having water runoff. The water will be filtered coming in and there will be control to the point where there is no run off of water from the plants. Watering will be done manually, not relying on a computer system. If there is water runoff, there will be a drain system that will go into a contained storage tank. **Bergamini moved and Pray seconded to recommend to the Township Board approval of the petitioned Special Land use Permit for a 16,000 sqft medical marijuana cultivation facility to be located on the east side of Creyts Rd., and as legally described in Section 2 of Windsor Charter Township (Parent Parcel 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. a) Pursuant to Section 6.8.9 of the Ordinance, additional information is necessary regarding a submitted final site plan: (i) 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, including the proposed side wall height, and provide a site lighting plan. (ii) The final landscape screening and buffering plan. The applicant is required to provide a landscape screening and buffering plan. (iii) Detail pedestrian circulation, both public and private. (iv) Provide general location of

anticipated utility locations. (v) Provide general description of proposed signage, if any. (vi) Describe methods to preserve natural features. (vii) Provide soil information. (viii) Provide a grading and drainage plan. The applicant should depict the expected drainage on site and how such drainage ties into the overall drainage plan for Harvest Park. (ix) Detail method of solid waste disposal. 3) All Emergency Services requirements be met before final site plan approval.

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

Nays: None

Special Use Permit Recommendation Approved: 7-0.

New Business:

Pray moved and Johnson seconded to set Public Hearings for ARGIL Properties Special Use Permit and Terrasana Real Estate Holdings, LLC Special Use Permit, to be held at the next regular meeting, Wednesday, June 13, 2018 at 7:00 pm. Carried 7-0.

Hear Public present on any subject:

Special Use Permit and Site Plan approval processes were examined.

Concerns were expressed over odor mitigation, electricity and the outside appearances of the Medical Marijuana Facilities. Was noted that Lansing Board of Water and Light will be building a substation and supplying the electricity to Harvest Park.

Carol Lane's drainage issues were discussed.

With no further business **Bergamini moved and Johnson seconded to adjourn the meeting. Carried: 7-0.**
Adjournment: 8:00 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township