

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR ARGIL PROPERTIES MICHIGAN LLC
PUBLIC HEARING FOR TERRASANA REAL ESTATE HOLDINGS, LLC
AND REGULAR MEETING – JUNE 13, 2018
MEETING ROOM – 7:00 PM

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

Absent: Holtz

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

The Public Hearing for ARGIL Properties Michigan LLC's Special Use Permit was called to order by Vice Chairperson Brija at 7:00 pm.

Charlena Berry, Community Relations Liaison for ARGIL Properties Michigan LLC introduced the construction managers and the developer. They are looking to construct a 30,000 sqft Medical Marijuana cultivation and processing facility on Lot 2A in Harvest Park. Expressed their commitment to hiring locally and being commitment to the community. Will be using an experienced Lansing company for their security system. There will be alarm systems, closed circuit tv video surveillance, motion detectors, outside surveillance as well as lighting. Inventory tracking was discussed as well as odor control. Planning to use non-hazardous materials. The hydroponic method of cultivation will be used. With this method, all chemical used are approved for consumption. Waste disposal was reviewed, the waste is rendered to unusable form.

With no comments or questions from the public, Vice Chairperson Brija closed the public hearing for ARGIL Properties Michigan LLC at 7:09 pm.

The Public Hearing for Terrasana Real Estate Holdings, LLC's Special Use Permit was called to order by Vice Chairperson Brija at 7:09 pm.

Mike Vogt, representing Terrasana Real Estate Holdings, stated they are seeking a Special Use Permit to operate a medical marijuana growing and processing facility on lot 8 in Harvest Park. Introduction of Craig Maurer and Todd Yaross was made for them to give more specific details on the site and operation. Pictures were presented of other facilities they are currently operating in other states. They are part of a group that are medically focused and have over 50 years of medical practice. Plans are to construct a modern, technologically advanced and highly secured 40,000 sqft facility. Will be harmonious with the township as well as with surrounding properties. Once operational will employ approximately 40 people. The facility will be steel framed with a polycarbonate roof. Site perimeter fencing, gated with detection systems, closed captioned television cameras that are directly linked to the security company with real time feeds to local law enforcement. There will be 24 hour security staff. Parking lot lighting and odor mitigation was discussed.

With no comments or questions from the public, Vice Chairperson Brija closed the Public Hearing for Terrasana Real Estate Holdings, LLC at 7:18 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:18 pm by Vice Chairperson Brija.

Bergamini moved and Johnson seconded to approve the agenda as written. Carried 6-0.

Pray moved and Bergamini 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 the May 22nd meeting, approved a rezoning request and approved two special use permits. Adopted a resolution to enter into the Interlocal Agreement creating a Mutual Aid Box Alarm System (MBAS) Division.

Board of Appeals: None

Board of Review: None

Reports & Announcement: Last Saturday a retirement party was held for Denise Parisian.

Unfinished Business:

It was noted that according to Emergency Services letter dated June 10, 2018 there is still information required before final site plan approval. Security was examined. An experienced odor mitigation company is being contracted. Applying for both cultivation and processing. Planning to use nonvolatile extraction, a clean and healthy method called CO2 extraction. Lighting and packaging and the effects of the carbon footprint were reviewed. The Staff report and the Emergency Services letter was touched upon with notation made that a lot of the items were addressed in the new site plan that has been submitted for site plan approval for next month. Set back requirements were discussed. **Bergamini moved and Johnson seconded to recommend to the Township Board approval of the petitioned Special Land use Permit (ARGIL Properties Michigan, LLC) for a 35,400 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 side wall height, and provide a site lighting plan. (ii) The final landscape screening and buffering plan. The applicant is required to include a fifty (50) foot buffer strip, including all of the items described in Section 5.3.D, along the northern lot line in addition to providing a landscape screening and buffering plan. (iii) Provide general location of anticipated utility locations. (iv) Provide general description of proposed signage, if any. (v) Describe methods to preserve natural features. (vi) Provide soil information. (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. (viii) Detail method of solid waste disposal. 3) All Emergency Services requirements, as outlined in letter dated June 10, 2018, be met before final site plan approval.**

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

Nays: None

Absent: Holtz

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

Terrasana Real Estate Holdings, LLC's construction of the building was examined as being corrugated steel with polycarbonate roof. The Staff report and the Emergency Services letter were considered with notation made that some of the items have been addressed in the new site plan that has been submitted for site plan approval next month. This will be a growing and processing facility. Planning to use cold water processing, which qualifies as organic. **Bergamini moved and Pray seconded to recommend to the Township Board approval of the petitioned Special Land use Permit for a 40,320 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 shall provide a detailed site lighting plan. (ii) The final landscape screening and buffering plan. The applicant is required to provide a landscape screening and buffering plan. (iii) Provide general location of anticipated utility locations. (iv) Provide general description of proposed signage, if any. (v) Describe methods to preserve natural features. (vi) Provide soil information. (vii) Detail method of solid waste disposal. 3) All Emergency Services requirements, as outlined in letter dated June 10, 2018, be met before final site plan approval.

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

Nays: None

Absent: Holtz

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

New Business:

Bergamini moved and Johnson seconded to set Public Hearing for Premier Meds LLC Special Use Permit, to be held at the Wednesday, August 8, 2018 regular meeting at 7:00 pm. Carried 6-0.

Hear Public present on any subject: None

With no further business **Johnson moved and Kelley seconded to adjourn the meeting. Carried: 6-0.**
Adjournment: 8:08 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township