

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – AUGUST 8, 2018
MEETING ROOM – 7:00 PM

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:00 pm by Chairperson Holtz.

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

Absent: None

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

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

Bergamini moved and Sabourin 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: Pray reported that at the board meeting last month the Supervisor gave a report on the Dangerous Building Hearing and the roof replacement/repair for the Emergency Services building was approved along with a budget amendment.

Board of Appeals: Scheduled for Wednesday, August 15, 2018

Board of Review: July Board of Review went well, corrections were completed.

Reports & Announcement: Clerk Rumsey reported Windsor Township had a 38% turnout for the Primary Election.

Unfinished Business:

The Staff report for ARGIL Properties Michigan, LLC Site Plan review was discussed and the absence of a security plan was noted. **Bergamini moved and Sabourin seconded to postpone the Site Plan Review for ARGIL Properties Michigan, LLC to the next regular Planning Commission meeting on September 12, 2018, to allow additional time to submit a security plan.**

Ayes: Sabourin and Bergamini

Nays: Johnson, Brija, Holtz, Pray and Kelley

Motion to postpone the Site Plan Review for ARGIL Properties was denied: 2-5.

Pray moved and Johnson seconded to approve the Final Site Plan for a 30,000 SF medical marijuana cultivation and processing facility to be located on Lot 2A in Harvest Park 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 site plan for a light manufacturing facility meets the general standards as provided for under Section 6.8 of the Ordinance. Conditions: 1) Provide information as noted as required in the staff report dated August 7, 2018, which includes providing a security plan. 2) All Emergency Services conditions be met in accordance with their letter dated August 8, 2018. 3) Provide any conditions of approval from other reviewing authorities. 4) Compliance with the provisions of the Zoning Ordinance shall be determined by the Zoning Administrator prior to the issuing of permits or authorization of construction of the petitioned use.

Ayes: Kelley, Pray, Holtz, Brija and Johnson

Nays: Bergamini and Sabourin

ARGIL Properties Michigan, LLC Final Site Plan Approved: 5-2.

The Staff report and Emergency Services recommendations including conditions for Terrasana Real Estate Holdings, LLC Site Plan review were examined. **Bergamini moved and Brija seconded to approve the Final Site Plan for a 40,320 SF 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 site plan for a light manufacturing facility meets the general standards as provided for under Section 6.8 of the Ordinance. Conditions: 1) All Emergency Services conditions be met in accordance with their letter dated August 3, 2018. 2) Compliance with the provisions of the Zoning Ordinance shall be determined by the Zoning Administrator prior to the issuing of permits or authorization of construction of the petitioned use. 3) Provide any conditions of approval from other reviewing authorities.**

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

Nays: None

Terrasana Real Estate Holdings, LLC Final Site Plan Approved: 7-0.

New Business:

New Genetics, LLC presented revised plans with minor changes. **Pray moved and Johnson seconded to postpone New Genetics, LLC Site Plan Review until the September 12, 2018 regular meeting to allow Planning Consultant and Emergency Services sufficient time to review the revised plans.**

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

Nays: Kelley

New Genetics, LLC Site Plan Review Postponement Approved: 6-1.

Hear Public present on any subject:

Concern was expressed on Creyts Road traffic. A request was made for the planning commission's assistance with the Township Board and Road Commission on how to address the future traffic at Lansing and Creyts Roads due to the new development in progress.

It was noted that Premier Meds LLC withdrew their application for a Special Use Permit.

Discussion was held on procedures for Site Plan Reviews going forward. It was the general consensus that until the site plans are administratively complete, no date for a Site Plan Review will be set.

With no further business **Bergamini moved and Johnson seconded to adjourn the meeting. Carried: 7-0. Adjournment: 8:03 pm.**

Lisa A. Rumsey, Clerk
Windsor Charter Township