

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR ARGIL PROPERTIES MICHIGAN LLC
AND REGULAR MEETING – JANUARY 9, 2019
MEETING ROOM – 7:00 PM
APPROVED

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, Johnson, Pray and Bergamini

Absent: Kelley

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 6-0.

Pray moved and Bergamini seconded to approve the minutes of the previous meeting as written. Carried 6-0.

The Public Hearing for ARGIL Properties Michigan LLC’s Special Use Permit was called to order by Chairperson Holtz at 7:03 pm.

Charlena Berry, Community Relations Liaison for ARGIL Properties Michigan LLC announced they are looking to construct a 34,000 sqft Medical Marijuana Grow and Processing facility on Lot 3 in Harvest Park. Plans to be a fully secured facility. Inventory control procedures and odor control were discussed. There will be security measures, motion sensors/detectors and full outside surveillance. Using a non-hazardous method of processing cannabis into oil. No hazardous materials will be stored onsite. Where ARGIL is in their licensing processes was examined.

Fred O’Keefe, 7967 Creyts Road – Questioned if the whole development were going to be Medical Marijuana facilities. Response was given that to the planning commission’s knowledge the east side of Creyts Road, Harvest Park, there will be some type of Medical Marijuana facility, except there will be NO provisioning centers, commonly known as dispensaries. The type of development on the west side of Creyts Road is unknown at this time.

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

Reports:

Board of Trustees: After Green Peak received licensing from the State of Michigan, last night, the board approved their licensing for Windsor Charter Township.

Board of Appeals: None

Board of Review: None

Reports & Announcement: ~~Last Saturday a retirement party was held for Denise Parisian.~~ **None**

Hear Public present on agenda items: None

Unfinished Business:

The Staff report on ARGIL Properties’ Special Use application and the response letter amending the proposed use language from Cannabis Harvesting Facility to Growers, Class C and Processor was discussed. Emergency Services recommendation was considered. The time frame on changes to site plan prior to submitting for a site plan review were reviewed. **Bergamini moved and Johnson seconded to recommend to the Township Board approval of the petitioned Special Land Use Permit by ARGIL Properties Michigan, LLC for a 34,244 sqft medical marijuana cultivation and processing facility to be located**

on Lot 3, 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) and accept the response letter, dated 1/08/19, providing the information as noted in staff report, dated 1/04/19 under Section 3, 4 and 5, as being part of the Application for Special Use, 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 preliminary site plan for a light manufacturing facility generally meets the general standards as provided for M-1 District and site development requirements set forth under Section 5.8-A. 3) The site is harmonious with the area. Conditions: 1) A final site plan shall be submitted for final approval by the Planning Commission. 2) All Emergency Services requirements, as outlined in letter dated January 9, 2019, be met prior to final site plan approval.

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

Nays: None

Absent: Kelley

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

Discussion was held on the new email accounts and the proposed language amendment to the Planning Commission's By-Laws. **Bergamini moved and Sabourin seconded to amend Article VI title from Order of Business to Conduct of Business and add a paragraph B, titled Written Communication and the Keeping of Records, item 1, Members of the Planning Commission shall use a Township sponsored e-mail account to conduct all written correspondence regarding Township and/or Planning Commission business. The Clerk of the township shall maintain the e-mail accounts and shall retain a copy of all e-mail communications in keeping with the Township's record retention policy and the Michigan Freedom of Information Act. Carried: 6-0.** Discussion continued on possible changes to Article IV and Article VIII to be included in next month's agenda.

New Business:

Pray moved and Johnson seconded to retain the current officers of the Windsor Charter Township Planning Commission for 2019. Chairperson Brian Holtz, Vice Chairperson Jerry Brijja and Secretary Tim Sabourin. Motion Carried.

Hear Public present on any subject:

Discussion was held on the proposed use of the property located on the east and west side of Creyts Road near Lansing Road.

Concern was expressed on Creyts Road lane blockage due to construction. Also, feels the road shoulder area is being used to store equipment and materials, encroaching on the road, causing a safety concern. Directed the concern to the Township Supervisor and/or Eaton County Road Commission, as the property owner most likely has a permit to work in the road right of way.

With no further business **Bergamini moved and Johnson seconded to adjourn the meeting. Carried: 6-0.**
Adjournment: 7:40 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township