

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING FOR PREMIER MEDS SPECIAL USE PERMIT  
AND REGULAR MEETING – MARCH 13, 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, Bergamini and Kelley

Absent: Pray

Also Present: Asst Chief Fabijancic and Lisa Rumsey (Clerk)

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

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

**The Public Hearing for Premier Meds Special Use Permit was called to order by Chairperson Holtz at 7:01 pm.**

Cody Carew, Project Architect for Premier Meds stated they are seeking a Special Use Permit for a Medical Marijuana Grow Facility with approximately 1500 plants in an existing building located at 5103 Lansing Road.

**Mark Korroch, 5143 Lansing Road** – Questioned the amount of water being needed for the grow operation. Response was given that there will be a designated well for the plants themselves, along with three 500 gallon water tanks. Not planning on using an abundance of water, plants will be in three gallon pots.

**With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Premier Meds at 7:04 pm.**

Reports:

Board of Trustees: 1) Approved Lansing Board of Water & Light Supplemental Agreement No. 6 to service Lot 4 of Harvest Park. 2) Approved the 2019-2020 Sewer Budget. 3) Approved paying off of 2017 Spartan Fire Truck and amended Apparatus Replacement Budget. 4) Touched upon possibly allowing event venues in agricultural districts.

Board of Appeals: None

Board of Review: March Board of Review took place last Monday and Tuesday. It went well.

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business:

Installing a new well for Premier Meds Medical Marijuana Grow Facility to service only the plants was discussed. It was stated that the existing greenhouse on the property will be removed. The ability to meet Emergency Services requirements in complying with NFPA 2015 and 2018 were questioned. **Bergamini moved and Sabourin seconded to adjourn this discussion until end of business. Carried 6-0.** Adjourned: 7:14 pm.

New Business:

**Bergamini moved and Johnson seconded to schedule a Public Hearing for a Special Use Permit applied for by Pumford Construction to be held at the regular meeting on Wednesday, April 10, 2019 at 7:00 pm. Carried 6-0.**

**Bergamini moved and Johnson seconded to schedule a Public Hearing for a Change of Zoning applied for by Fred O’Keefe on property 7967 Creyts Road to be held at the regular meeting on Wednesday, April 10, 2019 at 7:00 pm. Carried 6-0.**

Unfinished Business Cont’d:

Reopened discussion on Premier Meds Special Use Permit at 7:22 pm. Representative for Premier Meds acknowledged that NFPA 2018 absolutely applies and they will have no problem complying when it comes time for their site plan submission. The staff report was examined. **Bergamini moved Brija seconded to recommend to the Windsor Charter Township Board approval of the petitioned Special Land Use Permit by Premier Meds for a 7,695-sf. medical marijuana cultivation facility to be located on the north side of Lansing Rd., and as legally described in Section 18 of Windsor Charter Township (Parent Parcel Tax ID#: 23-080-018-400-130-00), commonly known as 5103 Lansing Road, based on the following reasoning and conditions: Reasoning: 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. Conditions: 1) Provide information as noted under Section 3, 4 and 5 of this 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. 3) All Emergency Services requirements be met, as outlined in letter dated February 13, 2019.**

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

**Nays: None**

**Absent: Pray**

**Recommend Special Use Permit for Approval: 6-0-1**

Hear Public present on any subject:

**Vickie Munro, 11161 Wilbur Hwy** – Asked for confirmation of property on Lansing Road, that has requested a Special Use Permit as a grow facility, is separate from the one on Creyts Road. It was confirmed. The Medical Marijuana Ordinance was reviewed.

**Janet Korroch, 5143 Lansing Rd** – Concerned about odor coming from grow facility on Lansing Road as she lives down wind. Response was there are requirements for odor control in place. You should not be able to smell anything.

**David Fosket, 5091 Lansing Rd** – Expressed his opinion that he is fine with the grow facility on Lansing Road and doesn’t think there will be much, if any, of an odor.

With no further business Chairperson Holtz adjourned the meeting at 7:35 pm.

Lisa A. Rumsey, Clerk  
Windsor Charter Township