

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR MASON TERRA, LLC SPECIAL USE PERMIT
THERAPEUTIC HEALTH CHOICE SPECIAL USE PERMIT
7967 CREYTS ROAD CHANGE OF ZONING
AND REGULAR MEETING – APRIL 10, 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 Vice Chairperson Brija.

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

Absent: Holtz

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 Mason Terra, LLC Special Use Permit was called to order by Vice Chairperson Brija at 7:01 pm.

Ashleigh Albert, representing Mason Terra, LLC stated they intend to develop Lots 2A and 2B in Harvest Park for medical marijuana cultivation purposes. An overview was given on changes that were made to the initial site plan submitted to address recommendations from Emergency Services. Instead of two separate buildings on two separate lots, they are combining the lots and having 1 large building, constructed in phases. Parking & Fire lanes were discussed. When in full operation, plan to have approximately 12 employees. The use of cameras, security vestibules, RFID chain of custody and security fencing are being used as part of their security plans. They intend to use several methods including but not limited to: mechanical cooling, controlled exhaust system, and negative-pressure design. Negative air pressure was further examined. Plan to break ground with this calendar year.

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

The Public Hearing for Pumford Construction (Therapeutic Health Choice) Special Use Permit was called to order by Vice Chairperson Brija at 7:09 pm.

Greg Turner from Pumford Construction, representing Therapeutic Health Choice, announced the development of a 10,000 sqft testing laboratory for medical marijuana in Lot 6 of Harvest Park. This will be a low energy building. Sample pictures were shown of the proposed inside of the lab. Small quantities of product will be on premises. The lab will be testing quality, potency, pesticide, heavy metal and microorganism. They will be using a variety of equipment to perform testing from microscopes to pressurized pieces of equipment that break down solids to liquid. Compressed air and nitrogen is used as well as a very small amount of argon. These gases will be in small cylinders, stored inside. No exhaust of any smoke, dust or dirt, a very clean environment. It's much like a lab you would find in any pharmaceutical industry. Parking, setbacks and Emergency Services requirements were examined. There will be a monitored security system, with approximately 12 employees with regular business hours of Monday – Friday from 8 AM to 5 PM.

Marcia Dinolfio, 422 Windrock Ln – Asked the question if the gases are explosive. Response was given that all gases are to some degree. These gases are the same as any welder would use. There will not be any storing of large quantities of these gases, only small cylinders, locked up and stored inside of the building, much the size of oxygen tanks and propane tanks you would have at your house.

With no more comments or questions from the public, Vice Chairperson Brija closed the public hearing for Pumford Construction (Therapeutic Health Choice) at 7:24 pm.

The Public Hearing for 7967 Creyts Road Change of Zoning was called to order by Vice Chairperson Brija at 7:24 pm.

Fred O’Keefe explained he is requesting a change of zoning at 7967 Creyts Road from B-2 to M-1, so he can build a pole barn to store equipment. His business is concrete work, performed all over the State of Michigan for MDOT. Mr. O’Keefe has stated that he will not be living in the house located at 7967 Creyts Road. The size of the proposed pole barn will be 40’ X 60’. There is a curb machine, a backhoe and a skidsteer he would like to store inside.

Marcia Dinolfio, 422 Windrock Ln – Inquired on the procedure for rezoning a property. It was explained that it starts out with the Planning Commission scheduling a public hearing, property owners within 300’ of the property requesting rezoning are notified by letter, and it is published in the paper. It is also posted on the township website. Further explanation was provided on the history of rezoning in this section of the township.

With no more comments or questions from the public, Vice Chairperson Brija closed the public hearing for 7967 Creyts Road at 7:30 pm.

Reports:

Board of Trustees: The decision on the Premier Meds Special Use Permit has been postponed twice now (due to not having a representative present to answer questions), a resolution to reduce the speed limit on Creyts Road from Hart Hwy to Lansing Road was adopted, there was approval to proceed with preliminary plans for a township building and site survey for township’s Holt Road property and approved a Comcast Franchise Agreement Renewal.

Board of Appeals: None

Board of Review: None

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business:

Questions were answered during Mason Terra, LLC Special Use Permit Public Hearing. **Bergamini moved and Johnson seconded to recommend to the Windsor Charter Township Board approval of the petitioned Special Land Use Permit for a 21,200-sf medical marijuana cultivation facility with a 38,850-sf addition, to be completed in future phases of construction, to be located on Lots 2A & 2B of Harvest Park, the east side of Creyts Rd., and as legally described in Section 2 of Windsor Charter Township (Parent Parcel Tax ID#: 23080-002-100-022-00) 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 March 25, 2019.**

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

Nays: None

Absent: Holtz

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

Customer Parking for Therapeutic Health Choice testing lab was discussed. **Bergamini moved and Kelley seconded to recommend to the Windsor Charter Township Board approval of the petitioned Special Land Use Permit for a 10,000-sf medical marijuana safety compliance facility with a 5,000-sf addition, to be completed in a future phase of construction, to be located on Lot 6 of Harvest Park, 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: 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 March 23, 2019.

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

Nays: None

Absent: Holtz

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

Bergamini moved and Johnson seconded to recommend to Windsor Charter Township Board to approve the petition to amend the zoning district from B-2, Highway Service District to M-1, Light Industrial District for property located at 7967 Creyts Road in Section 3 of Windsor Charter Township (Parcel ID #080-003-200-060-00) as legally described in the petition based on the following reasoning and conditions: Reasoning: 1) The Planning Commission finds under Section 9.3.2 above, the rezoning to be appropriate and consistent with the adjacent land uses. Conditions: 1) No one will be able to live onsite. Fred O'Keefe has acknowledge he will not be continuing to use property as residence.

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

Nays: None

Absent: Holtz

Recommend Change of Zoning for Approval: 6-0-1

New Business:

Hear Public present on any subject:

With no further business **Pray moved and Johnson seconded to adjourn the meeting. Carried 6-0.**
Adjournment: 7:47 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township