

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – JULY 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 and Bergamini

Absent: Holtz

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

Pray moved Bergamini seconded to amend the Agenda, adding Crossroad Digital Outdoor Special Use Permit under New Business. Carried 5-0. Bergamini moved and Johnson seconded to approve the agenda as amended. Carried 5-0.

Johnson moved and Pray seconded to approve the minutes of the previous meeting as written. Carried 5-0.

Reports:

Board of Trustees: 1) Accepting applications for open Trustee position until July 17th, Interviews will be on at a special meeting on July 23rd. 2) Postponed the Windsor Drain assessment for Drains at Large. 3) Renewed the Assessor Employment Agreement. 4) Tabled the Professional Services Agreement for Master Plan & Zoning Ordinance Update. 5) Hired a Communication Consultant to take care of the township's social media.

Board of Appeals: None

Board of Review: Is scheduled for July 16th at 9 am.

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business: None

New Business:

Pray moved and Sabourin seconded to approve Green Peak Innovation's (GPI) petitioned Final Site Plan for a 65,720-sf addition to a 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 (Parcel ID#: 23-080-002-100-022-01) and adopt the recommendation in Staff Report dated 7/01/2019 and Emergency Services letter dated 7/03/2019 (which includes a letter from Studio Intrigue Architects dated 7/03/19) based on the following reasoning and conditions: Reasoning: 1) Subject to the conditions provided below, it is found that the petitioned site plan for a light manufacturing facility meets the general standards and requirement as provided for under Section 6.8 and other applicable sections of the Ordinance. Conditions: 1) Provide a landscape screening and buffering plan. Adjacent property to the south of this site is zoned R-1M, Multiple Family Residential. Pursuant to Section 6.9.3, Table 1, the GPI is required to install landscape buffer yard Type D as a method to mitigate potential off-site impacts. GPI shall reflect this buffer yard on the final site plan although such improvements may have been in consideration under previous site plan approval. 2) Although accounted for on other previously approved plans, GPI should state whether any outside storage of solid waste is intended and show provisions to accommodate such solid waste if to be stored outside. 3) The building cannot be occupied for business until a fire safety inspection is completed and signed off by Windsor Township Emergency Services Department. 4) The facility be made available for a tour by the Emergency Services Department personnel. 5) The Emergency Services Department be provided a complete set of final construction plans prior to occupancy to assist in fire preplanning. 6) Once on the roof from the roof

hatches, located in the stair shaft and mezzanine, there will be roof ladders from all new roof to new roof areas. As well, this will give access to the existing roofs without re-entering the building. 7) The addition will be fully sprinkled from a new water lead into the fire protection room located on an exterior wall near shipping. 8) If the elevator shaft, for the elevator in the new addition (grow room area), needs to project through the roof, it will maintain the 40' maximum height allowed by zoning.

Roll Call was taken:

Ayes: Sabourin, Johnson, Brija, Pray and Bergamini

Nays: None

Absent: Holtz

Final Site Plan Approved: 5-0-1

Bergamini moved and Sabourin seconded to approve Premier Meds LLC petitioned Final Site Plan for utilization of existing facilities, with improvements, for a medical marihuana growing facility to be located at 5103 Lansing Rd., as legally described in Section 18 of Windsor Charter Township (Parcel ID#: 23-080-018-400-130-00), deferring 1 parking space and adopt the recommendation in Staff Report dated 7/01/2019 and Emergency Services letter dated 7/03/2019, based on the following reasoning and conditions: Reasoning: 1) Subject to the conditions provided below, it is found that the petitioned site plan for a light manufacturing facility meets the general standards and requirement as provided for under Section 6.8 and other applicable sections of the Ordinance. Conditions: 1) The Planning Commission defers one required parking space. 2) Please note on the site plan the use of the new concrete pad in the northern portion of the site. If solely for fire protection services, please note on the site plan that area is to remain free and clear of any storage or vehicles. 3) Other petitions for similar use have identified a "waste" room. Premier Meds should state whether any indoor or outside storage of solid waste is intended. 4) Note on site plan intended project completion and occupancy date. 5) The building cannot be occupied for business until a fire safety inspection is completed and signed off by Windsor Township Emergency Services Department. 6) The facility be made available for a tour by the Emergency Services Department personnel. 7) The water supply tank be made available for training by the Emergency Services Department personnel. 8) The Emergency Services Department be provided a complete set of final construction plans prior to occupancy to assist in fire preplanning.

Roll Call was taken:

Ayes: Bergamini, Pray, Brija, Johnson and Sabourin

Nays: None

Absent: Holtz

Final Site Plan Approved: 5-0-1

Bergamini moved and Johnson seconded to reschedule the next regular Planning Commission meeting for August 7, 2019 at 7:00 pm, at which time a Public Hearing will be held for the Special Use Permit for Crossroad Digital Outdoor, to install a two sided digital billboard. Carried 5-0.

Hear Public present on any subject: None

With no further business Pray moved and Johnson seconded to adjourn the meeting. Carried 5-0.

Adjournment: 7:28 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township