

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
THERAVADA BUDDHIST ASSOCIATION MICHIGAN SPECIAL USE PERMIT
AND REGULAR MEETING – SEPTEMBER 4, 2019
MEETING ROOM – 7:00 PM
APPROVED

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:12 pm by Chairperson Holtz.

Present: Holtz, Pray, Johnson and Pisano
Absent: Brijja, Sabourin and Bergamini
Also Present: Asst Chief Fabijancic and Lisa Rumsey (Clerk)

Johnson moved and Pray seconded to approve the agenda as written. Carried 4-0.

Johnson moved and Pray seconded to approve the minutes of the previous meeting as written. Carried 4-0.

The Public Hearing for Theravada Buddhist Association Michigan Special Use Permit was called to order by Chairperson Holtz at 7:15 pm.

A member with Theravada Buddhist Association Michigan (TBAM), owners of the property, provided information on the proposed use of the property located at 7894 Nixon Road. To be used as a residence for two monks and while living there offer lessons on Buddhism and meditation methods for free. Services will include book club, small scale discussions sessions and individual one on one counseling, teaching or prayer (one on one could include families). There will not be any formal or regular service to the public. The association functions as a charitable organization through donation from well-wishers. There may be a mass prayer on special occasions or religious days similar to Easter or Christmas mass, two or three times per year.

Serena Trevino, 7903 Nixon Rd – Request the Planning Commission google Theravada Buddhist Association. Feels they are not telling everything that is going on at the residence. Concerned with the numerous celebrations and/or blessings being held every month. Also concerned with parking, noise and outside lighting. A representative from TBAM responded to her concerns.

Kate Love, 7796 Nixon Rd – Respectively disagrees with the large gatherings only being two or three times per year, stated there are gatherings almost every Sunday. Concerned it is being used like a church. Also concerned with the traffic and parking issues. A representative from TBAM responded to her concerns and tried to assure they try to be respectful to the neighbors. They put up signs and yellow tape to keep parking contained.

Kate Love, 7796 Nixon Rd – Understand what is trying to be accomplished and has always been treated respectful but just want to make the point this is a rural residential neighborhood, whether there are 15 or 100, there are groups of people every single week. This is an issue for us as their neighbors.

Serena Trevino, 7903 Nixon Rd – Their website indicates the property is being used to raise money. We live in this area because it's quiet. Would just like the same respect. A representative from TBAM stated yes we are registered as a charitable organization. They do respect our neighbor's rights and property and well as try to be good citizens. Generally try to alert neighbors with pamphlets and flyers with offers to join so they are aware of a celebration in near future.

Serena Trevino, 7903 Nixon Rd – Received letter from a Realtor stating has a cash buyer right now that lives in your area and want to buy property for an offer that is acceptable if you are willing to sell, they need more land for their worship services. Was appalled by realtor's letter. Families in our area have lived here for many decades and want to keep it that way.

With no more comments or questions from the public, Chairperson Holtz closed the public hearing for Theravada Buddhist Association Michigan Special Use Permit at 7:27 pm.

Reports:

Board of Trustees: Had a discussion on Adult Use Marijuana, Social Media Policies and a Solar Ordinance draft was distributed to the board and in process of creating a Fire Code Board of Appeals.

Board of Appeals: None

Board of Review: None

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business:

The number of people living and visiting the site as well as the amount of parking spaces needed by Theravada Buddhist Association Michigan was discussed. The Buddhist monks are prohibited from owning worldly possessions, they do not receive a salary and their living expenses are covered by the association. Clarification and more detail is needed as to what is going on at this property, the number of people inside and outside, parking to accommodate these people, the hours of events, etc. **Pray moved and Johnson seconded to table Theravada Buddhist Association Michigan Special Use Permit until next regular meeting, October 9, 2019, to obtain additional information.**

Roll Call was taken:

Ayes: Johnson, Holtz, Pray and Pisano

Nays: None

Absent: Brija, Sabourin and Bergamini

Carried: 4-0-3

New Business:

Pray moved and Johnson seconded to approve Mason Terra LLC petitioned Final Site Plan for a 60,840-sf medical marihuana cultivation facility to be located on the east side of Creyts Rd., and as legally described in Section 2 of Windsor Charter Township (Parcel ID#: 23-080-002-100-022-02 & 23-080-002-100-022-03), based on plans submitted with revision date of 8/29/19, and adopt the recommendation in Staff Report dated August 28, 2019 with a revised date of September 4, 2019 and Emergency Services letter dated September 3, 2019, based on the following reasoning: Subject to the conditions provided below, it is found that the petitioned site plan for a medical marihuana cultivation and processing facility meets the general standards and requirement as provided for under Section 6.8 and other applicable sections of the Ordinance. Conditions: 1) Provide information as requested in Item 3 of Staff Report dated August 28, 2019 with a revised date of September 4, 2019. 2) The building cannot be occupied for business until a fire safety inspection is completed and signed off by Windsor Township Emergency Services Department. 3) The facility be made available for a tour by the Windsor Township Emergency Services Department personnel. 4) The FDC & PIV locations not be moved without approval from the Windsor Township Emergency Services department. Sheet 2 of 3 indicates the location of the PIV and FDC will be based on the actual architectural plans. If the location is proposed to be moved, Windsor Township Emergency Services will need to review and approve prior to any installation. 5) Inspections be coordinated with the following agencies and Windsor Township Emergency Services: Bureau of Fire Services (BFS) for fire safety inspection and Eaton County Construction Codes Department for Fire Alarm and sprinkler systems acceptance testing. 6) The Windsor Township 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: Pisano, Pray, Holtz and Johnson

Nays: None

Absent: Brija, Sabourin and Bergamini

Final Site Plan Approved: 4-0-3

Johnson moved and Pisano seconded to add, Under Article III. Members, to Planning Commission By-Law the following: B. Attendance: If any member of the Commission is absent and unexcused from two regularly scheduled meetings, or absent for six regularly scheduled meetings within a twelve month period, then that member shall be considered delinquent. Delinquency shall be grounds for the Township Board to remove a member from the commission for non-performance of duty. The Recording Secretary shall keep attendance records and upon the recommendation of the Chair, shall notify the Township Board whenever a member is delinquent so the Township Board can consider further action or excuse the absences.

Roll Call was taken:

Ayes: Johnson, Holtz, Pray and Pisano

Nays: None

Absent: Brija, Sabourin and Bergamini

Carried: 4-0-3

The reason for possibly changing the October's meeting date no longer exist. Planning Commission's Regular Meeting date for October will remain October 9, 2019.

Hear Public present on any subject: None

With no further business **Chairperson Holtz adjourned meeting.** Adjournment: 7:59 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township