

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
UNITECH LABORATORIES OF MICHIGAN, INC. SPECIAL USE PERMIT
AND REGULAR MEETING – NOVEMBER 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, Pray, Johnson, Bergamini and Pisano

Absent: None

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

Bergamini moved and Johnson seconded to approve the agenda as written. Carried 7-0.

Bergamini moved and Sabourin seconded to approve the minutes of the previous meeting as written. Carried 7-0.

The Public Hearing for Unitech Laboratories of Michigan, LLC Special Use Permit was called to order by Chairperson Holtz at 7:01 pm.

Ken Boback, representing Unitech Laboratories of Michigan, Inc., stated they are requesting a special use permit to operate about a 4200 sf safety compliance facility inside an existing building on Lot 3 in Harvest Park.

With no comments or questions from the public, Chairperson Holtz closed the public hearing for Unitech Laboratories of Michigan, Inc. at 7:05 pm.

Reports:

Board of Trustees: Board approved the Provident Accident & Health Policy for all the firefighters, Social Media guidelines and New Genetics permits. Held the public hearing for the 2020 Budget.

Board of Appeals: Scheduled for Dec. 4, 2019.

Board of Review: Scheduled for Dec. 10, 2019 at 9:00 am.

Reports & Announcement: None

Hear Public present on agenda items: None

Unfinished Business:

Discussed was held on parking spaces for Unitech Laboratories of Michigan, Inc. Comment was made it will be harmonious with the area. **Pray moved and Bergamini seconded to recommend to the Windsor Charter Township Board approval of the petitioned Special Land Use Permit for a 4,546-sf medical marijuana safety compliance facility to be located within a previously approved medical marijuana cultivation facility owned by ARGIL Properties Michigan, LLC, 10350 Harvest Park and as legally described in Section 2 of Windsor Charter Township (Parent Parcel Tax ID #: 23-080-002-100-022-04) 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 medical marijuana safety compliance facility meets the general standards as provided by M-1 District and site development requirements set forth under Section 5.9.6. Conditions: 1) Provide information as noted under Section 3, 4 and 5 of the staff report, dated November 8, 2019, 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 November 5, 2019.**

Ayes: Sabourin, Johnson, Brija, Holtz, Pray, Pisano and Bergamini

Nays: None

Recommend Special Use Permit for Approval: 7-0.

There was no representative from Theravada Buddhist Association Michigan present. Discussion was held on house being classified as a Lodging & Rooming House and Assembly and sprinkler system will be required by county for this classification. Letter from township attorney, was reviewed, informing TBAM while the process of approval is pending, they must still comply with the Township's Zoning Ordinance and the Fire Code of Windsor Charter Township. Parking was touched upon. Still waiting on receipt of professionally drawn site plan. Planning consultant will be issuing a letter with what is still needed. **Bergamini moved and Johnson seconded to table Theravada Buddhist Association Michigan (TBAM) Special Use Permit until regular meeting January 8, 2020, a representative from TBAM is required to attend said meeting, being prepared to go forward or withdrawal application and in the meantime to refrain from any gatherings that would violate the township ordinances. Carried: 7-0.**

New Business:

Hear Public present on any subject:

Peter Preston, planning consultant, presented a projected project outline for the update of the Windsor Charter Township Master ("Plan").

The basic structure of the Plan will be as follows:

1. Introduction
2. Data Book
3. Goals & Objectives
4. Future Land Use
5. Zoning Plan
6. Implementation

It is anticipated that at the January 8, 2020 meeting, staff will present a draft data book for review as well as get additional feedback concerning work plan.

February 12, 2020 - Presentation of a draft goals and objectives chapter for review by the Planning Commission.

April 8, 2020 - Presentation of a draft land use map to the Planning Commission and analysis of each future land use category.

May 13, 2020 - Presentation of a zoning plan to the Planning Commission based on the review and consideration of future land use categories.

June 10, 2020 - Presentation of a draft implementation chapter to the Planning Commission.

August 12, 2020 - A final document is to be presented for review and consideration of approval by the Planning Commission.

With no further business **Pray moved and Johnson seconded to adjourn the meeting. Carried 7-0.**
Adjournment: 7:43 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township