

GREEN LAKE TOWNSHIP PLANNING COMMISSION
9394 10th STREET, INTERLOCHEN MI
NOVEMBER 26, 2018
MINUTES

1. **CALL TO ORDER:** By Chair Kopriva at 6:00 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL:** Board members present were: McDonald, Mouser, Marshall, Schworm, and Kopriva. Jackowski has resigned. Schuster was absent. Also, present was Marvin Radtke, Interim Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF MINUTES:** Moved by Mouser and supported by Schworm to approve the Minutes of the meeting held on November 7, 2018, as written. Carried.
5. **FIRST PUBLIC COMMENT:** None.
6. **APPROVAL OF AGENDA:** Moved by Mouser and supported by McDonald to approve the Agenda, as presented. Carried.
7. **PUBLIC HEARING:**
 - A. **PSU #18-03:** Receive and discuss any public comment received and consideration given relative to the proposed Special-Use Permit Application and site plan review for a warehouse operation at 7184 Scotchwood Lane, Grawn. Parcel Number 28-07-330-006-00.

Bill Crain, Crain Engineering, continued the discussion from the last Planning Commission meeting by explaining that the modifications to the Site Plan that were requested by the Board, at the last meeting, have been completed.

The lot coverage percent of 24.7 is shown on the site plan. The phasing plan is to build the three buildings one at a time, East to West, with a paved drive to be completed leading to each building as they are completed. The elevations and floor plans are included with the site plan. The 50-foot landscaped buffer will consist of the existing vegetation, they believe this meets the intent of the Ordinance. The submitted correspondence from the Fire Department states that there are no issues of concern.

Kopriva opened the Public Hearing to Public Comment at 6:07 pm.

Sherry West asked about the timeline for the three phases.

Correspondence from Hannah Goodrich was submitted to the Board.

Kopriva closed the Public Hearing to Public Comment at 6:08 pm.

Mouser asked if any trees have been cleared in the buffer area. Answer was no.

Crain explained that the applicant will start phase one in the spring and finish phase two and three in a year or two. He also said they supplied the Township their Road Commission permit.

McDonald mentioned that the trees should fill in to make the buffer even thicker.

Kopriva explained that in this case the Board doesn't have to require foundation plantings.

Motion by Mouser and support by McDonald to approve the Special-Use Permit Application PSU #18-03, as presented. The Board waives the foundation vegetation requirement and the existing buffer is found to be adequate. Carried.

- B. PLU #18-098:** Receive and discuss any public comment received and consideration given relative to the proposed Special-Use Permit Application and site plan review for a medical marijuana facility license for a processing facility and a provisioning center at 11850 US Highway 31, Interlochen. Parcel number 28-07-007-014-41.

Dusty Christensen, Mansfield Land Use Consultants, reviewed the project and explained that the applicant has addressed the items the Board questioned at the last meeting. Elevations of the pole building are including on the site plan. The buffer and landscaping plan are on the site plan. The hours of operation are included on the site plan. There is a note on the site plan regarding the dispensary being housed in the pole barn temporarily. The applicant will apply for a sign permit within 30 days of receiving a building permit. The MDOT driveway permit will be granted if they comply with the Road Commission standards. The curbs will need to be removed and the gravel driveway will be paved over. An odor plan has been submitted.

Radtke explained that with a change of use the applicant still needs to meet the commercial requirements of the Ordinance, including the addition. The buffer requirements can be met with vegetation, fence or berm. The Fire Department has not reported back about this case.

Kopriva explained that the non-conformity is caused by the changing use.

Kopriva opened the Public Hearing to Public Comment at 6:31 pm.

Elaine Saffrom, has concerns with the high-pressure gas line under the driveway. She said the Ordinance is lacking in odor control and that this business is a detriment to the neighboring properties.

Matt Vermetten, Attorney for Fish On Sports, Inc., said his client has no problem with the nature of the business. They believe there are issues with the driveway and because of the gas line the drive will not be able to meet the 8% grade requirement, the 50-foot buffer is impossible to meet, the buildings are residential not commercial, MDOT has not given approval, and the Fire Department has not submitted a report. The board should not proceed.

Kopriva closed the Public Hearing to Public Comment at 6:37 pm.

Christenson explained that the drive can easily be brought down to the required 8% grade, even with the gas line. They will work with DTE for solutions. MDOT controls the right of way issues and won't okay an unsafe situation.

Schworm is concerned about the traffic hazard because of the driveway grade.

Mouser said they are getting conflicting information about the gas line and the MDOT permit. This is a special use and if there is no permit issued from MDOT the application won't be approved.

Schworm is not sure who owns the fence, and if it isn't the applicant's fence, they don't get to maintain it. Christensen said the applicant would be happy to put up their own redundant fence. Kopriva doesn't like the idea of two fences back to back. Kopriva wants the parking to be shielded on the west side with a privacy fence. Dusty mentioned installing a fence between the trees and the parking lot to act as a screen, being tall enough to shield headlights. McDonald said they need to maintain the fence on the west side of the property starting from the jog.

Kopriva reviewed the standards in Section 9.4, A-I.

Motion by McDonald and support by Mouser to approve PLU #18-098 as presented with conditions that a fence be constructed and maintained on the western side of the property from the right of way to the back corner of the property, it will be a wood privacy fence just under 6 feet in height, approvals by MDOT, and they must meet the Ordinance requirements of 4.2.1.

Kopriva added that if they lose their State License they lose their Special Use Permit. McDonald and Mouser support this amendment to the motion.

Schworm added that they need approval from all other necessary governmental agencies, prior to issuing the land use permit. McDonald and Mouser support this amendment to the motion. Amended Motion Carried.

- C. PPR #18-04:** Receive and discuss any public comment received and consideration given relative to the proposed Special-Use Permit Application and site plan review for a medical marijuana facility license for a processing facility and a provisioning center at 11100 US Highway 31, Interlochen. Parcel Number 28-07-007-029-00.

Doug Mansfield, Mansfield Land Use Consultants, explained that they have added the requested information to the Site Plan; parking calculations, landscaping plan, buffering plan, and building elevations.

Kopriva opened the Public Hearing to Public Comment at 7:45 pm.

Kopriva closed the Public Hearing to Public Comment at 7:45 pm.

Radtke has not heard back from the Fire Chief regarding this facility report.

Motion by Mouser and support by Russell to adopt PPR #18-04 as presented pending favorable review from the Fire Department and approval from other necessary agencies. They must maintain their State License for this Use. Carried.

8. SUPPLEMENTAL: PSU-18-05: Receive for review and discussion Special Use Permit Application and site plan review for a Medical Marijuana Provisioning Center in existing building located at 1488 McGregor Way, Grawn. Parcel Number 28-07-012-013-01.

Dusty Christensen, for Misty Cassell, said the property is one acre in size. The site has an existing building and parking lot. There will be no changes to the site. This is for continued use as a Provisioning Center. To comply with the Zoning Ordinance they will add curbing and landscaping. The property is surrounded by commercial properties.

Correspondence from Ken Hall was received.

Motion by McDonald and support by Mouser to schedule a Public Hearing for Wednesday the 19th of December at 6:00 pm. Carried.

10. CORRESPONDENCE: None.

11. SECOND PUBLIC COMMENT: None.

12. DISCUSSION: Radtke mentioned that McElyea is no longer working for Green Lake Township and he is working in the capacity of interim Zoning Administer. The Board has advertised for a Zoning Administrator and Planning Services.

13. ADJOURNMENT: Meeting adjourned by Kopriva at 8:11 pm.

GERRY JACKOWSKI, SECRETARY
GREEN LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
GREEN LAKE PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND /OR CORRECTION PRIOR TO THEIR ADOPTION.