**GREEN LAKE TOWNSHIP PLANNING COMMISSION**

**9394 10th Street, Interlochen, MI**

**May 21, 2018**

**MINUTES**

1. **CALL TO ORDER**: By Vice Chair Schworm at 6:13 pm.
2. **PLEDGE OF ALLEGIANCE**: Was recited.
3. **ROLL CALL:** Board members present were: McDonald, Mouser, Schworm, Marshall, Schuster and Jackowski. Kopriva arrived at 6:18 pm. Also present was Ronda Robinson, Recording Secretary and Kevin McElyea, Zoning Administrator.
4. **APPROVAL OF MINUTES:** Motion by Mouser and support by Schuster to approve the minutes of the April 23, 2018, meeting, as presented. Carried.
5. **FIRST PUBLIC COMMENT:**

Andy McQuillan, 6901 Sullivan Road, asked the Board to allow indoor 500 plant growers in the Commercial District. He also recommends a limit of four licenses.

1. **APPROVAL OF AGENDA:** Moved by Jackowski and supported by Marshall to approve the agenda, as amended. Old Business changed to Decision. Carried.
2. **PUBLIC HEARING:** Discussion of Medical Marihuana Zoning Amendments, Consideration of designating types/numbers of Medical Marihuana Facilities to be allowed in specific districts and specific zoning regulations relative to the proposed used of district.

McDonald explained that this is not the Police Power Ordinance, this draft is only amending the Zoning Ordinance. The draft lists which type of permit will be required for each facility in each district; conditional use, special use or permitted use. Based on a prior decision of the Township Board it indicates which services are allowed in which districts. #2 incorporates definitions from the State Act. The number of each facility allowed will be determined by the Township Board. #3 is the plant growers’ setback from all residentially zoned or used property lines where outdoor growing of marijuana takes place. #4 changes a standard that was poorly written. #5 provides that changes can be made to the Ordinance.

Small Growers in the Commercial District might be added, and McDonald asked if it is allowed, what permit would be required. Schworm wants to require indoor growing in the Commercial District because most of those lots couldn’t meet the outdoor requirements. The building used for indoor growing would have to meet the size requirements of a building used for anything else in that district. Kopriva said every other facility is allowed in the Commercial District. It will just have to fit on the property.

The Board agreed that, Class A growers may be allowed in the Commercial District for indoor growing only with a special use permit.

Line number 5 of 2D should have Village Commercial taken out, based on the Township Board changing their mind on what would be allowed in the Village Commercial District.

#3 line 4, *lines where* will be changed to *lines from where*.

After the Public Hearing a recommendation will be made to the Township Board.

Public Hearing opened by Kopriva at 6:32 pm.

Fifi Kamerska, 5116 Karlin Road, said she is concerned with the recreational use of marihuana.

Steve Ezell, Interlochen Alternative Health, said marihuana is a great tool in the opioid crisis. He said the science is out there and the advantages outweigh the disadvantages. It will be the most highly regulated business out there.

Public Hearing closed by Kopriva at 6:37 pm.

1. **CORRESPONDENCE:** None.
2. **Decision on the Medical Marihuana Zoning Amendment:**

McDonald said the Township Board wants to know what the Planning Commission’s opinion is whatever their view may be.

Kopriva asked if the Township Attorney has reviewed the Amendment yet. Answer is no.

Mouser made a motion supported by Schuster to recommend to the Township Board adoption of the Medical Marihuana Zoning Amendment with the changes made at tonight’s meeting. Carried unanimously.

1. **NEW BUSINESS:** None.
2. **ACTION ON SITE PLAN REVIEWS:** Site Plan review and discussion relative to Conditional-Use approval with respect to the proposed solar array in the Commercial Zoning District.

Xiomara Gerlach, Heritage Sustainable Energy LLC, explained they are proposing a one-megawatt solar array on property they own on US-31. The parcel is almost 8 acres. They have at least 50-foot setbacks from all the lot lines. The proposed sign would be 30 x 48 inches, attached to a four-foot fence, the fence would have a gate off the highway. They expect to get the driveway permit from the County tomorrow. All the power collection will be underground. The facility will have 17 rows of solar panels 3,500 solar panels in total. The four-foot fence will go around the whole property, for safety, with screening where required adjacent to residential properties. They will keep the project in good condition. They will provide a letter of credit 30 days after approval for decommissioning. They would like to start as soon as possible.

Kopriva asked for clarification on the setback on the south side. After studying the site plan it was decided that array block 16 and array block 17 will have to be moved slightly to meet the setbacks.

Schuster asked why there is no buffer along US 31. Gerlach said it wasn’t required but they have discussed a hedge, they don’t want to plant trees. She did say the fence along the highway will be black painted poles with black vinyl coated fencing.

Schuster asked why the solar panels aren’t tracking panels. It is because the cost benefit isn’t there.

The Board had a lengthy discussion about adding landscaping as extra buffering. They discussed the greenbelt, natural vegetation, berms, and hedges versus trees. Kopriva referenced Article 7, Landscaping. They researched whose discretion the landscaping can be left to, and the spirit of the Ordinance.

Mouser recommended they amend the Solar Energy Ordinance to correctly address landscaping.

Jackowski said, even thou he is in favor of solar energy, they are invasive and should be screened because it is not what people in this area want to look at.

Schuster had a resident ask him about more screening for this project.

Motion by McDonald and support by Marshall to approve the site plan conditional use permit with the following conditions, prior to the issuance of a Land-Use permit. The letter of credit being reviewed by the Township Attorney and the Township Engineer and being agreed to by the applicant. The 50-foot set back will not have any intrusions by solar panels. The south side of the property will be fenced with black coated fencing, and green belt provisions meeting Article 7, acceptable to the Zoning Administrator, along the road right of away. Approved.

1. **SECOND PUBLIC COMMENT**:

Gerlach thanked the Board for working with them and being so thorough.

1. **DISCUSSION:** McElyea reminded the Board that there will be no meeting next Monday.
2. **ADJOURNMENT:** Kopriva adjourned the meeting at 7:32 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.