

## Planning Commission Meeting Minutes

April 15, 2021

Present were Jennifer Sherburn, Jay Peasley, Jan Wilson, Tami Ballantyne (virtual), Mike Rosema (virtual). Absent - all present

Meeting called to order at 7:00 p.m., followed by the Pledge and roll call.

Approval of agenda - Jay made a motion to accept, 2nd by Jan

Tami spoke her concern about (E) on the agenda - review marihuana ordinance - feels it should be changed to form a committee. Jan then made a motion to approve Agenda with said change, 2nd by Jay. Passed 5-0

Minutes from February 18, 2021 - Motion by Peasley, 2nd by Wilson to accept minutes. Passed 5-0.

Public comments - none

Communications - Jan mentioned she took survey on Broadband needs for Oceana County, no other communications.

### Old Business:

Cluster housing relocation discussion. Jay made a motion to hold public hearing prior to July 15th to move cluster housing to perimeter of Hawley, 198th and M-20, also south of Sunset Blvd., 2nd by Tami. Passed 5 - 0. Jennifer will put notice in the paper. Steve will send out letters to neighboring residents.

### New Business:

- A. Marihuana permit review. RQMI asking for (4) grow and (1) processing permits. Location 186 th Avenue. Business owners brought in site plans. Site plans included 150' set back from right of way, widened driveway 25', added parking, 8 foot high fence with 12" of barbed wire above that (northern part of property will not have fencing at first but will be finished soon). Showed what vegetative barrier will look like. 200' separation from neighboring house, Video security along fence and at all corners as per state requirements. Indicated that any concern about the odor will only be noticed in the months of September and October. 8,000 plants. After pressing oil from plants, waste will be taken away and put into authorized dump station by hired service.
- B. Marihuana permit review. True North Collective requesting (8) grow permits. Location of 200th and Yonker Ave. Business owners brought in site plans. 8' tall around fencing. Chain link fence with fabric screening, also barbed wire fencing. State required security cameras at all corners, building 2 pole buildings, 1 is a 40 x 40 maintenance barn, other building will be 60 x 160 which will be used for harvesting. Will also build 2 greenhouses, house will be used for security office. No processing on site. Will only be drying it on site and transporting to their Jackson, MI plant for processing to make edibles.
- C. Marihuana permit review. Hi Cloud LLC requesti (7) grow and (1) processing permits. Location is at West M-20 and 184th Avenue. Owners brought in site plans. They will grow and process at their location. It is a 50 acre site, heavily wooded in back, 30 of those acres are tillable. They will have 13,000 plants. 8' fence all around property, fully metal so it will not be visible, will block wind and will contain some of the odor. 10,000

foot pole building, 20 parking spaces, 14 employees all year, more employees during planting and harvesting. 2 ponds are on the property, the building will be on top of one of the ponds, privacy fence around cultivated area. Only state authorized and approved pesticides will be used.

- D. Zoning Administrator Steve Micklin suggested increasing grow permits to 30 after much discussion, Peasley made a motion to increase class C permits to 25. 2nd by Ballantyne. Passed 5 - 0.
- E. Tami made a motion to have Jan and Jay be on a committee to work on revising marihuana ordinance. 2nd by Jennifer. Passed 5 - 0.
- F. Township clean up days. Township Board added a 2nd clean up day. Dates are 1st Saturday in June, this year it falls on June 5th, 2nd date is first Saturday after Labor Day, this year it falls on September 11th.

Zoning Administrator, Steve Micklin passed out his monthly report.

Recommendations to the Board:

- 1. Jay proposed to accept and recommend to the Township Board RQMI (4) grow and (1) processing permit. 2nd by Jan. Passed 5 - 0
- 2. Jay proposed to accept and recommend to the Township Board True North Collective (8) grow permits. 2nd by Jan. Passed 5 - 0.
- 3. Jay proposed to accept and recommend to Township Board Hi Cloud LLC (7) grow and (1) processing permit. 2nd by Jan. Passed 5 - 0.
- 4. Jennifer asked that the Board consider a per diem pay for the newly formed Planning Commission Marihuana Ordinance Committee of \$50 per diem.
- 5. Request to the Township Board to increase Class C grow permits to 25, which is an increase of 5.

Jay made a motion to adjourn meeting. 2nd by Jan. Passed 5 - 0. Meeting adjourned at 9:28 p.m.

Next regularly scheduled meeting is Thursday, July 15, 2021 at 7:00 p.m. with Public Hearing at 6:30 p.m. for Cluster Housing.

Minutes taken by: Joan David, Supervisor