

Planning Commission Meeting
Public Hearing
January 17, 2022 6:30 P.M.

Called to order by Chairperson Jennifer Sherburn at 6:30 P.M.

Roll call Wayne Ferris, Jay Peasley, Mike Rosema, Rick Roberson, Jennifer Sherburn, Jan Wilson (by zoom) all present.

Jennifer gave an overview of the public hearing and announced the requirements of how it would be run.

Welcome to Wayne Ferris and soon to be member Mary Hopkins.

Discussed the 3 businesses would be giving presentations for their permits. Each will have 3 minutes to present.

First was Kyle Holland of RQMI, Oceana Gardens, Stated they have been compliant with state and township laws. Also commented on how they have volunteered for the dump days and the purchase of 100 turkeys that were given away to the township residents.

All operations are in compliance. 1st all metric tracked. Application to renew 15 cultivation permits (11 Class C permits and 4 Excess permits) and 1 processing permit. Location is 186th Avenue.

Second was Johnathan Giffes of True North Collective. Stated cannabis distilled oils only grown, then dried and shipped to Jackson, MI. Asking for 8 permits. Location 200th Avenue.

Third was Andre of Hi Cloud LLC. Discussed that he now has electrical all done and let us know that he did all of his construction and start up with local businesses the best that he could. Asking for 14 permits, 1 Excess permit, 1 processing permit. Location M-20.

People comments:

Francine G. - would like it to be voted on by the township. Asked about water consumption.

Jim D.r - Inquired if any violations were taken care of.

Jacqueline D. - thank you to the Planning Commission and Township Board for all their hardwork.

Lacey H. - Inquired if all the facilities turned in their money and applications in by the deadline.

Brian - Gave positive comments about housing and addressed some of the myths of marijuana.

Steve T. - representing his own interest asked that the board do not give out any more permits. Also has lobbied to take it to an election.

Sharita P.t - inquired that if the facilities did not have their paperwork in on time then why are we going forward with this.

Our Zoning Administrator answered Sharita's question saying that was why we were having the Public Hearing. That is going back to square one.

Quint C. - stated that he is in support of the facilities.

Harrald N. - complained of the smell coming from his neighbors basement from their home grow.

Karen K. - joined via zoom. Reminded the Planning Commission of her comment in October that she does not want this in the township. But to keep the businesses that are already established.

Motion to adjourn by Rick Roberson, 2nd by Wayne Ferris

Meeting adjourned at 7:02 P.M.

Planning Commission Meeting
January 17, 2022 7:00 P.M.

Meeting called to order at 7:09 P.M.

Roll call Jay Peasley, Rick Roberson, Mike Rosema, Jennifer Sherburn, Wayne Ferris, Jan Wilson (by zoom)

Pledge of Allegiance

Changes to the agenda: add 1 processing permit to RQMI Oceana Gardens.

Approval of agenda: Motion by Jay Peasley, second by Mike Rosema. Passed 5-0

Approval of minutes from 10/14/21: Motion by Rick Roberson, second by Mike Rosema. Passed 5-0

David H. stated that True Stream is supposed to be coming in July. Commented that putting in a recycling center would be a waste of money as it didn't work when one was available downtown. Stated that he does not want the facilities discussed and concerned of water issues.

Lacey H. asked if all 3 facilities had everything turned in on time. Steve Micklin, Zoning Administrator said 'no, that is why we had to go through the Public Hearing'.

Jonathan Giffes, True North Collective, spoke on how the facilities are regulated. Also commented on how their water usage is metered and that they use a drip system.

Kyle Holland, RQMI Oceana Gardens, commented on the water table and that they do not have a commercial well. They use a water meter to track the water. Also commented that they do not use pesticides, everything they use is organic. They are banned from using pesticides. Stated that their business has no violations.

Brian S. stated he moved here in 2017 and is unbiased as he really doesn't know anybody here. Stated that marijuana is legal and is here. Grow facilities have never made property values decrease. Local Realtor confirmed it has not affected the market. All environments are well regulated by EGLE and they have to follow all regulations. \$3 billion, plus jobs statewide per MSU.

Steve T. opposed.

John G. stated less water than most agriculture and a lot less than other farms. Regulated by EGLE. All monitored.

Steve Micklin stated that once an ordinance it becomes law. Stated Planning Commission had many meetings and Public Hearings.

Joed B. stated he talked with NCATS and was told they were not going to offer broadband to all residents. For the recycling wants to see the plans.

Nancy Conley responded on the recycling center. She also mentioned that you have to be a Great Lakes customer in order to get True Stream. Also stated that Township paid for half of the cell tower on 186th Avenue under assumption all around would have service.

Nicholas M.- commented on fields and fences. Disappointed in the Boards lack of transparency. Did not know and is sympathetic to the current growers. Stated he wanted no further establishments.

Peggy R. stated that one facility is to the west of her. Stated she could smell it. Wants to see statistics on jobs and housing. Talked about people over paying for land.

Jan W. stated that all properties purchased came from residents that were selling. Anyone could have purchased those properties.

Chris H. stated maximize use of money. All municipal case by case issue: nonresponsive to all pro/con. Stated the train left the station on these permits.

Francine G. stated that another town in MI had all their wells go dry. Stated that statistics show 900 gallons of water per marijuana plant.

Sid S. stated that the amount of water used is very little compared to corn fields and other agriculture.

Adam R. stated that it's using water where it wasn't being used before.

Brian S. asked where everyone was in the beginning. Asked why come now when there are already 3 current and honorable businesses.

Francine G. asked if this is a phase and asked what happens if these go belly up? How will they leave the land?

Communications:

Rod and Cheri M. oppose all marijuana facilities.

Peggy R. opposed

Old Business:

Jennifer gave an update on towers.

Nancy Conley spoke on the recycling center. Applied for a \$45,000 grant and should find out towards the end of February as to whether or not we get it. She also mentioned that we do not need more land in order to have the recycle center. She stated that once a week a dump company in Grand Rapids will take our recycling and will be sorted through at their facility. Already having residents say they would like to volunteer. Also stated that outdoor lighting has already been approved by the board so when that goes in that will take care of lighting by the recycle center also.

New Business:

Election of Officers:

Motion by Jay supported by Mike to have Jennifer as Chairperson. Passed 5 - 0

Motion by Jennifer supported by Wayne to have Jay as Vice-Chair. Passed 5-0

Motion by Jennifer supported by Rick to have Mary be our Secretary once the board has completed their appointment vote. Secretary position will be revoted at next Planning Commission meeting.

2022 Meeting Dates set for 2nd Thursday in the months of April, June, August, September, November of 2022 and January 2023. Motion by Jennifer supported by Jay. Passed 5-0

Renewal of marihuana permit application/renewal. RQMI requesting 15 cultivation permits (11 Class C permits and 4 Excess permits, 1 processing permit) located on 186th Avenue. Motion by Mike supported by Jay. Role call vote Jay-yes, Wayne-yes, Rick-yes, Jennifer-yes, Mike-yes. Motion passed.

Renewal marihuana permit application/renewal. True North Collective requesting 8 cultivation permits (7 Class C permits and 1 Excess permit) located on 200th/Yonker Ave. Motion by Mike supported by Jay. Role call vote Jay-yes, Wayne-yes, Rick-yes, Jennifer-yes, Mike-yes. Motion passed.

Renewal marihuana permit application/renewal. Hi Cloud LLC requesting 15 cultivation permits (14 Class C permits, 1 Excess permit, 1 processing permit).located at West M-20.

Motion by Mike supported by Jay. Role call vote Jay-yes, Wayne-yes, Rick-yes, Jennifer-yes, Mike-yes. Motion passed.

Special meeting for new marihuana permit requests - set for February - at this time no new applications so no date at this time.

Citizen Planner Training - very intense training for the Planning Commission Board. 6 week classes online. Jay will organize.

Recommendations for the Township Board to approve the permits. Recommendations must be in writing to the Board.

Adjournment: Motion by Jay, supported by Mike to adjourn at 8:50 P.M. motion passed 5-0

Respectfully submitted by Jennifer Sherburn