

Public Planning and Commissioning Meeting
4/14/2022

Planning and Commissioning attempted to connect to the internet to stream the meeting without success.

Chairperson, Jennifer Sherburn called a meeting at 7:02 pm.

Pledge of Allegiance

Roll Call

Wayne F. present

Mary H. present

Jennifer S. present

Jay P. present

Rick R. present

Mike R. present

Jan W. absent.

6 Members Present.

Approval of Minutes from Public Hearing from March 10th. Motion by Rick R. Support by Wayne F. Passed 6-0

Approval of Minutes from Public Hearing from March 10th. Motion by Rick R. Support by Jay P. passed 6-0

Public Comments

Jim D.: Missed last meeting, was sick and could not attend. Thank you Wayne for addressing citizen concerns. Can you go on record with how many Class A or B permit facilities are allowed for those classes? There are still forty permits available, can there be a possibility of more with other class A,B permits?

Mike R: Technically that is how that reads. It was not our intention to have any more than the 10 listed in the ordinance. That will have to be addressed. Class A and B permits are not stackable like class C permits. Which means each facility requesting Class A or B permits, may only be granted one.

Jay P: For a business standpoint it would not make sense to open up a facility for just these permits. This wording will have to be addressed.

Quint C.: Can you buy a permit from another facility, like you can an alcohol permit?

Planning and Commissioning: No, these permits are not transferable.

Peggy R: I had a phone call from a buyer last May who purchased property for Marihuana growing. All permits are used up now, and they offered to sell me 20 acres. How many people paid for other properties thinking they could get permits and not their property is going to sit?

Jennifer S: Nobody came to us and said they were buying property. Nobody was promised any permits ahead of time.

Wayne F. They sat on that property for too long, they should have applied sooner.

Steve M: (ZA) I know exactly who you are talking about. They reached out to me after all the other applicants applied. I told them to wait because the other applicants already applied for the remainder of the permits.

Peggy R: How many properties are being bought so high and affecting our tax dollars?

Steve M. (ZA) Taxes are not impacted by sale prices.

Brian S. I would like to thank the Planning and Commissioning for all that they do.

Communications

Steve M. (ZA) We have received a letter from the Marihuana lawyer, advising us to write to the Governor to oppose Hemp in becoming extracted as synthetic Marihuana. Hemp is not regulated, it is produced cheaply which would hurt our current businesses. The only approval they need is through the Department of Agriculture Licensing. There is nothing we can do on a township level to regulate it.

Mike R. Make a motion for the Board to send the letter from the marihuana lawyer, to Governor Rick Second. Motion passes 5-1

Old Business

Sign Ordinance was tabled, this needs to be worked on. Planning and Commissioning state it would be most beneficial to form a small committee of 2 to look into sign ordinance needs.

Jay P. Motion to form Committee Rick R Second. Motion passes 6-0

Jennifer S, and Mike R agree to be on the committee.

New Business

Citizen Planner Highlights

Mary H: The classes were both informative and interesting. There were numerous officials, lawyers, planning and commissioning members sharing their own experiences and procedures.

Jay P: I believe our officials and other members would benefit from going to these classes as well.

Bylaws

Jennifer S: How long do we want for applications to review prior to a meeting?

Steve M. (ZA) Also how do you feel about a person going to a possible site plan before?

Only 2 people can go or it would have to be open to the public for an open meeting.

Jennifer S: The whole application packet needs to be turned in prior to the meeting at least 2 weeks in advance.

Mike R: If an applicant wants a meeting prior to a scheduled meeting 2 weeks after an application, they have to pay the special meeting cost.

Jennifer S: Recommend Planning and Commissioning have separate emails added in the bylaws. Email should contain Newfield township. Such as name@newfieldtownship.org

Steve M: (ZA) Luke at Fremont computers takes care of all of that stuff, he can help with that.

Motion to recommend to the Board to have separate emails added into the bylaws by Mike R.
Support by Jay P. Passed 6-0

Zoning Administration Manual review.

Jay P: We would need a subcommittee to review this, and hire a lawyer to look at it.

Jennifer S: Should we hire a lawyer to review, or review ourselves first and then have a lawyer review it after revisions?

Mary H: From my understanding most if not all Planning and Commissioning in our state that attended the MSU classes did have a lawyer review theirs after revisions for feedback.

Jay P: Agreed

Motion to recommend to the Board to recommend funds to form a subcommittee to review the ZA Manual and to hire a lawyer to review by Jay P. Support by Rick R. Passed 6-0

ZA New Business

A gentleman from Chicago purchased land off of M20 to build greenhouses. The greenhouses will be for hydroponic strawberries. These are likely going to the restaurant industry where his family background is in, but nice nonetheless. Unsure of possible if any jobs will be brought to the community.

Recommendations to the Board:

- A. Planning and Commissioning recommend to the Board to allocate funds for the ability to form a subcommittee that will review our ZA manual, make revisions and seek legal advice from an attorney.
- B. Planning and Commissioning recommend to the Board to allocate funds for the ability to form a subcommittee that will review and revise our sign ordinance.
- C. Planning and Commissioning recommend to the Board that it is added to our bylaws that each member of Planning and Commissioning have individual Newfieldtownship.org emails for correspondence.
- D. Planning and Commissioning recommend to the Board that we send the drafted letter by our marihuana attorney addressed to our Governor. This letter expresses concerns about the unregulated growth of hemp to be used in place of marihuana as a synthetic additive and or replacement. Such actions could hinder current local businesses, as well as township residents with the possibility of unlimited hemp fields in the area.

Motion to Adjourn Meeting 7:58 Rick R. Support by Mike R. Passed 6-0