



3890 S. 198th Ave
Hesperia, MI 49421
<http://www.newfieldtownship.org>

Planning Commission

Michael Jansma, Chairman

Mary Hopkins, Secretary : Mike Rosema : Wayne Ferris : Rick Roberson (Board Trustee)

Regular Meeting 6/8/2023

Minutes of Meeting

The meeting was called to order at 6:32pm by Chairman Jansma.

All present recited the Pledge of Allegiance.

Roll Call

Present: Jansma, Roberson, Ferris, Rosema

Absent: Hopkins

Approval of Agenda

Motion by Roberson, supported by Rosema to approve the agenda. No discussion. Motion carried 4-0

Correspondence

Chairman Jansma received an email from Mr. Draper about HiCloud being eligible for more excess grow permits before the May meeting, and relayed at that meeting that he would speak about it at June's meeting. Mr. Draper is absolutely correct that HiCloud is eligible for more excess grow permits. The Township has nothing to do with that process. Only the state handles those permits. Regardless of whether or not he intends to obtain more excess growth permits from the State, we are powerless to regulate it. It's not our concern. It's his right to apply for and hold those permits if he so chooses. Chairman Jansma thanked Mr. Draper for the email.

Public Hearing – Site Plan Modification – RQMI OG1

Chairman Jansma opened the hearing with background information on the Marihuana Grower and Processor seeking the modification and recognized Kyle Holland of RQMI to speak on the request.

Mr. Holland: Seeking commission's approval to build another hoop-house-style greenhouse and a pole building for storage. The greenhouse would be inside the secure perimeter, and the pole building would not. The building will only be used for secure storage for equipment such as tractors, trailers, and other miscellaneous equipment. The barn and greenhouse would be identical in appearance to existing barn and greenhouse.

Chairman Jansma asked the Commissioners for questions for Mr. Holland.

Mr. Roberson asked about what a hoop-house meant. Mr. Holland described the specific construction of a hoophouse. Mr. Holland continued to describe what the hoophouse would be used for other than starting plants, such as rain shelter, storage, etc. Chairman Jansma asked about the floor surface. Mr. Holland stated the floor surface would be crushed concrete. Mr. Ferris asked about security for the Barn. Mr. Holland stated that they may add cameras for the barn, but it was not required to be on the site plan, since cannabis is not stored, grown, or processed in the barn. Property is staffed 24 hours a day, and that is a key part of the security.

Chairman Jansma opened to questions from the public.

Mr. Draper asked about anticipating an increase in the number of plants. Mr. Holland said no. Mr. Draper continued asking about excess growth licenses, and Mr. Holland stated he would limit his responses to the buildings only. Mr. Draper had another question about the sale of cannabis in the community based on statements from earlier. Mr. Draper asked if the licensee had received a permit from the village for a retail location. Chairman Jansma respectfully declined the question, as it was not pertinent to the hearing. Mr. Draper was thanked for his question.

Mrs. Rumsey asked where the buildings were proposed to be put on the property. She did not have a copy of the diagram and asked where they would be in relation to her property. Mr. Holland provided a copy of the site plan to Mrs. Rumsey.

Chairman Jansma asked again for any questions, and hearing none, closed the hearing.

Old Business

Chairman Jansma gave a report on the Township CleanUp Day held the prior Saturday. 48 residents came to help fill up four 30-yard dumpsters, and when he arrived at 7:45am, fifteen minutes before it was to start, two dumpsters were already quite full. Township Resident, Mike Mayo came with his backhoe to mash the contents of the dumpsters down so we could continue to take trash and refuse. We were full up by 11:30, and still had some stragglers bringing some items well into the afternoon. We have another cleanup day scheduled for September 9, where we will have four dumpsters again, and we hope to have six at the next spring dump day.

New Business

Master Plan discussion: After the meeting with Mr. Keesler in May, our next step is a Stakeholders meeting with business owners, social groups, churches, and service groups. Chairman Jansma has a list compiled of these individuals and will send a letter inviting them to the meeting. We are going to set a date of July 20, 2023 at 6:30pm for a joint meeting with the township board and these stakeholders. Once the Township Board approves this date, the letter will be sent out.

Site Plan Modification – RQMI OG1: Plan seems well in order, and we see no reason to decline the request. Mr. Ferris asked Mr. Holland about the need for more workers. Mr. Holland indicated that they would require more help.

Motion by Roberson supported by Rosema to approve the site plan modification. No discussion. Motion carried 4-0.

Zoning Administrator Update

Steve Micklin, Zoning Administrator gave a thank you to the volunteers that came for cleanup day. We had volunteers from RQMI, TrueNorth and HiCloud as well as township employees come and help unload trucks and trailers. 4 zoning permits were filed since the last meeting. He indicated that the Commission may wish to consider a Short-Term rentals and Resorts ordinance. We have several already operating in the township, and it would be a good idea to have an ordinance on the books to ensure that all are operating properly and hygienically.

Commissioners' Discussion:

There was no discussion.

Public Comments:

Kyle Holland thanked the Commission for the approval of the site plan modification.

Recommendations for the Township Board

The Newfield Township Planning Commission recommends to the Newfield Township Board the approval of the Site Plan Modification for RQMI OG1 on 186th Ave.

The Newfield Township Planning Commission has set a date for the Stakeholder meeting of Thursday July 20, 2023 at 6:30pm. Location still to be determined.

Adjournment

Chairman Jansma asked for a motion to adjourn. Motion by Roberson supported by Rosema to adjourn. No Discussion. Motion carried 4-0 to end the meeting at 7:02. Chairman Jansma thanked those in attendance.

Respectfully Submitted,

Chairman Michael Jansma