

Newfield Township Planning Commission Meeting

Video footage to be found at: https://www.youtube.com/watch?v=b_L2w0-1YU

Public Hearing:

April 13th, 2023

Chairperson Jansma called a public hearing meeting to order at 6:30 pm.

Pledge of Allegiance

Roll Call

Rick R. present

Mike R. present

Wayne F. present

Michael J. present

Mary H. present

5 Members Present.

Approval of Agenda

Rick R. motion to approve, Mary H. support. Passed 5-0

Approval of Meeting Minutes from February 16th, 2023, Meeting.

Motion by Wayne, Support by Rick. Passed 5-0.

Public Comment:

J Draper: Contradiction between our zoning and, state law Michigan Regulation and Taxation of Marihuana Act. Believe the ordinance was written well but believe someone has edited it poorly. The two statements which the planning commission thought were contradictory, are not but were edited by Newfield Township. Believe a certain individual is trying to convince you. You requested a letter from an attorney, I hired an attorney to draft a letter and provided it to the planning Commission. Varnum is a huge firm, it has been reviewed by three attorneys before you guys got it.

Communications:

Letter from resident Draper

The zoning administrator has been dishonest in his dealings. I suspect that you are being the fall guy in being requested to violate local and state law. The location at 7655 E M20 has been and is in violation of local and state law. Please bring the law back to our community.

Special Use Permit Hearing:

Chairperson Jansma: Thank everyone for coming. The purpose of the meeting is to go over the proposed site plan for 7655 E M20. This is to provide the public the opportunity to view and ask about the current and proposed site plan.

HI Cloud (7655 E M20):

The reason why we are here today is to get the site plan approved. This property was previously used for mining.

Draper: I have some information that may be helpful. This is state law, how much the township is able to charge you. It's \$5,000 per establishment not per license.

HI Cloud: I have many licenses across different townships. All other townships charge me \$5,000. Does it bother me sure. In the beginning it was \$5,000 per license. I don't know if the state changed their mind now just like you guys changing your mind now in kicking me out of here after I spent millions. So, if in the beginning it was ok to be \$5,000 but if you want to lower it down.

We are planting Christmas trees. If there are any other problems going on let me know and we will address them.

Chairperson Jansma opened a motion to adjourn the special hearing and move to the regular meeting.

Motion by Rick R, Support by Rosema. Passed 5-0

New Business:

Deliberation of Hi-Cloud Special Use permit

The Planning Commission went through Special Use Permit Application Review.

The Property Card of the parcel has been zoned both AG and Commercial. The Zoning Ordinance was written in 2009.

Hi-Cloud: If this is zoned commercial why are we here?

Jansma: When we rezoned it was not placed in the commercial zone. The issue we face is it has been used and zoned commercially, however when we redrew up the zoning map this parcel was left out. If we say yes to utilize a residential parcel, we open ourselves up to a large liability.

Wayne: Do we have the authority to violate state law?

HI-Cloud: I built an apt complex and we were able to change it from R-1 to multiple family dwellings.

Draper: I would like to point out that there is a state law against it.

Bolles: If you mine something it has to be brought back to normal to be R-1.

Farber: You can change the zoning. But it has been zoned commercial.

Jansma: But it is currently zoned residential, which is a conflict with state law. It would be possible with our ordinance for a special use permit but does this absolve state law. We need to ask our attorney.

Hi- Cloud: Maybe you can approve it if you get a thumbs up from your attorney.

Jansma: Yes, not to interrupt but yes, I was going to say contingency on lawyer approval. I would like to entertain a motion to recommend that the proposed site plan for Hi-Cloud be approved as presented on the contingency of attorney confirmation that the proposed parcels zoning is compliant with state law.

Jasma- Motion. Wayne-Support. Passed 5-0

Old Business: Master Plan.

Jansma: The Contract has been sent to Mckenna. We will have a workshop scheduled soon that will be open for the public to sit in on. It will not be published but it will be posted on social media, the township door and areas around town such as the billboard at Eds.

Zoning Administrator comments:

Steve M: One new permit for a home build last month. Things are a bit slow, and interest rates are high. I am rewriting blite and public safety.

June 3rd is township clean up day. 8am-1pm. No hazardous materials or tires.

General Discussion:

Mike R: Facilities do help a lot at clean up day

Wayne: Do you help people pick up things if they are not able to?

Dennis: People are dumping out by our house.

Wayne: Did you check for receipts?

Hi-Cloud: I have a truck and trailer to help someone.

Steve m: Maybe we can post it on the Facebook page, we will accept limited ability to assist.

Public Comments:

None:

Next meeting is scheduled June 8th 2023 at 7pm.

Recommendation to the Township Board

The Planning commission recommends that the proposed site plan for HI Cloud be approved as presented on the contingency of attorney confirmation that the proposed parcels zoning is compliant with state law.

Rick R motioned for adjournment Rosema support. PC 5-0 to end the meeting.