



**Calhoun County Planning Commission  
Minutes  
February 26, 2018**

**1. The February 26, 2018 Planning Commission Meeting was called to order at 4:04 p.m.**

**2. Roll Call - Community Development Support Staff, Pat Dadow**

Members present: Tammi Damerow, Scott Fleming, Sarah Kelly, Angie Kline, Terance Lungler, John Sackrider and Kelli Scott. Quorum was met.

Members excused: Dan Livingston and Vic Potter

Staff in attendance: Jennifer Bomba; Community Development Director, Pat Dadow; Support Staff.

**3. Approval of Agenda**

*Moved by Member Sackrider to approve the February 26, 2018, Calhoun County Planning Commission agenda as presented, supported by Member Fleming.*

On a voice vote, Motion CARRIED.

**4. Election of Officers for 2018**

Member Scott nominated Member Lungler as Chair, Member Sackrider as Vice Chair and Member Damerow as Secretary as officers for 2018. No further nominations were heard.

*Moved by Member Scott to approve the slate of officers as nominated, supported by Member Kline.*

On a voice vote, Motion CARRIED.

**5. Public Comments**

Andrew Rosell stated he was there to answer any questions pertaining to the Emmett Charter Township Zoning Map amendment regarding 1015 East Emmett Street.

Gino Pisellini stated he was there to learn about any rules or restrictions of the Emmett Charter Township zoning regarding the medical marihuana facilities and to gather information for opening a processing center.

**6. Approval of Minutes**

*Moved by Member Scott to approval the December 18, 2017 meeting minutes as presented, supported by Member Sackrider.*

On a voice vote, Motion CARRIED.

**7. Communication**

- a. Notice of Intent to Plan, City of Springfield, January 18, 2017
- b. Notice of Draft Kalamazoo County Master Plan, January 19, 2017

- c. Planning Commission Meeting Notice, City of Battle Creek, January 24, 2018
- d. Master Plan Public Hearing, City of Battle Creek, February 8, 2018

Ms. Bomba highlighted the different points of communication with the commissioners.

**8. Old Business**

There was none.

**9. New Business**

- a. Appointment of Ben Lark as the Conservation Representative for a term to expire 5/31/2021.

Ms. Bomba discussed the application of Ben Lark to fill the Conservation Representative position on the Planning Commission. She explained the members of the Membership Subcommittee have all approved his application. Ms. Bomba feels Mr. Lark will be an asset to the Commission.

*Moved for approval by Member Fleming; supported by Member Sackrider to recommend to the Board of Commissioners the appointment of Ben Lark to the Planning Commission for a three year term.*

On a voice vote, Motion CARRIED.

Ms. Bomba mentioned that Mr. Lark should be attending the next Planning Commission meeting after his appointment at the Calhoun County Board of Commissioners meeting on March 1st.

**10. Township Planning & Zoning Coordination**

- a. 2-18-01, Bedford Township: Zoning Map Amendment for two parcels along the West Michigan corridor and Beulah Avenue.

Ms. Bomba explained the Bedford Charter Township's request to amend the zoning classification for two parcels along Beulah Avenue as Commercial.

*Moved by Member Fleming to approve the request for rezoning of two parcels located at West Michigan Avenue and Beulah Avenue; supported by Member Sackrider.*

On a voice vote, Motion CARRIED.

- b. 2-18-02, Clarendon Township: PA 116 Application for James & April Russell

Ms. Bomba provided supporting documentation for the PA 116 Applications for James & April Russell. She stated there are three parcels all of which are zoned Agriculture in Clarendon Township. The property owners have requested a 30 year contract for each parcel. The Calhoun County Planning Department believes that the Application for Farmland Agreement submitted by James & April Russell is valid and recommends for approval by the Michigan Department of Agriculture and Rural Development.

*Moved by Member Scott to recommend the application for PA 116 submitted by James & April Russell be approved by the Michigan Department of Agriculture and Rural Development; supported by Member Kline.*

On a voice vote, Motion CARRIED.

c. 2-18-03, Emmett Charter Township: Zoning Text Amendment re: Medical Marihuana Facilities

Ms. Bomba provided documentation of the Emmett Charter Township zoning text amendments regarding medical marihuana facilities. She stated the Township has an opt-in ordinance that defines the number of each type of use permitted in the community. Through this ordinance, Emmett Charter Township will consider an unlimited number of all types of medical marihuana facilities. She mentioned that this ordinance is not reviewed by the Planning Commission. Once the ordinance to allow for these types of facilities is adopted by the township, the planning commission can consider zoning language that allows them to manage the location of the different types of uses.

She stated the proposed language establishes that all medical marihuana establishments be classified as conditional uses, not permitted uses. Ms. Bomba provided a township zoning map to assist with understanding the proposal.

The proposed language would allow for Marihuana growers in the Agricultural Business District on a lot of at least 40 acres.

The Township Planning Commission specifically proposes to allow the following facilities to operate as a conditional use in the Local Commercial, General Commercial and Regional Commercial districts.

- Marihuana processor
- Marihuana provisioning center
- Marihuana secured transporter
- Marihuana safety compliance facility

The Township Planning Commission specifically proposes to allow the following facilities to operate as a conditional use in the Light Industrial and Industrial Park districts.

- Marihuana grower
- Marihuana processor
- Marihuana provisioning center
- Marihuana secured transporter
- Marihuana safety compliance facility

The policy also states a provisioning center would be required to maintain a distance of 500 feet from a church or school building. Member Fleming questioned the distances from other facilities such as public playgrounds and public parks as he proposed in the Bedford Charter Township Amendment. Ms. Bomba replied that these and also day cares have come out of the language, but she would look into it. Member Scott asked if they are proposing the same application fee. Ms. Bomba explained, yes, it is the maximum fee of \$5,000 for the application and annually as long as the facility is in operation.

The Community Development staff believes that the proposed policy amendments to the Emmett Charter Township Zoning Ordinance regarding medical marihuana are thorough and will provide the Township with the proper means to manage this type of use.

*Moved by Member Fleming to recommend for approval of the proposed zoning text amendments to the Emmett Charter Township Zoning Ordinance regarding medical marihuana facilities; supported by Member Scott, with one member voting no.*

On a voice vote, Motion CARRIED.

- d. 2-18-04, Emmett Charter Township: Zoning Map Amendment re: 1015 East Emmett Street

Ms. Bomba provided supporting documentation for a request to amend the zoning classification for approximately 8 acres located at 1015 East Emmett Street of Emmett Township to reclassify the property from Light Industrial to Local Commercial. She stated this is consistent with the Township and County Future Land Use Plans.

*Moved by Member John Sackrider to recommend for approval of the proposed zoning map amendment for property located at 1015 East Emmett Street; supported by Member Fleming.*

On a voice vote, Motion CARRIED.

- e. 2-18-08, Newton Township: PA 116 Application for William & Dawn Hirsch

Ms. Bomba provided supporting documentation for the PA 116 Application for William & Dawn Hirsch. She stated the application consists of approximately 90 acres in Newton Township currently zoned Agriculture. The property owners have requested a 30 year contract. The Calhoun County Planning Department believes that the Application for Farmland Agreement submitted William and Dawn Hirsch is valid and recommends for approval by the Michigan Department of Agriculture and Rural Development.

*Moved by Member Sackrider to recommend the application for PA 116 submitted by William and Dawn Hirsch be approved by the Michigan Department of Agriculture and Rural Development; supported by Member Fleming.*

On a voice vote, Motion CARRIED.

- f. Any other Planning & Zoning coordination to come before the Commission

There was none.

## **11. Department Report**

Community Development Director Jen Bomba reported on a Calhoun County Board of Commissioners grant that was put in for 65 acres in Albion to be developed as a park. This park will be in collaboration with Albion College. The grant is from the Michigan Natural Resources Trust Fund. The first phase of the park development will be predominantly passive recreation with a trailhead to provide access to regional trails in the area.

Another grant she is working on is the County-wide Transit Grant. She met with the program coordinator from Michigan Department of Transportation to discuss the Request for Proposal (RFP). She hopes the RFP will go out in March which will allow the County to hire a consultant to develop a County wide transit plan.

Ms. Bomba stated she is excited that Community Development has been able to add staffing and can grow to offer assistance with zoning, land use and mapping. She is excited about the many initiatives that are coming together in the department.

**12. Member Comments**

There was none.

**13. Public Comments**

Gino Pisellini asked if Ms. Bomba could go more in depth about marihuana processor zoning rules for Emmett Charter Township.

Member Lunger stated that if Mr. Pisellini needed more clarification he needs to address Emmett Charter Township.

Ms. Bomba shared the process where as the Township Planning Commission has reviewed the ordinance language and recommends it for approval at their level. It then it comes to the County as a neutral body to review the proposed policy changes and it is sent back to the Township where the Township Board takes final action on the proposal. She did clarify that the Township is proposing provisioning centers be allowed in Commercial, Light Industrial and Industrial Park districts.

Mr. Pisellini asked about getting a zoning map and Bomba explained he needed to ask the Township for an official map.

**14. Announcements:**

Terence Lunger stated the next Calhoun County Planning Commission Meeting is scheduled for March 26, 2018, at 4:00 p.m.

**15. Adjournment**

The meeting adjourned at 4:40 p.m.