

Marengo Township Planning Commission Minutes of the April 7, 2021 6:00PM meeting

Call to order by Greg Shippell, Chairman

Pledge of Allegiance

Commission members present: Kent VanSickle, Jerry Buller, Greg Shippell, Mike Flynn, Todd Hazel

Absent: Paul Shippell, Debra Huffman

Motion to approve agenda made by Kent VanSickle, seconded by Jerry Buller. Motion carried

Motion to table missing minutes from the March 10 meeting made by Jerry Buller, Seconded by Kent Vansickle. Motion carried

Acknowledged and read Communications presented by Nicholas Newcomb/ Heather Newcomb; Joshua/Karli Withee; Jon/ Mary Schmidt; Jan Qualis. Bob and Deb Withee also provided a letter but communicated it did not need to be read because it was a copy of Joshua/Karli Withee.

Public hearing #1 to revise Article 16 LI-Light Industrial District to increase the maximum allowable lot coverage & revise Article 10 Conditional Uses to reduce the minimum lot area and setbacks for marijuana growers and processors.

Report given by Robert Toland Zoning consultant

Scott Hill stated his request and reasons for the request.

Public comment opened 6:10 PM

Multiple attendees presented comments, raising concerns of "rif raf", sewer concerns, etc. The public was reminded to keep comments to the resolution at hand. More comments made by attendees that they were not in favor of marijuana businesses in the township. Deb Withee presented a list of questions to the Commission regarding Marijuana Grow Facilities. Comments continued until 7:30 PM when public comments were closed.

The Commission discussed the resolution and a motion was made by Greg Shippell, seconded by Jerry Buller to retain existing setback as is; the maximum lot coverage would be increased from 25% to 35%; Lot areas would remain at 15 minimum acres for growers and 10 acre minimums for processors. Language would be cleaned up, changing "yard" setbacks to front, side and rear setbacks and change central to public

A roll call vote was called for by Greg Shippell. Yes votes from Kent VanSickle, Jerry Buller, Greg Shippell, Mike Flynn, Todd Hazel. There were no NO votes. Motion carried

Public hearing #2; Scott Hill proposing to construct a private road on parcel 15-202-003-00, 19157 Michigan Avenue, in the LI- Light Industrial Zoning District

Scott Hill presented his request and provided multiple supporting documents.

Christine Hamilton presented the Zoning Administrators report.

Public comment was opened at 8:10 PM with comments from multiple attendees with concerns on construction criteria, traffic flow and stormwater runoff.

Greg Shippell read email from Kristine Parsons and Erin Cumming, with the Calhoun County Road Department Public regarding construction criteria and no Road Department concerns.

Comments were closed at 8:15 PM

A motion to approve the resolution as presented was made by Jerry Buller, Seconded by Kent VanSickle. A roll call vote was requested by Greg Shippell. Yes votes from Kent VanSickle, Jerry Buller, Greg Shippell, Todd Hazel. NO vote by Mike Flynn. Motion carried

Public Hearing #3 a request from Savinder Sing, of Battle Creek Michigan, to construct grower and processor facilities in the LI – Light Industrial District, Kody Newman presented request and details for Savinder Singh Christine Hamilton presented the Zoning Administrators report and a Planning and Zoning review was provided to the Planning Commission by Robert Toland. Public Comment was opened at 8:35 PM. Multiple attendees again voiced their opposition to marijuana being grown in the township. Concerns of odor, truck traffic and security were voiced. Questions we asked of Mr Singh (Kody Newman) regarding systems to mitigate odor and green buffers. Public comment was closed at 9:10 PM. After Commission discussion, a motion was made by Jerry Buller and seconded by Todd Hazel to approve the Special Land Use for Savinder Sing, of Battle Creek Michigan, to construct grower and processor facilities in the LI – Light Industrial District with the following conditions:

1. The odor mitigation system must be sized to be 20% over the state recommended (required?) criteria.
2. 24 hour on site, staffed security must be provided

A roll call vote was called for by Greg Shippell. Yes votes from Kent VanSickle, Jerry Buller, Greg Shippell, Mike Flynn, Todd Hazel. Motion carried

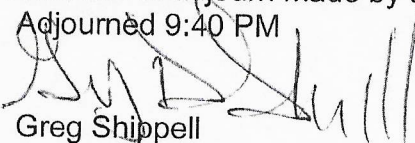
A motion was made by Jerry Buller to table old business until the May 5, 2021 meeting.

No Commissioner comments

Public comments from Christine Hamilton on a FOIA request for permitted gravel operations in the township.

A motion to adjourn made by Jerry Buller, seconded by Mike Flynn, Motion carried.

Adjourned 9:40 PM



Greg Shippell  
Acting as Secretary pro tem