

Call to Order by Greg Shippell, Chairman

Pledge of Allegiance

Board members present, Debra Huffman, Greg Shippell, Mike Flynn, Todd Hazel, Jerry Buller, Kent VanSickle, Paul Shippell

Acknowledgement of visitors

Motion made by Kent VanSickle to approve the agenda with the addition of public comment before old business. Seconded by Jerry Buller. Motion carried.

Motion made by Jerry Buller to approve the minutes from May 5, 2021. Seconded by Kent VanSickle. Motion carried.

Acknowledge communications-none

Public comment-none

Old business: Election of Chairman. Motion made by Todd Hazel to elect Kent VanSickle for Chairman of the Planning Commission. Seconded by Debra Huffman. No other nominations. Roll call vote. All-yes.

Discussion of Organization and Codification of a Zoning Ordinance. Bob Toland presented 2 handouts, and suggests that standardizing the zoning ordinance would be more similar to other townships and a better way to organize the Marengo Township Zoning Ordinance. He suggested that this be added to next month's agenda.

Review of new zoning map. Bob Toland provided examples of Marengo Township Zoning map and Future Land Use map for review. Changes will be made in maps as discussed.

Motion made by Greg Shippell to have Zoning map, "wording and definitions", match the Future Land Use map. Seconded by Todd Hazel. Motion carried. Bob Toland will make changes, on the maps, as discussed.

Bob Toland handed out ARTICLE 19, Special Land Uses, for review and discussion at next meeting.

Decommissioning Ordinance Draft: Matt Kuschel, Township attorney, discussed Zoning Ordinance Amendment Draft regarding Abandoned/Decommissioned Commercial Medical and Recreational Marihuana Establishments.

Motion made by Debra Huffman for a Public Hearing for Decommissioning Ordinance Amendment, July 7, 2021. Seconded by Jerry Buller. Motion carried.

6:50pm Greg Shippell made a motion to open Public Hearing for Marengo Agricultural Special Land Use application for marijuana growing. Seconded by Jerry Buller. Motion carried.

Representative from Marengo Agriculture Real Estate, LLC provided explanation of grow facility planned on LI property located on Michigan Ave.

Public comment: Concerns about noise, dust from gravel road, water quality, too many septic systems in a small area, drainage issues, need for retention ponds, bright lights during night hours, parking lots, air quality/odor, and traffic issues were presented by the public. Public comment regarding proximity to

Rice Creek and drainage, potential risk. Several were concerned that property values would go down due to a marijuana growing facility across the street. There were many questions for the board.

7:40pm Motion made by Jerry Buller to close public comment. Seconded by Mike Flynn. Roll call vote- ALL YES. Motion carried.

Representative from Marengo Agriculture Real Estate, LLC: Looking at 6-8 month completion date, could take longer, depending on weather. Parking will be to the rear of the building, not visible from Michigan Ave. They are using advanced odor control measures, to insure there is zero odors emitted from the facility. They have requested 4 licenses for recreational growing and 1 for medical growing.

Kent VanSickle read report from Chris Hamilton, Zoning Administrator. Report identifies each requirement in the Special Use Permit. Most items have been completed. Greg Shippell had concerns because some of the requirements are not completed. Matt Kuschel said Board can approve Special Use Permit now and items not completed shall be completed on the Site Plan Review when presented.

Mike Flynn requested reports are provided from the Department of Natural Resources, Calhoun County Water Resources, Michigan Health Department and Michigan Environment, Great Lakes and Energy (EGLE) completed before the site plan review.

Motion made by Jerry Buller to approve the conditional use permit as submitted subject to submission and approval of 1) an application under applicable marihuana regulatory ordinances 2) an odor control plan approved by the zoning administrator and township board, and 3) final site plan approval including EGLE, Calhoun County Water Resource Commissioner, and Health Department applicable approvals. Motion seconded by Mike Flynn. Roll call vote-ALL YES. Motion carried.

8:20pm closed public hearing

New business: Application for special use permit presented from Jason Flanders. Mr. Flanders is requesting a permit to live in existing house while a new home is built on the same property. Discussion.

Todd Hazel made a motion to have a public hearing at July board meeting for the special use permit application submitted by Jason Flanders. Motion seconded by Greg Shippell. Motion carried.

Greg Shippell asked Matt Kuschel how the planning board should proceed on public hearings for special use permits in the future. Matt will provide a set of guidelines for public hearings.

Commissioner comments: none

Public comment: none

Motion made by Greg Shippell to adjourn. Seconded by Jerry Buller. Motion carried. Meeting adjourned at 9:20pm.

Next regular meeting will be Wednesday, July 7, 2021 at 6:00pm

Public Hearing, 6:00pm on Wednesday, July 7, 2021.

Debra Huffman, Secretary

