

Meeting Minutes Marengo Township Planning Commission @6:00 pm July 7, 2021

Call to Order by Kent VanSickle, Chairman

Pledge of Allegiance

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

Acknowledgement of visitors

Motion made by Paul Shippell to approve the agenda. Seconded by Mike Flynn. Motion carried.

Motion made by Mike Flynn to approve the minutes from June 2, 2021. Seconded by Paul Shippell. Motion carried.

Acknowledge communications-none,

Old business: 6:13 pm Greg Shippell made a motion to open the public hearing for SAVR2 Holdings LLC, Northville, MI for Special Use Permit: to construct a sealed cannabis grow facility on parcel 15-202-003-00, Michigan Ave in L1 zoning district. Seconded by Jerry Buller. Motion carried.

-Jack Shelby, representative for SAVR2, addressed the permitting process. The permitting process is progressive throughout the project. Calhoun County Health Department has already been contacted for sewer and water (well). The well size is dependent on water usage. Fire sprinkler system is a closed system and water for sprinkler system is a closed system with large water storage tanks on site. Permitting process is started. Calhoun County Water Resources has been contacted for water drainage. Michigan Environment, Great Lakes and Energy will be contacted. Department of Natural Resources does not approve or disapprove of site plans.

-Chris Hamilton, Zoning Administrator, said all permits required will be obtained before any construction is started and before a building permit is issued.

-Odor control- Onsite manager is responsible for odor. There is a process in place to handle odor complaints. No venting to outside of building, 100 % sealed.

-Security, lighting. Eight-foot fence on perimeter. Security cameras on outside of building. No interior lights will be visible after dark. Exterior lighting will be visible at night.

6:52pm Public Comment opened. Question, how do you complain if there is a problem? Contact Township offices. Question, why are some things not completed before approval? These are handled in the Conditions of Use. All conditions have to be approved before and during construction.

7:10pm Motion made by Jerry Buller to close public hearing for SAVR2. Seconded by Greg Shippell. Motion carried.

Motion made by Jerry Buller "I move to recommend the Township Board approve the special use permit request for SAVR2 Holdings LLC, to construct a grow facility and processor facility on property identified as Parcel No. 15-202-003-00, Michigan Ave, based on compliance with the Zoning Ordinance and incorporation of the Zoning Administrator's Report, subject to the following conditions:

Receive all applicable local, county, and state permits, including storm water management approval from the County prior to construction that complies with zoning district setbacks, and comply with all local, county and state laws and rules;

Construct and maintain odor control, filtration, and the complaint process set forth within the application and consistent with the Zoning Ordinance;

Maintain no discharge of water for growing or processor operations outside the facility;

Maintain an annual operating license from the Township". Motion seconded by Paul Shippell. Roll call vote. All votes YES.

7:32pm Public Hearing opened for Ordinance 2021-02 Zoning Amendment to provide for the zoning regulation of abandonment/decommissioned commercial medical/recreational marihuana establishments. Chris Patterson explained the ordinance. Discussion.

8pm Mike made a motion to close Public Hearing. Seconded by Jerry Buller. Motion carried.

Jerry Buller made a motion to table discussion of Ordinance Zoning Amendment. Seconded by Mike Flynn. Motion carried.

8:10pm Motion made by Greg Shippell to open Public Hearing for Flander property Special Use Permit. Seconded by Mike Flynn. Motion carried.

Discussion of application.

8:26pm Jerry Buller made a motion to close public hearing. Seconded by Greg Shippell. Motion carried.

Mike Flynn made a motion to recommend to the Township Board that the Special Use permit is approved with the condition that the old structure is demolished within 90 days of occupancy permit or longer as otherwise approved by Zoning Administrator. Condition also to refund the \$500 fee. Seconded by Jerry Buller. Motion carried.

Site plan review for Alpine Grows, LLC/SAVR2 Holdings, LLC. Zoning Administrator report read. Discussion.

Jerry Buller made a motion to approve site plan. Motion seconded by Greg Shippell. Motion carried.

Site plan review for Marengo Agricultural Real Estate, LLC. Zoning administrator report read. Discussion.

Motion made by Jerry Buller to approve site plan. Seconded by Greg Shippell. Motion carried.

Bob Toland presented new updated proposed township zoning map. Discussion and corrections will be made.

New business-none

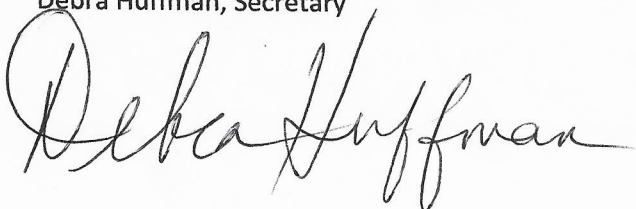
Commissioner comment-none

Public comment-none.

Motion made by Greg Shippell to adjourn. Seconded by Jerry Buller. Motion carried. Meeting adjourned at 9:39pm.

Next regular meeting will be Wednesday, August 4, 2021 at 6:00pm

Debra Huffman, Secretary

A handwritten signature in cursive script that reads "Debra Huffman". The signature is written in black ink and is positioned below the typed name "Debra Huffman, Secretary".