

Marengo Township Planning Commission @6:00 pm October 20, 2021
Special Meeting

Call to Order by Kent VanSickle, Chairman

Pledge of Allegiance

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

Motion made by Jerry Buller to approve agenda. Seconded by Mike Flynn. Motion carried.

Public comment from September 1, 2021 meeting is omitted from the record. Motion made by Todd Hazel to approve minutes with the correction. Seconded by Jerry Buller. Motion carried.

No communications read.

Old business: Follow up on Public Hearing held on September 22, 2021. Request from Park Consulting Group, Kalamazoo, MI, for a Special Use Permit: to establish a marijuana grower and processing facility on parcel 15-020-015-01, 22695 J Drive N, Marshall, MI.

Tom Piepkow, representative for Park Consulting Group, addressed the Board. He explained that local businesses will benefit from a large project like this. Security is a priority. Roads around property have been completed for access by emergency vehicles. Fire suppression is to be installed. Time line for production has started. Carbon filtering system and fans will be installed to eliminate odors from the outdoors. Fencing has been installed around facility.

Request from public to speak. Are there any new buildings proposed on the site? There are no new buildings proposed at this time. If the company wants to build any additional buildings, they would be required to provide a new site plan at that time.

Matt Kuschel, township attorney, reviewed Site Plan with the Board. Site plan needs to show lighting plan, sign plan, existing residential properties.

Motion made by Jerry Buller and seconded by Todd Hazel to recommend approval of the application of Park Consulting Group for a conditional / special use permit for a medical Grower Facility and Recreational Marihuana Grower Establishment at 22695 J Drive North, Marshall, Michigan in the Marihuana Overlay District subject to the following conditions:

Applicant submits a complete site plan under the ordinance and secures site plan approval within 12 months of the special use permit being issued. The site plan must contain a lighting plan and interior floor plans which are signed and sealed.

Applicant will receive all applicable local, county, and state permits, including storm water management approval.

Applicant shall not discharge water from growing operations outside the marihuana business, except as approved by the Zoning Administrator with any applicable state, county, or local permits

Applicant will construct and maintain odor control and filtration as set forth in the application and consistent with the Zoning Ordinance.

Applicant will maintain an annual operating license from the Township.

Roll call vote. Jerry Buller-yes, Mike Flynn-yes, Paul Shippell-yes, Todd Hazel-yes, Kent VanSickle-yes, Debra Huffman-yes. Motion carried.

Motion by Jerry Buller and seconded Paul Shippell to recommend denial of the application of Park Consulting Group for a conditional / special use permit for a medical Processor Facility and Recreational Marihuana Processor Establishment at 22695 J Drive North, Marshall, Michigan in the Marihuana Overlay District because 1) the applicant has not detailed the location of the processing use on the submitted plans and 2) the applicant has stated that they "have not yet finalized our plans for our processing operation." Roll call vote. Jerry Buller-yes, Mike Flynn-yes, Paul Shippell-yes, Todd Hazel-yes, Kent VanSickle-yes, Debra Huffman-yes. Motion carried.

No new business.

Commissioner comments: Question regarding property north of 115 exit and property on 18 ½ Mile Rd.

Public comment: Question regarding how to change setbacks on light industrial property. In order to change setbacks, a Zoning Ordinance Amendment would be required.

Motion made by Paul Shippell to adjourn. Seconded by Mike Flynn. Motion carried. Meeting adjourned at 7:25pm.

Next regular meeting will be Wednesday, November 3, 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.