



SAUGATUCK TOWNSHIP

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Approved MINUTES

The Saugatuck Township Planning Commission met on ~~April 22~~ June 3, 2019 at the Township Hall on Blue Star Highway, Saugatuck, Michigan

Present: Lozano, Rowe, Helmrich, Prietz, Israels, Welk, Conklin.
Absent: None
Also present:

- 1) **Call to Order** at 7:00 p.m. by chairperson Prietz.
- 2) **Roll call and Pledge of Allegiance**
- 3) **Approval of Agenda-** Motion by Rowe to approve agenda as with addition of correspondence; seconded by Welk. Motion passes by unanimous voice vote.
- 4) **Discussion of April 22, 2019 meeting minutes.** Motion by Rowe to approve minutes with corrections; Welk seconds. Motion passes by unanimous voice vote.
 - a. Correspondence: Letter from Joel Bouwens for Cunningham Dalman P.C. regarding Item 6(c) JARS Holdings.
- 5) **Public Comment:** None
- 6) **Public Hearing –**
 - a. **Rezoning application** from Aaron Smith for 3577 64th Street from C-1 to C-3.
Aaron Smith presented new packet of information offering conditional re-zoning. Explained 3 possibilities of what would/could happen to the leftover C-1/R-1 parcel. Only one proposed business; medical marihuana dispensary instead of multiple businesses.
Public Comments
 - i. Dave Heilman, 2755 Blue Star Hwy, Saugatuck Township. How many parcels are allowed in the C-3? Answer by Rowe: Guidelines in ordinances, conditions under S.A.U. He is concerned about expanding C-3. Closed public hearing.
 - ii. Rowe: Original provisioning allowed in C-1, C-2, and C-3, which was decided to be too much. If that, then we needed to limit the number of facilities. This concerns Rowe, also Prietz. Israels has same concern, and it's not consistent with Master Plan. Conklin suggested that she thought conditional re-zoning was backwards, and shouldn't change the zone until conditions were met. Lozano also concerned about precedence. Welk had nothing to add, with mixed feelings. Rowe: Lynee's notes say that there are limited C-3 areas available but she wasn't here to know that that was by design, and isn't a reason to approve.
 - iii. **Motion** by Rowe to **deny** the application, seconded by Israels. Roll call vote: Helmrich-no, Lozano-yes, Rowe-yes, Prietz-yes, Israels-yes, Conklin-yes, Welk-no. Motion passed to deny.

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- b. **Special Approval Use from Sherry Petro-Surdal to change use of 3493 Blue Star from Commercial to Residential.**
 - i. Maggie Conklin, 3485 65th Street, recused herself and spoke on behalf of the applicant. The property was originally a residential home, then changed to commercial, most recently as a church. Recently purchased as a retirement home. There was concern about the large sign, and Conklin asked, for the owner, if the sign could please stay. Kathy Sasinowski, 6562 Sanctuary Trail, was concerned about it becoming a short term rental property.
 - ii. **Motion** by Rowe, second Welk to **approve** request as strictly residential and single family, but the **sign must be completely removed**. Approved by unanimous voice vote.
- c. **Special Approval Use for JARS Holdings for Medical Marihuana Provisioning Center at 2790 Blue Star Hwy.**
 - i. Hani Kassab, West Bloomfield and Jason Abro, West Bloomfield presented. Prietz asked if they would use the existing building. Answer yes, would “re-hab” the existing building.
 - ii. Public comments:
 - 1. Kathy Sasinowski, 6562 Sanctuary Trail, “What is a provisioning Center?”. Answered, it is a medical marihuana retail store.
 - 2. Chris Maitner, 2779 Blue Star Hwy, across the street from the property in question. He is very concerned about traffic.
 - 3. George Stoutin, 2779 Blue Star Hwy, also across the street from the property in questions. Explain ownership of JARS? Is it legal for this type of company (Insurance company) to run a dispensary?
 - 4. David Heilman, 2755 Blue Star Hwy, stated he was “kind of for it”, but also concerned about traffic volume. Is it possible that it might become recreational? Rowe answered “No”.
 - 5. Jason Abro addressed above questions. “Live Life Credit Union” in Sterling Heights, MI currently legally works with provisioning centers. Traffic along that area of Blue Star Hwy is about 20,000 cars a day and they are expecting 50 or so customers a day. They would add paved parking with appropriate safety lighting.
 - 6. Prietz commented that they are lacking a lot of information. Discussion that the information was given to previous Z.A. Natalie Dean, and that it was not given to new Z.A. for this meeting.
 - 7. **Motion** by Rowe to table until complete application is obtained. Israels second. All votes for by unanimous voice vote.
- d. **Special Approval Use application from 236 Culver LLC for Medical Marihuana Grow Facility at 2846 Hercules Drive.**
 - i. Don Schipper, 3438 Riverside Drive, and architect Bruce Stewart presented. Described topography, roads 1/3 wetlands, run off concern, floorplan, elevations, and architecture.
 - ii. Public Comments: David Heilman, 2755 Blue Star Hwy, concerned about air ventilation and odor control. Rowe informed “An odor system is part of the ordinance.” Public hearing closed.
 - iii. Conklin: What will you use on fascia? Answer: Dark green metal with grey framing, canopied porch on entrance, wainscoting stone at front, very few window. They want the building to visually disappear into the surrounding area. Israels asked about lighting. One down light in parking area, one over each exit door. Prietz asked about odor control. Plan to use new filtration with carbon and Potassium manganate (?) filter and/or ozone, via Clackamas, OR ordinances. They also plan to keep the CO2 in for the health of the plants, and this keeps the odor in. Helmrich asked about signage; none except for address numbers. Israels asked if it would be a flat roof; yes, but slanted. Schipper informed that the 8 conditions are all met except “odor

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control”, which is still being researched and decided upon.

- iv. **Rowe motioned** to approve with 8 conditions listed on the May 23, 2019 memo from Lynee Wells. Conklin seconded. Approved by unanimous voice vote.

e. Site Plan Review for Al Bloomaert for Just Barns.

- i. David Barman, architect, presented. This is to approve the last two buildings of the development. They offered a \$5000 bond for the landscaping to be completed after completed. Asked if we could change sides, making the side towards the highway the “front yard” and Birchwood Lane the “side yard” because the surveyor who originally laid it out missed the setbacks. A corner of both of the last two buildings will be within the setbacks. Problem caused by wetlands. Necessary 60’ “Vision easement” between buildings and freeway. They need to go to the ZBA to get a variance for the 10’ setback so that units #30, #1, and #2 can be built.
- ii. Rowe: “Since we created the problem we should give them some special consideration.”
- iii. **Motion** by Rowe to approve with 7 conditions in May 23, 2019 letter from Al Ellingson, and adding condition #8 contingent upon ZBA granting condition of setback. Welk seconded. Approved by unanimous voice vote.

f. Review clarification of Medical Marijuana ordinance separation distances.

- i. Rowe: A ZBA applicant asked for interpretation of this regarding grow facilities. They thought it wasn’t clear. The intent was lot line to lot line, not building to building. ZBA voted 3 to 1 that it was lot line to lot line. Also, is this distance requirement only for grow facilities? Not for provisioning centers?
- ii. Prietz suggested that the ordinance numbers are incorrect and need to be changed. From 40-746a to 40-747.
- iii. Rowe moved to recommend that this discussion go to public hearing at a future meeting before going to the Township board. Seconded by Helmrich. Approved by unanimous voice vote.

7) Public Comments - None

8) Board Discussion

- a. Helmrich reported that during the May 1st meeting they approved the water main extension. They extended Bill Rowe’s ZBA seat. Rowe and Conklin’s P.C. seats are up the end of June. May 29 special budget meeting. New Assessor Kyle Harris and new Planner Lynee Wells. They’ve hired Doug Walsh to find a new Manager and Z.A., which should be two people. Welk informed that there would be a meeting on the Lakeshore access road tomorrow at 3:00.

9) Adjourn – 1st Prietz, 2nd Conklin. Approved by unanimous voice vote. 8:46 pm.

Next meeting – Monday, June 24, 2019.

Maggie Conklin Recording Secretary

- 1. Motion by Rowe to approve agenda with addition of Correspondence; Welk seconded. Motion approved by unanimous voice vote.
- 2. Motion by Rowe to approve minutes with corrections; Welk seconded. Motion approved by unanimous voice

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vote.

3. Motion by Rowe to deny application by Aaron Smith for 3577 64th Street from C-1 to C-3. Seconded by Israels. Roll call vote: Helmrich-no, Lozano-yes, Rowe-yes, Prietz-yes, Israels-yes, Conklin-yes, Welk-no. Motion passed to deny.
4. Motion by Rowe, **second by Welk to** approve the change use of 3493 Blue Star from Commercial to Residential, strictly residential and single family, and the sign must be completely removed. Approved by unanimous voice vote.
5. Motion by Rowe to table JARS Holdings at 2790 Blue Star Hwy until complete application is obtained. Israels second. Approved by unanimous voice vote.
6. Motion by Rowe to approve SAU application from 236 Culver LLC for Medical Marihuana Grow Facility at 2846 Hercules Drive with 8 conditions listed on the May 23, 2019 memo from Lynee Wells. Conklin seconded. Approved by unanimous voice vote.
7. Motion by Rowe to approve site plan review for Just Barns with 7 conditions in May 23, 2019 letter from Al Ellingson, and adding condition #8 contingent upon ZBA granting condition of setback. Welk seconded. Approved by unanimous voice vote.
8. Rowe moved to recommend that the discussion to review and clarify the Medical Marihuana separation distances go to public hearing at a future meeting before going to the Township board. Seconded by Helmrich. Approved by unanimous voice vote
9. Motion to adjourn by Prietz; Seconded by Conklin. Motion approved by unanimous voice vote. Meeting adjourned at 8:46 p.m.