

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
FEBRUARY 14, 2019**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:00 p.m. by Vice Chairperson Talaga in the Hampton Township Board Room.

PRESENT: Klass, Brey, Helminiak, Talaga, Dewyse

ABSENT: Basket, Mulders

ALSO PRESENT: Sheppard, Eggers, Hebner, Joe Dewyse, and 16 people in the audience.

Motion by Dewyse seconded by Helminiak that the minutes of the January 24, 2019, special meeting be approved and that the reading of the minutes be waived. Motion carried.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Mark Weaver, Weaver Investments, 951 N Callahan Rd, appeared before the board to request a special use permit and site plan review for the operation of a medical marijuana grow facility in the existing building.

Rob Eggers, planner, discussed his review. Signage was not addressed on the site plan. There will be no signage on this building. Indoor lighting will be controlled by tinted or frosted windows. There is a lot of deviation from the business plan that was approved by the township board of trustees and the site plan submitted to the planning commission. The business plan showed flood lights on the NE and SE corners of the building. There is none shown on the proposed site plan. There is inconsistency with the business plan and site plan in regards to the open windowed doors being replaced with steel metal doors. There is a discrepancy with the security plan as well. There were questions of a fence. The applicant would prefer to keep the existing fence only. They would install a higher fence if the planning commission required them too. They would like to keep the building looking that same as it does now, so that it would not bring attention to the change of use.

Discussion continued on the solid waste disposal and security of the disposal. The water used for the plants would be recycled and would not enter the drainage system. What are the final security measures? Odor control was addressed as well. There is going to be a microfiltration and carbon process to control the odor. All of the air inside the building is going to be recycled. No gas or fumes would be released outside of the building. The planning commission can impose reasonable conditions on the odor control as well. If a complaint comes in, the township would investigate the complaint. If it's a valid complaint, the applicant would have a reasonable amount of time to correct the problem. If the problem is not corrected, the planning commission can revoke the special use permit at any time.

At this time the public hearing was open to the public:

Tom Foret, 988 N Callahan Rd, submitted a letter that was read by the vice-chairman in regards to the planning commission doing what's best for this area, and making sure the odor is restricted and dealt with appropriately.

Karen & Dave Chevalier, 695 E Warner Rd, expressed their concerns about what the building is going to look like, the noise, the traffic, the odor, and questioned the background of the applicant. Along with what their experience is in the medical marijuana field. They also referenced the issues Chesaning is having with their facility.

John & Joanne Szelogowski, 1014 N Callahan Rd, expressed their concerns of the facility disrupting their enjoyment of the country life. The reason they moved out that far was to get away from the busy noise of the city.

Brad & MaryEllen Estabrook, 693 E Center Rd, stated their concerns regarding the security and also water runoff.

Bryan Hugo, 629 E Center Rd, concerned about security issues.

Dominic Militello, 615 E Center Rd, concerned about security as well.

Rick Samyn, 651 E Warner Rd, questioned about where the wastewater is disposed of.

At this time the public hearing was closed to the public.

Discussion continued on the following: There will not be an increase in traffic. There would be a maximum of 10 employees. The transportation trucks would be similar to a UPS or mail truck. They trucks would come in and out about two times a week. The employees would be on site from 7 am to 7 pm. Generators would be installed and used only as needed when loss of power. The planning commission should not approve the site plan until the special use permit is approved. The planning commission can recess the public hearing and table special use request until the next meeting.

Motion by Dewyse seconded by Brey to recess the public hearing and table the special use permit and site plan review to Weaver Investments, 951 N Callahan Rd, until the next meeting so the applicant can address the issues noted in the planners review.

AYES: Dewyse, Brey, Klass, Helminiak, Talaga

NAYES: None

ABSENT: Basket, Mulders

Motion carried

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OPEN TO THE PUBLIC:

No one addressed the board

Motion by Dewyse seconded by Klass that the meeting adjourn. Motion carried.
Meeting adjourned at 7:35 pm.

Respectfully submitted:

Jerry Talaga Vice Chairperson

Jodie Hebner, Recording Secretary