

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
APRIL 11, 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, Talaga, Dewyse, Mulders

ABSENT: Basket, Helminiak

ALSO PRESENT: Sheppard, Eggers, Hebner, Joe Dewyse, and 22 people in the audience.

Motion by Mulders seconded by Dewyse that the minutes of the February 14, 2019, regular meeting be approved and that the reading of the minutes be waived. Motion carried.

UNFINISHED 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. This request was tabled from the last meeting.

Rob Eggers discussed his updated review and the outstanding items from the last meeting. There will be no signage, interior lighting will not be visible from the outside of the building, exterior lights are shown on the plans, the existing doors will be replaced with steel non windowed doors, security cameras is only means of security, an 8' fence is shown on the plans, parking lot security signs will be in place, the sliding doors on the north side of the building will be lock and secured.

The HVAC system should be verified by the mechanical inspector. Discussion furthered on the ventilation and the size of the stacks. Travis, of the Cannabis Legal Group, addressed how the odor would be controlled with carbon in the furnace and scrubbers in the vents. The entire inside of the building would be spray foam insulation. Each room inside the building would also be altered with the spray foam insulation trapping any odor.

John Gumma, from the Gumma Group, explained that the state also has strict requirements of odor mitigation. The state also makes random inspections. A condition can be placed in the motion in regards to odor. There has to be a yearly renewal of the business application, there has to be a yearly inspection from the state, and the local police can inspect the facility at any time as well.

Growing of the plants will happen in stages that stagger. It was noted that multiple caregivers can occupy a building and each care giver is allowed 72 plants under the original Medical Marijuana Act.

Discussion continued on the watering system and the "Autopots" process. The applicant wants to keep the property as is. They will add the necessary security measures that are

required. They are willing to construct an 8' fence, but would rather not draw attention to the property. The fencing issue can be deferred until the first yearly review.

At this time the meeting was open to the public.

Karen Chevalier, 695 Warner Rd, asked if anyone had checked into the problems other facilities were having with odor? She stated her concerns of chemicals and possible explosions. This is not an industrial area and that this facility would operate like a chemical plant. This facility would not make any money for the township. She also asked what the fire department procedures would be for this facility. And mentioned how much crime would enter into the area.

MaryEllen Estabrook, 693 E Center Rd, stated that this facility would ruin the established community that is already here. She is also concerned about the odor and security. She doesn't want this area to be the "guinea pigs" for medical marijuana. This type of facility needs to be somewhere else. She has no doubt that it would be a state of the art facility, it just doesn't belong in her community.

Dave Chevlaier, 695 Warner Rd, asked what happens if a smell is detected and how does it get taken care of?

John Szelogowski, 1041 N Callahan Rd, asked about the heating system and the negative pressure. He asked if there was enough natural gas to supply the facility. He also address the noise of the fans to keep the facility cool. He just doesn't want it in their neighborhood.

Sarah Heydens, 758 N Callahan Rd, has no issues with the operation of this proposed facility and appreciates the steps the applicant is taking to make sure the facility conforms to the ordinance.

Jim Hugo, 996 N Farley Rd, just doesn't want it.

At this time the meeting was closed to the public.

Don Klass explained his situation with moving out to the country and the oil company able to place an oil well in the field behind his house. He has learned to live with it.

Motion by Mulders seconded by Dewyse to deny the special use permit and site plan to Mark Weaver, Weaver Investments, 951 N Callahan Rd., due to the reason that the facility is not harmonious to the surrounding neighborhood.

Discussion was also had on too many unanswered questions in regards to noise and odor to move forward.

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AYES: Talaga, Klass, Dewyse, Mulders
NAYES: Brey
ABSENT: Basket, Helminiak
Motion carried

At this time there was a five minute break.

NEW BUSINESS:

Dan Schingeck, Hampton Auto, 77 N Tuscola Rd, appeared before the board to request site plan approval to construct a 38' X 48' addition to an existing building.

Discussion was held on the following: The applicant was granted site plan approval over a year ago, but had trouble with the financing for the addition at that time. The addition is 108 sq. ft. larger than already approved. Eggers discussed his updated notes. Nothing is affected by the extra footage for the addition. The previous conditions were as follows: No two way traffic on the side of the building, and the accessory building moved to not be shown on a parking space.

Motion by Dewyse seconded by Klass to approve the site plan to Dan Schingeck, Hampton Auto, 77 N Tuscola Rd, to construct a 38' X 48' addition to an existing building.

AYES: Dewyse, Brey, Klass, Talaga, Mulders
NAYES: None
ABSENT: Basket, Helminiak
Motion carried

OPEN TO THE PUBLIC:

No one addressed the board

Motion by Klass seconded by Dewyse that the meeting adjourn. Motion carried.
Meeting adjourned at 8:30 pm.

Respectfully submitted:

Jerry Talaga Vice Chairperson

Jodie Hebner, Recording Secretary