



Minutes – Planning Commission

September 27, 2017

7:30 PM

Solon Township Hall

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*Meeting called by:* Chairperson, Ellen Moore @ 7:32 PM

*Members present:* Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt

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*Approval of Minutes:* Motion to accept August Minutes as written by Gunnell, second by Sawade, All Ayes, Carried.

*Approval of Agenda:* All agreed

*Agenda Item:* Public Hearing

*Proposal:* Zoning Ordinance Amendment – Driveway Access to Back Lots

*Moore:* Called public hearing open for comment:

*Comment:* - Jackie Sopczynski is for what's currently being proposed – concerns about having to do a site condo.

- Terri Waite family wishes to build a condo site @ 13610 Kroskroft

*Moore:* Closed public hearing after no additional comment

*Consideration:* Mark suggested a possible solution recently raised was to do a site condominium for these situations. Condo for 2 lots, Unit 1 & Unit 2 that wouldn't need frontage regulations. This could be an alternative now and protect other amenities of the ordinance in question.

*Discussion:* Access would be a driveway that would be required to meet standards; There would a necessary common area; there would be legal hurdles for the applicant i.e. master deed would be necessary; a deed for each unit would be necessary; PC doesn't have to do anything if this route is taken; private drive can only serve 2 dwellings. The current ordinance would allow a front split only if required frontage is maintained.

*PC Concerns:* Driveway access and township's responsibility to maintain; and existing procedures (Ch13b) adherence.

*Conclusion:* PC agreed to move to next agenda item

*Agenda Item:* Medical Marijuana Facilities

*Proposal:* Ordinance to Allow Medical Marijuana Facility Operation in Solon Township

*Moore:* Not a public hearing but opened for public comment

*\*\*Comment:* - Dr. Michael Carlton: Could be possible opposition due to constituents not having a choice to operate a legal business; benefit to township regarding license fee revenue.

- Derrin Leigh: Continues to meet/educate township officials on this issue; believes township parks/roads would benefit from revenue; vote in 2008 passed in Solon Township so constituents have already spoken in favor.

- Helen Potter: against facilities

- Eileen Driesenga: against facilities

- General concerns: promotion driven by revenue vs. caring for our residents; if constituents want/need this, can get it elsewhere; really a demand?

*Discussion:* Solon considering facilities information is spreading, interest is growing; experiencing

positive results from oils, tinctures; enforcement control with limited resources since violators are reported to the state and township is limited; Amount of licensing and flexibility to change in future; future legislative decisions are unpredictable; Unclear zoning (currently AG or Ind.) for dispensaries; demand won't be determined until it exists.

*Concerns:* Rise in opiate use; Marijuana is illegal at federal level; debate isn't about medical marijuana, just whether facilities are here; regulating production; licensing stipulations and limitations; location of facility re: near churches, schools, etc.,

*Conclusion:* Mark will draft a preliminary resolution for 2 farms and 2 dispensaries for the PC to review perhaps October or November. May consider another public hearing in the future. Township Board will have final approval.

*Moore:* Public consideration closed for now – insured public that PC's decision isn't determined by dollars. Moved to next item.

*Agenda Item:* Neighborhood Vehicle Sales – Sam Adams Motors – Hussam Dabaja

*Proposal-A:* Revised Zoning Ordinance Amendment for Neighborhood Vehicle Sales

*Discussion:* Review of draft changes. Setback requirements for the township and the state; building/office wouldn't be in setback, but vehicles in that area are a problem; would front yard be for parking or vehicle display with vision conflict; once approved a state assessor needs to sign off before license; Signage clause F removal/revision; Huck's Corner's lot isn't relevant – grandfathered in.

*Conclusion:* Mark will revise make provision to 75' right-of-way; Dabaja's architect can work with MDOT.

*Moore:* Motion to accept ordinance w/sentence (F) removal and subject to engineer's report. So moved by Gunnell, Second by Sevey. All ayes – Motion carried.

*Proposal-B:* Resolution Approving Preliminary Site Plan Review for Neighborhood Vehicle Sales

*Discussion:* Review of draft. Subject to MDOT approval and site plan. Item H – parking spaces for public (28); Dabaja – “never more than 3 or 4 customers at one time.”

*Moore:* Motion to accept resolution. So moved by Sevey, Second by Gunnell. All ayes – Motion carried.

*Agenda Item:* No Wake ordinance for Middle Lake

*Conclusion:* Mark – no need to consider – will be addressed by the Township Board.

*Agenda Item:* Master Plan – Bob Toland

*Proposal:* Review of final draft

*Discussion:* Insert information on Velzy Park Project; grammar and verbiage changes/editions throughout document; current maps can't be read now but will be 11" X 17" fold-outs.

*Conclusion:* Mark – no public hearing yet, will go to Board. Bob will distribute new copy with changes for the PC to see again for public hearing.

*Moore:* Motion to approve Master Plan with changes. So moved by Gunnell, Second by Sevey. All Ayes – motion carried.

*Open Discussion for Audience:* - Jeff Twyman, Cannon Township Planning Commission. RE: Medical Marijuana – had handouts from State; approval of caregiving growers in Cannon Township; not approving commercial licenses.

*Non-Agenda Issues:* - No new correspondence for review

- Township Board Representative Report - No
- Board of Appeals Representative Report – No
- Planning Consultant Report – No

- Zoning Administrator Report – Jerry Gross

RE: St. John Paul Parish. They are planning to proceed with other phases and he will be working with Mark re: zoning. They're still in discussion about their level of expansion at this point but this will be coming to PC.

*New Business:* Next meeting, Wednesday, October 25<sup>th</sup>.

*Moore:* Motion to adjourn. So moved by Gunnell, Second by Myers. All Ayes – motion carried.

\*\*discussion contributors

Dr. Michael Carlton - former state representative, author of MMMFLA (Michigan Medical Marijuana Facilities Licensing Act).

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