

COLUMBIA TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

July 5, 2022

7:00 PM

MEETING HELD IN PERSON AT TOWNSHIP OFFICES

MINUTES

The meeting was called to order by Chairperson Wanty at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Present — Chairperson Todd Wanty, Secretary Mike Trout, Mike McKay, Hollis Jeffreys, Bob Jenson, Krissie Barnes. Absent: Walter Reed. Recognized Guests: Rick Church, Jessica Parker, Terry Mahr.

Approval of Agenda: Motion by Jeffreys, supported by McKay to approve the agenda. VOTE: Ayes all. Motion Carried

Approval of Minutes: Motion by Jeffreys, supported by McKay to approve the minutes of Thursday April 28, 2022, as presented. VOTE: Ayes all. Motion Carried

Purpose of meeting: Chair Wanty presented the purpose of the meeting.

- a. Third of four required annual meetings
- b. Marijuana facility presentation
- c. Review/Approve SES (Small Solar Energy System) Zoning Permit

Public Comment: The Chairperson opened the public comment period at 7:02. There were no public comments at this time and the Chairperson closed the public comment period at 7:03 p.m.

Old Business:

- a. Master Plan Survey Review — Chairperson Wanty shared an update, and it was suggested that the results to date be shared with the Planning Commission.

New Business:

- a. Maddy Jolzapfel and Curtis Townsley, Marijuana Facility Presentation

Chairperson Wanty welcomed Ms. Jolzapfal and Mr. Curtis and they introduced themselves and made their presentation (attached) regarding their desire to operate a microdispensary (includes

cultivation, processing, provisioning, and transport) in Columbia Township. Included in the

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presentation were history and facts regarding marijuana laws, voter trends, and a description of the potential benefits. They also noted the option of a petition drive that would require 192 registered voter signatures to place a measure on the next ballot but pointed out they would much rather work in cooperation with the township. The presentation concluded with a request for the Planning Commission to recommend the Township Board rescind their current ordinance and further allow a single microdispensary within the Township. Ms. Barnes asked if they had a site in mind and they indicated they had a farm just north of town on M-50 where they would like to operate. Mr. Wanty asked how many employees and the response was between 6 and 12. Mr. Jenson asked about how much product would be produced and it was undetermined at this time but that the licenses are based on the number of pounds produced which is hard to estimate. Mr. Trout asked about the potential for a petition to include language for several types and in various locations which would limit the township's control over them. The proponent had not thought about petition language due to wanting to work with the township before going that route. Mr. Trout asked about how much revenue could be generated from each facility and it was stated that number was \$56,400 in 2022. Mr. Jeffreys noted the current ordinance was enacted when the prior Supervisor was in office and in poor health. The proponent asked what the next steps might be, and Mr. Church responded that the Planning Commission could make a recommendation to the township board and then it would be placed on the next township board agenda as either a discussion or business item depending on the outcome of any action here tonight. Motion by McKay to recommend to the Township Board they rescind the current ordinance prohibiting marijuana establishments and further work with the township attorney to develop language for enacting an ordinance that allows one (1) microdispensary in the township, supported by Barnes. Mn Trout asked to be recognized and commented that he would be voting no at this time, however he wanted to give an

explanation mainly because there is background regarding the current ordinance he would like to better understand and that while working cooperatively is preferred, the petition option might be a better way to have the full community decide. He pointed out that approach presents risk to the township in that we could potentially lose control of the number, type, and location of these facilities. He also does not want to discount the benefits including the potential for additional revenue and that other townships in the County are using the proceeds to improve their roads; noting he is looking for solutions related to this issue. ROLL CALL VOTE: Wanty=yes, Trout=no, McKay=yes, Barnes=yes, Jeffreys=yes, Jenson-Abstain; Motion Carried.

b. SES (Small Solar Energy System) Zoning Permit 12339 Monroe Pike, Jesus Galvan, owner. Mr. Christian Munz of Harvest Solar introduced himself and asked if there were questions. Mr. Church pointed out that because this was ground mounted and not on a stand the Planning Commission needed to review the application and proposed site. He referenced the letter from Mr. Eidelson and the favorable condition created by the lot combination which eliminated the need for screening. Motion by McKay, supported by Jenson to approve the zoning permit for a Small Solar Energy System as presented. VOTE: Ayes all. Motion Carried.

Public Comment - The Chairperson opened the public comment period at 7:55. Ms. Mahr stated she would be bringing a proposal for green burials to the township soon. There were no further public comments, and the Chairperson closed the public comment period at 7:56 p.m.

Commissioner Comments: There were no commissioner comments.

Adjournment: Motion by Chair Wanty, supported by Barnes to adjourn at 7:57 p.m. VOTE: Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED

MIKE TROUT, SECRETARY