

COLUMBIA TOWNSHIP PLANNING COMMISSION

Tuesday April 11, 2023

7:00 PM

Meeting held in person at Township Office

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Mike Trout, Hollis Jeffreys, Walter Reed, Mike McKay; Absent: Krissie Barnes; Recognized Guests: Rick Church, Madalyn Holzapel, Curtis Townsley.

Approval of Agenda: *Motion by Mr. Jenson, supported by Mr. McKay to approve the agenda as amended (Correct date and minor formatting). Ayes all. Motion Carried*

Approval of Minutes from March 28, 2023: *Motion by Mr. Jeffreys, supported by Mr. Jenson to approve the minutes as presented. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of the meeting.
a. Second of four required annual meetings.
b. Workshop to discuss Recreational Marihuana Ordinance

Public Comment: Chair Wanty opened the public comment period at 7:04 p.m. There were no comments, and the Chair closed the public comment period at 7:04 p.m.

Old Business:

- a. Community Survey – Chair Wanty inquired about the school participation and Mr. Reed indicated he had not heard any more. He asked about hits on the website and Chair Wanty asked Mr. Church whether he knew who had that information and he did not. The Chair will follow up with the Supervisor and Mr. Reed will follow up with the school. Mr. McKay reiterated his suggestion to put a hard copy of the survey in the next tax bill due to limited on line participation. Mr. Wanty added he has put it on nextdoor with limited success.
- b. Master Plan Update – No update.

New Business:

- a. Workshop to discuss Recreational Marihuana Ordinance

Chair Wanty opened the discussion by noting the documents from Brooklyn and Leoni Township. The chair asked both Mr. Trout and Mr. Church whether the police powers ordinance was in process. Both indicated they thought the zoning ordinance amendment and police powers ordinance would be worked on simultaneously with the potential recommended forthcoming from the planning commission. Mr. McKay thought the planning commission charge was to outline the objectives and have the experts develop the full zoning and police powers ordinances. Chair Wanty confirmed the zoning portion was our responsibility. Mr. Trout pointed out the items to discuss should focus on what would be allowed and what would be prohibited similar to the Brooklyn example. There was discussion about the types of businesses and the potential zoning districts. For the Microbusiness the AG district seemed most appropriate. Mr. Trout suggested perhaps as a special use however it was noted that special use permits have additional requirements. There was general discussion and Mr. Jefferys wondered how do we decide the number? It was pointed out that state laws prohibit many of the potential impacts related to being near churches and schools. Members were particularly favorable with regard to the Microbusiness. Ms. Holzapel and Mr. Townley answered several questions and clarified items including the fact that the licensing revenue is only for retail operations, the potential size of various types of facilities and explaining some characteristics of the various operations.

There was consensus to consider allowing up to two (2) Microbusinesses that will grow, process and sell on-site (150 plants) in the AG District with the condition that the property is located on a state highway or state trunkline (i.e. M50, US 127 and M124). There was further agreement that up to two (2) retail operations be allowed in the Commercial Districts C1 (local) and C2 (general) and the Industrial Districts I1 (light) and I2 (general). With regard to Grow Operations it was concluded to potentially allow one (1) of each type of facility. Type A (up to 500 plants) could be allowed in the Light Industrial District, Type B (up to 1000 plants) and Type C (up to 5000 plants) could be allowed in the General Industrial District, with the Type C facilities also potentially allowed in the Highway Service District. There was discussion about whether the Highway Service District would be appropriate but it would also be a potential district for Retail Sales. It was decided that Processing Facilities would be best suited in the Industrial Districts (I1, I2). The Industrial Districts would also be the suggested area for up to two (2) testing facilities. Additional consideration should be given to also allow Transport.

The members believe this is an opportunity to reasonably accommodate the growing interest and potential of this industry and would like to have the planning consultant develop language and maps that depict these discussions. Mr. Church indicated that Mr. Eidleson is working on a package of material and will take these suggestions and incorporate them into an ordinance. Mr. Trout noted he would share this information with the Township

Board. Mr. Church pointed out Table 3.1 in the Zoning Ordinance is a good reference to align the purpose of each district with our intent in placing the facilities. It was further noted there would still be site plan requirements for these applications to ensure adherence to all applicable provisions of the ordinance.

Public Comment: Chair Wanty opened the public comment period at 8:13 p.m. There were no comments, and the Chair closed the public comment period at 8:13 p.m.

Commissioner Comments: Mr. McKay asked that members be provided an updated color zoning map in at least 11x17 size. Mr. McKay commented that it would be nice to have Doc Brown maybe give some input on his experience in the industry.

Adjournment: *Mr. Wanty made the motion supported by Mr. Jenson to adjourn at 8:11 p.m. Ayes all. Motion carried*

RESPECTFULLY SUBMITTED
Mike Trout, Secretary