

COLUMBIA TOWNSHIP PLANNING COMMISSION

August 8, 2023
7:00 PM

REGULAR MEETING Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:01 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jensen, Secretary Mike Trout, Hollis Jeffreys, Krissie Barnes; Mike McKay; Absent: Walter Reed; Recognized Guests: Jessica Curtis, Maddie Hotzapfel, Curtis Townsley, Brad Smith.

Approval of Agenda: *Motion by Mr. Jensen, supported by Chair Wanty to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Tuesday June 27, 2023: *Motion by Mr. McKay, supported by Mr. Jensen to approve the minutes with a minor spelling correction. Ayes all. Motion Carried*

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

- a. Third of 4 required meetings.
- b. Workshop to discuss and review Recreational Marijuana Zoning Ordinance
- c. Review Recreational Marijuana Police Powers Ordinance,

Public Comment: Chair Wanty opened the public comment period at 7:11 p.m. Mr. Brad Smith, new owner of the Clarklake Community church gave the commission a copy of a preliminary site plan for a Montessori school he will be submitting to the township and briefly described the proposal, simply as information at this point There were no further comments, and the Chair closed the public comment period at 7:14 p.m.

Old Business:

Community Survey – Mr. Wanty provided a brief update.

Master Plan Update – No update need survey data.

New Business:

- a. Workshop to discuss and review Marijuana (Zoning) Ordinance language for Columbia Township, as per the correspondence dated July 26, 2023 from Mark Eidleon – Commissioners reviewed the draft amendments as presented and discussed various Sections to be revised. Mr. McKay pointed out a potential conflict between Section 7.28,C,1.c. and Section 7.28,D,1,a. regarding distances between retail and microbusiness locations. It was suggest they should be the same, either 600 feet or 750 feet to avoid a potential conflict or misinterpretation.

- b. Review Marijuana Police Powers Ordinance as per the document prepared by attorney Eric White. Chair Wanty asked if there were comments or questions on the proposed ordinance language. Mr. McKay had the following suggestions that were agreed upon. 1) Page 1 near the bottom under the number of growers (3) to add “in addition to the microbusiness licenses to avoid confusion in recognizing these entities separately. 2) Page 5 fourth paragraph to add “traffic” as an item and to require greenhouses to have proper ventilation. He also commented on the insurance requirements and it was noted that bonding requirements should be considered.

After a short discussion and consensus that the two documents aligned with the previous Planning Commission recommendation. ***It was moved by Chair Wanty, supported by Mr. McKay to set a public hearing for September 7, 2023 for the purpose of hearing comments on the proposed Zoning and Police Powers Ordinance Amendments. Ayes all. Motion Carried.***

- c. Review proposed general Zoning Ordinance Amendments per the correspondence dated April 28, 2023 from Mark Eidleson. Chair Wanty led the commission through each of the proposed amendments with the following comments:
- a. Amendment #2 – There is still some confusion regarding the waiving of requirements for a survey. Commissioners would still like clarification and are reluctant to allow waiving survey requirements particularly with fences. The commission would like Mr. Church to provide input.
 - b. Amendment #7 – Commissioners would like to see the Zoning Administrator solely responsible for review and approval of Small SES.
 - c. Amendment #10 – Commissioners would like to see Section 20.8.G.2.c. include a statement “as defined by the building code” to clarify how square footage is defined.

The remaining portions of the document and proposed amendments were agreeable to the Commission. ***It was moved by Mr. Trout, supported by Chair Wanty to include these proposed Ordinance Amendments as part of the public hearing on September 7, 2023, for the purpose of hearing comments on the proposed amendments. Ayes all. Motion Carried***

Public Comment: Chair Wanty opened the public comment period at 8:11 p.m. there were no comments, and the Chair closed the public comment period at 8.12 p.m.

Commissioner Comments: There were no commissioner comments.

Adjournment: *Mr. Wanty made the motion supported by Mr. Jensen to adjourn at 8:03 p.m. Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Mike Trout, Secretary