

COLUMBIA TOWNSHIP PLANNING COMMISSION

June 27, 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 Jensen, Secretary Mike Trout, Hollis Jeffreys, Walter Reed, Krissie Barnes; Mike McKay; Absent: None; Recognized Guests: Rick Church, Eric White, Mara Schrock, Maddie Jotzapfel, Terry Mahr.

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

Approval of Minutes from April 11, 2023: *Motion by Mr. McKay, supported by Mr. Wanty to approve the minutes as presented. Ayes all. Motion Carried*

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

- a. Review Ground Mounted Solar Energy System (SES) 7721 Cement City Rd. James P. Bolling, Owner
- b. Workshop to discuss Recreational Marijuana ordinance and prepare recommendation to Township Board.

Public Comment: Chair Wanty opened the public comment period at 7:13 p.m. There were no comments, and the Chair closed the public comment period at 7:14 p.m.

Old Business:

Community Survey – No update

Master Plan Update – Mr. Reed asked if we could get an update and Mr. Church indicated he would find some information for our next meeting. Mr. McKay commented again about including the survey in the tax bills.

New Business:

- a. Review Ground Mounted Solar Energy System (SES) 7721 Cement City Rd. James P. Bolling, Owner. Mara Schrock presented the proposal for the Small Solar Energy System. She indicated the array would be a 20-panel system serving the residence. Mr. Wanty raised the issue about screening and Mr. Jensen asked about the location of the trees. Mr. Church indicated the ordinance requires two trees 4 feet tall and noted the section language. After review *Mr. McKay made the motion, seconded by Mr. Reed to approve the application as*

presented with the submission of a landscape plan indicating the location of the trees prior to issuance. Ayes all. Motion Carried

- b. Workshop to Review Marijuana Ordinance. Mr. Wanty noted the memo from Mark Eidelson regarding the zoning changes and asked Mr. White about the police powers ordinance. Mr. White indicated he was making progress and with more direction could finish the document, which will be a stand-alone ordinance. Mr. Trout commented that the Master Plan supported the concept and discussion related to the various districts and the appropriateness of the each type of marihuana facility within those districts. The general consensus was to have these facilities reviewed as special uses in all cases and also be limited to parcels that abut US 127, M-124, and M-50. Odor issues related to various activities were discussed and the stacking of licenses should be discouraged for grow operations to lessen the potential for odors to be a problem. Mr. White indicated this would be noted in the document he is preparing. There was discussion in regard to setting the number of licenses to be issued but it was decided to let the Township Board set any limitations in that regard. Another consideration is whether to allow both recreational and medical licenses. Lastly it was noted that there are also potential licenses for Secure Transporter, Temporary Events, and Designated Consumption activities that should be considered.

Motion by Mr. Trout, supported by Mr. Wanty to recommend allowing marihuana facilities, as a special land use, as follows:

- 1. Microbusinesses in the Agricultural (AG) District***
- 2. Retail Sales in the Commercial (C1, C2, C3) District (Not General Office)***
- 3. Manufacture/Grow/Process in the Industrial (I1, I2)***
- 4. Testing/Labs in the Research and Development (R&D) District***

And further schedule a public hearing for August 8, 2023

And further limit the location of these facilities to US 127, M-50, and M-124

Ayes all. Motion Carried

It is anticipated that Mr. Eidelson will develop the appropriate documents for the hearing. The planning commission decided to meet on July 18 to prepare for the hearing and review Old Business.

Public Comment: Chair Wanty opened the public comment period at 8:02 p.m. Ms. Jotzapfel commented that she would like to see the Township allow temporary Marihuana Events as part of their approval. There were no further comments, and the Chair closed the public comment period at 8.03 p.m.

Commissioner Comments: There were no commissioner comments.

Adjournment: *Mr. Wanty made the motion supported by Mr. Reed to adjourn at 8:07 p.m. Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Mike Trout, Secretary