

South Branch Township Planning Commission  
Regular Meeting  
May 3, 2018  
Unapproved Minutes

1. Call to Order

Regular Meeting of the South Branch Township Planning Commission was called to order at 7:00 p.m. with Chair M. Shunatona presiding.

2. Pledge of Allegiance

3. Roll Call

- a) Commissioners present- Bank, Crick, Peterson, M. Shunatona, Sylvester
- b) Commissioners absent-Thomas, McKenzie
- c) Guests present- Bonnie Shunatona, Rich Jaskowski, Liz and Ed Schultz, Cris Jones, Nandor Santhos, Bob LeFave, Carl Montrosse
- d) Welcome to Julie Crick, new Planning Commissioner

4. Approval of Agenda

**Motion** to approve by Sylvester, Second by Bank, **4 yes** with **1** and no nays

5. Confirm Next Meeting

**May 10, 2018, special meeting** Riverview decision and order

**June 7, 2018,** regular meeting

**July 5, 2018,** regular meeting

It was noted the meetings are not posted on the bulletin board on the township hall. B. Shunatona will request the deputy clerk post the meeting schedule.

6. Approval of April regular meeting

**Motion** by Bank to approve the minutes, Second by M. Shunatona, **all yes** with **1 abstain** and no nays.

7. Reports

- a. Zoning Administrator-written report: 1 demo and construct permit; Forest Dunes is working with Cherry Capital Communications for a cell tower; no sale on SMR property; and 3 upcoming ZBA variance requests
- b. Township Representative-the township recreation plan was not approved for funding, the board did not believe the benefits outweighed the cost. Cris Jones mentioned the County has a plan and embedded within the plan is a township recreation plan. Additional research will be done to see if that can be used for a township grant.
- c. ZBA representative-no meeting, Keith Gave resigned from the ZBA.
- d. County planning commissioner- no meeting

8. Communication

- a. FOIA request for planning commission and township board regarding communication in conjunction with Riverview.
- b. Complaint regarding environmental concerns with development at Riverview. Complainant was referred to the DEQ and the County Drain Commissioner

9. Old Business

A. Master Plan review – preparation by Planning Commission

- i. The planning commission can review Chapter 6, goals and objectives, determine which goals have been accomplished and which ones are still valid. This will be in preparation for a public meeting to be held by NEMCOG/Denise Cline.
- ii. The Planning Commission will review the zoning maps for possible changes.

B. Medical Marihuana Facilities

- i. **Motion** by Peterson that the planning commission be followers. Discussion ensued on the definition of followers and the interpretation at the public meeting was that residents wanted the township to be a follower. **No second**, with no support, motion died on the floor.
- ii. Review of Online Survey- open for approximately 2 months with 21 responses.
  - 75% of respondents claimed residency for at least 6 months/year
  - 19% of respondents have a medical marihuana card
  - 90% of respondents believe there is a medical benefit
  - Grower facilities-57% no; 43% yes
  - Processor facilities-57% no; 43% yes
  - Provisioning Centers-60% no; 40% yes
  - Compliance Testing facilities-43% no; 57% yes
  - Transporters-38% no; 62% yes
- iii. Based on the responses from the survey and the public engagement session, **Motion** by Sylvester, **Second** by Bank to Recommend to the Township Board to allow no more than two (2) safety compliance testing facilities and no more than two (2) secure transporters within the South Branch Township commercial zoning district only. **Second** by Bank.

Additional Discussion ensued with the reason for the motion as it was the interpretation of some commissioners that based on the responses at the public meeting and the survey results that the residents ‘could live with’ this decision.

**Roll Call Vote, Motion carries**

<b>Bank</b>	<b>Yes</b>
<b>Peterson</b>	<b>No</b>
<b>Shunatona</b>	<b>Yes</b>
<b>Sylvester</b>	<b>Yes</b>
<b>Crick</b>	<b>Abstain</b>

C. Ordinance review for Medical Marihuana

- i. A draft ordinance was prepared using language from the sample from MSU Extension to allow facility(ies) in a township.
- ii. Planning Commissioners were mixed in opinion of fees for licenses and agreed to recommend an application and annual fee of \$3,250.00 to the Township Board.
- iii. A recommendation to delete “upon reasonable notice” in Section IV, #5 will be highlighted to obtain review from the township attorney.

D. Riverview SC-PUD

- i. Items needed for review have been received
- ii. Concern about potential water run-off was presented
- iii. Concern about noise was presented – noise was monitored by the water and by the nearby resident houses and it was noted that the noise echoes in that area.
- iv. It was requested that the Planning Commissioners receive the decision and order document prior to the May 10 meeting.

10. New Business

None

11. Public Comment

Rich Jaskowski-It is unfortunate that an attorney provided advice that the Riverview project could qualify as a PUD. He is concerned that it is really a commercial operation, not a housing development. He requested the planning commission review section 8.15 for a private campground and section 9.03(5) which refers the issue to the ZBA to determine how the property/business should be defined.

12. Adjournment

Next Special meeting is May 10, 2018 at 7:00 p.m. at the Township Hall

Next regular meeting is June 7, 2018 at 7:00 pm.

Regular Meeting adjourned at 8:20 p.m.

Respectfully Submitted:

Anna Sylvester