

# Ann Arbor Township Planning Commission Workshop

## October 19, 2017 Meeting Minutes

Diane O'Connell called to order the workshop session of the Ann Arbor Charter Township Planning Commission at 7:00 p.m. in the Ann Arbor Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105.

### I. Roll Call

Present: Diane O'Connell, David Gidley, Kris Olsson, Peter Kotila, John Allison, Consultant Sally Elmiger and Township Attorney Sarah Williams

Commissioners Absent: Lee Gorman, Karen Mendelson

### II. Old Business - Medical Marijuana

Sally referenced previous discussions that summarized the five potential uses associated with medical marijuana. The PC previously determined that dispensaries were not a good fit in the township because there are no commercial districts.

Sally recommended that the Township consider:

Are uses associated with medical marijuana appropriate (for Ann Arbor Township)?

Does Ann Arbor Township want to allow medical marijuana uses?

Regarding the environmental effects of medical marijuana facilities, Sally found little information.

Zoning & Planning News proposed several questions for communities to ask before acting on medical marijuana items.

What is the public input?

What mitigating measures can we put into place to protect the community from the effect of allowing the use?

Has your community heard from community leaders?

Reference the September 2017 Zoning & Planning News

Proposed new (temporary) rules could allow colocation of uses if the uses are kept separate from one another.

Growing operations are an (light) industrial use.

Environmental impact? Will septic systems be able to handle nutrient and chemical load associated with grow operations?

Will the county allow/permit wastewater systems for grow operations.

Sally suggested that the large greenhouse operations near Dundee, MI that is on well and septic would be a good case study for greenhouse wastewater usage.

Sarah covered the legal aspects. AA is about to adopt a permanent ordinance. They identify special exemption uses. The City requests considerable quantity of information before issuing a

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permit. Prior experience is a requirement. There are siting restrictions.

Does the \$5000 fee cover all expenses? "No", fees/fines as assessed for violations.

The Planning Commission requests that Peter Pace provide information on the number and size (if possible) on known grow operations in the township.

Safety Compliance Facilities is a use consistent RRA.

Public input? Getting public input is desirable. The Commission debated timing and approach. The consensus is to get the Board of Trustees reaction. John will share the May 8, 2017 and the October 19, 2017 workshop minutes with the Board of Trustees at their November meeting.

The Commission feels no pressure to act before December 15, 2017 - the data applicants can start applying for permits.

Data point - Scio, Salem, Pittsfield, and Superior Township have opted out.

Next Steps:

- Peter Pace provide to the Planning Commission information on the number and size of known grow operations in Ann Arbor Township
- John Allison to share the May and October 2017 workshop minutes with the Board of Trustees at their November 2017 meeting and to get the Board of Trustees' feedback on the type and extend of public input to capture.
- Sally Elmiger will collect information on how effective septic systems are in handling greenhouse wastewater.

### III. New Business

None

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### IV. Public Comment

1) Leo Gonzalez 540 North Main, Ann Arbor - attorney for Cornwall Pools (Jerry Visel). Several individuals are interested in purchasing the building, including a group interested in medical marijuana. Interested in "tracking" the Township's thoughts and actions on this issue.

2) Sisters Robin & Ellen Pott - proposing building a "state of the art" greenhouse to grow up to 500 plants. They are looking for a partner and a location to conduct a 3-year pilot. They view growing marijuana as an agricultural endeavor and sustainable activity. The Pott sisters left a hardcopy of their business plan with the Planning Commission.

3) Bill Burlingame 4004 E Joy Rd, Ann Arbor Township - Requesting that the 2020 Master Plan be updated to address cable and wireless coverage. Why? Medical monitoring that is cell phone based does not operate well in parts of the Township. And, future use of autonomous vehicles may be dependent on wireless communications – the Township does not want to be a failure point. The availability of high-speed broadband access will make Ann Arbor Township more attractive to younger shoppers.

### V. Adjournment

Meeting adjourned at 8:34PM