

Ann Arbor Township Planning Commission Workshop

May 8, 2017 Meeting Minutes

Diane O'Connell called to order the workshop session of the Ann Arbor Charter Township Planning Commission at 7:05 p.m. in the Ann Arbor Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105.

I. Roll Call

Present: Diane O'Connell, David Gidley, Lee Gorman, Kris Olsson, Peter Kotila; Zoning Official Peter Pace, Consultant Sally Elmiger and Township Attorney Matthew Rechten

Commissioners Absent: John Allison, Karen Mendelson

II. Old Business - Medical Marijuana Facilities Ordinance

A. Background: the Township Board and Supervisor have asked that the Planning Commission make a recommendation as to whether the Township should allow any of the five types of MM Facilities, and if so, in which zoning districts and how many.

B. Discussion of types of facilities

- a. As a commercial retail use, **Provisioning Centers** (dispensaries) are excluded as the Township has no commercial districts.
- b. Assumption is that **Growers** will be exclusively indoors due to the climate and need for security, and is therefore a light industrial use.
 - i. If large grow operations were allowed on agricultural land, the land could never be reclaimed for growing food crops due to cost (therefore not an appropriate ag use).
 - ii. Elmiger estimates that a 500 plant operation would need a minimum of 9000 sq ft of growing and drying area, with a minimum 1300 sq ft additional for storage and office.
 - iii. Because of the capital required, these aren't likely to be "mom and pop" operations
 - iv. Grow facilities require a lot of power; before allowing a specific operation, we would have to consider whether the energy supply is available and won't have an adverse effect on surrounding properties.
 - v. Grow facilities also have high water requirements, and do create an odor.
 - vi. Because the Township's Light Industrial property has no sewer, need to consider how the waste products would be disposed of. Pace will check with the County.
 - vii. *The Commission would find this an acceptable use if there were no adverse impacts to the environment.*
- c. **Processors** are light industrial; the Commission needs to better understand the byproducts. *The Commission would find this an acceptable use if there were no adverse impacts to the environment.*
- d. **Secure Transporters** would be an acceptable Light Industrial use in the Township.
- e. **Safety Compliance Facilities** are also acceptable as a light industrial use; Elmiger discussed why the RRA district is not appropriate due to the differences between MM and testing for research.

C. Other Discussion

- a. These will be "conditional" uses
- b. We should start with allowing only one of each type of facility in the Township.
- c. Put same distance requirement from schools, etc. as in existing ordinance.
- d. Once any facility is put in place, there will be annual inspections required for fire, storm water runoff, building inspection and any other compliance. Fees should be in place to cover the associated costs. State Law allows an annual fee of up to \$5000.

D. Next Steps

- a. Elmiger will report recommendations so far to Supervisor Moran.
- b. Pace and Rechten will follow up on questions brought up during the meeting.

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III. New Business

None

IV. Public Comment

Thomas Levine of the Cannabis Counsel Law Firm thanked us for taking up the issue.

V. Adjournment

Meeting adjourned at 8:30PM