

**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Monday, January 13, 2014, 7:00 p.m.**

6:30 P.M. PLANNING COMMISSIONERS EDUCATIONAL TRAINING SESSION: Cancelled

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:07 p.m.

**ROLL CALL: Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins_x
White x DeMarsh x**

Excused: Lennox

Staff Present: Jocks x Iacoangeli x

A. LIMITED PUBLIC COMMENT:

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

Opened 7:09 closed same time

B. APPROVAL OF AGENDA:

Motion by: Feringa 2nd: White

With the amendment to New Business, addition of Medical Marihuana Dispensary Ordinance.

Yes votes 8 No votes 0 Motion carries

C. INQUIRY AS TO CONFLICTS OF INTEREST: None noted

D. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

a) RECEIVE AND FILE:

1. Draft Unapproved Minutes of:

1. Township Board minutes: 12/3/13
2. Planning, Zoning & Administrative report

Draft Unapproved Minutes of:

1. Planning Commission minutes 12/16/13

Motion by: Timmins 2nd: Forgette

Roll Call Vote White Yes Timmins Yes Wentzloff yes Feringa yes DeMarsh yes Finch yes
Forgette yes Rosa yes

*note to remove the language of roll call vote from the consent calendar

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

F. Correspondence:

G. Public Hearings:

H. NEW BUSINESS:

1. Medical Marijuana Dispensaries

Jeff Jocks states that inquiries have been made by a few individuals as to re-opening or opening dispensaries if House Bill 4271 passes. This bill would allow for changes to the present Medical Marijuana law. Discussion followed as to how the Planning Commission would like to handle this, and whether or not the PC would like to look at putting a moratorium on new dispensaries so that the PC could research implications of this and review our present ordinance. Discussion about re-working the ordinance to put more space between dispensaries. Rosa asks with all of our park land, schools and other areas that they must already be 1000 ft. from is there really any more space for them?

Motion by White Second by Rosa

**Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins x
White x DeMarsh x vote: all yes motion carries**

Motion to set a public hearing for a moratorium of Medical Marihuana Dispensaries

I. OLD BUSINESS:

1. Form Based Code

John I informed the Planning Commission that all changes requested at the December meeting have been made to the document. He suggests that the plan be sent to the County Planning Department for their review and comment before we schedule a public hearing. Jeff Jocks has reviewed the plan.

Motion by: Feringa 2nd: Forgette

2. A-1 Agricultural Ordinance Amendment

Rosa and Wentzloff attended the meeting; there was a good turn out and a line by line review.

Suggested changes included setting land for animals at 5 acres instead of 10. Changing the amount of ingredients obtained for Wineries, Distilleries and Microbreweries at 50% from Acme Township.

Discussion followed pertaining to the likely hood that 50% could be grown in Acme Township.

Small wine makers are defined as less than 50,000 barrels, ingredients for 50% of production that large would not be easy to obtain in Acme.

John I pointed out we should not look at the Peninsula's ordinance because the Peninsula has a Federal recognition which requires a higher amount of produce coming directly from that area in order to keep the recognition. Suggest the Planning Commission send the ordinance to the county planning for their review while the commission continues to discuss it.

Rosa questioned if we need a provision to let newly opened wineries purchase grapes elsewhere until the Acme land can support the local demand?

Closest place to Malt Grains is in Wisconsin, even if it's grown locally it will have to be shipped to be proceed unless a Brewery is able to Malt themselves. White states we should only require 5% or maybe 3% or 10% from Acme. He thinks 50% is wrong. He thinks proposed property size is too small. He is looking at the acreage and what they are growing.

John I stated the Planning Commission should not be concerned with the % grown within the township but with how much land it sits on and is planted and the size of the operation. Who would monitor the amount of ingredients in the beverages came from Acme?

Jeff Jocks commented that "value added farm product" is not a use and the language needs to be changed. Jocks suggested "Production Facilities for value added Farm Products". Asked to have green houses back in. Wentzloff states that omission was just an error. Wentzloff asked if a non-conforming lot had horses on it and it was sold would the new owners get to continue having horses also?

Jocks answered if it is a non-conforming prior to the ordinance they would still get to have horses as long as there were no gaps in between having them. If someone sells a property with a non-conforming use the use goes with the property as long as the use started before the ordinance was

adopted.

Motion by: White 2nd: Finch

To send the Agricultural Ordinance to the County Planning Commission with revisions.

All yes to approve. Motion passes.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Public comment opened at 8:45 Closed at

Charlene Abernathy – Thought that the discussion on Medical Marihuana Dispensaries took up a lot of time the first time the planning commission went over it and hopes we don't go over it again.

Brian Kelley 4893 Ridgecrest ; New to Acme coming up to speed on everything and has had a hard time getting documents off line. Was concerned with the timeliness of public release so that the public could make educated comments. Missing pages.

John I stated that the revised Master Plan was posted on-line today.

He was shocked to see trailer parks in the farming area?

White replied that they were for migrant workers.

Asked about manufactured housing.

Wentzloff responded that it was to give people more affordable housing options.

John I informed the Planning Commission about the change in the SUP for the T.C Bulldogs. They added the 40 parking spaces and then realized that 40 was the number of spaces for 2 soccer fields. They asked the board to approve to fields in the first phase , the board agreed.

Conceptual design for design was submitted for a Speedway where Richland Gas is.

Tractor Supply is looking at a site on 72 near Bates Rd.

Bayshore Strategy meeting 1pm at the Governmental Center.

Request from Dorothy Dunville to fill out a survey to help for grants on the Hoxie House.

PC Calendar Item-

ADJOURN: Motion by: Forgette

2nd: Timmins