



Minutes – Planning Commission

August 23, 2017

7:30 PM

Solon Township Hall

Meeting called by: Chairperson Moore – 7:30 p.m.

Members present: Babcock, Gunnell, Moore, Myers, Sawade, Sevey, Tilburt

Approval of Minutes: Motion to accept 7/26 minutes by Sevey, second by Myers

Adjustment to Agenda suggestion by Moore: Motion to approve agenda items and new order by Sawade, second Gunnell.

Agenda Item: Back Lot Property Splits – revise current ordinance

Proposal: Review request for back lot property split for Jackie Sopczynski; a one parcel split behind family property for one residence and possible pole barn.

Discussion: Amending the zoning ordinance for driveway access to Back Lots; previously Flag Lots discouraged to encourage lots with required frontage on either public or private streets; a Variance under this circumstance wouldn't meet standards; historically, enforcement of existing conditions has been a problem. Per Jerry – has had at least a dozen like requests thus far this year and suggests working on a case-by-case basis rather than a blanket change.

Consideration for new ordinance: Limitations to allow future requests to only one lot; requirements such as: one drive with required footage, minimum easement of 66'; allowance for Fire Department/Emergency needs, and Zoning Administrator inspection.

Conclusion: Mark will work on an ordinance and set up a public hearing.

Ellen – no answer yet but PC will work on next month.

Agenda Item: Used Vehicle Sales

Proposal: Commercial Zoning Ordinance amendment re: Adam Dabaja (Sam Adams Motors) wants new/used vehicle sales where currently prohibited (site plan not in review, only zoning ordinance that was tabled from July;) would add sub-part #4 to ordinance.

Discussion: What was different from Robinson body shop – they wanted shop where it wasn't permitted. Lighting concerns are already governed/covered in a different section; Limitations on size of cars and trucks; inclusion of commercial vehicles; DMV classification determining limitations; allowances for watercraft and/or recreational vehicles; need to consider any increased traffic concerns.

Consideration: Dabaja –they mainly deal with smaller trucks and don't keep larger in inventory.

Conclusion: Mark will find a reasonable cut-off point and work on ordinance.

Motion to table item: Gunnell, second by Babcock, carried.

Agenda Item: Medical Marijuana Facilities

Proposal: Ordinance to allow Medical Marijuana Facility Operations in Solon Township

***Public Hearing/Discussion:* Previous discussion among board shows mixed opinions;

- Enforcement issue addressed by Ted Nelson: currently inspections are done by the

state; if allowed, Solon Township has sole authority to restrict and control making community safer. Concerns re: confusion for law enforcement and prosecutors; would need to examine township hiring someone to enforce locally.

- Matter of violators who will not adhere to state restrictions, i.e. monthly inspections and unsafe growers; outside growers who are “visible.”
- Quality of product that is being used, particularly in hospice situations addressed by Sara Lattig, RN: Form of product (liquid or pill) that is best for individual is determined; quantity isn’t a concern – no lethal dose – however quality is an area for concern. Other forms include tinctures, oils, and edible.

Clarification: THC – mind altering; CBD – body relaxation

At present, testing is encouraged but not mandatory.

- Marla Gendleman, MD – Opiate use is an epidemic; medical marijuana being used to decrease opioid use.

Questions: Why isn’t this available from practicing physicians? What are the levels of law both Federal and State – why is this township’s responsibility? Where is the advantage for the township?

- Doctors are now under Federal Law which prohibits them from dispensing; Michigan 2008 Law burdens judicial system and lack of agreement for new law puts issue onto local community;
- Advantages are tailoring taxes and resident needs to local community; revenues would pay for policing staff. Other advantages mentioned are marijuana grown in a safe environment; will be legally controlled and eliminate part of violence; software and surveillance systems can be used to monitor.

Conclusion: Chair Ellen thanked public for all information and closed public discussion.

Agenda Item: No Wake ordinance for Middle Lake

Complaints are new and will come under New Business at September meeting.

Discussion: Issue is not part of a zoning ordinance but regulatory ordinance.

Conclusion: Mark and Jerry will discuss further.

Other Business: No new correspondence

Other Business: Ellen – Sign on White Creek within size restrictions?
Jerry will investigate.

Other Business: Jerry – possible upcoming proposal for resident to turn barn into wedding venue business. Currently property, 16085 Algoma, is zoned agricultural so an Amendment would be necessary.

Call to adjourn by chair: Motion to adjourn by Rick Sevey, second by Fred, carried.

**attached addendum of discussion contributors

Jason Blauw – Local proponent

550 Blan? Drive, Sparta, MI

John Blauw – Local proponent

5566 104th St., Howard City, MI

John & Emily Elms – LPN's and owners of Healing Organic Garden

3501 10 Mile Road, Rockford, MI 49341

Carl French – Medicinal cannabis patient

8520 Jenks Road, Belding, MI 48809

Marla Gendelman, MD – Specializing in medical marijuana applications

1034 E. Sternberg, Norton Shores, MI 49444

Sarah Lattig – RN practicing in Hospice, home health care, and pain management.

14971 Ridgemoor St., Grand Haven, MI 49417

Derrin Leigh – Local proponent

4444 Bass Lake Road, Pierson, MI 49339

Mary Lou Poulson – Clerk, Solon Township

1543 Algoma Avenue, Cedar Springs, MI 49319

Daniel J. Reid – Founder of Liberate Pain Management

1034 E. Sternberg, Norton Shores, MI 49444

Det. Sergeant Ted Nelson (retired) – State of Michigan Trooper

10880 Cottonwood, Howard City, MI 49329