



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
July 20, 2020**

CALL TO ORDER:

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 p.m. on Monday, February 10, 2020, in the Raisinville Township Hall, 96 Ida-Maybee Road, Monroe, Monroe County, Michigan. 48161, and he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Mike Jaworski, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Catherine Acerboni were present. Ann Nickel-Swinkey was absent. Township Planner Lucie Fortin and Engineer Mark Mathe also attended.

APPROVAL of MINUTES: Motion to approve the minutes of the February 20, 2020 meeting and place on file by Ryan. Supported by Craig. Motion carried.

PUBLIC HEARING:

The purpose of the public hearing is to consider a request for a special land use based on an application filed by the Owner and Applicant listed below:

William E. McLeod (Owner) and Green Farms Co LLC by Timothy B. Maddox (Applicant) are requesting Special Use and Site Plan Approval for a use similar to the "Manufacturing, compounding, processing, packaging, treating, and assembling of prepared materials" that is being described as a Hemp Cultivation and Soil Mixing. More specifically, the property and existing buildings will be used for mixing soil; cultivation of plant seedlings and clones; manufacturing of hemp pre-rolls; and Office for consultation and business. The property is located at 8710 N. Custer Rd. Monroe, MI 48162, Parcel ID# 5813-470-013-00 which is the Manufacturing Zoning District.

Motion to open Public Hearing by Mike. Supported by Tom. Motion Carried

Blake Maddox representative of Green Farms Co. spoke on behalf of the applicants and gave a brief summary of what they do.

Lucie asked what type of activities are done on site? Blake- will be keeping tractors on site. Majority will be soil production. What kind of traffic do you anticipate? Blake- Employees (12) to and from, Semi's in and out. Nothing overwhelming and no odd hours.

Cara Phelps (Green Farms Co) stated that no hemp is growing on site until the spring but it is planned for the future. Someone asked what is stored outside? Blake stated that the shipping containers will be removed so nothing will really be outside, it will all be in the bays.

Mike J- asked the stuff that is planted gets harvested and moved elsewhere? Blake- it is dried here and the processing is done in Oklahoma. They would like to eventually be able to process here.

John D- stated that Blake said they won't operate differently than most farmers. Do you see any issues with noise, odors etc. affecting the neighbors? Blake said the harvest turn around time is 15 days, so there may be longer hours on some days, but no different than other farmers operating. As far as odors- filtration can be put inside (which they have no problem doing), but they are not personally growing anything on site here, because it's not zoned AG. The nutrients that they use are organic and certified. No pesticides, etc.

Tom W- asked where they dry it? Blake said it's dried inside the building but they would like to propose drying equipment eventually. Tom asked if this was where the odors come in? Blake said correct, that's why we can put filtration systems in.

Mike- you can or you will? Blake- Both. Mike was concerned with the odors becoming a public nuisance and addressing the issue now before the neighbors get upset. Blake said it is no more than spreading fertilizer or manure.

Lucie (Twp. Planner) and Mark (Twp. Engineer) highlighted the reviews that they submitted.

Public Comments:

Mike Gaynier, 433 St. Mary, he is contracted with Green Farms and spoke in support of them, says good for County.
Richard Batyak, 565 Strasburg Rd, upset about the dirt that was left next to his property
Brian Burke, 8754 N Custer. In support. If septic is an issue, he may be able to work with them as his family owns adjoining farmland.

Mary Lou Burke, 398 Central Park, owns adjoining farmland and was questioning if this was a form of marijuana and how they will contain it. She was wondering about the germination of the plant. Security was also a concern. Applicant stated they would do anything needed if security became an issue.

Cara- spoke and said they are required to use signs that indicate this is Hemp.

Motion to Close Hearing by Mike. **Supported** by Tom. **Motion Carried**

NEW BUSINESS:

SPECIAL APPROVAL USE:

Tom- asked Lucie if Green Farms had provided proof of registration and license as requested. Yes, they did.

John- showed concern regarding hours of operation. He'd like to see a reasonable time frame set so trucks are not rolling in at all hours of the night. The neighbors have had problems in the past and he does not want anymore.

Motion to recommend to the Township Board approval of the Special Land Use request for Hemp Cultivation and Soil Mixing by Green Farms Co LLC at 8710 North Custer Rd, Parcel ID# 5813 470 013 00, with the condition that outside traffic be limited to the hours of 5:00 am and 11:00 pm and that uses on this site will not involve activities, processes, materials and equipment or conditions of operation that are detrimental to the general public welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors by Tom.

Supported by Catherine. **Motion carried.**

SITE PLAN APPROVAL:

Lucie discussed her review and confirmed that the building height needs to be verified. The containers need to be removed and an indication on how trash will be handled on the site should be noted. She also noted that the site plan that was submitted shows potential future development and the Site Plan drawings should be marked up and signed to make clear exactly what is being approved (future improvements such as gates, fences, sign, or other features, are not approved unless reviewed by the Township.)

Craig asked if they will be storing fuel? Blake said yes and they will show it on the site plan.

The greenbelt was discussed at length and it was reiterated that although the nature of the operation is agricultural, this is still a commercial site and needs to be considered as such.

Mark commented that the pavement sections should be revised to indicate that the existing parking lots are surfaced in concrete rather than asphalt.

Motion to recommend Site Plan Approval to the Township Board of the existing property located at 8710 N. Custer Road (Parcel id # 58-13-470-013-00) for Green Farms subject to additional information to be provided to the Township planner regarding the manner and place of on site fuel storage, trash storage and the required transition strip/buffer, and contingent on a statement being noted on the site plan that no new improvements or future improvements such as structures, gates, fences, sign, or other features are approved unless they are reviewed and approved by the Township. By Mike. **Supported** by Craig. **Motion Carried**

OLD BUSINESS: None

MISCELLANEOUS: Update that the Rocky May pond has been approved following inspection done by Lucie.

PUBLIC COMMENT: None

NEXT MEETING: August 17, 2020

ADJOURN: Motion to adjourn by Mike. **Supported** by Craig. **Motion carried.**

Meeting adjourned at 8:10 pm.

Minutes are preliminary until approved.