

Columbia Township Planning Commission Meeting Minutes

Tuesday, December 10, 2019, 7 p.m.

Location of meeting: Columbia Township Hall

Call to Order

Meeting called to order by Chairperson Elrod at 7 p.m.

Pledge of Allegiance

Roll Call

Present: B. Sherrer, C. Case, D. Marcelletti, L. Miller, L. Elrod; Absent: None

Approval of Agenda

It was moved by D. Marcelletti to approve the agenda with the removal of 8b. The motion was supported by B. Sherrer. Ayes - Sherrer, Case, Marcelletti, Miller, Elrod; Nays – None

Approval of Previous Minutes

It was moved by D. Marcelletti to approve the minutes of the October 8, 2019 meeting as presented. The motion was supported by L. Miller. Ayes - Sherrer, Case, Marcelletti, Miller, Elrod; Nays – None

Public Comment

None

Public Hearing

True Organics, LLC 52785 CR 384

Special Land Use Commercial Medical Marihuana Facility

Chairman Elrod opened the public hearing at 7:05 p.m.

The applicant, Chris Watt of True Organics, explained the proposed project as presented in the packet.

Explained that there is no runoff because they are organic and soil-based planting. So, they claim no impact to the bordering water source. The Watts have been caregivers for medical marihuana for three years. Verified that setbacks are within compliance. Dirt addition is for processing soil and the applicant claims that no foul smell from this process.

Amy Laverty-Meeker, architect, mentioned that the setbacks are within compliance.

Open public comments at 7:14 p.m.

Marsha Lukens asked about traffic in and out of the property. The applicant said trucks will come about every two weeks. Lukens asked to verify no run off to Munson Lake and the number of employees. The applicant indicated there would be no runoff and five employees.

Sherrer asked if the applicant lives on the property. The applicant indicated that he does not but an employee would.

Eric Misterovich, attorney working with True Organics. He says he is here to let us know that this is a highly regulated environment and they are working to check every step and ensure that they do not just get through the process but continue to meet legal requirements. He states that True Organics cares to do this right and be a good neighbor while doing it. He is happy to answer questions about the law and how this works.

Closed public comments at 7:16 p.m.

Zoning Administrator indicated that no communications were received.

L. Miller asked ZA to verify that neighbors were notified. ZA verified such. The applicant indicated that several neighbors had stopped at the property to express their support.

Sherrer asked the applicant if it is true that background checks have to be done on all employee applicants. The applicant verified that to be true.

Closed public hearing at 7:21 p.m.

New Business

Discussion / Decision of True Organics LLC SLU

The commission reviewed each of the ordinance points and agree that all requirements were met.

C. Case moved to approve the site plan for special land use for commercial medical marihuana facility for True Organics, LLC at 52785 County Road 388. L. Miller supported.

Roll Call: B. Sherrer - yes; C. Case - yes; L. Elrod - yes; D. Marcelletti - yes; L. Miller - yes

Old Business

Master Plan Section 8

Reviewed the draft of section 8 and made updates. Updated section 8 to be presented at the next meeting.

Maps Update

Change agritourism to purple and the trail to green. Discussion around agritourism assigned areas. The commission will continue maps discussions next month.

Communications Received

None received.

Reports

Zoning Administrator Report

Provided in meeting packet.

ZBA Representative Report

C. Case indicated the ZBA did not have a meeting to report on.

Township Board Member Report

B. Sherrer had nothing to report.

Public Comment

P. Marcelletti states we are not improving the plight of the farmers by adding agritourism to County Road 215. She is concerned that agritourism will grow beyond what the commission limits.

M. Lukens expressed that when previously defined there were regulations that limited agritourism-like behaviors and this should not be a concern as we move forward.

D. Marcelletti said that when he is asked how the township is doing that he always states that the Planning Commission is doing very well and he hopes it remains that way.

Adjournment

It was moved by C. Case to adjourn at 8:57 p.m. The motion was supported by D. Marcelletti.

Ayes - All, Nays – None.

Respectfully submitted by Christy Case, Secretary of Columbia Township Planning Commission

Approved on January 14, 2020.

A handwritten signature in cursive script that reads "Christy Case". The signature is written in black ink and is positioned at the bottom left of the page.