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**Charter Township of Kalamazoo
Minutes of a Planning Commission Meeting
Held on May 7, 2020**

A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on May 7, 2020, commencing at 7:00 p.m., via ZOOM video conference in accordance with Michigan Governor's Order 2020-15, as extended by Order 2020- 48.

Present were:

William Chapman (phone)
Denise Hartsough
Christopher Mihelich
Fred Nagler, Chairman
Warren Cook
Patrick Hudson
Roxanne Seeber
Dexter Mitchell
Katarina Kusmack

Absent was: None.

Also present were Township Planner Patrick Hudson, Township Attorney Roxanne Seeber and approximately 14 additional interested persons.

Call to Order

The Chairman called the meeting to order at 7:04 p.m.

Roll Call and Recognition of Visitors

Nagler welcomed those in attendance.

Approval of the Agenda for the May 7, 2020 Regular Planning Commission Meeting

Cook moved, supported by Mihelich to approve the agenda as submitted. The motion passed unanimously.

Cook asked about April 2nd minutes instead of the March 5th. Attorney Seeber said that March 5th minutes were already approved, so that the agenda should have said "Approval of the meeting minutes for April 2, 2020".

Amended motion was made by Mihelich and supported by Chapman. The motion passed unanimously.

1
2 **Approval of Meeting Minutes of the April 2, 2020 Regular Planning Commission Meeting**
3

4 The next item on the agenda was approval of the April 2, 2020 regular Planning Commission
5 meeting minutes. Copies of the draft meeting minutes were provided to the commissioners in
6 their agenda packets. |

7
8 Cook made a motion to approve the minutes as presented. The motion was supported by
9 Mihelich and it passed unanimously. The planning commission authorized Attorney Seeber to
10 sign them on behalf of Cook and forward them to Hudson for the Township's records.

11
12 **Scheduled Reviews**

13
14 None.

15
16 **New Business**

17
18 1986 Sprinkle Road—Special Use for Adult Use Marijuana Retailer
19

20 The first item under New Business was the request of GR Vending MI, LLC (lessor) and M43, LLC
21 (owner) for special exception use and site plan approval for a proposed adult use marijuana
22 retailer on the property located at 1986 Sprinkle Road within the Township (Parcel No. 3906-25-
23 245-040). The property is located in the C-2 District Zoning Classification and is occupied by a
24 medical marijuana provisioning center, which will remain on the site. The standards for approval
25 of an adult use marijuana retailer are located in Section 8.02 WW of the Township's Zoning
26 Ordinance. Standards for site plan review and approval are contained in Section 26.02 of the
27 Township's Zoning Ordinance.

28
29 Nagler invited Hudson to provide a review. Hudson indicated that the request was to add an
30 additional Special Use to an existing commercial building previously approved for a medical
31 marijuana provisioning center. The new additional use to be a Recreational Marijuana Retail
32 Center, he said. The special use was permitted in the zoning district. All setbacks were either
33 met or were not conforming. The medical marijuana provisioning center and medical marijuana
34 grower have been in operation for the past several months. The owners wished to now add an
35 adult use retailer. All setbacks, lot size minimums and height restrictions are met, he said. He
36 indicated that an existing building was converted in 2018 to the medical marijuana provisioning
37 center. It is located at the corner of Sprinkle Road and Wynn Road.

38
39 Hudson continued, indicating that the proposal will not change the internal use of the building.
40 There would be 1,422 square feet for the combined provisioning center and new retail use. 3,560
41 square feet of the building would be dedicated to the loading area & storage areas and the rest
42 of the building would be utilized for utilities, restrooms & the like. The access driveway to Wynn
43 Road would remain unchanged, he said. Parking for an additional 17 vehicles would be provided
44 on the existing pavement.

Commented [RS1]: Ha!! I put that in there because she always has a comment. This time she fooled me. No changes!

Commented [KAK2R1]:

Commented [KAK3R1]:

1
2 Hudson read from his report, indicating that the property to the west is zoned C-2 and is occupied
3 by a vacant office and storage buildings. The properties further to the west are zoned I-2 General
4 Industrial and are occupied by light industrial uses. The property across Wynn Road to the north
5 is zoned C-2 and is occupied by an oil change shop. The properties across Sprinkle Rd. to the
6 east in Comstock Township are zoned M – Manufacturing and are occupied by a retail meat
7 business and an excavating company. Several other industrial- type uses are located further to
8 the east. He stated that the properties to the south across the I-94 Business Loop are zoned C-2
9 and are occupied by a retail store, a pizza shop (now out of business) and a donut shop.

10
11 Hudson noted that the front and rear setbacks are nonconforming. The building is 20' from the
12 Sprinkle Road right-of-way, where 50 feet are required. The front of the building is 150 feet from
13 Wynn Road. The rear of the building is 20 feet or so from the west lot line, wherein 40 feet is
14 required. The lot coverage for the buildings is 17.9% whereas 60% is permitted.

15
16 Hudson ran through his parking calculations, which were based on usable retail floor area and
17 warehouse spaces. He determined that 12 spaces were required, and the site provided 17
18 spaces. Interior landscaping of the 17 spaces was provided and had been previously-approved
19 with the site plan for the medical marijuana facility. Similarly, the landscaping adjacent to the
20 roads had been previously approved. A lighting photometric plan had been previously approved.
21 No additional screening was required for the addition of the use.

22
23 Hudson stated that grading and drainage calculations had not been reviewed, because there
24 were no site changes from the existing use, which had been previously approved by the Planning
25 Commission and reviewed by the Township Engineer and Zoning Administrator.

26
27 Next, Hudson considered the individual special use standards required for an adult use marijuana
28 retailer. Liability insurance had not been provided. The site was suitable, as it met the
29 distancing standards required in the Ordinance. The Comstock Township boundary has a similar,
30 manufacturing and Light Industrial Use, he said.

31
32 Turning to the site plan approval requirements, Hudson stated that the required odor control,
33 security plan and waste management plans were previously approved for the medical marijuana
34 uses. The site, he said contained a lawfully-nonconforming building due to the front and rear
35 setback deficiencies. He indicated that the Planning Commission should require adherence to
36 the previously-approved landscaping plan. Signage had not been identified and was not included
37 on the site plan. Hudson indicated that the township's fire marshal had previously-approved the
38 site plan and found it adequate. He indicated that there were no issues with ingress and egress,
39 and that internal pedestrian travel had been adequately addressed. He noted that there were
40 no sidewalks on either side of Sprinkle Road in this area. Next, Hudson indicated that the
41 dumpster is properly located and that screening was indicated on the plan. The previously-
42 approved odor control plan and security plan must be complied with, he stated.

43

1 Hudson concluded his remarks by recommending conditional approval of the site plan subject to
2 adherence to the following conditions:

- 3 1. Liability Insurance information shall be provided to the township;
- 4 2. All signage is subject to separate application and approval.
- 5 3. Adherence to the previously-approved odor control, lighting, driveway, and other site
6 features.
- 7 4. Any other conditions deemed appropriate by the Planning Commission.

8 .
9

10 Nagler asked Hudson if the Commission was going to do a site plan review, since nothing was
11 changing, the applicant is just adding a product. Hudson said technically yes, but first he asked
12 the planning commission to consider the special use, with the site plan request following it in
13 the normal fashion.

14
15 Nagler asked if there was a representative of the applicant who would like to speak. Steven
16 Weisman, founder and Chief Strategy Officer of Grassroots, spoke. Weisman gave an introduction
17 to himself and the business. Nagler asked for any questions from the commission for the
18 applicant.

19
20 Cook noted that he visited the facility that day and that he had spoken with Sarah Platt, General
21 Manager. He learned about the procedures and the facility. Cook had noted a new temporary
22 sign and stated that the facility was handsome.

23
24 Chapman asked if it complies with ADA? Parking and all?

25
26 Weisman answered that yes it does comply. It was recently remodeled and meets the code.

27
28 Mihelich asked about temporary signage for curbside pick-up. Then he asked the board if, as
29 commissioners, they have gone through any planning for temporary signage and curbside
30 delivery.

31
32 Weisman mentioned that the temporary signage and curbside delivery is a temporary setup from
33 the state due to COVID. They will resume normal operations when it is safe to do so.

34
35 Mitchell confirmed this.

36
37 Mihelich asked if the commission has to do any long term planning for temporary signage and
38 curbside businesses? Or if this is just a temporary situation?

39
40 Nagler and Mitchell both mentioned how they hope this is just temporary, but that the planning
41 commission may need to direct future planning efforts at temporary signs and usage.

42
43 Hudson said that businesses need to still follow rules and sign measurement standards.

44

1 Weisman said they will check into the sign measurement and make sure that they don't need a
2 permit.

3
4 The chairman opened a public hearing on the request. No one spoke for or against the
5 application.

6
7 Hartsough asked Hudson if the liability insurance issue had been taken care of or if it was still
8 unresolved?

9
10 Hudson said that he believed it is unresolved.

11
12 Mitchell asked Nagler if it would be appropriate to condition any approval on the submittal of
13 liability insurance documents. Nagler answered in the affirmative.

14 Cook made a motion to approve the special use as submitted, conditioned upon receipt of proof
15 of liability insurance as required by the Ordinance.

16
17 Mihelich seconded the motion.

18
19 Hartsough asked if the commission needs to say anything about signage.

20
21 Cook made an amended motion to approve the special use with the condition that there is proof
22 of insurance submitted and that all signage comply with the ordinance and is submitted for
23 approval.

24
25 Mihelich seconded the motion. The motion passed Unanimously.

26
27 Hartsough made a motion to approve the site plan as is. Cook seconded the motion And it passed
28 unanimously,

29
30 Weisman said that he will be emailing sign measurements and insurance to Dexter by Monday.

31
32 **RISON, LLC (Ron Shafer) and KKind for Adult Use Marijuana Retailer at 521 E. Mosel.**

33
34 The next item on the agenda was the request of Rison, LLC and KKind for special exception use
35 and site plan approval for a proposed adult use marijuana retailer and grow establishment to be
36 co-located with an existing medical marijuana facility at 521 E. Mosel within the Township (Parcel
37 No. 3906-03-460-030). The property is located in the I-2 Industrial District Zoning Classification.
38 The standards for approval of an adult use retailer and grow are located in Section 8.02 WW of
39 the Township Zoning Ordinance. Standards for site plan review and approval are contained in
40 Section 26.02 of the Township's Zoning Ordinance.

41
42 Nagler invited Hudson to provide his comments. Hudson indicated that the request was to add
43 an additional Special Use to an existing commercial building previously approved for a medical

1 marijuana provisioning center, grow facility and future processor. The site is 5.59 acres in size.
2 The new additional use is proposed to be an adult-use Marijuana Retailer, he said. The building
3 on site is partially occupied by the medical marijuana businesses and an existing manufacturing
4 business occupies 12,240 square feet of the building. The special use was permitted in the zoning
5 district. All setbacks were either met or were not conforming. All lot size minimums and height
6 restrictions are met, he said.

7
8 Hudson read from his report, indicating that the surrounding properties are all zoned I-2 General
9 Industrial. Properties to the west and south are vacant. Properties to the north are occupied by
10 industrial uses. Properties to the east are a county bicycle trail, the Grand Trunk Railroad line
11 and a vacant floodplain area. The floodplain also covers much of the land to the north east and
12 extends to the ditches on either side of the subject property, Hudson said.

13
14 Hudson noted that the east side setback is nonconforming at 0 feet, wherein a 30-foot setback is
15 required. The lot coverage for the buildings is 28.9% whereas 75% is permitted.

16
17 Hudson ran through his parking calculations, which were based on usable retail floor area,
18 warehouse and general industrial use calculations. He determined that 13 spaces were required
19 for the retail area, wherein 19 were provided. He stated that 34 spaces were required for the
20 warehouse area and 58 parking spaces were provided. The general industrial use required 17
21 parking spaces and 24 were provided. Overall, he said, all parking standards had been exceeded.
22 80 total spaces were required and 109 parking spaces were shown. The configuration of these
23 109 spaces had been previously approved by the Planning Commission. The landscaping adjacent
24 to the roads had been previously approved. A lighting photometric plan had been previously
25 approved. No additional screening was required for the addition of the use.

26
27 Hudson stated that grading and drainage calculations had not been reviewed, because there
28 were no site changes from the existing use, which had been previously approved by the Planning
29 Commission and reviewed by the Township Engineer and Zoning Administrator.

30
31 Next, Hudson considered the individual special use standards required for an adult use marijuana
32 retailer. Liability insurance had not been provided. The site was suitable, as it met the
33 distancing standards required in the Ordinance. The City of Kalamazoo's boundary has a similar,
34 manufacturing zoning district, he said. The Parchment city limit is 800 feet from the property.

35
36 Turning to the site plan approval requirements, Hudson stated that the standards for site plan
37 approval had all been met and that the site had been previously approved by the Planning
38 Commission. No changes to the site were planned, Hudson stated. The sign was located on the
39 building and had previously been approved.

40
41 Hudson concluded his remarks by recommending conditional approval of the site plan subject to
42 adherence to the following conditions:

1. Interior building space details shall be provided on the plans submitted;

- 1 2. The applicant shall submit a complete set of the final-approved plans in PDF format
- 2 to the zoning administrator;
- 3 3. Liability Insurance shall be amended, if necessary.

4
5 Chapman asked Hudson if a sidewalk or driveway had to be expanded and if it was done.

6
7 Mitchell said that he believed that they did want a sidewalk in the front all the way to the fence.
8 He also believed that the other piece was the placement of a fire hydrant for use by the building.
9 This had caused a reconfiguration of some of the parking, which had been inspected and
10 approved by the fire marshal. Mitchell stated that the indemnity insurance had already been
11 provided to the Township.

12
13
14 Cook indicated that he had also visited this sit. He noted that the parking spots had been
15 reconfigured.

16
17 Hudson said Fire Marshal Todd wanted the parking spots turned that way due to the FDC on the
18 side of the building.

Commented [RS4]: "FDC" is fire department connection

Commented [KAK5R4]:

Commented [KAK6R4]:

19
20
21 Nagler opened a public hearing on the request. No one spoke for or against it.

22
23
24 Cook made a motion to approve the special use as presented Chapman seconded the motion.

25
26 Nagler asked if they needed to make an amended motion because of the liability insurance or to
27 approve sign. Board chimes in saying that that was the applicant looking for a new sign.

28
29 Nagler asked if they should amend to suggest that there is liability insurance or will that just be
30 a procedural issue.

31
32 Nagler makes an amended motion to grant the special use, given that that the liability insurance
33 is adequate and to include anything that is necessary. Chapman seconded the motion and it
34 passed unanimously.

35
36 Hartsough made a motion to approve the site plan. Mihelich seconded the motion. The motion
37 passed unanimously.

38
39 **Public Hearings—Text Amendments**

40
41 **500-foot buffer for adult use marijuana grows**

42
43 The next item on the agenda was a proposed amendment to the Kalamazoo Charter Township
44 Zoning Ordinance to provide a 500-foot buffer from government buildings for adult use

1 marijuana grow facilities. A copy of the proposed amendment had been provided to the
2 planning commissioners in their packets. The standards for adult use marijuana retailers and
3 microbusinesses (which are not presently allowed) contain a 500-foot buffer from government
4 buildings. However, there is no similar buffer for adult use grow establishments. There is already
5 a 500-foot separation from police and fire stations for medical marijuana provisioning
6 centers. Seeber explained that Article 8, Section WW 4 e. on new page 8-60 of the Township
7 Zoning Ordinance did not have a subsection ii (12) wherein “government buildings” was proposed
8 to be inserted. The subsequent paragraph references subsection (12), and addresses buffers
9 from the specified uses in items 1-12, above but since there was no “12”, the text amendment
10 was made to insert the “12—Government Buildings” in order to address what was an apparent
11 oversight in the making of the amendment. She indicated that the purpose of the amendment
12 was to correct this apparent oversight.

13
14 Cook asked Seeber for clarification on the section numbers. Seeber directed the group to the
15 revised zoning ordinance pages.

16
17 Mitchell discussed how this topic came up; stating that a medical marijuana grow application
18 came in and the applicants were presently doing work on the building next to the northwood fire
19 station. Hudson commented that there have not been any permits pulled. Mitchell said he didn’t
20 know if KABA did the permits or if it was done without permits, he just thought that KABA was
21 not doing any inspections. Seeber said that KABA would be back to work on May 8, 2020, since
22 the governor had provided the ability in EO 2020-77.

23
24
25
26 Hartsough asked about how it differed from the ordinance that was rejected last month. Nagler
27 clarified that was about medical marijuana and this is about adult us. Hartsough asked what
28 happened to their recommendation from last month. Nagler reminded the commission that they
29 recommended not to approve it, so it stopped. Mitchell and Seeber both verified that.

30
31 Mitchell said that this situation is more of how do we clean up the language. One needs to be in
32 or it needs to be all out.

33
34 Cook questioned whether there is a building that could come into play now with this language?
35 It is obvious to clean up the language, but is there now a situation this language could effect?

36
37 Mitchell said that he believes that it may be the case.

38
39 Seeber said that the building in question was the one next to the Northwood Fire Station. This
40 had engendered a request by the fire department to eliminate medical marijuana grows within
41 500 feet of a government building. The planning commission did not recommend approval of
42 that text amendment at last month’s meeting. The Township Board had not taken up the issue,
43 in light of the Planning Commission’s rejection. Presently, she said, she had noticed a medical
44 marijuana grow for special use approval for this particular building for the June 4, 2020 Planing

1 Commission Meeting The goal of this text amendment was to clean up the language wherein
2 there is a reference to Item "12" and there is no Item "12" in the text.

3
4 Nagler asked Mitchell to speak. Mitchell said that the township does have a medical app, but
5 could have an adult use application, so the language needs to be clarified. Nagler agreed and said
6 the language needs to be ok or not ok.

7
8 In response to the inquiry from Nagler, Seeber indicated that the notice for this text amendment
9 had not referenced a possible change to eliminate all references to item 12 under section iii. If
10 that was the desired outcome, the planning commission could decline to take action on this
11 amendment and direct her to prepare a new amendment that would eliminate the references to
12 Section 12 from item iii. The chairman opened a public hearing on the proposed ordinance at
13 7:56PM.

14
15 Ravi Singh, resident of 7386 Field Bay, Kalamazoo, MI 49009 spoke. Singh said that he owns a
16 building on N. Burdick, next to the fire station. In 2018 when the zoning ordinance changed and
17 the township approved marijuana, he bought buildings to do this business. He was approved for
18 a provisioning center. Singh spoke with Mitchell. Singh said that Mitchell spoke of the fire
19 marshal's family living there and that they did not want a provisioning center going in that place
20 next to the fire station. He was told that he could grow there, have a lab, or have secure transport.
21 Singh agreed and gave up his permissions for that location. He said one can grow medical or rec
22 in there. Singh has been working on this project since 2018 and has spent close to a half of a
23 million dollars. He has been in contact with Mike at KABA. They have done no work requiring
24 permits. They have also been in contact with Hudson too. Singh said it would be devastating to
25 see a change in the ordinance, after we gave up our permission and all of their hard work. He
26 mentioned that they are doing a lot of work and the building will be beautiful. They are just
27 growing. Singh said that this business is hard and takes a lot of money. He thanked the
28 commission for keeping it medical, but asked how will it differ? It is just a grow operation. It will
29 make no difference if it is medical or adult. He told the commission that if they had any questions
30 about grow, to just ask him. Singh said that it is already industrial zoned, but he suggested that
31 the commission recommends allowing rec in there too. He said there is no nuisance and there is
32 no difference; it is just a grow.

33
34 Roxal Singh, resident at 7901 Interlocken Street, Kalamazoo, MI 49009 spoke on 2609. He has
35 been in communication with Mike at KABA to make sure it looks nice. They are just repairing the
36 roofing. Singh has been talking with Hudson since March. He said that it was nice to vote against
37 the amendment and that he hopes the commission does the same for adult use. The only
38 difference between adult use and medical is the label and the testing. The two types go hand and
39 hand. Singh said that the group is here to work with Kalamazoo Township.

40
41 Nagler closed the public hearing at 8:09PM.

42

1 Hartsough said that she thinks it makes sense to stay consistent. She doesn't see how growing
2 the one type is different from the other. She thinks we need to make the subsequent portion the
3 same. Cook seconds that thought process. Mihelich agreed with that thought process too.

4
5 Seeber clarified that in section 3, the commission wants to eliminate the reference to item
6 number 12 and that they want to change the bottom section to eliminate reference to section
7 12.

8
9 Nagler asked Seeber if they have to make a motion on the language in front of the commission
10 and a motion to set a public hearing to remove 12. Seeber said one motion will do to revise the
11 amendment recommendation.

12
13 Hartsough moved as follows:

14 To deny the proposed text amendment adding item "12" "Government Buildings" to the 500 foot
15 buffer for adult use marijuana grows; and

16 To direct the attorney to prepare an amendment to this section that will eliminate the reference
17 to "Item 12" which does not exist; and

18 To notice the public hearing on the proposed text amendment for the next Planning Commission
19 meeting, if possible.

20 Cook seconded the motion and it passed unanimously.

21
22
23 The next item on the agenda was an amendment to the Kalamazoo Charter Township Zoning
24 Ordinance setting forth parameters for freight yards and packaged liquor stores. Seeber
25 explained that this amendment had been previously approved by the Planning Commission and
26 the Township Board, after a public hearing. However, the numbers in the text were
27 inadvertently re-used resulting in the elimination of the amendment because it was written over
28 by a subsequent ordinance amendment. Seeber explained that the liquor stores section had
29 been moved to new section "zz" and the freight yards was now moved to section "AAA" in the
30 ordinance. She also explained that there was a request for concrete crushing facilities at an
31 existing freight yard. Presently, only gravel mines have authority to undertake concrete crushing
32 operations as a special use. In order to address this, the proposed ordinance contained two
33 alternatives. First, in Section II of the proposed ordinance, the portion highlighted in blue would
34 make concrete crushing operations an accessory to the freight yard use. Under this option, she
35 explained, when the freight yard came it, it would not need a separate special use approval for
36 concrete crushing. It would be considered, if desired, as accessory to the freight yard and could
37 be addressed with conditions on the special use and as part of site plan approval. The second
38 option, she stated, was to amend the special use section on concrete crushing. This was Section
39 III in the proposed ordinance. Under this option, she indicated, concrete crushing operations
40 were added as a special use to freight yards. This would; require a separate public hearing and
41 special use application for concrete crushing, if it were to take place in a freight yard. In response
42 to an inquiry from Cook, Seeber indicated that Section II of the proposed ordinance was
43 needed. The question for the planning commission was whether to leave in the "accessory use"
44 sentence in Section II or to make it a special use. If the special use was chosen, then the blue

1 sentence in Section 2 would be eliminated and Section III of the proposed ordinance would be
2 used.

3
4 Nagler opened the public hearing on the proposed text amendment. No one spoke for or against
5 it. . Nagler closed the public hearing at t 8:29PM.

6
7 Cook made a motion to recommend adoption of the proposed ordinance, with the elimination
8 of the blue sentence in Section II and retaining Section III so as to make concrete crushing a
9 special use as an adjunct to an existing freight yard. Mihelich seconded the motion and it passed
10 unanimously.

11
12 No New Business

13
14 Old Business

15
16 **Master Plan – 5 year mandatory update**

17
18 Nagler asked Hudson for an update. Hudson said that he really only needs the commission to go
19 through the tables at the end to see what needs to be added or removed. Once he gets that then
20 we can decide how to get it to the neighborhoods. Hudson would like to take it to Lakewood in
21 particular.

22
23 Mihelich mentioned that he struggles with digital tools, so he suggested that they need to work
24 in other ways to share the information, such as through the fire stations or the Township’s
25 Facebook page. Cook suggested that local pastors could help too.

26
27 Cook asked Hudson to clarify if the tables are in the implementation section. Hudson said yes.

28
29 It would be best if everyone went through them separately and get their comments back to
30 Hudson.

31
32 Cook spoke of marketing sites. He mentioned Southwest Michigan First as a way to market and
33 grow interest.

34
35 Hartsough asked about the section that referenced the “complete streets” concept. Hudson
36 clarified that state law requires that section. Mitchell mentioned that the township does have a
37 complete street policy.

38
39 Cook mentioned about talking with Lee Adams, director of the South Central Michigan Planning
40 Council, as recommended by Hudson. They spoke about the generalized zoning maps they
41 developed with their specialists and GIS system. Adams said if the township was interested in
42 those maps that they should reach out. Nagler agreed that those would be useful, but first they
43 should decide what types of maps they would need first.

44

1 **Open Discussion – Members of the Audience**

2
3 None.

4
5 **Report of the Township Board Representative**

6
7 No report per Manager Mitchell. Cook has been selected to replace Jeremy Hathcock as a
8 member of the Township Board. This will make him the the Board Representative to the Planning
9 Commission as well.

10
11 **Report of the Township ZBA Representative**

12
13 No report from Fred. The next meeting is May 20, 2020.

14
15 **Comments from Planning Commission Members**

16
17 No reports.

18
19 **Report of the Planner/Zoning Administrator**

20
21 Hudson said that there will be a full meeting in June again. Plan on the June 4, 2020 PC meeting
22 to be virtual.

23
24 **Report of the Township Attorney**

25
26 No report.

27
28 **Adjournment**

29
30 There being no further business to come before the Planning Commission, upon motion of
31 Nagler, supported by Cook and unanimous approval, the May 7, 2020 regular Planning
32 Commission meeting was adjourned at 8:53PM.

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36 _____
Warren Cook, Secretary

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SYNOPSIS OF ACTIONS

The Kalamazoo Township Planning Commission undertook the following actions at the May 7, 2020 regular Planning Commission meeting:

1. Did not recommended approval of an amendment to the Kalamazoo Charter Township Zoning Ordinance to provide a 500-foot buffer from government buildings for adult use marijuana grow facilities; and
2. Recommended approval of an amendment to the Kalamazoo Charter Township Zoning Ordinance setting forth parameters for freight yards and packaged liquor stores, in order to recapture a previously-made amendment in which the letters were inadvertently used twice; and
3. Recommended approval of an amendment to the Kalamazoo Charter Township Zoning Ordinance allowing concrete crushing facilities as a special land use accessory to a freight yard; and
4. Approved a special land use and site plan, with conditions for GR Vending MI, LLC (lessor) and M43, LLC (owner) adult use marijuana retailer to be located at 1983 Sprinkle Road within the Township (Parcel No. 3906-25-245-040). The property is located in the C-2 District Zoning Classification and is occupied by a medical marijuana provisioning center, which will remain on the site.
5. Approved a special land use and site plan, with conditions for Rison, LLC and KKind an adult use marijuana retailer and grow establishment to be co-located with and existing medical marijuana facility at 521 E. Mosel within the Township (Parcel No. 3906-03-460-030).
6. Directed the Township Attorney to prepare a text amendment to eliminate the reference to subsection "12" from the adult use marijuana special use buffering provisions and to notice it for a public hearing.