

PLANNING COMMISSION MEETING AGENDA

March 3, 2022 THURSDAY 6:00 P.M.

Location: Kalamazoo Charter Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004

AGENDA:

- #1 Call to Order
- #2 Roll call and recognition of visitors
- #3 Approval of the agenda for the March 3, 2022 meeting.
- #4 Approval of the minutes for December 2, 2021 regularly scheduled meeting.
- #5 Public Comment (3-minute limit)
- #6 Scheduled Reviews: None.
- #7 Public Hearings: None.
- #8 New Business:
 - 8a. Election of Officers
 - 8b. 2021 Planning Commission and ZBA Annual Report
- #9 Old Business: None.
- #10 Open Discussion
 - 10a. Members of the Audience
- #11 COMMUNICATIONS
 - 11a. Presentation by Commissioner Morrison
- #12 REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE.
- #13 REPORT OF THE TOWNSHIP ZBA REPRESENTATIVE.
- #14 COMMENTS FROM PLANNING COMMISSION MEMBERS.
- #15 REPORT OF THE PLANNER.
 - Master Plan update & schedule work session (1 of 6)
 - Home Occupation Ordinance
- #16 REPORT OF THE ZONING ADMINISTRATOR.
- #17 REPORT OF THE TOWNSHIP ATTORNEY.
- #18 ADJOURNMENT.

The public may attend this meeting for your information and comments. Please contact the Planning & Zoning Department if you have any questions at (269) 381-8085.

1
2 **Charter Township of Kalamazoo**
3 **Minutes of a Planning Commission Electronic Work Session**
4 **Held on December 2, 2021**

5 A work session meeting of the Kalamazoo Charter Township Planning Commission was conducted
6 on December 2, 2021, commencing at 7:00 p.m., via Zoom video conference.

7
8 **Present were:**

9 William Chapman – joined meeting at 7:30 p.m.

10 Denise Hartsough

11 Christopher Mihelich

12 Warren Cook

13 Steve Leuty

14 Pete Morrison

15
16 Also present were Township Planner Danielle Bouchard, Township Manager Dexter Mitchell,
17 Township Attorney Seth Koches, Township Zoning Administrator Katarina Kusmack and
18 approximately three (3) additional interested persons were present electronically.

19
20 **Absent was:**

21
22 Chairman Nagler was absent because he was not feeling well. Chapman was absent when the
23 meeting was called to order. Upon motion of Cook, supported by Mihelich, and unanimous vote,
24 the Planning Commission excused Chapman and Nagler from the meeting. Chapman joined the
25 electronic meeting at 7:30 p.m.

26
27 **Call to Order**

28
29 Vice-Chairperson Hartsough called the meeting to order at 7:00 p.m. In accordance with the
30 provisions of the Open Meetings Act, as amended, and in response to the COVID-19 pandemic,
31 this regular Planning Commission meeting was held electronically via Zoom and was properly
32 noticed so any interested party may attend and participate in this meeting electronically.

33
34 **Roll Call and Recognition of Visitors**

35
36 Hartsough welcomed those in attendance.

37
38 **Approval of the Agenda for the December 2, 2021 Regular Planning Commission Meeting**

39
40 The next item on the agenda was approval of the agenda for the December 2, 2021 Planning
41 Commission meeting. The Commissioners received the meeting agenda in the Commissioners'
42 meeting packets.

1 Upon motion of Cook, supported by Mihelich, and unanimous vote, the agenda was approved as
2 presented.

3

4 **Approval of the minutes for November 4, 2021 regularly scheduled meeting.**

5

6 The next item on the agenda was the approval of the minutes for November 4, 2021 regular
7 Planning Commission meeting. A copy of the November 4, 2021 meeting minutes were included
8 in the Commissioners’ meeting packets.

9

10 **Public Comment**

11

12 None.

13

14 **Old Business**

15

16 **None.**

17

18 **Scheduled Reviews.**

19

20 None.

21

22 **Public Hearings.**

23

24 None.

25

26 **New Business.**

27

28 **2325 N. Burdick – Change of Use Site Plan Review.**

29

30 The first item under New Business was the request of CEN Michigan LLC (“applicant”) for a
31 Change of Use Site Plan Review for property addressed as 2325 N. Burdick within the Township.
32 Danielle Bouchard, the Township’s Planner prepared a report for the Commission and
33 summarized it. Bouchard noted that the applicant received approval at a public hearing held on
34 October 7, 2021, to remove a special land use for the retail sale of adult-use marihuana from the
35 site and add a special land use for marihuana processing to the site. The site had already been
36 approved for a special land use for one Class C recreational grow license, which was not modified.
37 Bouchard stated that the applicant seeks approval of the site plan in order to grow and process
38 marihuana for adult use on site. Bouchard said that the applicant is requesting site plan approval
39 of the adult use growing, processing, and extraction facility located at 2325 N. Burdick. Bouchard
40 said that the second site plan review will compare the recommendations outlined in the first site
41 plan review letter dated October 13, 2021, with the revised site plans and other supporting
42 materials dated October 14, 2021. Adult use marijuana grower and processor facilities are subject
43 to supplementary standards contained in Article 8, Section 8.02 WW of the Township Zoning
44 Ordinance.

1 Bouchard summarized the required number of parking spaces, noting that a total of 94 parking
2 spaces are required. The applicant's site plan depicts 74 parking space and one bike rack that
3 may accommodate up to seven bikes. Bouchard noted that the Commission may waive certain
4 parking requirements and deferred to the Commissioners to determine whether the number of
5 parking space depicted on the site plan is adequate for the proposed use.

6
7 Bouchard said that the lighting plans need to be submitted to the Township for review. The
8 applicant's site plan depicted 37 LED wall mounted fixtures, 6 LED single-head light pole fixtures,
9 and 4 LED double-head light pole fixtures. Bouchard discussed Section 2.2.C of the Township
10 Zoning Ordinance and said that light trespass from a property shall not exceed 0.5 footcandles at
11 the property line. The site plan depicts light emission ranging from 2.5 to 5.0 footcandles along
12 the southern property line. Bouchard recommended that a condition of approval include a
13 requirement that in the event that the lighting on the north side of the building impacts the
14 neighboring property, the site owner will remove or replace the bulb with a complying fixture.
15 Bouchard noted that the site plan depicted proposed light poles that are approximately 36 feet
16 in height. Bouchard said that Section 2.12.E of the Township Ordinance states that light poles are
17 not to exceed 22 feet in height, unless a different height is approved by the Planning Commission.
18 However, in no case shall the height exceed 30 feet. Bouchard stated that the proposed light pole
19 fixture height must be adjusted as to comply with the ordinance requirements. Morrison
20 discussed whether the height of the light poles may impact neighboring properties. Bouchard
21 said that a condition of approval may require the applicant to change the amend the lighting plan
22 if light spillover becomes an issue.

23
24 Bouchard noted that the applicant submitted acceptable liability insurance that is set to expire
25 on August 13, 2022. Bouchard summarized the applicant's odor mitigation plan, noting that
26 information about the carbon filtration system such as number, location and model type are
27 required to be included in the site plan. Bouchard recommended that the site plan include a note
28 stating that a new odor mitigation plan will be developed and submitted to the Township for
29 review, if the site's odor filtration system is found to be out of compliance. Bouchard discussed
30 the applicant's waste management plan, concluding that it satisfied ordinance requirements.

31
32 Bouchard deferred to the Township Fire Marshall to review the safety compliance of the site.
33 Todd Kowalski, the Township Fire Marshal, asked whether the applicant will submit an updated
34 plan. Bouchard said yes, indicating that the updated site plan will include any conditions
35 implemented by the Planning Commission. Kowalski said that he wanted dimensions of the
36 sidewalks and bike rack depicted on the site plan in order to confirm the fire lane access is
37 sufficient.

38
39 Lucas Nelson addressed the Planning Commission on behalf of the applicant. Nelson confirmed
40 that the odor filtration system will be changed on a yearly basis, noting that odor control is an
41 integral part of business operations. Karl Crowder, the applicant's engineer, discussed the lighting
42 plan, indicating that reducing the light pole height to 30 feet is acceptable. Crowder confirmed
43 that the side-walk dimensions requested by the Fire Marshal will be included in an updated site
44 plan. Leuty and Nelson discussed the applicant's waste disposal plan. Mihelich confirmed with

1 the applicant that a CO2 container will be at the site. Mihelich asked Crowder to confirm the CO2
2 container size, but Crowder was not able to. Kowalski asked that the dimensions and location of
3 the CO2 container be depicted on the site plan as a condition of approval. The Commissioners
4 discussed the applicant’s parking plan and concluded that the parking spaces as presented was
5 sufficient.

6
7 Upon motion of Cook, supported by Leuty, and unanimous vote, the request of _____ was
8 approved with the following conditions:

- 9
10 1. The applicant revises the light pole fixtures in regard to the maximum height
11 requirement, not to exceed thirty (30) feet, and notes the following on the
12 updated Site Plan, “In the event that the lighting on the north side of the
13 building impacts the neighboring property, the Site owner will remove or
14 replace the bulb with a complying fixture.”
15 2. That the applicant provides details of the carbon filtration systems such as
16 number, location, and model type on the updated Site Plan including an
17 explanation of the proposed odor mitigation materials. The updated Site Plan
18 shall also include a note indicating that the site will comply at all times with
19 odor mitigation ordinance requirements and that in the event that the site is
20 found to be out of compliance, a new odor mitigation plan will be developed
21 and submitted to the Township, subject to review of Planning Commission, or
22 designated Township Official, and subsequently installed.
23 3. The applicant shall include CO2 tank dimensions and location(s) on the
24 updated Site Plan.
25 4. The applicant shall include sidewalk and bike parking rack dimensions on the
26 updated Site Plan.
27 5. The Planning Commission approves the applicant’s parking plan of 74 parking
28 spaces, as presented.

29
30 The motion passed unanimously [6-0].

31
32 **Planning Commission member Recommendation for Appointment to Township Board for**
33 **Approval**

34 Hartsough noted that Commissioner Morrison’s term expires December 31, 2021. The
35 Commission supports the reappointment of Commissioner Morrison to the Planning Commission
36 for another term.

37
38 **Approval of the 2022 Meeting Calendar**

39
40 A copy of the proposed 2022 regular Planning Commission meeting dates were included in the
41 Commissioners’ agenda packets. The Planning Commission reviewed the proposed meeting
42 dates and had no further discussion. Attorney Koches indicated that the Planning Commission is
43 required to pass a resolution approving these dates.

1 Upon resolution of Leuty, supported by Chapman, and unanimous vote, the 2022 Planning
2 Commission regular meeting dates were approved as presented.

3
4
5 **Open Discussion – Members of the Audience – Public Comment**

6
7 Jim Ferner discussed financing options and timelines for various projects. Ferner said he is happy
8 to help on any projects. Sherine Miller said she heard a lot of good ideas and thanked the
9 Commissioners for their hard work.

10
11 **Old Business**

12
13 None.

14
15 **Open Discussion – Members of the Audience**

16
17 Jim Cripps stated that the Zoom meeting information was not included on the Township’s
18 website. Cripps inquired when the Planning Commission planned to review the Township’s Home
19 Occupation Ordinance.

20
21 **Communications**

22
23 A copy of the Planning & Zoning News is available to the Commissioners.

24
25 **Report of the Township Board Representative**

26
27 Leuty confirmed that the Township Board adopted the 2022 Budget.

28
29 **Report of the Township ZBA Member**

30
31 None, as Nagler was absent.

32
33 **Comments from the Planning Commission Members**

34
35 Morrisson discussed a MRA marihuana recall that impacted businesses within the Township
36 regarding a safety issue.

37
38 **Report of the Planner**

39
40 **3625 Douglas Healthy House – Minor Site Plan Review**

41
42 Bouchard summarized a minor site plan review for 3625 Douglas – Healthy House, which was
43 approved. Bouchard noted that construction may not begin without obtaining the applicable
44 review and permits from the Township Building Inspectors and Officials.

1
2 **3738 E. Main – Minor Site Plan / Photometric Plan Review**
3

4 Bouchard summarized a minor site plan and photometric review regarding 3738 E. Main Steet.
5 Bouchard indicated that the that applicant submitted an updated site plan, which was approved
6 upon the condition that that the revised site plan accurately depicts the changes to the
7 photometric plan. Bouchard noted that construction may not begin without obtaining the
8 applicable review and permits from the Township Building Inspectors and Officials.
9

10 **1101 Foster – Minor Site Plan / Landscaping Plan Review**
11

12 Bouchard summarized a minor site plan and landscaping review of 1101 Foster. Bouchard
13 approved the proposed lighting plan, which is in compliance with ordinance standards.
14

15 **Report of the Zoning Administrator**
16

17 Kusmack provided an update regarding a marihuana site that received prior approval.
18

19 **Report of the Township Attorney**
20

21 None.
22

23 **Adjournment**
24

25 There being no further business to come before the Planning Commission, Hartsough adjourned
26 the meeting at 8:18 p.m.
27
28
29

30 , Secretary
31

32 **SUMMARY OF ACTIONS**
33

34 The Charter Township of Kalamazoo Planning Commission undertook the following
35 actions at its regular electronic meeting of December 2, 2021:
36

- 37 1. Approved the request of CEN Michigan LLC (“applicant”) for a Change of Use
38 Site Plan Review for property addressed as 2325 N. Burdick, with conditions.
39
40 2. Passed a resolution approving the 2022 regular Planning Commission meeting
41 dates.
42
43

44 , Secretary

Peter Morrison
2402 Sonora St
Kalamazoo, MI 49004

December 23, 2021

Dear Township of Kalamazoo Planning Commissioners,

Below I have prepared some thoughts based on research into steps the Planning Commission and Township Board may want to consider this year (2022) for possible budgeting and implementation next year (2023) in an effort to get ahead of unintended negative externalities related to the existence and growth of legal marijuana businesses in the Township and surrounding municipalities.

Table of Contents:

- I. Background
- II. Potency
- III. Prevention
- IV. Legal & Procedural Issues To Explore

I. Background

As you will be aware Proposition 18-1 passed on November 6, 2018 by a vote of 69,073/59.43% (Yes) and 45,733/39.35% (No). In the Township it passed by a larger margin 6603/67% (Yes) to 3256/33% (No).

Proposal 18-1

107 of 107 precincts reporting

Candidate	Total Votes	% Votes
Yes	69,073	59.43%
No	45,733	39.35%

[View Details](#)

Kalamazoo Township 1	180	45
Kalamazoo Township 2	488	205
Kalamazoo Township 3	1008	732
Kalamazoo Township 4	445	133
Kalamazoo Township 5	939	293
Kalamazoo Township 7	613	283
Kalamazoo Township 8	263	123
Kalamazoo Township 9	796	716
Kalamazoo Township 10	640	268
Kalamazoo Township 11	488	164
Kalamazoo Township 12	743	294

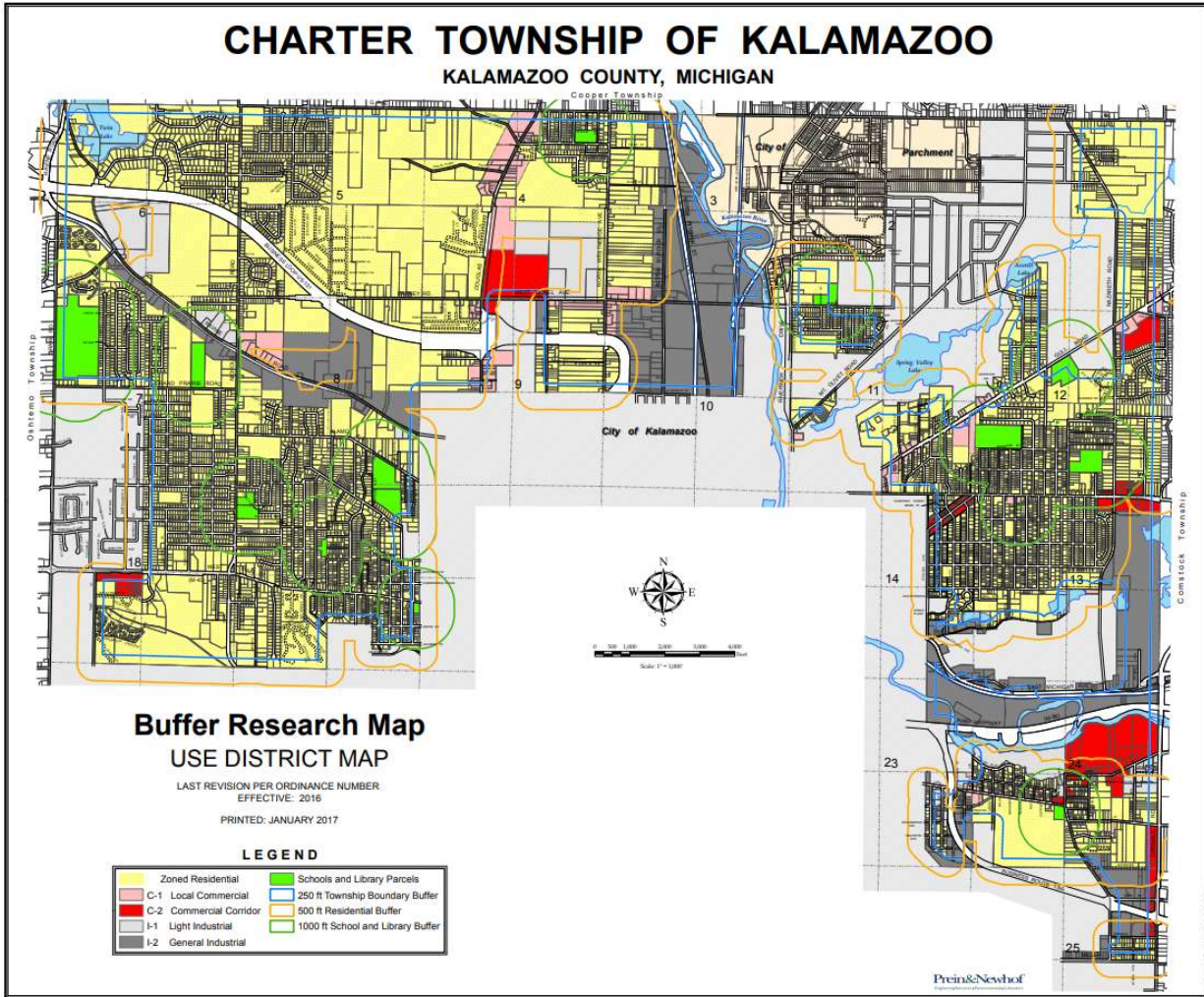
The current state of MRA licensed businesses in the Township as best as I can tell based on license list provided by the Township, MRA, and Planning Commission actions:

- **1986 Sprinkle Rd.** / Herbology [Medical and Recreational Marijuana Provisioning Center Kalamazoo | Herbology \(myherbology.com\)](#) Special Use approved 5/7/20
-
- **2105 N. Burdick St.** / Swift Cultivation LLC. Recreational Grower approved 10/1/20.
-
- **2233 N. Burdick St.** / Cannamazoo (6/24/21 Retailer Renewal) [Cannamazoo 24hr Recreational Weed Dispensary](#)
-
- **2309 N. Burdick St.** / Master Equity Management LLC/MIMEDS Processing & PMT Cultivation, Inc. (MRA 5/21/21 Class C)
-
- **2325 N. Burdick St.** / Burdick Investment Group. Change of Use 10/7/21 & Site Plan Review approved 12/2/21.
-
- **2429 N. Burdick St.** / Park Consulting Group. Change of use approved 1/7/21
-
- **2609 N. Burdick St.** (Expired?) Singh Tabled 6/3/21, Special land use for Class C and site plan approved 9/2/21
-
- **3637 E. Michigan Ave.** (Expired)
-
- **3700 E. Main St.** (Not Built Yet) PURE Roots on 11/5/20 agenda but not in minutes (7b. 3700 E Main - PURE Roots – request to extend site plan review approval.)
-
- **521 E. Mosel Ave., Suite A** / Kzoo Retailers LLC/KKind [KKind - Kalamazoo Medical Marijuana Dispensary](#) (MRA 2/24/21 Retailer Renewal) Special Use approved 5/7/20
-
- **521 E. Mosel Ave., Suite B** / TruGro LLC (MRA 3/15/21-Class C) & Pinebrook Warren LLC (MRA 9/1/21-Class C)
-
- **937 Foster Ave.** / Cross Country Enterprises LLC / Exclusive Kalamazoo [Exclusive | Kalamazoo Marijuana Dispensary \(exclusivemi.com\)](#)

MARD License Only:

- **241 W. Mosel Ave.** / The Hempory [Home | The Hempory \(thehemporymi.com\)](#)

See attached Map with zoning restrictions for various buffer-zones.



The bulk of this memo will reference the Michigan Prevention Association's White Paper on the Impact of Commercialized Marijuana on Youth and Communities, November 20, 2019.

Source: http://www.michiganpreventionassociation.org/uploads/6/4/9/8/6498324/2019_mpa_white_paper_on_marijuana_in_michigan.pdf

The entire paper is worth reading but two things in particular stuck out to me from the white paper, potency and prevention.

II. Potency

The problem according to the MPA: "There has been a significant increase in marijuana potency over time.

Marijuana is a MUCH more potent drug now than in years past - today averaging 3 to 7 (or more) times stronger than in the 1980s. Some samples of marijuana extracts have an 80% - 90% THC level. (National Institute on Drug Abuse)"

The proposed solution from the MPA: "Placing limits on THC potency as a cornerstone of Harm Reduction strategies. After years of an 'open use' policies with café style businesses, the Dutch placed limits on THC potency to 15% in any product. (reported by the BBC)."

Michigan's current regulations only apply to THC infused products as the included chart shows. Below you will see two MRA Advisory Bulletins, the first dated 11/25/2019 is regarding infused products. The second is dated 10/22/2019 discusses purchase limits.



ADVISORY BULLETIN

November 25, 2019

Medical and Adult-Use Marijuana-Infused Products Maximum THC Levels/Concentrations

MMFLA Administrative Rule 62 (R 333.262) states that marijuana-infused products processed, sold, or transferred through provisioning centers must not exceed the maximum Tetrahydrocannabinol (THC) levels as established by the department. The maximum THC levels per dose and container are listed below.

The Maximum Active Delta-9-THC Levels for Medical Marijuana-Infused Products		
	Per Dose	Per Container
Gummies, baked goods, etc.	50 mg	200 mg
Capsules, tinctures, etc.	100 mg	2000 mg
Suppositories and tampons	100 mg	2000 mg
Transdermal Patches	100 mg	2000 mg
Topical products including lubricants, spa products, lotions, balms or rubs	N/A	N/A
Products not listed	10 mg	100 mg

MRTMA Emergency Rule 46 states that marijuana-infused products processed, sold, or transferred through marijuana retailers must not exceed the maximum THC concentration as established by the department. The maximum THC concentrations and serving size limits are listed below.

The Maximum Active Delta 9 THC Concentrations for Adult-Use Marijuana-Infused Products		
	Per Serving	Per Container
Gummies, baked goods, etc.	10 mg	100 mg
Capsules, tinctures, etc.	10 mg	200 mg
Topical products including lubricants, spa products, lotions, balms or rubs	N/A	N/A
Products not listed	10 mg	100 mg

A complete copy of the Administrative and Emergency Rules and additional information about the MRA can be found at www.michigan.gov/MRA. Questions can be sent to the Marijuana Regulatory Agency Operation Support Section via email at MRA-Compliance@michigan.gov.

This advisory bulletin does not constitute legal advice and is subject to change. Licensees are encouraged to seek legal counsel to ensure their operations comply with all applicable laws and rules.



ADVISORY BULLETIN

October 22, 2019

Purchasing Limits for Medical and Adult-Use Marijuana Facilities

Daily: A sale or transfer of marijuana product to a registered qualifying patient or registered primary caregiver may not exceed the daily purchasing limit of 2.5 ounces per day per registered qualifying patient.

Monthly: A sale or transfer of marijuana product to a registered qualifying patient – either directly or through the qualifying patient’s registered primary caregiver – may not exceed the monthly purchasing limit of 10 oz/month per registered qualifying patient.

Usable marijuana – the daily purchasing limit for flower, resin, and extract (shatter, waxes, oils, vapes) is determined by the weight of the product.

Marijuana-infused products (tinctures, edibles, etc) – must follow the usable marijuana equivalency conversion specified in the Michigan Medical Marijuana Act.

The grower or processor must determine the net weight or net volume of the product as specified in Rule 61. Products can be sold in any combination as long as the purchase does not exceed the daily purchasing limit.

For purposes of determining usable marijuana equivalency, use the following conversion chart:

Marijuana-infused product type	Equivalency to one oz of usable marijuana
Solid (chocolate bar, gummies, etc).....	16 ounces
Liquid (tinctures, topicals).....	36 fluid ounces

Example:

A registered qualifying patient intends to purchase (1) ounce of flower, (5) vape cartridges each with a net weight of 0.1 ounces, and (2) brownies each weighing 8 ounces. This transaction equals the 2.5-ounce daily purchase limit. The one ounce of flower is added to the total net weight of the vape cartridges (0.5 ounces) and the weight of the two brownies (one ounce).

See the [Medical Marijuana Facilities Licensing Act Administrative Rules](#) for more information.

This advisory bulletin does not constitute legal advice and is subject to change. Licensees are encouraged to seek legal counsel to ensure their operations comply with all applicable laws and rules.



ADVISORY BULLETIN

October 22, 2019

Purchasing Limits under the MRTMA Rules

Limits by Purchase: A marijuana retailer is prohibited from making a sale or transferring marijuana to an adult 21 years of age or older in a single transaction that exceeds 2.5 ounces, except that not more than 15 grams of marijuana may be in the form of marijuana concentrate.

According to MRTMA Emergency Rule 51, a retailer may sell up to 2.5 ounces of marijuana – or 15 grams of marijuana concentrate – to a person that is verified to be 21 years or older in a single transaction and must record the transaction in the statewide monitoring system.

See the [Michigan Regulation and Taxation of Marijuana Act Emergency Rules](#) for more information.

Questions can be sent to the Marijuana Regulatory Agency via email at MRA-Enforcement@michigan.gov.

This advisory bulletin does not constitute legal advice and is subject to change. Licensees are encouraged to seek legal counsel to ensure their operations comply with all applicable laws and rules.

According to a study from Boston University School of Public Health, the University of Southern California and Rand;

" The researchers found that states that allow legal retail sale of recreational cannabis established sales limits, typically based on the weight of each of the cannabis product sold. For example, limits on the sale of flower and/or bud are set at 1 ounce for all but two states—Maine and Michigan—which set their limit at 2.5 ounces. Concentrates

similarly have weight-based limits imposed, ranging from a low of 3.5 grams in Nevada to a high of 15 grams in Michigan.

On face value, these seem like slight deviations from relatively small amounts of each product. The problem, the researchers say, is that the weight of a product tells nothing about the amount of THC, the main psychoactive ingredient in cannabis used to measure potency. The amount of THC in each class of products can vary substantially. Flowers and bud material can vary from 8 percent to 34 percent THC, while concentrates can vary from 40 to 97 percent THC, based on real products sold on the market in Washington State.

Therefore, the total grams of THC purchased in a single transaction can vary significantly even when the same quantities of cannabis are being purchased"

The study continues:

"The researchers found that if all products sold had minimum product potencies, the grams of THC sold in a transaction could range from 2.3 grams in Massachusetts to 10.5 grams in Michigan. At maximum product potencies, grams of THC per transaction range from 5.6 in Alaska to 33.6 in Michigan.

Unlike alcohol or tobacco, there is no set dose or serving for cannabis, but the industry and scientists are converging on standardized doses of about 5 to 10 milligrams of THC.

Assuming a 10-milligram dose, all states allowed for single purchases exceeding 500 THC-standardized doses assuming average potency of the product. Six states allowed single purchases exceeding 1,000 doses and one state allowed more than 2,000 doses to be sold in a single transaction.

Given that the typical daily user consumes approximately 320 milligrams of THC in a day, these quantity limits suggest that they can purchase enough cannabis in a single transaction to last two weeks in any state. They can easily purchase even more than a two-week supply if they only purchased high-potency products."

Source: <https://www.bu.edu/sph/news/articles/2021/state-cannabis-sales-limits-leave-potency-unregulated/>

It goes without saying that potency is a major issue with modern and legal marijuana, particularly when policy makers are older and familiar with flower and bud marijuana and infused products with far different potency profiles. As the study goes on to discuss the ability to purchase larger quantities of high potency THC means there is the potential for (1) more abuse/over-consumption or (2) a surplus that could be resold illegally.

It would be best practices in my opinion for the Planning Commission to: (1) conduct a potency inquiry of the marijuana products grown, processed or sold within the township and (2) explore whether Michigan's limitations are strict enough or if the Township wants to impose a stricter range of allowed potency, given the state's outligger position on potency according to BU.

III. Prevention

The MPA recommendation for Public Service Campaigns is the following:

"4) A dedication of resources to three public service campaigns dedicated to A) preventing and reducing youth cannabis use, B) health concerns of cannabis use during pregnancy & breast feeding, and C) risks of driving under the influence of cannabis."

The MPA goes on to detail why these areas of harm deserve special focus:

"The earlier a youth begins using marijuana the higher the potential of negative cognitive and developmental effects including negative consequences for public education of academic underperformance and drug incidents at school. (Safeguard Michigan's Future; Prosecuting Attorneys Association of Michigan. Fergusson and Boden. Addiction. 103pp 969-976 2008)

Additionally, a woman's use during pregnancy may be associated with heart defects and/or stillbirths and/or developmental challenges – decreased growth, impaired cognitive function, decreased academic ability, etc., – for the child. (Medical and Recreational Marijuana from a Public Health Perspective: Michigan Association for Local Public Health, et.al.)

Thirdly, traffic crashes and fatalities all significantly increase with the establishment of cannabis businesses in a State. (Michigan State Police, Traffic Crash Data. Fatality Analysis Reporting System, Colorado Department of Transportation.)"

The Township should consider the creation of a Marijuana Abuse and Underage Use Prevention Fund. My proposal would be that the Township provide funding and solicit contributions from the Marijuana businesses within the Township and use those funds to conduct a public service campaign on four prongs:

1. Preventing and reducing youth cannabis use.
2. Health concerns of cannabis use during pregnancy & breast feeding.
3. Risks of driving under the influence of cannabis.
4. Detailing the criminal penalties for violations of the State's marijuana laws particularly black market sales to those under 21.

Obvious examples of this strategy are problematic gambling prevention, drunk driving prevention, and similar campaigns. I am not aware of a major initiative on the state level for this in the areas outlined by the MRA as of yet.

How the campaigns could be publicized, i.e. print, radio, internet (targeted ads and Township website and social media) would depend on funding level and cost variables.

On the internet front, to give an idea on cost, I know one charity locally that is raising money for a Google ad campaign and geofencing with an estimated cost of \$18,000.

We could also explore partnering with Parchment to have Township Police undergo more youth prevention training and conduct prevention workshops or presentations in the area schools and at other public community events.

Recognizing the obvious redevelopment and financial benefits of legal marijuana businesses in the Township, being proactive and seeking to intervene early in negative unintended consequences of a legal marijuana market would be a great example of good corporate citizenship and I believe create a lot of good will from Township residents who were or remain skeptical about these marijuana businesses in our community.

If executed properly this could be a model for other municipalities to follow and hopefully finding a happy medium between those who are supportive of legal recreational use and those who have concerns about the impact of health, safety and welfare.

IV. Legal & Procedural Issues To Explore

Article 8.VV.1.h, "Annual Review and Rescission: In making any decision, the Planning Commission shall have the right and authority to impose such additional conditions and safeguards as it deems necessary for the protection of the health, safety and general welfare of the neighborhood and of the adjoining residents and property owners."

The Planning Commission has what appears to be relatively broad authority regarding approval of marijuana special use permits but the proposals discussed above are substantial and I would want to make sure this is something that the Township board and the Township's legal counsel had discussions about. It may require amendment to the zoning ordinance in addition to approval for budget allocations. It is also possible that the Township could explore grants or charitable sources for funding for such a program. My research on this issue is still in the early stages but I wanted to communicate this information and ideas to the Commission before proceeding further.

In recognizing this is both a developing business sector and a developing area of policy making, we should seek to treat existing businesses and new businesses fairly and equitably. As such a voluntary contribution to such a prevention fund should be preferred and any decisions in this

area should be done with as much consultation with those businesses as is reasonably feasible..

Thank you for your time and consideration.

Peter Morrison



Michigan Prevention Association White Paper on the Impact of Commercialized Marijuana on Youth and Communities

November 20, 2019

In the fall of 2018 Michigan voters approved “Recreational Marijuana”, otherwise referred to as “Adult Use Marijuana”. The Michigan Prevention Association (MPA) has reviewed the research and data on the effects of marijuana use on youth and local communities. The following represent key areas of concerns and recommendations to *limit harm* related to the health and safety of our youth and our communities.

AREAS OF CONCERN

There has been a significant increase in marijuana potency over time.

- Marijuana is a MUCH more potent drug now than in years past - today averaging 3 to 7 (or more) times stronger than in the 1980s. Some samples of marijuana extracts have an 80% - 90% THC level. (*National Institute on Drug Abuse*)

Negative Effects of High Potency THC

- The risks of physical dependence, addiction, and other negative consequences increase with exposure to high concentrations of THC and the younger the age of initiation. Higher doses of THC are more likely to produce anxiety, agitation, paranoia, and psychosis. Edible marijuana takes time to absorb and to produce its effects, increasing the risk of unintentional overdose, as well as accidental ingestion by children and adolescents. (*US Surgeon General’s Advisory Report 2019*)

Youth are more susceptible to marijuana addiction.

- The human brain continues to develop from before birth into the mid-20s and is vulnerable to the effects of addictive substances. (*National Institute on Drug Abuse*)
- Frequent marijuana use during adolescence is associated with changes in the areas of the brain involved in attention, memory, decision-making, and motivation. Deficits in attention and memory have been detected in marijuana-using teens even after a month of abstinence. (*National Institute on Drug Abuse*)
- Marijuana can also impair learning in adolescents. Chronic use is linked to declines in IQ, school performance that jeopardizes professional and social achievements, and life satisfaction. (*National Institute on Drug Abuse*)

Legalized marijuana leads to increased youth marijuana use.

- Since Colorado, Washington, Oregon, Alaska, and the District of Columbia (Washington, DC) legalized marijuana, use of the drug in all five jurisdictions has continued to rise above the national average among youth aged 12–17. (*National Survey on Drug Use and Health [NSDUH] 2006-2017*)
- Colorado currently has the highest ranking for first-time marijuana use among youth, with a 65% increase in the years since legalization. (*NSDUH, 2006-2017*)

- Alaska and Oregon now lead the nation in past-year marijuana use among youth aged 12–17. (*NSDUH, 2006-2017*)

Regular marijuana use is linked to academic underperformance.

- Regular use of marijuana in adolescence is linked to increased rates of school absence and drop-out, as well as suicide attempts. (*National Institute on Drug Abuse*)

Legalized marijuana results in increased drug violations at school.

- The last available Colorado drug violation data (2015-16 school year) indicates that marijuana violations were involved in 63% of suspensions, 73% of referrals to law enforcement, and 58% of expulsions. (*Rocky Mountain HIDTA, 2018*)
- In Anchorage, Alaska school suspensions for marijuana increased more than 141% (2015 to 2017) after legalization was implemented. (*Anchorage Daily News, Wohlforth, 2018*)

Commercialized marijuana and public safety.

- Michigan State Police data indicates that Drivers Tested Positive of Cannabinoid Drugs from 2012 to 2016 more than doubled for Total Crashes (2.14), and Fatalities (2.03). (*Michigan State Police*)
- Five Southeast Michigan Trinity Hospitals, from 2017 to August of 2019, treated 14,846 patients for marijuana related issues. Of those 1,422 (close to 10%) were under age 21. (*Trinity Hospitals*)

RECOMMENDATIONS TO LIMIT HARM

1) Placing limits on THC potency as a cornerstone of Harm Reduction strategies.

After years of an ‘open use’ policies with café style businesses, the Dutch placed limits on THC potency to 15% in any product. (*reported by the BBC*)

2) Placing stringent rules, fines, penalties and legal action against those businesses and/or individuals who sell, give, or otherwise participate; either knowingly or through responsible practices, should have known their participation; in providing cannabis to youth under 21 years of age.

The fat-soluble properties of THC and its affinity for building up in the fat cells of the brain – affects learning and life success, including employability. (*Safeguarding Michigan’s Future: Prosecuting Attorneys Association of Michigan. Medical and Recreational Marijuana from a Public Health Perspective: Michigan Association for Local Public Health, et.al.. National Institute on Drug Abuse. Fergusson and Boden. Addiction pp 969-976, 2008*)

3) Standards for concluding impairment under cannabis should be broad and not limited to a specific level of THC markers in the blood.

There is a significantly limited time frame in which a THC marker stays in the blood. At the same time, being fat soluble, there is an accumulation of THC in the brain, affecting

brain functions on an ongoing basis. (*Kristin E. Maple, University of Wisconsin-Milwaukee. Centers for Disease Control Prevention, Marijuana and Public Health.*)

- 4) A dedication of resources to three public service campaigns dedicated to**
A) preventing and reducing youth cannabis use,
B) health concerns of cannabis use during pregnancy & breast feeding, and C) risks of driving under the influence of cannabis.

The earlier a youth begins using marijuana the higher the potential of negative cognitive and developmental effects including negative consequences for public education of academic underperformance and drug incidents at school. (*Safeguard Michigan's Future; Prosecuting Attorneys Association of Michigan. Fergusson and Boden. Addiction. 103pp 969-976 2008*)

Additionally, a women's use during pregnancy may be associated with heart defects and/or stillbirths and/or developmental challenges – decreased growth, impaired cognitive function, decreased academic ability, etc., – for the child. (*Medical and Recreational Marijuana from a Public Health Perspective: Michigan Association for Local Public Health, et.al.*)

Thirdly, traffic crashes and fatalities all significantly increase with the establishment of cannabis businesses in a State. (*Michigan State Police, Traffic Crash Data. Fatality Analysis Reporting System, Colorado Department of Transportation.*)

- 5) Smoking and vaping or other use of combustible delivery systems of cannabis be prohibited in public places, including bars and restaurants.**

Regarding Second Hand Smoke, in that the artery recovery time for exposure to 1 minute of tobacco smoke is 30 minutes and exposure to 1 minute of marijuana smoke is 90 minutes, protecting the public and workers in public places is a public health necessity. (*Journal of American Heart Association; July 2016; Springer, et.al*)

- 6) Strong prohibitions on a business selling, providing, and/or allowing consumption of both cannabis products and alcohol on the business premises.**

The combination of alcohol and marijuana use has been shown to increase the likelihood of two vehicle fatal crashes by up to five times. (*Columbia University's Mailman School of Public Health*)

- 7) Persons in violation of cannabis laws, to an extent to be identified as reasonable, be subject to mental health evaluations, intervention education and other alternative opportunities yet to be identified.**

Several studies have linked marijuana use to increased risk for mental illnesses, including psychosis (Schizophrenia), depression and anxiety. (*National Institute on Drug Abuse*) Further, a study of over 9,000 adolescents found marijuana use doubled domestic violence. Also, a study of 6,000 men found a five-fold increase in violence. (*Marijuana, Mental Illness, and Violence; Alex Berenson*)

- 8) The number of cannabis-based businesses in any given community be restricted.**

A relationship has been identified between the existence of a cannabis business in a community and the increase in use by young people. "Living near a marijuana

dispensary relates to a 4-6 fold increase in past 30 day use among young people, 18-22 years of age.” (*The journal – Addiction – as reported by Smart Approaches to Marijuana.*)

9) *Accurate labeling of cannabis products, including levels of both THC and CBD components as well as risks related to their use, are important to support public health and safety, while reducing harm of using these substances.*

There is significant inaccurate information and public perceptions of safe use of cannabis based on anecdotal and faulty sources referred to as science. Actual scientific-based information related to cannabis use, printed on the product labels, can provide an important service to the public’s safety and overall well-being.

These recommendations are put forth with a desire to protect the public health by reducing expected harms as found in other States that have moved ahead with the establishment of marijuana based businesses.



CANNABIS

State Cannabis Sales Limits Leave Potency

Unregulated

March 24, 2021

+ Comments

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As of January 2020, 11 states and the District of Columbia allowed adult use of cannabis and 10 states allowed commercial sales. The majority of these states set sales limits based on the product's weight, despite significant variation in the amount of tetrahydrocannabinol (THC) in these products.

Now, a new study by researchers from the School of Public Health, University of Southern California, and RAND finds there is considerable variation across states in the total grams of THC allowed to be purchased in a single transaction, but all states allow the equivalent of more than 500 10-milligram doses of THC to be purchased in a single transaction—enough for a typical daily user to be supplied for a month or more.

In the absence of federal regulations, each state that legalizes cannabis must develop its own regulatory system for sales and consumption. The study, published last month [*in the American Journal of Preventive Medicine*](#), examines the differences in state regulatory environments, including limits on sales.

“These cannabis sales limits are not very useful without limits on the total amount of THC in the transaction or limits on the potency of the products,” says [Jason Blanchette](#), a postdoctoral associate in the Department of Health Law, Policy & Management, and a coauthor of the study.

Sales limits are usually set to encourage moderation and prevent diversion from the legal to the illegal market, says study lead author Rosalie Liccardo Pacula, who is the Elizabeth Garret Chair in Health Policy, Economics & Law at the University of Southern California Schaeffer Center and professor of health policy and management at the USC Price School of Public Policy. “The limits applied by U.S. states today will not accomplish either of these objectives,” Pacula says.

“Sales limits are an underused intervention in public health but there’s an opportunity to get this right to reduce youth use and adult excessive use of cannabis and hopefully to use as an example for limits on other consumer products like tobacco, firearms, and alcohol.”

“Policy makers should adopt limits on the potency of cannabis products for other reasons too because, for example, a lot of consumers are getting surprised by the extremely high potency of their products and unintentional overconsuming.”

The researchers found that states that allow legal retail sale of recreational cannabis established sales limits, typically based on the weight of each of the cannabis product sold. For example, limits on the sale of flower and/or bud are set at 1 ounce for all but two states—Maine and Michigan—which set their limit at 2.5 ounces. Concentrates similarly have weight-based limits imposed, ranging from a low of 3.5 grams in Nevada to a high of 15 grams in Michigan.

On face value, these seem like small deviations from relatively innocuous amounts of each product. The problem, the researchers say, is that the weight of a product tells nothing about the amount of THC, the main psychoactive ingredient in cannabis used to measure potency. The amount of THC in each class of products can vary substantially. Flowers and bud material can vary from 8 percent to 34 percent THC, while concentrates can vary from 40 to 97 percent THC, based on real products sold on the market in Washington State.

Therefore, the total grams of THC purchased in a single transaction can vary significantly even when the same quantities of cannabis are being purchased.

“A person purchasing the maximum amount of flower and concentrate in, say, Nevada could walk away having purchased 3.67 grams of THC if they stuck to the lowest potency products, or 13.03 grams of THC if they purchased the highest potency products,” says [Timothy Naimi](#), lead scientist on the grant, which was provided by the National Institute on Alcohol Abuse and Alcoholism.

“It would be far more transparent if all sales limits were based on the amount of THC, rather than the weight of the product.” Naimi is now the director of the Canadian Institute for Substance Use Research at the University of Victoria, Canada, but he conducted this research when he was a physician and faculty member at SPH and Boston Medical Center.

The researchers found that if all products sold had minimum product potencies, the grams of THC sold in a transaction could range from 2.3 grams in Massachusetts to 10.5 grams in Michigan. At maximum product potencies, grams of THC per transaction range from 5.6 in Alaska to 33.6 in Michigan.

Unlike alcohol or tobacco, there is no set dose or serving for cannabis, but the industry and scientists are converging on standardized doses of about 5 to 10 milligrams of THC.

Assuming a 10-milligram dose, all states allowed for single purchases exceeding 500 THC-standardized doses assuming average potency of the product. Six states allowed single purchases exceeding 1,000 doses and one state allowed more than 2,000 doses to be sold in a single transaction.

Given that the typical daily user consumes approximately 320 milligrams of THC in a day, these quantity limits suggest that they can purchase enough cannabis in a single transaction to last two weeks in any state. They can easily purchase even more than a two-week supply if they only purchased high-potency products.

As an increasing number of states consider legalizing cannabis, these findings show why caps on total transaction amounts and dosing measurements are important, the researchers say. They argue that if regulators intend to encourage moderate consumption of THC, then limits should be based on the quantity of THC—otherwise, individuals interested in purchasing a large amount of THC can simply purchase products with increased potency.

Such limits can also prevent unintentional overconsuming, as many consumers are surprised by the high potency of the cannabis products they purchase, Blanchette says.

“Sales limits are an underused intervention in public health but there’s an opportunity to get this right to reduce youth use and adult excessive use of cannabis, and hopefully use as an example for limits on other consumer products like tobacco, firearms, and alcohol,” he says.

This study was also coauthored by Marlene C. Lira of Boston Medical Center and Rosanna Smart of the RAND Corporation.

Explore Related Topics:

CANNABIS

POLICY

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Planning Commission & Zoning Board of Appeals 2021 Annual Planning Report to Township Board & 2022 Planning Commission Work Plan

Kalamazoo Township, MI

This Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year, and is a communication tool to share recent achievements and plans for future goals with the community.

INTRODUCTION AND PURPOSE OF THE PLANNING COMMISSION

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2021 activities to the Kalamazoo Township Board.

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report and Work Plan increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

We thank the following Commission members for their time commitment and good work:

- Fred Nagler, Chairperson
- Denise Hartsough, Vice-Chair
- Christopher Mihelich, Secretary
- William Chapman
- Warren Cook
- Steve Leuty, Trustee
- Peter Morrison

PLANNING COMMISSION MEETINGS

The Kalamazoo Township Planning Commission met sixteen times in 2021. This meets and exceeds the requirements of the MPEA, which requires a minimum of four meetings annually.

1. Thursday, January 7, 2021
2. Thursday, February 4, 2021
3. Thursday, March 4, 2021
4. Wednesday, March 17, 2021 (working session)
5. Thursday, April 1, 2021
6. Wednesday, April 14, 2021 (working session)
7. Thursday, May 6, 2021
8. Friday, May 7, 2021 (working session)
9. Thursday, June 3, 2021
10. Thursday, July 1, 2021
11. Thursday, August 5, 2021
12. Wednesday, August 25, 2021 (special meeting)
13. Thursday, September 2, 2021
14. Thursday, October 7, 2021
15. Thursday, November 4, 2021
16. Thursday, December 2, 2021

INTRODUCTION AND PURPOSE OF THE ZONING BOARD OF APPEALS

The Kalamazoo Township Zoning Board of Appeals (ZBA) is responsible for Zoning Ordinance interpretation and granting variances in the Township. A variance may be granted to an applicant for reasons of unnecessary hardship due to special circumstances located on a specific site or property.

ZONING BOARD OF APPEALS MEMBERSHIP

We thank the following ZBA members for their time commitment and good work:

- James D. Short, Chairperson
- Shawn Blue
- Fred Nagler, Planning Commission Liaison
- Robert Mihelich
- Nicolette Leigh
- Maryanne Sydlick (1st alternate)
- Lisa Moaiery, Trustee (2nd alternate)

ZONING BOARD OF APPEALS MEETINGS

The ZBA held three meetings in 2021. This meets and exceeds the requirements of the Michigan Zoning Enabling Act, which requires a minimum of two meetings annually.

1. Wednesday, February 17, 2021
2. Wednesday, April 21, 2021
3. Wednesday, June 16, 2021

2021 in Review

The following tables outline the various development reviews (site plan, special land use, etc.) considered by the Planning Commission, and variances that were considered by the Zoning Board of Appeals in 2021.

DEVELOPMENT REVIEWS (PLANNING COMMISSION)

Project Type	Location	Description	Status	Date
Special Land Use	2429 N. Burdick	To change the use of an existing industrial facility to grow and process medical and adult use marijuana.	Approved	January 7, 2021
Rezoning	3625 Douglas	To rezone a property from C-1 to RM-2.	Approved	January 7, 2021
Site Plan Review	3635 E. Main	To convert a portion of an existing commercial building from auto sales to General Retail, beauty salon, and other similar uses, while retaining the auto sales office.	Postponed	January 7, 2021
Special Land Use & Site Plan Review	521 Mosel	Marijuana growing and processing - adding adult use to existing medical facility.	Approved	February 4, 2021
Site Plan Amendment Review	1100 Foster	A site plan amendment to Construct a 4,500 sq.ft. storage building on property	Postponed	March 4, 2021
Site Plan Review	3635 E. Main	Convert part of an existing commercial building from auto sales to general retail, beauty salon, and other permitted uses.	Approved	March 4, 2021
Site Plan Review	3625 Douglas	To permit the operation of a halfway house.	Postponed	March 4, 2021
Public Hearing	3625 Douglas	To hold a public hearing regarding the proposed halfway house.	Tabled	April 1, 2021
Rezoning	Part of 803 W. Mosel	To rezone the property located adjacent to 803 W. Mosel from R-2 Medium Density Residential to C-1, Local Commercial District.	Approved	April 1, 2021
Site Plan Review	2621 Douglas	To redevelop an existing automobile filling station and move the entire building back 90 feet in order to better utilize the "L-shaped" property. The existing canopy, pumps and fuel tanks are to remain.	Approved	April 1, 2021
Site Plan Extension	2206 Nichols Road	To extend the approved site plan to allow additional time for the applicant to form a County-wide solid waste committee.	Approved	May 6, 2021
Special Land Use	3625 Douglas	To approve a special land use for the operations for a halfway house.	Approved	May 6, 2021
Site Plan Review	3625 Douglas	To permit the operations of a halfway house without a retail component.	Approved	May 6, 2021
Site Plan Amendment	1100 Foster	To approve a site plan amendment to reflect as-built conditions including an adjustment to the northern boundary, 330 sq. ft. building expansion, landscaping adjustments, and photometric plan adjustments.	Approved	May 6, 2021
Annual Review	1100 Nazareth	To renew the 1-year extension for the gravel mine operation.	Approved	June 3, 2021

Site Plan Review	803 Mosel	To construct a Dollar General retail store.	Postponed	June 3, 2021
Special Land Use Public Hearing	2609 N. Burdick	Adding adult use marijuana grow operations to existing medical grow facility.	Public Hearing Held	June 3, 2021
Annual Review	4274 Nazareth	To renew the 1-year extension for the gravel mine operation.	Approved	August 4, 2021
Annual Review	720 Mosel	To renew the 1-year extension for the gravel mine operation.	Approved	August 4, 2021
Site Plan Amendment Review	3201 & 3235 Lake Street	To expand existing parking, add overhead doors, and fencing.	Postponed	August 4, 2021
Site Plan Review	803 Mosel	To construct a Dollar General retail store.	Approved	August 25, 2021
Special Land Use and Site Plan Review	2609 N. Burdick	A change of use to add adult use marijuana growing and processing to a previously approved medical facility.	Approved	September 2, 2021
Special Land Use and Site Plan Review	833 Nichols	To operate a group daycare business (no more than 12 children) out of a residential home.	Approved	October 7, 2021
Special Land Use	2325 N. Burdick	A change of use to remove the previously approved adult use retail component from the marijuana facility and replace with extraction operations.	Approved	October 7, 2021
Site Plan Amendment Review	3201 & 3235 Lake Street	To expand existing parking, add overhead doors, and fencing.	Approved	October 7, 2021
Site Plan Review	2325 N. Burdick	A change of use to remove the previously approved adult use retail component from the marijuana facility and replace with extraction operations.	Approved	December 2, 2021

AND MORE...

Non-Motorized Plan Adoption

Perhaps one of the most significant achievements of the Planning Commission's 2021 work program included the adoption of the 2021 Non-Motorized Plan. Some of the key highlights and overarching themes of the Plan include:

- Maintaining the Township's existing sidewalk infrastructure
- Prioritizing the repair of deficient sidewalk slabs and the installation of ADA ramps to connect existing sidewalks to roads
- Educational and enforcement tools to reduce barriers to sidewalk use
- Continuing to expand the Township's sidewalk network
- Improve connections to regional trail routes

The Plan was created under the direction of the Planning Commission, with input from the Township Board. The Plan was officially adopted by the Township Board on June 14, 2021.

Ordinance Text Amendments

Additionally, the Planning Commission recommended adoption of several Zoning Ordinance text amendments in 2021 including:

- Article 2.00 Section 2.03.C., Detached Accessory Buildings
- Article 2.00 Section 2.03.D., Accessory Structures
- Article 8.00 Section 8.02.TT., Wind and Solar Energy Conversion Systems
- Article 8.00 Section 8.02.VV., Marijuana Grower, Marijuana Processor, Marijuana Provisioning Center, Marijuana Secure Transporter, and Marijuana Safety Compliance Facility
- Article 8.00 Section 8.02.WW., Adult Use Marijuana Retailer and/or Grower, Processor, Transporter, Testing Facility, and/or Microbusiness
- Article 8.00 Section 8.02.XX., Adult Use Marijuana Special Licenses
- Article 21 Section 21.18.C., Sidewalk Construction Standards
- Article 21 Section 21.03.F., Planned Unit Development Project Design Standards

VARIANCES (ZBA)

Project Type	Location	Description	Status	Date
Dimensional Variance	2621 Douglas	To move the entire building back 90 feet in order to better utilize the property and variance of 30 feet from the required 40-foot setbacks (side and rear) from properties zoned or used for residential purposes.	Approved	February 17, 2021
Sign Variance	4023 Douglas	To install an 89.55 square-foot wall sign on the front of the building. This is a variance of 41.55 square feet from the maximum allowed wall sign area.	Approved	February 17, 2021
Sign Variance	2026 W. Main	To permit an 18 sq. ft. logo sign to be located on the east side of the building, above the drive-through window with no street frontage on that side of the building.	Denied	April 21, 2021
Sign Variance	2026 W. Main	To permit a 16 sq. ft. logo sign to be located on the west side of the building, above the main entrance to the building, with no street frontage on that side of the building.	Denied	April 21, 2021
Sign Variance	2026 W. Main	To exceed the 48 sq. ft. limit of allowable wall signage.	Denied	April 21, 2021
Dimensional Variance	1201 Healy	A 4-foot variance from the required 30-foot side yard setback on the north side of the parcel in order to permit the building to be setback 26 feet from the northern boundary thereof.	Approved	June 16, 2021
Dimensional Variance	1201 Healy	A 21-foot variance from the required 30-foot side yard setback on the on the south side of the parcel in order to permit construction of the proposed building with a 9-foot setback from the south property line.	Approved	June 16, 2021
Dimensional Variance	1201 Healy	A 35-foot variance from the required 50-foot front yard setback requirement in order to permit the construction of the proposed building with a 20-foot front yard (street side) setback on the west side of the property	Approved	June 16, 2021



Looking Ahead: 2022 Work Plan

In the coming year, the following are additional projects the Planning Commission may undertake:

By preserving what Kalamazoo Township already has, and enhancing those elements that can be improved, the Township can continue to afford residents and visitors a high-quality place to live, work and play.

KALAMAZOO TOWNSHIP MASTER PLAN UPDATE

Perhaps the most substantial undertaking planned for 2022 is the update of the Township's Master Plan. The Master Plan is a policy guiding document that plays a significant role in shaping the future fabric of a community. Throughout 2022, the Planning Commission will be working alongside McKenna and other Township staff to develop Master Plan content. Some planned elements of the Master Plan will include:

- Existing conditions (e.g., demographics, existing land uses, road network, SWOT, etc.)
- Future land uses (e.g., planned residential densities, commercial corridors, industrial corridors, mixed-use areas, etc.)
- Future transportation (motorized and non-motorized)
- Zoning plan and zoning recommendations
- Action-oriented implementation plan

CREATING A CORRIDOR IMPROVEMENT AUTHORITY

Working in tandem with the Master Plan update, Kalamazoo Township Planning Commission and Township staff may prioritize the development of a Corridor Improvement Authority. In general, the purpose of a Corridor Improvement Authority is to "correct and prevent deterioration in business districts, encourage historic preservation, promote economic growth" along specific corridor(s) in a community. The Township has identified West Main Street corridor as the first priority corridor to implement the Corridor Improvement Authority.

HOME OCCUPATION ORDINANCE

In response to a resident inquiry as well as a to changing patterns in which people work due to the Covid-19 pandemic, the Kalamazoo Township Planning Commission will work alongside Township Staff and McKenna to update the Township's ordinance standards pertaining to home occupations and home-based businesses. The update will include examining provisions relating to different classes of home occupations, nuisance factors, ranging intensities of home occupations and home-based businesses, and more.

OTHER ORDINANCE UPDATES

Throughout 2022, the Planning Commission and Township staff will intermittently examine and update other parts of the Township Zoning Ordinance to increase user-friendliness and clarity – as possible.

