

**West Branch Township Planning Commission
Public Hearings and Regular Meeting
January 4th 2022**

Public Hearing opened by Vice Chairman Dantzer at 6:00 pm

Public in Attendance - Mitchell Harvey, Jim Delahanty, Sue Delahanty, Yvonne DeRoso, Diane Philbrick, Cort Kwiecinski, Solomon Laman, Joey Nagle, Samantha Gray, and Jim Morris.

Board Members Present - Al Evans, Andrew Bak, Mike Selinski, Mark Dantzer and Zoning Administrator Jeremy Hickmott. Absent - Scott Bell

Public Comments - Representatives from all four special use project and site plans were present to provide information regarding their projects plans.

Mitchell Harvey with the commercial development was first to present information on the site and building size and could also confirm at the meeting that Starbucks will be one of the tenants for the building. Sue Delahanty to ask what the proposed time line for the project is. Also details were provided on parking.

Second was the team with the proposed recreation marijuana facility to be located at 2939 Cook road. They elaborated on the details of the property and the challenges that have come along with the site. Details included information about the tearing down of the current building, building up the property and also the installation of EV charging station at the site.

The next project to go over and review there plans was the recreational sales facility to be located at 014-032-061-05 next to the sears property. Samantha Gray with LUME presented the board with information regarding the site including its building size, location on the property, and details about the company overall.

Lastly Tim Lapham with Lapham and associated presented information regarding the proposed recreational Marijuana facility to be located at 014-029-020-30 on M-55 next to the Michigan Secretary of state building. Details were provided about the overall site, size of the building, and the current easement challenges that are there with Auto Zone. Also it was shown that some dives into the property off M-55 would be reduced and it would be curbed and guttered and also a sidewalk would be installed.

After NO additional comments from the public, vice chairmen Dantzer closed the public hearing at 6:38 PM

Regular Meeting opened by Vice Chairman Dantzer at 6:38 pm with the Pledge of Allegiance.

PRESENT AT MEETING : Mark Dantzer, Andrew Bak, Al Evans, Mike Selinski, and Zoning Administrator Jeremy Hickmott. Absent - Scott Bell.

MINUTES OF PREVIOUS MEETING (s): October 10th 2021 Regular Meeting and October 21st 2021 Public Hearing / Special Meeting. Motion by Selinski and 2nd by Evans, All yes on Roll call - Approved, Bell Absent.

Members of the Public: Mitchell Harvey, Jim Delahanty, Sue Delahanty, Yvonne DeRoso, Diane Philbrick, Cort Kwiecinski, Solomon Laman, Joey Nagle, Samantha Gray, and Jim Morris.

OLD BUSINESS: NONE

NEW BUSINESS:

2939 Cook Road Special Use Permit / Site Plan Review - Commercial Development: The board had and zoning administrator discussed the project and some of the overall concerns with the project which were few. The only real issues that was discussed was the placement of the sign on the property. It was decided that the location was within reason and did not pose a real problem to the overall project and would be in line with the other signs.

MOTION BY BAK AND 2ND BY SELINKSI TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN AS PRESENTED. ROLL CALL: ALL YES WITH BELL ABSENT. MOTION APPROVED

2814 Cook Road Special Use Permit / Site Plan Review - Marijuana Facility - The board has a lengthy review of this project and had concerns on several issues. These issues included the overall "grass station" name of the facility. The board had concerns that this name was just overall not very presentable to the community. Secondly was the exposed retail sales area. The design of the building called for an open glass front which would expose the retail sales floor to the public view from outside and potentially the sidewalk area. There was also a lot of concerns with not only the back proposed access area but also the front area. The front drive presented even more challenges because of the Wal-Mart drive only letting people turn one way and this new facility proposing being able to turn from both directions.

MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN WITH THE FOLLOWING CONTINGENCIES:

- REQUIRED TO GET A MDOT DRIVEWAY PERMIT
- FULL ELIMINATION OF THE BACK CONNECTING DRIVE-WAY
- FULL HEIGHT WALL ON THE FRONT OF THE BUILDING TO ENCLOSE THE SALE FLOOR FROM VIEW.

ROLL CALL: ALL YES WITH BELL ABSENT. MOTION APPROVED.

014-032-061-05 Special Use Permit / Site Plan Review - Marijuana Facility - The board reviewed the special use permit for "Lume" which would be located at the vacant property located to the south of the former sears property on the business loop. The board had discussed issues with this site as well including the need to add both a sidewalk from property line to property line on the front of the property. Also the need to curb and gutter the property which both the sidewalk and the curb and gutter is one of the standards for the Business I-75 overlay zone district. Overall the planning commission was happy with the project but a bit surprised that the facility would be about 200 feet back off the road and a bit hidden.

MOTION BY DANTZER AND 2ND BY BAK TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN WITH THE FOLLOWING CONTINGENCIES:

- REQUIRED TO GET A MDOT DRIVEWAY PERMIT
- REQUIRED TO INSTALL SIDEWALK FROM PROPERTY LINE TO PROPERTY LINE
- REQUIRED TO CURB AND GUTTER THE FRONT OF THE PROPERTY.

ROLL CALL: ALL YES WITH BELL ABSENT. MOTION APPROVED.

014-029-020-30 Special Use Permit / Site Plan Review - Marijuana Facility - The board reviewed the special use permit for "The Woods" which would be located at the vacant property located to the west of the Michigan Secretary of State office on M-55. The board had discussed some things including the easement issues on the west side of the property and why it was still there. Also there was some concerns and wanted it addressed that the concrete slab on the property be removed and the remaining portion of the property that is not to be used be grass seeded and maintained.

MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN WITH THE FOLLOWING CONTINGENCIES:

- REQUIRED TO GET A MDOT DRIVEWAY PERMIT
- REQUIRED TO CLEAN UP REMAINING DEBRIS INCLUDING SLAB ON THE REMAINDER OF THE PROPERTY.

ROLL CALL: ALL YES WITH BELL ABSENT. MOTION APPROVED.

Zoning Reports - Marijuana has been keeping zoning busy and also it was mentioned that other projects maybe coming down the line in the spring including potential work on the Murphy Gas Station / Convince store in front of Wal-Mart. The zoning administrator also mentioned that work will be picking up in trying to get the township compliant with the redevelopment ready program as well.

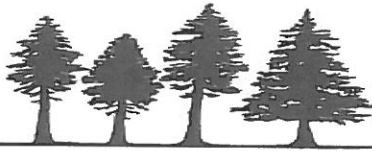
PUBLIC COMMENTS: NONE

Motion by Selinski, 2nd by Dantzer to adjourn the meeting. Motion carried unanimously
To adjourn the Meeting which was adjourned at 7:32 PM

3-1-2022

Approval Date


Jeremy R. Hickmott, Planning Commission Clerk



West Branch Township Planning Commission

1705 S. Fairview Road, West Branch, MI 48661

Phone: (989) 345-5450 Fax: (989) 345-8419

www.westbranchtownship.org

Public Hearing and Regular Meeting March 1st 2022

Public Hearing Opened by Chairman Bell at 6:00 PM

Public in Attendance – Kelly Jones (Rebel Ax Co.), James Cole (Murphy Oil USA, Inc.), Jeremy Hickmott (Zoning Administrator).

Public Comments – Each applicant with the proposed Special Uses and Site Plan reviews were in attendance at the public hearing portion.

James Cole with Murphy Oil went over his company's project first and gave the board and the public an overview of the project which included timeline details, a planned start date in July of 2022, and details about the new additional pumps and convenience store to be added to the site. He also details the traffic flow patterns in the area.

Kelly Jones was next to present information regarding her proposed use and business in the West Branch outlet mall. She detailed information regarding the Ax throwing venue and gave the board and the public details regarding ID requirements being it have proposed to be a BYOB situation. She also detailed the sizes of the Ax throwing spaces and also details were provided regarding the hours of operation as well.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 6:36 PM

Regular Meeting Called to order by Chairman Bell at 6:37 PM with the Pledge of Allegiance.
Roll Call of the Board. Present – Bell, Bak, Selinski. Absent – Evans & Dantzer.

Minutes of the Previous Meeting held January 4th 2022 were presented to the Board.

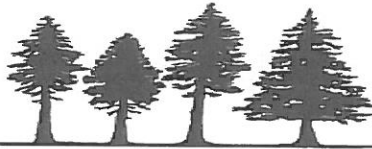
MOTION BY BAK 2ND BY SELINKSI TO APPROVE THE MEETING MINUTES. ALL YES ON VOICE VOTE.

Old Business: NONE

New Business:

Special Use and Site Plan for 2762 Cook Road – The board reviewed the Special Use and Site Plan Review for Murphy Oil. The board had some discussion regarding the number of parking spots on the property and also the fact that the garbage enclosure does go into the setback area slightly. The board generally agreed that the enclosure setback issue was not a major problem and would not affect the overall plan for the project.

MOTION BY SELINKSI AND 2ND BY BAK TO APPROVE THE SPECIAL USE AND SITE PLAN REVIEW AS PRESENTED FOR 2762 COOK ROAD. ALL YES ON ROLL CALL VOTE.



Special Use and Site Plan Review for 2990 Cook Road Suit 116 – The board was presented with information regarding the proposed change of use for the suit at 116 in the West Branch Outlet which would allow for an Ax Throwing Venue. The board had many questions regarding the business overall including the BYOB Concept. Kelly Jones gave the board a good deal of information about State Law changes that allow for this type of venue. The board also brought up concerns regarding the insurance, over serving, and if there will be designated drinking times. Kelly Jones addressed each one of these concerns with details on how to address them and measures that will be put in place.

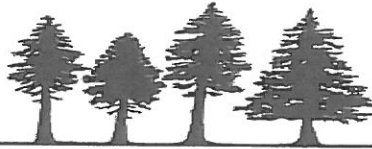
MOTION BY BAK AND 2ND BY SELINKSI TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR 2990 COOK ROAD SUIT 116 WITH THE CONTINGENCIE THAT INS. DOCUMENTS BE PROVIDED TO THE TOWNSHIP. ALL YES ON ROLL CALL.

Master Plan Update – Zoning Administrator Hickmott provided the board with just a brief update regarding that probably at next month's meeting the board will be reviewing proposals for the Master Plan update which is about 8 to 10 years overdue and also the addition of a capital improvement plan.

MOTION BY BELL AND 2ND BY SELINSKI TO ADJOURN THE MEETING AT 6:54 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting April 5th 2022

Regular Meeting Called to order by Chairman Bell at 6:00 PM with the Pledge of Allegiance.
Roll Call of the Board. Present – Dantzer, Bell, Evans, Selinski. Absent – Bak.

Minutes of the Previous Meetings held: NONE

Old Business: NONE

New Business:

Site Plan Review for Parcel ID 065-014-021-018-10 (Off M-55) – The board was presented with information regarding the proposed utility facility located off of M-55. The site plan included details of the work that is going to be done including new fencing, a new and larger utility building, and also some drive way work. Zoning Administrator Hickmott also mentioned to the board that this is the first utility project under our zoning changes to address and make us aware of utility changes.

MOTION BY DANTZER AND 2ND BY SELINKSI TO APPROVE THE SITE PLAN REVIEW FOR PARCEL ID 065-014-021-018-10 OFF OF M-55. ALL YES ON ROLL CALL.

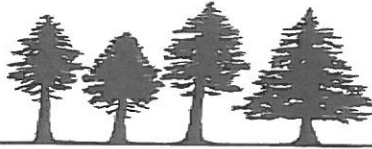
Master Plan / Capital Improvement Plan Proposals – Zoning Administrator Hickmott provided the board with two proposals he received in regards to the need for the Master Plan to be updated and also for a capital improvement plan. The first proposal came from NEMCOG and the price was for over \$14,000 and did not include a Capital Improvement plan. The second bid came from Lapham and associates for around \$17,000 but did include a proposal to create a township capital improvement plan as recommended by the Redevelopment Ready program that the Township Clerk / Township is currently engaged in as well.

MOTION BY SELINSKI AND 2ND BY DANTZER TO RECOMMEND TO THE TOWNSHIP BOARD THEY GO WITH THE LAPHAM PROPOSAL FOR THE MASTER PLAN AND CAPITAL IMPROVEMENT PLAN. ALL YES ON ROLL CALL WITH BELL ABSTAINING.

MOTION BY BELL SECOND BY EVANS TO ADJOURN THE MEETING AT 6:25 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting May 2nd 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.
Roll Call of the Board. Present – Bell, Bak, Selinski. Absent – Dantzer & Evans

Public Present – Bob Griffin Jr. (Griffin Beverage) & Jeremy R. Hickmott (Zoning Administrator)

Minutes of the Previous Meetings held: NONE (Until June Meeting)

Old Business: NONE

New Business:

Site Plan Review for Parcel ID 1901 South Dam Road (Griffin Beverage) – The board was presented with information regarding the proposed construction of a New Mechanics facility to be located at the corner of Dam Road and M-55. Bob Griffin Jr. provided the board with details of the project including its uses, driveway details, and the need for the parcel split as well due to electric issues. Consumers energy was the ones who recommended the parcel split so a larger power service can be provided to the new facility.

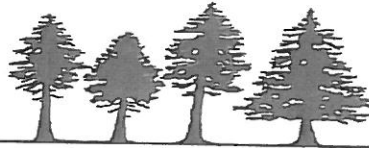
MOTION BY SELINSKI AND 2ND BY BAK TO APPROVE THE SITE PLAN REVIEW FOR PARCEL 1901 SOUTH DAM ROAD. ALL YES ON ROLL CALL.

Public Comment / Discussion – The Board had several questions regarding the recently adopted Marijuana facilities ordinance in the City of West Branch. Zoning administrator Hickmott went it details of the ordinance and also reviewed with the board where certain facilities would be located and also how and if that may impact what we have done with our own ordinance.

MOTION BY BELL SECOND BY EVANS TO ADJOURN THE MEETING AT 7:24 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting June 7th 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.

Roll Call of the Board. Present – Bell, Bak, Dantzer, Selinski. Absent – Evans

Public Present – Don Hamilton, Jeremy R. Hickmott (Zoning Administrator)

Minutes of the Previous Meetings held: March 1st 2022, April 5th 2022, and May 2nd 2022.

MOTION BY BAK AND 2ND BY SELINKSI TO APPROVE ALL MINUTES FROM THE PREVIOUS MEETINGS. ALL YES ON ROLL CALL, EVANS ABSENT.

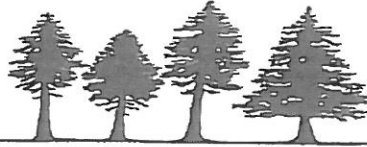
Old Business:

Master Plan & Capital Improvement Plan – The board was presented information from Don Hamilton from Lapham and associates regarding the initial start of the Capital Improvement plan and the Master Plan. The board had discussed numerous projects that could be included in the plan including expanding water and sewer lines, new sidewalks, lighting, park projects, and broadband expansion. Also it was general discussed what direction the planning commission would like to go in the next 5 to 10 years. Handouts were given to all the board members, to have them come up with future ideas for large scale projects for the capital improvement plan.

New Business:

Redevelopment Ready Text Amendments – The board was presented information from Zoning administrator Hickmott on changes that are going to need to be made to the township zoning ordinance to become compliant with the Redevelopment Ready program for the state of Michigan. Some of these changes included housing standards, green standards, and parking lot standards. The board did have a lengthy discussion on what type of amendments would make us the most compliant with the least amount of impact on the ordinance in general. A few different ideas were agreed to and Hickmott said he would take those standards and bring them to the Planning commission next month for review and possible approval to move to the next steps of the amendments.

Social District – The board was presented with an overview and a potential concept for a West Branch Township Social District. A good bit of information was given regarding the setup, policies, and how the district would work in general. The reason this was brought up was to get a few thoughts and to discuss its potential. The planning commission may review this in the future.

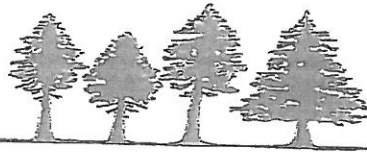


West Branch Area Fireworks Information – Hickmott presented information regarding the upcoming west branch area fireworks. He gave information on the upcoming location and the fact that the event has been approved by the fire department and also the Ogemaw county sheriff's department has been willing to help and is happy with the location as well.

MOTION BY BELL SECOND BY BAK, EVAN ABSENT TO ADJOURN THE MEETING AT 8:11 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting July 5th 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.

Roll Call of the Board. Present – Bell, Bak, & Selinski. Absent – Dantzer & Evans

Public Present – Don Hamilton, Jeremy R. Hickmott (Zoning Administrator)

Minutes of the Previous Meetings held: June 7th 2022.

MOTION BY BAK AND 2ND BY SELINKSI TO APPROVE THE MINUTES FROM THE JUNE 7TH MEETING. ALL YES ON ROLL CALL, DANTZER & EVANS ABSENT.

Old Business:

Master Plan & Capital Improvement Plan – The board was presented information from Don Hamilton from Lapham and associates regarding the starting list of the Capital Improvement projects and the fits section of the new Master Plan and Land Use plan. The board had discussed regarding the projects that will be included in the plan. It was also mentioned that the projects would need to be organized and prioritized on what the township is looking to get accomplished. The board also reviewed the initial section of the Master Plan and did point out a few things that would need to be corrected in the future but those changes were very slight.

New Business:

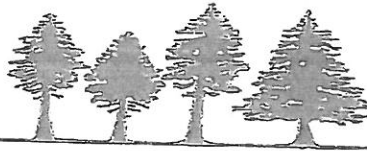
Redevelopment Ready Text Amendments – The board continued working on the information from Zoning administrator Hickmott on changes that are going to need to be made to the township zoning ordinance to become compliant with the Redevelopment Ready program for the state of Michigan. Some of the discussion included housing standards / sizes of tiny homes, green standards, and parking lot standards. The board did have continued discussion on the tiny home subject including the size of them and also what Ogemaw County Zoning has implemented for the areas they cover.

Zoning Reports – Hickmott gave some brief information regarding things that have been going on zoning wise including some ongoing project and also the board reported a few blight issues that should be looked into.

MOTION BY BELL SECOND BY SELINKSI, EVANS & DANTZER ABSENT TO ADJOURN THE MEETING AT 8:01 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting August 9th 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.

Open Public Hearing Regarding Zoning Ordinance Text Amendments as listed below:

- Dwelling Changes – Amendment 5.12.1 and 5.13.1. Replacing Section 4.6
- Parking Changes – Amendment 6.61 and Amendment 6.3.1
- Green Measurers – Amendment 4.14 B6.

No Public comment verbal or written was received. Public Hearing Closed at 7:04 PM continue on with Regular Meeting.

Roll Call of the Board, Present – Bell, Dantzer, Bak, & Selinski. Absent – Evans

Public Present – Jeremy R. Hickmott (Zoning Administrator)

Minutes of the Previous Meetings held: NONE.

Old Business:

Master Plan & Capital Improvement Plan – No New information was presented to the board regarding the status of the New Master Plan and also the Capital improvement plan. The board did go into a bit of a discussion regarding the conditions and potential acquisition of the Ogemaw Hills Recreation facility. The board also discussed the need for the creation of a township recreation plan which could help in the future with recreation opportunities including grants and other state and federal resources for not only the rec facility but other township parks and recreation projects.

New Business:

Redevelopment Ready Text Amendments – The board did a final review of the proposed text amendments as listed below:

- Dwelling Changes – Amendment 5.12.1 and 5.13.1. Replace Section 4.6
- Parking Changes – Amendment 6.61 and Amendment 6.3.1
- Green Measurers – Amendment 4.14 B6.

The board had no issues with how the text amendments were written and presented after working and discussing the issues over the past couple meetings.



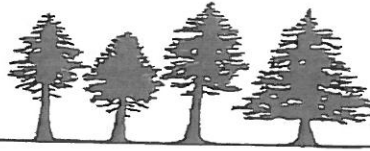
MOTION BY SELINSKI AND 2ND BY BAK, EVANS – ABSENT TO RECOMMEND ALL SIX ZONING AMENDMENTS TO THE WEST BRANCH TOWNSHIP BOARD FOR FINAL APPROVAL. ALL YES ON ROLL CALL VOTE.

Zoning Reports – Hickmott gave the board a 2021 permit report reviewing all of the townships zoning, special use, site plan review, and variance permits for 2021. This report listed all the projects in the township including large developments and accessory structures.

MOTION BY BELL SECOND BY SELINKSI, EVANS ABSENT TO ADJOURN THE MEETING AT 7:16 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



West Branch Township Planning Commission

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Regular Meeting September 6th 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.

Roll Call of the Board, Present – Bell, Dantzer, Bak, & Selinski. Absent – Evans

Public Present – Jeremy R. Hickmott (Zoning Administrator), Don Hamilton – Lapham

Minutes of the Previous Meetings held: July 5th 2022 and August 9th 2022

MOTION BY SELINSKI AND 2ND BY DANTZER TO APPROVE TO MINUTES FROM THE JULY 5TH AND AUGUST 9TH PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL, ABSENT EVENS.

Old Business:

Master Plan & Capital Improvement Plan – Additional Information was provided and reviewed by the board regarding the status of the Updated Master Plan and the continued development of the Capital improvement plan. Don Hamilton went over each section that has been worked on so far and a few changes were suggested to be made and updated in the master plan. There were also some questions about the structure of the capital Improvement plan as well.

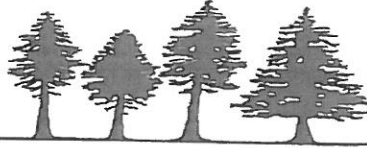
NO MOTIONS WERE NEEDED ON THE ABOVE SUBJECT.

Marijuana Grow Facilities Section 25 Overlay – The board was presented initial information regarding the possibility expanding the townships licensing for marijuana facilities. Hickmott provided the board with the thought process for the section 25 location which includes easy access to two state highways and also the large scale utility line runs right through that section which is always a complaint of growers is access to utilities overall. Hickmott also mentioned that he was waiting for information to come back from the attorney on the legality of the overlay.

NO MOTION WAS NEEDED ON THE ABOVE SUBJECT.

Township Social District - Hickmott provided the board with a good bit of information regarding the potential location of the West Branch Township Social District. Details were provided on what would need to be done to implement this concept including polices, state approval, township approval, and logo designs for containers. Also details were provided on how the overall district would work. The area that was being looked at is the West Side of the hamburger hill area from the outlet mall to the liberty tax building.

NO MOTION WAS NEEDED ON THE ABOVE SUBJECT



New Business:

Planning Commission Annual Report – Hickmott provided the board with the annual planning commission report as required by the redevelopment ready program. Hickmott mentioned that he was going to be submitting it to the program within the next couple days.

NO MOTION WAS NEEDED ON THE ABOVE SUBJECT.

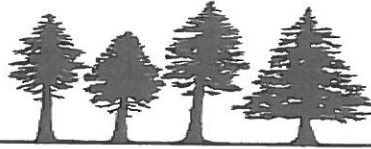
Joint Development Boards Meeting – Hickmott informed the board that also one of the redevelopment ready requirements is that the “development related boards” of the township should meet annual to go over things and basically make sure everyone is on the same page development wise. It was suggested that the meeting should be on October 20th after the DDA’s second required informational meeting by law. The board generally agreed that October 20th will work as long as it’s after the DDA’s regular meeting.

Public Comment – A general comment was made about the condition and care of the property in front of Meijer in Ogemaw Township. It was mentioned that for being new and being Meijer that the property would have been maintained grass wise a bit more then it currently has.

MOTION BY BELL SECOND BY SELINKSI, EVANS ABSENT TO ADJOURN THE MEETING AT 8:08 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Regular Meeting October 4th 2022

Regular Meeting Called to order by Chairman Bell at 7:00 PM with the Pledge of Allegiance.

Roll Call of the Board Present – Bell, Bak, & Selinski. **Absent** – Evans & Dantzer

Public Present – Jeremy R. Hickmott (Zoning Administrator), Don Hamilton – Lapham

Minutes of the Previous Meetings held: September 6th 2022.

MOTION BY SELINSKI AND 2ND BY BAK TO APPROVE TO MINUTES FROM THE SEPTEMBER 6TH 2022 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL, ABSENT DANTZER & EVENS.

Old Business:

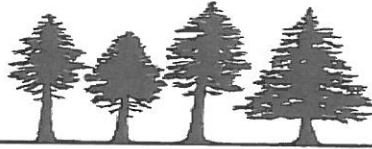
Master Plan & Capital Improvement Plan – More Information was provided and reviewed by the board regarding the status of the Updated Master Plan and the continued development of the Capital improvement plan. Don Hamilton went over each section that has been worked on so far and a few changes were suggested to be made and updated in the master plan. There were also some questions about the structure of the capital Improvement plan and also comments regarding the need to have a scheduled road plan built into the Capital Improvement plan as well.

NO MOTIONS WERE NEEDED ON THE ABOVE SUBJECT.

Marijuana Grow Facilities Section 25 Overlay – The board was presented information and the initial templates for the amendments for grow facilities. Hickmott provided the board with the thought process for the section 25 location which includes easy access to two state highways and also the large scale utility line runs right through that section which is always a complaint of growers is access to utilities overall. The board also discussed changes they would like to see in the ordinance including increasing the overall setbacks in the proposed overlay.

MOTION BY SELINSKI AND 2ND BY BELL TO SCHEDULE THE PUBLIC HEARING FOR OCTOBER 25TH AT 6:00 PM WITH THE APPROVED SETBACK CHANGES AS DISCUSSED. ALL YESS ON ROLL CALL WITH DANTZER AND EVANS ABSENT.

Special Use and Site Plan review Extension – The board was presented with a request from Wise Guy Farms to extend their approved special use permit and site plan review for their proposed Adult use marijuana facility located at 2814 Cook Road until January 5th 2024.



MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE THE ONE YEAR SPECIAL USE AND SITE PLAN REVIEW EXTENSION. ALL YESS ON ROLL CALL WITH DANTZER AND EVANS ABSENT.

New Business:

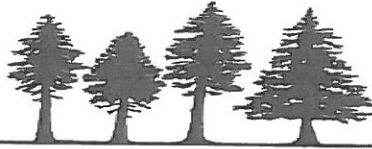
Joint Development Boards Meeting – Hickmott reminded the board that the development related boards of the township meeting is scheduled for October 20th after the DDA’s second required informational meeting by law at 5:30 PM.

Public Comment – NONE.

MOTION BY BELL SECOND BY SELINKSI, EVANS AND DANTZER ABSENT, TO ADJOURN THE MEETING AT 8:22 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



West Branch Township Planning Commission

1705 S. Fairview Road, West Branch, MI 48661

Phone: (989) 345-5450 Fax: (989) 345-8419

www.westbranchtownship.org

Public Hearing & Special Meeting October 25th 2022

Open Public Hearing at 6:00 PM by Chairman Bell.

Present at Public Hearing: Jay Spaulding

Zoning Amendments for Marijuana Grow Facilities - The zoning administrator presented the board with a finalized ordinance for the proposed zoning amendments for marijuana grow facilities and mentioned that the ordinance has been reviewed and approved as written by the township attorney. Andrew Bak and some of the board members had reservations about how the advertisement was posted in the newspaper. There were also reservations about the fact that it did not mention the section number as well.

Public Hearing CLOSED at 6:12 PM by Chairman Bell.

Regular Meeting Called to order by Chairman Bell at 6:00 PM with the Pledge of Allegiance.

Roll Call of the Board Present – Bell, Bak, Dantzer & Selinski. **Absent** – Evans

Public Present – Jeremy R. Hickmott (Zoning Administrator) & Jay Spaulding

Minutes of the Previous Meetings held: NONE

Old Business:

Marijuana Grow Facilities Section 25 Overlay – The board was presented with the final ordinance for the marijuana grow facility overlay zone district. The board had mentioned that there was some concern over how the notice was published in the newspaper. It was also mentioned that the posting should have mentioned the section that would have been impacted by the creation of the overlay district.

MOTION BY BELL AND 2ND BY SELISKI TO TABLE TO SUBJECT AND RESCHEDULE ANOTHER PUBLIC HEARING FOR JANUARY 3RD 2023. ALL YES ON ROLL CALL WITH DANTZER AND EVANS ABSENT.

Public Comment – NONE.

MOTION BY BELL SECOND BY SELINKSI, EVANS ABSENT, TO ADJOURN THE MEETING AT 6:23 PM. ALL YES.

Approval Date

Jeremy R. Hickmott, Zoning Administrator