

MEETING MINUTES

Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall Wednesday
September 20, 2017 6:30 p.m.

1. Call to Order

The meeting was called to order by Secretary Selter at 6:30 p.m.

2. Pledge of Allegiance

All in the room arose, faced the flag, and stated the Pledge of Allegiance.

3. Roll Call and Recognition of Visitors

In Attendance: Bennett, Howard, Newsome, Selter, Spence, Yurk. Absent: Chie. Planner Kreps was in attendance. There were 3 audience members in attendance. Meeting was video recorded by W. Tobler.

4. Approval of Agenda

Motion by Bennett, support by Newsome to approve agenda as presented. Motion carried unanimously.

5. Approval of Minutes

- a. ATPC Regular Meeting Minutes from April 19, 2017: Motion by Newsome, support by Bennett to approve minutes as presented. Motion carried – Selter and Yurk abstained as they did not attend meeting. As acting Secretary, Kath Howard will sign final copy of minutes.

6. Public Hearings

- a. None

7. Business Items

- a. PA-17-01; R. Schultz – Consideration of PA116 application for Farmland and Open Space Preservation Program for 7127 Willow Road (T-20-21300-001)

Planner Kreps was forwarded the application by Township Office. The property was recently purchased and application requests 90-year tax abatement term. It is designated as AR in future land use and meets eligibility of size/tillable acreage. Received letter from Washtenaw County Conservation District which has been approved. Selter asked about 90-year term – it is what the applicant desires. Howard asked clarification on location of property. Motion by Bennett, support by Howard to approve application. Motion carried unanimously.

Audience member Sylvia Taylor from Farmland Preservation board asked to speak - she is very pleased with keeping open land and commended PC. Noted that Robert Schultz is a very good neighbor and that PA-116 designation helps the township in the long run.
- b. Discussion regarding expansion of VMU zoning district expansion along Whittaker Road as requested by the Township Board (TB meeting 8-1417)

TB passed a motion to begin addressing long-standing zoning issues in village of Whittaker. Planner Kreps is not aware of specific problems. One side of road is zoned AR and other side is

GC and LC. 18 parcels are residential and don't meet current zoning requirements. 8 parcels are commercial. None would be made non-conforming by changing to VMU and voting to change to VMU would benefit all the properties. It would bring properties into conformance (helps with insurance, etc.) Referencing future land use map shows Whittaker as VMU (needs to go a little farther North).

Howard asked if mill is included, as it is the only sawmill in the Township and thinking it may be desired to have a commercial operation in the mill. Rezoning can be initiated by PC, TB, or a property owner and would require full process with all notifications.

W. Tobler initiated discussion by placing on TB agenda. Tobler has spoken with new owner of the mill who intends to restore building and in future treat it as a historic building with public visitors. May want to occasionally turn on the saws etc. and wants to be a good citizen and follow rules. Also, perhaps would like to open an antique shop in a portion of the mill. Tobler presented portions of planning maps for review. Township has inquiry about 1 acre property recently purchased next to the Knights of Columbus building requesting what uses can be on this property. Property has split zoning – front is LC and back AR. There have been issues in the past with the inconsistent zoning in Whittaker. This led Tobler to request PC to review and rezone with consistency.

Kreps asked Tobler if the TB wants a recommendation. Tobler indicated that would start the process – to make recommendation and ask TB if they want a public hearing. Planner Kreps would be happy to prepare a memo to the TB from the PC. This could generate an application for rezoning. By consensus PC agrees to have Kreps prepare the memo. Yurk asked how the limits of zoning were determined. Kreps indicated based on the current zoning and future land use map. Large parcels with existing split zoning will not be recommended for rezoning. Split zoning acceptable as woods and wetlands on back portions make development questionable and not likely.

8. Public Comment

Included above. None else

9. Communications

Letter received from Washtenaw County Conservation District approving PA-116 application.

Howard has information to bring from the TB. 2 meetings ago TB determined that 2 people from TB and 1 from PC attend the MTA workshop in Chelsea Oct. 19. One topic is Commercial Medical Marijuana (MM). TB wonders if PC should address by creating an ordinance, adopting one, or not address the issue. TB voted to have Supervisor Shelby, and Commissioners Howard and Yurk attend, as well as Trustee Dennis Chie. Noted that training budget would cover cost. MM issue will be addressed Dec. 15 by the State. The issue is whether Townships want to consider regulating any parts of the process (grow, processing, quality control, transport, sales of prepared products). TB has had much discussion and is of mixed opinion. Howard suspects opinions in the community are mixed as well. Other townships have had PC address the issue. Bennett voiced concern over outside forces entering township. If ordinances are in place they can be enforced. People must be licensed with the State (\$5000 minimum) and most applicants want to avoid legal trouble. Pittsfield Township has decided to allow (which portions of process not specified), Scio & Sumpter are not allowing. Kreps

recommends talking to other Townships, as they have done research but noted they can vary about how they operate. It is possible that PC will be asked whether it is something we want in Township. Howard would like to poll the residents and have public forums. State vote in 2008 was specific to medical use and availability for medical use. 60% voted yes for PCPs to grow small amounts for patients.

Dec. 15 was promoted as a hard date/deadline by TB and worried Augusta will “miss out” on potential revenue. Kreps noted TB needs to decide soon if they want action, but it is unreasonable to have an ordinance in place by Dec. 15. Township would get a portion of taxes paid into State. Tobler noted that there are 2 streams of revenue to the 5 parts of complete MM operations and all parts of the process can be taxed. State will collect sales tax and return a portion (based on the percentage of State facilities within the township). Sumpter thought they would receive about \$35,000 from sales tax and declined to allow MM.

Tobler noted that 2 ordinances are required. TB can develop general ordinance which articulates whether MM is allowed or not (and specifically what parts of the process are allowed). PC would need to decide where it would be allowed in the Township through zoning. Tobler spoke with resident who wanted to be a grower (State fee for that level is \$90,000). Currently all steps of the process are NOT allowed in Augusta Township. Kreps recommended having attorney present for TB discussions. Howard said one discussion has occurred with an attorney present and one discussion has occurred without an attorney present.

10. Adjournment

Motion by Howard, support by Bennett for adjournment. Motion carried unanimously and meeting was adjourned at 7:23 p.m.

Minutes submitted by Recording Secretary Selter



Signed 12.21.17 – Approved 12.20.17