

Sumpter Township  
Planning Commission  
Minutes  
April 14, 2016  
7:00 pm

Meeting called to order at 7:00 pm by Chairman Stalmack, showing present: Bardell, Belinski, Borden, Cichewicz, Clark, Stalmack, Oddy, Pokerwinski. Also showing present: Planner Lonnerstater, Deputy Clerk J. Hoffman and one (1) resident.

**4. Minutes:** Motion by Oddy, supported by Pokerwinski to approve Planning Commission Minutes of February 11, 2016. Motion carried unanimously.

**5. Old Business:**

**A. Master Plan Draft – April 2016:**

Planner Lonnerstater addressed the board in regards to the Master Plan. He spoke telling the board that he updated the Survey chapter with the rest of the surveys that he had totaling approximately 60 surveys. He presented the board with the Community Profile that includes Demographic information, as well as sections on Facilities, Utilities, Parks and Recreation and Transportation Network within the Township. The Demographic data is based on the 2010 census but most of the information that is included in the draft is data up to the year 2014. Clark asked how often should the Master Plan be updated? Planner responded that it is to be updated every five years and should start the process of updating by the fourth year. Planner Lonnerstater stated next month he will have the Goals and Objectives chapter draft done for Planning Commission to discuss.

**B. Marijuana Ordinance Discussion:**

Matt Oddy began the discussion addressing the Planning Commission about Medical Marijuana Caregiver Ordinance 107 B. He stated that the new ordinance changed some of the Zoning and now need to add to the Zoning Ordinance the new zoning to make them compatible. Planner Lonnerstater presented the board with some draft text amendments for the Zoning Ordinance to include Marijuana and Medical Marijuana facilities. Included in the draft are definitions that will be coordinated with the definitions for the ordinance so that they are not contradicting each other. The definitions are terms that are associated with land uses and building structure. Need to update the list of uses in the districts that Medical Marijuana facilities are allowed. Right now allowed in residential districts which includes RF, R-1, R-2, MR. Right now its permitted as an accessory land use as a home business. Need to amend the accessory use list within each chapter to include Medical Marijuana facilities labeled as Medical Marijuana home business. There are two separate types of Medical Marijuana facilities, 1. Home businesses that are allowed in Residential Districts as accessory land use, 2. Within the Industrial Districts that are allowed as a stand alone use whether or not viewed as permitted by right or a special land use. Discussion is needed to decide that. Also industrial would require a site plan so it would need to come before Planning Commission for approval. There will be two separate sections in the Zoning Ordinance regarding these two different

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types of Medical Marijuana facilities. Next month's meeting Planner Lonnerstater will have a full memo outlining it and will make sure to discuss with the Attorney.

**C. Coal Tar Ordinance:**

Motion by Bardell, supported by Oddy to Table until a later date for more discussion. Motion carried unanimously.

**6. New Business:**

**A. Set Public Hearing for Rezoning of Property 5278 Oakville Waltz Road from AG (Agricultural) to LI (Light Industrial) Conditional.**

Discussion on setting a public hearing for Property 5278 Oakville Waltz Road from Agricultural to Light Industrial. Applicant's letter stated that he had received false information before he purchased the property. His intent for the property is to have a stands alone facility for Medical Marijuana. Pokerwinski feels that if we allow this rezoning then it will open up a whole can of worms and others will want to do the same thing. The Planning Commission board would like to know who the applicant talked with that gave him the misleading information that he addressed in his letter.

Motion by Bardell, supported by Cichewicz to set a Public Hearing for May 12, 2016.

Motion carried unanimously.

**7. Open Floor: None.** Motion by Oddy, supported by Bardell to close open floor. Motion carried unanimously.

**8. Adjournment:** Motion by Oddy, supported by Clark to adjourn at 8:00 pm. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman  
Deputy Clerk