



# DEXTER TOWNSHIP

## PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833

[WWW.DEXTERTOWNSHIP.ORG](http://WWW.DEXTERTOWNSHIP.ORG)

### PLANNING COMMISSION REGULAR MEETING AGENDA OCTOBER 26, 2021

7:00 PM

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*“The Planning Commission meeting will likely be a virtual meeting via Zoom. If the meeting will be held via Zoom, the access info will be posted on the Township website home page one week prior to the meeting. If the meeting will be in-person, that will also be posted on our home page.”*

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
4. **Approval of Agenda**
5. **Approval of Planning Commission Minutes**
  - A. September 28, 2021 Planning Commission Minutes
6. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
7. **Action Items**
  - A. Public Hearing for Medical Marihuana Caregiver(s) draft Zoning Ordinance.
8. **Election of Officers**
9. **Township Board of Trustees Update**
10. **Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary**
11. **Review of Bylaws**
12. **Public Comment** (*non-agenda items*)
13. **Future Agenda Items**
14. **Adjournment**



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### **Public Participation:**

- 1) All public comment on non-agenda items or items not listed as "Action Items" on the agenda shall be presented at the beginning and end of the meeting, where provided in the agenda. All public comment on items listed as "Action Items" on the agenda shall be presented during consideration of that "Action Item."
- 2) Speakers are requested to identify themselves prior to speaking.
- 3) The amount of time allowed for each public comments of a person speaking at a Planning Commission meeting on a particular agenda item or during public comment shall be limited to three (3) minutes. This time may be extended by the Chair, unless there is an objection by any Planning Commission member.
- 4) Members of the public may each speak one (1) time per public hearing or public comment section. At the discretion of the Chair, a member of the public may speak additional times after all members of the public who wish to speak have been able to speak, unless there is an objection from the majority of the Planning Commission.
- 5) Any person may appear or be represented by authorized agents, such as attorneys, engineers, architects, etc. Such agents shall present evidence of the extent of their authorization, if requested by any member.
- 6) Members of the public shall not cross examine each other. All questions shall be directed to the Chair, who may request answers.

**TOWNSHIP OF DEXTER**

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance to amend the Dexter Township Zoning Ordinance, Ordinance No. 43, Article 2, Definitions, Section 2.1, Article 17, Specific Use Standards, Section 17.02(F), Home Occupations.

**THE TOWNSHIP OF DEXTER ORDAINS:**

**Section 1 of Ordinance**

The Dexter Township Zoning Ordinance, Ordinance No. 43, Article 2, Definitions, Section 2.1 is hereby amended to add the following definitions:

**Sec. 2.1. DEFINITIONS**

The following words, terms and phrases, when used in this subsection, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Enclosed Locked Facility* means a closet, room, or other comparable stationary and fully enclosed area equipped with secure locks or other functioning security devices that permit access only by a Registered Primary Caregiver or Registered Qualifying Patient and as further defined in the MMMA.

Marihuana plants grown outdoors, are considered to be in an Enclosed Locked Facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure, and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that it is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by a person designated through the department registration process, as a Registered Primary Caregiver; and equipped with functioning locks or other security devices that restrict access only to the Registered Primary Caregiver who owns, leases, or rents the property on which the structure is located. Enclosed Locked Facility includes a motor vehicle if both of the following conditions are met:

- a. The vehicle is being used temporarily to transport living marihuana plants from one location to another with the intent to permanently retain those plants at the second location.
- b. An individual is not inside the vehicle unless he or she is either the Registered Qualifying Patient to whom the living marihuana plants belong, or the individual designated through the Department of Registration process as the Registered Primary Caregiver for the Registered Qualifying Patient.

*Home Occupation* means an accessory use that is customarily incidental and secondary to the use of a dwelling, and that is conducted entirely within a dwelling and that is a legal occupation, profession, or business activity conducted by an occupant residing on the premises full time and, except for Registered Primary Medical Marihuana Caregiver Operations as regulated by this zoning ordinance, where all business activity relies solely on electronic or off-premise transactions and communication is conducted over the internet, telephone, and/or electronic mail, utilizing equipment customarily found in a home and is generally not distinguishable from the outside. Medical, hospital or veterinary services, kennel, grooming or pet boarding services, personal service establishments, or repair facilities shall not be deemed a permissible home occupation.

*Marihuana* means that term as defined in Section 7106 of the Public Health Code, 1978 PA 368, MCL 333.7106. Marijuana, with the alternate spelling with the letter “j” has the same meaning as “Marihuana.”

*Medical Use* means the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana, or paraphernalia relating to the administration of marihuana to treat or alleviate a Registered Qualifying Patient's debilitating medical condition, or symptoms associated with the debilitating medical condition, as further defined under the MMMA.

*MMMA* or *Act* means to the Michigan Medical Marihuana Act, MCL 333.26421, *et seq.*, currently, or as amended.

*MRTMA* means to the Michigan Regulation and Taxation of Marihuana Act Initiated Law 1 of 2018, MCL 333.27952, *et seq.*, currently, or as amended.

*Registered Primary Caregiver* means a person meeting the definition of caregiver under the MMMA and who has been issued and possesses a registry identification card and possesses the documentation that constitutes a valid registry under the MMMA.

*Registered Qualifying Patient* means a person meeting the definition under state law and who has been issued and possesses a registry identification card which is valid under the MMMA, as amended.

*Transfer* means to convey, sell, give, deliver, or allow the possession by another person or entity.

*Visiting Qualifying Patient* means a patient who is not a resident of this state or who has been a resident of this state for less than 30 days.

*Other provisions and terms.* The other provisions and terms of the MMMA and MRTMA for purposes of deferential context are incorporated by reference as though more fully restated herein.

## **Section 2 of Ordinance**

The Dexter Township Zoning Ordinance, Ordinance No. 43, Article 17, Specific Use Standards, Section 17.02(F), Home Occupations is hereby amended by designating the existing General Regulations as subsection 1, and by adding a subsection 2 to read as follows:

**Sec. 17.02(F) Home Occupations:** shall meet the additional standards outlined below, in order to allow flexibility for the use of residential property by residents while protecting the essential residential character of residential districts and uses, in terms of use and appearance.

1. **General Regulations**

*{unchanged}*

2. **Medical Marihuana Registered Primary Caregiver Home Occupations**

It is the intent of this subsection to regulate Medical Marihuana Registered Primary Caregivers as Home Occupations. This subsection is not intended to allow commercial marihuana grow operations within the Township, as prohibited by Ordinance 40. In addition to the general regulations above, Medical Marihuana Registered Primary Caregiver Home Occupations are subject to the following:

A. **General Regulations:**

- i. No more than five (5) Registered Qualifying Patients are permitted for each Caregiver Home Occupation.
- ii. The medical use of marihuana shall comply at all times with the MMMA and the MMMA General Rules, as amended.
- iii. A Registered Primary Caregiver shall not possess marihuana or otherwise engage in the medical use of marihuana in a school bus, on the grounds of any preschool or primary or secondary school, or in a correctional facility.
- iv. Not more than two (2) Registered Primary Caregivers, who shall also be full-time residents of the dwelling, shall be permitted to operate at any one property.
- v. The medical use of marihuana shall be conducted entirely within a dwelling. The medical use of marihuana is prohibited within an accessory building or garage, except that a Registered Primary

Caregiver may keep and cultivate in an Enclosed Locked Facility, as that phrase is defined by the MMMA, up to 12 marihuana plants for each Registered Qualifying Patient with whom the Registered Primary Caregiver is connected through the registration process established by the Department of Licensing and Regulatory Affairs, and up to 12 additional marihuana plants for personal use if the Registered Primary Caregiver is also a Registered Qualifying Patient under the MMMA.

- vi. A sign identifying the home occupation by word, image or otherwise, or indicating that the medical use of marihuana is taking place on the premises shall not be permitted; nor shall any vehicle having such a sign be parked anywhere on the premises.
- vii. Except for lighting, heating, watering, drying, or other equipment, or fertilizers, herbicides or other chemicals directly related to the medical use of marihuana, no other materials or equipment not generally associated with normal ownership, use, and maintenance of a dwelling shall be permitted.
- viii. Distribution of marihuana or use of items in the administration of marihuana shall not occur at or on the premises of the Registered Primary Caregiver. A Registered Qualifying Patient shall not visit, come to, or be present at the residence of the Registered Primary Caregiver to purchase, smoke, consume, obtain, or receive possession of any marihuana.
- ix. No on-site consumption or smoking of marihuana shall be permitted within the dwelling or on the property of a Registered Primary Caregiver except for lawful marihuana consumption by the Registered Primary Caregiver.
- x. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of a building or structure in which equipment and devices that support the cultivation, growing or harvesting of marihuana are located or used.
- xi. If marihuana is grown or located in a room with windows, all interior lighting shall be shielded to prevent ambient light from creating a distraction for adjacent properties.
- xii. The Registered Primary Caregiver is responsible for providing the security necessary to assure that the growing marihuana and usable product are accessible for use only by the Primary Registered Caregiver for transfer to only Registered Qualifying Patients who

are registered to the Registered Primary Caregiver and must fully comply with the provisions of the MMMA.

- xiii. Medical marihuana-related merchandise or products shall not be sold or distributed from the dwelling or property of the Registered Primary Caregiver apart from the permitted quantity of medical marihuana.
- xiv. To ensure compliance with all applicable requirements and laws, the portion of a building or other structure, such as a cultivation room, where energy use and heating requirements exceed typical residential limits and chemical storage occurs, is subject to inspection and approval by the zoning administrator or other authorized official.
- xv. The Registered Primary Caregiver is responsible for utilizing an Enclosed Locked Facility upon the above-identified zoned parcels in compliance with the MMMA for cultivating, growing, manufacturing, processing, and storing marihuana for medical use only.
- xvi. The property, dwelling, and all Enclosed Locked Facilities shall be available for inspection upon request by the zoning administrator, building official, or law enforcement official.
- xvii. All business operations of a Registered Primary Caregiver must occur indoors. Such operations may not provide drive-thru service.
- xviii. Registered Primary Caregiver operations may not emit noxious odors or fumes.
- xix. The Medical Marihuana Registered Primary Caregiver home occupation may not be located in multi-family residential districts or attached residential dwelling units.
- xx. It is unlawful to establish or operate a for-profit or nonprofit marihuana dispensary, collective, or cooperative within the Township even if such use is intended for the medical use of marihuana.

B. Location:

- i. Each parcel upon which Enclosed Locked Facilities with marihuana for medical use are present must be a minimum of 500 feet (500') from any parcel upon which any of the following is located:

- a. A school, school facility, or childcare facility subject to Federal “Drug-Free School Zone” requirements.
    - b. A place of worship or public park. Measurement of the buffer shall be from property line to property.
    - c. Another Registered Primary Caregiver.
  - ii. Each parcel upon which Enclosed Locked Facilities with marihuana for medical use are present must contain a minimum of 5 acres.
  - iii. Each residence which contains Enclosed Locked Facilities with marihuana for medical use must be a minimum of 100 feet from any property line.
- C. Registration Required. The operations of a Registered Primary Caregiver as a home occupation shall be permitted only with the prior issuance of a Township registration certificate.
  - i. Application:
    - a. A complete and accurate application shall be submitted on a form provided by the Township and an application fee in an amount determined by resolution of the Township Board shall be paid.
    - b. The registration application shall include the name and address of the applicant; the address of the property; proof, such as a driver’s license, voter registration card or similar record showing that the dwelling is the applicant’s full-time residence; a current state registration card issued to the Registered Primary Caregiver; a full description of the nature and types of equipment which will be used in marihuana cultivation and processing; and a description of the location at which the use will take place. The zoning administrator may require additional information necessary to demonstrate compliance with all requirements. The zoning administrator shall review the application to determine compliance with this Ordinance, the MMMA, and the MMMA General Rules. A registration shall be granted if the application demonstrates compliance with this Ordinance, the MMMA, and the MMMA General Rules.
    - c. To ensure compliance with applicable codes, within 30 days of a completed application, the applicant shall schedule an



inspection with the Chelsea Area Construction Association. The intent of the inspection is to ensure that the structure is in compliance with the Building Code and/or the International Property Maintenance Code and that the area used for marihuana has adequate electrical and mechanical safeguards.

- d. Within 15 business days from the date of the inspection, the owner/applicant/contractor shall obtain all necessary permits.
  - e. Prior to the operation of a Primary Caregiver as a home occupation, a zoning permit shall be provided by Dexter Township and a certificate of completion shall be provided by the Chelsea Area Construction Association.
- ii. The use shall be maintained in compliance with the requirements of this Ordinance, the MMMA, and the MMMA General Rules. Any departure shall be grounds to revoke the registration and take other lawful action. If a registration is revoked, the applicant shall not engage in any activity subject to the permit unless and until a new permit is granted.
  - iii. Information treated as confidential under the MMMA, including the Registered Primary Caregiver registry identification card and any information about Registered Qualifying Patients associated with the Registered Primary Caregiver which is received by the Township shall be maintained separately from public information submitted in support of the application. It shall not be distributed or otherwise made available to the public and shall not be subject to disclosure under the Freedom of Information Act.
  - iv. The use of the dwelling or other permitted facility of a Registered Qualifying Patient to cultivate medical marihuana in accordance with the MMMA solely for personal use does not require a permit under this subsection; however, all applicable state and Township ordinance requirements must be met.
  - v. The provisions of this subsection do not apply to the personal use and/or internal possession of marihuana by a Registered Qualifying Patient in accordance with the MMMA for which a permit is not required.
  - vi. Noncompliance with the above criteria or requirements imposed by the Zoning Board of Appeals shall constitute an ordinance violation

and the home occupation shall be suspended and shall be subject to enforcement pursuant to Section 31.10.

**D. Marihuana Establishments Prohibited**

- i. Any type of “marihuana establishment,” as that term is defined and used in Michigan Initiated Law 1 of 2018, commonly known as the Michigan Regulation and Taxation of Marihuana Act, is strictly prohibited in the Township pursuant to Ord. 40 and may not be established or operated in any zoning district, by any means, including by way of a variance.
- ii. “Marihuana facilities” as described in the Medical Marihuana Facilities Licensing Act, Act 281 of 2016, are strictly prohibited in the Township and may not be established, licensed, or operated in any zoning district, by any means, including by way of a variance.
- iii. Nothing in this Section 17.02(F)(2) shall limit any privileges, rights, immunities, or defenses of a person as provided in the Michigan Medical Marihuana Act or the Michigan Initiated Law 1 of 2008, MCL 333.26421, *et seq.*

**Section 3 of Ordinance**

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 4 of Ordinance**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**Section 5 of Ordinance**

Within fifteen (15) days after adoption, a notice of ordinance adoption shall be published in a newspaper of general circulation in the Township including the effective date of the amendment and the place where and time when a copy of the amendment may be purchased or inspected.

**Section 6 of Ordinance**

Pursuant to the Michigan Zoning Enabling Act, MCL 125.3401(6), this Ordinance shall take effect upon the expiration of seven (7) days after publication.

**CERTIFICATION**

STATE OF MICHIGAN     )  
  ) SS.  
COUNTY OF WASHTENAW     )

I, Michelle Stamboulellis, the duly elected Clerk for the Township of Dexter, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Ordinance adopted by the Township Board for the Township of Dexter at a meeting held on the \_\_\_ day of \_\_\_\_\_, 2021; the original of which is on file in the Office of the Township Clerk.

I affix my official signature/seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Michelle Stamboulellis, Clerk

INTRODUCED:  
ADOPTED:  
PUBLISHED:  
EFFECTIVE:

# DEXTER TOWNSHIP PLANNING COMMISSION

## DRAFT Resolution for a Zoning Ordinance Amendment for Medical Marihuana Caregivers in Dexter Township

A resolution for a **FAVORABLE/UNFAVORABLE RECOMMENDATION** to the Dexter Township Board of Trustees for a Zoning Ordinance Amendment. Medical Marihuana Caregivers.

- 10) WHEREAS, the Dexter Township Board of Trustees at their July 20, 2021 meeting, did establish by resolutions a six-month moratorium on Medical Marihuana establishments, businesses, and facilities; and
- 20) WHEREAS, The Dexter Township Planning Commission, at their September 28, 2021 regular meeting, did receive a draft Medical Marihuana Caregivers ordinance amendment provided by the Township attorney; and
- 30) WHEREAS, The Dexter Township Planning Commission, at their September 28, 2021 regular meeting, did discuss a Draft Medical Marihuana Ordinance amendment; and
- 40) WHEREAS, The Dexter Township Planning Commission set a public hearing for October 26, 2021, in order to make a formal recommendation on the Draft Medical Marihuana Caregivers Ordinance amendment to the Dexter Township Board of Trustees; and
- 50) WHEREAS, the Planning Commission, at its October 26, 2021 meeting, held a duly-noticed public hearing on the draft Medical Marihuana Caregivers Zoning Ordinance amendment; and
- 60) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 26th day of October 2021, grants **FAVORABLE/UNFAVORABLE RECOMMENDATION** of the Medical Marihuana Caregivers Zoning Ordinance amendment; and
- 70) BE IT FURTHER RESOLVED, the Planning Commission directs the Director of Planning and Zoning to forward this Resolution/Findings-of-Facts, **a summary of comments received at the public hearing**, and its **FAVORABLE/UNFAVORABLE RECOMMENDATION** to the Dexter Township Board of Trustees within sixty (60) days.

# DEXTER TOWNSHIP PLANNING COMMISSION

## DRAFT Resolution for a Zoning Ordinance Amendment for Medical Marihuana Caregivers in Dexter Township

Resolution offered by Planning Commissioner NAME.

Resolution supported by Planning Commissioner NAME.

YES = # (Maier, Marinelli, Hurd, Sikkenga, Lewis, Nester, Straub)

NO = # (Maier, Marinelli, Hurd, Sikkenga, Lewis, Nester, Straub)

ABSENT = # (Maier, Marinelli, Hurd, Sikkenga, Lewis, Nester, Straub)

ABSTAIN = # (Maier, Marinelli, Hurd, Sikkenga, Lewis, Nester, Straub)

The Chair declared the resolution ADOPTED/NOT ADOPTED.

Date: October 26, 2021

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Marty Straub, Chair

Date

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Tom Lewis, Secretary Date