



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.DEXTERTOWNSHIP.ORG

MARTY STRAUB
CHAIR & ZBA REP
VACANT
VICE CHAIR
TOM LEWIS
SECRETARY
KAREN SIKKENGA
EX-OFFICIO TWP. BRD.
CHANDRA HURD
CHRISTINA MAIER
KIMBERLY MARINELLI
BOB NESTER
COMMISSIONERS
JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, October 26, 2021

Present: Marty Straub, Chair; Tom Lewis, Secretary; Chandra Hurd, Bob Nester, Christina Maier, and Karen Sikkenga. Absent: Kimberly Marinelli.

Also present: David Rohr, Director of ~~Zoning and Planning~~ and **Zoning**; and Janis Miller, Recording Secretary.

1. **Call to Order:** Mr. Straub called the meeting to order at 7:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:**
*Motion by Lewis, seconded by Nester, to approve the agenda as amended.
All ayes. Motion carried.*
 - a. For Budget planning, what training will the Planning Commissioners need in 2022? Supervisor Ratkovich expressed appreciation to the PC members for all the work they were doing and especially the review and recommendation regarding the Caregivers Marihuana Ordinance. She asked if there was any training that a Commissioner needed to enhance their job [cost covered by the township].
5. **Approval of Minutes:**
Motion by Nester, second by Maier, to approve the meeting minutes of September 28, 2021 as amended. All ayes. Motion carried.
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.*)
Opened 7:18 pm No public comments. Closed 7:18 pm
7. **Action Items:**
Item A: Public hearing for Medical Marihuana Caregiver(s) draft Zoning Ordinance.

DPZ Rohr summarized: We used a Home Occupation classification instead of a Zoning District in the Zoning Ordinance. One Home Occupation permit per residence although there may be two licensed caregivers in the home. Moratorium on developing a Medical Marihuana Ordinance expires December 31st. Setbacks, from lot lines, and minimum acreage. Enforcement of number of plants grown is regulated by the State of Michigan.

Odor is the biggest deterrent in growing marihuana.

Commissioners Discussion Summary:

Home Occupation permit. Enforcement. Number of plants that can be grown. Buffers to churches, schools, childcare facilities, and fire stations. Hiking areas on public lands/parks. Growing cycles with limit of 12 plants per patient. Making a minimum of 5-acre parcel for a licensed caregiver is consistent with Zoning Ordinance Agricultural parcels. Inspections by Chelsea Area Construction Agency (CACA) and the Michigan Department of Licensing and Regulatory Affairs (LARA).

Motion by Sikkenga, second by Nester, to edit the draft Marihuana Ordinance, page 3, 2.A. General Regulations, inserting ii A maximum of one (1) home occupation permit will be issued per residence; and renumbering the current ii through xx. All ayes. Motion carried.

Motion by Sikkenga, second by Lewis, to strike “public parks” from (top of page) page 6, B. Location, i. b. All ayes. Motion carried.

Amendments to the draft Marihuana Ordinance:

1. Page 1: Section 2.1 Definitions, b. strike “Registration” and insert (Department) of Licensing and Regulatory Affairs (LARA).
2. Page 4: v. clarification of Department of Licensing and Regulatory Affairs with acronym (LARA).
3. Page 1; middle of the page, remove the word designated after “or rented by a person designated”, delete “department registration” and insert “Department of Licensing and Regulatory Affairs (LARA).
4. Page 1; paragraph Enclosed Locked Facility spell out MMMA as Michigan Medical Marijuana Act.
5. Page 2; clarification of MMMA as Michigan Medical Marijuana Act throughout and clarification of MRTMA as Michigan Regulation and Taxation of Marihuana Act.
6. Page 7; c and e change, Chelsea Area Construction Association to Chelsea Area Construction Agency.
7. Page 7; e. insert “Registered” before Primary Caregiver.

Motion by Sikkenga, second by Lewis, to approve the Resolution for a Zoning Ordinance Amendment for Medical Marihuana Caregivers in Dexter Township and forward the draft [Medical Marihuana Caregiver] Ordinance to the Dexter Township Board of Trustees.

Roll Call Vote: Yeas - Maier, Hurd, Sikkenga, Lewis, Nester, Straub; Nays - None; Absent - Marinelli. Motion carried 6-0.

Item B: Consider cancelling the December 12th Planning Commission meeting. Discussion regarding the meeting occurring during the holiday. DPZ Rohr stated that it was unlikely there would be anything on an agenda at that time on the calendar.

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownship.org and can be viewed on ew.livestream.com/dextertownship.org.

Motion by Nester, second by Maier, to cancel the December 28, 2021 Planning Commission meeting. All ayes. Motion carried.

8. Election of Officers: No action

9. Township Board of Trustees Update:

Karen Sikkenga, Township Board Representative gave a report on the October 19th regular Township Board Meeting.

10. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:

Hurd – Regarding Public comment, the Township should be encouraging public participation by letter, emails, and comment.

Sikkenga – Noted the Board of Trustees is developing an internal/external communications policy.

DPZ Rohr – Thanked the Commissioners for addressing the review/development of a Marihuana Caregivers Ordinance draft to forward to the Board of Trustees.

11. Review of Bylaws: No action.

12. Public Comment: Opened 8:54 pm No public in attendance. Closed 8:54 pm

13. Future Agenda Items:

A) Master Plan review by Beckett & Raeder

14. Adjournment:

Motion by Maier, second by Hurd, to adjourn the meeting. All ayes. Motion carried.
Meeting adjourned at 8:55 PM.

Respectfully submitted,

Tom Lewis, Secretary

Janis Miller, Recording Secretary