

Porter Township
Planning Commission
November Regular Meeting Minutes
November 3, 2021

Start Time: 7:00 pm

Members Present: Doug Noble, Jr. John Miller, Andrew Nesbitt, Tim Seppala, Tonya Willis, Heather Smith

Members Not Present: David Kindt, Steve Cornish. Bob Angle

Zoning Administrator: Rich McGrew, present

Approval of Agenda: Tim Seppala motions to approve agenda as written, second by John Miller, motion passes.

Approval of Minutes: Heather Smith motions to approve the October regular meeting minutes, John Miller seconds and October regular meeting minutes are approved as written.

Citizens Comments: 3 citizens present. Devin Loker, Attorney for Docekal's, received a draft copy of the adult use marijuana ordinance and has some areas that needed attention. Discussion between Planning Commission, Mr. Loker, and Rich McGrew, Building Inspector, found some areas that the Planning Commission would like revised. The Porter Township adult use ordinance should match the medical marijuana ordinance where possible, and in some areas it matches Marcellus Township instead. These items are:

- Section 2, V (4) - Security guard. Porter medical marijuana ordinance does not require 24 hour security *guard*, but does require security *cameras*.
- Section 3, Item A – Under Number of entities, Wording states (in 2 places) Applicant must have medical *license* in order to apply for Adult Use, should be medical *permit*.
- Section 4, Item B. Applications go through Building Inspector, not Planning Commission
- Section 4, Item 8 – A *list of any chemicals* being stored on premises, should be *MSDS* on premises.
- Section 4, Item 13 – All plans shall demonstrate at least 100 foot setback-this may be too limiting for existing buildings. May have been meant for outdoor grow facilities only, which we do not allow in Porter Township.
- Section 4, Item 14 – Grower Plan – this should be for outdoor grow, which is not allowed in Porter Township
- Section 5 – Permit renewal process does not match Porter Township medical marijuana ordinance. Applications and renewals go through Building Inspector, not Planning Commission, and not all facilities require a Special Use Permit.
- Section 6 - Application process goes through Building Inspector, not Planning Commission
- Section 7 – Item iv- Negative air pressure – does not match Porter medical marijuana ordinance, should state appropriate air pressure to suppress odors or emissions from facility.
- Section 7, Item F – refers to Microbusiness, which is not allowed in Porter Township

One citizen present to find out status of Short Term Rental ordinance. It was noted that at the October Township Board meeting, supervisor Oxley indicated that the Senate & House bills deal only with zoning, and the Planning Commission should continue working on the short-term rental ordinance. Andy Nesbitt noted that the MTA, Michigan Township Association, is opposing the senate & house bills regarding zoning. Discussion that we need to revisit the ordinance next month and simplify wording, and also review the minutes from our public hearing.

Porter Township
Planning Commission
November Regular Meeting Minutes
November 3, 2021

Correspondence: None.

Board Liaison Report: Per Andrew Nesbitt, everything covered in Citizen's Comments.

ZBOA report: Robert Angle, not present.

New Business: None.

Old Business: Prioritize future projects.

1. Short Term Rental Ordinance
2. Solar farm ordinance
3. Suggestion from Rich – Riparian setbacks. Currently, in non-conforming lots on lake residential, Rich can take the 3 houses on each side and come up with a front set back. He would like to make side and back yard wording the same as front set back.

Adjournment- John Miller motions, Tim Seppala seconds, meeting adjourned 7:50 pm.

Next meeting: December 1, 2021. Note – will create meeting schedule/calendar for 2022.
