



# SAUGATUCK TOWNSHIP

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## Approved MINUTES

The Saugatuck Township Planning Commission met on February 25, 2019 at the Township Hall on Blue Star Highway, Saugatuck, Michigan

Present: Israels, Lozano, Prietz, Helmruith, Conklin, Welk.  
Absent: Rowe  
Also present: Natalie Dean and Nick Curcio

- 1) **Call to Order** at 7:00 p.m. by chairperson Prietz.
- 2) **Roll call and Pledge of Allegiance**
- 3) **Approval of Agenda-** Motion by Welk to approve agenda as written; seconded by Israels. Motion passes by unanimous voice vote.
- 4) **Discussion of February 11, 2019 meeting minutes.** Motion by Israels to approve minutes with corrections; Welk seconds. Motion passes by unanimous voice vote.
- 5) **Public Comment**
  - a. Dave Setch (sp?), 435 Blue Star Hwy, Douglas. Owns one of the two medical marihuana provisioning centers in Douglas. Concerned about having too many providers in the area.
- 6) **Public Hearing – Medical Marihuana**

**Public Comments**

  - a. Don Schipper, Riverside Drive, one of the owners of Hercules Growers preparing to build near Exit 36. Rezoning to Industrial I-1. Thought the State Attorney General’s office would dis-allow growing facilities in Commercial zones in very near future. There will be no public access. 11,000 sq. ft. building.
  - b. Sherry Tedaldi, 6608 North Street. Shows support for Mr. Schipper and their grow facility. “They are stand-up people.” Her mother got relief from legal medical marihuana.
  - c. Jim Searing, 6787 Old Garden Road. Concerned that market will move from medical to recreational. Against allowing grow facilities in A-1 and A-2 zones. Offered two handouts (see attached).
  - d. Linda Kinnaman, 259 North Street. Support whatever will make it easier for people who use medical marihuana. Please consider Tammy Jacobi for first consideration for license.
  - e. Brenda Marcy, 3221 Lorrimar Lane. Speaking for your niece Amber Marcy, quadriplegic, who’s only choices for pain are medical marihuana and opioids. She can’t function on opioids. The term “Gateway drug” is not necessarily true.
  - f. Rock Russetts, 3279 Lorrimar Lane. Not for medical marihuana himself, but understands merits. Needs to be heavily regulated.
  - g. James Brikowsky (sp?), 6365 Old Allegan Road. It does take away pain. How will it affect our community? What will our community get? Concerned with crime. Learn from the experiences of other communities.
  - h. Chris Roerig, 6384 Pepperbrook Lane. Thanks towards the P.C. Concern regarding commercial growing

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facilities with regards to water, sewer, power, utilities. Restrictions near residential buildings. Police and fire department resources. Site approval process. The new Laketown commercial development will use water and sewer in north part of Township. These commercial facilities can fund water and sewer growth without placing the monetary burden on residential customers. Please focus on Industrial zone for growers, using an S.A.U.

- i. Anthony Rigona (sp?), 6437 134<sup>th</sup> Ave. Concerned that medical will turn into recreational. Quality of medical marihuana shops are so much better than “Pot shop” which have very low quality and little or no testing.
- j. Russ Wilkinson, 310 N. Maple. 40 years as a pharmacist and uses medical marihuana for pain because it is so much safer than any pharmaceuticals. LD50 is ~4500 lbs. Availability and quality is important.
- k. Erica Baarman, 6414 127<sup>th</sup> Ave. Concerned about huge facilities and their effect on local environment, water, and waste water.

**7) Correspondence** – Multiple correspondences, see attached.

**8) Unfinished Business – Proposed RV Park**

- a. Kurt Van Gelder, 4826 Ottagan Street, Holland. Co-owner of Sparefoot LLC with Tim Lubbers, owners of the property in question.
- b. Just over 50 acres zoned A-2 and I-1. Looking at two options, an RV park or an industrial building park.
- c. James Brikowsky, 6240 Main St. Cass City, MI. Prime consulting and architect, prospective buyer of the property.
- d. Will include motor coaches and pull-behind. Some sites owned with a land condominium, some sites might be owned by the association and rented out.
- e. Current rendition of site includes 220 spaces with 2 ponds and some green area, tennis courts, a front gate with temporary guest parking area, and recreation building.
- f. Conklin asked if it was possible to move the main entrance from Old Allegan Road to the much more accommodating 63<sup>rd</sup> Street.
- g. Prietz asked about septic and drain field approval at Allegan County. Tim Lubbers is owner of Buskers Septic and is versed in that area. They expect to use city water and on-site septic.
- h. Brikowsky might sell in the future, but not the current plan. He has another similar site in Cheshire Township that is 60% complete.
- i. Israels asked how long ago Van Gelder and Lubbers purchased the property. About 2 years ago, in two separate purchases.
- j. Buskers wants to save as many large trees as possible to keep the naturalness. Suggested looking at Sunnybrook RV park in South Haven.
- k. Minimum weekly or monthly rental spaces.
- l. Van Gelder – DEQ has done about 12 test wells on the property in ~1980. Worked with Lakeshore Environmental when purchased a couple of years ago.
- m. Helmrich asked if it would be seasonal or year-round. “Probably seasonal”.
- n. Israels asked how it might impact other surrounding real estate values.
- o. Prietz asked if they would allow park models. “Yes”. Concern that with permanent park models it would be more like a trailer park than an RV park. Prietz suggested that if it were to go forward he would seek a land condo with S.A.U.
- p. Conklin asked how they could prevent it from turning into a trailer park. “Make it seasonal, closed in winter.
- q. Discussion about putting together a neighborhood focus group, inviting surrounding residents who could

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have a facilitated meeting with the three interested men. This idea was found favorable by all.

**9) New Business -**

- a. Medical Marihuana
  - i. See attached correspondence.
  - ii. Nick Curcio and Ron Bultje had memos of suggestions and observations.
  - iii. Prietz brought up grow facilities in the A-1 and A-2 zones. He thought they should be hooked up to city water and sewer.
  - iv. Welk thought it too restrictive. Could we offer only to local residents? Nick thought that would be difficult legally.
  - v. Helmrich suggested a buffer zone away from current residential buildings. 500 ft. buffers were agreeable.
  - vi. Discussion towards having growers only in the I-1 Industrial zone as S.A.U.
  - vii. Discussion towards having provisioning centers only in C-3 zone as S.A.U.
  - viii. Discussion towards having safety compliance facilities in C-1, C-2, C-3, and I-1 zones by right.
  - ix. **Conklin motioned** to approve the above medical marihuana growing facilities in the I-a zone with an S.A.U., medical marihuana provisioning centers in the C-3 zone as an S.A.U, and medical marihuana safety compliance facilities in the C-1, C-2, C-3, and I-1 zones by right, **Seconded by Helmrich. Approved by roll call vote: Helmrich, yes. Lozano, yes. Conklin, yes. Prietz, no. Israels, yes. Welk, yes.**
  - x. **Chapter 5.** Prietz reminded that the P.C. can't act on it, but the can make a recommendation to the Board. **Conklin motioned** to make this recommendation, **Welk 2<sup>nd</sup>**. Roll call vote: Helmrich, yes. Lozano, yes. Conklin, yes. Prietz, yes. Israels, yes. Welk, yes.
- b. **P.C. Meeting Dates and Submission Deadlines** – move December meeting and deadline up one week.

**10) Public Comments**

- a. Don Schipper, Riverside Drive. Answered some of the concerns brought up in previous public comments.
  - i. Q: "How much revenue to the Township?" A: We plan on being the biggest taxpayer in the Township.
  - ii. Q: Toxic CO2? A: They spent time with Fire Chief Janik and Chris Mantels regarding CO2 and "were schooled". Also, Saugatuck Brewing Company produces multiple times more CO2 than their grow facility ever would at 80ppm.
  - iii. Q: Water and sewer? A: Applying for well permit but not septic field. Septic not allowed for MM.
  - iv. Q: How much well water would they use? A: about 600 gallons per day. They will be recycling water and evaporating it to terpenes before disposal.
  - v. They might not need three-phase electric with new light systems.
- b. Jim Hanson, 2907 63<sup>rd</sup> Street. "Thank you". Please look at the 500 foot buffer zone requirements as it may be too much to make allowable property in the Industrial zone. Perhaps do a study. Also, Chapter 5 S.A.U. approval data. Also, Chris Roerig's comments were enlightening.
- c. Scott H., 8 Wall Street, Douglas. Thank you for wanting high quality MM facilities.
- d. Jim Searing 6787 Old Garden Road. Asked for clarification whether grow facilities were allowed in Ag zone? No. And was the 500' set back to the next building or the property line? Property line.
- e. Rock Russetts, 3279 Lorrimar Lane. Re. RV park, thank you for asking great questions. No such thing as "Luxury RV park". He has so many more concerns that need to be addressed.
- f. Steve Marcy, 3221 Lorrimar Lane. Re. RV park, property values will go down. Not the right place for it.

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Already too many house rentals in the area. RV-ers will trespass down Lorrimar Lane to walk to Kalamazoo River waterfront.

- g. Jim Makowsky, Old Allegan Road. Doesn't think anyone can prevent the RV park from becoming a trailer park. Concerns include crime, traffic, walkers, density, property values.
- h. Tony R. 6437 134<sup>th</sup> Ave. Re. cannabis, thank you. Re. RV park, concerned with increase in transiency. Who would police it and handle problems?
- i. Sarah Goy, 3282 Timber Ridge Trail. Very concerned about large RV's and traffic at the corner of Old Allegan Road and Blue Star Hwy. If park is approved please consider a traffic light at that corner.

**11) Board Discussion**– No board meeting since last P.C. meeting.

**12) Adjourn** – 1<sup>st</sup> Prietz, 2<sup>nd</sup> Conklin. Approved by unanimous voice vote. 9:34 pm.

**Next meeting** – Monday, March 25, 2019

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Maggie Conklin Recording Secretary

1. Motion by Welk to approve agenda as written; Israels seconded. Motion approved by unanimous voice vote.
2. Motion by Israels to approve minutes with corrections; Welk seconded. Motion approved by unanimous voice vote.
3. Motion by Conklin to approve Medical Marihuana facilities, Seconded by Helmrich. Approved by roll call vote: Helmrich, yes. Lozano, yes. Conklin, yes. Prietz, no. Israels, yes. Welk, yes.
4. Motion by Conklin to make Chapter 5 recommendation to the Township Board, Welk 2nd. Roll call vote: Helmrich, yes. Lozano, yes. Conklin, yes. Prietz, yes. Israels, yes. Welk, yes.
5. Motion to adjourn by Prietz; Seconded by Conklin. Motion approved by unanimous voice vote. Meeting adjourned at 9:34 p.m.