

Fife Lake Area Planning Commission

DRAFT Regular Meeting Minutes

June 14, 2022

Fife Lake Township Hall, 134 Morgan Street, Fife Lake, MI 49633

1. Call to Order and 2. Pledge of Allegiance

The Meeting was called to order by Chairperson Marcia Eby at 6:30pm. The Commission recited the Pledge of Allegiance.

3. Roll Call

Present: Marcia Eby, Lisa Leedy, Shane Lewis, David McGough, Tom Rookus, Amanda Scott, Dawn Zimmerman

4. Agenda Modifications/Approval

Add Kaufman Bill (Attorney) under unfinished business for discussion.

Change Zimmerman to Township Ex Officio.

Motion by Scott to approve the agenda as amended, second by McGough. Motion carried unanimously.

5. First Public Comment

None.

6. Consent Calendar

Motion by Scott to approve/file the consent calendar, second by Zimmerman. Motion carried unanimously.

7. Approval of Minutes from May 10, 2022 Meeting

Correction to names from public hearing.

Move by Eby to approve May 10, 2022 minutes as amended. Second by McGough. Motion carried.

8. Approval of Minutes May 24, 2022

Move by McGough, second by Leedy to approve the minutes. Motion carried.

9. Declaration of Conflict of Interest

None declared.

10. New Business

a. Public Hearing on Village Marihuana Ordinance

a. Open public hearing at 6:50pm

b. Public comment

Public comment from Tom Senekil?? who owns property in the Village near the roundabout where he wants to open a marihuana facility and expressed approval for adopting the Village Marihuana ordinance. He cited reasons for his approval including following the township ordinance, bringing economic opportunity to Fife Lake, bringing a new use to a “derelict” building, bringing jobs to improve the community, it’s the only place that it would be allowed, investments for community that will continue and help budget over the long term, and generating more income for the community. He explained that he plans to follow the suggested setbacks and wants to improve the community. Explained that it’s very hard to communicate between the village and the township and figure out who makes which decisions.

Eby read letters (below) from:

Ronda Rauszel submitted written comments that expressed concerns including drugs and their effects, health and safety of children, and said several shops already exist here. Written comments included below.

Paula Kortz submitted written comments that expressed concerns including families, tourism, safety, cleanliness, not worth the money, and religious reasons and questioned if there was a local need for marihuana stores. Written comments included below.

Jessie Toullman submitted written comments that expressed concerns including addiction, impact of drugs on health and violence in the community, impacts of marihuana on child development. Written comments included below.

Also included below as attachment are comments from the May 10, 2022 meeting regarding the village marihuana ordinance.

c. Close public hearing

Eby closed the public hearing at 7:05pm.

d. Board discussion & recommendations/motion

Leedy compared the draft Village ordinance with the Township ordinance and cited inconsistencies with the formatting and language and that it wasn’t organized properly. Would like the setbacks and language to be consistent with the Township ordinance.

Discussion regarding the setbacks. Consensus from commissioners to recommend the Village use the same language and setbacks as the township ordinance. Leedy and Lewis also expressed desire to add setbacks for residential units. Zimmerman asked for clarification that the only difference is the 300 ft setback instead of 500 ft. Discussion regarding process and setback requirements.

Scott questioned if the village was adopting a separate licensing ordinance or application process.

Scott recommended that the commission recommend that the Village move the ordinance from permitted use to a special land use so that applicants would go before the Village board for approval prior to granting a license. Explained that this would allow the board to require buffers, additional setbacks, and ensure minimal impacts for neighboring properties. Consensus by the commission to move the proposed ordinance to a special use.

Discussion regarding Village site development standards and current Village Ordinance. Discussion regarding what properties would be able to open a retail store under the proposed ordinance. Consensus there would be approximately six properties that would allow retail under the ordinance.

Consensus of the Commission to

Motion by Scott to recommend that the Village Ordinance read “within 1,000 feet of a preexisting public or private K-12 school, or within 500 feet of a church, beach, or park, excluding the State of Michigan roadside park on U.S. Highway 131. Distance is measured as the shortest straight-line distance between lots” for Medical Marihuana Provisioning Centers and Recreational Marihuana Retailers so that the language is consistent with the Township ordinance. Second by Lewis. Motion carried unanimously.

Motion by Scott, support by Leedy, to recommend that Medical Marihuana Provisioning Centers and Recreational Marihuana Retailers be included as a special land use permit under section 8.3 instead of as a permitted use under section 8.2. Motion carried unanimously.

Motion by Lewis to recommend that the Village Ordinance read “within 500 feet of a single family dwelling, two-family dwelling, multi-family dwelling, and accessory buildings to those residential land uses, church, beach, or park, excluding the State of Michigan roadside park on U.S. Highway 131...” No support.

Motion by Scott to recommend that the Village of Fife Lake adopt the ordinance as amended above and included as Annex A in the attached resolution, support by Zimmerman. Scott, yes; McGough, no; Lewis, no; Leedy, yes; Eby, yes; Rookus, yes. Motion passed 4-2.

11. Unfinished Business

a. Kauffman Bill (Attorney)

Discussion regarding who hired the attorney and what the bill pertains to.

Motion by Leedy, support by Lewis, to not pay the bill submitted by the Township for Attorney Kauffman for services related to the Fife Lake Area Planning Commission. Roll

Call Vote: Scott, no; Zimmerman, no; McGough, yes; Rookus, yes; Leedy, yes; Lewis, yes; Eby, yes. Motion passed 5-2.

b. Attorney

Attorney requested to be present via Zoom at the July Regular Meeting.

c. Master Plan

Motion by Leedy, support by Scott, to schedule a Special Meeting to discuss the Master Plan on June 28, 2022 at 6:30pm.

d. Recording Secretary

Heather did not respond to the Chair regarding becoming the Recording Secretary. Kay mentioned she was interested in becoming the recording secretary.

Motion by Scott, support by Leedy to hire Kay as the Recording Secretary. Motion approved unanimously.

e. Finish discussion of developing standard operating procedures, delegating duties, and developing checklists for processes

Postponed until the next Regular meeting.

12. Reports of Officers, Boards, and Committees

None.

13. Chairperson's Comments

None.

14. Commissioners' Comments

None.

11. Second Public Comment

Darryl Nelson, GT County Commissioner introduced himself to the Commission.

12. Adjournment

Motion to adjourn by Scott at 8:24pm.