

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:01 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan, with the Pledge of Allegiance.

**Members Present:** George Nash, Phil Bellinger, Ann Derderian, Dan Miller, Kevin Knisely and Chris Chouinard

**Members Absent:** Lance Gould

**Also Present:** Township Planner Doug Piggott and Jarod Sawyer, videographer for Levy.

Chairman Nash welcomed the new member of the Planning Board, Chris Chouinard, filling the vacancy left by Roger Hamilton.

### Approval of Agenda

#### 010-19

Motion by Member Derderian, support by Member Knisely, to approve the agenda with the addition of adding "Election of Secretary" as item A under New Business. All ayes, one absent.

**Motion carried.**

### Approval of Meeting Minutes

#### 011-19

Motion by Member Derderian, support by Member Miller, to approve the minutes of the January 9, 2019 regular meeting with the following correction to motion 008-19 regarding the Walker Pit on page 4 by adding: "and that an on-site inspection be undertaken 6 to 9 months from date of approval of the permit." All ayes, one absent. **Motion carried.**

Chairman Nash noted there was no February 13, 2019 or March 13, 2019 regular meeting due to lack of agenda items.

### Public Comments (on items not on the Agenda)

None.

### New Business

#### **A. Election of Secretary.**

Chairman Nash stated the first item under New Business is to elect a Planning Commission Secretary to take the place of Roger Hamilton.

#### 012-19

Motion by Member Bellinger, support by Member Miller, to nominate Kevin Knisely as Secretary. All ayes, one absent. **Motion carried.**

#### **B. Michigan Regulation and Taxation of Marihuana Act.**

Planner Piggott relayed that he had made contact with the Township Attorney and it was decided that the PowerPoint presentation made by another planner at ROWE for the City Commission of the City of Lapeer be also made to the Metamora Township Board. Mr. Piggott presented the Planning Commission with the text of that PowerPoint and explained in detail the differences in the three laws, all of which are still in effect: the Medical Marihuana Act of 2008,

the Licensing Act of 2016, and Proposal 1 passed in November of 2018. Board discussion.  
**013-19**

Motion by Member Miller, support by Member Derderian, to recommend to the Township Board to opt out of the Michigan Regulation and Taxation of Marihuana Act.

**ROLL CALL VOTE:**

Ayes: Bellinger, Derderian, Knisely, Nash, Miller and Chouinard

Nays: None

Abstain: None

Absent: Gould

**Motion carried.**

**C. Possible Revisions to Agri-Business Uses/Ag Tourism.**

Planner Piggott stated that someone approached Gerry Edwards about possibly buying property here and using it for agricultural/tourism operations such as a petting zoo, horse carriage rides, small concerts and small weddings. Mr. Piggott relayed to the Board his discussions with Mr. Edwards and Attorney Nolan who agree the only option would be to amend the Zoning Ordinance to allow agricultural tourism as a use by special land use. After considerable Board discussion, it was decided that Mr. Piggott or Mr. Edwards would inform the proposed applicant that the Planning Commission was not supportive and didn't see a need for it and if he wanted to press the issue he is welcome to come to a meeting and discuss it at public time.

**Unfinished Business**

**A. Five-Year Review.**

The proposed amendment of the Master Plan was again discussed and the updated Report was reviewed by the Board. The issue of composting was discussed extensively and Planner Piggott will do research on composting sites in the area and present the Board with a report.

**014-19**

Motion by Member Derderian, support by Member Bellinger, to pass the following resolution:

**RESOLUTION**

WHEREAS, the Metamora Township Board established the Metamora Township Planning Commission to prepare plans for development of the Township under the Michigan Planning Enabling Act, and

WHEREAS, the Metamora Township Planning Commission adopted the Metamora Township Master Plan in 2006, and

WHEREAS, the Metamora Township Planning Commission has now completed a five-year review of the Metamora Township Master Plan as required per the Michigan Planning Enabling Act, and



HELD April 10, 2019

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Township of

Metamora

Sue Clark

Clerk

Form M-1-PT

The Riegle Press, Inc., Flint, Michigan

WHEREAS, the five-year review finds that due to the following issues that there is a need to amend the plan at this time,

- Need to update population growth projections.
- A new zoning district was adopted but is not reflected in the master plan.
- The township has adopted amendments to the B-2 district that are not reflected in the master plan.
- The township has adopted other amendments to the zoning ordinance that may benefit from a policy analysis in the master plan, now

THEREFORE BE IT RESOLVED that Metamora Township Planning Commission does hereby approve the findings of the five-year review to be true and accurate as presented and hereby adopts the review report to be incorporated within the Metamora Township Master Plan within the Plan's Appendix and request authorization from the Township Board to begin the process of amending the plan to address these issues identified.

ROLL CALL VOTE:

Ayes: Bellinger, Derderian, Knisely, Nash, Miller and Chouinard

Nays: None

Abstain: None

Absent: Gould

**Motion carried.**

**B. Annual Planning Commission Report.**

The revised 2018 Annual Report was briefly reviewed.

**015-19**

Motion by Member Derderian, support by Member Knisely, to adopt the 2018 Annual Report of the Metamora Township Planning Commission. All ayes, one absent. **Motion carried.**

**Communications and/or Committee Report**

Chairman Nash stated he received paperwork from Oakland County informing us of a master plan amendment for Oxford Township and the Board is welcome to copies for their review.

**016-19**

Motion by Member Derderian, support by Member Knisely, to place on record that the Planning Commission received for review master plan amendment information from Oakland County for the Oxford Township Master Plan. All ayes, one absent. **Motion carried.**

**Matters for Discussion from the Commission Members**

Nothing at this time.

**Township Planners Report - Doug Piggott/ROWE Professional Services**

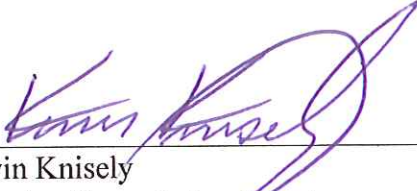
Mr. Piggott stated that ROWE offers free planning and zoning training workshops, one in April and one in October of each year. There is one on April 23, 2019 at 7:00 p.m. and the topics are (1) new laws approved that impact municipalities, and (2) best practices for site plan review. Members can contact Rachel at ROWE and sign up.

**017-19**

At 8:13 p.m., a Motion was made by Member Miller, support by Member Derderian, to adjourn. **Motion carried**, all voting aye.

Respectfully submitted,  
Darlene Wise, Recording Secretary

cc: All Board Members  
Persons requesting same

  
Kevin Knisely  
Planning Commission Secretary

# Metamora Township Planning Commission

## Sign In Sheet

Please Print

Date:

4/10/19

Name

Company

Address

Jacob Sawyer

Levy



METAMORA TOWNSHIP  
PLANNING COMMISSION AGENDA  
APRIL 10, 2019 7:00 PM  
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

- A. Michigan Regulation and Taxation of Marihuana Act
- B. Possible revisions to Agri-Business Uses / Ag Tourism
- C.

Unfinished Business:

- A. Five-Year Review
- B. Annual Planning Commission Report
- C.

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott-ROWE Professional Services Company

Adjournment

