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**FIFE LAKE AREA
PLANNING COMMISSION
MEETING
APPROVED, WITH CORRECTIONS, MINUTES
MARCH 12, 2019**

Eby Call the meeting to Order at 6:33 pm with Pledge of Allegiance.

ROLL CALL: Forest Area School Board-Chrissy Ingersoll, Linda Forwerck-Fife Lake Township Supervisor, Mary Kelley-Fife Lake Village Council, Pam Lawrence-Fife Lake Township Planner, Dawn Zimmerman-Fife Lake Township Board Trust David McGough-Fife Lake Village Council, Marcia Eby- Fife Lake Village Planner. All seven members present-Quorum Established.

Also Present Elise Craft, State Craft, Planning Staff and Deb Rodriguez, Fife Lake Township Zoning Administrator, Township Attorney, Todd Millar.

Forwerck made **Motion** to approve the Agenda with the addition of Short Term Rentals, Kelley Seconded. All in Favor, **Motion Carried**.

Conflict of Interest - Chrissy Ingersoll and Dawn Zimmerman abstained on the Medical Marijuana language.

Citizen Comment – As Follows:

Shawn McInnis of 1126 Manteal Drive, Traverse city, MI 49685
Spoke on behalf Medical Marijuana Ordinance Amendment. Per informed first come first serve basis for MM License changed to lottery.

Ricky Newton of 6550 US HWY 131, Fife Lake. Concerned about date change from March first and was it posted. Medical Marijuana. Questioning first come first serve change to lottery.

Malissa *Bertron*{**CORRECTION BERTRAM**} of Lake Ann question on the first come first serve change to lottery. Date for Public Hearing originally for February 26, 2019 changed to March 12, 2019 was this published and why the change.

George Powell, Attorney for Shawn McInnes
Mrs.Shawn McInnes-Would like answers on first come first serve change to lottery.

Susan *Heart* and Robert {**CORRECTIONS; HART, KECKLER**} of 525 Bates Street, Fife Lake.
Would like to get medicine locally.

Vanessa Roush of 10336 Hodge Road concerned about Camp Pugsley changes as property connects to her property. Biggest concern being light and noise pollution.

Michael Sterk of 7901 Walton Road. Concerns about rezoning the the Pugsley land.

Monica Nickerson lives near Camp Pugsley.

Jim Pauluster of 7235 Gleaner Hall, near Camp Pugsley.

Board Discussion:

Elise clarified the Public Hearing as being communication for both;

Definitions and language for the Medical Marijuana Ordinance.

Rezoning for Pugsley Redevelopment – Proposed Zoning language.

Public Hearing information Zoning Ordinance number ZO-2ZO of 2010 regarding Medical Marijuana Facilities including;

Language for Medical Marijuana not yet in draft ordinance; Property not in accepted area. Provisioning Centers. Zoning to be in commercial and industrial.

Fife Lake Township Attorney, Todd Millar and Zoning Administrator, Deb Rodriguez shared changes to the Medical Marijuana Ordinance to regulate where facilities can be located.

Shawn McInnes spoke of he and his wife wanting the location at 6550 US HWY 131 per Ricky Newton s Property located across from the Roadside State Park, a Public Area within 500 feet, an amendment of 1000 feet from a Public Area.

Attorney Powell requested Ordinance Draft.

Permitted Premises and Boundaries language could help with location language.

Jason Send of 3325 5 Mile Road, Traverse City. Concerned boundaries, would rather see permitted premises to boundaries

Debra Newell of Wil-Pet Drive, Fife Lake. Concerns on variances, treat all the same.

Forwerck made **Motion** to close the Public Hearing, Lawrence Seconded. All in Favor, **Motion Carried.**

8:00 pm Public Hearing opened on Planned Development Ordinance Proposal.

Elise spoke on Planned Development. Page 3,4 and 5 of packet includes notice to property owners within 300 feet of properties .

#1 Add Article Zoning District Modifications to the area.

#2 Proposed Zone Planned Development- redevelopment meet with North Bay Capital.

#3 Near areas other than State Rail Road Area (Camp Pugsley).

Jaremy Pouch of 10336 Hodge Rd, Kingsley. Concerned about noise and light pollution.

Bo North Bay Representative of North Bay Capital clarified the Planned Development project.

Marc McKellar, Attorney for North Bay, helped clarify the project.

Chris Forsythe, Traverse City Sheriff Department explained the combined use of the Gun Range already in use at the Pugsley location.

Jim Tishler representative of the Rail Road.

Doug Mansfield, Supervisor of Union Township spoke of railroad being owned by State Land Bank will not trade ownership. Research on the parcels in question will be negative.

McKellar agrees with not including the railroad properties in question at this time. This will not affect the first leg of this project.

Board Comments: Forwerck happy to see the land being utilized since the prison closing Fife Lake will lose \$50,000 per year.

Lawrence asked if the railroad options could be added later if needed.

Forwerck made **Motion** to close Public Hearing, Lawrence Seconded. All in Favor, **Motion Carried**.

Kelley made **Motion** to approve February 12, 2019 minutes, Forwerck Seconded. All in Favor, **Motion Carried**.

CORRESPONDENCE

Marc McKellar, North Bay Capital Attorney

Christopher Forsythe, Grand Traverse county Sheriff Department

Jim Tishler, RailRoad Land Bank

OLD BUSINESS

Forwerck would like to talk about training at next months meeting

NEW BUSINESS

Discussion on Public Hearing feed back

Zoning Administrator, Deb Rodriguez and Fife Lake Township Attorney clarified the Public Hearing information Zoning Ordinance number ZO-2ZO of 2010, to establish Public Feed back for amendments and to regulate where facilities can be located.

Forwerck suggested we clarify language and definitions for boundaries, permitted premises, building to building, fence to fence.

Per Attorney Millar the definitions are always a part of the Ordinance and the law language is heavily monitored. *Lawrence suggested language changed to boundary to permitted premise and building being permitted premise.* { **CORRECTION Lawrence suggested language changed from**

neighboring boundary to permitted premise, and building being permitted premise.] Also need to look at Road Side State Park as Public Areas.

Forwerck made **Motion** to adopt this language and amendments Lawrence Seconded. Discussion on the definitions derived in a Roll Call Vote; McGough- Yes, Eby- No, Kelley-No, Forwerck-Yes, Lawrence-No. 2-Yes, 3-No. **Motion Failed.**

Elise suggested adding premises to definitions, primary use or principle use to building.

Forwerck made **Motion** to table the Ordinance until more research including definitions can be made to recreate language for Zoning Ordinance Number ZO-2ZO of 2010. Kelley Seconded. **Motion Carried.**

Discussion regarding Planned Development Zoning amendments/Next Steps.

A proposal to amend the Fife Lake Township Zoning Ordinance to create a new Article 11 for a Planned Development district and corresponding amendments to Article 3, Article 18 and Article 21 of the Zoning Ordinance. This property is zoned forest recreation at this time. Elise has noted the amendments and new language that have been discussed during the Public Hearing and in correspondence.

Kelley made **Motion** to recommend the Fife Lake Township Board approve the proposed amendments to Articles 3, 11, 18 and 21 of the Fife Lake Township Zoning Ordinance, regarding the creation of a new Planned Development Zoning District and rezoning of specific parcels to Planned Development, as noticed and amended at the regular meeting of the Planning Commission on March 12, 2019. Lawrence Seconded. All in Favor, **Motion Carried.**

Due to the late hour the Planning Commission will resume agenda on March 19, 2019, 6:30 p.m. Here at the Fife Lake Township Hall. Notices will be posted on the Fife Lake Township Website and at the Hall.

CITIZEN COMMENTS

Shawn McInnis did not get answers for the first come first serve change to lottery.

Jason Send concerned with footage abutting residential properties.

Debra Newell cautions against variances.

COMMISSIONER COMMENT

Lawrence made **Motion** to Adjourn, Kelley Seconded, All in Favor, **Motion Carried.** Fife Lake Area Planning Commission March 12, 2019 Adjourned 11:00 pm.

March 12, 2019, Fife Lake Area Planning Commission Meeting Minutes Prepared by Leigh Gifford, Recording Secretary. APPROVED WITH CORRECTIONS

February 12, 2019 Minutes approved March 12, 2019 by the Fife Lake Area Planning Commission.