

Rutland Charter Township Planning Commission ZOOM Meeting

Wednesday March 3, 2021 at 7pm

Members Present:

Stacey Graham, Larry Haywood, Dan King, Jim Blake

Members Not Present:

Brenda Bellmore

Others Present:

Les Raymond, Robin Hawthorne, Larry Watson, Gene Hall, Brad Kotrba, Nickie Haight

Approval of Agenda:

Motion by Blake to approve the meeting agenda for March 3, 2021, second by King. Roll Call Vote: Graham - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Meeting Minutes:

Motion by Graham to accept the February 3, 2021 Meeting Minutes, second by Blake. Roll Call Vote: Graham - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

General Public Comment:

Blake says he may not be at the meeting next month.

Guests:

None

New Business:

None

Old Business:

Update from Brad Kotrba on Master Plan Survey

Kotrba says the survey results were put into a report and the PC members all have copies. He says the report is about 30 pages. There were 209 people that took the survey which is 5.5% of the RCT population. He says this is a lower number than he hoped for but he does think there was good information and he was able to learn a lot from those that did take the survey.

Kotrba mentions a few highlights and the conclusion pages. The summary includes suggestions for the PC moving forward as well as goals and objectives for the Master Plan.

In the Housing section, Raymond thinks the younger demographic that may not have taken the survey may prefer smaller acreage. Kotrba agrees that is true. Under the Housing section, Raymond was

surprised to see such support of industrial growth. Kotrba says that is becoming more common in Master Plans.

Raymond points out that only 11% of those that took the survey were in support of any kind of marijuana business in RCT. He says that is an example of only an older demographic taking the survey because 54% of voters voted in favor of having marijuana businesses in RCT. Raymond says it appears that no one that voted in favor of marijuana, took the survey. He says that there is a real need for marijuana education. A lot of people do not know what the legal terms even mean. Haywood and Watson agree there is a need for education on the topic.

Kotrba shares that the last two pages are open comments directly from the survey takers.

Watson and Kotrba both say that Barry County Roads are the best in the state.

Kotrba says the next step is for him to go through future land use goals and accomplishments. He will see what goals can be removed, because they are completed and look at the goals set in the past. He says there has not been public input since 2005. Raymond asks if a public hearing is needed to adopt the new Master Plan. Kotrba says yes. He says after the board approves it, then there is a 45 day public review period.

Kotrba is doing a presentation to the board next week. So he says the April PC meeting could be a workshop. King suggests doing it in person and not over ZOOM.

Blake asks if Kotrba thinks the survey respondents are comparable to township demographics. Kotrba says that the majority of the population is over 45 yrs old. The survey takers were also above 45 yrs old.

Preliminary review of draft Marihauna Ordinance

Raymond says he has sent a copy of the draft ordinance to all PC and Board members. He says this draft is a starting place. He asks that all members go over this draft and make notes on any changes, additions, or questions they have. He is planning to schedule an informational meeting possibly the end of March, so that everyone can ask questions. Blake says he will not be able to attend in March. Blake says he will not have time before he leaves on his trip to review the material and get back with his questions.

PC members ask Raymond if he has anything he would like to see changed in the draft. Raymond points out just a few of the items he would like to question or change. The first is on page 1 where it says growers can sell and transfer. He thought only transporters could move the product. He is also concerned about an area under safety compliance that uses the term "potency". He would prefer to use "THC content". He would also like to see all marijuana businesses need a Special Land Use Permit.

Haywood asks about odor and how that would be measured. Raymond says there is new technology to measure odor.

Zoning Administrator Report:

Raymond shares that he has received a request to rezone an area across from the Barry Expo Center. This would become a 36 lot plat. The resident already owns 20-30 acres in that area. The property is currently zoned CR and would need to be changed to MDR to put in a plat. The plat would be west of Fairview Estates.

Raymond says that Mercantile Bank is becoming Lake Trust Credit Union. They will be doing minor improvements to the outside and getting new signage.

Raymond informs the PC that he will be scheduling a combined informational meeting with the Board and the PC about the marijuana ordinance. He will work on setting a date with Attorney Rolfe and Rebecca Harvey.

Raymond shares that Sandy Greenfield's mother passed away and they are taking donations in the RTC office for a memorial contribution.

Open Comments:

Raymond says that he has another opportunity to visit a grow operation and would welcome any PC or Board member that would like to go along with him.

Raymond also mentions that he has a new coworker starting soon.

Adjournment:

Motion by King to adjourn, second by Graham. All ayes.

Meeting Adjourned 7:55pm. Submitted by Nickie Haight, Recording Secretary