

# MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

## 3rd Quarterly Meeting - September 9th, 2024 9:00 A.M.

**IN ATTENDANCE:** Chairman Jesse Young, Robert Cotter, Patricia Tremble, Donna Wilson and Ross Maser

**PUBLIC IN ATTENDANCE:** (in order of sign in sheet) Art Gallop, Jeff Czymbor, Jim Herzog, Penny Kurchak, Michael Oxley, Amanda Derocher and Derek Porritt.

**CALL TO ORDER:** The meeting was called to order at 9:00am with the Pledge of Allegiance.

**APPROVAL of AGENDA:** Motion made by Patricia Tremble to approve the agenda. Motion supported by Ross Maser. Voice vote. All Ayes. No Nays. Agenda approved.

**PUBLIC COMMENT:** Chairman Young stated 2 minute limit per person or group. No interruptions while another person is speaking.

Derek Porritt read from a prepared statement about his concerns of the rental cabins bordering his property (attached). Amanda Derocher continued with the lengthy statement - ending with the question, would any of the board members like to live next to what is basically a hotel?

Art Gallop, Zoning Administrator spoke on the topic of certain lakeshore properties not being zoned properly - the land class is not correct, compared with adjacent properties. Examples being pointed out to the board members using the land class map on the wall.

**BOARD COMMENT:** None.

### **NEW BUSINESS:**

**a)** Robert Cotter gave an overview of his visit to the Pure Green/Glorious Canna marijuana facility (2497 E Huron Rd). His inspection followed the discussion with Pure Green representatives about the odor problem in town. Facility was clean, no septic system in place (closed down by EGLE). Odor caused by exterior venting with charcoal filters. Other systems are being tried before installing carbon filtration systems. Cotter summed up that the company is a well run facility, trying to control odor escaping.

**b)** Ordinance (Blight, Junk Cars, Noise and Short Term Rentals). Tremble handed out sample ordinances, including an updated blight ordinance, which she had gathered from other Michigan townships and large cities. As well as a Junk Car ordinance put together by Robert Eppert, our township attorney.

Cotter, on junk cars, asked about his son who is in the military, leaving his unlicensed car at home. Is this considered a junk car? Other examples of cars, machinery and water craft we brought up as well.

Tremble noted that the blight ordinance had to be picked apart to work for our township (as well as the other handouts). No decisions or adoptions were intended to be made at this meeting.

The board agreed to meet next on Monday, October 21st, 2024.

**c)** Zoning Ordinance: Fences, Sight Line vs. Site Line. Tremble read aloud the differences between 'Sight Line' and 'Site Line':

**SIGHT LINE or LINE OF SIGHT:** Line of sight is the direct path between two points. A line from an observer's eye to a distant point.

**SITE LINE or PROPERTY LINE:** The boundary of a premises, and may be referred to as a "property line".

Sight Line, the board agreed is needed to be added to the township zoning ordinance as well as property line to be added to site line definition.

d) Ross Maser was requested to resign from the planning commission board. Reason: conflict of interest with regard to blight violations at his home on Nearman Road. Making no attempt at clean-up, despite signed complaints and a township citation.

A verbal resignation by Ross Maser was made at 9:34am, September 9th, 2024, and Maser exited the meeting.

e) Clerk Oxley gave an update on the Pharmaco marijuana (outdoor grow) facility at 2050 Dreyer Road. Kola Farms is currently in negotiation to purchase the property, and has been working on cleaning up the site. The permits for Pharmaco / Luna Monster expire at the end of October. Oxley informed Kola Farms (Wesley Crumby) that acquisition had to be before November 1st, or the ability for outdoor growing at this location would end.

Oxley related that there was one outstanding 'Retail Establishment' permit available as Pure Green, who originally owned that permit, did not renew. Noting that back in May of 2021 the township board reduced the number of retail facilities from 6 down to 3 - at suggestion of the planning commission. Delta One, the current owner of the brick building next to the Dutch Delight retail outlet, has expressed interest in opening a retail outlet at that location (2416 E Huron, formerly Pfaehlers Meat Market).

**BOARD COMMENT:** Jesse Young thanked Clerk Oxley for getting the planning commission meeting packets to the board members 2 weeks in advance. Made a great difference in his ability as chairperson. Young thanked Tremble for making life easier by gathering all these ordinance documents for the board.

**PUBLIC COMMENT:** Derek Porritt pointed out that Jeffrey Czymbor's fence on the property next to his home, runs all the way down to the waterline and is in violation of the zoning ordinance (too high). Adding that any short term rentals should be required to abide by all zoning ordinance rules or not have a rental at all.

Amanda Derocher thanked the planning commission members for working on the short-term rental situation, reiterating what it is like living next to a hotel. Lastly asking how the township fills a vacancy on the planning commission.

**ADJOURNMENT:** TIME – 9:50am. Motion made by Tremble to adjourn the meeting. Supported by Wilson. Voice vote. All Ayes. No Nays. Meeting adjourned.

Minutes approved at the Planning Commission Meeting \_\_\_\_\_

Jesse Young, Chairman \_\_\_\_\_

Michael Oxley, Clerk \_\_\_\_\_