

FINAL

Yates Township Planning Commission Special Meeting Minutes

January 9, 2025 at 5 PM EST

6437 S. Nelson Rd., Idlewild, MI 49642

Meeting was called to order at 5:30 PM. Roll call attendance was as follows: Shawn Coffey absent, Amy Ellis present, Blair Evans absent with notice, Kyle Green present, Chris Grier present, Beulah Guydon present. A Quorum was established.

The Pledge of Allegiance to the flag was recited.

The motion to approve the agenda was moved by commissioner Ellis, seconded by commissioner Green. The motion was carried unanimously

There was no information from the public for items on the agenda.

A motion to approve the October 10, 2024 minutes were offered by Commissioner Ellis and seconded by Commissioner Guydon. The motion was carried unanimously.

There were no expenses to report this month.

Commissioner Guydon has completed the MSU Citizen Planner Training.

Items tabled include the following:

Work plan review, update annual plan, schedule the zoning assessment activities (MSUe tool), capital improvement plan, FY26 budget, and by-laws amendment for zoning ordinance related operations.

There was no report from the zoning administrator received.

Nominations for executive officers were opened with a motion from Commissioner Green and seconded by Commissioner Guydon. The motion was carried unanimously.

Commissioner Ellis moved and Commissioner Guydon seconded a motion to nominate the slate of Commissioner Chris Grier to the office of Chair and Commissioner Evans to the office of Secretary.

Discussion: Commissioner Ellis said given the work we are currently undertaking, she felt this was the best way forward. The motion was carried unanimously.

Nominations for executive officers were closed with a motion from Commissioner Green and seconded by Commissioner Ellis. The motion was carried unanimously.

A motion to continue the regular meeting of the Yates Township Planning Commission for the 2025 year, as the second ~~Tuesday~~ Thursday of the month at 5:30pm, was moved by Commissioner Ellis and seconded by Commissioner Green. The motion was carried unanimously.

The Marijuana Zoning Ordinance was read into the record by Commissioner Green.

Discussion:

Commissioner Ellis put into record that she had another version of the ordinance she received from Supervisor Johnson which had different language and numbering. Article 4 was different than the one we were sent from Supervisor Johnson through Secretary Evans. She further asked what is the buffer if there is a house on an adjacent property. Commissioner Guydon asked was this good for the community. Commissioners in general were asking for clarification on the language. Given the two sets of ordinance, we will read into record, the corrected version at the next meeting.

Public Comment:

Frank Gargle: Keep in mind the economic value of allowing marijuana in the township. It can have a positive impact on the morale of the community. There is value in the synchronizing of tax bills and zoning.

Roz Carter: she has reached out to Zoning Administrator Chris Jacobs and is trying to determine which way to go to get her property on Broadway, who is zoned as residential. She has used the property as commercial and is wanting to sell it. She has not gotten a response from Admin Jacobs.

Andre Watson: inquired about and reminded us that his company has spent money on a medical marijuana license and wonders what is going to happen since Medical marijuana is no longer legal in Yates Township.

Meeting was adjourned by a motion from Commissioner Greene and seconded by a Commissioner Ellis.

Respectfully Submitted



Secretary Blair Evans

YATES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING FINAL MINUTES
January 27, 2025 5:40 P.M. ET

- 1) The meeting was called to order by Chair Chris Grier at 5:35 p.m.
- 2) Roll Call attendance was as follows:

Present: YTB Rep. & Ex-officio Shawn Coffey, Commissioner Amy Ellis, Secretary Blair Evans, Commissioner Kyle Green, Chair Chris Grier, and Commissioner Beulah Guydon.

Absent: Commissioner Linda McClure (new appointee).

A quorum was established.

- 3) The Pledge of Allegiance was recited.
- 4) Approval of the Agenda

Motion by Secretary Evans to approve the agenda as written, seconded by Commissioner Guydon.

Motion to approve agenda carried by unanimous voice vote.

- 5) Information from the public for items on the agenda

No comments offered.

- 6) New Business

- a. Revisions to draft Zoning Ordinance and Map for Recreational Marijuana

Ordinance draft read by Chair Grier.

Motion by Secretary Evans to move the draft Zoning Ordinance to a public hearing, seconded by Commissioner Ellis.

Commissioners discussed the details and implementation of Ordinance.

Commissioner Ellis raised the need to further define setbacks for Recreational Marijuana operations.

Supervisor Johnson suggested that he would call the attorney assigned to the marijuana ordinances to receive guidance and suggested that a Planning Commissioner participate. Commissioner Ellis suggested Secretary Evans.

Motion by Secretary Evans to amend the current motion to add Article 6.c with a minimum setback from any existing home or residential structure and engage the township attorney in determining an appropriate distance and specific language. Supervisor Johnson and Secretary Evans will communicate with the attorney. Seconded by Commissioner Ellis.

Motion to amend carried by unanimous voice vote.

Discussed that there is no need to amend the zoning map, just the text of the Zoning Ordinance.

Motion to move Ordinance, with amendment, to hearing carried by unanimous voice vote.

- b. Scheduling of Public hearing on revised Zoning Ordinance and Map for Recreational Marijuana

Sequence of steps needed for Ordinance adoption was reviewed along with potential dates.

Motion by Secretary Evans to schedule a public hearing at a special meeting of the Planning Commission on February 21, 2025, seconded by Ex-officio Shawn Coffey.

Motion carried by unanimous voice vote.

- 7) Public Comment: according to the Planning Commission bylaws

Andre Watson commented that they had made land purchases at approved locations under medical ordinance, and it would be unfair to be punished with new setback requirements. He also asked if consideration would be given to approval for recreational marijuana licensing given that they were previously approved for medical.

Chair Grier indicated that those concerns should be directed to the Township Board.

Secretary Evans commented that there has never been a request for, or approval given, for any sites or site plans for any type of marijuana operation.

Linda McClure complemented the work of the Commission and looks forward to being seated as a new Commissioner and working together.

- 8) Adjournment

Meeting adjourned by Chair Grier at 7:08 p.m.

Respectfully Submitted



Secretary Blair Evans