Arlington Township

Planning Commission

52022 34th Avenue

Bangor, Michigan 49013

269.427.7300

Monday, April 14, 2025, 6:00 pm

- **CALL MEETING TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**

  Bill Handlang____Peggy Douglas__Ron Klein _____

  Gordon Andrews____Matt Butler ____

- **APPROVAL OF AGENDA**
- **APPROVAL OF MEETING MINUTES:** 03-14-2025

- **Dragonfly Site Plan Review**
  - Public comments will be limited to 3 minutes.
  - Please provide your name and direct the board with all questions and comments.

- **BOARD DISCUSSION**

- **Parcel # 80-03-010-031-20 Edgar Mims, 51810 M-43 Hwy, Bangor MI 49013 Storage Facility SUP Request**
  - Public comments will be limited to 3 minutes.
  - Please provide your name and direct the board with all questions and comments.

- **CLOSE PUBLIC HEARING**
- **BOARD DISCUSSION**

- **Parcel # 80-03-001-035-00 Scott Lake Campground**
  45811 24th Ave, Bloomingdale, MI 49026 Rezone and SUP Request
  - Public comments will be limited to 3 minutes.
  - Please provide your name and direct the board with all questions and comments.

- **CLOSE PUBLIC HEARING**
- **BOARD DISCUSSION**

- **ADJOURNMENT**

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WEDNESDAY, MARCH 14, 2025, 6:00 pm

- **CALL MEETING TO ORDER: 6:00**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**

Bill Handlang___X Peggy Douglas_X Ron Klein X____

Gordon Andrews__X___Matt Butler _x_____

- **APPROVAL OF AGENDA**. MOTION TO APPROVE BYRON (not the poet), SUPPORT: GORDON. VOTE: APPROVE, UNANIMOUS
- **APPROVAL OF MEETING MINUTES:** 09-04-2024 MOTION TO APPROVE: MATT. SUPPORT RON. ROLL CALL VOTE BILL-YES. RON-YES, MATT-YES, GORDON-ABSTAIN, PEGGY- ABSTAIN.

- **ELECTION OF OFFICERS:**
    - **NOMINATE Matt Butler Chairperson** -RON, SUPPORT GORDON : vote BILL-YES. RON-YES, GORDON-YES, PEGGY- YES .Matt abstain.
    - **Nominate Gordon Andrews- Co-chairperson** RON, SUPPORT MATT: VOTE BILL-YES. RON-YES, MATT-YES, GORDON-ABSTAIN, PEGGY- YES.
    - **NOMINATE RON KLEIN Secretary-**MATT, SUPPORT PEGGY**:** VOTE**:** BILL-YES. RON-ABSTAIN, MATT-YES, GORDON-YES, PEGGY- YES.

- **OPEN PUBLIC HEARING:** Motion to open public hearing-Matt, support-Ron. VOTE: yes-unanimous.

- **Dragonfly Site Plan Review**

Dragon Fly submitted an extensive site plan packet as well as an undated and unsigned letter describing the site plan requests. The Board queried the Dragon Fly representative.

- **CLOSE PUBLIC HEARING-** Matt closed the public hearing and opened Board discussion.

- **BOARD DISCUSSION –** It was unclear to the Board exactly what Dragon Fly was asking for regarding their site plan. The Board determined that it could not approve future additions to the site plan without greater specificity and clarity both regarding the number and nature of changes, and specifics regarding the operation of new equipment and location of “structures.”

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The Board tabled action on Dragon Fly's request for site plan review until the next PC meeting. And requested a clear and concise description of the changes to the site plan, specifics regarding the operation of the dryers to be installed, including the exact number (connexes, connexes-dryers). The Board also indicated that the location of the dryers relative to reflective surfaces could impact the decibel readings at the property lines. Conclusionary statements that "sound will quickly dissipate and will at worst be a constant hum like consistent traffic", were unfounded. The Board also indicated that only the portion of the site plan indicated the location of the changes relative to internal and adjacent structures, and offsite properties need be submitted, not the entire packet.

The next planning commission is scheduled for APRIL 14, 2025 AT 6:00PM

- **PUBLIC COMMENTS ON AGENDA ITEMS Matt** closed the Board Discussion and opened public comment.

Mr. Passmore (cure of the Earth)- presented an interesting discussion asking if the Board would consider a new category of license for smaller marijuana growers. He indicated that the industry has matured and smaller growers with one license are in a unique situation. Horticultural strategies were presented juxtaposed on the debilitating effect of current licensing requirements on small farmers. He was asked to submit a document with descriptive information from which the Planning Commission would inform the Board of Trustees of the PC's intent to research and assess a recommendation.

Public Comments were closed by Chairman Butler.

- **2025 METTING DATES 6/4/25, 9/3/25, 12/3/25 @ 6:00 PM** Approved- **and will be posted on the website.**

- **ZONING MAP UPDATE: three parcels had been identified for correction regarding the 2023 Zoning map.**

  1. Murphy parcel 80-03-001-008-00 (South Scott Lake) AG→R1.
  2. Klein Revocable Trust parcel 80-03-006-009-40 Industrial-→AG
  3. Passmore-small parcel on map is merged with a larger AG parcel.

  Motion to initiate changes in the zoning map- made by Matt, supported by Ron: Vote YES-unanimous.

- **MASTER PLAN** A brief discussion was held regarding the Master Plan more details will follow at the next Planning Commission meeting. It was noted that the Request for Proposals (RFP) for our new ordinances has not as yet been drafted. Matt indicated he would resend the Master Plan with resident comments.

- **SCHEDULE FUTURE REZONING & SUP REVIEWS:** The Planning Commission has received one request for rezoning and an SUP and one request just for an SUP. These are

summarized:

- **Parcel ID # 80-03-001-035-00**
- The Arlington Township Planning Commission shall conduct a public hearing on April 14th, 2025 at 6:00 p.m. at the Arlington Township Hall, 55022 34th Ave., Bangor, MI 48013 where the Planning Commission will consider a rezoning request from Residential (R2) to Agricultural for parcel number 80-03-001-035-00 located at 24th Ave., Bloomingdale, MI 48026. Owned by Scott Lake Development Inc., 81265 46th Ave., Coloma, MI 49038. A Public Hearing shall also be conducted for an Application for a Special Use Permit under *Arlington Township Zoning Ordinance, Section 3.09 A., Special Uses (3)*, for parcel number 80-03-001-035-00 located at 24th Ave., Bloomingdale, MI 48026.

- **Parcel ID # 80-03-010-030-02**
- The Arlington Township Planning Commission shall conduct a public hearing on April 14th, 2025 at 6:00 p.m. at the Arlington Township Hall, 55022 34th Ave., Bangor, MI 48013 where the Planning Commission will consider an Application for a Special Use Permit under *Arlington Township Zoning Ordinance Section 3.07 C.* for a mini storage business requested for parcel number 80-03-010-030-02 located at 31915 52nd street Bangor Mi. 49013 by Edgar D. Mims, 51810 M-43 Bangor, MI 49013.

- **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** Matt open Public Comments on Non-Agenda Items, after extended---momentary silence…… Public Comments on Non-Agenda Items -closed

- **ADJOURNMENT**

Motion to Adjourn: Matt, a hasty second by Gordon, Yes-unanimous
Meeting adjourned at 7:23pm. (Proving again that much can be accomplished in less than ninety minutes.)

Respectfully Submitted,

Ronald D. Klein

Ronald D. Klein, Ph.D., J.D.
Arlington Township Trustee,
Secretary Planning Commission, *Ex Officio*

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EXHIBIT A.

LETTER RECEIVED FROM DRAGON FLY DESCRIBING SITE PLAN RENEWAL.
LETTER UNSGNED AND NOT DATED.

Dear Arlington Township

We appreciate the opportunity to present an update to our site plan, incorporating the addition of nine connex containers and dryers.

Our site plan was submitted with more containers/dryers than we currently are planning on placing on site, so that we do not need to continue submitting changes to our plan every time the need arises, so in the future as needs arise, without requiring ongoing site plan adjustments. Our current plan is to use more connexs than hemp dryers, and we have not decided to use the hemp dryers at this moment,

We are committed to improving our operational efficiency and ensuring compliance with all applicable township regulations. Initially, we will be moving one chemical shed to the north end of our property. We also want to place additional connexes on the southeast portion of our property to optimizing our storage capacity, protecting materials from environmental elements, and enhancing overall workflow. Strategically placed, these units will support our logistical needs while minimizing any visual or spatial impact on surrounding areas.

In cannabis, there are many methods of drying the plant. One of these methods is placing the material in a hemp (tobacco) barn that has a heater and a fan to circulate the air. These dryers play a crucial role in improving processing efficiency, ensuring compliance with industry best practices and safety standards. The Eagle Eight Hemp dryers carry a 10 hp motor which is 70 decibels which is comparable to a large fan or a vacuum cleaner. These dryers will not be near any of our residential neighbors, as to the south of us, is the Nutrien facility. The sound will quickly dissipate and will at worst be a constant hum like consistent traffic.

We have taken proactive measures to ensure proper placement, adequate screening where necessary, and adherence to all relevant codes. We welcome any feedback or additional requirements that the township may have and remain committed to working collaboratively to achieve a mutually beneficial outcome.

If you have further questions that we can prepare to answer for you, please let us know at your earliest convenience.

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