Arlington Township

Planning Commission

52022 34th Avenue

Bangor, Michigan 49013

269.427.7300

Wednesday, June 4th, 2025, 6:02 pm

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- **CALL MEETING TO ORDER 6:02pm**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**

Jeff Douglas___X Peggy Douglas_X Ron Klein X____

Gordon Andrews resigned____Matt Butler _X____

- **APPROVAL OF AGENDA: WITH THE ADDENDUM OF AN UPDATE ON THE GRANAT CAMP GROUND FROM MR. JOE LAGROW.** Motion by Peggy, supported by Ron
  - **Vote:** YES all.
- **APPROVAL OF MEETING MINUTES:** 04-14-2025 Motion by __Ron__ Supported by __Peggy_
  - **Vote-**rollcall Jeff abstain, Peggy Yes, Ron Yes, Matt yes

- **PUBLIC COMMENTS ON AGENDA ITEMS**
  - Comments will be limited to 3 minutes.
  - Please provide your name and direct the board will all questions and comments
  - Public comment was opened.
  - topics:
    - Joe Lagrow described Eagle 8 dryers
    - Anne Funk share information on cataloging historical burial sites
  - Public comments closed

- **DRAGONFLY SITE PLAN REVIEW**
  - An update site plan was submitted as well as a "letter" describing the changes in the original site plan. Chairman Butler guided the Commission through the requested modifications to the site plan which included:
    - 7 Conex containers
    - 2 Eagle 8 Hemp Dryers
    - Relocation of a chemical storage shed
    - Addition of 2 10' x10' or less bump outs on the northside of the processing building.
  - After discussion these **changes were acceptable to the Commission only under the following conditions:**

- Cut sheets for the Eagle 8 Hemp Dryer and Conex container
- A letter describing the requested modifications including a clear statement of the "70 decibel" STC equivalent. The letter must be:
    - on the company's legal letter head
    - Properly addressed to the Chairman of the Planning Commission,
    - copied to the township Clerk and Marijuana Coordinator,
    - dated, and
    - signed by the appropriate company representative.

A motion (to be drafted) as a recommendation to the Board including the modifications and contingent upon conditions as stated above was made by Jeff and supported by Matt, after discussion:

- **VOTE -roll call,** Jeff yes, Peggy Yes, Ron Yes, Matt yes
- **Motion carried.**

- **To follow, Matt will contact Dragonfly to discuss the letter.**

- **(Addendum) Granat "campground"**

    - **Joe Grow (agent for Granat) queried what was needed tp complete an SUP application**
        - His question was discussed and Matt Butler reviewed the requirements as per our ordinances.
        - It was pointed out that given the location confirmation directly as to the status of permitting by EGLE should be confirmed. Ron agreed to supply Joe with contact information for the specific EGLE Departments. Replies to Joes questions should be included in the application packet.
    - No Commission action was required

- **MASTER PLAN (responsible commissioners and residents are noted)**
    - Work with the Southwest Michigan Planning Commission (SWMPC) has been ongoing. Progress has been hampered by the Commission not having the "personnel resources" to supply critical useful information. That has changed with this new Commission by lively discussion *and the formation of internal task-oriented advisory subcommittees and advisory committees (as per MCL 125.3817).*
    - Seek a dynamic and skilled candidate to fill the vacant position to facilitate the Master Plan process.

    - **Zoning Map-** This is an ongoing project with input supplied by Commissioners and residents
    - **Future Land Use Map-Commission**. This map is an ongoing project seeking meaningful planning input from a wide range of resources as described below.
    - **Promoting Small businesses- Matt-Commission**
        - The "M-43 Corridor should be one foci. Anne Funck pointed out the

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necessity to balance resident homes with business.
    - Summarize the history of business in the area and available properties that could be utilized.
    - The Commission has already initiated discussions with the City of Bangor's Planning Commission seeking a shared vision.
    - Explore tax breaks
    - Further development of small businesses
    - To "preserve" quality of life be more aggressive in understanding and defending preservation of irreplaceable farmland and AG resources
    - Aggressively seek community input
- **Resources: Land/Gravel/water-Jeff, Ron**
    - Map hydrogeology, water resources
    - Identify issues of preservation
    - Solicit input from consultants and experts
    - **Jeff, Ron clearly identify issues regarding impacts of larger vested corporate (Big Business) interests on the quality of life and land.**
- **Language Regarding Marijuana-Ron**
    - Current status of cannabis industry in Arlington
    - What is consensus of the near future and long term.
    - What actions can be taken now to benefit residents of the township.
- **Historic, Cultural, and Archaeological sites. Peggy, Matt, Jeff, Anne Funk.**
    - Compile lists and descriptive information-seek assistance from Historical sources in Van Buren County
    - Compile a list and location of historical burial sites
    - Inventory of cemeteries and historical sites for necessary remediation and enhancements
    - Provide a strategy for seeking preservation funds
    - Map historical sites, explore markers.
    - *An after thought---Benjamin Franklin is quoted as saying: "Show me your cemeteries and I will show you what kind of people you have." With this sentiment, he is referencing both the dead and the living. You can find art, history and genealogy on gravestones that tell all about the people who came before, but the condition of the cemetery says a lot about the living. Has the graveyard succumbed to vandalism, neglect, or apathy? What does that say about us?*
- **Preservation of Rural Community Matt-Commission**

- **FUTURE MEETING DATE:**

A *WORKING* SESSION WILL BE HELD ON JUNE 25, 2025 AT 6PM TO REPORT, DISCUSS AND PLAN FURTHER ACTIONS REGARDING THE TOPICS LISTED ABOVE-bring ideas and data……..

("working" the Planning Commission is evolving as a verb……)

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- **PUBLIC COMMENTS ON NON-AGENDA ITEMS: NO COMMENTS**

- **ADJOURNMENT Motion, Ron, Support Matt. Vote: yes by all**
- **Adjourned at 7:46**

Respectfully submitted,
Ronald D Klein
Ronald D Klein, Ph.D., J.D.
Trustee
Secretary/ *ex officio*
Arlington Township Planning Commission

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