

**CHARTER TOWNSHIP OF PORTAGE**  
**Planning Commission Minutes**  
**August 31, 2017**

**Members Present:** Peggy Lee Anderson, Melanie Kueber Watkins, Dave Rulison, John Ligon, Constance Sherry, Bill Fink, Ted Soldan & Bruce Petersen

**Public Present:** Tyler Ross & Alice Soldan

Called the meeting to order at 7:02 PM.

**Discussion Items:**

- Bill Fink went over the most recent MTA, “Medical Marihuana Facilities Licensing Resources” handout. It contained the “opt in” and “opt out” sample ordinances and Michigan Medical Marijuana Laws Q&A. Basically, the Twp. can opt in or out or do nothing before and or after December 15, 2016 according to the Michigan Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016 (MMFLA). The Twp. must be proactive, an opt in if someone requests a license to operate within the TWP. No one can receive a license for any kind of facility under the MMFLA unless the TWP. has already adopted an ordinance that authorizes that kind of facility. And a state-granted license will not enable a facility to operate unless Portage Township authorizes it.
- Tyler Ross discussed his business plan for his future facility. He is presently located in the mall but as of Dec. 15, 2017 he too will have to apply for a license from the State. Discussed a “grow operation” – the ventilation of the air, chemicals used which are mostly organic in nature and the square footage needed. He indicated that it would require about forty individuals to renovate JC Penny site for a grow operation. Discussed the “need” for medical marihuana in a community of this size – he indicated that he thought that most of the markets are located down state.
- Discussed the needed changes to the Zoning Manual that would be recommended to the Township Board at their next meeting.
  - >> Ancillary Storage Buildings Conditions were discussed first:
    - 1.) This type of storage building would only be allowed in Farm/Forest (FF) & Rural Residential (RR) districts.
    - 2.) A primary residence prior construction is not needed to apply for this special use.
    - 3.) The property size where this storage building will be sited must be  $\geq$  10 acres in size.

4.) This storage building cannot be used for human habitation.

5. A planted vegetative screening and or placement on the property will be used to effectively screen this structure from the adjacent residents.

Constance Sherry made a first given the conditions above, Ted Soldan seconded and this storage building addition to FF and RR passed unanimously.

>>The addition of the district's various zoning requirements chart to the Zoning Manual's appendix was discussed next. Two additions to the chart were added to the multi-family line located in the Medium Density R-4 district. The first was that each family unit in the multi-family structure must be  $\geq$  **750** Square feet.

The second change to multi-family in R-4 will be to add a maximum height restriction of **35'** for both two family as well as the multi-family differentiations.

Ted Soldan made a first given the additions above and Constance Sherry seconded this chart addition to the Zoning Manual's appendix under building restrictions.

Passed unanimously.

>> Year-round or seasonal Tiny Houses need to be hooked up to appropriate sewer and water facilities was the last Zoning Manual change discussed. All tiny houses of  $\leq$  900 Square feet need to be approved by the ZBA so they meet dimensional set back, side and front yard dimensional mandates **and** they must meet the State of Michigan's and the Western Upper Peninsula District's – Superior Health Code guidelines. This could be added in Sec. 2.3 under number 8 on pages 4/5 in the site restrictions.

Peggy motioned and Ted Soldan seconded to add the tiny house ZBA review and Health Department restrictions to the Zoning Manual. Passed unanimously.

These three Zoning Manual changes will be conveyed to the Board of Trustees for their approval.

The next P.C. meeting is scheduled for October 5, 2017 at 7:00PM.

Motion for adjournment by Peggy. Adjourned at 8:06 PM

Respectfully Submitted,

Bruce Petersen  
Township Supervisor

(Enc.) Chart