

**Handy Township Planning Commission
Regular Meeting
May 26, 2011**

The Handy Township Regular Planning Commission meeting was called to order by Chairman Hummel at 7:30 p.m. in the Handy Township Board Room. Member's Present: Elliott, Redinger, Frazier, Krebs. Absent: None. Also Present: Attorney Kehoe, Zoning Administrator Call, Supervisor Vaupel, and resident Cindy Krebs.

Approval of Agenda:

MOTION ELLIOTT SUPPORT REDINGER TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED.

Matters Pertaining to the General Citizenry:

Business Session

A) Handy Township Regular Planning Commission Meeting Minutes of 3-31-2011

To add to the first paragraph of the motion for Old Business, A) Culver Mining Operation (Gravel Pit) Special Use Permit, the following: "and that crushing of concrete and asphalt are reasonable and permissible accessory uses".

MOTION ELLIOTT SUPPORT FRAZIER TO ACCEPT THE MINUTES OF 3-31-2011 AS AMENDED.

MOTION CARRIED.

Old Business

A) Zoning Amendment - Wind Generation Systems

The Commissioners discussed noise levels. Attorney Kehoe reported the set standard level as being 55 decibels. Trustee Frazier offered an Example: Horrock's on the west side of Lansing has a wind generation system that measures 55 decibels which doesn't seem to be offensive. Further discussion on whether metering would be done by the township or contracted out. Other discussion covered concerns about reflection and the height of the systems. FAA level does not allow for much higher than 65 feet.

MOTION KREBS SUPPORT FRAZIER TO SET A PUBLIC HEARING FOR ZONING AMENDMENT-WIND GENERATION SYSTEMS TO BE HELD AT THE NEXT REGULAR PLANNING COMMISSION MEETING THURSDAY, JUNE 23, 2011 AT 7:30 P.M. MOTION CARRIED.

New Business

A) Zoning Amendment – Medical Marihuana

The Commissioners discussed regulation of the medical marihuana zoning amendment. Comparisons from surrounding townships were mentioned. They offer the amendment as a special use in home occupation, some offer medical marihuana facilities, some offer residential but no dispensaries-only primary care givers.

Attorney Kehoe reported the Act doesn't provide for facilities/dispensaries and that they are not described by the Act. The Planning Commission will determine how and what to allow. There was some discussion about locating them in the industrial or commercial districts.

Supervisor Vaupel spoke about how difficult they are to control. He did not recommend locating them in the residential districts. One reason is that they can bring crime because of the cash that is being handled. The Commissioners went on to compare the requirements of a Special Use verses Industrial, AC or NSC.

ATTORNEY KEHOE WILL SUBMIT A DRAFT ZONING AMENDMENT FOR REVIEW AT THE REGULAR JUNE 2011 PLANNING COMMISSION MEETING.

Handy Township Regular Planning Commission Meeting Minutes of 5-26-2011
Page 2

Communications: Supervisor Vaupel gave each Commissioner a copy of the "Advantage Livingston" report for their review.

Reports:

A) Chairman's Report

Chairman Hummel reported that he feels the township mining ordinance needs amending but now is not a good time since it is currently being tested at the court level. He plans to re-visit the amendment at the regular meeting in June 2011. He stated that the Planning Commission's goal will be to clarify the language for the crushing of concrete and aggregate materials in the ordinance and include it as part of the mining ordinance.

Call to the Public: No response.

MOTION ELLIOTT SUPPORT REDINGER TO ADJOURN THE MEETING AT 8:28 P.M. MOTION CARRIED.

Laura A. Eisele
Handy Township Clerk