

Wilson Township  
 Planning Commission Meeting  
 December 5, 2018  
 DRAFT

<b>CALL TO ORDER</b>	Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance. Present: Roll call: Aaron Nordman, Jeff Argetsinger, Mark Wuerth, Norm Vogt, John Mathers, Ray Guzniczak, and Mel Nowland. Also present planner Scott McPherson and recording secretary Marilyn Beebe.
<b>APPROVAL OF MINUTES</b>	<i>Motion by Mel Nowland, support by Ray Guzniczak to approve the minutes from the November 7, 2018 Planning Commission meeting. Further discussion: None. Passed by affirmative vote of the Planning Commission.</i>
<b>CITIZENS COMMENTS ON NON-AGENDA ITEMS</b>	1. Additional agenda item: 2019 Meeting Calendar under New Business
<b>NEW BUSINESS</b>	<p>1. <u>2019 Meeting Calendar:</u></p> <p><i>Motion by Ray Guzniczak to adopt the 2019 Meeting/Event Calendar, support by Mel Nowland. Passed by affirmative vote of the Planning Commission.</i></p> <p>2. <u>Michigan Regulation and Taxation of Marihuana Act:</u> Planner Scott McPherson reported on training given by the Michigan Municipal League on the Michigan Regulation and Taxation of Marihuana Act that he recently attended. A white paper on the act was reviewed and discussed. Scott noted that there is a lot of ambiguity and lots of loop holes. In addition:</p> <ul style="list-style-type: none"> <li>• Municipalities cannot impose on any of the rights of the act.</li> <li>• Municipalities can “opt in” or “opt out” of the commercial aspect.</li> <li>• Municipalities must take action.</li> <li>• State has a year to develop regulations/rules</li> </ul> <p>Norm Vogt opinioned that the township should “opt in” to be prepared for a referendum by voters. Scott McPherson thought it best to “opt out” and take the year to review the issue and set groundwork. After further discussion the Planning Commission recommended that the township “opt out” of the Act at this time.</p>
<b>OLD BUSINESS</b>	1. <u>Home Based Business Ordinance Requirements:</u> Continuing the discussion from the previous meeting regarding home-based businesses (HHB) and home occupations, Norm Vogt reported on the requirements of the Charlevoix County Building Dept. Norm noted that the building use change from residential to commercial would trigger a building code inspection. Scott McPherson said that the county would be made aware of the use change when a permit was requested. Discussed the status of an HHB if the property was sold. It was consensus that the HHB would discontinue with the sale of property. Ray Guzniczak stated that he thought it all boiled down to size – controlling the size would control what type of business would be approved. Scott was directed to draft ordinance language limiting the size of an HHB to a maximum size of 2,400 sq., ft; and language terminating the special use permit when property was sold.
<b>OTHER COMMUNICATIONS / REPORTS</b>	1. <u>Planner and Zoning Administrator’s report:</u> Submitted. <ul style="list-style-type: none"> <li>• Nothing new to report regarding Tractor Supply</li> <li>• Nothing new from Glen Catt</li> </ul>

	2. Jeff Argetsinger reminded everyone of the Wreaths of America event to be held on December 15 <sup>th</sup> at Knop Cemetery at 10:00 AM.
<b>ADJOURNMENT</b>	<i>Motion by Mel Nowland, support by Ray Guzniczak to adjourn at 7:10 PM. Passed by affirmative vote of the Planning Commission members. The next regular meeting is January 2, 2019 at 6:00 PM.</i>

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Mel Nowland, Planning Commission Secretary

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Marilyn Beebe, Recording Secretary