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**VILLAGE OF OXFORD
PLANNING COMMISSION
REGULAR MEETING MINUTES**

*Planning Commission Members: Rose Bejma, Jack Curtis, Kelsey Cooke, Gary Douglas,
Maureen Helmuth, Justin Ballard, Leslie Pielack*

22 West Burdick Street
Oxford, MI 48371

August 20, 2019

7:00 pm

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1. CALL TO ORDER

Chairman Gary Douglas called the meeting to order at 7:00 p.m.

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2. RESPECTS TO THE FLAG

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3. ROLL CALL: Members Present-Bejma, Ballard, Cooke, Curtis, Douglas, Helmuth, Pielack.
Staff Present: Mario Ortega AICP, Tere Onica Recording Secretary.

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4. APPROVAL OF AGENDA: Meeting Agenda August 20, 2019

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MOTION: by Bejma/Helmuth to approve the Village of Oxford August 20, 2019, regular meeting agenda. All in favor. Motion carried.

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5. APPROVAL OF MEETING MINUTES: July 16, 2019

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MOTION: by Curtis/Helmuth to approve the July 16, 2019 meeting minutes as presented. All in favor. Motion carried.

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6. CORRESPONDENCE: None.

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7. PUBLIC HEARING: None.

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8. OLD BUSINESS:

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- a. **ADULT USE MARIJUANA ORDINANCE DISCUSSION:** Planner Ortega presented the draft revision for Adult Use Marijuana Ordinance dated August 14, 2019 with new language in italics text. Section 4.1.29 Adult Use Marijuana Facilities Definitions added- Item A (3) Marijuana Designated Consumption Establishment, item A(11) Marijuana Secure Transporter and A(13) Temporary Marijuana Event.

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Item B. Permitted and Prohibited Facilities the following items were added: B(2) Permitted Shared Facilities addressing “stacking” or multiple permitted use. Item B(3)(c) Other Marihuana Facilities Prohibited not specifically listed should be prohibited. The Planner was directed to add Transporter Facility to definitions. Consensus to define all facility types. They can be individually removed from definitions if/when they are not permitted.

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Item C. Location, new maps were provided showing different buffers in Zoning Districts considered for Marijuana Facilities. Map A, with 500 feet buffer identified I-1 District as most suitable for all Adult Use Facilities. Parcels, in Map A, front Glaspie and Industrial Drive. Scriptor and Centennial Parks buffer referenced under Item C (2), Public Parks Buffer as 500 feet. C (1) provides 500 feet buffer for childcare facilities with 1000 feet buffer for all schools in accordance with the Revised/School Code, P.A. 451 of 1976, M.C.L.A. 380.1 through 380.1853,

46 as amended and/or the State School Aid Act of 1979, P.A. M.C.L.A. 388.1601 through
47 388.1772, as amended. Justification for a limited number of facilities was considered. Different
48 methods include 1) first come first serve, 2) a lottery method, 3) merit-based scoring. A market
49 analysis may be required/necessary in determining the number. No minimum lot area in I-1.
50 Planner Ortega to do a GIS analysis.

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52 Items D. Use Requirements- State requires a two-step process. A facility must first receive pre-
53 qualification from the State of Michigan prior to local licensing and registration.

54 D(2) Hours of Operation: 9:00 a.m. – 9:00 p.m. was suggested. Hours can be adjusted later.
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56 D(4) Wastewater- Mr. Ortega will request an engineer provide guidelines regarding wastewater
57 and measurements of potential contaminants.

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59 D(5) Security Requirements- Police input is needed. Facilities must have State approved security
60 plan. Commissioners asked to have that included in the ordinance along with security to
61 property lines with language that specifies the exterior perimeter of parking lots.
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63 D(9) Revocation and Suspension of Special Land Use-Mr. Ortega will look at examples of
64 suspension and reapplication processes. There was question over Special Land Use following the
65 property. State licenses must be applied for individually and are not transferable.
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67 E. Application Submittal Requirements- Corrections to item E(6) Odor Control Plan should
68 be...with section 4.129(D)(3). Item E(7) should be...with Section 4.1.29(D)4. Item E(8) should
69 be...with Section 4.1.29(D)5.
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71 The next meeting to take up Adult Use Marihuana is scheduled for September 17, 2019 in the
72 Community Room at 7:00 p.m.
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74 **9. PUBLIC COMMENT: NONE.**

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76 **10. COMMISSIONER COMMENTS**

77 Oxford Township Planning Commission Update by Jack Curtis-Upcoming meeting Culver's
78 Site Plan Review. Sept. 1, 2019 Beaumont needs assessment report. Ascension Hospital
79 purchased property near the Beaumont property.

80 ZBA Update by Rose Bejma, nothing to report

81 DDA Update-Pete Scholz, nothing to report
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83 **11. ADJOURNMENT:**

84 **MOTION:** by Helmuth/Pielack to adjourn at 8:59 p.m. All present voting in favor. Motion
85 carried.
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88 Respectfully submitted,

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Tere Onica, Recording Secretary