



Clinton County, MI
6843 Alward Road Laingsburg, MI
Proposed Planning Commission Minutes from November 1, 2021 meeting

The regular meeting of Victor Township was called to order by Chuck Nelson at 7:00 pm.

Attendance: Present: Chuck Nelson, Tammy Ashley (Phone), Dave Sell, Dave Ginther, Tom Mitchell. Nicole Fickes was present representing Ms. Townsend.

Absent: Doug Marek, (Sick)

Public Comment: Nicole Fickes Gave updates on Lake Victoria upstream Evaluation, and had some contact with the NRCS to help mitigate damages to the Lake.

There was discussion between all members on the cannabis issue. There was unanimous concern expressed about damaging the townships “rural character” considering the rural character scored very high as important to residents on the 2020 master plan. There were concerns also based on potential damage or contamination to the watershed and property value depreciation.

It was noted that the because the Township does not have local zoning the County has oversight and the Township is subject to whatever position is taken by the County; meaning if the Township makes no ordinance, then it is completely at the mercy of the County zoning (if Township were to opt in). If Township were to opt out then it does not matter what the county decides, the Township would still retain the right to deny, and could revisit as necessary.

It was again noted that the Commission feels Victor Township is not represented on the Clinton County Zoning board as the Township has no members, while other Townships have 2 representatives.

Agenda: Motion to add Cannabis to new business, and approve agenda by Mr. Michell. 2nd by Mr. Ginther, All in favor (Marek Absent), Motion carried.

Approval of Minutes: Motion by Mr. Sell to approve the October 4, 2021 meeting minutes. 2nd by Mr. Mitchell, All in favor (Marek Absent), Motion carried.

Unfinished Business:

- **Master Plan** – Master Plan is out for distribution for 62 days. No feedback or public comment has been received as of yet.
- **Internet workgroup update**– Mr. Sell gave updates that grant application continues to be reviewed. NTIA has reached out twice for further data and application clarification, which Mr. Sell feels is a promising sign. The 3rd week of November is the rumor of when grant winners will be announced. Fiber Company Daystarr has reached out and made known their

plans to run some Fiber through the high-density area of the township (Lake Victoria). The PC feels it should reach out to Daystarr and invite them to further Internet work group meetings, and make them aware that we have partnered for a federal grant. It was also noted that Daystarr has no interest in wiring the lower density areas of the township, converse to the PCs wishes.

It was noted that Clinton County has partnered with "Guidehouse" to providing consulting and surveying services; Much of which has already been done locally by the Internet work group. The PC feels it should reach out to Guidehouse and share the data we have already collected in order to ensure a robust dataset for Victor Township.

It was discussed that the PC should reconvene the Internet work group at the end of November to plan next steps based on Grant results.

- **Zoning Parcel PC-39-21 SLU follow-up-** The County turned down the request.

New Business:

- **Parks and Recreation plan-** Dr. Nelson volunteered to head up edits and bring the plan current. Several group members have gone through the plan and will consolidate thoughts and corrections online via track-changes.
- **Zoning ZC-11-21 VR** – Discussion included the application was thorough and complete, Mr. Sell and Ms. Fickes inspected the site. Mr. Sell noted that the construction of new garage would be quite close to the gravel access drive to the 2 Eastern Neighbors. PC discussed wanting to hear from those neighbors if they are in support. It was also noted that the county road commission may need to approve the culvert for the new driveway going in. It is noted that the PC would approve this variance if they re-apply with letter of support from Eastern residential neighbors. Motion to Reject Zoning ZC-11-21 VR (without letter of support from two eastern residential neighbors) by Mr. Sell, 2nd by Mr. Ginther. All in favor (Marek Absent), Motion carried.
- **Cannabis** – Mr. Sell traveled to Wise township and provided some photographs of the outdoor grow operations. It was noted by all members that the Fencing, security cameras, razor wire, associated vehicles and structures and irrigation was unsightly and aesthetically undesirable, and is not keeping with the rural character of the township. It was discussed in depth that PC feels there should be some local ordinances as opposed to defaulting to Clinton County rules. **The PC would like the board to know we are supportive of requiring the following four points:**

- 1- Site must emphasize the importance of maintaining Rural Character of the Township
- 2 -Site and fencing must be reasonably aesthetically pleasing, with natural vegetation/hedgerows/ect that hide security fencing from street view
- 3 - Directly adjacent neighbors Support the site

4 – PC feels there should be a Voter Referendum for any cannabis ordinances.

Motion to provide the above cannabis ordinance recommendations to the Township Board by Mr. Sell, 2nd by Mr. Ginther. All in favor (Marek Absent), Motion carried.

Commissioner Comment – The Commissioner reported that some ARPA funds are being used to create some Clinton County small business grants. He is considering some additional broadband programs, there are no plans to use any monies for water quality in the county.

Action Items:

- Dr. Nelson will head up Rec plan edits along with input from the other PC members.

Motion by Ms. Fickes to adjourn at 7:54 pm. Supported by Mr. Mitchell. All in favor. Motion carried.



Dave Sell, Secretary