

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 18, 2021**

In a regular session, Wednesday, September 18, 2021 at 7:00 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Planning Commission was called to order by Chair Banfield.

ROLL CALL

Members Present: Chair Banfield, Commissioners Burke Smith, Davis, Hall, Reed, and C. Zuzga and Council Liaison Wolfersberger

Members Absent: Commissioners McNiff and Zuck

Staff Present: Trisha Nelson, City Clerk & Planner
Eric Zuzga, Director of Community Services
Scott McDonald, Director of Public Safety

AGENDA

MOTION by Davis, supported by Burke Smith, to accept the agenda for the Wednesday, September 8, 2021 as submitted. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by C Zuzga, supported by Reed, to accept the minutes from the August 2, 2021 special meeting. On voice vote; **MOTION CARRIED.**

MOTION by Burke Smith, supported by C Zuzga, to accept the minutes from the August 11, 2021 regular meeting. Banfield noted that under reports it should say landscape consultation in the second paragraph. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

Chair Banfield opened the Public Hearing for Special Land Use Request #SLU21.02 for 205 W Oliver Dr from Gen Two Solutions, LLC.

Evan Pilot of Gen Two Solutions, stated that he was on site questions. He further stated that their main concern for the building was the odor control and they believe they have put together a comprehensive plan for review.

Chair Banfield closed the Public Hearing for Special Land Use Request #SLU21.02 for 205 W Oliver Dr from Gen Two Solutions, LLC.

NEW BUSINESS

MOTION by Burke Smith, supported by Davis, to recommend Special Land Use request #SLU21.01 for 205 W Oliver Dr from Gen Two Solutions, LLC to City Council.

Davis questioned what the odor mitigation plan was. Pilot stated that as part of the business plan they will have a 2-stage filtration system, where there will be carbon filtration within the rooms, another filtration system in the hallway, and a final phase before it leaves the building. Davis questioned if they were prepared to change things if there are complaints, similar to the way there have been for Common Citizen. Pilot questioned if Common Citizen was a greenhouse or an interior grow. E Zuzga stated that they are a greenhouse. Pilot stated that with their room within a building method it gives additional barriers that don't exist in a traditional greenhouse. He further stated that additional mitigation measures could be put in place if need be, such as in another facility they have grown plants with a complimentary scent to offset the smell.

Banfield questioned what their experience was within the cannabis industry. Pilot stated that they have done consulting in numerous places and have found that with the right carbon filtration in the right locations, there should be no odor. He further stated that if you seal the rooms the way you should, there should not be any air or odor leaving the rooms. Banfield stated that there was a complaint form that the petitioner had submitted with their application if there are any issues. Pilot stated that they want to know if there are any issues so that they can be addressed.

Banfield questioned if there were any changes to site plan besides cleaning it up. Pilot stated that there will be no additional structures, just the addition of a fence.

The operations manager for McElroy Metal stated that at times the smell coming in from Cresco can be pretty bad and he questioned if the new filter system will help with the odors. Pilot stated that the filtration system keeps the air in the room as much as possible, as that is what is best for the plants. He further stated that if any air leaves the room, it will be filtered several times before leaving the building. He stated that they are constantly changing their systems and he firmly believes they will have far less odor than other buildings.

Banfield questioned if the filtration system was something they invented. Pilot stated that it wasn't really an invention, more of a technique in how already existing products are implemented. He further stated that a number of facilities that have switched to this method are keeping costs down when the rooms are sealed properly and it creates the best possible product. He stated that some may see the process as overboard as it's not required at the state to a certain level, but after implementing it in other municipalities it has become a tried-and-true method.

Burke Smith questioned if the odor plan at Cresco was known. Director McDonald stated that there is a sophisticated carbon system in place. Reed questioned if they were using the double room method. McDonald stated that the methods used are proprietary. Nelson stated that the city encourages everyone to make a complaint and that it will be investigated to see what the potential problem is and work with the companies on solutions. Pilot stated that they hope to be in the community for a long time and want to have a good relationship with neighbors by addressing any issues.

MOTION by Burke Smith, supported by Davis, to recommend Special Land Use request #SLU21.01 for 205 W Oliver Dr from Gen Two Solutions, LLC to City Council. On voice vote; **MOTION CARRIED.**

OLD BUSINESS

None

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

None

ADJOURN

Planning Commission adjourned at 7:25 p.m.

Submitted by,

Michelle Eubank