



October 21, 2017

P.O. Box 1404  
East Lansing, Michigan 48826

Dear Hawk Nest Homeowner,

On Wednesday, October 25, 2017, the City of East Lansing Planning Commission will hold a public hearing regarding Ordinance 1395. I have confirmed with David Haywood, Planning and Zoning Administrator, that the approval of this ordinance will allow for marihuana grow facilities to be located in Residential Agriculture (RA) zones and marihuana processing facilities to be located in Restricted Business Office (B4) zones. (Attached map show RA in brown and B4 in pink). As you can see, the Hawk Nest Community is located directly in between the largest areas for each of these two types of zones.

I believe passing this ordinance to allow these facilities will negatively impact Hawk Nest. The following are some of my concerns:

- Growers will be able to stack Class C licenses (each Class C license may have up to 1,500 plants). By stacking 5 licenses, the grow facility could have up to 7,500 plants
- Having a grow facility adjacent to the approximately 2,500 college students at Chandler Crossing is imprudent.
- Both cultivation and processing of marijuana are known to produce "noxious odors", similar to that of a pig farm. Winds primarily come from the south and west directions, putting Hawk Nest directly in the path of odors from potential processing facilities (as we saw a few years ago with the Granger land fill odors.). This could negatively affect property values in Hawk Nest.
- Nuisance ordinances, which include odors, are in place, but may take a long time to work through the legal process, with no guarantee of success. As of Monday, October 17<sup>th</sup>, the Medical Marihuana Licensing Board had not established air quality standards for any of the facilities. The 10<sup>th</sup> Circuit has opened the door for federal Racketeer – Influenced and Corrupt Organization Act (RICO) suits to be filed for injuries to business or property due to odors.
- Being located directly between two federally illegal activities (regardless of Michigan licensing the facility) could reduce the desirability of future home buyers to locate in Hawk Nest, thereby reducing our property values.
- Many large out of state companies are buying up properties in local jurisdictions that are favorable to the marijuana industry. They are speculating that recreational marijuana will be approved by voters next year, and want to have their businesses in place to ramp up production quickly, should that happen

Mr. Haywood recommended sending a letter to the Planning Commission in advance of the October 25<sup>th</sup> meeting, or attending the meeting in person to voice your opinion. The meeting will be held in Courtroom #2 at City Hall at 7 p.m. He further stated that it is the intent of City Council to have the ordinance in place by December 15<sup>th</sup>, when Michigan will begin accepting applications for licenses in local jurisdictions that have ordinances explicitly approving these activities in their jurisdictions. Once approval is given, it is almost impossible to retract. Mr. Haywood also stated that this is not a money making opportunity for the City. This sentiment has been echoed by many local jurisdictions, as funds received go back into paying for more law enforcement and personnel to monitor the various business activities as well as address any negative social impacts. See the City's website for more details or watch videos of the past Planning Committee meetings.

Anne Hill

Hawk Nest HOA, President