

Vassar Township Special Meeting

January 12th, 2023

7:00 pm

7:00 pm meeting called to order; pledge led by Chair Devin Foether.

Roll call of Officers:

Ben Partridge- Present

Bob Reil- Present

(Secretary) Shaun McDonnell- Excused

(Chair & Acting Secretary) Devin Foether- Present

(Co-Chair) Orville Hartung- Present

Sam Tester- Present

Jane Cesar- Present

Marijuana Coordinator in attendance.

D. Foether moved to approval of the December minutes.

Partridge motions to approve the December 8th minutes as written, Hartung seconds.

Motion passed by unanimous voice vote.

D. Foether moved to Marijuana Coordinator (MC) report review. No discussion had.

D. Foether moved to Zoning Administrators (ZA) report review. No discussion had.

D. Foether moved to Trustee's report review. Partridge indicated that report covered a couple months. D. Foether asked what the car signs, Partridge explained that it is just the logo for ZA and MC cars if they want them. No further discussion.

Opened the public hear at 7:07pm for Vassar Team LLC Class C Medical and Class C Adult-Use Special Land Use Permit (SLUP). Explained process.

KC Miller property directly North. In the process of evicting current tenants, how will this impact value of property. Property fenced in like others? No real concerns about the cannabis portion.

Closed public hearing at 7:12PM

Moved to planning Commission discussion at 7:12PM. D. Foether explained that PC they can't guarantee value impact.

Cesar notes that application has sign permit checked, but business plan says no sign. Property rep said there would be no sign. Other site licensing was expired, property rep said that one just renewed. Partner indicated that license was allowed to laps because they were no longer carrying medical. Question about previous owner.

Lot was originally an outdoor grow.

Hartung asked about fencing around building. Property rep said they weren't sure. D. Foether asked if they were willing to add fence.

Reil asked about well and septic. Rep said it was brand new.

Partridge IDs were outdate, need to be brought up to date. Who is the current owner? Property rep said that they have not closed on it. D. Foether asked MC if notice was sent to owner in binder or actual owner. MC said it was sent to GIS listed owner. Site plan lacking normal engineering. Will small barn be used? Property rep said smaller barn has no plan for use at this time.

Discussion around lighting plan.

D. Foether said to update property owner. Explained how the SLUP worked. Odor mitigation technical data sheets. Lighting should be shielded, preferred motion activated. Property rep outlines balance of working with codes and zoning. Add cleaning supplies to Business Plan.

Tester asked if the pond would be used for runoff.

No further discussion.

D. Foether motion to conditionally approve Vassar Team LLC Medical Use Class C Special Land Use Permit subject to updating permit application with current landowner, site fencing plan, updated products list, updated site plan once constructions plans are completed, and updated IDs. Partridge seconds.

Reil not happy with what was presented.

Roll Call Vote:

Partridge – Yes

Cesar – Yes

Hartung – Yes

Tester – Yes

Foether – Yes

Reil – No

McDonnell – excused

Motion carries 5-1-1

D. Foether moved to Adult-Use approval.

Partridge motion to conditionally approve Vassar Team LLC Adult Use Class C Special Land Use Permit subject to updating permit application with current landowner, site fencing plan, updated products list, updated site plan once constructions plans are completed, and updated IDs. Tester seconds.

Roll Call:

Cesar – Yes

Partridge – Yes

Foether – Yes

Reil – No

Hartung – Yes

McDonnell – Excused

Tester – Yes

Motion passed 5-1-1

Open public hearing at 8:02PM for Lance Creek Resources LLC Class A Medical SLUP renewal.

No public comment.

Closed public hearing at 8:04PM

PC discussion. Hartung asked if it was just medical, rep said yes. D.Foether asked if anything has changed, rep said nothing has. Hartung asked if complaints, MC said there are none. Partridge asked if site is functional, rep said yes. Reil when are the gates going up, rep said that they plan to do that soon.

D.Foether motion to approve renewal of Lance Creek Resources LLC SLUP for Class A Medical-Use. Reil seconds.

Roll Call:

Foether – Yes

Partridge – Yes

Tester – Yes

Cesar – Yes

Reil – Yes

Hartung – Yes

Motion passes unanimously.

Open public hearing at 8:10PM for CRG Buds LLC Class B Medical & Adult-use SLUP renewal.

Reil abstains.

No public comment.

Close the public hearing at 8:18PM

Moved to PC discussion. Partridge asked about mailings. Partridge asked if site is up and running, rep said yes.

D. Foether motion to approve renewal of CGR Buds LLC Class B Medical & Adult-Use SLUP.

Partridge seconds.

Roll Call:

Reil – Abstains

Hartung – Yes

Tester – Yes

Foether – Yes

Cesar – Yes

Partridge – Yes

Motion passes unanimously.

Open public hearing at 8:17PM for High Mountain LLC Class C Medical & Adult Use SLUP renewal. Reil abstains.

No public comment.

Closed public hearing at 8:20PM.

Moved to PC discussion. Partridge indicated that there were no signatures on PC permit copies, MC verified that master copies were signed. Hartung asked about complaints, rep said they were not aware of any.

Partridge motion to approve renewal of High Mountain LLC Class C Medical & Adult-Use SLUP. Foether seconds.

Roll Call:

Partridge – Yes

Reil – Abstains

Foether – Yes

Hartung – Yes

Tester – Yes

Cesar – Yes

Motion passes unanimously.

Open public hearing at 8:24PM for Natures Pure Essentials LLC Class C Adult-Use SLUP renewal. Tester stepped away at 8:25PM and Reil returned.

No public comment.

Close public hearing at 8:27PM. Tester returned.

Move to PC discussion. Asked about permit being Adult-Use without Medical-Use. MC says that there is no record for Adult-Use SLUP. Reil asked if permitting is coming due. Property owner said they couldn't get approved without. D. Foether explained ordinance. MC indicated that Medical expired December 2nd, 2022.

Will need to submit new Medical-Use. D. Foether checking General ordinance to see if Adult-Use will also need new submittal. PC in agreement to table renewal to fix Medical issue.

D. Foether motions to set public hearings for Vassar Tech Farms LLC Medical & Adult-Use Class C, ReLeaf Brand LLC Medical & Adult Use Processor renewals & Bud Bundy Adult-Use Class B SLUP application for the planning commission regular February 9th meeting held at 7:00PM. Reil seconds.

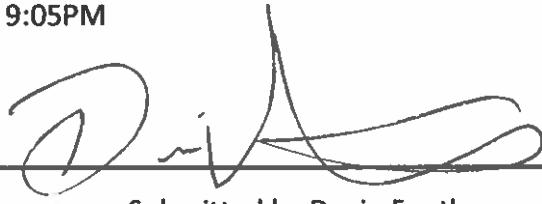
Motion carries unanimously.

Public Comment

Sean Scribner question on parceling, asking if it can be rezoned.

Partridge motion to adjourn. Reil Seconds.

Meeting is adjourned at 9:05PM

A handwritten signature in black ink, appearing to read 'D. Foether', is written over a horizontal line. The signature is stylized with a large initial 'D' and a long, sweeping tail.

Submitted by Devin Foether

Acting Secretary & Chairman of Planning Commission