

Vassar Township Planning Commission

Special Meeting

March 31st 2022 6:30pm

Meeting called to order at 6:30pm, pledge led by Chair Devin Foether.

Roll call of officers:

Ben Partridge- present

Bob Reil- present

(Secretary) Shaun McDonnell- present

Jane Cesar- present

Sam Tester- present

(Co-Chair) Orville Hartung- present

(Chair) Devin Foether- present

Marijuana Coordinator Rachel Thievin is in attendance.

6:31pm D.Foether opens public hearing for Eggers Excavating Special Land Use Permit renewal.

Applicant states that they have ran the business for over 10 years, has improved the mine a great deal in that time, supplies the local community with material from the mine and wants to work with neighbors to fix any problems or concerns regarding the business.

Terry Jones doesn't like the dust from the sand piles that blow all over and the loud booms that they make shake her home.

Dan Jones wanted to know if there were going to be any changes made, such as hours of operation? The applicant responds with no everything will remain the same. Mr. Jones states that he has no complaints with the business.

The applicant states that they can try to figure out a way to clean material from the loader bucket without having to bang it on the cement pad and will try moving the sand piles to a different location to help with the blowing issue. Really wants to make all neighbors happy and will work with them as much as needed.

6:37pm D.Foether closes public hearing for Eggers Excavating Special Land Use permit renewal and opens Planning Commission discussion and action.

Discussion on the loader bucket situation, will be addressed as well as the blowing sand. Once the weather is not freezing he will be able to use his water truck to keep dust down. Discussion of mining phases presented on the original site plan, need to update where they plan on mining if different from original plan.

D.Foether motions to approve Eggers Excavating Special Land Use permit renewal with updated mining site plan with moment away from south lot line. B.Partridge seconds. Roll call vote:

B.Reil- yes

J.Cesar- yes

O.Hartung- yes

B.Partridge- yes

S.Tester- yes

D.Foether- yes

S.McDonnell- yes

All in favor, motion carries.

6:57pm D.Foether opens public hearing for AJK Project LLC Class C Medical Use Special Land Use permit.

B.Reil abstains.

No public comment.

6:59pm D.Foether closes public hearing for AJK Project LLC Class C Medical Use Special Land Use permit and opens Planning Commission discussion and action.

Discussion on the odor control plan, lighting and security plan all need to be updated.

D.Foether motions to approve AJK Project LLC Class C Medical Use Special Land Use permit application conditionally with supplying lighting, mechanical and plumbing drawings, updated odor control, removing city of Troy from paperwork, and supplying security plan once established. B.Partridge seconds. Roll call vote:

B.Reil- abstains

O.Hartung- yes

S.Tester- yes

J.Cesar- yes

D.Foether- yes

S.McDonnell- yes

B.Partridge- yes

Motion carries.

7:25pm D.Foether opens public hearing for AJK Project LLC Class C Adult Use Special Land Use permit.

No questions or comments.

7:26pm D.Foether closes public hearing for AJK LLC Class C Adult Use Special Land Use permit and opens Planning Commission discussion and action. Everything the same as the Medical.

D.Foether motions to approve AJK Project LLC Adult Use Class C Special Land Use permit conditionally with supplying lighting, mechanical and plumbing drawings, updated odor control, removing city of Troy from paperwork, and supplying security plan once established. O.Hartung seconds. Roll call vote:

B.Partridge- yes

S.McDonnell- yes

D.Foether- yes

O.Hartung- yes

J.Cesar- yes

S.Tester- yes

B.Reil- abstains

Motion carries.

7:30pm D.Foether opens public hearing for Vassar Tech Farms LLC Medical & Adult Use Grower Special Land Use permits and Vassar Tech Farms LLC Medical Use Grower Special Land Use permit renewals.

B.Reil returns to Commission.

Joe Cesar asks how many plants per greenhouse, is there hunting allowed on property, can you mix adult and medical use, how many companies are there involved, how long does the processing and growing take, will my property still be able to be used for outings and children without being effected by the business.

Mark Sanborn asks about the current fence line, cost of permits, lighting, hours of operation, water supply and if they plan on additional greenhouses.

The applicant states that the Releaf greenhouses hold 480 plants a piece and the Vassar Tech greenhouses hold 360 a piece. No hunting is allowed on property and yes they say you can mix medical and adult use plants, but they don't plan to. Processing will be M-F, 8-10 hrs, they do not plan on developing past the fence line and are trying not to impact the community in a negative way.

8:02pm D.Foether closes public hearing for Vassar Tech Farms LLC Medical and Adult Use Grower Special Land Use permits & Vassar Tech Farms LLC Medical Use Grower Special Land Use permit renewal.

8:04pm D.Foether opens public hearing for Vassar Tech Processing LLC Medical and Adult Use Processor Special Land Use permits.

No further comments or questions.

8:10pm D.Foether closes public hearing for Vassar Tech Processing LLC Medical and Adult Use Processor Special Land Use permits.

8:10pm D.Foether opens public hearing for Releaf Farms LLC Medical and Adult Use Grower Special Land Use permits and Releaf Farms LLC Medical Use Grower Special Land Use Permit renewal.

8:11pm B.Partridge takes a short recess.

8:11pm D.Foether closes public hearing for Releaf Farms LLC Medical and Adult Use Grower Special Land Use permits and Releaf Farms LLC Medical Use Grower Special Land Use permits renewal.

8:12pm D.Foether opens public hearing for Releaf Brands LLC Medical and Adult Use Processor Special Land Use permits.

8:12pm D.Foether closes public hearing for Releaf Brands LLC Medical and Adult Use Processor Special Land Use permits.

8:13pm B.Partridge returns to Commission.

8:15pm D.Foether opens Planning Commission discussion and action on Vassar Tech Farms LLC Medical & Adult Use Grower Special Land Use permit and Vassar Tech Farms LLC Medical Use Grower Special Land Use permit renewal.

Discussion on the new permanent building that was said to be a non permanent building that has been added to the property and a ramp/walkway. The applicants were approved for a zoning permit for the building but failed to inform the Planning Commission of the changes, but believed they were doing it the right way by getting the permit.

D.Foether motions to conditionally approve Vassar Tech Farms LLC Medical Use Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit. O.Hartung seconds. Roll call vote:

B.Reil- no

J.Cesar- no

B.Partridge- yes

D.Foether- yes

O.Hartung- yes

S.Tester- yes

S.McDonnell- yes

Motion passes.

D.Foether motions to conditionally approve Vassar Tech Farms LLC second Medical Use Special Land Use permit and 3 Class C Adult Use Special Land Use permits with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit. S.Tester seconds. Roll call vote:

B.Reil- no

O.Hartung- yes

S.Tester- yes

S.McDonnell- yes

D.Foether- yes

B.Partridge- yes

J.Cesar- yes

Motion carries.

D.Foether motions to conditionally approve Vassar Tech Processing LLC Medical Use Processor Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit purposed structure being existing. B.Partridge seconds. Roll call vote:

S.McDonnell- yes

B.Reil- no

D.Foether- yes

J.Cesar- yes

S.Tester- yes

O.Hartung- yes

B.Partridge- yes

Motion carries.

D.Foether motions to conditionally approve Vassar Tech Processing LLC Adult Use processor Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit purposed structure being existing. S.Tester seconds. Roll call vote:

B.Partridge- yes

O.Hartung- yes

S.Tester- yes

J.Cesar- yes

S.McDonnell- yes

D.Foether- yes

B.Reil- no

Motion Carries.

D.Foether motions to conditionally approve Releaf Farms LLC Medical Use Grower Special Land Use permit renewal with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit purposed structure being existing. S.Tester seconds. Roll call vote:

S.Tester- yes

D.Foether- yes

O.Hartung- yes

S.McDonnell- yes

B.Reil- no

B.Partridge- yes

J.Cesar- no

Motion carries.

D.Foether motions to conditionally approve Releaf Farms LLC Adult Use Grower Class C Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit proposed structure being existing. S.Tester seconds. Roll call vote:

O.Hartung- yes

S.Tester- yes

J.Cesar- no

D.Foether- yes

S.McDonnell- yes

B.Partridge- yes

B.Reil- no

Motion carries.

D.Foether motions to conditionally approve Releaf Brands LLC Medical Use Processor Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit proposed structure being existing. O.Hartung seconds. Roll call vote:

D.Foether- yes

B.Reil- no

B.Partridge- yes

O.Hartung- yes

S.McDonnell- yes

S.Tester- yes

J.Cesar- no

Motion carries.

D.Foether motions to conditionally approve Releaf Brands LLC Adult Use Processor Special Land Use permit with corrections of ownership, map coloration for steel buildings, addition of reference to documentation from previous application and signatures on commercial permit application and special land use permit and correction of commercial permit purposed structure being existing. B.Partridge seconds. Roll call vote:

S.Tester- yes

J.Cesar- no

O.Hartung- yes

B.Partridge- yes

S.McDonnell- yes

D.Foether- yes

B.Reil- no

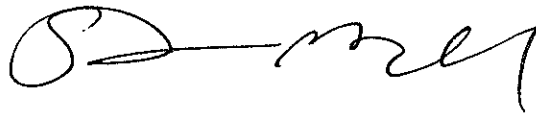
Motion carries.

D.Foether motions to hold a public hearing and special meeting on April 28th starting at 6:30pm for Efflorescence Adult Use and Medical Use Special Land Use permits. S.McDonnell seconds. All in favor, motion carries.

D.Foether states that from now on we are returning the Marijuana application binders back to the applicants except for the master copy after the Commission approves or disapproves the application.

D.Foether motions to adjourn the meeting, B.Partridge seconds. All in favor, motion carries. Meeting adjourned at 10:16pm.

Submitted by (Secretary) Shaun McDonnell

A handwritten signature in black ink, appearing to read 'S. McDonnell', written in a cursive style.