

Vassar Township Planning Commission Special Meeting

June 16th, 2022

6:30pm

6:30pm meeting called to order. Pledge led by Chair Devin Foether.

Correction on start time of the meeting made on the agenda from 7pm to 6:30pm.

Roll call of Officers:

Jane Cesar- present

Sam Tester- present

(Co-Chair) Orville Hartung- absent

(Chair) Devin Foether- present

Bob Reil- absent (excused)

Ben Partridge- present at 6:38pm

(Secretary) Shaun McDonnell- present

Marijuana Coordinator Rachel Thievin is in attendance.

6:31pm D.Foether opens the public hearing for Star Buds LLC Medical and Adult Use Provisioning Center special land use permit renewal. Zoning Administrator Troy Eurich states that there are no violations. Marijuana Coordinator, Rachel Thievin states all postings and mailings were done as well. No further questions or comments.

6:32pm D.Foether closes the public hearing for Star Buds LLC Medical and Adult Use Provisioning Center special land use permit renewal, and opens Planning Commission discussion and action. D.Foether states that the lighting in the parking lot needs to be adjusted and that it is too bright for people driving by, applicant says the problem will be fix. No Further questions or comments.

D.Foether motions to approve the renewal of the special land use permit for Star Buds LLC Medical and Adult Use Provisioning Center with the condition that the parking lot lighting be adjusted to not to be a nuisance for drivers on State Road. S.Tester seconds. Roll call vote:

S.Tester- yes

J.Cesar- yes

S.McDonnell- yes

O.Hartung- absent

B.Partridge- not present yet

D.Foether- yes

B.Reil- absent (excused)

Motion carries. 4-yes 3-absent 0-no

6:38pm B.Partridge arrives.

6:39pm D.Foether opens the public hearing for 664 LLC Medical and Adult Use Provisioning Center special land use permit renewal. No public questions or comments. No violations have occurred and the postings and mailings were sent out.

6:41pm D.Foether closes the public hearing for 664 LLC Medical and Adult Use Provisioning Center special land use permit renewal, and opens Planning Commission discussion and action. There have been no new changes and the parking lot flow for the 4/20 celebration worked well this year.

D.Foether motions to approve the renewal for 664 LLC Medical and Adult Use Provisioning Center special land use permit renewal as presented. S.McDonnell seconds. Roll call vote:

B.Partridge- yes

B.Reil- absent (excused)

J.Cesar- yes

D.Foether- yes

S.Tester- yes

O.Hartung- absent

S.McDonnell- yes

Motion carries, 5-yes 2-absent 0-no

Public hearing for Efflorecence LLC has been withdrawn. Agenda items 9-14 are no longer on the agenda.

6:46pm D.Foether opens the public hearing for 38 Farms LLC Class C Medical Use special land use permit application. James Nelson who lives southeast of the property is concerned about stacking of the permits, the lighting, fencing, noise, site plan, parking, employees and overall impact of the business being built in that area.

6:56pm D.Foether closes the public hearing for 38 Farms LLC Class C Medical Use special land use permit application.

6:57pm D.Foether opens the public hearing for 38 Farms LLC Class C Adult Use special land use permit application. No further questions or comments.

6:57pm D.Foether closes the public hearing for 38 Farms LLC Class C Adult Use special land use permit application, and opens Planning Commission discussion and action.

D.Foether states that yes stacking is allowed, if the applicant chooses to then they would have to apply for that and there would be another public hearing. Square footage of the site still determines the amount that can be grown. Renewals are yearly and can be denied if there are violations. Smell, noise, fencing, lighting all have to meet our ordinances and are in the site plan provided. Applicant has gotten approval from DEQ. Discussion on zoning of property, power lines, culvert and retention pond placement.

B.Partridge motions to approve 38 Farms LLC Class C Medical Use special land use permit conditionally with updated drivers license, change 10ft fencing to 8ft without climb deterrent, add the buildings that are closer than 100 ft of the property line to the site plan, and change the security plan referencing Tuscola County Sherriff instead of city police. D.Foether seconds. Roll call vote:

S.McDonnell- yes

D.Foether- yes

B.Partridge- yes

B.Reil- absent (excused)

J.Cesar- yes

O.Hartung- absent

S.Tester- yes

Motion carries. 5-yes 2-absent 0-no

D.Foether motions to approve 38 Farms LLC Class C Adult Use special land use permit conditionally with updated drivers license, change 10ft fencing to 8ft without climb deterrent, add the buildings that are closer than 100 ft of the property line to the site plan, and change the security plan referencing Tuscola County Sherriff instead of city police. S.McDonnell seconds. Roll call vote:

J.Cesar- yes

S.Tester- yes

O.Hartung- absent

B.Partridge- yes

S.McDonnell- yes

B.Reil- absent (excused)


D.Foether- yes

Motion carries. 5-yes 2-absent 0-no

Public comment: B.Partridge states that training for different areas is coming up and if interested to contact our clerk Deb. Discussion on ordinances and enforcement, lawyer input and ordinance citation books. Zoning Administrator questions and discussion on fence ordinances, Strong vote to recommend to the ZBA.

B.Partidge motions to adjourn meeting, S.McDonnell seconds. Meeting adjourned at 8:38pm.

Submitted by: (Secretary) Shaun McDonnell

A handwritten signature in black ink, appearing to read "S M D", is written below the typed name.