

Vassar Planning Commission Special Meeting

September 29th, 2022

6:30pm

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

Roll Call of Officers:

Jane Cesar- present

(Co-Chair) Orville Hartung- present

Bob Reil- arrived at 6:31pm

Ben Partridge- present

Sam Tester- present

(Secretary) Shaun McDonnell- present

(Chair) Devin Foether- present

Marijuana Coordinator Rachel Thievin is present at the meeting.

6:30pm D.Foether opens the public hearing for Green J&J Holdings Medical Use Class C Special Land Use Permit.

6:31pm B.Reil arrives, joins the Planning Commission, and then abstains.

Marijuana Coordinator states that all postings and mailings were done. No public comment.

6:34pm D.Foether closes the public hearing for Green J&J Holdings Medical Use Class C Special Land Use Permit.

6:34pm D.Foether opens the public hearing for Green J&J Holdings Adult Use Class C Special Land Use Permit.

No public comment.

6:35pm D.Foether closes the public hearing for Green J&J Holdings Adult Use Class C Special Land Use Permit and opens Planning Commission discussion and action.

S.Tester asks about the water drain off and concern about chemicals getting into the ecosystem. Applicant states that all chemicals used are organic based and will pass inspection for being safe for the environment. The parcel was previously owned by Golden Grow LLC which was also previously approved by the Township for growing. Discussion on site plan changes and updates.

D.Foether motions to conditionally approve Green J&J Holdings LLC Medical Use Class C Special Land Use Permit with correction of site plan with cul-de-sac and update any potential non conformances resulting from site plan update, fix spelling of "Vassar" where indicated, and addition of single complete list of purposed chemicals, B.Partridge seconds.

Roll Call vote:

J.Cesar- yes

S.Tester- yes

D.Foether- yes

O.Hartung- yes

S.McDonnell- yes

B.Reil- abstains

B.Partridge- yes

6 yes- 0 no- 1 abstain, motion passes.

D.Foether motions to conditionally approve Green J&J Holdings LLC Adult Use Class C Special Land Use Permit with corrections indicated in motion to conditionally approve the Medical Use Class C Special Land Use Permit, S.Tester seconds.

Roll Call vote:

S.Tester: yes

D.Foether- yes

S.McDonnell- yes

J.Cesar- yes

B.Reil- abstains

B.Partridge- yes

O.Hartung- yes

6 yes- 0 no- 1 abstain, motion passes.

7:08pm D.Foether opens public hearing for Express One D Inc. Medical Use Class A Special Land Use renewal. B.Reil abstains.

Marijuana Coordinator states that all postings and mailings were done. Zoning Administrator Troy Eurich states that there was a first notice of a blight violation, which is normally done verbally, for the company issued today on September 29th, 2022, and the owner has not received it yet. The owner is not in attendance and no public comment.

7:14pm D.Foether closes the public hearing for Express One D Inc. Medical Use Class A Special Land Use Permit renewal, and opens Planning Commission discussion and action. Discussion on the blight violation.

B.Partridge motions to conditionally approve Express One D Inc. Class A Medical Use Special Land Use Permit renewal with compliance to verbal general blight ordinance violation notice, S.McDonnell seconds. Roll Call vote:

B.Partridge- yes

J.Cesar- no

S.Tester- no

O.Hartung- no

B.Reil- abstains

D.Foether- yes

S.McDonnell- yes

3 yes- 3 no- 1 abstain, motion does not pass.

D.Foether motions to conditionally approve Express One D Inc. Class A Medical Use Special Land Use Permit renewal with compliance to general blight ordinance violation notice, S.McDonnell seconds. Roll Call vote:

J.Cesar- yes

S.McDonnell- yes

S.Tester- no

D.Foether- yes

B.Reil- abstains

B.Partridge- yes

O.Hartung- yes

5 yes- 1 no- 1 abstain. Motion passes.

7:41pm D.Foether opens public hearing for Vassar Greenhouse LLC Medical Use Class B Special Land Use Permit renewal. B.Reil abstains.

Marijuana Coordinator states that all postings and mailings were done. Zoning Administrator Troy Eurich states that there was a first notice of a blight violation, which is normally done verbally, for the company issued today on September 29th, 2022, and the owner has not received it yet. The owner is not in attendance and no public comment.

7:44pm D.Foether closes public hearing for Vassar Greenhouse LLC Medical Use Class B Special Land Use Permit renewal, and opens Planning Commission discussion and action.

D.Foether motions to conditionally approve Vassar Greenhouse LLC Medical Use Class B Special Land Use Permit renewal with compliance to general blight ordinance violation notice, S.McDonnell seconds. Roll Call vote:

B.Partridge- yes

S.McDonnell- yes

B.Reil- abstains

D.Foether- yes

J.Cesar- yes

S.Tester- no

O.Hartung- yes

5 yes- 1 no- 1 abstain, motion passes.

7:53pm D.Foether opens public hearing for Jelli D Enterprises LLC Medical Use Class B Special Land Use renewal. B.Reil abstains. Marijuana Coordinator states that all postings and mailings

were done. Zoning Administrator Troy Eurich states that there are no violations. No public comment.

7:53pm D.Foether closes public hearing for Jelli D Enterprises LLC Medical Use Class B Special Land Use renewal.

7:53pm D.Foether opens public hearing for Jelli D Enterprises LLC Adult Use Class B Special Land Use renewal. B.Reil abstains.

7:54pm D.Foether closes public hearing for Jelli D Enterprises LLC Adult Use Class B Special Land Use renewal and opens Planning Commission discussion and action. There have been no changes except the framing of a purposed structure on the property.

D.Foether motions to approve Jelli D Enterprises LLC Class B Medical Use Special Land Use Permit renewal as received, B.Partridge seconds. Roll Call vote:

S.McDonnell- yes

D.Foether- yes

B.Reil- abstains

B.Partridge- yes

J.Cesar- yes

O.Hartung- yes

S.Tester- yes

6 yes- 0 no- 1 abstain, motion passes.

D.Foether motions to approve Jelli D Enterprises LLC Class B Adult Use Special Land Use Permit renewal as received, B.Partridge seconds. Roll Call vote:

J.Cesar- yes

B.Reil- abstains

S.McDonnell- yes

D.Foether- yes

S.Tester- yes

O.Hartung- yes

B.Partridge- yes

6 yes- 0 no- 1 abstain, motion passes.

8:05pm B.Reil returns to Planning Commission.

D.Foether motions to set the public hearing for Deborah Killebrew (d.b.a. Craft Away LLC) special land use permit during Planning Commission regular meeting to be held on November 10th 2022 beginning at 7:00pm, S.Tester seconds. All in favor, motion passes.

B.Reil motions to set the public hearings for HPG LLC Medical and Adult Use Class C and New Age Horticulture Medical Class B renewals and Ratcliffe Investments LLC Medical and Adult Use Class C Special Land Use Permit to be held during a special meeting of the Planning Commission on October 27th 2022 beginning at 6:30pm, D.Foether seconds. All in favor, motion passes.

D.Foether motions to add 22a to meeting agenda to review Releaf/Vassar Tech site plan update, J.Cesar seconds. All in favor, motion passes.

Discussion with the owner about changes to the building design and added odor control system.

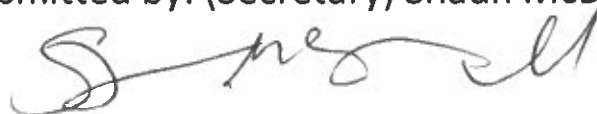
D.Foether motions to approve amended site plan for Releaf/Vassar Tech with updated building design and added odor control system, B.Partridge seconds. All in favor, motion passes.

The Planning Commission, Marijuana Coordinator Rachel Thievin, and the owner of VasMed LLC license expiration and reapplication process. The owner failed to renew both Medical and Adult Use licenses with the Township at the proper time. Planning Commission suggests to the owner to contact the Township Supervisor and ask to be put on the Board of Trustees meeting agenda on October 11th, 2022 and ask for a possible extension on renewals. If this was not achieved, then the owner would be required to submit new applications to the Planning Commission.

No public comment.

B.Reil motions to adjourn meeting, D.Foether seconds. All in favor, meeting adjourned at 8:51pm.

Submitted by: (Secretary) Shaun McDonnell

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