

Vassar Township Planning Commission Special Meeting

October 27th, 2022

6:30pm

(As Corrected)

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

Roll Call of Officers:

(Chair) Devin Foether- present

Jane Cesar- present

Ben Partridge- present

(Co-Chair) Orville Hartung- present

Sam Tester- present

(Secretary) Shaun McDonnell- present

Bob Reil- present

Marijuana Coordinator Rachel Thievin is in attendance.

6:31pm D.Foether opens the public hearing for HPG LLC Medical and Adult Use Class C Grower Special Land Use renewal.

All mailings and postings were done per R.Thievin and No violations per Zoning Administrator Troy Eurich.

Janice Baily is opposed to the renewal; she feels there are too many operations in the township already and asked how many there were currently. Beth Rupprecht asks if there is a limit on the number of grows allowed in the township. No further questions or comments.

6:39pm D.Foether closes the public hearing for HPG LLC Medical and Adult Use Class C Grower Special Land Use renewal and responds to the public questions. Roughly 30 permits have been issued and maybe 12 or so are fully operational. The Board of Trustees has not put a limit on

the number of grow facilities as of today, but if members of the township wish to address the issue, they can ask to be put on the agenda for the Board of Trustees meeting and will be allowed to express their concerns. As far as the Planning Commission goes, it must follow the law and if all of the ordinances and criteria is met by the applicant, then approval is likely.

Planning Commission discussion, Clarification of the property owner needs to be updated on the renewal paperwork.

D.Foether motions to conditionally approve HPG LLC Adult Use and Medical Use Class C Grower Special Land Use permits with updated name, address, and phone number of property owner on renewal application. S.Tester seconds. Roll Call Vote:

B.Partridge- yes

B.Reil- yes

J.Cesar- yes

O.Hartung- yes

D.Foether- yes

S.McDonnell- yes

S.Tester- yes

7-yes 0-no Motion passes.

7:04pm D.Foether opens public hearing for New Age Horticulture LLC Medical Use Class B Grower Special Land Use renewal.

B.Reil abstains.

All mailings and postings were done per R.Thievin and No violations per Zoning Administrator Troy Eurich. No public questions or comments.

7:07pm D.Foether closes public hearing for New Age Horticulture LLC Medical Use Class B Grower Special Land Use renewal and opens Planning Commission discussion and action. Owner states that the site is still under construction and has not produced yet.

B.Partridge motions to approve New Age Horticulture LLC Medical Use Class B Grower Special Land Use renewal as presented. O.Hartung seconds. Roll Call vote:

B.Reil- abstains

O.Hartung- yes

S.McDonnell- yes

J.Cesar- yes

D.Foether- yes

B.Partridge- yes

S.Tester- yes

6-yes, 1-abstain Motion passes.

7:11pm D.Foether opens public hearing for Ratcliffe Investments LLC Medical Use Class C Grower Special Land Use permit. B.Reil rejoins the Planning Commission.

All mailings and postings were done per R.Thievin and No violations per Zoning Administrator Troy Eurich. Discussion and clarification on setback measurements between the Planning Commission and the Zoning Administrator, agreement that the requirements were met by applicant. Public comment recorded during the HPG public hearing.

7:21pm D.Foether closes the public hearing for Ratcliffe Investments LLC Medical Use Class C Grower Special Land Use permit.

7:21pm D.Foether opens the public hearing for Ratcliffe Investments LLC Adult Use Class C Grower Special Land Use permit. All mailings and postings were done per R.Thievin and No violations per Zoning Administrator Troy Eurich. No public questions or comments.

7:22pm D.Foether closes the public hearing for Ratcliffe Investments LLC Adult Use Class C Grower Special Land Use permit and opens Planning Commission discussion and action.

Information that needs to be added or corrected in the application includes, Articles of Incorporation for Radcliffe, sewage and water permits, cover page needs update for the land contract, typos in application with incorrect business name, updated site plan with water run off collection tank added. Also must apply for processing application prior to any indicated rooms operation for processing.

Planning Commission verbally decides to table the application until the requested information and corrections are made.

Planning Commission Roll Call vote on Resolution PC 03-2022 (see attached)

B.Reil- no

B.Partridge- yes

S.McDonnell- yes

O.Hartung- yes

D.Foether- yes

S.Tester- yes

J.Cesar- yes

6- yes, 1- no

Chairman declares resolution passed.

Public comment- Supervisor states that the Marijuana Coordinator and himself are attending a Lawrence Township meeting to observe how they run a meeting, and possibly gain more knowledge on different aspects and problems. Zoning Administrator states that the women's craft retreat applicant would like to possibly have a public hearing set for December. Also T.Eurich is to consult with the township lawyer about performance bonds for marijuana buildings and how to add it to the Townships process.

D.Foether motions to adjourn, J.Cesar seconds. All in favor, meeting adjourned at 8:15pm.

Submitted by: (Secretary) Shaun McDonnell

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

Resolution PC 03-2022
Vassar Township Planning Commission
Resolution to Adopt Dates, Times, & Locations of Special Meetings for Zoning Ordinance Review

RESOLUTION: Adoption of 2023 Vassar Township Planning Commission Special Meeting Schedule to review Zoning Ordinance changes with ROWE SPC

WHEREAS, according to the Open Meetings Act, a township planning commission must post notice of dates, times, and places of its meetings,

AND WHEREAS, Vassar Township Planning Commission has decided that the fourth Thursday of the month will be established as a reoccurring meeting for the primary purpose of reviewing Zoning Ordinance change proposals offered by ROWE SPC,

NOW, THEREFORE, BE IT RESOLVED That the Vassar Township Planning Commission approves the following dates for its regularly occurring special meetings for the 2023 calendar year. Each meeting will be at 7:00 PM and located at Vassar Township Hall, 4505 W. Saginaw Rd. Vassar, Michigan 48768. Phone: (989)823-3541

Thursday, January 26, 2023
Thursday, February 23, 2023
Thursday, March 23, 2023
Thursday, April 27, 2023
Thursday, May 25, 2023
Thursday, June 22, 2023

Thursday, July 27, 2023
Thursday, August 24, 2023
Thursday, September 28, 2023
Thursday, October 26, 2023
Thursday, November 23, 2023
Thursday, December 28, 2023

The foregoing resolution was offered by Chair Devin Foether and supported by Orville Hartung.

Upon roll call vote, the following voted "Aye": Ben Partridge, Shaun McDonnell, Orville Hartung, Devin Foether, Sam Tester, Jane Cesar

"Nay": Bob Reil

Absent:

The Acting Chair declared the resolution adopted.

CERTIFICATE

I, Shaun McDonnell, the duly appointed Secretary of Vassar Township Planning Commission, hereby certify that the forgoing resolution was adopted by the Planning Commission of the regular meeting of said Board held on October 27th, 2023, at which meeting a quorum was present, by roll call vote of said members as hereinbefore set forth; that said ordered resolution was to take immediate effect.



Shaun McDonnell
Vassar Township Planning Commission Secretary