

Vassar Township Planning Commission Meeting

November 10th, 2022

7:00pm

7:00pm Meeting called to order. Pledge led by Chair Devin Foether.

Roll Call of Officers:

Ben Partridge- present

(Secretary) Shaun McDonnell- present

(Chair) Devin Foether- present

(Co-Chair) Orville Hartung- present

Bob Reil- present

Jane Cesar- present

Sam Tester- absent (excused)

Marijuana Coordinator Rachel Thievin is in attendance.

Planning Commission review of October meeting minutes.

B.Partridge motions to approve October 13th meeting minutes as written, D.Foether seconds.

All in favor, motion carries.

B.Reil motions to approve October 27th meeting minutes as corrected, D.Foether seconds. All in favor, motion carries.

Planning Commission review of reports.

Marijuana report- no questions or comments.

Zoning Administrators report- no questions or comments.

Parks and Recs report- B.Reil corrects the wording about the deadbolt being installed on the side access door instead of the service entrance door.

Trustee report- no questions or comments.

7:13pm B.Reil abstains.

7:13pm D.Foether opens the public hearing for Rahal & Fawaz LLC Medical Use Class C Grower Special Land Use renewal. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:16pm D.Foether closes the public hearing for Rahal & Fawaz LLC Medical Use Class C Grower Special Land Use renewal.

7:16pm B.Reil abstains.

7:16pm D.Foether opens the public hearing for Vasmed LLC Medical Use Class A Grower Special Land Use renewal. This applicant was granted a renewal extension by the Township Board of Trustees. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:18pm D.Foether closes the public hearing for Vasmed LLC Medical Use Class A Grower Special Land Use renewal.

7:19pm B.Reil returns to Planning Commission.

7:19pm D.Foether opens the public hearing for Express Two N Inc. Medical Use Class B Grower Special Land Use renewal. This applicant was granted a renewal extension by the Township Board of Trustees. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:21pm D.Foether closes the public hearing for Express Two N Inc. Medical Use Class B Grower Special Land Use renewal.

7:21pm D.Foether opens the public hearing for Express Two N Inc. Adult Use Class B Grower Special Land Use application. This applicant was granted a renewal extension by the Township Board of Trustees. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:22pm D.Foether closes the public hearing for Express Two N Inc. Adult Use Class B Grower Special Land Use application.

7:22pm D.Foether opens the public hearing for WLJ Ventures LLC Medical Use Class C Grower Special Land Use permit renewal. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:27pm D.Foether closes the public hearing for WLJ Ventures LLC Medical Use Class C Grower Special Land Use permit renewal.

7:27pm D.Foether opens the public hearing for WLJ Ventures LLC Adult Use Class C Grower Special Land Use permit application. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:28pm D.Foether closes the public hearing for WLJ Ventures LLC Adult Use Class C Grower Special Land Use permit application.

7:29pm D.Foether opens the public hearing for Tamtamali LLC Adult Use Class C Grower Special Land Use permit application. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:31pm D.Foether closes the public hearing for Tamtamali LLC Adult Use Class C Grower Special Land Use permit application.

7:31pm D.Foether opens the public hearing for Blackbox Systems & Technologies LLC Medical Class C Grower Special Land Use permit application. All postings and mailings were done per

R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:32pm D.Foether closes the public hearing for Blackbox Systems & Technologies LLC Medical Class C Grower Special Land Use permit application.

7:32pm D.Foether opens the public hearing for Blackbox Systems & Technologies LLC Adult Class C Grower Special Land Use permit application. All postings and mailings were done per R.Thievin. No violations per Zoning Administrator, Troy Eurich. No public questions or comments.

7:32pm D.Foether closes the public hearing for Blackbox Systems & Technologies LLC Adult Use Class C Grower Special Land Use permit application.

D.Foether motions to add agenda item #22a. Finalize action on Ratcliffe Investments LLC Medical and Adult Use Class C Special Land Use permits, B.Partridge seconds. All in favor, motion carries.

Planning Commission discussion on new paperwork submitted by the applicant.

D.Foether motions to conditionally approve Ratcliffe Investments LLC Medical Use Class C Special Land Use permit with design requirements and site plan updated with septic location matching permit, B.Reil seconds. Roll Call vote:

J.Cesar- yes

D.Foether- yes

B.Reil- yes

S.McDonnell- yes

S.Tester- absent

B.Partridge- yes

O.Hartung- yes

6-yes, 0-no, 1-absent. Motion carries.

D.Foether motions to conditionally approve Ratcliffe Investments LLC Adult Use Class C Special Land Use permit with design requirements and site plan updated with septic location matching permit, B.Reil seconds. Roll Call vote:

S.McDonnell- yes

S.Tester- absent

D.Foether- yes

O.Hartung- yes

B.Reil- yes

B.Partridge- yes

J.Cesar- yes

6-yes, 0-no, 1-absent. Motion carries.

Planning Commission discussion and action on Vasmed LLC Medical Use Class A and Adult Use Class B Grower Special Land Use permit renewal. Applicant has paid the renewal late fees required by the Township Board of Trustees. No further questions or comments.

D.Foether motions to approve the renewal of Vasmed LLC Medical Use Class A and Adult Use Class B Grower Special Land Use permits, B.Partridge seconds. Roll Call vote:

B.Partridge- yes

B.Reil- yes

J.Cesar- yes

O.Hartung- yes

S.McDonnell- yes

S.Tester- absent

D.Foether- yes

6-yes, 0-no, 1-absent. Motion carries.

Planning Commission discussion and action on Express Two N Inc. Medical Use Class B Grower Special Land Use permit renewal. Applicant has paid the renewal late fees required by the Township Board of Trustees. No further questions or comments.

D.Foether motions to approve Express Two N Inc. Medical Use Class B Grower Special Land Use permit renewal, O.Hartung seconds. Roll Call vote:

D.Foether- yes

B.Reil- yes

J.Cesar- yes

S.Tester- absent

S.McDonnell- yes

B.Partridge- yes

O.Hartung- yes

6-yes, 0-no, 1-absent. Motion carries.

Planning Commission discussion and action on Express Two N Inc. Adult Use Class B Grower Special Land Use permit renewal. Applicant has paid the renewal late fees required by the Township Board of Trustees. No further questions or comments.

D.Foether motions to approve Express Two N Inc. Adult Use Class B Grower Special Land Use permit renewal, B.Reil seconds. Roll Call vote:

B.Partridge- yes

J.Cesar- yes

O.Hartung- yes

D.Foether- yes

S.Tester- absent

B.Reil- yes

S.McDonnell- yes

6-yes, 0-no, 1-absent. Motion carries.

8:01pm B.Reil abstains.

Planning Commission discussion and action on Rahal & Fawaz LLC Medical Use Class C Grower Special Land Use permit renewal. Discussion on the address being updated on paperwork.

D.Foether motions to conditionally approve Rahal & Fawaz LLC Medical Use Class C Grower Special Land Use permit renewal with correction of site street address on application, S.McDonnell seconds. Roll Call vote:

B.Reil- abstains

S.Tester- absent

J.Cesar- yes

O.Hartung- yes

D.Foether- yes

S.McDonnell- yes

B.Partridge- yes

5-yes, 0-no, 1-abstain, 1-absent. Motion carries.

8:09pm B.Reil returns to Planning Commission.

Planning Commision discussion and action on WLJ Ventures LLC Medical Use Class C Grower Special Land Use permit renewal. Discussion on parcel ID number.

D.Foether motions to conditionally approve WLJ Ventures LLC Medical Use Class C Grower Special Land Use permit renewal with correction of parcel ID number on application, O.Hartung seconds. Roll Call vote:

S.McDonnell- yes

B.Reil- yes

B.Partridge- yes

D.Foether- yes

O.Hartung- yes

J.Cesar- yes

Sam Tester- absent

6-yes, 0-no, 1-absent. Motion carries.

8:16pm B.Reil abstains

D.Foether motions to conditionally approve WLJ Ventures LLC Medical Use Class C Grower Special Land Use permit renewal for the Sandy Ridge location with correction of parcel ID number on application, J.Cesar seconds. Roll Call vote:

B.Reil- abstains

S.McDonnell- yes

B.Partridge- yes

D.Foether- yes

J.Cesar- yes

S.Tester- absent

O.Hartung- yes

5-yes, 0-no, 1-abstain, 1-absent. Motion carries.

8:20pm B.Reil returns to Planning Commission.

Planning Commission discussion and action on WLJ Ventures LLC Adult Use Class C Grower Special Land Use permit renewal. Clarification on the security plan with the applicant.

D.Foether motions to conditionally approve WLJ Ventures LLC Adult Use Class C Grower Special Land Use permit with correction of parcel ID number on application, B.Reil seconds. Roll Call vote:

B.Reil- yes

S.McDonnell- yes

B.Partridge- yes

D.Foether- yes

J.Cesar- yes

S.Tester- absent

O.Hartung- yes

6-yes, 0-no, 1-absent. Motion carries.

Planning Commission discussion and action on Tamtamali LLC Adult Use Class C Grower Special Land Use permit application. No questions or comments.

D.Foether motions to approve Tamtamali LLC Adult Use Class C Grower Special Land Use permit application, J.Cesar seconds. Roll Call vote:

O.Hartung- yes

D.Foether- yes

J.Cesar- yes

S.McDonnell- yes

S.Tester- absent

B.Reil- yes

B.Partridge- yes

6-yes, 0-no, 1-absent. Motion carries.

Planning Commission discussion and action on Blackbox Systems and Technologies LLC Medical Class C Grower Special Land Use permit application. Processing area on site plan needs to indicate that it is for future use and updated outdoor lighting plan.

D.Foether motions to conditionally approve Blackbox Systems and Technologies LLC Medical Class C Grower Special Land Use permit application with correction of processing area as future use, updating of lighting plan with perimeter motion lights and updating Gina Lynn ID, B.Reil seconds. Roll Call vote:

O.Hartung- yes

B.Reil- yes

B.Partridge- yes

J.Cesar- yes

D.Foether- yes

S.McDonnell- yes

S.Tester- absent

6-yes, 0-no, 1-absent. Motion carries.

D.Foether motions to conditionally approve Blackbox Systems and Technologies LLC Adult Use Class C Grower Special Land Use permit application with correction of processing area as future

use, updating of lighting plan with perimeter motion lights and updating Gina Lynn ID, B.Reil seconds. Roll Call vote:

D.Foether- yes

S.McDonnell- yes

S.Tester- absent

O.Hartung- yes

J.Cesar- yes

B.Partridge- yes

B.Reil- yes

6-yes, 0-no, 1-absent. Motion carries.

D.Foether motions to set the public hearing for Craft Away LLC Special Land Use permit to be held during the December 8th regular meeting, B.Partridge seconds. All in favor, motion carries.

D.Foether motions to add agenda item #32a. Review CRG Buds LLC site plan update, J.Cesar seconds. All in favor, motion carries.

8:57pm B.Reil abstains.

Planning Commission and applicant discuss addition to site plan.

B.Partridge motions to approve CRG Buds LLC site plan update as presented with motion lights on addition, D.Foether seconds. All in favor, motion carries.

9:08pm B.Reil returns to Planning Commission.

D.Foether motions to hold the public hearing for Midwest Innovative Surgical Inc. Class A Medical Use and Class B Adult Use Special Land Use permit renewal during the December 8th regular meeting, J.Cesar seconds. All in favor, motion carries.

Public Comment- Discussion on Marijuana grows in our township from people that live elsewhere, and other townships authority on grow establishments.

B.Reil motions to adjourn, D.Foether seconds. All in favor, motion carries. Meeting adjourned at 9:19pm.

Submitted by: (Secretary) Shaun McDonnell

A handwritten signature in black ink, appearing to read "Shaun McDonnell". The signature is written in a cursive style with a large initial "S" and a distinct "D" at the end.