

Vassar Township Planning Commission Meeting

October 12th, 2023

7:00pm

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

Roll Call of Officers:

(Co-Chair) Bob Reil- absent (excused)

Ben Partridge- present

(Secretary) Shaun McDonnell- present

Tobias McDonnell- present

(Chair) Devin Foether- present

Sam Tester- present

Orville Hartung- absent (excused)

Planning Commission review of meeting minutes.

B.Partridge motions to approve September 14th meeting minutes with corrections, ***addition of "no public comment" and time changed to 7:13 on page 2***, D.Foether seconds. All in favor, motion carries. 5- yes, 0- no, 2- absent (excused).

Planning Commission reviewed and adjustments made to paperwork from being a Meeting, to a Public Forum on September 28th, due to lack of quorum, meeting was cancelled.

Planning Commission review of reports.

7:24pm D.Foether opens the public hearing for New Age Horticulture Medical Class B Grower Special Land Use Permit Renewal. No changes or complaints per Marijuana Coordinator. All mailings and postings done. No Rep present. No public comment.

7:27pm D.Foether closes the public hearing for New Age Horticulture Medical Class B Grower Special Land Use Permit Renewal.

7:27pm D.Foether opens the public hearing for Express Two N, Inc Medical Class B and Adult-Use Class C Grower Special Land Use Permit Renewal. No complaints per Marijuana Coordinator. All mailings and postings done. Upgrading from Adult-Use Class B to Adult-Use Class C. No Rep present. No public comment.

7:31pm D.Foether closes the public hearing for Express Two N, Inc Medical Class B and Adult-Use Class C Grower Special Land Use Permit Renewal.

7:31pm D.Foether opens the public hearing for Express One D, Inc Medical Class A Grower Special Land Use Permit Renewal. No changes or complaints per Marijuana Coordinator. All mailings and postings done. No Rep present. No public comment.

7:31pm D.Foether closes the public hearing for Express One D, Inc Medical Class A Grower Special Land Use Permit Renewal.

7:34pm D.Foether opens the public hearing for Vassar Greenhouse LLC Medical Class B Grower Special Land Use Permit Renewal. No changes or complaints per Marijuana Coordinator. All mailings and postings done. No Rep present. No public comment.

7:36pm D.Foether closes the public hearing for Vassar Greenhouse LLC Medical Class B Grower Special Land Use Permit Renewal.

7:36pm D.Foether opens the public hearing for Ratcliffe Investments LLC Medical & Adult-Use Class C Grower Special Land Use Permit Renewal. No changes or complaints per Marijuana Coordinator. All mailings and postings done. Not operational yet per Rep. No public comment.

7:38pm D.Foether closes opens the public hearing for Ratcliffe Investments LLC Medical & Adult-Use Class C Grower Special Land Use Permit Renewal.

Planning Commission discussion and action on New Age Horticulture Medical Class B Grower Special Land Use Permit Renewal.

D.Foether motions to approve New Age Horticulture Medical Class B Grower Special Land Use Permit Renewal as presented, T.McDonnell seconds.

Roll Call Vote:

B.Partridge- yes

T.McDonnell- yes

S.Tester- yes

S.McDonnell- yes

D.Foether- yes

B.Reil- absent (excused)

O.Hartung- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

Planning Commission discussion and action on Express Two N, Inc Medical Class B and Adult-Use Class C Grower Special Land Use Permit. Marijuana Coordinator to follow up on lawn maintenance.

D.Foether motions to approve Express Two N, Incs Medical Class B Grower and upgrade of Adult-Use Class B Grower to Class C Grower Special Land Use Permit as presented, B.Partridge seconds.

Roll Call Vote:

T.McDonnell- yes

D.Foether- yes

B.Partridge- yes

S,Tester- yes

S.McDonnell- yes

B.Reil- absent (excused)

O.Hartung- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

Planning Commission discussion and action on Express One D, Inc Medical Class A Grower Special Land Use Permit Renewal. Marijuana Coordinator to follow up on lawn maintenance.

Ben motions to approve Express One D, Inc Medical Class A Grower Special Land Use Permit Renewal as presented, D.Foether seconds.

Roll Call Vote:

S.McDonnell- yes

D.Foether- yes

S.Tester- yes

B.Partridge- yes

T.McDonnell- yes

O.Hartung- absent (excused)

B.Reil- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

Planning Commission action and discussion on Vassar Greenhouse LLC Medical Class B Grower Special Land Use Permit Renewal. Marijuana Coordinator to follow up on lawn maintenance.

D.Foether motions to approve Vassar Greenhouse LLC Medical Class B Grower Special Land Use Permit Renewal as presented, S.Tester seconds.

Roll Call Vote:

S.Tester- yes

S.McDonnell- yes

T.McDonnell- yes

D.Foether- yes

B.Partridge- yes

B.Reil- absent (excused)

O.Hartung- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

Planning Commission action and discussion on Ratcliffe Investments LLC Medical & Adult-Use Class C Grower Special Land Use Permit Renewal.

D.Foether motions to approve Ratcliffe Investments LLC Medical & Adult-Use Class C Grower Special Land Use Permit Renewal as presented, S.Tester seconds.

Roll Call Vote:

B.Partridge- yes

S.Tester- yes

T.McDonnell- yes

D.Foether- yes

S.McDonnell- yes

O.Hartung- absent (excused)

B.Reil- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

7:50pm D.Foether opens the public hearing for Michael Grahams Special Land Use Permit application for location 3026 W. Saginaw Rd. Public Comment: Karen Brown is in favor of the gas station being added to the store. Foster Blue Water Oil Company is doing the installation of the tank and pumps at the site.

7:53pm D.Foether closes the public hearing for Michael Grahams Special Land Use Permit application for location 3026 W. Saginaw Rd.

Planning Commission discussion and action on Michael Grahams Special Land Use Permit application for location 3026 W. Saginaw Rd. Additions to the site plan are needed including :

- 1) Sign placement and design
- 2) Well and Septic placement
- 3) Propane placement
- 4) Neighbors house
- 5) Canopy height
- 6) Distinguish between crushed asphalt/ pavement/ blacktop for parking lot and driveway.

D.Foether motions to conditionally approve Michael Grahams Special Land Use Permit application for location 3026 W. Saginaw Rd. with the condition that an updated site plan and signage design be presented prior to installation of fuel system, B.Partridge seconds.

Roll Call Vote:

S.McDonnell- yes

D.Foether – yes

S.Tester- yes

B.Partridge- yes

T.McDonnell- yes

O.Hartung- absent (excused)

B.Reil- absent (excused)

Motion carries. 5- yes, 0- no, 2- absent (excused)

Planning Commission review and action on the site plan adjustment for High Mountain LLC.

D.Foether motions to approve the site plan adjustment for High Mountain LLC as presented, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 2- absent (excused)

Planning commission discussion of Parks and Recs situation.

D.Foether motions to request that the Board of Trustees pause further action against the Parks and Recs committee outside of preplanned events and required maintenance of the park until February 2024 to allow the Planning Commission to draft a plan for interaction between the Parks and Recs Committee, the Planning Commission and the Board of Trustees, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 2- absent (excused)

D.Foether motions to set New Age Horticulture new Adult-Use Class B Grower and DRJC Holdings 1 LLC new Medical Class C Grower and Adult-Use Class C Grower Special Land Use Application public hearings for the regular Planning Commission meeting to be held on November 9th, 2023 that begins at 7:00pm, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 2- absent (excused)

No Public Comment.

D.Foether motions to adjourn meeting, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 2- absent (excused). Meeting adjourned at 9:36pm.

The next scheduled Planning Commission Special Meeting is scheduled for October 26th, 2023 at 7:00pm.

Submitted by: (Secretary) Shaun McDonnell