

Vassar Township Planning Commission
Regular Meeting – September 12, 2024

Call To Order: 7:00 PM

Pledge of Allegiance:

Roll Call:

Bob Reil (Co-Chair) – Present
Ben Partridge – Present
Monica Whitburn (Secretary) – Present
Sam Tester – Absent
Todd Aymer – Present
Orville Hartung – Present
Devin Foether (Chair) – Present

Motion by Todd Aymer to approve August 8, 2024 meeting minutes as written, seconded by Bob Reil

(7) Ayes
(0) Nays

Motion Carried

Motion by Bob Reil to approve August 22, 2024 meeting minutes as written, seconded by Sam Tester

(7) Ayes
(0) Nays

Motion Carried

MC coordinator report:

Drive by checks were done, all properties were cleaned up
No other questions

ZA Report:

Positive that other Townships would sign onto the letter for the Courts
Blight enforcement Resolution passed by Board of Trustees on September 10, 2024
Bob Reil questioned how a resident is running a business out of trailers that have been on Caine Rd and Hanes Rd – ZA hasn't heard anything, not sure what is going on: they paid the fine and kept going. ZA states he will continue to issue fines or the Township can sue them
No further questions

Trustee Report: Approved new garbage contract with Priority to start January 1, 2025
Assessor is new, does not have weekly hours, available by phone and email
No questions

Park Liaison report: Hold to item #24

Vote for Planning Commission secretary:

To sit next to Devin Foether and write down all motions and roll call votes in order that they are called

Will review and approve draft before being handed out

Will sign final copy

Monica Whitburn volunteers for secretary appointment

Motion by Devin Foether to appoint Monica Whitburn as the Planning Commission Secretary, seconded by Bob Reil

(7) Ayes

(0) Nays

Motion Carried

Set new/renewals:

DRJC Holdings One: Renewal

Quantum Crest LLC Adult Use and Retail (Buying Star Budz): requesting a special meeting

Motion by Devin Foether to set public hearing for DRJC Holdings Medical and Adult Use Class C Grower Special Land Use permit renewals for the October 10th, regular PC meeting which begins at 7pm, seconded by Ben Partridge

(7) Ayes

(0) Nays

Motion Carried

Motion by Devin Foether to set a special meeting for October 3, to begin at 7pm, to hold a public hearing for Quantum Crest LLC Medical and adult use provisioning center special land use permit applications, seconded by Sam Tester

(7) Ayes

(0) Nays

Motion Carried

Two renewals that were held off till this month:

Board was waiting to see if maintenance of property was completed due to lack of mowing, was the only reason it was held off

Vassar Greenhouse (Class B Grower) and Vassar Two N Inc (Class B Medical and Adult Use Grower)

Motion by Devin Foether to approve Vassar Greenhouse LLC Class B Medical Grower Special Land Use Permit Renewal as presented, seconded by Todd Aymer

Roll Call Vote:

Ben Partridge – Yes
Todd Aymer – Yes
Bob Reil – Yes
Sam Tester – Yes
Devin Foether – Yes
Orville Haurting – Yes
Monica Whitburn - Yes

(7) Ayes

(0) Nays

Motion Carried

Motion by Devin Foether to approve Express Two N Inc Class B Medical and Adult Use Special Land Use Permit Renewal as written, seconded by Orville Haurting

Roll Call Vote:

Orville Haurting – Yes
Devin Foether – Yes
Todd Aymer – Yes
Ben Partridge – Yes
Sam Tester – Yes
Bob Reil – Yes
Monica Whitburn – Yes

(7) Ayes

(0) Nays

Motion Carried

Public hearing for Bud Bundy LLC Medical Class A Grower Special Land Use Permit Renewal opened at 7:25PM

Moved from previous meeting due to lack of quorum

No one wished to speak

Public hearing for Bud Bundy LLC Medical Class A Grower Special Land Use Permit Renewal closed at 7:25PM

Public hearing for Green J&J Holdings Medical & Adult-Use Class C Growers Special Land Use Permit Renewals opened at 7:25PM

No one wished to speak

Public hearing for Green J&J Holdings Medical & Adult-Use Class C Growers Special Land Use Permit Renewals closed at 7:26pm

Public hearing for HPG Medical & Adult-Use Class C Growers Special Land Use Permit Renewals opened at 7:27pm

No one wished to speak

Public hearing for HPG Medical & Adult-Use Class C Growers Special Land Use Permit Renewals closed at 7:27pm

Public hearing for CRG Buds Class B to Class C Adult-Use Special Land Use Permit Application opened at 7:28pm

No one wished to speak

Public hearing for CRG Buds Class B to Class C Adult-Use Special Land Use Permit Application closed at 7:29pm

Public hearing for Jelli D Enterprise LLC Medical & Adult-Use Class C Growers Special Land Use Permit Applications opened at 7:29pm

Was licensed previously, lapsed and is reapplying for zoning ordinance

No one wished to speak

Public hearing for Jelli D Enterprise LLC Medical & Adult-Use Class C Growers Special Land Use Permit Applications closed at 7:30pm

Move to Planning Commission action on Bud Bundy renewal:

Mailings and posting all done

No violations or complaints made about property

Straight renewal

Ben Partridge questioned whether name of property owner should be on form, why both boxes are checked

Devin Foether pointed out it is on the second page, should only sign "lessee" by applicant, but, applicant owns the LLC that owns that property

Does not have city or state on application, it on page 1 but not page 2

Ben Partridge states that they need to fill out the form properly and completely

Devin Foether states that address need to be updated

Nothing further

Motion by Devin Foether to approve Bud Bundy Farms LLC class A grower Medical Special Land Use Permit Renewal with corrections to address information on Special Land Use Permit Application document and Medical and Adult Use Facility Permit Application document, seconded by Sam Tester

Roll Call Vote:

Bob Reil – Yes
Sam Tester – Yes
Orville Haurting – Yes
Ben Partridge – Yes
Todd Aymer – Yes
Devin Foether – Yes
Monica Whitburn – Yes

(7) Ayes

(0) Nays

Motion Carried

Green J&J Holdings:

Mailings and posting all done
No violations or complaints made about property
Straight renewal
Manager is present, not owner
No questions or comments

Motion by Devin Foether to approve Green J&J Holdings Class C Medical and Adult Use Special Land Use Permit Renewal as presented, seconded by Bob Reil

Roll Call Vote:

Orville Haurting – Yes
Sam Tester – Yes
Todd Aymer – Yes
Devin Foether – Yes
Bob Reil – Yes
Ben Partridge – Yes
Monica Whitburn – Yes

(7) Ayes

(0) Nays

Motion Carried

HPG:

Was formerly Sheridan Rd is now Rogers Meadow
Ben Partridge questioned if it's the same place just moved down road, audience member from company stated yes, still on same parcel
Mailings and posting all done

No violations or complaints made about property
Straight renewal

Motion by Ben Partridge to approve HPG LLC Class C Medical and Adult Use Grower Special Land Use Permit Renewal as presented, seconded by Sam Tester

Roll Call Vote:

Ben Partridge – Yes
Monica Whitburn – Yes
Bob Reil – Yes
Devin Foether – Yes
Todd Aymer – Yes
Sam Tester – Yes
Orville Haurting – Yes

(7) Ayes

(0) Nays

Motion Carried

CRG Buds:

Asking to move from 500-2000 plant grow

Mailings and posting all done

No violations or complaints made about property

Ben Partridge asked if there was enough room or if they had to build on, they said yes there is enough room, not planning to build on right now

Sam Tester asked if the facility was able to handle ventilation with extra plants? Owners said yes, they have not had a scent complaint either

Motion by Devin Foether to approve CRG Buds LLC Special Land Use Permit Application to increase from a Class B grower to a Class C grower for Adult Use, seconded by Todd Aymer

Roll Call Vote:

Bob Reil – Abstained
Devin Foether – Yes
Todd Aymer – Yes
Sam Tester – Yes
Ben Partridge – Yes
Orville Haurting – Yes
Monica Whitburn – Yes

(6) Ayes

(0) Nays

(1) Abstaining

Motion Carried

Jelli D:

The Board questions why did it lapse

Denise, Attorney for Welton Sarkis, states that it is an ownership change application not original LLC bought Jelli D enterprise and 2 other companies

Denise is not sure why it lapsed, but LLC stepped in and bought property and entity itself

LLC owners have other working facilities in Michigan

Bob Reil asked if previous owner was cited for high weeds

Rachel Rabideau (MC) does not know, stated previous owners were approved two years ago and never came in for renewal

Devin Foether asked if they are planning to use same operation plan that was in place? LLC Owners responded yes, no plans to expand site at this time

Ben Partridge asked if on site plan, proposed building is an existing building? LLC Confirmed yes, this is an old site plan, and that building is currently there

Business shares the drive of Sheridan Road with the two adjacent properties

Devin Foether asked if there are other buildings 100 feet of the lot line to the north? LLC responded no

The Board asks what external lighting is currently on building? Dusk to dawn or motion activated? LLC is not sure

If they are dusk to dawn, Devin Foether said it will need iris to force light down

Bob Reil would rather site plan say "proposed future expansion"

Bob Reil states current lights on business are dusk to dawn

Devin Foether questions unused plant material disposal? LLC states they shred on site and have trash can for cannabis through GFL

The Board mentions that approved well and septic on site is not on site plan

No further questions

Motion by Devin Foether to approve Jelli D Enterprise LLC Medical Class A Grower Special Land Use Permit Application with changes to site plan nomenclature, presentation of well and septic permits and update application documents to class A Grow Special Land Use Permit Application, seconded by Ben Partridge

Roll Call Vote:

Devin Foether – Yes

Orville Haurting – Yes

Ben Partridge – Yes

Sam Tester – Yes

Monica Whitburn – Yes

Todd Aymer – Yes

Bob Reil – Abstaining

(6) Ayes

(0) Nays

(1) Abstaining

Motion Carried

Motion by Devin Foether to approve Jelli D Enterprises LLC Adult Use Class C Grower Special Land Use Permit Application with changes to site nomenclature and presentation of well and septic permits, seconded by Sam Tester

Roll Call Vote:

Bob Reil – Abstained
Todd Aymer – Yes
Monica Whitburn – Yes
Sam Tester – Yes
Ben Partridge – Yes
Orville Haurting – Yes
Devin Foether – Yes

(6) Ayes

(0) Nays

(1) Abstaining

Motion Carried

Signage for Kerns:

ZA states it is not a lighted sign, that the sign will be made out of aluminum and that it is further back than previous sign

Devin Foether asked if sq ft is within zoning ordinance? ZA replied yes

Bob Reil states that parcel is not zoned commercial

ZA states it is zoned AFR but taxed commercial

Ben Partridge stating if it's zoned commercial, they can have sign

Devin Foether reads ordinances, and ordinances do not specify any type of zoning

The Board questions if it was ever zoned before or spot zoned prior to zoning ordinance going in that it should have been commercial

As of right now, the sign is too big to meet sign section 1206, but would need proof of home occupation for this to be applicable

ZA states parcel was split; has a commercial building and house that have been divided

Ben Partridge says it becomes a nonconforming use issue

Devin Foether states it is not clear cut and is now a ZBA question

Ben Partridge states it needs to go through an attorney, it's a legal nonconforming property, if she doesn't have an answer then it's a ZBA question

Motion by Bob Reil to accept sign permit as presented, seconded by Sam Tester

(6) Ayes

(1) Nays

Motion Carried

Addition of a fence on Maple Road:

Vassar Team LLC

Rachel Rabideau (MC) states that proposed fence is double the size of the original one on the site plan

Ben Partridge asked why cant they just put a fence up within their own property

Devin Foether and ZA state because it's a change to the existing site plan

Devin Foether asked if they were removing the existing fence, MC not sure

Motion by Devin Foether to allow Vassar Team LLC to add new fencing on site with option to remove existing fencing without future review, seconded by Ben Partridge

(7) Ayes

(0) Nays

Motion Carried

Parks and Rec business:

Signage they want to purchase

Parks and Rec made a motion to purchase a two sided sign for Township Park

Cost is \$1,586.82

Bob Reil states he will donate the Pea Rock and brackets for the mounting of the sign

Devin Foether suggests to round cost to \$1,700.00 to cover any other additional costs

Motion by Devin Foether to recommend approval of spend of up to \$1,700.00 to purchase new sign and installation materials for park, seconded by Todd Aymer

(7) Ayes

(0) Nays

Motion Carried

Copy of Halloween flyer shown

Trunk or treat with the school on October 19, 2024

Nothing further

Public comment:

Troy Eurich (ZA): citation that was wrote for 3867 Crooked Creek, for lawn mowing violation, still needs to go through the court

Address did take care of mowing, but they cannot retract citation

Monica Whitburn asks if the resident with the mowing violation was elderly, ZA replied no, this is a growing facility

Devin Foether welcomes Monica Whitburn to Planning Commission

Motion by Devin Foether to adjourn meeting at 8:50pm, seconded by Orville Haurting

(7) Ayes

(0) Nays

Motion Carried

Next Regular Meeting is Thursday September 26, 2024 at 7:00 PM

DRAFT