

Webber Township Planning Commission  
Public hearing, special use and site plan review  
April 25 2022

Pie calls the meeting to order at 6:00 PM.

Pie led the pledge of allegiance.

Roll call: Dan Cousar present, Ben Hill present, John Hindy present, Pie Medina present, Andrew Harter present, Jacqueline Jacobs present, and Nikki Cross present.

Pie read the agenda taking off several items that will be addressed at our regular meeting. Motion to approve the agenda with changes made by John. Ben supports. All in favor, motion carries.

Public comment: Pie asked the public if they had any comments. No response.

Motion made by Dan to open the public hearing, seconded by John. All in favor, motion carries. Public hearing started at 6:02 PM.

Timothy Bos and Merle Paulsen would like approval for a recreational cannabis grow facility. The Planning Commission has their paid application as well as a blueprint. Ben asked Timothy if he received the ordinance in which Timothy responded he didn't get the recreational one but only the medical. Ben stated the problem was that these are the regulations needed for the property. Pie asked Jacqueline to make them a copy. Ben stated their blueprint didn't show buffers including the fence. Timothy stated he was seeing Ernie every week who told him to add different things to the blueprint. Dan gave him a portion of Chapter 20 for review. Timothy stated his plan for the property once the building was in place was to have 30 to 40 employees. Ben stated his survey stakes are on the electric line. Ben stated the building needs to be 100 feet back from the property line and needs to be moved 33 feet. Discussion occurred about the setbacks, where to measure and correction of the map. Timothy stated the regulation says 100 feet from the property line. Pie asked Planning members to go to Section 20.1 for review of the site plan. Pie stated the building would be in Light Industrial. Ben questioned why parking was behind the building. Timothy stated he didn't want to take building space for a parking lot. Timothy also stated there's going to be more buildings going up to three stories with a basement since there's not much land to deal with. His plan was to start out small with the operation and down the road to expand. He spoke of possibly adding a gummy machine. He would be growing 1500 plants right now. Dan stated he would need to increase the parking lot if he were to employ that many people. The septic tank is located in the back with a size of 1200 gallons in which Timothy wasn't sure if that was accurate. When questioned if it was a holding tank or septic tank his response was he wasn't sure. He went to the health dept. who discussed with him what CanaCare has. They recommended where to put his septic system and well. Ben was concerned about the location due to neighbors. Pie asked Jacqueline if she made sure the letters got sent out. Jacqueline stated it was not Planning who was sending letters out based on the new policy. Dan stated it's supposed to be certified letters and asked for a copy of the sent

letter in which Jacqueline stated it doesn't have to be certified anymore and doesn't have a copy. Kathy Young, township clerk, confirmed the letters went out and did provide the copies. Pie read the letter that Kathy provided and counted the 5 letters. Kathy has a copy of the first letter as well as the rescheduled letter for each property owner. Nikki questioned his timeline on expansion and he said it would depend on the market. He was thinking every other year about adding a new building. Right now the plan is 1500 plants that he and his partner would maintain. Pie read Section 20.04. Dan asked about any buffers or natural features being left, to which Timothy responded he would leave trees as long as they were not in the way of the building. He also won't be having any signage on his property but will have a gravel driveway with a drain. He will have electricity and propane coming in. As of now, he hasn't set up any telephone service. He does have a concrete block type base on the property which will be left there. The well will be up front and the sewer in back. Timothy answered a question that Pie had the other night about trash which will be in locked containers. Merle stated they will have lighting around the property, a security system and a fence around the property. He stated it will be chain link fencing. He plans on not using chemicals on the plants and made a suggestion of creating a farm for pigs to take care of the stuff not used. Merle stated no pigs or farming will be done on the property.

John left at 6:38 PM. Discussion was brought up about the air filtration system and it was said that the heating guy would be taking care of that. Nikki shared her concerns about the mapping errors, fences, smell and security. Timothy responded that his will be identical to CanaCare. Ben stated Planning should have had a lot more information given to us and that the building needs to be moved. Timothy brought up a conversation with Ernie who told him he needed a fence on the blueprint and stated Ernie mocked him regarding the several drawings he had done. Ben stated he needed to go through the two pages while Timothy responded that Ernie didn't tell him about it. Timothy said the blueprints have been on Ernie's desk since February. Merle said she's left messages with no call back from Ernie. Dan discussed having a sketch plan review done at a regular meeting for free. Dan offered to give them the things they need tonight. Dan brought up Section 18.02 in part A and said Planning needs the documents 21 days before the meeting. Pie wanted to schedule something in June but Merle asked about May. Jacqueline stated that was for the application portion which was completed in February. Pie suggested dates for them to come back. Dan asked them to call the Zoning office to set up another date. Andrew suggested coming back prepared.

Dan made a motion to close the public hearing while Ben seconds. All in favor, motion carries.

Public Comment: A question was asked if they paid the \$5000 fee back in November and wondered what license they had purchased. Also asked whose name the license was in from the state as well as from the township. Merle responded that both names would be on the township license and that the fee was paid.

Nikki made a motion to adjourn while Dan supported it. All in favor, motion carries. Meeting adjourned at 7:20 PM.

Respectfully submitted,

Jacqueline Jacobs

