

Webber Township Planning Commission
Public Hearing Minutes of 10-10-22
Utopia Dream Growers LLC

Pie calls the meeting at 6:00 PM.

Pie led the pledge of allegiance.

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

Approval of the agenda: John made a motion to approve the agenda while Ben supported the correction of the date. All present in favor, motion carries.

Motion made by Nikki supported by Jacqueline to open the public hearing. All present in favor, motion carries. The public hearing started at 6:03 PM.

Devin, the attorney representing Utopia, did a presentation regarding the details of the business. He went through the narrative and the blueprint that were passed out to Planning members. Throughout the meeting he answered questions. Mr. Bos did say that he would do more retail elsewhere if this business didn't succeed.

A Planning member asked about the building details and questioned who owned the building as well as the license. Discussion was also raised about the incorrect property numbers of the neighbors on the map as well as having no measurement from the building to the parking lot. Concerns about what type of fence his plans were and the height were also discussed. A suggestion from a Planning member that the fence be a stipulation was suggested but not supported by other members. It was also mentioned that their permit expires 11-03-22.

Planning members went over Section 18.01 to Section 18.03 while Pie read the parts that applied to this hearing. It was noted that traffic wouldn't be affected. A few job openings would be available to the public when the business starts.

Utopia has Section 20.03 completed. Planning members went over Section 20.04 while Pie read parts of the section. The area does have a grassy area that would be the buffer as well as plenty of trees. A pre-existing concrete foundation and building is on the property where the building falling will be torn down. No signage will be posted as well. A 4" well will be on the property and run about less than 50 feet to the building. The

property and area is Zoned Light Industrial.

John made a motion to adjourn the Public Hearing while Andrew supported. All present in favor, motion carries. The Public Hearing ended at 6:40 PM.

Public Comment: None

Andrew made a motion supported by Jacqueline to approve Utopia Dream Growers LLC business plan along with their topographic boundary survey.

Roll call vote: John yes Ben yes Pie yes Jackie yes Andrew yes Nikki yes
Dan absent

Pie and Jacqueline signed three copies of the site plan map. It was advised to Mr. Bos to arrange something with Zoning for the permit.

Adjournment: Nikki made a motion to adjourn while Andrew supported. All present in favor, motion carries. The meeting adjourned at 6:48 PM.

Respectfully submitted,
Jacqueline Jacobs