

**Thetford Township
Planning Commission
Meeting of June 13, 2019
5:30 p.m.**

Called meeting to order: Pledge of Allegiance

Roll Call: Members Present: Dennis Bloss, Peggy Castle, Eric Gunnels (Trustee), and Ralph Henry (acting Chairperson). Absent was Chairperson Michael Fromwiller. Also present was Gary Stevens (Supervisor) and Marie Canterbury for minutes.

Motion by Dennis Bloss, seconded by Eric Gunnels, to open the Public meeting, all ayes, motion approved.

Dennis Bloss advised that the meeting was now open for public comments, to please keep your comments to 3 minutes and to state your name and address when you speak at the podium.

Lorraine Stanislaw, 9336 N Saginaw- stated that she really didn't have an opinion on the agenda items one way or another. General Commercial districts are very narrow as to what can be put there.

Theo Gantos, 34 Mason Street- stated that Dennis Bloss is the Chairperson for the ZBA and cannot chair the Planning Commission. Since Eric Gunnels is a Trustee and also cannot chair the meeting, Peggy Castle nominated Ralph Henry as Chairperson, all ayes, motion passed.

Motion by Dennis Bloss, seconded by Peggy Castle to close the public hearing at 5:50, all ayes, motion approved.

Motion by Bloss to approve the January 10, 2019 meeting minutes, seconded by Castle, motion approved.

New Business:

1. Freddie's, LLC, 28854 Herndonwood, Farmington Hills, MI – Site Plan Review and Special Condition Use for a Medical Marijuana Grow Facility at 10092 N Dort Hwy.

Dennis Cowan, Attorney, spoke for the Goodman's who own Freddie's, which is named after Mrs. Goodman's father. He stated that they just purchased Destination 420 and the re-licensing of the facility will take approximately 30-45 days. He also apologized that they only had a few days since the sale of the building to get everything together to make this meeting.

Mr. Cowan stated that the existing building, greenhouses and fence perimeter will contain approximately 155 cameras, active 24/7 as the primary function of a security system. There will be 11 standard parking spaces for visitors and employees. They anticipate 10 to 14 employees. Hours of operation will be from 8:00 a.m. to 8:00 p.m.

The change in the site plan is that they will be going with 1 greenhouse and not 3. They will be utilizing 16,000 sf of the existing building at this time. The grow operation will be physically separated from the adjacent provisioning center and no pesticides or chemical will be used in the grow operations.

Mr. Bloss asked if there will be any changes to the appearance and was told that the Provisioning Center will stay the same, but will put up a fence for curb appeal. Mr. Bloss also stated to them that they had to edit the plans before it is taken to the Township Board.

Mr. Bloss stated that they turned in a good presentation but wanted more information on the greenhouse.

Mr. Henry asked what kind of a greenhouse was it going to be as there are many styles of greenhouses that are available. He was told that it would be almost like a building and nothing like the greenhouses that you see in people's yards. Mr. Henry wanted to see more information on what the greenhouse would look like.

Mr. Gunnels stated that there was nothing in the packet that he could not approve and asked if there would be an odor. He was told that there would not be one due to the ventilation system in the building.

Brian Pierce, a consultant stated that Greenhouses are all different and this one would be more sophisticated than your average one. It is a permanent greenhouse that is used year round.

Due to the fact that the site plan shows 3 greenhouses and they changed the plans to have 1 at this time, it was decided and motioned by Dennis Bloss, seconded by Peggy Castle, to table this matter until the July 11th meeting showing more details on the building and a new site plan. All ayes, motion passed.

New Business: Steven Matte, 9051 N Dort Hwy, Mt. Morris, site plan review for Medical Marihuana Facility. A representative for Steven Matte showed up, but did not have a lot of information, but was told to come to the meeting. He was advised that Mr. Matte, the architect, or someone that had knowledge of what they wanted to do should come to the next meeting.

Motion by Dennis Bloss, seconded by Eric Gunnels to table Steven Matte until the July 11th meeting. All ayes, motion passed.

Motion to adjourn by Dennis Bloss, seconded by Peggy Castle, meeting adjourned at 6:50 p.m.

Approved 7/11/19