

MINUTES

- I. *The City of Buchanan Planning Commission, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.*
- II. ** Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at rmurphy@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week’s prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

III. PUBLIC HEARING**A. Call to Order**

Public Hearing was called to order by Chairman Jason Lietz at 7:00 P.M.

B. Roll Call

Present: Richard Martin, Ralph McDonald, Sean Denison, Jason Lietz

Absent: Kevin Barker

City Staff: Community Development Director Rich Murphy; City Clerk, Kalla Langston

C. Opening of Hearing and Statement of Purpose of the Hearing- *The purpose of the Public Hearing is for the Planning Commission to review a Special Use Application from Sardor Vakhidov, Blackbirds LLC and Elkhorn LLC to operate an Adult Use Marihuana Process Facility at 402-404 S. Oak St., Buchanan MI 49107.*

D. Announcement of the Rules of the Hearing

Rules were read by Lietz.

E. Presentation by the Applicant

Rhett gave a site plan to the Planning Commission. Rhett is asking for a special use permit for processing to be able to see his product from start to finish. He has been working nonstop on his business and investing in Buchanan. He wants to proudly represent the community and takes great pride in his work. Security is the upmost priority. Rhett is planning on doing it all in house, so that he can extract in an environment friendly way.

Jessica Price spoke in favor.

F. Presentation by the Opposition

Correspondence by email in opposition due to location.

G. Applicant's Rebuttal

Rhett responded to email.

H. Closing of Hearing

Lietz closed the public hearing at 7:21 P.M.

IV. Regular Meeting - Call to Order

Chairman Lietz opened the regular meeting at 7:21 P.M.

V. Pledge of Allegiance

Lietz led in the Pledge of Allegiance

VI. Roll Call

Present: Martin, McDonald, Denison, Lietz

Absent: Barker

VII. Approve Agenda

Addition of item "B" under new business to have Richard Martin replace Jason Lietz as the representative for the Buchanan Tree Friends.

Motion made by McDonald, seconded by Denison to amend the agenda. Voice vote carries unanimously.

VIII. Public Comments - Agenda Items

None

IX. Approve Minutes

A. *December 14, 2021, Regular Meeting Minutes*

Motion made by Denison, Seconded by Martin to approve the December 14, 2021 Regular Meeting Minutes. Voice vote carries.

X. Old Business

None

XI. New Business

A. *Consider application submitted by Sardor Vakhidov, Blackbirds LLC, and Elkhorn LLC to operate an Adult Use Marihuana Process Facility at 402-404 S. Oak St.*

Murphy gave his report to the Planning Commission *see Attachment A*. Agrees with Rhett that he has been working nonstop and has been very communicative with City Hall on his progress.

Discussion between Rhett and Planning Commission about the transportation.

Martin asked how the cold treatment works, Rhett was able to explain.

Discussion about the site plan in front of them. The Planning Commission decided to review the site plan and adjust the site plan. After their decision regarding the special use permit, they would take it up to add to the agenda.

McDonald wanted to make sure that the information on the application had the correct information on different zoning areas. Northside residential, Westside residential, Eastside combination of industrial and residential.

McDonald wanted the Public Service report from the Fire Department and Police Department. Murphy said he could get that to them soon.

Lietz wanted to address the correspondents with questions to Rhett. He wanted to know if there will be an additional odor. Rhett says no due to the cold processing. He asked about fencing, security, and lighting, Rhett says no changes.

Motion made by Martin, seconded by Denison to approve the application submitted by Sardor Vakhidov, Blackbirds LLC, and Elkhorn LLC to operate an Adult Use Marihuana Process Facility at 402-404 S. Oak St. with adoption of the staff report as findings of fact. Roll call vote carried unanimously.

Motion made by McDonald, seconded by Denison to amend the agenda to add "XI. New Business, Item C Review, and approval of site plan for 402-404 S Oak St. adult use marihuana grow and process facility" Voice vote carries unanimously.

B. Richard Martin to replace Jason Lietz as the representative on the Buchanan Tree Friends.

Martin says they will be incredible disappointed to not have Lietz on the Buchanan Tree Friends. Martin is going to talk to Buchanan Tree Friends at the meeting tomorrow to see what the majority of the BTF group feels about Lietz not being a member.

Motion made by Denison, seconded by McDonald, to table item "B" till next meeting. Voice vote carries unanimously.

C. Review and consideration for approval of site plan for 402-404 S Oak St. adult use marihuana grow and process facility.

Planning Commission and Rhett discussed different options for the site plan and came up with an informal site plan to approve. *See attachment B.*

Lietz wanted to make sure that Rhett knows if there is a setback due to an old access easement, he will need to come back before them and make an amendment. He would also like to see a legend for the colored areas. There appears to be a remnant of the drive by the parking area, the zoning ordinance requires that any parking spaces and any off-street access aisles need to be concrete or asphalt, needs to be noted on the plan. As far as storm water, typically for a small number of places like this you would just slope the area, as it needs to have the direction of the storm water going into the grass area.

Motion made by Denison, seconded by McDonald to give conditional approve to the site plan for the marihuana grow and process facility at 402-404 S Oak St, Blackbirds LLC, and Elkhorn LLC. With the condition a revised formally drafted site plan be submitted to the city along with any application fee that may be required. Roll call vote carried unanimously.

XII. Subcommittee Reports (if any)

McDonald reported that the Friends of the Trail did not meet last month, so he has nothing to report. Martin reported on the Buchanan Tree Friends with a brief history of the group.

XIII. Public Comment - Non-Agenda Items Only

Norma Ferris made comments about water and garbage that would be coming from 402-404 S Oak. St.

XIV. Community Development Director Comments

Wanted to make sure the commissioners are aware of the 5-year rec plan that was just approved by the City and Township. Murphy encouraged the Planning Commission to look at it.

Murphy would like to propose to seek more planning commissioner members. They are a Commission of 7.

XV. Commissioner Comments

Denison: Thanked the commission and working together with Murphy to see this through.

Martin: None

McDonald: Thanked Langston for the minutes, Thanked Rhett for his continued investment and commitment to Buchanan.

Lietz: None

XVI. Adjournment

Motion made by Martin, seconded by Denison to adjourn the meeting at 8:57 PM. Voice vote carries unanimously.

Jason Lietz, Planning Commission Chair

Kalla Langston, City Clerk