

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, July 6th, 2022**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday July 6th, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

PRESENT: Commissioners: Sharp, Spisak, Durante, Hornbuckle, Fowlkes,
Rappaport, Richards, Stachow

ABSENT:
EXCUSED:

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Planning Assistant

Chairman Sharp called for citizens' comments on items not on the agenda. No one spoke.

Motion by Spisak, supported by Fowlkes, that the minutes of the regular meeting of June 1st, 2022 are approved as submitted.

(6) AYES: Commissioners: Sharp, Spisak, Durante, Fowlkes,
Rappaport, Richards

NAYS:
ABSTAIN: Hornbuckle, Stachow
ABSENT:
EXCUSED:

Motion Carried.

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Case #1716B, Site Plan & Special Land Use Approval for Trailer Storage, 1313 S. Newburgh, East side of Newburgh, West of the Railroad, Mario Caushi/L&M Express LLC.*

Mr. Ayoub summarized his staff report dated Wednesday July 6, 2022. The subject property is located on the east side of Newburgh between Cherry Hill and Palmer and

abuts the railroad tracks on the northeast side. The property owner is requesting approval for the outdoor storage of semi-trailers on the vacant parcel which is a special land use in the I-1, Light Industrial zoning district. The trailer storage operation is tied to the general office and warehousing use occupying the existing building. The business receives and distributes good for various retail facilities in the area.

Chairman Sharp asked if the petitioner is present.

Petitioner Mario Caushi and Partner/Architect Paul Weir was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Stachow mentioned that she appreciates the attention to detail of the landscaping.

Rappaport inquired as to if the land was a new acquisition or owned awhile, and if it was used previously.

Petitioner answered it has been owned for the last couple of years, and it is a raw piece of land, not used previously.

Motion made by Rappaport and supported by Richards.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval.

(8) AYES: Commissioners: Sharp, Spisak, Durante, Hornbuckle, Fowlkes,
Rappaport, Richards, Stachow

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

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Case #1933A, Special Land Use and Site Plan Approval for Proposed Marijuana Collocated Facility, 37800 Cherry Hill, West of Newburgh on the North Side of Cherry Hill, Quality Roots Inc.*

Mr. Ayoub summarized his staff report dated Wednesday July 6, 2022. The applicant is seeking site plan and special land use approval for the construction of a 48,688 sq. ft. marijuana collocated facility. The subject property is 6.65 Acres and zoned I-1, Light Industrial.

Chairman Sharp asked if the petitioner is present.

Petitioner Mark Klur, President of Quality Roots, and his team was present. They stressed the importance of odor control/mitigation, and explained in detail the three part carbon filtration system.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Fowlkes asked if they have any additional facilities in this area.

Petitioner answered they have others located in Hamtramck, Monroe Twp., and Corunna/Owosso.

Durante inquired about the definition of a collocated facility.

Petitioner explained that it means it will not only be for retail, but also growing and processing.

Stachow inquired about the sewer system, steps taken to make sure there isn't any sanitary discharge.

Petitioner explained their sewer filtration system in detail, and their goal is to have zero discharge.

Stachow inquired about what type of products they will have for sale in the storefront, and if there will be signage posted for the age limit.

Petitioner explained that they will have a full service store for adult use, and yes signage for age limit will be posted.

Durante inquired about the property in the back and security.

Ayoub explained the property in the back is a separate owner.

Petitioner answered the security is required by state law and will be 24/7 including the parking lot.

Richards asked if they will be having a trained staff to answer questions.

Petitioner answered yes.

Durante wanted to know if there was a plan for any backup traffic due to the railroad tracks/trains.

Petitioner stated he felt they have addressed that issue, and it is no different than the other businesses near the railroad tracks.

Motion made by Rappaport and supported by Stachow.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval contingent upon departmental requirements and recommendations, and subject to the following conditions.

1. Required compliance with the City's tree ordinance.
2. The facility must employ a facility-wide odor control plan designed for marijuana cultivation for proper ventilation, odor control and noxious gas mitigation. The odor control plan must be approved prior to issuance of building permits. The intent of the odor control plan is to mitigate nuisances by eliminating excessive odors, and neutralizing noxious gases and fumes.
3. A security plan that complies with the marijuana business ordinance must be adhered to and submitted to the Planning Department and Police Department.
4. The marijuana business licensee shall enter into a legally binding community benefits agreement. The community benefits agreement shall detail all proposed voluntary services, donations, and any and all other benefits pledged by the licensee on its initial application.
5. Continued compliance with all applicable local and state laws including but not limited to the Westland Uniform Marijuana Business Ordinance. Any violation of any state marijuana law shall be deemed a violation of the Westland Uniform Marijuana Business Ordinance.
6. All signage and advertising must comply with all applicable provisions of the Zoning Ordinance and the Westland Uniform Marijuana Business Ordinance.
7. Hours of operation to the public be limited between the hours of 10:00 a.m. and 9:00 p.m.

(8) AYES: Commissioners: Sharp, Spisak, Durante, Hornbuckle, Fowlkes,
Rappaport, Richards, Stachow

NAYS:
ABSTAIN:
ABSENT:

EXCUSED:

Motion Carried

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Adjourn

Motion by Spisak supported by Richards;

Unanimously carried – that the meeting be adjourned at 6:32 P.M.

Respectfully submitted,

Kenneth B. Sharp
WESTLAND PLANNING COMMISSION

APPROVED: 08/03/22