

**CITY OF WESTLAND  
PLANNING COMMISSION REGULAR MEETING  
Wednesday, August 3<sup>rd</sup>, 2022**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday August 3<sup>rd</sup>, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

PRESENT: Commissioners: Sharp, Spisak, Hornbuckle, Fowlkes (6:05),  
Rappaport, Richards, Stachow

ABSENT:  
EXCUSED: Durante

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 Richards, that the minutes of the regular meeting of July 6<sup>th</sup>, 2022 are approved as submitted.

(6) AYES: Commissioners: Sharp, Spisak, Hornbuckle,  
Rappaport, Richards, Stachow

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED: Fowlkes (arrived at 6:05), Durante

Motion Carried.

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**Case #2259, Proposed Land Division, 450 S. Venoy, South of Cherry Hill, Between S. Venoy and Farmington, Tony Spisak/Wayne-Westland Community Schools.**

Mr. Ayoub summarized his staff report dated Wednesday August 3, 2022. The property is located between S. Venoy and Farmington, south of Cherry Hill. It is zoned R-5,

Single Family Residential and developed with former school building. The building is currently occupied by STEP who is leasing the building from the school district. STEP uses the building to provide supported employment opportunities for individuals with disabilities. The school district is seeking approval to split the property into four separate parcels.

- Parcel A will be purchased by STEP to continue their employment program.
- The remaining three parcels fronting Farmington will be retained by the school district for residential construction by the William D. Ford Career Technical Center residential construction program.

Chairman Sharp asked if the petitioner is present.

Petitioner Tony Spisak was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport made a comment regarding the 3 parcels being retained by the school district; he wanted to add that he is familiar with the process of the home building by the tech center students, they are very well built, good quality homes, and he is in full support.

Motion made by Richards and supported by Hornbuckle.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:                                      Durante

Motion Carried

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**Case #1884B, Special Land Use and Site Plan Approval for Proposed Marijuana Collocated Facility, Parcel ID #052 99 0023 707, West of Newburgh on the North Side of Cherry Hill, LJA Holdings.\***

Mr. Ayoub summarized his staff report dated Wednesday August 3, 2022. The applicant is seeking site plan and special land use approval for the construction of a marijuana collocated facility which includes retail, grow, and processing operations. The three operations will be contained in separate buildings on site. The 11-Acre site is located on the north side of Cherry Hill between Newburgh Road and the Railroad. The property is zoned I-1, Light Industrial and is currently vacant.

Chairman Sharp asked if the petitioner is present.

Petitioner Paul Weisberger representing on behalf of LJA Holdings was present. He wanted to add that they will be employing between 60 and 90 employees, and the majority of their employees at their other locations are employed within the local area at about a rate of 75-80%.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Rappaport wanted to address the closely located Quality Roots marijuana business, and any issue with a competing business being within such a close proximity.

Ayoub answered that all marijuana license applicants are informed of where all of the other applicants and conditional licensees are located. City Council had previously approved locations based off criteria that they set by the Marijuana Business Ordinance. Along with that, there has been communication with a variety of cities that have these types of facilities, and there is no known land use impacts.

Sharp asked the petitioner if he had any concerns with his neighboring business.

Petitioner answered no concerns, they have a very friendly business relationship and the difference in business is a choice that the customers will have to product and price shop.

Stachow proposed moving the ADA spaces closer to the front of the building near the entrance rather than at the back end of the parking lot, so that they would have short accessibility to the entrance.

Petitioner stated he would be happy to make that a condition of their recommendation and make the changes.

Hornbuckle inquired about any future developments of the remainder of the property.

Petitioner answered, none at this time.

Richards inquired about the store floor plan and if the medical and recreational will be partitioned/split.

Petitioner explained they will direct the customer toward the area needed.

Richards asked if they will have a doctor on staff/site.

Petitioner explained due to state regulations they are not allowed to have a doctor on site, but they will have doctor's cards at the front for customers if needed.

Motion made by Spisak and supported by Richards.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval contingent upon relocating the ADA spaces in front or main entry and the 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.

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



Kenneth B. Sharp  
WESTLAND PLANNING COMMISSION

APPROVED: 09/07/22