



**GREENWOOD TOWNSHIP REGULAR MEETING**  
**MINUTES**  
**06/14/2021**  
**7:00 PM**



- 1) Call to Order by Hunt
- 2) Pledge of Allegiance was recited.
- 3) Attendance: Gustman, Hunt, Budde & Conley; Deater arrived at 7:45 PM.
- 4) Public Comment:
  - a) Open discussion related to allowing cannabis operations in Greenwood Township: Hunt introduced Oceana County Deputy Shane Hasty to take questions and speak about the police department's perspective on crime or issues related to marijuana operations in the County. Hasty said they really have had no issue with it as long as the law and guidelines are followed. He stated there will be crime and they will investigate like any other crime. He stated they complete inspections for state and local enforcement departments and have found most of these businesses are following the law and guidelines and when there is a violation, the business owners work to resolve the issue quickly. There have been some plants stolen. CBD growers have had some issues. Impaired driving which has cyclical highs and lows has currently not changed much. Hasty said for police, meth and heroine continue to be the biggest issue. They do search for, but usually do not find, marijuana or the knockoffs (gummies, brownies, etc.) in vehicles when they pull drivers over. He does not believe marijuana is going to lead to major issues. Zoning administrator, Mansfield, asked what responsibility the township has to watch over the operations? Conley stated that the township is responsible for receiving and approving applications, but the State issues the license and that in Newfield Township, the Zoning Administrator is handling it all with the exception that the Clerk is attesting to the approval of the application as required. Kyle (operator) stated he has been a licensed cannabis operator for 13 years and has a business in Colorado and has started one in Newfield Township. Kyle said they use an inventory tracking system (Metric). It is an inventory system on the farm with access by the State. The State can check a grower's license, i.e., the License Class, which designates how many plants they can grow, and compare that against a count of what they actually have. The plants are inventoried and weighed when harvested, the buyer must inventory the product when it arrives at his location as well, creating a paper trail. Gustman asked how many State inspectors there were because she heard there is only one. Kyle replied that MRA is well funded, and he believes there are many for the state and they are assigned to a specific jurisdiction, the State does two inspections a year and can do scheduled and surprise inspections, every plant has a 16-digit code attached and the inspectors can do an audit. Ron (operator) asked the difference between a violation and a crime increase? Hasty said crime has increased because of illicit drugs, stolen property such as guns, ATVs, chainsaws, property of high value, etc., and they believe it is being driven by meth and heroin addicts. Ron said operators are investors and try to be very compliant. Budde asked if there are any issues created in the State since marijuana is still federally illegal and Hasty replied that there were none he is currently aware of. Ron said apple theft does not happen in April, it happens before harvest and the same would be true for cannabis and their security is typically enhanced then. Conley asked Ron if he had interest in growing in Greenwood Township and whether indoor or an outdoor operation. Ron said they did have an interest. Kyle stated it is expensive to grow indoors because the overhead is extremely high. Indoor growers, he believes, will go out of business because retail marijuana cost is decreasing and indoor cultivators will not be able to compete. Hunt asked what the smell is like and how long it would last? Kyle advised some smell skunky some smell flora and that for 11 months of year they do not smell but for 1 month, usually October, they will and that inside a greenhouse the smell will be stronger. He stated that with outdoor cultivation, he has never had a complaint. Immediate (the closest) neighbors may have an issue if they do not like the smell. Gustman asked if 8000 plants have a more pungent odor than a hundred would?

(4a CONTINUED) Kyle stated he was making a distinction that different cannabis cultivators smell different just as flowers do. Gustman asked if the Township could control what type of plants are grown. Kyle responded that he did not honestly know how that could be legislated due to the nature of the product. He advised that patents on cultivators do not exist like it does with corn. Budde asked how much acreage is required to grow? Kyle advised 1000 plants/acre would be a dense grow. Kyle advised the State of Michigan does revenue share with retailers; however, he did not think a micro-business could also be a retailer and as such, a microprocessor would not generate revenue share. Martha Meyette (county commissioner) asked for clarification if it is legal for 1 person to have 1 plant for recreational. Kyle said adult recreational allows you to grow up to 12. Martha asked how many people it takes to smoke one plant? Kyle advised the yield is usually 2-3 oz per plant. Martha asked how much heavy pot smokers use. Kyle advised a study showed a heavier user was considered 5 oz per day. Martha asked if we could expect seeds to be sold on Amazon and if there is really a demand for it. Hunt asked if Kyle's business would be making gummies and Kyle said it would not and they sell it to business that could. Conley shared some financial information from a MJBizDaily article and asked Kyle the largest consumer demographic of marijuana which Kyle replied is women over 50. Kyle was asked if Greenwood was a desirable township to grow in? Kyle said their plant heartiness map shows middle to north gets colder and is not as good for growing but that wherever you see farmers growing fruit is a good indication that cannabis would grow well too. Budde asked if a grower could grow and harvest more than once a year in states with warmer climates and Kyle responded that cannabis does not produce more than one harvest a year. The plants sense winter wherever it is grown and reacts to it. He stated Southern states have issues as well such as drought, pests, etc., while Michigan is a good place to grow, for example, because of the available water.

b) Tamara Baskin stated she is trying to get a homestead exemption. She stated she was told to come to this June 14 Board meeting. Hunt advised her she was misled. Baskin stated she attended a November meeting and wrote down what she was told to do and came to the meeting tonight anticipating she would have her application handled. She said she talked to the former supervisor and she understood that someone was supposed to contact her. Gustman told her there was a December Board of Review (BOR) meeting, a March BOR, and a July BOR. Baskin said she started this process in 2018 when she sent the application to former assessor Mark Johnson, then he moved and the application was returned, and then he later died before it was taken care of. Hunt took her contact information and stated he would call her.

- 5) Agenda approved as presented. Motion by Conley supported by Budde. I/F 5-0.
- 6) Minutes approved from:
  - a) Regular board meeting of 5/10/2021 as presented Motion by Budde. Gustman supported. I/F 5-0.
  - b) Special meeting/workshop of 5/27/2021 as presented. Motion by Deater. Gustman supported. I/F 5-0.
- 7) Treasurer's report of 5/31/2021 was approved as presented. Motion by Conley. Budde supported. I/F 5-0
  - a) Fund Balance = 277,373.99
  - b) Restricted Balance = 10,196.69
  - c) Balance Available for Township Operations = \$267,177.30

## 8) Old Business:

- a) Brownfield Development Authority (BDA) – Cora shared information received from the County and advised they had planned to vote at their meeting on June 10. Martha Meyette said the Commissioners did not approve the BDA as they wanted more time and more information. She said some people were concerned another layer of government was being created instead of downsizing government. Martha also said there was a lot of feedback from other townships and villages who liked the idea. Martha's impression was some commissioners were concerned that developers might take a property, or the BDA could take it under for example, eminent domain authority, and then invest to their personal economic benefit; however, Martha stated under the law there are limits on eminent domain authority and she cited an example involving Pfizer and Kelo that could be reviewed if anyone was interested. Martha stated the Commissioners wanted to read and understand the Eminent Authority Act. Hunt asked if the commissioners would act in July and Martha said she did not expect in July but possibly later. Martha stated that housing is the biggest concern of the Commissioners currently; however, she would like to hear from the Board on their specific opinion on the potential BDA. Budde stated Greenwood does not have many properties requiring remediation. Martha mentioned that something like PFAS could be a non-visible or unapparent issue.
- b) American Rescue Funds – (COVID) – Entity Administrator: Gustman stated we would need to appoint an administrator and MTA will provide training. Gustman said she is willing to be administrator but would need assistance. Gustman will attend the upcoming webinar on the topic of using the funds.

## 9) New Business:

- a) Blight Ordinance: Motion by Gustman to adopt the ordinance as amended changing Paragraph 3.3 to 1 year (from 3 years). Deater supported I/F 5-0.
- b) Blight Complaint Procedures: Conley asked the Board to provide their input and she will summarize.
- c) Marijuana Ordinance - Stay out or Opt in: Motion by Hunt to Opt in allowing marijuana operations in the township. Discussion took place and the full board agreed to hold a public hearing on 7/12 at 6:00 PM to receive resident's input. Conley will publish in the paper and the Hi-lites. Also, Board members Budde, Conley and Deater agreed to share the information on their own personal Facebook pages and Deater will share the information on the Hesperia Facebook page. Jamie Holcomb suggested the public hearing notice, and the public hearing itself, include public comments mailed or emailed to the Township prior 7/11.
- d) Principles of Governance Ethical Standards for Boards issued by MTA: Motion by Conley to adopt. Supported by Budde. I/F 5-0
- e) Oceana County Planning Commission – Request to consider Coordination between the County and the Township on a Master Plan (Combine Townships with County): Deater will take this to the Planning Commission on 8/3 for their review and recommendation which they will provide to the Regular Board at the meeting to be held on 8/9. Our decision is due to the county on 8/15.

## 10) Committee Reports:

- a. Fire Board meeting minutes were shared by Deater.
- b. Library board meeting minutes were shared by Holcomb.
- c. Planning Commission minutes were shared by Mansfield.
- d. Dump Day results were shared by Melissa Stroven: 44 households utilized the free dump day, 7 of those came twice. Of the 44 households, only one was new compared to the first dump day in May. One household picked up free gravel.

## 11) Correspondence / Communication Inquiries

- a) Environment Great Lakes & Energy letter of 1/29/21:SSR6538-20211-7 was received.
- b) Baird Cotter sent audit letter of engagement. Jeff will provide copy to Cora.

12) Bills & Payroll: Review & Authorization to pay Motion by Gustman. Supported by Deater. I/F 5-0.

13) Board discussion/comment:

- i) Hunt did an inspection of the port-a-potties we have at Taylor Bridge and said they were found to be clean. He spoke with the store owners, and they would like us to keep them located on their site. Hunt agreed and suggested we put a sign up at the landing indicating to users of the landing, that the potties are available for their use. Hunt also removed the old trash cans since we have a dumpster located there now. Deater asked if we should trim tall grass on the roadside of the fence. Hunt agreed it should be done and will communicate it to contractor Lynda Hunt.
- ii) Hunt spent 3 ½ hours cleaning up dump site. Hunt is donating his time and costs. Gustman thanked him. Board agreed.
- iii) Marcia Woods asked Hunt if he could ask County to trim trees looking West from Taylor Bridge as it is getting hard to see cars coming. Hunt will look into it. Woods also asked why "Road Closed" signs on 200<sup>th</sup>/Arthur roads were taken down. Holcomb said they were taken down at other intersections too. Response was the work is done for this year and the County will come back to pick up the signs.
- iv) Deater asked when Garfield work will start. Hunt said he had not heard from County yet. Hunt mentioned that 184<sup>th</sup> and Wilke gravel road work will not begin until September.

14) Meeting adjourned: Motion by Hunt at 9:25 PM. Deater supported. I/F 5-0.

 