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**OXFORD VILLAGE COUNCIL
VIRTUAL TOWN HALL MEETING MINUTES**

Call-In Access Number (312) 626-6799 Meeting Code: 959731

Village Council Members: Lori Bourgeau, Kelsey Cooke, Maureen Helmuth, Allison Kemp, Ashley Ross

**22 West Burdick Street
Oxford, MI 48371**

January 26, 2021

7:00 pm

1.) **CALL TO ORDER:** Council President Kelsey Cooke called the teleconference meeting to order at 7:00 p.m. pursuant to PA 228 of 2020, for safety reasons to mitigate the transfer risk of COVID-19. Participation information was available on the Village website at www.thevillageofoxford.org and printed on the Agenda header.

2.) **PLEDGE OF ALLEGIANCE:** With Moment of Silence.

3.) **ROLL CALL ATTENDANCE:** Members Present: 5: Physical location: remote from Oxford, MI. Bourgeau, experiencing technical difficulty. Physical location: remote from Oxford, MI. Cooke in attendance. Physical location: remote from Oxford, MI. Kemp, in attendance. Physical location: remote from Oxford, MI. Helmuth, experiencing technical difficulties. Physical location: remote from Oxford, MI. Ross, in attendance. Absent: 0. Staff Present: Village Manager Joseph Madore, Attorney Robert Davis, Recording Secretary Clerk/Treasurer, Tere Onica, Police Chief Mike Solwold, Fire Chief Pete Scholz.

The purpose of the Virtual Town Hall meeting is to receive public input regarding the permitting of recreational marijuana establishments within the boundaries of the Village of Oxford.

4.) **APPROVAL OF AGENDA:** January 26, 2021. Ms. Cooke reviewed the format for hearing comments from the public, council, attorney, staff beginning with a brief review of the process. **MOTION:** by Cooke/Bourgeau to approve the January 26, 2021 Agenda as presented. **Roll Call Vote:** Ayes: 5. Kemp, Ross, Bourgeau, Cooke. Nays: 0. Absent: Helmuth-experiencing technical difficulties. Motion adopted.

Ordinance highlights by Attorney Bob Davis: Village Planning Commission, Village Planner and Council performed ordinance review in deliberate thoughtful manner. Attorney Davis and Council President Cooke have monitored legal challenges from other communities opting in to allowing Adult Use Marijuana businesses. The village formally opted out of Medical Marijuana. This ordinance establishes the licensing process, has a preselected location/zoning category, I-1 zoning district with proposed application processes, requires a site plan review, has license revocation and due process. The ordinance was not designed to define or limit. The proposed ordinance regulates time, place and manner. Permitted in I-1 Zoning (see zoning map), applicants provide completed application, comply with general development standards set forth in ordinance scheme, wastewater, security, hours of operation, odor control, lighting, full site plan approval process, preliminary state approval process, liability release and proof of insurance, notarized operation compliance, annual fee, and approval is a license that does not run with the land.

Council member Helmuth resolves technical difficulties joining virtual meeting at 7:14 p.m.

5.) **PUBLIC COMMENT:** The Village of Oxford received comments from the village website, and emails in favor of, opposed to, and questions addressed to the Village of Oxford concerning allowing marijuana business establishments within the village boundaries. Manager Joe Madore reads on-line comments that are included in the comments recorded below.

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Public Comments Supporting:

1. Joshua Blake, 206 Oxford Lake Dr.-Village resident supports.
2. Jason Bachman, 39 N. Washington-Village resident supports.
3. Jenna Hall, 55 N. Glaspie-Village resident supports.
4. Mary Jane Jones, 83 Dennison-Village resident supports.
5. Morgan Mattia & Ben Schurle-Non-resident, business owner One Drop Brew, supports. Have property off M-24 in I-1. Pg. 4, C. (3)(a) was changed to include all parcels fully in the I-1 District, not just parcels in I-1 that front Glaspie Street.
6. KK (Karen Kamyszek) Maple Street- resident supports. Revenue and diversification of business.
7. Jennifer Prather, resident, 100% in favor. Neighbor Lake Orion has embraced the industry. The village would be missing out not to follow suit.
8. Rob Huth, non-resident, represents business owner in I-1 District. Regulating behavior- is self-regulating. Stakes are too high to compromise a license. Asked for consideration to Public Park buffer. Mixed Use prohibited provision not necessary.
9. Trevor, Village resident. Similarity between alcohol and marijuana. Policing aspect. Business does not encourage or advocate the use of marijuana. Children are not going to be protected. Not looking at that aspect of it.
10. Nathan Shevick, non-resident, represents business interested in Oxford. Responded to children getting product from facilities by comparing regulated marijuana industry to a Casino.
11. Jack Curtis, Oxford Township non-resident/Supervisor- was on the village planning commission supporting the marijuana ordinance to permit Adult Use business within the village boundary. Oxford Township opted out citing too much residential zoning to allow.
12. Connie Ogg, 40 Burdick Woods Ct.-Village resident-questioned fees. Totally supports.

Public Comments Opposing:

1. Cathy Hafeli, Village resident, opposed. Why does the village have to have this? (We do not). The village must either pass an ordinance prohibiting, or an ordinance regulating. On-premises consumption is prohibited. Friend with son who ingests marijuana has psychosis.
2. James Fifield, Park St. resident- Is a biologist. Opposed as being part of the village community. Commutes through other communities where it is allowed.
3. Nicole Wrobel, 11 Scripser Ct.-Resident in new home close to district and opposes.
4. Megan Haupt, 24 Scripser Ct.- Resident in new home too close to district and opposes.
5. Tom Schultz, 405 Lakes Edge Dr.- Village resident opposed.
6. Ron Renaud, non-resident, concerns for children and downtown. Why the village and not the township? Why is fine so low? (constrained by law under State Statutory amounts) How will we protect children from Marijuana sales? Law enforcement issues.
7. Nicole Pelletier, resident opposed. Educator. Gateway drug for many and proximity to home.
8. Kelly Arkles, resident, Section D(5) General Use-Is a greenhouse considered an indoor use? No true idea of positive monetary return, or negative environmental impact. How enforceable are the buffers? Mitigating risk at this time. Is this the right place to permit at this time?
9. Chief Mike Solwold, opposed as Chief and resident. Space in village does not accommodate

- 93 this business activity.
94 10. Matt Baron, non-resident, great economic opportunity. Concerned with proximity of I-1
95 District being too close to residential neighborhoods.
96 11. Evelyn Pitrowski, Village resident-opt out 100%. Unintended serious consequences to
97 children. Consequences affecting drug free work environments, health risks, rehab, and
98 sends the wrong message to encourage marijuana use.
99 12. Ron Pitrowski, Village resident -not opposed to marijuana use but opposes (our) family-
100 oriented community courting the industry. Local Police Chief is opposed. Crime increased
101 in Colorado by 12.5%. The Governor of Colorado is now looking to delegitimizing
102 marijuana. Consider the fallout. Tax revenue does not make up for community loss in other
103 areas.
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105 **Public Comments -General:**

- 106 1. Michael Vaughn, 550 S. Glaspie St. -Village resident questioned benefits to community.
107 2. Janet Mann, 718 Woodleigh Way-Village resident question on allowed number of licenses.
108 3. David Ridenour-What kind of revenue would the village receive and what would be done
109 with the additional income?
110

111 Mario Ortega – Village Planner commented on ordinance thought process to introduce uses at
112 defined rate. Paragraph 4 (a) prevents parcels from being sectioned off or unitized into multiple
113 provisioning centers within an existing building.
114

115 Tax revenue is collected at the sale. Testing, growing, facilities etc. does not generate excise tax,
116 which goes to the State. Under MRTMA, there is a 10% excise tax on retail. Of that 10% a
117 percentage goes to state police, education, and the local municipality receives one percent. Revenue
118 from all retail goes into one pot and, if the State legislature authorizes, it can be distributed annually.
119

120 **6.) COUNCIL, ATTORNEY AND STAFF COMMENTS-**

121 Ordinance points for discussion:

- 122 1. Public Parks Buffer-what is an appropriate distance
123 2. I-1 Zoning District-Parcels fronting M-24. All I-1 Zoning to be included
124 3. Security Plan-Due process and set time parameters
125 4. Enforcement issues
126 5. Definition of a Greenhouse as enclosed structure
127 6. Environmental Impact
128 7. Projected revenue
129 8. New subdivision development off Glaspie Street-Scripter Ct.
130 9. Litigation risks
131 10. Mixed Use Prohibited Page 3. Item 4(a), redundant?
132 11. If no significant financial benefit, reconsider.
133 12. Does this zoning agree with and is it supported by the Master Plan?
134

135 Ashley Ross- On property value, one study showed an increase. If the Village did approve would
136 we reconsider Medical Marihuana, or are the Adult Use businesses allowed to engage in medical
137 marihuana? Pg. 4 & 5, D(1) Hours of Operation, why? 9 a.m.- 9 p.m. (Hours have been sustained
138 as enforceable for retail, and does not affect growers/processors, etc.) D(4) Security Cameras

139 approved by Chief of Police. Concern about lack of time parameters and due process.
140 Kemp- Public participation and comments are good for consideration.
141 Helmuth- If legal use, should find a place for it to operate in the Village.
142 Bourgeau-What business will be lost because they are all bought out by the marihuana industry?
143 There is concern for businesses being so close to residential homes and parks. Is this the right
144 place for marihuana businesses to operate.
145 Kelsey Cooke-Distance for Parks buffer needs to be determined. What should the distance be?
146 For many reasons and concerns raised, the Village President acknowledged that the ordinance
147 language was not ready to adopt without further discussion and changes. Council is responsible
148 to protect the interests of the village. Concerns were raised over a review process and staffing
149 preparation to adequately handle application review. Revenue goes to State, Counties and then
150 trickles down to the locals, and should not be used as the deciding factor. Litigation is ongoing in
151 the marijuana industry. Legal risks costing more than revenue streams is a real concern. The
152 new neighborhood off of Glaspie is troubling. Overall, discussion was extremely helpful and
153 there is a lot to yet take into consideration.

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155 7.) **ADJOURNMENT:**

156 **MOTION:** by Cooke /Helmuth to adjourn at 9:47 p.m. All in favor by voice vote. Motion carried
157 by voice vote.

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160 Respectfully Submitted,
161 Teresa L. Onica, Recording Secretary
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Kelsey Cooke, President