

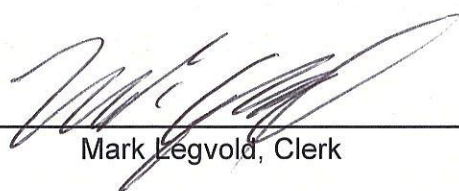
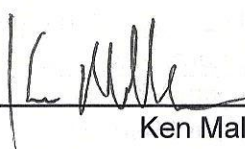
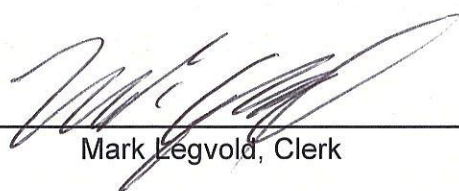
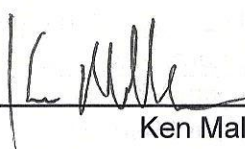
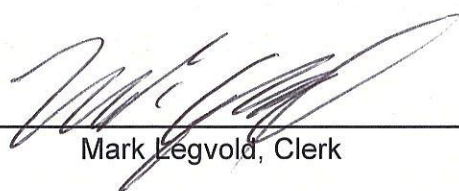
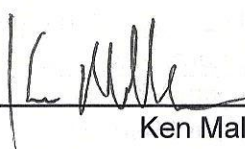
Planning Commission Meeting Minutes

Greenvale Township

Date/Time:	Thursday November 13, 2025 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:00 Adjourn: 7:37
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Dan Chesky II, Stuart Berg
Members Absent:	
Others Present:	
Item	
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix B - page 24
Approve Agenda Motion to Approve: Second: Action on Motion	Joyce Moore Victor Volkert Passed Unanimously
Approve Minutes from Oct 9 Hearing Discussion Motion to Approve: Second: Action on Motion	Joyce Moore Victor Volkert Passed Unanimously
Approve Minutes from Oct 9 Regular Meeting Motion to Approve: Second: Action on Motion	Chair Malecha Stuart Berg Passed Unanimously
Citizen Comments	Linus Langer addressed the commission regarding a question about Anderson's application and concern over expansion of business on the property. This would go against the "Safe Harbor" ordinance. Joy Royle addressed the news regarding national outlaw/ban on any THC/Cannabis products by the federal government. Believes it is unwise to go further on zoning actions until this issue is addressed and more guidance from Office of Cannabis Management is delivered.
Board Report	Charles Anderson requested that any and all input regarding cannabis zoning be provided to board members, wishes for more input from citizens.
Agenda Item Motion to Approve: Second: Action on Motion	Plans for construction by Robert and Teresa Kluver was presented by John Wood, Builder. Plans, set-backs and timeline for demolishing of existing home on property after occupancy of new home were reviewed and discussed. Motion to recommend approval to the board for permit for home on property 16-01400-55-020. Joyce Moore Chair Malecha Passed Unanimously

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<p>Agenda Item</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Charles Anderson presented a plan to instal a shed for wood storage for his wood boiler. The boiler is used for all out buildings and his home. Shed would not be anchored to the ground and he is asking for a permit to provide full compliance with township's ordinances. Discussion by commission determined this is not an expansion of business activities. Motion to recommend approval to the board for installation of accessory structure on property 16-00800-51-010</p> <p>Joyce Moore</p> <p>Dan Chesky II</p> <p>Passed Unanimously</p>		
<p>Agenda Item</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Cannabis A2 Zones within the township were discussed. Several maps were on display for the commission to review and the public to view. Many different possibilities on solid surface roads were discussed in order to meet the goal of 3% of area within the township.</p> <p>Chesky believes moving forward with A2 zoning is most appropriate for protection of township residents, Moore concurs and wishes for zones to be on outside edges as possible. Berg believes this is also most proactive approach. Volkert mentioned upcoming comprehensive plan review and wishes to include within new plan, along with consideration of potential commercial zone in township.</p> <p>Area around Dresden was removed from consideration, not considered a good fit.</p> <p>Area around Northfield border was removed from considered, not considered ideal for sake of township.</p> <p>Corner zones considered best use.</p> <p>Motion to recommend two zones: One which is approximately 168.8 acres at the NW corner of the township and one which is approximately 390.2 acres at the SW corner of the township.</p> <p>Dan Chesky II</p> <p>Stuart Berg</p> <p>Passed 4-1-0 Volkert voted no, wishes for issue to be tabled and commercial considered in long range plans</p>		
<p>Adjourn</p> <p>Motion to Adjourn:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Joyce Moore</p> <p>Stuart Berg</p> <p>Passed Unanimously</p>		
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