



Greenvale Township**Planning Commission
Special Hearing Minutes**

Date/Time:	October 9, 2025 6:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:02 Adjourn: 6:35
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg
Members Absent:	Dan Chesky II
Others Present:	TJ Hofer and Madison Richard, Bolton and Menk
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 C - page 25
Approve Agenda Motion to Approve: Second: Action on Motion	Stuart Berg Victor Volkert Passed Unanimously
Introduce Guests	TJ Hofer and Madison were introduced
Map and Zone Review	<p>Mr. Hofer was introduced and gave a concise review of the process toward establishing A2 Zones; From Legislation passed, to township passing ordinance to establish and A2 District.</p> <p>Reviewed local Government Guide table regarding business activities and mentioned State Statute referencing allowance and restrictions allowed by local governments.</p> <p>Reviewed work done by Bolton and Menk to guide townships and other municipalities.</p> <p>Ms Richard presented work with Empire and Coates regarding allowances and limitations. Waterford twp has adopted model county ordinance, Randolph is in the process of developing an ordinance. All municipalities and townships are seeking most conservative approach within their ordinances.</p> <p>Maps of Greenvale Twp with layers of allowable and non-eligible land (FNAP, wetland, etc.) uses were presented.</p> <p>Recommendation by Bolton and Menk was made to adopt an area (or areas) that meet the township needs, but no specific area was recommended as a part of their presentation.</p>

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Public Comments	<p>Public comments were opened. Two letters, one anonymous requesting their particular property to be included and requesting information on how to initiate process. Second letter from landowner Duane Fredrickson suggesting that best location for A2 Zone is Hwy 19 on western edge of twp. due to traffic and proximity to freeway.</p> <p>Greg Langer requested podium move so all can be addressed</p> <p>Linus Langer questioned blacktopping zone, Opposed to A2 Zone on Hwy 19 near his home. Pointed out that establishing A2 Zone picks winners an losers and divides the township citizens, to which he is opposed. Pointed out that statute says we may not prohibit and that this zone essentially means nothing. Also believes that the attorney advice is poorly presented.</p>
	<p>Joy Royle provided Office of Cannabis Management Guidelines pages 19-23 stating that existing zones should be used. Believes that if we rezone we should seek council from an attorney specializing in cannabis. Questioned if Bolton and Menk have worked with any other townships that only have agriculture zones; Greenvale is unique.</p> <p>Jessica Bolum shared that if by establishing an A2 Zone we are trying to be undesirable, then the zone should stay off Hwy 19 or near Northfield. Seek zone areas that are the least desirable or convenient for development for this.</p> <p>Scott Norkunas asked if we establish an A2 zone and it gets annexed, then would we need to establish new area.</p> <p>Greg Langer spoke and voiced his opposition to establishing an A2 zone. We should work with what we have, noted that all areas mapped (by B&M proposal) do not include any PC members or current board members property. Call for further comments was made three times by chair, no further comments.</p>
Motion to Adjourn Motion to Approve: Second: Action on Motion	Joyce Moore Stuart Berg Passed Unanimously
Reviewed:	Approved:
 Mark Legvold, Clerk	 Ken Malecha, Chair