

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,  
WEDNESDAY, JULY 13, 2022

A Regular Meeting of the Charter Township of Oxford Board of Trustees was held Wednesday, July 13, 2022 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

Members Present: Ferrari, Nold (arrived at 7:07 p.m.), Payne, Wright, Colvin, Charles, Curtis

Members Absent: None

Also Present: Township Attorney Hans Rentrop, Township Auditor Rana Emmons, Fire Chief Scholz, Assistant Fire Chief Majestic, Building Official London, Communications and Grants Manager Carnacchio, Administrative Assistant Smith, Recording Secretary McCullough, one camera person (OCTV) and approximately 33 guests.

Supervisor Curtis called the meeting to order at 6:30 p.m.

**RESPECTS TO THE FLAG**

**APPROVAL OF THE AGENDA**

Treasurer Ferrari moved, Trustee Payne seconded, to approve the July 13, 2022 agenda as presented.

Ayes: 7      Nays: 0      Absent: 0  
Motion Carried.

**APPROVAL OF THE CONSENT AGENDA**

Treasurer Ferrari moved, Trustee Charles seconded, to approve the following July 13, 2022 Consent Agenda items as presented.

- Approval of Regular Township Board Meeting Minutes of June 8, 2022
- Approval of Special Township Board Meeting Minutes of June 21, 2022
- Approval of Regular Bills through July 8, 2022
- Approval of Consultant Bills through July 8, 2022
- American Rescue Plan Act ("ARPA") Committee Allocation of Funds
- Single Trash Hauler for Oxford Township

Roll call:

Ayes: Colvin, Charles, Payne, Ferrari, Wright, Curtis  
Nays: None  
Absent: Nold  
Motion Carried.

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

One individual spoke during this portion of public comment.

**PRESENTATION – RECOGNITION OF ELECTION WORKERS**

Clerk Wright recognized the following election workers for their many years of service: Mary Heichel (26 years), Carla Lambertson (20 years), Robert Collins (17 years), Maureen Helmuth (17 years), Maurits Lang (15 years), Ronald Tomko (18 years), Rose Bejma (14 years), Donna Bossardet (10 years), Cindy DuVal (10 years), Donna Kirby (12 years), Kathy

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Lang (13 years), Jim McGinnis (10 years), Marjorie McGinnis (10 years), Sharon Schramlin (12 years), Colleen Schultz (10 years), and Robert Turner (12 years).

**PRESENTATION: 2021 AUDITED FINANCIAL REPORT – RANA EMMONS,  
PSLZ**

Treasurer Ferrari moved, Trustee Colvin seconded, to receive and file the Charter Township of Oxford Audited Financial Report for the Fiscal Year Ended December 31, 2021 as presented.

Roll call:

Ayes: Charles, Wright, Curtis, Ferrari, Payne, Colvin

Nays: None

Absent: Nold

Motion Carried.

**FIRST READING**

**Zoning Ordinance 67A.029 Zoning Map Amendments**

Treasurer Ferrari moved, Trustee Colvin seconded, to set a Second Reading and possible adoption of amendments to the Charter Township of Oxford Zoning Ordinance 67A to be considered at the Charter Township of Oxford Board of Trustees August 10, 2022 regular meeting.

Roll call:

Ayes: Payne, Wright, Ferrari, Curtis, Colvin, Charles

Nays: None

Absent: Nold

Motion Carried.

**FIRE DEPARTMENT**

None.

**SHARPE ENGINEERING REPORT**

None.

**UNFINISHED BUSINESS**

**Planning Commissioner Appointment**

Supervisor Curtis moved, Treasurer Ferrari seconded, to appoint Justin Ballard to fill the vacancy on the Charter Township of Oxford Planning Commission effective July 13, 2022 with the term expiring December 31, 2024.

Ayes: 6      Nays: 0      Absent: 1

Motion Carried.

**NEW BUSINESS**

**BS&A Permitting Software Purchase**

Treasurer Ferrari moved, Clerk Wright seconded, to approve the June 29, 2022 proposal from BS&A Software to purchase BS&A Online – Community Development software at a cost not to exceed \$10,475.00, and to approve the future annual service fees, and authorize Supervisor Jack Curtis to sign the proposal on behalf of the Charter Township of Oxford.

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This \$10,475.00 amount and future annual service fees to be expensed to Building Department Fund account 249-289-970.003 Computer Programming.

Roll call:

Ayes: Colvin, Payne, Ferrari, Curtis, Wright, Charles

Nays: None

Absent: Nold

Motion Carried.

**Medical Marihuana License Application – Frequency Wellness, LLC**

Supervisor Curtis moved, Trustee Payne seconded, to approve issuance of a medical marihuana facility license for provisioning center to applicant Greg Yatooma, Frequency Wellness, LLC, to be located at 280 N. Washington Street, Oxford, MI 48371 based upon the following considerations:

- (a) The information provided and associated inspection and investigation reports prepared as part of the process are satisfactory to the Township.
- (b) The proposed facility will benefit the Township by providing a new building on a vacant parcel of land that will fit the surrounding area and look.
- (c) The secondary effects of the proposed facility will not negatively affect the neighboring property owners because it has been shown that traffic study is not required. All engineering, security, storage, inventory management, and environmental needs will be met.
- (d) The construction of the proposed facility is a new build and will revitalize unused or underutilized and economically distressed properties:
  - The amount of the capital investment for the proposed facility is significant in the amount of \$1,560,000.
- (e) The proposed location of the facility has been vacant in excess of twelve (12) months.
- (f) The proposed location of the facility will not replace an active/existing business.
- (g) The applicant has a history of zero years of doing business in the Township.
- (h) The applicant has over six (6) years of experience in operating a facility like the one proposed, to wit: LIV Ferndale, MI and Frequency Wellness in Bangor, MI.
- (i) The applicant has general business management experience, to wit: Owner of the Oakland Business Park in Orion Township. His team provided over \$40,000,000 in investment and created hundreds of jobs.
- (j) The applicant's business reputation is excellent in surrounding communities as vouched for by community leaders, suppliers and creditors.
- (k) The applicant has made an application for special land use which is pending with the Township and the applicant's use of this license is contingent upon the applicant receiving special land use approval.
- (l) The applicant has demonstrated business probity, financial ability, experience, responsibility, and means to operate/maintain a facility for each of those persons directly or indirectly controlling the applicant.
- (m) The applicant has demonstrated financial ability to purchase and maintain adequate insurance required for the proposed facility by showing his banking statements and banking verification.

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- (n) The applicant's sources and total amount of capitalization are adequate to operate and maintain the proposed facility. The applicant has shown available funds in the amount of \$5,000,000 in liquid assets at J.P. Morgan Bank.
- (o) The applicant has not been indicted for, charged with, pled guilty to, nor been convicted of any relevant criminal offense. The applicant likewise has not been involved in a felony charge involving the distribution of marihuana to a minor.
- (p) The applicant has not filed for (or had filed against it) bankruptcy within the last seven (7) years.
- (q) The applicant has not been delinquent for one (1) or more years in any payment of taxes required under federal, state, or local law, which resulted in the applicant being served with a complaint or other notice filed by any public body.
- (r) The applicant has demonstrated a history of compliance with township ordinances and, to the extent applicable, those of other jurisdictions in which the applicant has operated.
- (s) The applicant is not currently a defendant in litigation involving its business practices.
- (t) The applicant has demonstrated that its proposed facility will not adversely affect the public's health, safety, or welfare.

Based upon the foregoing, it is recommended that the Township Clerk issue the Medical Marihuana Provisioning License.

Roll call:

Ayes: Charles, Colvin, Payne, Wright, Curtis

Nays: Ferrari

Absent: Nold

Motion Carried.

(Trustee Nold arrived at 7:07 p.m.)

**Medical Marihuana License Application – Lifted Investments III, LLC**

Supervisor Curtis moved, Trustee Payne seconded, to approve issuance of a medical marihuana facility license for provisioning center to applicant Tom DeAgostino, Lifted Investments III, LLC, to be located at 653 South Lapeer Road, Oxford, MI 48371 based upon the following considerations:

- (a) The information provided and associated inspection and investigation reports prepared as part of the process are satisfactory to the Township.
- (b) The proposed facility will benefit the Township by renovating a blighted and outdated vacant facility on our main corridor.
- (c) The secondary effects of the proposed facility will not negatively affect the neighboring property owners because no traffic study is needed. Parking will be moved to the back of the building. Landscaping will replace the parking lot, and the building footprint will be reduced.
- (d) The construction of the proposed facility is a renovation and will revitalize unused or underutilized and economically distressed properties:

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- The amount of the capital investment for the proposed facility is significant in the amount of \$500,000 to approximately \$1,000,000.
- (e) The proposed location of the facility has been vacant in excess of twelve (12) months.
- (f) The proposed location of the facility will not replace an active/existing business.
- (g) The applicant has a history of zero years of doing business in the Township.
- (h) The applicant has approximately six (6) years of experience in operating a facility like the one proposed, to wit: a 50,000 square foot cultivation and processing operation in Orion Township.
- (i) The applicant has general business management experience, to wit: marihuana cultivation, early childhood education facilities, and automotive dealerships.
- (j) The applicant's business reputation is stellar, based on calls to references and surrounding community leaders.
- (k) The applicant has made an application for special land use which is pending with the Township and the applicant's use of this license is contingent upon the applicant receiving special land use approval.
- (l) The applicant has demonstrated business probity, financial ability, experience, responsibility, and means to operate/maintain a facility for each of those persons directly or indirectly controlling the applicant.
- (m) The applicant has demonstrated the financial ability to purchase and maintain adequate insurance required for the proposed facility by showing they certified under oath they will provide Oxford Township proof of premises liability and casualty insurance not later than sixty (60) calendar days after the state operating license is issued.
- (n) The applicant's sources and total amount of capitalization are adequate to operate and maintain the proposed facility. The applicant has shown available funds in the amount of \$1,000,000.
- (o) The applicant has not been indicted for, charged with, pled guilty to, nor been convicted of any relevant criminal offense. The applicant likewise has not been involved in a felony charge involving the distribution of marihuana to a minor.
- (p) The applicant has not filed for (or had filed against it) bankruptcy within the last seven (7) years.
- (q) The applicant has not been delinquent for one (1) or more years in any payment of taxes required under federal, state, or local law, which resulted in the applicant being served with a complaint or other notice filed by any public body.
- (r) The applicant has demonstrated a history of compliance with township ordinances and, to the extent applicable, those of other jurisdictions in which the applicant has operated.
- (s) The applicant is not currently a defendant in litigation involving its business practices.
- (t) The applicant has demonstrated that its proposed facility will not adversely affect the public's health, safety, or welfare; to wit, renovation of a blighted and outdated facility in the Township.

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Based upon the foregoing, it is recommended that the Township Clerk issue the Medical Marihuana Provisioning License.

Roll call:

Ayes: Charles, Wright, Payne, Colvin, Curtis, Nold

Nays: Ferrari

Absent: None

Motion Carried.

**Medical Marihuana License Application – Kurativ, LLC**

Supervisor Curtis moved, Trustee Payne seconded, to approve issuance of a medical marihuana facility license for provisioning center to applicant Joseph Gordhamer, Kurativ, LLC, to be located at 1225 South Lapeer Road, Oxford, MI 48371 based upon the following considerations:

- (a) The information provided and associated inspection and investigation reports prepared as part of the process are satisfactory to the Township.
- (b) The proposed facility will benefit the Township by occupying an otherwise vacant parcel of property with a brand new building, increase tax revenues for Oxford Township, and have minimal negative impact on neighboring properties.
- (c) The secondary effects of the proposed facility will not negatively affect the neighboring property owners because retail business will be conducted totally within the proposed provisioning center facility. There will be minimal impact on traffic flow, and engineering, environmental and safety requirements of the proposed facility location must be in compliance with state and local regulations.
- (d) The construction of the proposed facility is a new build and will revitalize unused or underutilized and economically distressed property:
  - The amount of the capital investment for the proposed facility is significant in the amount of \$1,690,000.
- (e) The proposed location of the facility has been vacant in excess of twelve (12) months.
- (f) The proposed location of the facility will not replace an active/existing business.
- (g) The applicant has a history of zero years of doing business in the Township.
- (h) The applicant has several years of experience in operating a facility like the one proposed, being an owner of a cannabis company involved in the grow operations, production, and retail of cannabis products; previous experience as a manager of a cannabis facility, and currently leading the construction of a 60-acre grow facility.
- (i) The applicant has general business management experience as a manager of a cannabis facility.
- (j) The applicant's business reputation is excellent based on the other successful cannabis retail locations in which the applicant has participated.
- (k) The applicant has made an application for special land use which is pending with the Township and the applicant's use of this license is contingent upon the applicant receiving special land use approval.
- (l) The applicant has demonstrated business probity, financial ability, experience, responsibility, and means to operate/maintain a facility for each of those persons directly or indirectly controlling the applicant.

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- (m) The applicant has demonstrated financial ability to purchase and maintain adequate insurance required for the proposed facility by showing they certify under oath they will provide Oxford Township proof of premises liability and casualty insurance no later than sixty (60) calendar days after the State operating license is issued.
- (n) The applicant's sources and total amount of capitalization are adequate to operate and maintain the proposed facility. The applicant has shown available funds in the amount of \$3,000,000 on deposit with Citizens State Bank.
- (o) The applicant has not been indicted for, charged with, pled guilty to, nor been convicted of any relevant criminal offense. The applicant likewise has not been involved in a felony charge involving the distribution of marihuana to a minor.
- (p) The applicant has not filed for (or had filed against it) bankruptcy within the last seven (7) years.
- (q) The applicant has not been delinquent for one (1) or more years in any payment of taxes required under federal, state, or local law, which resulted in the applicant being served with a complaint or other notice filed by any public body.
- (r) The applicant has demonstrated a history of compliance with township ordinances and, to the extent applicable, those of other jurisdictions in which the applicant has operated.
- (s) The applicant is not currently a defendant in litigation involving its business practices.
- (t) The applicant has demonstrated that its proposed facility will not adversely affect the public's health, safety, or welfare by providing one of the newest facilities in the Oxford community and building strong community relations.

Based upon the foregoing, it is recommended that the Township Clerk issue the Medical Marihuana Provisioning License.

Roll call:

Ayes: Colvin, Payne, Nold, Curtis, Wright, Charles

Nays: Ferrari

Absent: None

Motion Carried.

**AAA Traffic Grant**

Treasurer Ferrari moved, Trustee Payne seconded, to approve the expenditure of \$5,663.50 from Fund 207 – Police Contracting, Fund Balance, to pay the Township's portion of the radar speed trailer's cost and to authorize the Oakland County Sheriff's Office substation command staff to purchase the device from Stalker Radar/Applied Concepts, Inc.

Roll call:

Ayes: Nold, Charles, Wright, Curtis, Colvin, Ferrari, Payne

Nays: None

Absent: None

Motion Carried.

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**Northern Pump and Well Agreement**

Treasurer Ferrari moved, Trustee Payne seconded, to approve the Independent Contractor Agreement for Environmental Technical Support and Laboratory Services between Oxford Charter Township and Northern Pump & Well Company commencing June 13, 2022 and expiring June 13, 2025 in the total amount of \$21,000.00 and invoiced at an annual cost of \$7,000.00. Supervisor Jack Curtis is authorized to sign the Agreement on behalf of the Charter Township of Oxford. This \$21,000.00 amount to be expensed to account #101-477-821.007 Engineering Fees-Wellhead Protection.

Roll call:

Ayes: Colvin, Payne, Nold, Ferrari, Curtis, Wright, Charles

Nays: None

Absent: None

Motion Carried.

**Safety Path Maintenance**

Treasurer Ferrari moved, Trustee Payne seconded, to authorize the Safety Path Committee to create and solicit a Request for Proposal for bids to provide landscape maintenance on the Oxford Township safety path system to include only the existing bituminous and concrete safety paths, and to include trimming and removal of any overhanging brush and tree limbs up to 8.5 feet hanging over the safety path, and provide the Request for Proposal bids for consideration of approval at a future Oxford Township Board of Trustees meeting.

Ayes: 7      Nays: 0      Absent: 0

Motion Carried.

**ITEMS REMOVED FROM CONSENT AGENDA FOR ACTION OR DISCUSSION**

None.

**PUBLIC COMMENT**

No individuals spoke during this portion of public comment.

**BOARD OF TRUSTEE COMMENTS**

Trustee Colvin thanked all the election workers for their service. She thanked Grants and Communications Manager CJ Carnacchio on procuring the AAA traffic grant, and thanked staff for their hard work.

Trustee Payne thanked the office staff for the information packages for the medical marihuana license application.

Trustee Charles provided an update on his attendance at the recent SEMCOG meeting.

Clerk Wright stated that the primary election is coming up on August 2<sup>nd</sup>. Absentee ballots are available in the Clerk's office.

Supervisor Curtis stated that he continues to meet with representatives in an effort to obtain approval of the Certificate of Need for a hospital. Some progress is being made. He urged everyone to contact their legislators and request that the Certificate of Need be approved.

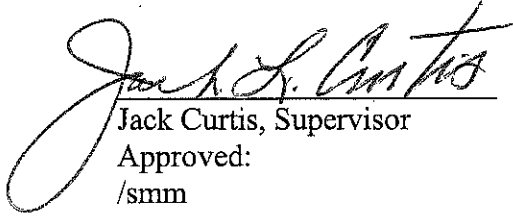
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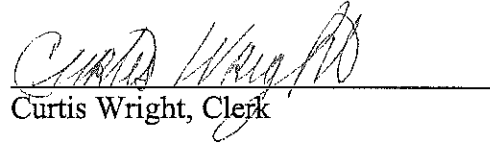
**ADJOURNMENT**

Treasurer Ferrari moved, Trustee Payne seconded, to adjourn the meeting at 7:27 p.m.

Ayes: 7                      Nays: 0                      Absent: 0

Motion Carried.

  
\_\_\_\_\_  
Jack Curtis, Supervisor  
Approved:  
/smm

  
\_\_\_\_\_  
Curtis Wright, Clerk