

**TOWNSHIP OF FREMONT**  
**COUNTY OF TUSCOLA**  
**MAYVILLE, MICHIGAN 48744**  
**Planning Commission SLU Meeting**

August 23, 2022

**Board Present:** Ken Bragg, Brandon Blatt, Kyle Thom, Tyler Ireland, Greg Eggert, Kim Vaughan.

**Board Absent:** Rose Ann Laskowski

**Guest Present:** Matthew & Britney Liponoga (SLU applicant), Mark Dougovito, Dennis & Judy Hulbert, Nudeya Blatt, Oliver Blatt, Lyle Fryers, Matt Blatt, and Amy Holbrook (recording secretary).

Special Land Use Meeting opened at 7:00 p.m.

Bragg stated that the meeting was being held per Matthew Liponoga's request to continue his operation of Kydex Holster Manufacturing at 741 W. Hunt Road, Caro, MI 48723 (011-003-000-2500-02).

**Public Comments:**

Mark Dougovito stated that he lives across the road from this property and he is adamantly against the approval of the special land use. He stated that if it is approved it will be setting precedence and it will also make his land value tank. He also stated that the traffic on the road has dramatically increased. Judy and Dennis Hulbert stated that they are neighbors also and they wanted more information about the business. They stated that they moved to this area because they liked the quiet country neighborhood. They also had concerns about how it would affect the environment and safety concerns. Lyle Fryers mentioned that in all his research he did not find any reason not to approve the special land use. He stated that he watched the traffic on that road and did not see any unusual traffic.

**Matthew Liponoga (SLU applicant):**

Matthew gave some background information on their company: it was established in 2017, registered as Legacy Defense LLC, hired their first employee in 2020 and as of today they employ six people (3 of which are family members), produce approximately 250 holsters per week and their hours of operation are Monday-Friday 8am-5pm.

He also gave some information regarding their products: vacuum formed kydex holsters and the kydex is heated to 325 degrees by a t-shirt heat press. The kydex is put into a cnc mold and sucked down by a vacuum pump and then hand cut and the tooling marks are removed by jewelry buffing machines. Then the hardware is assembled and the product goes through quality control for fitment and then shipped to the customer. They have zero retail storefront interactions and zero hazardous waste is generated on site.

Matthew also talked about the shipping and receiving practices: He stated that the United States Postal Service picks up approximately 50 small packages at their location once a day in the standard postal vehicle. Their inventory is ordered twice a month from four different vendors and delivered by FedEx, USPS and UPS. He stated that there has only been two semi delivers in the three years they have lived here and one was for a safe and the other for a tractor implement for personal use. Matthew stated that they have multiple deliveries from Amazon and other online vendors but those delivers are for personal use. He stated that over 90% of the deliveries made to the property are for personal use.

He then went through the Kydex Safety Data Sheet: Kydex is only dangerous when heated to over 425 degrees and their heat presses are digital and set at 350 degrees. He stated that the kydex comes out of the presses at 325 degrees. According to the kydex safety data sheets per section 6.2 there are zero environmental safety precautions necessary. Also according to these safety data sheets there are no special considerations for disposal of kydex. Kydex is in no way dangerous to the environment.

**Board Discussion:**

Bragg asked if Matthew had talked with the Zoning Administrator prior to operating their business and Matthew stated that he did not and that was his mistake. Thom stated that he has heard everyone's concerns but does not understand the merit for them. Ireland asked if the product goes through a washing system and Matthew stated that they have a small bucket of water that is used to rinse the holsters. It was questioned as to what their plans were for expansion and Matthew stated that he would eventually like to have a separate location for his business but right now they have no plans for expansion. Matthew stated that if they grow anymore they will be looking for a commercial location.

**Motion:**

Motion made by Thom, seconded by Vaughan to approve the special land use request to allow Matthew Liponoga to continue his operation for manufacturing the Kydex Holsters with the exception that they contain the business in the current building and come to the board if they want to add another building. Roll call vote: Vaughan-yes, Eggert-yes, Ireland-yes, Bragg-yes, Bragg-yes, Blatt-yes. Motion carried.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by  
Amy L. Holbrook, Secretary