

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

September 16, 2025

Board Present: Greg Eggert, Tyler Ireland, Henry Wymore, Brandon Blatt, Kim Vaughan, Dwight Uhl and Rose Ann Laskowski. **Board Absent:** None

Guest Present: Ryan Petretti (SLU Applicant), Cliff Goffar (Property Owner), and Amy Prill (recording secretary).

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

G. Eggert stated that the meeting was being held per Ryan Petretti's request to obtain a special land use to conduct a hemp packaging business at 3619 Mertz Road, Caro, MI 48723 (parcel # 011-002-000-1125-01).

Ryan Petretti stated that they will be fulfilling and packaging orders to be shipped out for retail sales. He also stated that there would be not sales to customers on site. It would all be done online.

G. Eggert stated that he did not receive any letters or calls from anyone regarding granting or not granting this request.

Board Discussion:

G. Eggert asked how they process the product and Ryan stated that they would not be processing the hemp but that it would be brought in ready to be packaged. They are purchasing already processed hemp from wholesalers and then packaging this product for retail sales. The material is already processed when it comes to this location. Ryan stated that there would be no retail sales or walk-in customers at this location. G. Eggert asked how often they would be getting product delivered and Ryan stated that it would not be on a daily basis, usually a pallet of product lasts them a month. G. Eggert also asked regarding the machines and the noise level. Ryan stated that the machines are mostly mylar units and there is basically no noise. Ryan stated that there would be no heavy machinery or equipment. G. Eggert asked about chemical waste and Ryan stated that there was none. H. Wymore asked how many people would be employed at this location and Ryan stated that there would be 3-4 or maybe 5. H. Wymore also asked about security at the location. Ryan stated that they have cameras and a security/alarm system. Cliff Goffar stated that they have a camera system everywhere on the property. R. Laskowski asked if they were required to get any state inspections. Ryan stated that yes there will be state inspections and licenses that will need to be renewed.

Motion:

Motion made by G. Eggert, seconded by K. Vaughan to approve the special land use request to allow Ryan Petretti to package hemp products at 3619 Mertz Road, Caro, Michigan. Meeting all state regulations, no retail sales, and provide the township with a copy of the renewed license within 90 days of renewal. Also if the land changes ownership the new owner must file an affidavit acknowledging that they will abide by the stipulations of this special land use. Roll call vote: G. Eggert-yes, R. Laskowski-yes, T. Ireland-yes, B. Blatt-yes, K. Vaughan-yes, H. Wymore-yes, Dwight Uhl-yes. Motion carried.

Meeting paused at 7:25 p.m. for the recording secretary to prepare the approved special land use.

Meeting resumed at 7:33 p.m. for board members to sign the approved special land use.

Meeting adjourned at 7:35 p.m.

Respectfully submitted by

Amy L. Prill

Planning Commission Recording Secretary