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ORDER CONFIRMATION

Salesperson: ALYSSA HEIDER Printed at 02/18/26 14:37 by ahead-tc

Acct #: 6 Ad #: 634234 Status: New WHOLD

ACME TOWNSHIP Start: 02/21/2026 Stop: 02/21/2026
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6100 US 31 NORTH STDAD 3.00 X 4.54 Words: 300
WILLIAMSBURG MI 49690 Total STDAD 13.62
Class: 147 LEGALS
Rate: LEGAL Cost: 144.70
Affidavits: 1

Contact: LISA SWANSON Ad Descrpt: PUBLIC NOTICE TOWNSHIP OF
Phone: (231)938-1350 Given by: *
Fax#: (231)938-1510 P.O. #:
Email: dwhite@acmetownship.org ls Created: ahead 02/18/26 14:35
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ORDER CONFIRMATION (CONTINUED)

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PUBLIC NOTICE

**TOWNSHIP OF ACME
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, March 9, 2026 at 7:00 p.m. at the Acme Township Hall, 6100 US 31 N, Williamsburg, MI 49690, to consider the following amendment to the Acme Township Zoning Ordinance:

Zoning Ordinance Amendment 009 - Allowance of an additional medical marihuana grow license in the Agricultural (AG) District

The proposed amendment would modify the following Article and Sections:

AG: Agricultural: 7.21 MEDICAL MARIHUANA FACILITIES

7.21.2 Specific Medical Marihuana Facilities Requirements

C. The number of licenses issued for each type Medical Marihuana Facility in a particular zoning district shall be limited as follows:

2. Agricultural (AG) District:

a. Medical Marihuana Grower: no more than ~~two (2)~~ **three (3)** may be licensed and operating at any given time, and no more than ~~two (2)~~ **three (3)** licenses may be issued.

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the amendment. The proposed amendment may be inspected at the Acme Township Hall between 7:30 a.m. and 5:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org under the current meeting minutes tab. If you are planning to attend and require any special assistance, please notify Lisa Swanson, Township Clerk, within 24 hours of the meeting at 938-1350.

Written comments may be directed to:

Lindsey Wolf, Planning & Zoning Administrator

6100 US 31 N, Williamsburg, MI 49690, (231)938-1350, zoning@acmetownship.org

February 21, 2026 - 1T

634234



Planning & Zoning

6100 US 31 N | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Planning Commission

From: Lindsey Wolf, Planning & Zoning Administrator

Date: February 4, 2026

Re: Zoning Ordinance Text Amendment – Medical Marihuana Additional License Request

Request:

Grand Crossing is requesting that the Acme Township Planning Commission support a text amendment to allow for an additional grow license in the Agricultural (AG) District.

AG: Agricultural: 7.21 MEDICAL MARIHUANA FACILITIES

7.21.2 Specific Medical Marihuana Facilities Requirements

C. The number of licenses issued for each type Medical Marihuana Facility in a particular zoning district shall be limited as follows:

2. Agricultural (AG) District:

a. Medical Marihuana Grower: no more than ~~two (2)~~ **three (3)** may be licensed and operating at any given time, and no more than ~~two (2)~~ **three (3)** licenses may be issued.

Key Steps in the Process:

1. Text amendment initiated by a citizen
2. Schedule a public hearing for the following meeting
3. Planning Commission conducts a public hearing, closes the hearing and discusses the amendment
4. Planning Commission makes a recommendation for approval or denial to the Township Board of Trustees

A copy of the original language from the Acme Township Zoning Ordinance is included with this memo for reference.

number of animals intended to be housed at the facility. For the purposes of this paragraph, newborn animals not yet weaned shall not be counted toward such maximum.

- D. Buildings where animals are kept, dog runs, tethers and exercise areas shall not be located nearer than fifty (50) feet from any adjoining property line. Additional landscape screening, berms, or fencing may be required by the Planning Commission.
- E. Dog runs and exercise areas shall not be located within any front yard.
- F. All principal use activities, other than outdoor dog runs, tethers or exercise areas, shall be conducted within a totally enclosed building.
- G. An animal waste management plan shall be provided by the applicant. Animal waste must be managed in a manner so as not to be a hazard to health or a nuisance to neighbors.
- H. All required state and local licenses and permits shall be obtained and maintained in good standing at all times.
- I. Noise emanating from a kennel shall not cause the unreasonable interference of the comfortable use and enjoyment of an adjoining property.

7.21 MEDICAL MARIHUANA FACILITIES

7.21.1 Intent And Purpose

The purpose of a Medical Marihuana Facility is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and welfare of the general public.

7.21.2 Specific Medical Marihuana Facilities Requirements

All Medical Marihuana Facilities shall comply with the following:

- A. Possess a valid license from both Acme Township and the State of Michigan.
- B. A Medical Marihuana Facility shall not be located within a one thousand (1,000) foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreation facility.
 - 1. For purposes of this Section the term “library” means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
 - 2. For purposes of this Section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.
 - 3. For purposes of this Section the term “park” means any land or facility of

ARTICLE 7 Supplemental Use Standards

any size or shape, including but not limited to road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use. For purposes of this Section the term "park" shall not mean linear ways or multiuse paths.

4. For purposes of measuring the one thousand (1,000) foot radius in this Section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, library, or playground or park, or a public or private youth recreation facility to the nearest point on the building where the proposed Medical Marihuana Facility is proposed.
- C. The number of licenses issued for each type Medical Marihuana Facility in a particular zoning district shall be limited as follows:
1. Corridor Commercial (C) District:
 - a. Medical Marihuana Provisioning Center: no more than one (1) Provisioning Center may be licensed and operating at any given time, and no more than one (1) license may be issued.
 2. Agricultural (AG) District:
 - a. Medical Marihuana Grower: no more than two (2) may be licensed and operating at any given time, and no more than two (2) licenses may be issued.
 - b. Medical Marihuana Processor: no more than two (2) may be licensed and operating at any given time, and no more than two (2) licenses may be issued.
 3. Light Industrial & Warehousing (LIW) District:
 - a. Medical Marihuana Grower: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
 - b. Medical Marihuana Processor: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
 - c. Medical Marihuana Secure Transporter - no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
 - d. Medical Marihuana Provisioning Center: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
 - e. Medical Marihuana Safety Compliance Facility: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.

7.22 MICRO BREWERIES IN THE AG DISTRICT

The following standards shall apply to breweries in the AG District:

To: Acme Township Planning Commission
From: Omeena Farms LLC dba Grand Crossing
Date: January 16, 2026

Subject: URGENT: Request for Supplemental Medicinal Cultivation License to Ensure Business Continuity and Viability at the current location.

Omeena Farms LLC dba Grand Crossing (Grand Crossing) is located in Zone AG: Agricultural and is a Medical Marihuana Facility as defined by the Acme Township regulations and state of Michigan. The business currently holds two (2) Grower C medical licenses with an allowed plant count of 3,000 plants total and is regulated by the Medical Marihuana Facilities Licensing Act and the Cannabis Regulatory Agency.

1. **Executive Summary**

Grand Crossing respectfully requests that the Acme Township Planning Commission support at text amendment to the Zone AG: Agricultural: 7.21 MEDICAL MARIHUANA FACILITIES

7.21.2 Specific Medical Marihuana Facilities Requirements

C. The number of licenses issued for each type Medical Marihuana Facility in a particular zoning district shall be limited as follows:

2. Agricultural (AG) District:

a. Medical Marihuana Grower: no more than ~~two (2)~~ **three (3)** may be licensed and operating at any given time, and no more than ~~two (2)~~ **three (3)** licenses may be issued.

As stated, the facility at 6980 Bates Road, Williamsburg, MI 49690 currently holds two licenses, with a 3,000-plant limit and is restricted from a third license as the zone is only allotted two Grower/Cultivation licenses.

We understand that the license would be open to first come first serve but are moving forward because our current business is struggling under the burden of heavy taxes, heavy licensing fees, skyrocketing electric costs and low commodity prices.

Considering President Trumps Executive Order in December 2025 rescheduling marijuana from Schedule I and down to Schedule III for drug and therapeutic research and the severe price compression currently affecting the Michigan cannabis market, this plant expansion is essential to our continued viability. Approval of this request will enable Grand Crossing to achieve necessary production levels to remain a stable employer and taxpayer within the township.

2. **Federal Developments: December 2025 Executive Order**

On December 18, 2025, President Trump signed the *Increasing Medical Marijuana and Cannabidiol Research* Executive Order. This directive has materially shifted the regulatory environment in which local governments operate:

- **Federal Reclassification:** The Order mandates reclassification of marijuana to Schedule III, formally recognizing its medical value and removing it from the same classification as substances such as heroin.
- **Priority on Medical Supply Chain:** The federal government has articulated a clear “medical first” mandate. Grand Crossing is the ONLY MED ONLY CULTIVATOR IN THE STATE. IT HAS NO DIRECT ACCESS TO THE Adult Use market, where the money resides. Granting Grand Crossing a third medicinal license positions Acme Township in alignment with federal priorities and demonstrates leadership in supporting the emerging, federally validated medical research and production sector.
- **Sponsored Research:** The facility oversight is governed by a board with two surgeons who are openly pushing to enter cannabis research. The facilities operations are managed locally but the general counsel is also a full-time professor at the University of Toledo focused around cannabis research both its legality and alternative medical uses. He intends to use this additional license if received as an opportunity to partner with his university as well as other state schools in Michigan such as the University of Michigan and Michigan State University to pursue large grants from the National Institutes of Health, which could bring significant prestige to the operation as well as the township supporting it.

3. Michigan’s Current Market Conditions

The Michigan cannabis industry is undergoing unprecedented price contraction as of early 2026:

- **Historic Price Declines:** Statewide wholesale prices have fallen to unsustainable levels. Under the current two-license cap, Grand Crossing is unable to produce at a scale that offsets fixed operational costs. The current plant count of 3,000 allowed the company to break even with \$700 a pound pricing. Pricing is \$600.
- **Increasing Tax Obligations:** Combined local assessments and new statewide wholesale taxation structures have placed disproportionate burdens on smaller operations. The current real property tax burden for the operations is \$62,670 from 1/15/25-1/16/26, which is a considerable increase from date of purchase in 2022, almost double.
- **Risk of Facility Closure:** Without the ability to scale production, Grand Crossing faces a significant risk of closure. Such an outcome would eliminate local jobs and result in the vacancy of a specialized facility—an outcome that would not benefit the US-31 corridor or the broader Acme community. We also spend over \$300,000 on supplies in ACME township with local businesses (e.g. Hydro 45).

4. Alignment with Acme Township’s 2025–2026 Objectives

Grand Crossing has consistently served as a compliant, low-impact, and reliable contributor to the township. This request directly supports the Township’s current Master Plan goals:

- **Protection of the Tax Base:** Our facility contributes substantial property and utility tax revenues. The additional license will help ensure that these revenues remain stable and do not disappear due to forced business contraction.

- **No Change to Township Character:** The requested expansion will occur entirely within our existing building. There will be no new construction, no increase in traffic on Shore Road or US-31, and no change to the township's viewshed or rural-resort character.
- **Retention of Local Employment:** Expanded production capacity will allow Grand Crossing to maintain current staffing levels and, over time, create opportunities for additional local employment. As noted above, the company spends a significant amount of money locally and the impact of closure will be felt by those companies.
- **Good Neighbor:** Company has recently completed an \$8,000 upgrade to its air filtration system after a \$6,000 upgrade in 2025 to ensure that the air in the neighborhood is not impacted by the farms operations. We completely understand the need to be as odor free as possible. (Note: the neighbor to the north just filled its field with cow manure and any small residual smell that might emanate from the operation gets masked for at least 5 months out of the year.)

5. Ongoing Commitment to Responsible Operations

Grand Crossing remains committed to serving as a responsible corporate citizen within Acme Township. We have maintained full compliance with all ordinances and have operated in a manner that minimizes our visibility and impact on the community. We view the additional medicinal license as a necessary step toward long-term stability within the newly restructured federal regulatory environment.

6. Rationale for Additional 1,500-Plant License

Grand Crossing is requesting approval for **1,500 additional plants**, increasing its total licensed count from **3,000 to 4,500 plants**. This request does **not** involve any expansion of flowering capacity or changes to odor-producing operations.

Existing Production Constraints

- **Building capacity:** 3,480 plants
- **Flowering capacity:** 2,400 plants per month
 - 10 flowering rooms × 240 plants per room
 - All plants are counted in MED but in AU, only plants over 8 inches are counted. If that rule applied to MED then we would not be making this request.
- **Flowering capacity will remain unchanged** with or without the additional license.

Under the current **3,000-plant license**, Grand Crossing must maintain shortened growth cycles in the early stages of cultivation to remain within the plant count limit. This creates inefficiencies that reduce overall yield.

Current vs. Optimal Growth Cycle

A standard, optimal cultivation cycle requires:

- **Clones:** 3 weeks to mature
- **Vegetative plants:** 3 weeks to mature before flowering

However, because the company is limited to 3,000 plants, crop rotation timing forces:

- **Clone phase:** reduced to 2 weeks
- **Vegetative phase:** reduced to 2 weeks

These shortened cycles are not ideal for plant development and directly limit final flower yields.

Role of the Additional Plants

The requested **1,500 additional plants** would be used entirely in the **clone and vegetative stages** of cultivation:

- These stages **produce no odor**
- No additional flowering rooms or flowering plants would be added
- No change to monthly flowering volume (still 2,400 plants)

By allowing full **3-week clone** and **3-week vegetative cycles**, the additional license enables proper crop rotation without exceeding operational or facility limits.

Production Benefit

Restoring full clone and vegetative cycles is expected to result in:

- **Approximately a 20%–33% increase in crop production**
- Improved plant health, consistency, and yield
- Greater operational efficiency without expanding odor impact or facility use

Summary

- The additional license does **not** increase flowering capacity
- All additional plants are used in **non-odor-producing stages**
- The request resolves timing constraints caused by the current plant cap
- The outcome is a meaningful increase in production efficiency without expanding the physical footprint or environmental impact of operations

7. Conclusion

The December 2025 Executive Order signaled a national shift from viewing medicinal marijuana as an experimental sector to recognizing it as a legitimate federal medical priority. We respectfully request that Acme Township update its local licensing framework to reflect this new reality.

Grand Crossing asks for your support to be placed on the agenda for the next Township Board meeting to discuss how this additional license will secure our long-term presence as a stable employer, taxpayer, and partner within the Acme community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Stalder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Grand Crossing