

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 2, 2026

The Planning Commission Regular Meeting was called to order by Chairperson Shaw at 7:01 p.m. at the Saranac Village Office, 27 N. Bridge Street.

The meeting was opened with the Pledge of Allegiance.

Present: Shaw, Tlapek, Trierweiler, Day, Hesche

Absent: None

Guests: Mark Culmer (CHO, via phone), Tracie Wilson (CHO), Olivia Nielson (CHO), Evan Smith (9 Main St. building owner), John Thorp (Saranac Chiropractic Center), Sharon Darby (Village President), Jeanne Vandersloot (Zoning Administrator)

Motion was made by Day, supported by Trierweiler, to approve the Agenda of September 2, 2026. All yeas.

Public Comments – None

Motion was made by Trierweiler, supported by Hesche, to approve the February 11, 2026 Regular Meeting/Public Hearing minutes. All yeas.

Shaw & Tlapek agreed to accept reappointment of a new 3-year term to expire the 2nd Monday of June 2029. The Village Council will vote to reappoint them as Planning Commission Members at their September 14, 2026 Council Meeting.

Motion was made by Day, supported by Trierweiler, to reappoint the current Planning Commission Chairperson, Vice Chairperson & Secretary for the period of March 1, 2026 thru February 28, 2027. All yeas.

New Business

Planning Commission members reviewed a Special Use Permit Application and Application to Operate an Adult-Use Recreational Marihuana Establishment at 9 Main Street, Saranac, submitted by Mark Culmer (CHO).

Thorp voiced his concerns about CHO moving into the building next to his Chiropractic Center, in relation to parking and odor control. Thorp commended CHO's employees at their Stanton location, who helped ease his other initial concerns, which Thorp did not describe.

Thorp stated smelling an odor consistent with a Volatile Organic Compound (VOC) earlier in the week at his building, which two of his customers complained about.

Culmer addressed Thorp's concerns regarding parking, by referencing the parking plan submitted with his application. Culmer addressed Thorp's concerns regarding odor control, by stating that they will be using the same system that was used at their previous location on Bridge Street. Culmer stated that they did not receive any odor complaints from the neighboring tenants on Bridge Street. Culmer stated that CHO does not currently have any product at either the previous establishment on Bridge Street or the proposed establishment on Main Street, and that the odor Thorp and his customers smelled could not have come from CHO.

Wilson described the plan for the establishment at 9 Main Street, and the change in ownership.

Trierweiler asked why CHO wants to relocate the establishment from the Bridge Street location to 9 Main Street. Wilson answered that the Bridge Street building owner put the building up for sale and asked CHO to end their lease early. Wilson stated that they left the Bridge Street location on good terms with the owner, and received their deposit back.

Tlapek requested clarification on the ownership of CHO. Culmer confirmed that CHO would be acting as a d.b.a. to Mal's Pot Stop LLC which is owned by Ten10 LLC, which is owned by Culmer.

Tlapek asked about the number of employees and the frequency of visits by secured transports, in concern of parking. Wilson stated that CHO has four (4) employees that would be working at 9 Main Street. She stated that they could have their employees park in an area away from building where there is ample parking, or wherever the Village might request them to park. Wilson stated that they have one secured transport company that would typically make 2-3 visits a week and another secured transport company that would visit once every other week.

Tlapek asked about security and if they had any issues with crime at the Bridge Street location. Wilson stated that they did have two (2) successful and two (2) attempted break-ins. CHO reviewed each incident, and made improvements to their security.

Vandersloot thoroughly reviewed the applications and explained that all requirements have been met except Section G which requires a plan for odor control. Day expressed frustration in reviewing the application when all requirements have not been met, in particular an odor control plan, which he describes as the biggest complaint in regard to Marihuana establishments. Wilson stated that the application does include locations of furnace filters and ceiling tile diffusers and showed a picture of the diffusers being used at the previous location, which would be used at the new location.

Vandersloot stated that she did not realize that diffusers were used for odor control. Culmer stated that they will be submitting the appropriate odor control plan including specifications of the odor filtration system that would be used, in the near future.

Old Business – None.

Public Comments – None.

The Planning Commission will hold a Special Meeting on September 16, 2026 at 7:00 p.m. at the Saranac Village Office to further review CHO's applications, unless called off by Chairperson Shaw.

The meeting was adjourned by Shaw at 8:12 p.m.

Steve Trierweiler, Secretary
Village of Saranac Planning Commission