

TOWNSHIP OF QUINTON PLANNING BOARD

October 14th, 2025

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:00 p.m. at the Quinton Township Municipal Building by chairperson Larry Winkels.

The Flag salute was held. It was determined that the meeting was posted in a public place and advertised in the official newspapers.

Roll Call: John Allen, Richard Harrington, Raymond Owens, Marquee Pitts, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels, and Larry Winkels

Note: Donald Brown arrived 7:05 and Nicholas Grusemeyer arrived 7:08

Absent: Cody Banks and Alison O'Boyle

Also Present: William Horner, Larry DiVietro, Andrew Hogg, and Melissa Thom

A motion was made by William Remster to approve the September meeting minutes. Kiel Winkels seconded the motion, and all eligible to vote were in favor. The September meeting minutes were approved.

Chairperson Larry Winkels referred to Attorney William Horner to present Resolution #2025-21 which memorializes recommendations for LI/O ordinance amendment of the use regulations and bulk and area regulations for warehouse and wholesale storage facilities. The planning board voted and passed these recommendations to the Committee at the last meeting. The Committee now seeks approval from the planning board for Ordinance #2025-08. After review, and agreement from the planning board professionals a motion was made to accept the resolution by Marjorie Sperry and seconded by William Remster. A roll call vote was held and the resolution was approved.

At this time application #2025-03 for Greenspire Farm Brewery LLC was presented for hearing. A review of board members eligible to vote was completed and Marjorie Sperry, Raymond Owens, and John Allen excused themselves from the board tables. The applicant's attorney Eric Goldberg from the firm Stark & Stark introduced himself as well the application. Attorney Goldberg reminded the board of his client's prior use variance approval in 2024. The applicant would now like to expand on that original approval with preliminary and final site plan approvals as well as additional variances. The applicant is proposing approximately 3300 square foot building to hold 60 available seats. They are asking to hold special events with total parking being 115 spaces. No live music would be held outside the building but will have speakers outside for background music only. Also asking to be able to have two food trucks on site at times rather than just one as previously approved.

Three witnesses attend the meeting to give testimony as to the business plans.

Part owner and manager of the business Greenspire, Zachary Bushman was sworn in and explained there is a current farm and landscape business on the property that will remain. Proposed operation hours are Thursday and Friday 3pm - 9pm, Saturday 11am - 10pm, and Sunday 11am - 8pm. There would be minimal deliveries to the new proposed brewery. In addition to the 60 seating options indoors there would be 10-12 picnic tables outside and some chairs. There would be beer manufactured onsite at approximately 500 barrels per year which is primarily for onsite consumption. The existing farm would grow much of its own ingredients. They would like to offer tours of the production process upon requests. Attorney Goldberg introduced exhibit A-1 which is a colored version of the site plan. The applicant explained there would be small events held mainly indoors such as trivia night but also some outdoor events such as tractor shows or craft fairs. There would be no private events such as weddings. The fields of barley and hop would serve as a buffer around the area to contain the area for events. Larry Winkels and William Remster asked for clarification on the field space around the property and what would be utilized for the events.

Larry DiVietro asked if there is availability to purchase beer in cans and taken out. Applicant explained they can purchase cans of the product and taken home but they can't be opened and consumed there.

Attorney Goldberg introduced exhibit A-2 which was an enlarged version of the rider which shows the inside layout of the building. Larry Winkles asked the applicant to explain the layout of the building. Also to explain the term doc that was used in the application. The applicant explained in the back corner there is a small slider door that is near the storage area where deliveries would be made.

Larry Winkles asked the square footage of the indoor seating area and was told 1560 square feet.

Larry Winkles asked board professional Larry DiVietro for his opinion on the special events. Larry DiVietro explained it was part of his review that the application must list more specifics for the possible events being held. Andrew Hogg asked for explanation of hours. Applicant explained the brewery would be open for production 7 days a week but customer hours were as described earlier.

The applicants engineer, William Gilmore was sworn in for testimony and was agreed to be qualified. There were additional questions about total acreage being used and was being calculated. There is an existing driveway off of route 49 that would be used for the brewery as well but would be widened for two-way traffic. There are three separate parking areas, the main parking being 31 spaces and two overflow parking areas. There two separate drainage areas for stormwater both are primary, the water and sewer are public and currently shown as available. Gilmore explained that the applicant is agreeing to comply with almost all the recommendations listed by the township professionals Land Dimension. They do request relief or waivers for the bicycle parking, the 30-foot concrete apron, paving the driveway, parking area and curbing of driveway , and the 18 parking spaces within the front yard setback.

The applicant's planner, Brian Seidle was sworn in for testimony and it was agreed to be qualified. Originally the application from a year ago only listed one acre which referred to the building and driveway only. It has been increased to 166 feet away from property line for parking. Also increased to 230 feet away from property line for the building. Mr. Seidle feels it is consistent with the current master plan goals. He also states he feels the new application addresses the criteria brought forward from the township professionals. Seidle also states the application complies with the noise ordinance within this area.

Chairman Larry Winkles stated his concern for the residents and that the events need to be spelled out so it is certain that they do not interfere with the neighbors. Attorney Horner reminds the board that the approval is for the property use and not only for the person who is applying. He states the board could set limitations for the events to have more specific guidelines. Andrew Hogg asked if the events would be paid to enter or general open to the public. He stressed the need to control the number of attendees and the event. Larry DiVietro stated that the review he and Andrew completed was lengthy and most items were addressed, however he feels the board should implement a list of parameters. Andrew Hogg stated the applicant did agree with majority of the requests that were asked in the technical review. He does recommend that the driveway entrance get a 30-foot concrete apron if not being required to pave the entire driveway. Also, all signage would be required to be in compliance with the current ordinance. Each stipulation set by the board for the approval would be inspected by the township professionals before business would be clear to operate.

At this point a motion was made by William Remster to open the meeting to the public for the hearing. The motion was seconded by Donald Brown and all were in favor.

Kay Fox of Hiles Ave. commented that she has lived in a quiet community for 82 years and has concerns with what is being described as background music at the proposed brewery.

Paul Rivell of Sherron Ave. asked how could there be a guarantee on how many people can enter.

Pete Mattiace of Hilliard Ave. discussed concerns of how many people could gather at outdoor events at the new establishment. Taking into consideration 115 available parking spaces and average four people per vehicle. But wishes the applicant good luck.

A motion to close this public portion of the meeting was made by William Remster and seconded by Donald Brown. All were in favor.

Attorney William Horner suggested to the board to vote first on the Use Variance and if that was approved then vote on the Site Plan. Also, the board could give an approval to enter into business as described but set specific limitations. A motion was made by William Remster to vote on the Use Variance and seconded by Kiel Winkels. A roll call vote was held for the Use Variance. A motion was made by William Remster to vote on the Site Plan and seconded by Donald Brown. A roll call vote was held on the Site Plan. Both the Use Variance and the Site Plan were approved with requirements set by the planning board.

A motion to open the general meeting to the public was made by William Remster and seconded by Suzanne Van Sciver. All were in favor.

Beth Fox commented that she thinks it's wonderful.

A motion to close the public portion was made by William Remster and seconded by John Allen. All were in favor.

A motion was made by William Remster to adjourn the meeting and was seconded by John Allen. All were in favor and the meeting was adjourned at 9:25 pm.

Respectfully submitted by:


Melissa N. Thom

Approved: Nov. 11th 2025