

Vassar Planning Commission Special Meeting March 4, 2021 (Virtual)

6:00pm Open meeting, forgoing pledge, Devin goes over virtual meeting Protocols.

Roll Call: Devin Foether (Chair) – Present (calling from Vassar Twp., Tuscola Co.)

Troy Eurich (Co- Chair) – Present (calling from Vassar Twp., Tuscola Co.)

Shaun McDonnell – Present (calling from Vassar Twp., Tuscola Co.)

Orville Hartung – Present (calling from Vassar Twp., Tuscola Co.)

Ben Partridge – Present (calling from Vassar Twp., Tuscola Co.)

Nicole Tenney (Secretary) – Present (calling from Vassar Twp., Tuscola Co.)

Sam Tester – Excused

Open Public Hearing for Vassar Victory Center rezoning.

Wayne and Jennifer Harris, of 900 State rd., neighbors on the southern property line, are present. They would like to know what the reason for rezoning is.

Vassar Victory Center Representative: it will be to house a faith based treatment program that assists about 10 men at a time in their path to recovery. We'd work with them on life skills and rehabilitation.

The Harris': Where would they be housed?

Vassar Victory Center Representative: in the building previously used for the youth program, behind the church. There will be surveillance added, security measures will be taken.

The Harris': will you be adding onto the building?

Vassar Victory Center: no, no changes to the exterior.

The Harris': will there be a privacy fence or some kind of barrier put up?

Vassar Victory Center: we see no need for this, there will be cameras and low risk clients only.

No further comments.

6:19pm open Planning Commission Discussion.

Ben points out a possible wordage issue in the resolution paperwork. Devin notes it needs to be amended.

Orville: will all 19.97 acres be rezoned to commercial?

Devin: yes

Troy: no questions

Shaun: no questions, but I think this sounds like a good program.

Devin reads the rezoning Resolution allowed, Ben supports.

Roll Call Vote is taken:

Troy- yes

Shaun- yes

Ben- yes

Orville- yes

Devin- yes

Nicole- yes

Sam- excused

Motion passes, 6-0-1 excused.

Resolution declared adopted.

6:51pm Open Public Hearing for DD & MH LLC rezoning.

Ben is abstaining.

Cathy Partridge is the representative present. The reason for rezoning is to change it to AFR, like its neighboring property, to open it for more uses to the interested buyer they currently have.

Nancy and Dan Cavanaugh, neighbors to the property who live on Nature's Trail: will we be notified in the future for plans for this property?

Devin: if the future owners have any plans that require a Special Landuse Permit, you will be notified.

7:16pm Close Public Hearing and move into Planning Commission Discussion.

Orville: where is this?

Cathy Partridge: on Brown Rd, between Caine Rd and Oak Rd.

Troy: my only question is what is the zoning of the surrounding properties?

Devin: it is AFR on one side, medium density residential on the other. The current zoning makes the property use more restrictive, it makes sense to update it.

Devin reads the rezoning Resolution allowed. Shaun supports.

Roll Call Vote is taken:

Troy- yes

Shaun- yes

Ben- abstains

Orville- yes

Devin- yes

Nicole- yes

Sam- excused

Motion passes, 5-0-1 abstained 1 excused.

Resolution declared adopted.

7:37pm Open Public Hearing for Proposed Zoning Ordinances Amendment.

Devin: We will not be removing any existing wordage, only adding a few additions to existing ordinances to allow more clarity.

Close Public Comment.

7:44pm Planning Commission Discussion

Ben: as an owner of commercial property does anyone feel I should abstain from this discussion?

Troy: no

Shaun: no

Orville: no

Devin: no

Nicole: no

At 7:47pm Troy dropped from meeting.

At 7:51pm Troy rejoined meeting.

Devin: we're basically looking to change the prevention of commercial property from growing, because all other zonings are allowed crop production.

Troy: no question

Ben: I agree the original wording was unusual

Devin reads rezoning Resolution allowed, Nicole Tenney supports.

Roll Call Vote is taken:

Troy- yes

Shaun- yes

Ben- yes

Orville- yes

Devin- yes

Nicole- yes

Sam- excused

Motion passes, 6-0-1 excused.

Resolution declared adopted.

8:03pm Discussion on MRA response to MMFLA/MRTMA Signage and Lighting.

Devin reached out to MRA, and they responded but not regarding lighting. They offered insight on enforcing signage regulations.

Open Public Comment, there are none.

Devin motions to adjourn, Shaun seconds.

Roll Call Vote is taken:

Troy- yes

Shaun- yes

Ben- yes

Orville- yes

Devin- yes

Nicole- yes

Sam- excused

Motion passes, 6-0-1 excused.

8:20pm Meeting adjourned.

X

Nicole E. Tenney

Vassar Township Planning Commission Secretary

DRAFT