

**VASSAR TOWNSHIP PLANNING COMMISSION SPECIAL
MEETING**

JULY 19th 2021

6:00 pm Meeting called to order. Pledge led by Chair Devin Foether

Roll Call:

Ben Partridge-arrived at 6:08pm

(Co-Chair) Orville Hartung-present

(Chair) Devin Foether-present

(Secretary) Shaun McDonnell-present

Sam Tester-absent

Jane Cesar-present

Bob Reil-arrived at 6:10pm

Open with review and accepting June 28th Special Meeting minutes. D. Foether is abstaining because of his excused absence. No quorum to approve and is moved to August 12th meeting.

6:04- D.Foether opens public hearing for 664 State Rd LLC MMFLA and MRTMA for special land use renewal. No public comments

6:06- D.Foether closes public hearing for 664 State Rd LLC MMFLA special land use renewal.

6:08- Ben Partridge arrives.

6:10- Bob Reil arrives.

D.Foether and B. Partridge discuss the high traffic and parking lot issues during the 420 event that the business had this year with the owner and agreed to make different arrangements to try to eliminate the issues at the next one.

No further questions from the Commission.

D.Foether motions to approve MMFLA special land use renewal for 664 State Rd LLC, located at 664 State Rd.

B.Partridge seconds.

Roll Call Vote:

B.Reil-abstains

B.Partridge-yes

O.Hartung-yes

D.Foether-yes

S.McDonnell-yes

S.Tester-absent

J.Cesar-yes

Motion passes, no conditions.

D.Foether motions to approve MRTMA special land use renewal for 664 State Rd LLC, located at 664 State Rd.

O.Hartung seconds,

Roll Call Vote:

B.Reil-abstains

B.Partridge-yes

O.Hartung-yes

D.Foether-yes

S.McDonnell-yes

S.Tester-absent

J.Cesar-yes

Motion passes, no conditions.

6:20-D.Foether opens public hearing for Bud Bundy Farms LLC MMFLA special land use application.

Ray and Cindy Quick states that they do not want it approved and that it will be basically in their front yard as well as the types of people it would bring to the community.

The applicant and his lawyer respond with that the building is surrounded by woods and a fence would be put up around it if that is what is needed, and also discusses the operation and the process that they have in place.

Eileen Prabucki asks if the property includes the Knights of Columbus hall and also states that she doesn't want that type of business there either. The applicant says that no that is different property.

Larry Mangold asks if the applicant has had any previous facilities like this and is concerned about the odor and believes that it will ruin his business because of it and being so close to each other.

Cab Sentell questions the odor as well and doesn't believe the air filtration system will work also wants to know why there isn't a limit on these operations and what can the community do about them.

D.Foether responds that the Board of Trustees has meetings in which the community can attend and are able to discuss potential limits on the facilities.

Also states that the businesses that have been approved are regulated by the state as well as the township and are visited for site checks periodically or if there is a complaint.

Amber Jensen asks about the applicants previous business and if there were any problems with it and also concerned about these types of facilities in the community.

7:20-D. Foether closes public comment and opens Planning Commission discussion.

B.Partridge asks about the applicants previous business. The applicant says it was a partial ownership and was no longer involved in it because of personal reasons.

D.Foether asks about fencing and security. The applicant states that fencing will be put up and that the camera layout and security details were in the application and that there would be 24 hour video surveillance.

Discussion on the 2 track trail being block off and maintaining the tree line next to the driveway and around the property. The site plan and maps need to be updated in the application showing more detail and measurements.

B.Reil is concerned about the parking lot, driveway, well and septic in the site plan. The applicant responds that they will address the problems with it and turn in a new revised one.

D.Foether motions to hold off on action on Bud Bundy Farms LLC MMFLA special land use permit application until additional site plan information is provided as discussed.

B.Partridge seconds.

All in favor, motion carries.

D.Foether motions to re-notice 300 ft. residents of special meeting for Bud Bundy Farms LLC site plan review.

B.Partridge seconds.

All in favor, motion carries.

D.Foether motions to adjourn, O.Hartung seconds.

All in favor, motion carries. Meeting adjourned at 8:52.

Submitted by: (Secretary) Shaun McDonnell

A handwritten signature in blue ink, appearing to read "S. McDonnell", is written below the typed name.

