

Vassar Township Planning Commission September 9th, 2021 Meeting Minutes

Meeting called to order at 7:00 PM by Chairman Foether and pledge followed.

Roll call was conducted:

Shaun McDonnell – Excused
Bob Reil – Present
Sam Tester – Present
Ben Partridge – Present
Orville Hartung (Co-Chair) – Present
Jane Caesar – Present
Devin Foether (Chair & Acting Secretary) – Present

D. Foether moved to review and action on August 5th minutes.

MOTION to approve August 5th minutes as presented offered by Partridge and seconded by Hartung.

“AYES” – 6, “NAYS” – 0, ABSENT/EXCUSED – 1

Motion passed.

D. Foether moved to review and action on August 12th minutes.

MOTION to approve August 12th minutes as presented offered by Hartung and seconded by Tester.

“AYES” – 6, “NAYS” – 0, ABSENT/EXCUSED – 1

Motion passed.

D. Foether moved to Zoning Administrator’s Report. D. Foether asked what a roofover permit was. Eurich indicated that it was like a car port. Partridge asked if that was the same thing on Sheridan. Eurich confirmed it was. Bruce Foether asked if the county needs to issue a building permit for those. Reil said it does if they are attached to a cement pad.

Reil asked how violations were given. Eurich said that they were mailed to the residents. Reil asked how much time the resident was given to correct the violation. Eurich said that he was giving them 15 days.

D. Foether asked if there were any further questions on the Z.A. Report. No further comment. D. Foether moved to review of the Trustee’s Report.

No comments on the Trustee’s report.

D. Foether indicated that before the Planning Commission moved on to the next agenda item, an addition to the agenda needed to be made. At the request of ROWE SPC, the agenda item would be added before them.

MOTION to added agenda item 4a. "Accept and set Public Hearing dates for MMFLA & MRTMA Special Land Use Renewals and new applications." offered by D. Foether and seconded by Partridge.

"AYES" – 5, "NAYS" – 0, ABSENT/EXCUSED – 1, ABSTAINED – 1

Motion passed.

D. Foether moved to the added agenda item.

Partridge asked which renewal was associated with which grow facility. After B. Foether explained which application was which, it was pointed out that the names of the facilities were indicated in the "FOR TOWNSHIP USE ONLY" section of the renewal application. D. Foether indicated that the agreed treatment for renewals was to address them at regular meetings, but the last renewals were added to a special meeting for a new application. Planning Commission members agreed that renewals should be reviewed at same meeting as new application would be at. D. Foether gave potential earliest date, but was unsure that that date could be made with the recent loss of the Marijuana Coordinator. B. Foether, the acting M.C., said that the letters and notice were already drafted and just needed a date, so earliest date should be achievable.

MOTION to set public hearings for Express One D, LLC, Express Two N, LLC, and Vassar Greenhouse, LLC Special Land Use Permit Renewal at a special meeting to be held on September 30th beginning at 6:30 PM offered by D. Foether and seconded by Partridge.

"AYES" – 5, "NAYS" – 0, ABSENT/EXCUSED – 1, ABSTAINED – 1

Motion passed.

MOTION to set public hearing for Jelli D Enterprises, LLC's Class B MMFLA Special Land Use Permit at a special meeting to be held on September 30th beginning at 6:30 PM offered by D. Foether and seconded by Hartung.

"AYES" – 5, "NAYS" – 0, ABSENT/EXCUSED – 1, ABSTAINED – 1

Motion passed.

D. Foether moved to Master Plan updates with ROWE SPC. Corey started with the land use map review. Discussion around missing roads, lands marked as vacant that were actually in use, and how to differentiate marijuana commercial operations from traditional commercial operations. Corey attempted to explain that land use and zoning are two different things, Partridge was concerned that people in the future might interpret the map incorrectly. Compromise was made to add "commercial agriculture" use identifier. Partridge asked what was meant by vacant land. Corey explained that it was land that currently didn't pay taxes. Members point out that that designation made no sense on some of the properties as they were previously owned by Reil and now were owned by marijuana growers. Corey asked Planning Commission members to look over the land use map and send him updates and well as the locations of the marijuana growers for the new use identifier.

With no further discussion on Land Use map, Corey moved to the "Goals and Objectives" revisions. Corey explained how he added community feedback, consolidated some of the repetitive goals and/or

objectives, removed some outdated or poorly worded goals and/or objectives, and how said changes were indicated in the document. Corey mentioned planning and zoning for more cluster housing developments, D. Foether explained what that meant in terms of the training he recently took. Eurich indicated that he had a recent call on tiny home development that might fall into this type of zoning. Partridge asked what the green text was in the document. Corey explained that was just his comments and would not be in the final version. Corey covered plans to limit extension of utilities. D. Foether asked for more context on the definition of utilities. Corey explained that it was referring to public water and sewage systems.

Corey discussed section on local government communication and coordination. Discussion around how far to take communication. Question from PC as to if this was required and Corey indicated that it was not, but it did make it easier to execute if in the Plan.

Corey asked what was more important to preserve: rural character or farmland. General consensus was the rural fell of the area.

Corey left a few sections for the next meeting as time was running long. Will return at next meeting with suggested changes, finish review of missed sections, and additional Master Plan updates. Corey made Planning Commission aware that he had begun to work with the Parks & Recreation Committee on their Master Plan updates.

D. Foether said that the final agenda item would be moved to the next regular meeting. Told members where they had left off from the time. Partridge requested that no further drafts be printed, just send the electronic version as updated, multiple copies are confusing. D. Foether said he would let interim Administrative Assistant know they should not print the Bylaws for the next meeting agenda packet.

PUBLIC COMMENT

B. Foether indicated that on October 21st, two seats on the Planning Commission would be up from appointment, and he only had form from one of the two members impacted indicating that they wished to continue to serve.

D. Foether mentioned the ceremony for Brendan Creason's Boy Scout project at the township park.

Partridge made a comment about the park shed.

MOTION to adjourn the meeting offered by D. Foether and seconded by Tester.

"AYES" – 6, "NAYS" – 0, ABSENT/EXCUSED – 1

Motion carried.

Meeting adjourned at 8:44 PM.



Devin Foether, Chair & Acting Secretary

