

# Vassar Township Planning Commission Regular Meeting

August 10<sup>th</sup>, 2023

7:00pm

7:00pm Meeting called to order. Pledge led by Chair Devin Foether.

Roll Call of Officers:

Ben Partridge- present

(Co-Chair) Bob Reil- present

(Secretary) Shaun McDonnell- present

(Chair) Devin Foether- present

Orville Hartung- absent (excused)

Sam Tester- present

Marijuana Coordinator, Rachel Thievin is in attendance.

Planning Commission review and approval of July's Meeting Minutes.

B.Partridge motions to approve July 13<sup>th</sup> meeting minutes as written, D.Foether seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused).

D.Foether motions to approve July 27<sup>th</sup> meeting minutes as written, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused).

Planning Commission review of reports. Discussion with the Marijuana Coordinator about odor complaint on Bud Bundy LLC, no smell has been detected by the Marijuana Coordinator on multiple occasions. The Planning Commission advised to maybe try going when they are harvesting and check then and consider the wind direction. No other questions or comments on reports.

7:15pm D.Foether opens the public hearing for VasMed LLC Medical Class A and Adult-Use Class C Special Land Use Permit Renewal. Rodney Abrams resides at 6850 Sherridan rd. expressed

that odor was very present on his property but has not submitted any formal complaints with the Township. All mailings and postings done per Marijuana Coordinator, No violations per Zoning Administrator.

7:25pm D.Foether closes the public hearing for VasMed LLC Medical Class A and Adult-Use Class C Special Land Use Permit Renewal, and open Planning Commission discussion and action. . The Planning Commission advised the resident to submit a formal complaint with the Marijuana Coordinator so that a site check could be implemented and if an odor is present at the property line, then a violation will be given.

D.Foether motions to approve the renewal of VasMed LLC Medical Class A and Adult-Use Class C Special Land Use Permits as presented, B.Partridge seconds.

Roll Call Vote:

S.Tester- yes

B.Reil- yes

S.McDonnell- yes

D.Foether- yes

O.Hartung- absent (excused)

B.Partridge- yes

5- yes, 0- no, 1- absent (excused). Motion carries.

7:30pm D.Foether opens the public hearing for Tam TamAli LLC Medical Class C Special Land Use Permit Renewal. No Public Comment. All mailings and postings done per Marijuana Coordinator. No violations per Zoning Administrator.

7:31pm D.Foether closes the public hearing for Tam TamAli LLC Medical Class C Special Land Use Permit Renewal and opens Planning Commission discussion and action. No changes have been made to the site.

D.Foether motions to approve Tam TamAli LLC Medical Class C Special Land Use Permit Renewal as presented, S.Tester seconds.

Roll Call Vote:

B.Reil- yes

D.Foether- yes

B.Partridge- yes

O.Hartung- absent (excused)

S.McDonnell- yes

S.Tester- yes

5- yes, 0- no, 1- absent (excused). Motion carries.

7:35pm D.Foether opens the public hearing for Holiness Missionary Church Special Land Use Permit. Site Plan is submitted but no Special Land Use Permit due to it being unknown if it was needed.

7:38pm D.Foether closes opens the public hearing for Holiness Missionary Church Special Land Use Permit and opens Planning Commission discussion and action. Discussion on if a Special Land Use Permit is needed for the moving and adding an addition to the existing Church building.

D.Foether motions that the movement of Holiness Missionary Church should be treated as a new Special Land Use Permit Application and recommend to the Board of Trustees that associated fees for application be waived as use predates Zoning Ordinances, S.McDonnell seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused).

D.Foether motions to set the public hearings for Blackbox Systems and Technologies LLC Medical and Adult-Use Class C renewal and Walker Wade Labs LLC Medical Class A Special Land Use Permit application to be held at the September 14<sup>th</sup>, 2023 Regular Planning Commission Meeting that begins at 7:00pm, S.Tester seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused).

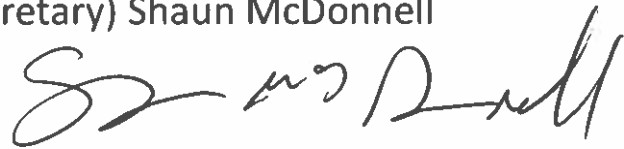
D.Foether motions to add Agenda item 14a, the adoption of Rezoning Resolution, B.Reil seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused). Resolution attached.

Public Comment: Question about Marijuana license limits? The Planning Commission response is that the Board of Trustees has not reached an agreement on the exact number we are to allow yet and have not received any public input in the matter.

D.Foether motions to adjourn the meeting, B.Reil seconds. All in favor, motion carries. 5- yes, 0- no, 1- absent (excused). Meeting adjourned at 8:24pm.

The next scheduled Planning Commission meeting is for August 24<sup>th</sup>, 2023 at 7:00pm

Submitted by: (Secretary) Shaun McDonnell

A handwritten signature in black ink, appearing to read "Shaun McDonnell". The signature is written in a cursive style with a large initial "S" and "M".

**Resolution PC 02-2023: Township of Vassar**

**VASSAR TOWNSHIP PLANNING COMMISSION**

**RESOLUTION TO REZONE CERTAIN PROPERTIES**

At a meeting of the Vassar Township Planning Commission held on the *10* day of *August*, 2023 at the Vassar Township Hall, 4505 W. Saginaw Road, Vassar, Michigan 48768, at 7:00 p.m., the following Resolution was offered by Chairman Devin Foether and supported by                   *Ben Partridge*                  .

**RECITALS**

WHEREAS, Sec. 306 of Public Act 110 of 2006, the Michigan Zoning Enabling Act (Hereinafter the “ZEA”), requires a Planning Commission to conduct a public hearing for all rezoning requests, and it further provides that the Planning Commission cannot recommend approval of a rezoning request unless proper notice was provided for that public hearing;

WHEREAS, an application had been submitted by Vassar Township requesting to change 4.77 acres of land which had been currently zoned AFR, this property being located at 7121 State Rd., with a Tax Parcel ID No. of 020-032-000-2100-02 and a public hearing was held, pursuant to notice, on July 13, 2023 and the Planning Commission approved the zoning change;

WHEREAS, Sec. 307 of the ZEA provides that after a Planning Commission approves a rezoning request, the Township shall submit the proposed zoning maps to the County Planning Commission for review and its recommendations, and the County PC has thirty (30) days from the date it receives the proposed zoning map to review it and provide the Township with any recommendations.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Vassar Township Planning Commission recommends adoption of the proposed rezoning amendment pursuant to the application submitted by Vassar Township request to change 4.77 acres of land currently zoned AFR to Commercial, this property being located on 7121 State Rd. with a Tax ID No. of 020-032-000-2100-02 and it recommends approval to amend the boundaries of the zoning districts as shown on the zoning map to rezone the following described property from AFR to Commercial VASSAR SEC 32 T11N R8E, COM AT N 1/4 COR, TH S 01-28-05 W 1402.50 FT TO POB. TH N 87-17-23 W 182.88 FT, TH N 29-46-18 W 27.57 FT, TH S 77-07-46 W 290.94 FT, TH ALG CL OF M-15 ON CURVE TO THE LEFT (RAD= 22,918.31 FT, DEG OF CURVATURE 00-15-00, DELTA ANG 01-41-30, CHORD OF BEARING S 30-40-18 W, DIST 676.63 FT) DIST 676.66, TH S 31-31-03 E 218.67 FT, TH N 01-28-05 E 800.87 FT TO POB. 4.77 A. SPLIT FROM 2100-01 ON 1/1/19.
2. The Vassar Township Planning Commission authorizes its recommendation for adoption of the proposed rezoning amendments and the proposed zoning map to be submitted and filed with the Vassar Township Board of Trustees and to be submitted with the Tuscola County Planning Commission for its review and recommendations.

Roll Call Vote:

Sam Tester- aye

Orville Hartung- absent(excused)

Bob Reil- aye

Devin Foether- aye

Ben Partridge- aye

Shaun McDonnell- aye

AYES: 5

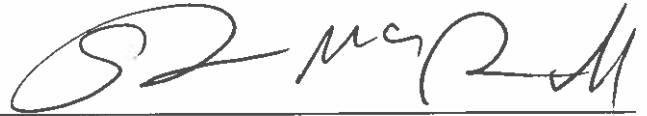
NAYS: 0

ABSTAIN: 0

ABSENT: 1

**RESOLUTION DECLARED ADOPTED.**

The undersigned Secretary of the Township of Vassar Planning Commission hereby certifies that this Resolution was duly adopted by the Vassar Township Planning Commission at a meeting held on the 10 day of August, 2023 pursuant to proper notice and in compliance with Act No. 267 of the Public Acts of 1976.



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Secretary

Vassar Township Planning Commission