

Vassar Township Planning Commission May 9th 2024 Meeting Minutes

Meeting was called to order at 7:00 PM, with Chair D. Foether leading the pledge.

Roll call was conducted:

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

Before moving to first agenda item, D. Foether covered letters of resignation submitted by S. McDonnell and T. McDonnell.

D. Foether moved to review of the April 11th minutes. D. Foether asked for any comments or corrections. Hartung pointed out corrections that he is no long the Co-chair in the role call. D. Foether point out that he used old minutes as template and forgot to change indiation to Reil.

Motion made by Partridge to approve the April 11th minutes with correction. Motion seconded by Hartung.

Motion passed by unanimous voice vote.

D. Foether moved to review of the April 25th minutes. D. Foether pointed out that same error in Co-chair that was made on April 11th minutes was made on these minutes and will be corrected. D. Foether asked if there were any futher comments or corrections.

Motion made by Partridge to approve the April 25th minutes with correction. Motion seconded by Tester.

Motion passed by unanimous voice vote.

D. Foether moved to review of reports, starting with the Zoning Administrator's (ZA) report. D. Foether asked if there were any comments, Partridge indicated confusion on citation for house & barn. D. Foether indicated that it was a general statement of house & barn being demolished and that ZA is working with police on getting citation process going. No further discussion.

D. Foether moved to review of the Marijuana Coordinator's (MC) report. Reil asked where Lance Creek Resources was located. D. Foether said it was the one on Saginaw Rd. Question about who would send them the cease and desist letter, speculation was that it was both the State and MC that would send a letter. Reil asked about deal falling through with purchase of Star Budz. No further discussion.

D. Foether moved to review of Trustee's report. D. Foether asked what the bids were for. Partridge clarified that the bids were for the garage and drive to be located on new hall lot. No further discussion.

D. Foether moved to Parks & Recreation Liason (PRL) report. D. Foether noted that there was one item on report that would need action to be taken during agenda item 6. No further discussion.

D. Foether moved to agenda item 5, receiving and setting public hearings for new/renewal marijuana special land use permits (SLUP). Reil commented on how could Planning Commission (PC) set dates for public hearing if they didn't have paperwork for applicants. D. Foether agreed that paperwork is supposed to be present at time of scheduling, took action to tell MC that paperwork will need to be available to PC members night that public hearing are to be set. Confusion on type and number of applications being scheduled as only PC Chair had listing of applicants. D. Foether said he would request that MC make copies of applicant list available to all PC members in the future.

Motion by D. Foether to set the public hearings for Ace Cannabis LLC's new Medical Class C & 3 Adult-Use Class C, Star Budz Provisioning Center's Medical and Adult-Use provision center renewal, Walker Wade Labs' new Adult-Use Class B, Smokie Ridge Cannabis LLC Medical Class A & Adult-Use Class C renewal, Vassar Greenhouse LLC Adult-Use Class B renewal, and Express One D Adult-Use Class B renewal special land use permits for the June 13th regular Planning Commission meeting that begins at 7:00 PM. Motion seconded by Partridge.

Motion passed 4-1 voice vote.

D. Foether read letter prepared by Event Coordinator (EC) and approved by the Parks & Recreation Committee (P&R) for a prepaid credit card for expenses incurred before, during and after events. Tester indicated his support of the idea, and liked that a limited scope was outlined in the request. Hartung indicated that he was fine with the idea. Partridge torn on the action, understands the need but unsure if the request is the best or only solution. Concern over checks & balances on expenses and receipts not matching the expenditure on the card. Debate on issues had with existing Township credit card. D. Foether tried to refocus discussion on this request before the PC.

Motion by Reil to approve recommendation of prepaid card for event expenses as presentd in letter. Motion seconded by Tester.

Motion passed by unanimous voice vote.

D. Foether asked if there was any futher actions for P&R. Partridge presented a diagram of recommended safety and access improvements that was put before the P&R. Reil commented on recommendation by one P&R member to install new surface on playground, Partridge clarified the drawing did not include that and the lawn area on the diagram is the existing area. Discussion around the surfacing and cost, with D. Foether explained that the suggestion was made because it would be a surface that meets or exceeds the safety of the existing surface without the constant maintenance requirements. Partridge suggested a smaller area may make more sense. Discussion refocused on what the diagram was actually suggesting, Partridge explained that it was suggesting guardrails by playground and handicap spot near new ADA swings. D. Foether made comment that swings not very ADA access friendly with current playground surface. Partridge suggested that proposed surfacing around that area might be more appropriate. Russ Fall mentioned that he pointed out that the ADA swings would need a safe solid surface for access when swing purchase discussed, felt sand on rest of playground was a good surface for kids to play on. Plan handed to P&R Chair but there wasn't further discussion on it. Further discussion at PC level about replacing log parking bumpers with something more permanent. As no

motion or action was taken by P&R on diagram yet, PC recommended that increased safety be made higher budget priority.

Fall commented that PC only sees budget, but Board of Trustees accepts it. D. Foether explained that new structure requires P&R budget for next fiscal year to be reviewed and approved by PC before Board of Trustees consider it. Partridge indicated that he tried to make P&R aware of that but there was a misunderstanding. Further discussion took place on P&R budget and that they must take some sort of action at their meeting on June 5th otherwise the budget the PC would submit on their behalf would only include enough funding to hold meetings for the following year. Todd Aymer said discussions were had and that there should have been a list for budget. D. Foether indicated that P&R minutes show no motions regarding said list or that an action was taken. Partridge said list given to PC is a good starting point for the P&R to discuss and take action on. Fall asked PC if they felt that the P&R should recommend that a special meeting should be held to take action quicker. D. Foether asked Fall if he felt that if such a suggestion was made, if he felt that the outcome would be any different than if it was done at a regular meeting. Fall said if emphasis was made that it needed to be done soon. D. Foether asked liaison same question. Tester felt that special meeting or not the outcome would be same. As budget outline not where he thought it should be, Aymer asked who he should hand it to in the future to make sure it is handled properly. Partridge asked if Tester would take the action to make sure every P&R member had a copy of the budget outline prior to the next regular meeting so they could review it and be ready for discussion on the 5th. Tester felt it was a good idea and to the action to get the information to the P&R members.

Motion by D. Foether to accept the resignation letters of Shaun & Tobias McDonnell and to thank them for their service. Motion seconded by Reil.

Motion passed by unanimous voice vote.

Partridge asked for clarity on what version of the Parks & Recreation Job Description Guideline he had. D. Foether indicated that he had the most up to date version.

Public Comment

Fall made PC that he would not be available for the Park Clean Up Day with the reschedule. Wanted to know if tractor would be needed. D. Foether indicated that it may be needed to get fill for new landscaping around Caine Rd sign, but could also transport it with personal cart he was bringing that day. Asked if Sam would be available to operate tractor if needed. D. Foether asked if he could remove the existing timbers around the sign on Saginaw Rd prior to that day. Fall indicated that he had limited availability and already had planned to mow on Tuesday with the time he had. Told members that would be present where top soil for fill could be located.

Motion by D. Foether to adjourn the meeting. Motion seconded by Tester.

Motion passed by unanimous voice vote.

Meeting adjourned at 8:11 PM.



Devin Foether, Acting Planning Commission Secretary