

Vassar Township Planning Commission August 8th 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
Todd Aymer – Present
Bob Reil (Co-Chair) – Present
Sam Tester – Present
Devin Foether (Chair & Acting Secretary) – Present
Orville Hartung – Present

Moved to review and approval of July 11th minutes. No discussion had

Motion by Partridge to approve July 11th minutes as written. Seconded by Tester.

Motion passed by unanimous voice vote

D. Foether moved to setting public hearings for new/renewal Special Land Use Permits (SLUP).

Motion by D. Foether to set public hearings for Bud Bundy LLC Medical Class A Grower, Green J&J Holdings LLC Medical & Adult Use Class C Grower, HPG Medical & Adult-Use Class C Grower special land use permit renewals and CRG Buds Class B to Class C Adult-Use and Jelli D Enterprise LLC Medical & Adult-Use Class C Grower special land use permit applications for the September 12th regular meeting that begins at 7:00 pm. Seconded by Reil.

Motion passed by unanimous voice vote.

Opened public hearing for Express One D Class A grower medical SLUP renewal at 7:08 PM. No members of the public present to talk on renewal.

Closed public hearing for Express One D Class A grower medical SLUP renewal at 7:09 PM.

Opened public hearing for Vassar Green House Medical Class B Grower SLUP renewal at 7:09 PM. No members of the public present to talk on renewal.

Closed public hearing for Vassar Green House Medical Class B Grower SLUP renewal at 7:10 PM.

Opened public hearing for Walker Wade Labs LLC Class A Grower SLUP renewal at 7:10 PM. No members of the public present to talk on renewal.

Closed public hearing for Walker Wade Labs LLC Class A Grower SLUP renewal at 7:11 PM.

Opened public hearing for Express Two N Class B Grower SLUP renewal at 7:11 PM. No members of the public present to talk on renewal.

Closed public hearing for Express Two N Class B Grower SLUP renewal at 7:12 PM.

Opened public hearing for Efflorescence Class C Medical and Adult-Use Grower SLUP applications at 7:13 PM. William Marsrow – lives next door, dug out pond near property line, did not want to live next to industry, opposed to license. Danielle Marsrow – Agrees with William, trying to raise children, not what they hope for when moving to area, don't agree with having to live next to it.

Closed public hearing for Efflorescence Class C Medical and Adult-Use Grower SLUP applications at 7:17 PM.

Moved to Planning Commission (PC) discussion and action on Express One D Class A Medical Grower SLUP renewal at 7:17 PM. Partridge asked if mailings and postings were completed. Marijuana Coordinator (MC) said they were. D. Foether asked if there were violations against this property, MC said not this one. Reil asked if this one had uncut grass issue last time, D. Foether pointed out that those pictures were from months ago and have no proof of current state. No other changes.

Motion by D. Foether to approve renewal of Express One D Inc Class A Medical Grower special land use permit renewal as presented. Seconded by Partridge.

Roll Call Vote:

Ben Partridge – Yes
Bob Reil – Yes
Devin Foether – Yes
Orville Hartung – Yes
Sam Tester – Yes
Todd Aymer – Yes

Motion passed unanimously.

Moved to PC discussion & action on Vassar Green House LLC Medical Class B Grower SLUP renewal at 7:23 PM. Partridge asked if there are complaints. MC talked about written compliant on grass on 7/31. Given until 8/7 to mow. Grass still not mowed. D. Foether asked if the violation was a formal written violation, MC said it was. Expiration date of current SLUP is September 30th. Tabled to September 12th meeting. Have Zoning Administrator (ZA) follow up on written violation, notify PC if citation is issued and if/when back in compliance.

Moved to PC discussion and action on Walker Wade Labs Class A Medical Grower SLUP renewal. No complaints for site.

Motion by Partridge to approve renewal of Walker Wade Labs Class A Medical Grower special land use permit renewal as presented. Seconded by Aymer.

Roll Call Vote:

Bob Reil – Yes
Todd Aymer – Yes
Ben Partridge – Yes
Orville Hartung – Yes
Devin Foether – Yes
Sam Tester – Yes

Motion passed unanimously.

Moved to PC discussion & action on Express Two N Class B Medical and Adult-Use SLUP renewal. Same violation and timing of violation as Vassar Green House LLC. Taking same action as Vassar Green House LLC. Tabling until September 12th meeting.

Moved to PC discussion & action on Efflorescence Medical Class C Grower SLUP application. D. Foether asked why applicants let the original permit lapse. Applicants indicated it was break up of partnership, and now just the two applicants. Question about the hole mentioned by neighbor, indicated that it was expansion of the existing pond. Differing accounts by property owner and neighbor as to how close pond is to lot line. Size of pond does not require a permit. Zoning requires ponds to be 33 feet or more from lot line. Question if surveys for both properties are accurate. Question about safety of pond and if it meets DNR requirements. Having ZA look at location of pond to see if clearly greater than 33 feet from lot line. Cannot have container on site for storage, must be stick built. Applicant indicated that they would be using motion activated lighting. No additional fencing beyond gate on driveway. Only building exhaust is that which is required for function of HVAC system. All discussion above applies to Adult Use Class C SLUP application as well.

Park & Recreation Committee (PRC) requests a budget allowance of \$600 for various improvements and event supplies.

Motion by Reil to recommend approval of \$600 budget for park improvements and event supplies. Seconded by Aymer.

Motion passed by unanimous voice vote.

Chairman D. Foether moved to **public comment**.

Comment on the township tax assessor having been given notice of termination of contract.

Reil made comment about not hearing site plan change that was missed at last meeting that lacked quorum. D. Foether reminded him that he also had the right to make motions to add to the agenda.

Motion by Reil to add agenda item 22a. Review site plan adjustment for High Mountain LLC. Seconded by D. Foether.

Motion passed by unanimous voice vote.

Question as to why addition being added as indicated. Has to do with fire code and how drainage on site runs.

Motion by D. Foether to approve site plan change of addition to existing building. Seconded by Partridge.

Motion passed by unanimous voice vote.

Returned to **public comment**. No further public comment.

Motion by Reil to adjourn meeting. Seconded by Tester.

Motion passed by unanimous voice vote.

Meeting adjourned at 9:09 PM.



Devin Foether, Acting Planning Commission Secretary