

Vassar Township Planning Commission

Regular Meeting – January 9, 2025

Call to Order: 7:00pm

Roll Call:

Todd Aymer – Present  
Sam Tester – Present  
Orville Hartung – Present  
Devin Foether (Chair) – Present  
Monica Whitburn (Secretary) – Present  
Bob Reil (Co-Chair) – Present  
Ben Partridge – Present

Approval of Minutes:

**Motion** by Partridge to approve December 12, 2024 Regular Meeting Minutes, as written, seconded by Foether

(7) Ayes

(0) Nays

*Motion Carried*

Marijuana Coordinator Report:

Zoning Administrator Report:

Trustee Report:

Receive and Set Public Hearing Dates:

**Motion** by Foether to set the public hearing for Alien Tek Farms LLC Class A Medical and Class C Adult Use Grower SLUP application and High Mountain LLC Class C Medical and Adult Use Renewals, at a Special Meeting scheduled for January 30, 2025 that will begin at 7:00pm, seconded by Partridge

(7) Ayes

(0) Nays

*Motion Carried*

At 7:05pm, open public hearing for Vassar Team LLC SLUP Renewal

Darlene Kern asks to know what will be occurring at this property, lives across the street  
Foether states that it is a Class C Medical and Adult use grow operation only

At 7:07pm, close public hearing for Vassar Team LLC SLUP Renewal

At 7:07pm, open public hearing for Bud Bundy SLUP Renewal

No one in attendance, no one wishes to speak at this time

At 7:07pm, close public hearing for Bud Bundy SLUP Renewal

At 7:08pm, open public hearing for WLJ Ventures SLUP Renewals (for both Crooked Creek and Sandy Ridge)

No one in attendance, no one wishes to speak at this time

At 7:08pm, close public hearing for WLJ Ventures SLUP Renewals

At 7:09pm, open public hearing for WLJ Ventures Class C Grower SLUP Application (Crooked Creek)

No one in attendance, no one wishes to speak at this time

At 7:09pm, close public hearing for WLJ Ventures Class C Grower SLUP Application (Crooked Creek)

Vassar Team LLC SLUP Renewal:

All postings and mailings completed

No violations or complaints made against the property

**Motion** by Foether to approve renewal of Vassar Teams LLC Class C Medical and Adult Use Grower Licenses, seconded by Tester

Roll Call Vote:

Partridge – Yes

Reil – Yes

Whitburn – Yes

Foether – Yes

Hartung – Yes

Tester – Yes

Aymer - Yes

(7) Ayes

(0) Nays

*Motion Carried*

Bud Bundy SLUP Renewal:

All postings and mailings completed

No violations or complaints made against the property

**Motion** by Partridge to approve Bud Bundy Farms LLC Class B Adult Use Grower SLUP Renewal, seconded by Foether

Roll Call Vote:

Foether – Yes

Hartung – Yes

Tester – Yes  
Aymer – Yes  
Whitburn – Yes  
Reil – Yes  
Partridge – Yes

(7) Ayes  
(0) Nays

*Motion Carried*

WLJ Ventures LLC SLUP Renewal:  
All postings and mailings completed  
No violations or complaints made against the property

**Motion** by Foether to approve renewal of WLJ Ventures LLC Adult Use Grower Class C, Two Permits, One Medical Class C Grower Permit for Crooked Creek and one Medical Grower Class C permit for Sandy Ridge, seconded by Tester

Roll Call Vote:

Aymer – Yes  
Tester – Yes  
Hartung – Yes  
Foether – Yes  
Whitburn – Yes  
Reil – Yes  
Partridge – Yes

(7) Ayes  
(0) Nays

*Motion Carried*

WLJ Ventures LLC SLUP Addition:

**Motion** by Foether to approve the addition of one Grower Class C for Adult Use SLUP for Crooked Creek Drive Building A for WLJ Ventures LLC, seconded Whitburn

Roll Call Vote:

Partridge – Yes  
Reil – Yes  
Whitburn – Yes  
Foether – Yes  
Hartung – Yes  
Tester – Yes  
Aymer – Yes

(7) Ayes  
(0) Nays

*Motion Carried*

Parks and Recreation:

Question from Aymer on "\$100 Fee" that is set on Vassar Township Park Rules and Regulations

Foether states that Fees are typically set by Board of Trustees

Partridge states that it would need to be approved by Board of Trustees to be added to fee schedule

**Motion** by Reil to recommend a spend up to \$550 for Parks and Recreation Smoking Receptacles and Dog Waste Stations, seconded by Foether

(6) Ayes  
(1) Nays

*Motion Carried*

Additional Business:

DRJC Site Plan Adjustment:

**Motion** by Foether to allow DRJC Holdings to occupy Building B under the existing SLUP with changes indicated to site plan drawing, seconded by Aymer

(7) Ayes  
(0) Nays

*Motion Carried*

Public Comment (3 Minutes):

**Motion** by Reil to adjourn the meeting at 8:23pm, seconded by Tester

(7) Ayes  
(0) Nays

*Motion Carried*

X



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Monica Whitburn  
Secretary