

Vassar Township Planning Commission
Regular Meeting November 14, 2024

Call to Order: 7:00pm

Pledge of Allegiance:

Roll Call:

Orville Hartung – Absent (arrived at 7:09pm)
Sam Tester – Present
Todd Aymer – Present
Devin Foether (Chair) – Present
Monica Whitburn (Secretary) – Present
Bob Reil (Co-Chair) – Absent (arrived at 7:01pm)
Ben Partridge – Present

Review and Approve Minutes:

Bob Reil arrives at 7:01pm

Motion by Partridge to approve October 10, 2024 Regular Meeting Minutes, as written, seconded by Foether

(6) Ayes
(0) Nays
(1) Absent

Motion Carried

Motion by Aymer to approve October 24, 2024 Regular Meeting Minutes, as written, seconded by Tester

(6) Ayes
(0) Nays
(1) Absent

Motion Carried

Reports:

Trustee Report:

Tester asking if Tom Borcharding is done or if he is still on boards

Partridge states that he is now on ZBA and P&R, just not as a board liaison

Board of Trustees is having a special meeting on 11/18/2024 due to several items being possibly added to the hall (Change Orders)

Zoning Administrator:

Troy Eurich states that he has to go to court Monday for compliance orders

This is for the continuance of court compliance issues
The lawyer will be there and four or five representatives from other townships

Marijuana Coordinator:

No Comments or Questions

Holding Parks and Recreation report till agenda #9

Receive & Set Public Hearing Dates for any new and/or renewal Medical/Adult Use Marijuana Apps:

1 Renewal Needs to be Scheduled

Motion by Foether to set the public hearing for New Age Horticulture Medical and Adult Use Grower Class B, SLUP Renewal to be held at December 12, regular Planning Commission Meeting that begins at 7:00pm, seconded by Whitburn

(6) Ayes

(0) Nays

(1) Absent

Motion Carried

Discussion on Armitage Arms Zoning Question:

In Attendance: Casey Armitage

Orville Hartung arrives at 7:09pm

Q: *(Foether)* will the work be done inside the house or done in the garage that is attached?

A: *(Armitage)* At the current moment, the house or the basement. The plan is the garage but is under restoration

Q: *(Foether)* is it an attached garage?

A: *(Armitage)* it is physically attached to the house

ZA Troy Eurch states property is currently zoned commercial

Armitage states that location is currently a repair shop for automobiles

Foether states he feels it's not clean cut based on what the current zoning ordinance says and how the property is currently zoned due to it also being used as a residential home

Partridge states he sees property as a Legal Non-Confirming Property

Q: *(Reil)* does the manufacturing license from the Government have different tiers; how large can this operation get with the manufacturing license?

A: *(Armitage)* the FFA is not in tiers

Foether suggests Armitage submits a site plan review with conditions

Motion by Reil that she presents a site plan to Planning Commission with conditions she's willing to comply with such as hours, type of work, traffic of employees, etc. for Planning Commission review, seconded by Whitburn

(7) Ayes
(0) Nays

Motion Carried

Foether states he believes it does not need a Public Hearing

Foether states that as long as her site plan review is turned in no later than the 6th of December, it can be on the next PC meeting

Swapping agenda items 7 and 8

Site Plan Changes for Efflorescence:

Business states that they need more storage space off the back, a cooler (industrial freezer) and a closet space

Motion by Foether to approve site plan adjustment as requested, seconded by Reil

(7) Ayes
(0) Nays

Motion Carried

Expense/Capital Request Form:

To Add:

1. Add "Project Coordinator" between #6 and #7 under *Project Name*
2. Define what "Project Coordinator" is in appendix

Motion by Foether to begin using the updated Detail Expense/Capital Request Form for all purchases coming from Parks and Recreation and Planning Commission, seconded by Whitburn

(7) Ayes
(0) Nays

Motion Carried

Parks and Recreation Liaison Report:

Foether reads letter about the Event Coordinator wanting permission to create an advisory committee for event planning; this would be a voluntary committee

Foether believes that Planning Commission should show their support for this and send it to the Board of Trustees

Motion by Foether to send this to Board of Trustees for their approval of advisory committee, seconded by Aymer

(7) Ayes
(0) Nays

Motion Carried

Discussion at Parks and Recreation meeting pertaining to Committee Members dedication to Parks and Recreation events

Aymer talks about the lack of participation and support from some Parks and Recreation Committee Members when it comes to events

Foether asks if there is a minimum requirement regarding participation with events

Partridge states that the Board of Trustees did approve the purchase of Parking Bumpers, Handicap Signs and Message Board at last month's meeting, but it was never purchased

Admin Assistant Sarah Osentoski states that Message Board for New Township Park was purchased by the Clerk today

Discussion about the purchase of the Stump Grinder; Reil states that there is no need to purchase one, should have just rented one

Public Comment (3 Minutes):

Zoning Admin Troy Eurich asks if anyone on Planning Commission knows when the Resolution for the setbacks on M15 and Saginaw Road was changed, ZA cannot find it

Reil states that when Albrecht wanted to replace their sign, that is when the setbacks were changed

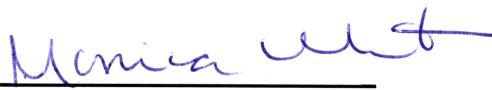
Partridge asks Eurich if he has a way to find Special Land Use Permits because it should be during that timeframe

Reil states that setbacks change and Eurich would need to look at the Road Commission map to see the different setbacks

Motion by Reil to adjourn the meeting at 8:59pm, seconded by Partridge

(7) Ayes
(0) Nays

Motion Carried

X 

Monica Whitburn
Secretary