

Vassar Township Planning Commission

Regular Meeting November 18, 2024

Call to Order: 7:00pm

Pledge of Allegiance:

Roll Call:

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

Receive and Set Public Hearing Dates for Any New and/or Renewal Medical/Adult Use Marijuana Apps:

None

Continue Review of Zoning Ordinance Update with Rowe:

Planning Commission was given a complete rough draft starting with Section 5.06 Recreational Open Vehicle Storage

5.06A (Recreational Open Vehicle Storage) – Tabled till full draft is presented: Partridge states that he does not agree with the wording of this ordinance. Partridge feels that Township should not be able to limit the number of vehicles/trailers/boats/campers a resident can have on their property if they are registered

6.03 (Road Frontage) – first paragraph was stricken and will be removed from ordinance

6.07 (Residential Occupancy in Buildings Other Than Completed Dwellings) – Added wording “Unless specifically permitted garages, barns, pole barns, recreational vehicles, tents, and other temporary structures shall not be utilized for long term residential occupancy under the terms of this ordinance unless specifically permitted”; 12.05A-12.05F were stricken

12.07 (Ponds) – Stricken; was talked about in “uses”

12.08 (Greenbelts) – Stricken; was replaced in the back of ordinance

6.09 (Temporary Dwellings) – Question was asked about temporary dwellings in emergency situations

6.10 (One Dwelling Per Parcel) – Question was asked about multifamily homes such as Duplexes; tabled till next meeting

6.11 (Prohibited Structures) – Partridge states that shipping containers should not be in this ordinance, as people should be able to use those as they do garages or barns

Residential use vs Commercial Use – Allow shipping containers with conditions for residential use

Board asks if there should be a maximum number per parcel allowed

12.12 (Public Utilities, Communication Towers, And Wind Energy Conversion Systems) – 12.12A through 12.12D all stricken

6.12 (Yard Sales) – No more than 7 per year and no more than 4 days long

12.14 (Moving of Buildings, Manufactured Homes, and Other Structures) – Stricken

6.13 (Outdoor Storage of Recreational Vehicles) – Stricken; Replaced with Section 5.06

6.15 (Screening of Rooftop Equipment) – 6.15C – if roof mounted mechanical units are in the front of the building, something must be placed around it to make it look aesthetically pleasing

6.19 (Essential Services) – pertains to Consumers Energy/DTE/Etc.

6.22 (Yard Regulations) – 6.22A 1a: Changed 10 feet to 12 feet so to read, “An uncovered, enclosed deck, porch, patio, or paved terrace may project into a required front yard for a distance not exceeding 12 feet or may project into a required rear yard for a distance not exceeding 20 feet but not to exceed a distance equal to 60 percent of the depth of the rear yard; provided however, that this shall not be interpreted to include or permit fixed canopies or roof

6.24 (Signs) – 6.24H – R-1 should be changed to MDR (Medium Density Residential) in all tables and mentioning’s

Electronic Message Boards – Currently show as *Not Permitted* for all zoning however some Government and Commercial businesses currently have them

General Rules apply to all signage

6.26 (Lighting) – 6.26A 1 – Foot Candles are measurable; wording should be kept as is

6.26C 4 – Under “Districts” “*RM*” should be changed to “*MDR*”; table should start with first column being Districts”, second column being “Height in Feet Wall Mounted” and third column being “Height in Feet Pole Mounted”

6.27 (Landscaping and Walls) – 6.27C – this section may possibly already be in another area of ordinance, Rowe to review

6.27D – Table – Under “Use”, “*RM*” should be changed to “*MDR*”

6.27F 3a – Changed from 6 feet to 8 feet so to read, “Residential Fences: All fences in areas zoned or used for residential purposes shall be of an ornamental type and shall not be more than 8 feet in height, above the grade level”

6.27F 5c – as long as the fence is not constructed in the rightaway

6.27 5d – Tabled till next meeting

**Motion** by Foether to change 2<sup>nd</sup> Planning Commission Meeting from December 19, 2024 to December 16, 2024 at 7:00pm, seconded by Reil

(7) Ayes  
(0) Nays

*Motion Carried*

**Motion** by Foether to adjourn the meeting at 8:44pm, seconded by Tester

(7) Ayes  
(0) Nays

*Motion Carried*

X *Monica* 

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Monica Whitburn  
Secretary